

Amelia Walk Community Development District Agenda

This meeting is a continuation of the May 19, 2020 meeting

Tuesday
June 9, 2020
2:00 p.m.

Meeting Via Zoom
Online: <https://zoom.us/j/96593824102>
Phone: (646) 876-9923
Meeting ID #: 965 9382 4102
www.AmeliaWalkCDD.com

- I. Roll Call
- II. Audience Comments
- III. Consideration of Capital Reserve Study
- IV. Consideration of Resolution 2020-04, Approving the Proposed Budget for Fiscal Year 2021 and Setting a Public Hearing Date for Adoption
- V. Supervisors' Request and Audience Comments
- VI. Other Business
- VII. Next Meeting Scheduled for June 16, 2020 at 2:00 p.m. via Zoom
- VIII. Adjournment

THIRD ORDER OF BUSINESS

Full Reserve Study Amelia Walk CDD Fernandina Beach, Florida



**Prepared for FY 2020
Report Date: June 4, 2020**





June 4, 2020

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

Re: Reserve Study Report for Amelia Walk CDD

Dear Mr. Laughlin:

Community Advisors is pleased to provide this Reserve Study report for the above referenced District. A site visit was conducted to determine the condition of your major components and provide an opinion of their remaining useful life.

We have developed a plan to fund future capital component replacements which is dependent on adequate funding, component maintenance, usage, weather and other factors. Component replacement cost is determined using local vendors and industry standard publications. This Reserve Study was prepared under the guidelines of the National Reserve Study Standards which is administrated by CAI and the Standards of Practice establish by APRA. Once you have reviewed this report and considered recent expenditures and any historic cost data, we will make necessary adjustments

Respectively submitted,

Charles R. Sheppard *RS PRA CCI*
Professional Reserve Analyst

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Amelia Walk CDD
Fernandina Beach, Florida
Executive Summary

		<i>Report Parameters</i>	
Report Date	June 4, 2020	Inflation	2.50%
Account Number	1590	Annual Assessment Increase	3.00%
Version	3	Interest Rate on Reserve Deposit	2.00%
Budget Year Beginning	October 1, 2020		
Budget Year Ending	September 30, 2021		
Total Units	749	2020 Beginning Balance	\$50,000

PROPERTY INFORMATION

- Date of Completion: January 1, 2008
- Date of site visit: April 2, 2020
- Components Included: 35
- Current replacement cost: \$2,109,938

FINANCIAL INFORMATION

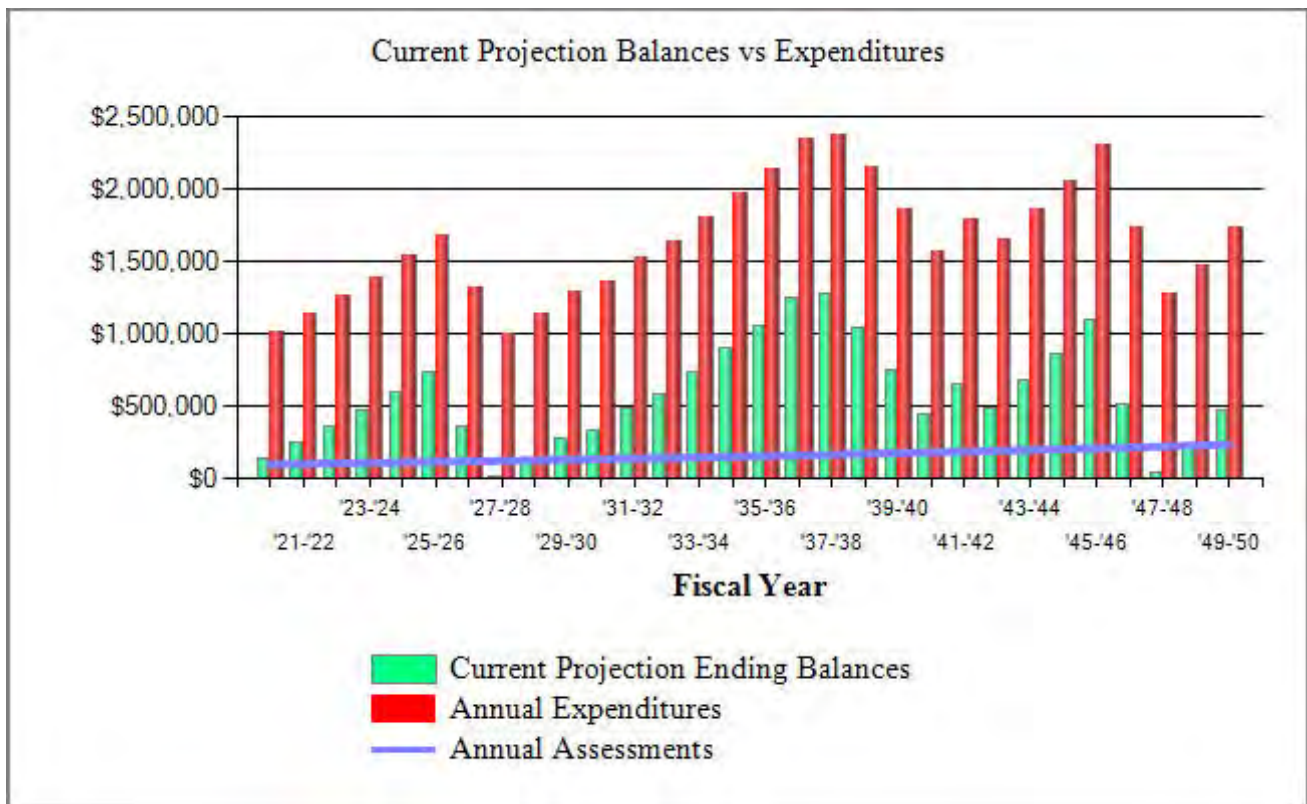
- Level of Service: Level I Full Reserve Study
- Funding Method: The Cash Flow Method
- Funding Goal: Adequate funding with moderate contributions
- Percent Funded Beginning of Year: 6%
- Balance Required to Begin Year One Fully Funded: \$903,331
- Full Funding Contribution for Year One: Deficit of \$853,331 + Annual Contribution of \$113,436 = \$969,767 for FY 2020-2021
- Current Funding Projection: Contribution: \$100,000 for year one with annual increases of 3%. Projection on page 1-2.
- Recommend Funding Contribution: \$262,330 for year one provides adequate funding with lower contributions in subsequent years. Projection found on page 1-4.

<i>Threshold Funding Model Summary of Calculations</i>	
Required Annual Contribution <i>\$350.24 per unit annually</i>	\$262,329.85
Average Net Annual Interest Earned	<u>\$5,938.60</u>
Total Annual Allocation to Reserves <i>\$358.17 per unit annually</i>	\$268,268.45

Amelia Walk CDD
Current Funding Projection

Beginning Balance: \$50,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
20-21	2,109,938	100,000	4,038	15,400	138,638	1,009,561	14%
21-22	2,162,686	103,000	7,249		248,887	1,136,718	22%
22-23	2,216,753	106,090	10,431	7,270	358,138	1,262,150	28%
23-24	2,272,172	109,273	13,697	10,854	470,254	1,390,550	34%
24-25	2,328,977	112,551	17,484		600,289	1,535,985	39%
25-26	2,387,201	115,927	21,486		737,703	1,687,822	44%
26-27	2,446,881	119,405	10,498	507,179	360,426	1,326,433	27%
27-28	2,508,053	122,987	365	471,263	12,515	996,541	1%
28-29	2,570,754	126,677	4,176		143,367	1,144,447	13%
29-30	2,635,023	130,477	8,215		282,060	1,299,125	22%
30-31	2,700,899	134,392	9,638	95,178	330,912	1,363,265	24%
31-32	2,768,421	138,423	14,080		483,416	1,529,796	32%
32-33	2,837,632	142,576	17,059	57,346	585,705	1,645,022	36%
33-34	2,908,573	146,853	21,305	22,404	731,459	1,802,339	41%
34-35	2,981,287	151,259	26,134	11,586	897,266	1,978,155	45%
35-36	3,055,819	155,797	30,786	26,857	1,056,992	2,146,279	49%
36-37	3,132,214	160,471	36,524		1,253,986	2,349,791	53%
37-38	3,210,520	165,285	37,166	180,396	1,276,041	2,377,230	54%
38-39	3,290,783	170,243	30,339	434,975	1,041,649	2,148,252	48%
39-40	3,373,052	175,351	21,724	492,859	745,865	1,858,155	40%
40-41	3,457,379	180,611	12,968	494,196	445,248	1,576,133	28%
41-42	3,543,813	186,029	18,938		650,216	1,798,063	36%
42-43	3,632,409	191,610	14,305	365,004	491,127	1,655,976	30%
43-44	3,723,219	197,359	19,704	31,675	676,515	1,856,676	36%
44-45	3,816,299	203,279	25,011	46,084	858,721	2,052,418	42%
45-46	3,911,707	209,378	32,043		1,100,142	2,305,204	48%
46-47	4,009,499	215,659	15,009	815,490	515,320	1,733,469	30%
47-48	4,109,737	222,129	1,294	694,308	44,435	1,276,815	3%
48-49	4,212,480	228,793	6,648	51,613	228,263	1,472,799	15%
49-50	4,317,792	235,657	13,918		477,837	1,732,010	28%

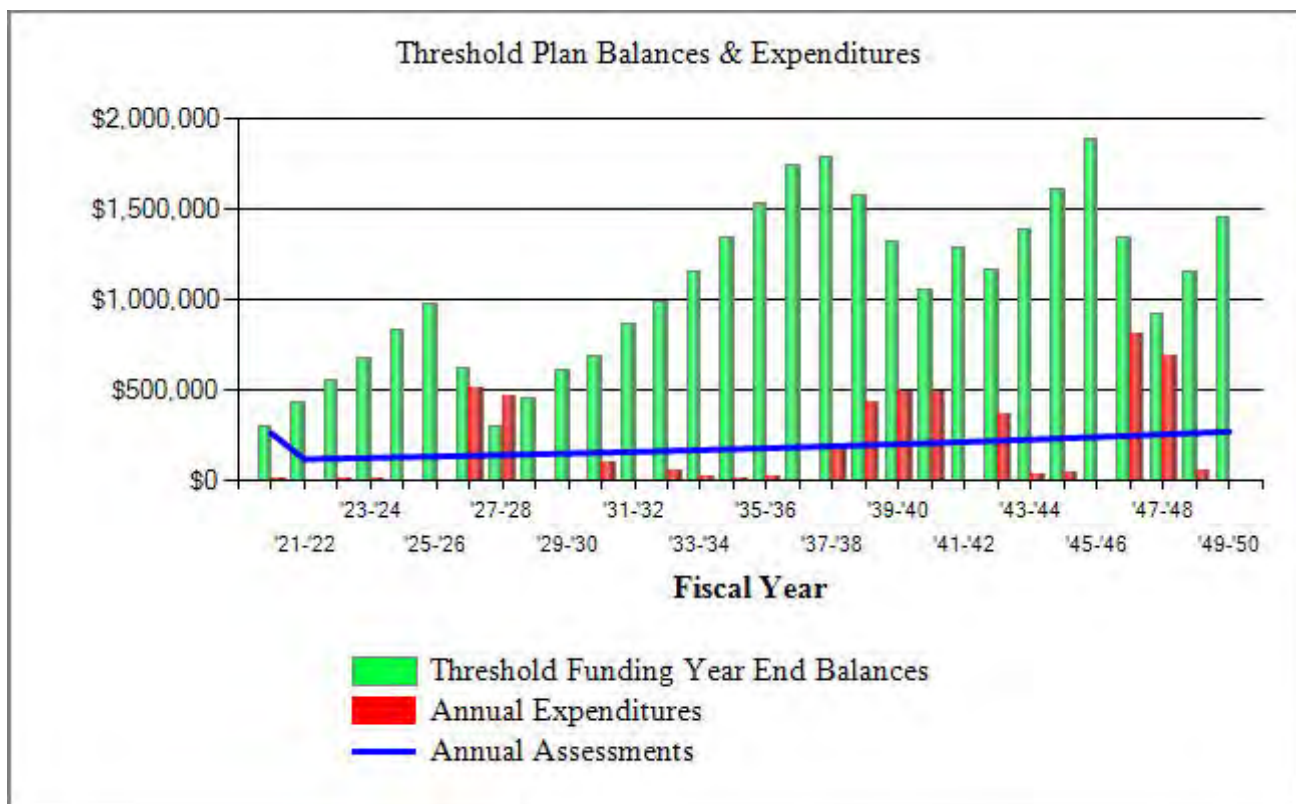


This chart illustrates the current funding plan performance.

**Amelia Walk CDD
Threshold Funded Plan**

Beginning Balance: \$50,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
20-21	2,109,938	262,330	5,939	15,400	302,868	1,009,561	30%
21-22	2,162,686	118,291	8,423		429,583	1,136,718	38%
22-23	2,216,753	121,840	10,883	7,270	555,035	1,262,150	44%
23-24	2,272,172	125,495	13,394	10,854	683,070	1,390,550	49%
24-25	2,328,977	129,260	16,247		828,576	1,535,985	54%
25-26	2,387,201	133,138	19,234		980,948	1,687,822	58%
26-27	2,446,881	137,132	12,218	507,179	623,118	1,326,433	47%
27-28	2,508,053	141,246	5,862	471,263	298,962	996,541	30%
28-29	2,570,754	145,483	8,889		453,334	1,144,447	40%
29-30	2,635,023	149,847	12,064		615,245	1,299,125	47%
30-31	2,700,899	154,343	13,488	95,178	687,899	1,363,265	50%
31-32	2,768,421	158,973	16,937		863,809	1,529,796	56%
32-33	2,837,632	163,742	19,404	57,346	989,610	1,645,022	60%
33-34	2,908,573	168,655	22,717	22,404	1,158,578	1,802,339	64%
34-35	2,981,287	173,714	26,414	11,586	1,347,120	1,978,155	68%
35-36	3,055,819	178,926	29,984	26,857	1,529,172	2,146,279	71%
36-37	3,132,214	184,294	34,269		1,747,735	2,349,791	74%
37-38	3,210,520	189,822	35,143	180,396	1,792,305	2,377,230	75%
38-39	3,290,783	195,517	31,057	434,975	1,583,904	2,148,252	74%
39-40	3,373,052	201,383	25,849	492,859	1,318,276	1,858,155	71%
40-41	3,457,379	207,424	20,630	494,196	1,052,134	1,576,133	67%
41-42	3,543,813	213,647	25,316		1,291,096	1,798,063	72%
42-43	3,632,409	220,056	22,923	365,004	1,169,071	1,655,976	71%
43-44	3,723,219	226,658	27,281	31,675	1,391,335	1,856,676	75%
44-45	3,816,299	233,458	31,574	46,084	1,610,283	2,052,418	78%
45-46	3,911,707	240,461	37,015		1,887,759	2,305,204	82%
46-47	4,009,499	247,675	26,399	815,490	1,346,343	1,733,469	78%
47-48	4,109,737	255,105	18,143	694,308	925,283	1,276,815	72%
48-49	4,212,480	262,758	22,729	51,613	1,159,156	1,472,799	79%
49-50	4,317,792	270,641	28,596		1,458,393	1,732,010	84%



This chart shows the recommended funding plan annual balances, annual expenditures and assessments.

Amelia Walk CDD
Income & Expense Spreadsheet

	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Beginning Balance	50,000	302,868	429,583	555,035	683,070	828,576	980,948	623,118	298,962	453,334
Annual Assessment	262,330	118,291	121,840	125,495	129,260	133,138	137,132	141,246	145,483	149,847
Interest Earned	5,939	8,423	10,883	13,394	16,247	19,234	12,218	5,862	8,889	12,064
Expenditures	15,400		7,270	10,854			507,179	471,263		
Fully Funded Reserves	1,009,561	1,136,718	1,262,150	1,390,550	1,535,985	1,687,822	1,326,433	996,541	1,144,447	1,299,125
Percent Fully Funded	30%	38%	44%	49%	54%	58%	47%	30%	40%	47%
Ending Balance	302,868	429,583	555,035	683,070	828,576	980,948	623,118	298,962	453,334	615,245

Description

Misc. Site Components

Street Signs/Poles

Wood Bulkhead - Retention Pond

Wood Pergola Entry Feature Repair/Replace

Wood Pilings 50%/Stringers/Deck - Pier

Misc. Site Components Total:

Parking Lot/Streets

Asphalt Mill & Overlay 1 1/2" - Phase 1

497,670

Asphalt Mill & Overlay 1 1/2" - Phase 2

290,123

Asphalt Mill & Overlay 1 1/2" - Phase 3

Asphalt Mill & Overlay 1 1/2" - Phase 4

Asphalt Mill & Overlay 1 1/2" - Phase 5

Asphalt Mill/Overlay 1 1/2" - Parking Lot

39,021

Parking Lot/Streets Total:

497,670

329,144

Fencing & Gates

Aluminum Fence - Pool

Aluminum Railing - Rear Patio/Ramp

Chain Link Coated Fence 10 Ft - Tennis Courts

Vinyl Ranch Fence - Entry

Fencing & Gates Total:

Site Lighting

Decorative Light Poles - Pool

Decorative Light Poles - Site

Amelia Walk CDD
Income & Expense Spreadsheet

Description	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
<i>Site Lighting continued...</i>										
Wall Laterns - Entry Feature										
Site Lighting Total:										
Misc. Building Components										
Restroom Refurbish Allowance - Club Room								17,117		
Restroom Refurbish Allowance - Pool/Fitness								41,010		
Wood Cabinets/Stone Top - Kitchen										
Wood Decking - Covered Porch										
Misc. Building Components Total:								58,127		
Roofing										
Asphalt Shingles (Arch) - Clubhouse								36,445		
Standing Seam Metal Panels - Clubhouse										
Roofing Total:								36,445		
Exterior Painting										
Clubhouse							9,509			
Exterior Painting Total:							9,509			
Furniture Fixtures & Equipment										
Furniture Allowance - Club Room										
Furniture Allowance - Patio/Deck										
Furniture Allowance - Pool Deck										
Shade Structure Fabric				7,270						
Furniture Fixtures & Equipment Total:				7,270						
HVAC										
Heat Pump 5 Ton	7,000									
Heat Pump 6 Ton	8,400									
HVAC Total:	15,400									
Swimming Pool										
Concrete Pavers/Pool Deck/Patio										
Filtration Refurbishment Allowance										

Amelia Walk CDD
Income & Expense Spreadsheet

Description	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
<i>Swimming Pool continued...</i>										
Pool Resurfacing/Tile										
Swimming Pool Total:										
Tennis Courts										
Asphalt Resurfacing (Color Coat)				10,854						
Tennis Courts Total:				10,854						
Playground										
Play Equipment Allowance								47,547		
Playground Total:								47,547		
Components Not Included										
Access Controller/Devices - Amenity	Unfunded									
Aluminum Gutters/DS - Clubhouse	Unfunded									
Asphalt Seal Coat - Parking Lot	Unfunded									
Asphalt Shingles (Arch) - Pier Pavilion	Unfunded									
Asphalt Shingles (Arch) - Tennis Pavilion	Unfunded									
Backstop - Tennis Courts	Unfunded									
Brick Wall Cleaning/Repair/Replace	Unfunded									
Carpet - Office/Storage	Unfunded									
Catch Basin Repair	Unfunded									
Concrete Curb/Walk Allowance - Parking Lot	Unfunded									
Concrete Pavers Majestic Walk Blvd.	Unfunded									
Drainage Structures/Pipe	Unfunded									
Entry Feature	Unfunded									
Fitness Equipment (Partial Replacement)	Unfunded									
Fitness Equipment Allowance (Full Replacemen..	Unfunded									
Floor Tile - Kitchen	Unfunded									
Ground Light Allowance	Unfunded									
Interior Painting	Unfunded									
Irrigation System	Unfunded									
Landscaping	Unfunded									
Mail Box Pedestals	Unfunded									

Amelia Walk CDD
Income & Expense Spreadsheet

Description	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
<i>Components Not Included continued...</i>										
Metal Benches - Playground	<i>Unfunded</i>									
Metal Benches - Tennis	<i>Unfunded</i>									
Metal Picnic Tables - Playground	<i>Unfunded</i>									
Metal Picnic Tables - Tennis Pavilion	<i>Unfunded</i>									
Plastic Play Surface Border	<i>Unfunded</i>									
Plumbing Piping In Building	<i>Unfunded</i>									
Pond Fountain Allowance (4 year cycle)	<i>Unfunded</i>									
Pool Lift	<i>Unfunded</i>									
Pool Shell	<i>Unfunded</i>									
Post Swing Single Bay	<i>Unfunded</i>									
Refrigerator	<i>Unfunded</i>									
Refurbishment Allowance - Sign Monuments	<i>Unfunded</i>									
Rubber Flooring - Fitness Center	<i>Unfunded</i>									
Shade Structure Frame	<i>Unfunded</i>									
Standing Seam Metal Panels - Entry Feature	<i>Unfunded</i>									
Tennis Court Replacement	<i>Unfunded</i>									
Utility Lines to Building	<i>Unfunded</i>									
Vinyl Ceiling - Tennis Pavilion	<i>Unfunded</i>									
Vinyl Gates - Dumpster	<i>Unfunded</i>									
Wall Mirrors	<i>Unfunded</i>									
Wall Over/Microwave	<i>Unfunded</i>									
Water Coolers	<i>Unfunded</i>									
Water Heater	<i>Unfunded</i>									
Wiring In Building	<i>Unfunded</i>									
Wood Flooring Refinish - Club Room	<i>Unfunded</i>									
Wood Siding/Brick - Clubhouse	<i>Unfunded</i>									
Year Total:	15,400		7,270	10,854			507,179	471,263		

Amelia Walk CDD
Income & Expense Spreadsheet

	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40
Beginning Balance	615,245	687,899	863,809	989,610	1,158,578	1,347,120	1,529,172	1,747,735	1,792,305	1,583,904
Annual Assessment	154,343	158,973	163,742	168,655	173,714	178,926	184,294	189,822	195,517	201,383
Interest Earned	13,488	16,937	19,404	22,717	26,414	29,984	34,269	35,143	31,057	25,849
Expenditures	95,178		57,346	22,404	11,586	26,857		180,396	434,975	492,859
Fully Funded Reserves	1,363,265	1,529,796	1,645,022	1,802,339	1,978,155	2,146,279	2,349,791	2,377,230	2,148,252	1,858,155
Percent Fully Funded	50%	56%	60%	64%	68%	71%	74%	75%	74%	71%
Ending Balance	687,899	863,809	989,610	1,158,578	1,347,120	1,529,172	1,747,735	1,792,305	1,583,904	1,318,276

Description

Misc. Site Components

Street Signs/Poles								25,563		
Wood Bulkhead - Retention Pond								9,434		
Wood Pergola Entry Feature Repair/Replace			18,290							
Wood Pilings 50%/Stringers/Deck - Pier				13,443						
Misc. Site Components Total:			18,290	13,443				34,997		

Parking Lot/Streets

Asphalt Mill & Overlay 1 1/2" - Phase 1										
Asphalt Mill & Overlay 1 1/2" - Phase 2										
Asphalt Mill & Overlay 1 1/2" - Phase 3									368,378	
Asphalt Mill & Overlay 1 1/2" - Phase 4										492,859
Asphalt Mill & Overlay 1 1/2" - Phase 5										
Asphalt Mill/Overlay 1 1/2" - Parking Lot										
Parking Lot/Streets Total:									368,378	492,859

Fencing & Gates

Aluminum Fence - Pool						26,857				
Aluminum Railing - Rear Patio/Ramp									12,009	
Chain Link Coated Fence 10 Ft - Tennis Courts			18,344							
Vinyl Ranch Fence - Entry								29,240		
Fencing & Gates Total:			18,344			26,857		29,240	12,009	

Site Lighting

Decorative Light Poles - Pool								21,911		
Decorative Light Poles - Site								49,300		

Amelia Walk CDD
Income & Expense Spreadsheet

Description	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40
<i>Site Lighting continued...</i>										
Wall Laterns - Entry Feature								10,043		
Site Lighting Total:								81,254		
Misc. Building Components										
Restroom Refurbish Allowance - Club Room										
Restroom Refurbish Allowance - Pool/Fitness										
Wood Cabinets/Stone Top - Kitchen										
Wood Decking - Covered Porch										
Misc. Building Components Total:										
Roofing										
Asphalt Shingles (Arch) - Clubhouse										
Standing Seam Metal Panels - Clubhouse								9,038		
Roofing Total:								9,038		
Exterior Painting										
Clubhouse					11,586					
Exterior Painting Total:					11,586					
Furniture Fixtures & Equipment										
Furniture Allowance - Club Room										
Furniture Allowance - Patio/Deck				8,960						
Furniture Allowance - Pool Deck									54,588	
Shade Structure Fabric								10,530		
Furniture Fixtures & Equipment Total:				8,960				10,530	54,588	
HVAC										
Heat Pump 5 Ton			9,414							
Heat Pump 6 Ton			11,297							
HVAC Total:			20,711							
Swimming Pool										
Concrete Pavers/Pool Deck/Patio										
Filtration Refurbishment Allowance										

Amelia Walk CDD
Income & Expense Spreadsheet

Description	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40
<i>Swimming Pool continued...</i>										
Pool Resurfacing/Tile	82,276									
Swimming Pool Total:	82,276									
Tennis Courts										
Asphalt Resurfacing (Color Coat)	12,902							15,336		
Tennis Courts Total:	12,902							15,336		
Playground										
Play Equipment Allowance										
Playground Total:										
Components Not Included										
Access Controller/Devices - Amenity	Unfunded									
Aluminum Gutters/DS - Clubhouse	Unfunded									
Asphalt Seal Coat - Parking Lot	Unfunded									
Asphalt Shingles (Arch) - Pier Pavilion	Unfunded									
Asphalt Shingles (Arch) - Tennis Pavilion	Unfunded									
Backstop - Tennis Courts	Unfunded									
Brick Wall Cleaning/Repair/Replace	Unfunded									
Carpet - Office/Storage	Unfunded									
Catch Basin Repair	Unfunded									
Concrete Curb/Walk Allowance - Parking Lot	Unfunded									
Concrete Pavers Majestic Walk Blvd.	Unfunded									
Drainage Structures/Pipe	Unfunded									
Entry Feature	Unfunded									
Fitness Equipment (Partial Replacement)	Unfunded									
Fitness Equipment Allowance (Full Replacemen..	Unfunded									
Floor Tile - Kitchen	Unfunded									
Ground Light Allowance	Unfunded									
Interior Painting	Unfunded									
Irrigation System	Unfunded									
Landscaping	Unfunded									
Mail Box Pedestals	Unfunded									

Amelia Walk CDD
Income & Expense Spreadsheet

Description	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40
<i>Components Not Included continued...</i>										
Metal Benches - Playground	<i>Unfunded</i>									
Metal Benches - Tennis	<i>Unfunded</i>									
Metal Picnic Tables - Playground	<i>Unfunded</i>									
Metal Picnic Tables - Tennis Pavilion	<i>Unfunded</i>									
Plastic Play Surface Border	<i>Unfunded</i>									
Plumbing Piping In Building	<i>Unfunded</i>									
Pond Fountain Allowance (4 year cycle)	<i>Unfunded</i>									
Pool Lift	<i>Unfunded</i>									
Pool Shell	<i>Unfunded</i>									
Post Swing Single Bay	<i>Unfunded</i>									
Refrigerator	<i>Unfunded</i>									
Refurbishment Allowance - Sign Monuments	<i>Unfunded</i>									
Rubber Flooring - Fitness Center	<i>Unfunded</i>									
Shade Structure Frame	<i>Unfunded</i>									
Standing Seam Metal Panels - Entry Feature	<i>Unfunded</i>									
Tennis Court Replacement	<i>Unfunded</i>									
Utility Lines to Building	<i>Unfunded</i>									
Vinyl Ceiling - Tennis Pavilion	<i>Unfunded</i>									
Vinyl Gates - Dumpster	<i>Unfunded</i>									
Wall Mirrors	<i>Unfunded</i>									
Wall Over/Microwave	<i>Unfunded</i>									
Water Coolers	<i>Unfunded</i>									
Water Heater	<i>Unfunded</i>									
Wiring In Building	<i>Unfunded</i>									
Wood Flooring Refinish - Club Room	<i>Unfunded</i>									
Wood Siding/Brick - Clubhouse	<i>Unfunded</i>									
Year Total:	95,178		57,346	22,404	11,586	26,857		180,396	434,975	492,859

Amelia Walk CDD
Income & Expense Spreadsheet

	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50
Beginning Balance	1,318,276	1,052,134	1,291,096	1,169,071	1,391,335	1,610,283	1,887,759	1,346,343	925,283	1,159,156
Annual Assessment	207,424	213,647	220,056	226,658	233,458	240,461	247,675	255,105	262,758	270,641
Interest Earned	20,630	25,316	22,923	27,281	31,574	37,015	26,399	18,143	22,729	28,596
Expenditures	494,196		365,004	31,675	46,084		815,490	694,308	51,613	
Fully Funded Reserves	1,576,133	1,798,063	1,655,976	1,856,676	2,052,418	2,305,204	1,733,469	1,276,815	1,472,799	1,732,010
Percent Fully Funded	67%	72%	71%	75%	78%	82%	78%	72%	79%	84%
Ending Balance	1,052,134	1,291,096	1,169,071	1,391,335	1,610,283	1,887,759	1,346,343	925,283	1,159,156	1,458,393

Description

Misc. Site Components

Street Signs/Poles

Wood Bulkhead - Retention Pond

Wood Pergola Entry Feature Repair/Replace

Wood Pilings 50%/Stringers/Deck - Pier

19,470

Misc. Site Components Total:

19,470

Parking Lot/Streets

Asphalt Mill & Overlay 1 1/2" - Phase 1

815,490

Asphalt Mill & Overlay 1 1/2" - Phase 2

475,400

Asphalt Mill & Overlay 1 1/2" - Phase 3

Asphalt Mill & Overlay 1 1/2" - Phase 4

Asphalt Mill & Overlay 1 1/2" - Phase 5

494,196

Asphalt Mill/Overlay 1 1/2" - Parking Lot

63,941

Parking Lot/Streets Total:

494,196

815,490

539,341

Fencing & Gates

Aluminum Fence - Pool

Aluminum Railing - Rear Patio/Ramp

Chain Link Coated Fence 10 Ft - Tennis Courts

Vinyl Ranch Fence - Entry

Fencing & Gates Total:

Site Lighting

Decorative Light Poles - Pool

Decorative Light Poles - Site

Amelia Walk CDD
Income & Expense Spreadsheet

Description	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50
<i>Site Lighting continued...</i>										
Wall Laterns - Entry Feature										
Site Lighting Total:										
Misc. Building Components										
Restroom Refurbish Allowance - Club Room								28,048		
Restroom Refurbish Allowance - Pool/Fitness								67,199		
Wood Cabinets/Stone Top - Kitchen				16,676						
Wood Decking - Covered Porch									19,166	
Misc. Building Components Total:				16,676				95,247	19,166	
Roofing										
Asphalt Shingles (Arch) - Clubhouse								59,720		
Standing Seam Metal Panels - Clubhouse										
Roofing Total:								59,720		
Exterior Painting										
Clubhouse			14,117							
Exterior Painting Total:			14,117							
Furniture Fixtures & Equipment										
Furniture Allowance - Club Room				14,999						
Furniture Allowance - Patio/Deck									12,977	
Furniture Allowance - Pool Deck										
Shade Structure Fabric										
Furniture Fixtures & Equipment Total:				14,999					12,977	
HVAC										
Heat Pump 5 Ton					12,661					
Heat Pump 6 Ton					15,193					
HVAC Total:					27,854					
Swimming Pool										
Concrete Pavers/Pool Deck/Patio			130,054							
Filtration Refurbishment Allowance			41,318							

Amelia Walk CDD
Income & Expense Spreadsheet

Description	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50
<i>Swimming Pool continued...</i>										
Pool Resurfacing/Tile			110,652							
Swimming Pool Total:			282,024							
Tennis Courts										
Asphalt Resurfacing (Color Coat)					18,230					
Tennis Courts Total:					18,230					
Playground										
Play Equipment Allowance			68,863							
Playground Total:			68,863							
Components Not Included										
Access Controller/Devices - Amenity		Unfunded								
Aluminum Gutters/DS - Clubhouse		Unfunded								
Asphalt Seal Coat - Parking Lot		Unfunded								
Asphalt Shingles (Arch) - Pier Pavilion		Unfunded								
Asphalt Shingles (Arch) - Tennis Pavilion		Unfunded								
Backstop - Tennis Courts		Unfunded								
Brick Wall Cleaning/Repair/Replace		Unfunded								
Carpet - Office/Storage		Unfunded								
Catch Basin Repair		Unfunded								
Concrete Curb/Walk Allowance - Parking Lot		Unfunded								
Concrete Pavers Majestic Walk Blvd.		Unfunded								
Drainage Structures/Pipe		Unfunded								
Entry Feature		Unfunded								
Fitness Equipment (Partial Replacement)		Unfunded								
Fitness Equipment Allowance (Full Replacemen..		Unfunded								
Floor Tile - Kitchen		Unfunded								
Ground Light Allowance		Unfunded								
Interior Painting		Unfunded								
Irrigation System		Unfunded								
Landscaping		Unfunded								
Mail Box Pedestals		Unfunded								

Amelia Walk CDD
Income & Expense Spreadsheet

Description	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50
<i>Components Not Included continued...</i>										
Metal Benches - Playground	<i>Unfunded</i>									
Metal Benches - Tennis	<i>Unfunded</i>									
Metal Picnic Tables - Playground	<i>Unfunded</i>									
Metal Picnic Tables - Tennis Pavilion	<i>Unfunded</i>									
Plastic Play Surface Border	<i>Unfunded</i>									
Plumbing Piping In Building	<i>Unfunded</i>									
Pond Fountain Allowance (4 year cycle)	<i>Unfunded</i>									
Pool Lift	<i>Unfunded</i>									
Pool Shell	<i>Unfunded</i>									
Post Swing Single Bay	<i>Unfunded</i>									
Refrigerator	<i>Unfunded</i>									
Refurbishment Allowance - Sign Monuments	<i>Unfunded</i>									
Rubber Flooring - Fitness Center	<i>Unfunded</i>									
Shade Structure Frame	<i>Unfunded</i>									
Standing Seam Metal Panels - Entry Feature	<i>Unfunded</i>									
Tennis Court Replacement	<i>Unfunded</i>									
Utility Lines to Building	<i>Unfunded</i>									
Vinyl Ceiling - Tennis Pavilion	<i>Unfunded</i>									
Vinyl Gates - Dumpster	<i>Unfunded</i>									
Wall Mirrors	<i>Unfunded</i>									
Wall Over/Microwave	<i>Unfunded</i>									
Water Coolers	<i>Unfunded</i>									
Water Heater	<i>Unfunded</i>									
Wiring In Building	<i>Unfunded</i>									
Wood Flooring Refinish - Club Room	<i>Unfunded</i>									
Wood Siding/Brick - Clubhouse	<i>Unfunded</i>									
Year Total:	494,196		365,004	31,675	46,084		815,490	694,308	51,613	

**Amelia Walk CDD
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 20-21	
HVAC	
Heat Pump 5 Ton	7,000
Heat Pump 6 Ton	8,400
Total for 2020 - 2021	\$15,400
<i>No Replacement in 21-22</i>	
Replacement Year 22-23	
Furniture Fixtures & Equipment	
Shade Structure Fabric	7,270
Total for 2022 - 2023	\$7,270
Replacement Year 23-24	
Tennis Courts	
Asphalt Resurfacing (Color Coat)	10,854
Total for 2023 - 2024	\$10,854
<i>No Replacement in 24-25</i>	
<i>No Replacement in 25-26</i>	
Replacement Year 26-27	
Parking Lot/Streets	
Asphalt Mill & Overlay 1 1/2" - Phase 1	497,670
Exterior Painting	
Clubhouse	9,509
Total for 2026 - 2027	\$507,179
Replacement Year 27-28	
Parking Lot/Streets	
Asphalt Mill & Overlay 1 1/2" - Phase 2	290,123
Asphalt Mill/Overlay 1 1/2" - Parking Lot	39,021
Misc. Building Components	
Restroom Refurbish Allowance - Club Room	17,117

Amelia Walk CDD
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 27-28 continued...</i>	
Restroom Refurbish Allowance - Pool/Fitness	41,010
Roofing	
Asphalt Shingles (Arch) - Clubhouse	36,445
Playground	
Play Equipment Allowance	47,547
Total for 2027 - 2028	<u>\$471,263</u>
<i>No Replacement in 28-29</i>	
<i>No Replacement in 29-30</i>	
Replacement Year 30-31	
Swimming Pool	
Pool Resurfacing/Tile	82,276
Tennis Courts	
Asphalt Resurfacing (Color Coat)	12,902
Total for 2030 - 2031	<u>\$95,178</u>
<i>No Replacement in 31-32</i>	
Replacement Year 32-33	
Misc. Site Components	
Wood Pergola Entry Feature Repair/Replace	18,290
Fencing & Gates	
Chain Link Coated Fence 10 Ft - Tennis Courts	18,344
HVAC	
Heat Pump 5 Ton	9,414
Heat Pump 6 Ton	11,297
Total for 2032 - 2033	<u>\$57,346</u>
Replacement Year 33-34	
Misc. Site Components	
Wood Pilings 50%/Stringers/Deck - Pier	13,443
Furniture Fixtures & Equipment	
Furniture Allowance - Patio/Deck	8,960
Total for 2033 - 2034	<u>\$22,404</u>

**Amelia Walk CDD
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 34-35	
Exterior Painting	
Clubhouse	11,586
Total for 2034 - 2035	\$11,586
Replacement Year 35-36	
Fencing & Gates	
Aluminum Fence - Pool	26,857
Total for 2035 - 2036	\$26,857
<i>No Replacement in 36-37</i>	
Replacement Year 37-38	
Misc. Site Components	
Street Signs/Poles	25,563
Wood Bulkhead - Retention Pond	9,434
Fencing & Gates	
Vinyl Ranch Fence - Entry	29,240
Site Lighting	
Decorative Light Poles - Pool	21,911
Decorative Light Poles - Site	49,300
Wall Laterns - Entry Feature	10,043
Roofing	
Standing Seam Metal Panels - Clubhouse	9,038
Furniture Fixtures & Equipment	
Shade Structure Fabric	10,530
Tennis Courts	
Asphalt Resurfacing (Color Coat)	15,336
Total for 2037 - 2038	\$180,396
Replacement Year 38-39	
Parking Lot/Streets	
Asphalt Mill & Overlay 1 1/2" - Phase 3	368,378
Fencing & Gates	
Aluminum Railing - Rear Patio/Ramp	12,009

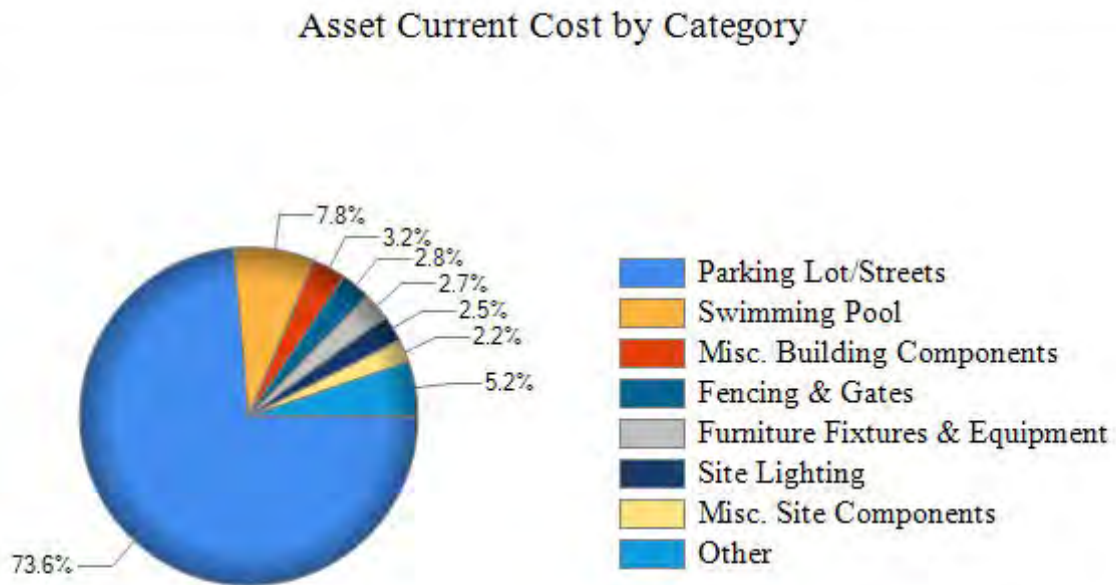
**Amelia Walk CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 38-39 continued...</i>	
Furniture Fixtures & Equipment	
Furniture Allowance - Pool Deck	54,588
Total for 2038 - 2039	\$434,975
Replacement Year 39-40	
Parking Lot/Streets	
Asphalt Mill & Overlay 1 1/2" - Phase 4	492,859
Total for 2039 - 2040	\$492,859
Replacement Year 40-41	
Parking Lot/Streets	
Asphalt Mill & Overlay 1 1/2" - Phase 5	494,196
Total for 2040 - 2041	\$494,196
<i>No Replacement in 41-42</i>	
Replacement Year 42-43	
Exterior Painting	
Clubhouse	14,117
Swimming Pool	
Concrete Pavers/Pool Deck/Patio	130,054
Filtration Refurbishment Allowance	41,318
Pool Resurfacing/Tile	110,652
Playground	
Play Equipment Allowance	68,863
Total for 2042 - 2043	\$365,004
Replacement Year 43-44	
Misc. Building Components	
Wood Cabinets/Stone Top - Kitchen	16,676
Furniture Fixtures & Equipment	
Furniture Allowance - Club Room	14,999
Total for 2043 - 2044	\$31,675

**Amelia Walk CDD
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 44-45	
HVAC	
Heat Pump 5 Ton	12,661
Heat Pump 6 Ton	15,193
Tennis Courts	
Asphalt Resurfacing (Color Coat)	18,230
Total for 2044 - 2045	\$46,084
<i>No Replacement in 45-46</i>	
Replacement Year 46-47	
Parking Lot/Streets	
Asphalt Mill & Overlay 1 1/2" - Phase 1	815,490
Total for 2046 - 2047	\$815,490
Replacement Year 47-48	
Parking Lot/Streets	
Asphalt Mill & Overlay 1 1/2" - Phase 2	475,400
Asphalt Mill/Overlay 1 1/2" - Parking Lot	63,941
Misc. Building Components	
Restroom Refurbish Allowance - Club Room	28,048
Restroom Refurbish Allowance - Pool/Fitness	67,199
Roofing	
Asphalt Shingles (Arch) - Clubhouse	59,720
Total for 2047 - 2048	\$694,308
Replacement Year 48-49	
Misc. Site Components	
Wood Pilings 50%/Stringers/Deck - Pier	19,470
Misc. Building Components	
Wood Decking - Covered Porch	19,166
Furniture Fixtures & Equipment	
Furniture Allowance - Patio/Deck	12,977
Total for 2048 - 2049	\$51,613

Amelia Walk CDD
Asset Current Cost by Category



Component Condition Assessment

Misc. Site Components

- Street signs and poles should be cleaned and painted upon inspection.
- Wood bulkhead and pier appear good condition from visual inspection of above waterline areas.

Parking Lot/Streets

- Amenity lot asphalt is in good condition for its age with some damage at catch basis.
- Construction dates for streets furnished by the District.
- Street resurfacing quantity estimated for Phase 5 obtained from satellite image of cleared land as not streets are installed, and tax map does not include this section. Upon completion of streets this analysis should be updated.

Fencing & Gates

- Fencing, gates, railings appear in good condition.
- Tennis court fencing requires some immediate cleaning and repair.

Site Lighting

- District has variety of site lighting that appears in good condition. Site visit was conducted during daytime hours, so performance of lights is unknown.

Misc. Building Components

- Restroom refurbishment allowance is included to allow flexibility for material selection determined at the time of replacement.
- Wood cabinets and top are like new.
- Wood decking at covered porch is like new.

Roofing

- Asphalt shingles have been installed on the new section of the clubhouse and do not match the existing. At the time of replacement of the original roof this area is included. Shingle areas should be inspected annually, and repairs completed.
- Metal roofing appears in good condition and should be inspected annually, and repairs completed.

Exterior Painting

- Exterior walls should be properly prepared prior to painting with all material joints sealed, window and door connections to siding sealed.

FF&E

- Furniture allowances for interior and exterior spaces in included.
- Shade structures at pool should not need replacement with regular repair. Immediate repair and painting are needed.
- Shade fabric is near end of its useful life.

HVAC

- Clubhouse has two heat pumps that we assume are original equipment. Generally, this component has a 12-year life. Annual inspection and cleaning of units is recommended.

Swimming Pool

- Concrete pool deck pavers appear structurally sound, but we find over time the aggregate begins to appear due to wear and do not provide the level of quality the District will expect.
- An allowance for major filtration refurbishment is included for pumps, motors and other equipment.
- Pool was resurfaced in 2019 and in good condition.

Tennis Court

- Tennis court resurfacing is included on a 7-year cycle.

Playground

- Play equipment and swings appear in good condition. An inspection is recommended annually with needed repairs completed.

Amelia Walk CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Misc. Site Components								
Street Signs/Poles	07-08	37-38	30	0	17	14 Each	1,200.00	16,800
Wood Bulkhead - Retention Pond	07-08	37-38	30	0	17	40 Linear Feet	155.00	6,200
Wood Pergola Entry Feature Repair/Replace	07-08	32-33	25	0	12	2 Each	6,800.00	13,600
Wood Pilings 50%/Stringers/Deck - Pier	18-19	33-34	15	0	13	106 Square Feet	92.00	<u>9,752</u>
Misc. Site Components - Total								\$46,352
Parking Lot/Streets								
Asphalt Mill & Overlay 1 1/2" - Phase 1	06-07	26-27	20	0	6	25,544 Square Yards	16.80	429,139
Asphalt Mill & Overlay 1 1/2" - Phase 2	07-08	27-28	20	0	7	14,528 Square Yards	16.80	244,070
Asphalt Mill & Overlay 1 1/2" - Phase 3	18-19	38-39	20	0	18	14,059 Square Yards	16.80	236,191
Asphalt Mill & Overlay 1 1/2" - Phase 4	19-20	39-40	20	0	19	18,351 Square Yards	16.80	308,297
Asphalt Mill & Overlay 1 1/2" - Phase 5	20-21	40-41	20	20	20	17,952 Square Yards	16.80	301,594
Asphalt Mill/Overlay 1 1/2" - Parking Lot	07-08	27-28	20	0	7	1,954 Square Yards	16.80	<u>32,827</u>
Parking Lot/Streets - Total								\$1,552,118
Fencing & Gates								
Aluminum Fence - Pool	10-11	35-36	25	0	15	488 Linear Feet	38.00	18,544
Aluminum Railing - Rear Patio/Ramp	10-11	38-39	28	0	18	140 Linear Feet	55.00	7,700
Chain Link Coated Fence 10 Ft - Tennis C..	07-08	32-33	25	0	12	440 Linear Feet	31.00	13,640
Vinyl Ranch Fence - Entry	07-08	37-38	30	0	17	778 Linear Feet	24.70	<u>19,217</u>
Fencing & Gates - Total								\$59,101
Site Lighting								
Decorative Light Poles - Pool	07-08	37-38	30	0	17	4 Each	3,600.00	14,400
Decorative Light Poles - Site	07-08	37-38	30	0	17	9 Each	3,600.00	32,400
Wall Laterns - Entry Feature	07-08	37-38	30	0	17	3 Each	2,200.00	<u>6,600</u>
Site Lighting - Total								\$53,400
Misc. Building Components								
Restroom Refurbish Allowance - Club Roo..	07-08	27-28	20	0	7	200 Square Feet	72.00	14,400
Restroom Refurbish Allowance - Pool/Fitn..	07-08	27-28	20	0	7	460 Square Feet	75.00	34,500
Wood Cabinets/Stone Top - Kitchen	18-19	43-44	25	0	23	21 Linear Feet	450.00	9,450
Wood Decking - Covered Porch	18-19	48-49	30	0	28	800 Square Feet	12.00	<u>9,600</u>
Misc. Building Components - Total								\$67,950
Roofing								
Asphalt Shingles (Arch) - Clubhouse	07-08	27-28	20	0	7	73 Squares	420.00	30,660
Standing Seam Metal Panels - Clubhouse	07-08	37-38	30	0	17	540 Square Feet	11.00	<u>5,940</u>
Roofing - Total								\$36,600
Exterior Painting								
Clubhouse	18-19	26-27	8	0	6	1 Lump Sum	8,200.00	<u>8,200</u>
Exterior Painting - Total								\$8,200

Amelia Walk CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Furniture Fixtures & Equipment								
Furniture Allowance - Club Room	18-19	43-44	25	0	23	1 Lump Sum	8,500.00	8,500
Furniture Allowance - Patio/Deck	18-19	33-34	15	0	13	1 Lump Sum	6,500.00	6,500
Furniture Allowance - Pool Deck	18-19	38-39	20	0	18	1 Lump Sum	35,000.00	35,000
Shade Structure Fabric	07-08	22-23	15	0	2	2 Each	3,460.00	6,920
Furniture Fixtures & Equipment - Total								\$56,920
HVAC								
Heat Pump 5 Ton	07-08	20-21	12	0	0	1 Each	7,000.00	7,000
Heat Pump 6 Ton	07-08	20-21	12	0	0	1 Each	8,400.00	8,400
HVAC - Total								\$15,400
Swimming Pool								
Concrete Pavers/Pool Deck/Patio	07-08	42-43	35	0	22	9,443 Square Feet	8.00	75,544
Filtration Refurbishment Allowance	07-08	42-43	35	0	22	1 Lump Sum	24,000.00	24,000
Pool Resurfacing/Tile	18-19	30-31	12	0	10	4,591 Square Feet	14.00	64,274
Swimming Pool - Total								\$163,818
Tennis Courts								
Asphalt Resurfacing (Color Coat)	07-08	23-24	7	9	3	1,362 Square Yards	7.40	10,079
Tennis Courts - Total								\$10,079
Playground								
Play Equipment Allowance	07-08	27-28	15	5	7	1 Lump Sum	40,000.00	40,000
Playground - Total								\$40,000
Components Not Included								
Access Controller/Devices - Amenity	Unfunded							
Aluminum Gutters/DS - Clubhouse	Unfunded							
Asphalt Seal Coat - Parking Lot	Unfunded							
Asphalt Shingles (Arch) - Pier Pavilion	Unfunded							
Asphalt Shingles (Arch) - Tennis Pavilion	Unfunded							
Backstop - Tennis Courts	Unfunded							
Brick Wall Cleaning/Repair/Replace	Unfunded							
Carpet - Office/Storage	Unfunded							
Catch Basin Repair	Unfunded							
Concrete Curb/Walk Allowance - Parking ..	Unfunded							
Concrete Pavers Majestic Walk Blvd.	Unfunded							
Drainage Structures/Pipe	Unfunded							
Entry Feature	Unfunded							
Fitness Equipment (Partial Replacement)	Unfunded							
Fitness Equipment Allowance (Full Replac..	Unfunded							
Floor Tile - Kitchen	Unfunded							
Ground Light Allowance	Unfunded							
Interior Painting	Unfunded							

Amelia Walk CDD Component Inventory

Description	Date in Service	Replacement Year	Useful Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Components Not Included continued...</i>							
Irrigation System							
Landscaping							
Mail Box Pedestals							
Metal Benches - Playground							
Metal Benches - Tennis							
Metal Picnic Tables - Playground							
Metal Picnic Tables - Tennis Pavilion							
Plastic Play Surface Border							
Plumbing Piping In Building							
Pond Fountain Allowance (4 year cycle)							
Pool Lift							
Pool Shell							
Post Swing Single Bay							
Refrigerator							
Refurbishment Allowance - Sign Monume..							
Rubber Flooring - Fitness Center							
Shade Structure Frame							
Standing Seam Metal Panels - Entry Featu..							
Tennis Court Replacement							
Utility Lines to Building							
Vinyl Ceiling - Tennis Pavilion							
Vinyl Gates - Dumpster							
Wall Mirrors							
Wall Over/Microwave							
Water Coolers							
Water Heater							
Wiring In Building							
Wood Flooring Refinish - Club Room							
Wood Siding/Brick - Clubhouse							
Components Not Included - Total							
Total Asset Summary							\$2,109,938

Amelia Walk CDD Component Detail Index

Asset ID	Description	Replacement	Page
Misc. Site Components			
1064	Street Signs/Poles	37-38	5-9
1044	Wood Bulkhead - Retention Pond	37-38	5-9
1067	Wood Pergola Entry Feature Repair/Replace	32-33	5-10
1043	Wood Pilings 50%/Stringers/Deck - Pier	33-34	5-10
Parking Lot/Streets			
1083	Asphalt Mill & Overlay 1 1/2" - Phase 1	26-27	5-11
1084	Asphalt Mill & Overlay 1 1/2" - Phase 2	27-28	5-11
1085	Asphalt Mill & Overlay 1 1/2" - Phase 3	38-39	5-12
1086	Asphalt Mill & Overlay 1 1/2" - Phase 4	39-40	5-12
1087	Asphalt Mill & Overlay 1 1/2" - Phase 5	40-41	5-13
1007	Asphalt Mill/Overlay 1 1/2" - Parking Lot	27-28	5-13
Fencing & Gates			
1026	Aluminum Fence - Pool	35-36	5-15
1034	Aluminum Railing - Rear Patio/Ramp	38-39	5-15
1060	Chain Link Coated Fence 10 Ft - Tennis Courts	32-33	5-16
1053	Vinyl Ranch Fence - Entry	37-38	5-16
Site Lighting			
1035	Decorative Light Poles - Pool	37-38	5-17
1046	Decorative Light Poles - Site	37-38	5-17
1066	Wall Laterns - Entry Feature	37-38	5-18
Misc. Building Components			
1014	Restroom Refurbish Allowance - Club Room	27-28	5-19
1015	Restroom Refurbish Allowance - Pool/Fitness	27-28	5-19
1016	Wood Cabinets/Stone Top - Kitchen	43-44	5-20
1017	Wood Decking - Covered Porch	48-49	5-20
Roofing			
1003	Asphalt Shingles (Arch) - Clubhouse	27-28	5-21
1004	Standing Seam Metal Panels - Clubhouse	37-38	5-21
Exterior Painting			
1006	Clubhouse	26-27	5-22

Amelia Walk CDD
Component Detail Index

Asset ID	Description	Replacement	Page
Furniture Fixtures & Equipment			
1022	Furniture Allowance - Club Room	43-44	5-23
1028	Furniture Allowance - Patio/Deck	33-34	5-23
1040	Furniture Allowance - Pool Deck	38-39	5-24
1038	Shade Structure Fabric	22-23	5-24
HVAC			
1010	Heat Pump 5 Ton	20-21	5-25
1009	Heat Pump 6 Ton	20-21	5-25
Swimming Pool			
1029	Concrete Pavers/Pool Deck/Patio	42-43	5-26
1051	Filtration Refurbishment Allowance	42-43	5-26
1036	Pool Resurfacing/Tile	30-31	5-26
Tennis Courts			
1061	Asphalt Resurfacing (Color Coat)	23-24	5-28
Playground			
1055	Play Equipment Allowance	27-28	5-29
Components Not Included			
1019	Access Controller/Devices - Amenity	Unfunded	5-30
1024	Aluminum Gutters/DS - Clubhouse	Unfunded	5-30
1074	Asphalt Seal Coat - Parking Lot	Unfunded	5-30
1001	Asphalt Shingles (Arch) - Pier Pavilion	Unfunded	5-31
1002	Asphalt Shingles (Arch) - Tennis Pavilion	Unfunded	5-31
1062	Backstop - Tennis Courts	Unfunded	5-32
1076	Brick Wall Cleaning/Repair/Replace	Unfunded	5-32
1057	Carpet - Office/Storage	Unfunded	5-32
1047	Catch Basin Repair	Unfunded	5-33
1008	Concrete Curb/Walk Allowance - Parking Lot	Unfunded	5-33
1070	Concrete Pavers Majestic Walk Blvd.	Unfunded	5-33
1058	Drainage Structures/Pipe	Unfunded	5-34
1065	Entry Feature	Unfunded	5-34
1031	Fitness Equipment (Partial Replacement)	Unfunded	5-34
1030	Fitness Equipment Allowance (Full Replacement)	Unfunded	5-35
1013	Floor Tile - Kitchen	Unfunded	5-35

Amelia Walk CDD
Component Detail Index

Asset ID	Description	Replacement	Page
<i>Components Not Included Continued...</i>			
1050	Ground Light Allowance	Unfunded	5-36
1077	Interior Painting	Unfunded	5-36
1079	Irrigation System	Unfunded	5-36
1078	Landscaping	Unfunded	5-36
1068	Mail Box Pedestals	Unfunded	5-37
1054	Metal Benches - Playground	Unfunded	5-37
1063	Metal Benches - Tennis	Unfunded	5-37
1075	Metal Picnic Tables - Playground	Unfunded	5-38
1059	Metal Picnic Tables - Tennis Pavilion	Unfunded	5-38
1052	Plastic Play Surface Border	Unfunded	5-39
1081	Plumbing Piping In Building	Unfunded	5-39
1041	Pond Fountain Allowance (4 year cycle)	Unfunded	5-39
1039	Pool Lift	Unfunded	5-40
1072	Pool Shell	Unfunded	5-40
1056	Post Swing Single Bay	Unfunded	5-41
1021	Refrigerator	Unfunded	5-41
1023	Refurbishment Allowance - Sign Monuments	Unfunded	5-42
1033	Rubber Flooring - Fitness Center	Unfunded	5-42
1037	Shade Structure Frame	Unfunded	5-43
1005	Standing Seam Metal Panels - Entry Feature	Unfunded	5-43
1071	Tennis Court Replacement	Unfunded	5-43
1080	Utility Lines to Building	Unfunded	5-44
1073	Vinyl Ceiling - Tennis Pavilion	Unfunded	5-44
1048	Vinyl Gates - Dumpster	Unfunded	5-44
1032	Wall Mirrors	Unfunded	5-45
1020	Wall Over/Microwave	Unfunded	5-45
1011	Water Coolers	Unfunded	5-46
1012	Water Heater	Unfunded	5-46
1082	Wiring In Building	Unfunded	5-46
1018	Wood Flooring Refinish - Club Room	Unfunded	5-46
1025	Wood Siding/Brick - Clubhouse	Unfunded	5-47
	Total Funded Assets	35	
	Total Unfunded Assets	<u>47</u>	
	Total Assets	82	

Amelia Walk CDD Component Detail

Street Signs/Poles - 2037

Asset ID	1064	14 Each	@ \$1,200.00
		Asset Cost	\$16,800.00
		Percent Replacement	100%
		Future Cost	\$25,563.19
Misc. Site Components			
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	17		



Wood Bulkhead - Retention Pond - 2037

Asset ID	1044	40 Linear Feet	@ \$155.00
		Asset Cost	\$6,200.00
		Percent Replacement	100%
		Future Cost	\$9,434.03
Misc. Site Components			
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	17		



**Amelia Walk CDD
Component Detail**

Wood Pergola Entry Feature Repair/Replace - 2032

Asset ID	1067	2 Each	@ \$6,800.00
		Asset Cost	\$13,600.00
		Percent Replacement	100%
		Future Cost	\$18,290.49
Misc. Site Components			
Placed in Service	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	12		



Wood Pilings 50%/Stringers/Deck - Pier - 2033

Asset ID	1043	106 Square Feet	@ \$92.00
		Asset Cost	\$9,752.00
		Percent Replacement	100%
		Future Cost	\$13,443.24
Misc. Site Components			
Placed in Service	January 2019		
Useful Life	15		
Replacement Year	33-34		
Remaining Life	13		



**Amelia Walk CDD
Component Detail**

Asphalt Mill & Overlay 1 1/2" - Phase 1 - 2026

Asset ID	1083	25,544 Square Yards	@ \$16.80
		Asset Cost	\$429,139.20
		Percent Replacement	100%
		Future Cost	\$497,669.91
Placed in Service	Parking Lot/Streets		
	January 2007		
Useful Life	20		
Replacement Year	26-27		
Remaining Life	6		



Asphalt Mill & Overlay 1 1/2" - Phase 2 - 2027

Asset ID	1084	14,528 Square Yards	@ \$16.80
		Asset Cost	\$244,070.40
		Percent Replacement	100%
		Future Cost	\$290,123.01
Placed in Service	Parking Lot/Streets		
	January 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	7		



**Amelia Walk CDD
Component Detail**

Asphalt Mill & Overlay 1 1/2" - Phase 3 - 2038

Asset ID	1085	14,059 Square Yards	@ \$16.80
		Asset Cost	\$236,191.20
		Percent Replacement	100%
		Future Cost	\$368,377.66
Placed in Service	Parking Lot/Streets		
Useful Life	January 2019		
Replacement Year	20		
Remaining Life	38-39		
	18		



Asphalt Mill & Overlay 1 1/2" - Phase 4 - 2039

Asset ID	1086	18,351 Square Yards	@ \$16.80
		Asset Cost	\$308,296.80
		Percent Replacement	100%
		Future Cost	\$492,858.74
Placed in Service	Parking Lot/Streets		
Useful Life	January 2020		
Replacement Year	20		
Remaining Life	39-40		
	19		



**Amelia Walk CDD
Component Detail**

Asphalt Mill & Overlay 1 1/2" - Phase 5 - 2040

Asset ID	1087	17,952 Square Yards	@ \$16.80
		Asset Cost	\$301,593.60
		Percent Replacement	100%
		Future Cost	\$494,196.23
Placed in Service	Parking Lot/Streets		
	January 2021		
Useful Life	20		
Adjustment	20		
Replacement Year	40-41		
Remaining Life	20		



Asphalt Mill/Overlay 1 1/2" - Parking Lot - 2027

Asset ID	1007	1,954 Square Yards	@ \$16.80
		Asset Cost	\$32,827.20
		Percent Replacement	100%
		Future Cost	\$39,021.22
Placed in Service	Parking Lot/Streets		
	January 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	7		

**Amelia Walk CDD
Component Detail**

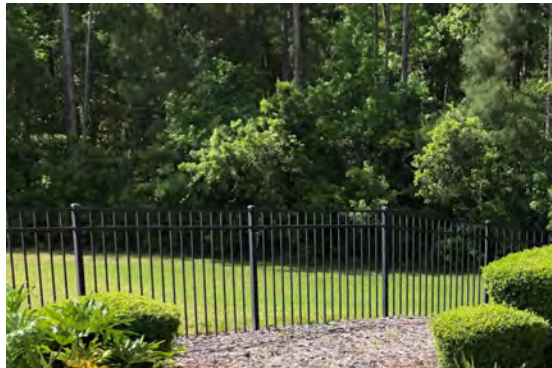
Asphalt Mill/Overlay 1 1/2" - Parking Lot continued...



**Amelia Walk CDD
Component Detail**

Aluminum Fence - Pool - 2035

Asset ID	1026	488 Linear Feet	@ \$38.00
		Asset Cost	\$18,544.00
		Percent Replacement	100%
		Future Cost	\$26,857.24
Placed in Service	Fencing & Gates		
Useful Life	January 2011		
Replacement Year	25		
Remaining Life	35-36		
	15		



Aluminum Railing - Rear Patio/Ramp - 2038

Asset ID	1034	140 Linear Feet	@ \$55.00
		Asset Cost	\$7,700.00
		Percent Replacement	100%
		Future Cost	\$12,009.37
Placed in Service	Fencing & Gates		
Useful Life	January 2011		
Replacement Year	28		
Remaining Life	38-39		
	18		



**Amelia Walk CDD
Component Detail**

Chain Link Coated Fence 10 Ft - Tennis Courts - 2032

Asset ID	1060	440 Linear Feet	@ \$31.00
		Asset Cost	\$13,640.00
		Percent Replacement	100%
		Future Cost	\$18,344.28
Placed in Service	Fencing & Gates		
	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	12		



Vinyl Ranch Fence - Entry - 2037

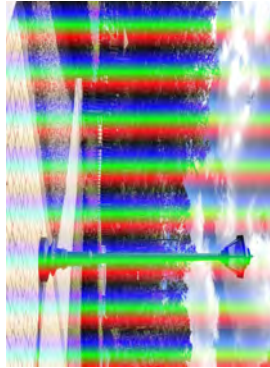
Asset ID	1053	778 Linear Feet	@ \$24.70
		Asset Cost	\$19,216.60
		Percent Replacement	100%
		Future Cost	\$29,240.33
Placed in Service	Fencing & Gates		
	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	17		



Amelia Walk CDD Component Detail

Decorative Light Poles - Pool - 2037

Asset ID	1035	4 Each	@ \$3,600.00
		Asset Cost	\$14,400.00
		Percent Replacement	100%
		Future Cost	\$21,911.30
Placed in Service	Site Lighting		
	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	17		



Decorative Light Poles - Site - 2037

Asset ID	1046	9 Each	@ \$3,600.00
		Asset Cost	\$32,400.00
		Percent Replacement	100%
		Future Cost	\$49,300.43
Placed in Service	Site Lighting		
	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	17		



Amelia Walk CDD Component Detail

Wall Laterns - Entry Feature - 2037

Asset ID	1066	3 Each	@ \$2,200.00
		Asset Cost	\$6,600.00
		Percent Replacement	100%
		Future Cost	\$10,042.68
Placed in Service	Site Lighting		
	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	17		



**Amelia Walk CDD
Component Detail**

Restroom Refurbish Allowance - Club Room - 2027

Asset ID	1014	200 Square Feet	@ \$72.00
		Asset Cost	\$14,400.00
		Percent Replacement	100%
		Future Cost	\$17,117.07
Misc. Building Components			
Placed in Service	January 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	7		



Restroom Refurbish Allowance - Pool/Fitness - 2027

Asset ID	1015	460 Square Feet	@ \$75.00
		Asset Cost	\$34,500.00
		Percent Replacement	100%
		Future Cost	\$41,009.66
Misc. Building Components			
Placed in Service	January 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	7		



**Amelia Walk CDD
Component Detail**

Wood Cabinets/Stone Top - Kitchen - 2043

Asset ID	1016	21 Linear Feet	@ \$450.00
		Asset Cost	\$9,450.00
		Percent Replacement	100%
		Future Cost	\$16,675.57
Misc. Building Components			
Placed in Service	January 2019		
Useful Life	25		
Replacement Year	43-44		
Remaining Life	23		



Wood Decking - Covered Porch - 2048

Asset ID	1017	800 Square Feet	@ \$12.00
		Asset Cost	\$9,600.00
		Percent Replacement	100%
		Future Cost	\$19,166.35
Misc. Building Components			
Placed in Service	January 2019		
Useful Life	30		
Replacement Year	48-49		
Remaining Life	28		



**Amelia Walk CDD
Component Detail**

Asphalt Shingles (Arch) - Clubhouse - 2027

Asset ID	1003	73 Squares	@ \$420.00
		Asset Cost	\$30,660.00
		Percent Replacement	100%
		Future Cost	\$36,445.10
	Roofing		
Placed in Service	January 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	7		



Standing Seam Metal Panels - Clubhouse - 2037

Asset ID	1004	540 Square Feet	@ \$11.00
		Asset Cost	\$5,940.00
		Percent Replacement	100%
		Future Cost	\$9,038.41
	Roofing		
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	17		



Amelia Walk CDD Component Detail

Clubhouse - 2026

Asset ID	1006	1 Lump Sum	@ \$8,200.00
		Asset Cost	\$8,200.00
		Percent Replacement	100%
		Future Cost	\$9,509.49
Placed in Service	Exterior Painting		
Useful Life	January 2019		
Replacement Year	8		
Remaining Life	26-27		
	6		



**Amelia Walk CDD
Component Detail**

Furniture Allowance - Club Room - 2043

Asset ID	1022	1 Lump Sum	@ \$8,500.00
		Asset Cost	\$8,500.00
		Percent Replacement	100%
		Future Cost	\$14,999.19
Furniture Fixtures & Equipment			
Placed in Service	January 2019		
Useful Life	25		
Replacement Year	43-44		
Remaining Life	23		



Furniture Allowance - Patio/Deck - 2033

Asset ID	1028	1 Lump Sum	@ \$6,500.00
		Asset Cost	\$6,500.00
		Percent Replacement	100%
		Future Cost	\$8,960.32
Furniture Fixtures & Equipment			
Placed in Service	January 2019		
Useful Life	15		
Replacement Year	33-34		
Remaining Life	13		



**Amelia Walk CDD
Component Detail**

Furniture Allowance - Pool Deck - 2038

Asset ID	1040	1 Lump Sum	@ \$35,000.00
		Asset Cost	\$35,000.00
		Percent Replacement	100%
		Future Cost	\$54,588.05
Furniture Fixtures & Equipment			
Placed in Service	January 2019		
Useful Life	20		
Replacement Year	38-39		
Remaining Life	18		



Shade Structure Fabric - 2022

Asset ID	1038	2 Each	@ \$3,460.00
		Asset Cost	\$6,920.00
		Percent Replacement	100%
		Future Cost	\$7,270.32
Furniture Fixtures & Equipment			
Placed in Service	January 2008		
Useful Life	15		
Replacement Year	22-23		
Remaining Life	2		



**Amelia Walk CDD
Component Detail**

Heat Pump 5 Ton - 2020

Asset ID	1010	1 Each	@ \$7,000.00
		Asset Cost	\$7,000.00
		Percent Replacement	100%
		Future Cost	\$7,000.00
Placed in Service	January 2008		
Useful Life	12		
Replacement Year	20-21		
Remaining Life	0		

Heat Pump 6 Ton - 2020

Asset ID	1009	1 Each	@ \$8,400.00
		Asset Cost	\$8,400.00
		Percent Replacement	100%
		Future Cost	\$8,400.00
Placed in Service	January 2008		
Useful Life	12		
Replacement Year	20-21		
Remaining Life	0		

**Amelia Walk CDD
Component Detail**

Concrete Pavers/Pool Deck/Patio - 2042

Asset ID	1029	9,443 Square Feet	@ \$8.00
		Asset Cost	\$75,544.00
		Percent Replacement	100%
		Future Cost	\$130,054.39
Placed in Service	Swimming Pool		
	January 2008		
Useful Life	35		
Replacement Year	42-43		
Remaining Life	22		



Filtration Refurbishment Allowance - 2042

Asset ID	1051	1 Lump Sum	@ \$24,000.00
		Asset Cost	\$24,000.00
		Percent Replacement	100%
		Future Cost	\$41,317.71
Placed in Service	Swimming Pool		
	January 2008		
Useful Life	35		
Replacement Year	42-43		
Remaining Life	22		

Pool Resurfacing/Tile - 2030

Asset ID	1036	4,591 Square Feet	@ \$14.00
		Asset Cost	\$64,274.00
		Percent Replacement	100%
		Future Cost	\$82,276.15
Placed in Service	Swimming Pool		
	January 2019		
Useful Life	12		
Replacement Year	30-31		
Remaining Life	10		

**Amelia Walk CDD
Component Detail**

Pool Resurfacing/Tile continued...



**Amelia Walk CDD
Component Detail**

Asphalt Resurfacing (Color Coat) - 2023

Asset ID	1061	1,362 Square Yards	@ \$7.40
		Asset Cost	\$10,078.80
		Percent Replacement	100%
		Future Cost	\$10,853.77
Placed in Service	Tennis Courts		
Useful Life	January 2008		
Adjustment	7		
Replacement Year	9		
Remaining Life	23-24		
	3		



Amelia Walk CDD Component Detail

Play Equipment Allowance - 2027

Asset ID	1055	1 Lump Sum	@ \$40,000.00
		Asset Cost	\$40,000.00
		Percent Replacement	100%
		Future Cost	\$47,547.43
Placed in Service	Playground		
Useful Life	January 2008		
Adjustment	15		
Replacement Year	5		
Remaining Life	27-28		
	7		



**Amelia Walk CDD
Component Detail**

Access Controller/Devices - Amenity

Asset ID	1019	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Aluminum Gutters/DS - Clubhouse

Asset ID	1024	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



Asphalt Seal Coat - Parking Lot

Asset ID	1074	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2027		
No Useful Life			

Amelia Walk CDD Component Detail

Asphalt Seal Coat - Parking Lot continued...



Asphalt Shingles (Arch) - Pier Pavilion

Asset ID	1001	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



Asphalt Shingles (Arch) - Tennis Pavilion

Asset ID	1002	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Amelia Walk CDD Component Detail

Asphalt Shingles (Arch) - Tennis Pavilion continued...



Backstop - Tennis Courts

Asset ID	1062	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Brick Wall Cleaning/Repair/Replace

Asset ID	1076	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Carpet - Office/Storage

Asset ID	1057	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Amelia Walk CDD Component Detail

Catch Basin Repair

Asset ID	1047	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



Concrete Curb/Walk Allowance - Parking Lot

Asset ID	1008	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2017		
No Useful Life			

Concrete Pavers Majestic Walk Blvd.

Asset ID	1070	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Amelia Walk CDD Component Detail

Drainage Structures/Pipe

Asset ID	1058	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Entry Feature

Asset ID	1065	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2019		
No Useful Life			



Fitness Equipment (Partial Replacement)

Asset ID	1031	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

**Amelia Walk CDD
Component Detail**

Fitness Equipment Allowance (Full Replacement)

Asset ID	1030	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



Floor Tile - Kitchen

Asset ID	1013	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2019		
No Useful Life			



**Amelia Walk CDD
Component Detail**

Ground Light Allowance

Asset ID	1050	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Interior Painting

Asset ID	1077	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Irrigation System

Asset ID	1079	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Landscaping

Asset ID	1078	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Amelia Walk CDD Component Detail

Mail Box Pedestals

Asset ID	1068	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Metal Benches - Playground

Asset ID	1054	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



Metal Benches - Tennis

Asset ID	1063	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Amelia Walk CDD Component Detail

Metal Benches - Tennis continued...



Metal Picnic Tables - Playground

Asset ID	1075	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Metal Picnic Tables - Tennis Pavilion

Asset ID	1059	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



Amelia Walk CDD Component Detail

Plastic Play Surface Border

Asset ID	1052	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



Plumbing Piping In Building

Asset ID	1081	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Pond Fountain Allowance (4 year cycle)

Asset ID	1041	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

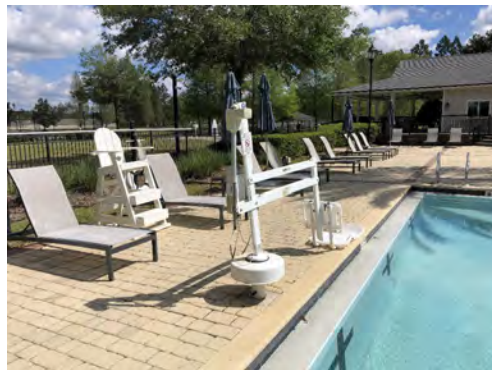
Amelia Walk CDD Component Detail

Pond Fountain Allowance (4 year cycle) continued...



Pool Lift

Asset ID	1039	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2020		
No Useful Life			



Pool Shell

Asset ID	1072	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Amelia Walk CDD Component Detail

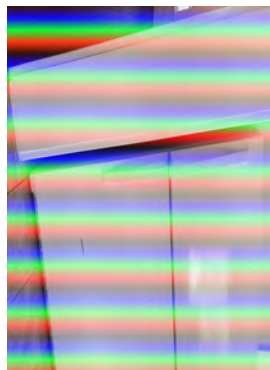
Post Swing Single Bay

Asset ID	1056	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



Refrigerator

Asset ID	1021	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2019		
No Useful Life			



Amelia Walk CDD Component Detail

Refurbishment Allowance - Sign Monuments

Asset ID	1023	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



Rubber Flooring - Fitness Center

Asset ID	1033	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2019		
No Useful Life			



**Amelia Walk CDD
Component Detail**

Shade Structure Frame

Asset ID	1037	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Standing Seam Metal Panels - Entry Feature

Asset ID	1005	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



Tennis Court Replacement

Asset ID	1071	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

**Amelia Walk CDD
Component Detail**

Utility Lines to Building

Asset ID	1080	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Vinyl Ceiling - Tennis Pavilion

Asset ID	1073	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



Vinyl Gates - Dumpster

Asset ID	1048	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Amelia Walk CDD Component Detail

Vinyl Gates - Dumpster continued...



Wall Mirrors

Asset ID	1032	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Wall Over/Microwave

Asset ID	1020	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2019		
No Useful Life			



**Amelia Walk CDD
Component Detail**

Water Coolers

Asset ID	1011	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Water Heater

Asset ID	1012	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Wiring In Building

Asset ID	1082	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Wood Flooring Refinish - Club Room

Asset ID	1018	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

**Amelia Walk CDD
Component Detail**

Wood Flooring Refinish - Club Room continued...



Wood Siding/Brick - Clubhouse

Asset ID	1025	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

METHODOLOGY

Reserve Analysis is a process that identifies capital expenses the District can expect and creates a plan to fund them. This is accomplished by a site visit to visually evaluate components to measure quantities and determine their remaining life. Component Selection Process is based on the Community Associations Institute (CAI) standards for reserve studies and selection of components.

Component must be a commonly owned, have a limited and predictable life, replacement cost must be above a minimum threshold cost. Useful life and replacement cost are obtained from site inspection by experienced inspectors and our database of information, historical information, local Vendors and comparison of similar component cost found at other properties.

The funding plan we develop includes; adequate cash balances, even contributions so all owners pay their fair share over time and moderate contributions with acceptable increases. Percent Funded is defined by industry standards as 70-100% strong, 30-70% fair or adequate and below 30% weak or inadequate. We recommend Full Funding if possible to avoid deferred maintenance or special assessments. Baseline Funding maintains funds above zero resulting is a high risk of special assessments or deferred maintenance and should be avoided. Threshold Funding maintains reserves above a “Threshold” level providing adequate funding with moderate risk.

CREDENTIALS

Community Advisors, LLC provides capital reserve planning, property inspection, and construction oversight for a broad base of clients including CDD communities, Condominiums, Homeowner Associations, Churches, Private Schools, Time Shares, Active Adult, Municipal Utility Plants, Marinas, Historic Buildings & Museums and commercial investment properties.

Personal Service is our common business practice but our attention to detail, quick response and interest in client relationships continues to earn us a larger market share of work each year.

Range of Experience includes a broad selection of building types, ages and uses from protected historic structures to new communities ready for developer turnover. As commercial general contractors we have experience building many of the types of structure we now provide reserve analysis for, so we understand potential problem areas. As commercial inspectors we have experienced a variety of structural and cosmetic conditions offering solutions for repair. Areas of expertise include MEP systems, energy management, life safety systems, building envelope and roof components, marine structures, street and other site improvements.

Detailed Site Evaluation is Conducted to make sure we know your property and include all your assets in our analysis. With our years of experience with community development and commercial construction projects we understand both horizontal and vertical construction and utilize realistic replacement cost and useful life projections in our analysis. *Financial Plan Meets CAI & APRA Standards* with information obtained during the site visit we build a custom-made financial plan to ensure adequate funding for future component replacement which equates to maintaining District value.

Reserve Analyst Credentials: Mr. Charles Sheppard is the owner of Community Advisors responsible for field inspection oversight and day to day operations. Mr. Sheppard hold a BS degree from VA Tech and has conducted building evaluations for over 30 years. He is a licensed Florida General Contractor, Home Inspector and earned the professional designations of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS).

TERMS OF SERVICE

We have completed an analysis of your capital components that serves as a budgeting tool. This reserve study reflects the information provided by this client and is not for the purposes of performing an audit or estimating construction projects. Our site visit includes visual observation of components that are accessible and safe for our inspectors to evaluate. Roof evaluation is limited to ground observation for sloped roofs and roof top inspection for flat roofs if safe and stable access is available that meets our safety standards.

We are not responsible for any hidden defects or determining the condition of hidden or underground components or systems. Observing environmental conditions, hazardous materials or determine compliance with building codes or other regulations is not included in our scope of work. Our site visit is not a safety inspection and we are not responsible for any hazards that exist. Destructive testing is not conducted. It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications.

Projections of component remaining useful life assumes this client will perform necessary preventative maintenance and repair per industry standards. This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by the Client and its contractors, assorted vendors, specialist and independent contractors. Reserve fund balances and contribution amounts for use in our analysis is furnished by the client and deemed accurate. Useful life projections are determined by historical records, component condition and our opinion based on evaluating similar components on other projects. These life projections are changed by weather conditions, use, maintenance procedures and other factors out of our control therefore regular updates to this analysis are needed to maintain funding accuracy. Replacement cost is determined by our experience with similar projects, local vendor pricing and client historical records and should not be considered suitable for budgeting repair or replacement projects. Local contractor proposals must be obtained for this work. No liability is assumed as the result of changing market prices or inaccurate estimates or projections of remaining useful life of components.

Component replacement cost and interest rates constantly change. In order to maintain accuracy of your funding plan updates to this analysis should be conducted annually with a site visit every 2-3 years unless conditions warrant annual visits. Community Advisors, LLC shall not be required to participate in any legal action taken by or against our clients for any reason and shall also not be required to give testimony in depositions or in court. In all cases the liability of Community Advisors, LLC and its Principals, Employees, contractors and Vendors shall be limited to the consulting fee agreed upon for the production of this report. Client financial information is considered confidential and is not disclosed to third parties without your approval. We do use your name for our list of valued clients and when submitting proposals for new projects that request references or recent projects. That request may include size of property, number of units or major components. We also use photos from time to time of components as an example for educational and marketing efforts. Community Advisors and the analyst who prepared this study do not have any relationship that can be considered a conflict of interest. From time to time our Clients ask that we manage repair or replacement of components due to our experience in construction management. We do so with the understanding that full disclosure for both parties is completed.

DEFINITIONS

Adjustment to Useful Life: Typical useful life projections are used for each component. The adjustment is used to modify that life projection for earlier or later replacement. It only applies to the current replacement cycle.

Cash Flow Method: A method of determining reserve contributions that are “pooled” to fund replacement cost as needed without restricting funds to any one component.

Component Method: A funding method that fully funds each reserve component then sums those for the annual contribution.

Current Funding Plan: The funding plan currently used at the time of this analysis with updated component inventory and financial assumptions. This allows you to see how the current contribution level funds future component replacement.

Effective Age: Difference of useful and remaining useful life.

Fully Funded Balance: Represents the cost of used component life represented by the formula.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

Interest Contribution: The interest that should be earned on invested reserves.

Percent Funded: Ratio of reserve balance to fully funded balance.

Remaining Life: Number of years a component is projected to continue to function.

Threshold Funding: This plan maintains fund balance above a predetermined threshold dollar or percent funded amount.

Useful Life: The estimated useful life of an asset based upon industry standards, manufacturer specification, visual inspection, location, usage, association standards and prior history.

Full Reserve Study Amelia Walk CDD No Streets Fernandina Beach, Florida



**Prepared for FY 2020
Report Date: June 4, 2020**





June 4, 2020

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

Re: Reserve Study Report for Amelia Walk CDD No Streets

Dear Mr. Laughlin:

Community Advisors is pleased to provide this Reserve Study report for the above referenced District. A site visit was conducted to determine the condition of your major components and provide an opinion of their remaining useful life.

We have developed a plan to fund future capital component replacements which is dependent on adequate funding, component maintenance, usage, weather and other factors. Component replacement cost is determined using local vendors and industry standard publications. This Reserve Study was prepared under the guidelines of the National Reserve Study Standards which is administrated by CAI and the Standards of Practice establish by APRA. Once you have reviewed this report and considered recent expenditures and any historic cost data, we will make necessary adjustments

Respectively submitted,

Charles R. Sheppard *RS PRA CCI*
Professional Reserve Analyst

10459 Hunters Creek Court
Jacksonville, FL 32256
(904) 303-3275
www.communityadvisors.com



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Amelia Walk CDD No Streets
Fernandina Beach, Florida
Executive Summary

Report Date	June 4, 2020
Account Number	1590
Version	1
Budget Year Beginning	October 1, 2020
Budget Year Ending	September 30, 2021
Total Units	749

Report Parameters	
Inflation	2.50%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	2.00%
2020 Beginning Balance	\$50,000

PROPERTY INFORMATION

- Date of Completion: January 1, 2008
- Date of site visit: April 2, 2020
- Components Included: 29
- Current replacement cost: \$557,819

FINANCIAL INFORMATION

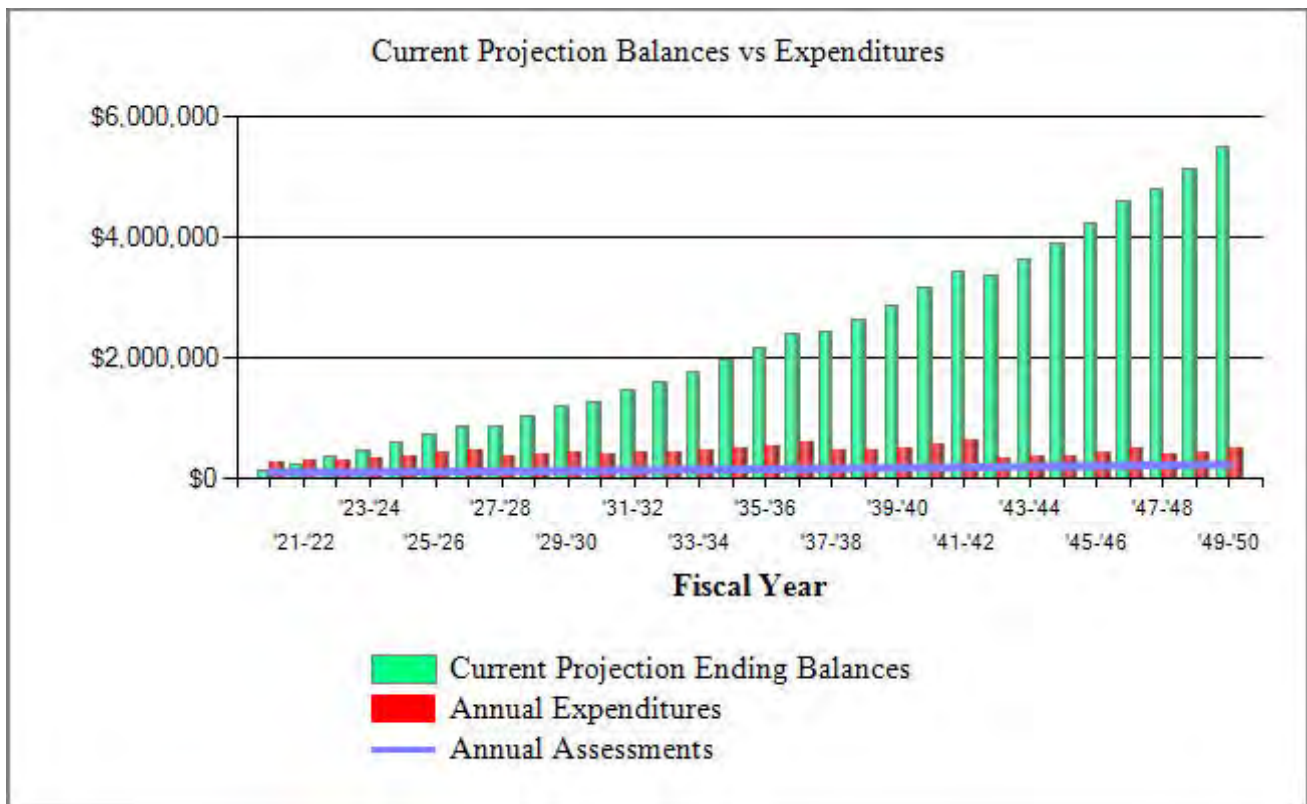
- Level of Service: Level I Full Reserve Study
- Funding Method: The Cash Flow Method
- Funding Goal: Adequate funding with moderate contributions
- Percent Funded Beginning of Year: 21%
- Balance Required to Begin Year One Fully Funded: \$233,119
- Full Funding Contribution for Year One: Deficit of \$183,119 + Annual Contribution of \$31,263 = \$214,382 for FY 2020-2021
- Current Funding Projection: Contribution: \$100,000 for year one with annual increases of 3%. Projection on page 1-2.
- Recommend Funding Contribution: \$39,158 for year one provides adequate funding with lower contributions in subsequent years. Projection found on page 1-4.

Threshold Funding Model Summary of Calculations	
Required Annual Contribution <i>\$52.28 per unit annually</i>	\$39,157.92
Average Net Annual Interest Earned	<u>\$1,475.16</u>
Total Annual Allocation to Reserves <i>\$54.25 per unit annually</i>	\$40,633.07

**Amelia Walk CDD No Streets
Current Funding Projection**

Beginning Balance: \$50,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
20-21	557,819	100,000	4,038	15,400	138,638	250,777	55%
21-22	571,765	103,000	7,249		248,887	285,351	87%
22-23	586,059	106,090	10,431	7,270	358,138	314,045	114%
23-24	600,710	109,273	13,697	10,854	470,254	341,403	138%
24-25	615,728	112,551	17,484		600,289	381,335	157%
25-26	631,121	115,927	21,486		737,703	423,051	174%
26-27	646,899	119,405	25,428	9,509	873,026	456,867	191%
27-28	663,072	122,987	25,617	142,119	879,511	357,241	246%
28-29	679,649	126,677	30,186		1,036,374	401,661	258%
29-30	696,640	130,477	35,006		1,201,857	448,080	268%
30-31	714,056	134,392	37,232	95,178	1,278,303	399,010	320%
31-32	731,907	138,423	42,502		1,459,228	447,204	326%
32-33	750,205	142,576	46,334	57,346	1,590,792	438,778	363%
33-34	768,960	146,853	51,457	22,404	1,766,699	466,937	378%
34-35	788,184	151,259	57,191	11,586	1,963,562	507,892	387%
35-36	807,889	155,797	62,775	26,857	2,155,277	535,246	403%
36-37	828,086	160,471	69,472		2,385,220	591,868	403%
37-38	848,788	165,285	71,103	180,396	2,441,212	466,080	524%
38-39	870,008	170,243	76,346	66,597	2,621,204	454,900	576%
39-40	891,758	175,351	83,897		2,880,451	512,837	562%
40-41	914,052	180,611	91,832		3,152,894	573,388	550%
41-42	936,903	186,029	100,168		3,439,091	636,645	540%
42-43	960,326	191,610	97,971	365,004	3,363,668	328,578	1024%
43-44	984,334	197,359	105,881	31,675	3,635,232	355,725	1022%
44-45	1,008,942	203,279	113,773	46,084	3,906,201	370,067	1056%
45-46	1,034,166	209,378	123,467		4,239,046	433,320	978%
46-47	1,060,020	215,659	133,641		4,588,346	499,504	919%
47-48	1,086,521	222,129	139,665	154,967	4,795,173	409,886	1170%
48-49	1,113,684	228,793	149,171	51,613	5,121,523	425,383	1204%
49-50	1,141,526	235,657	160,715		5,517,895	495,626	1113%

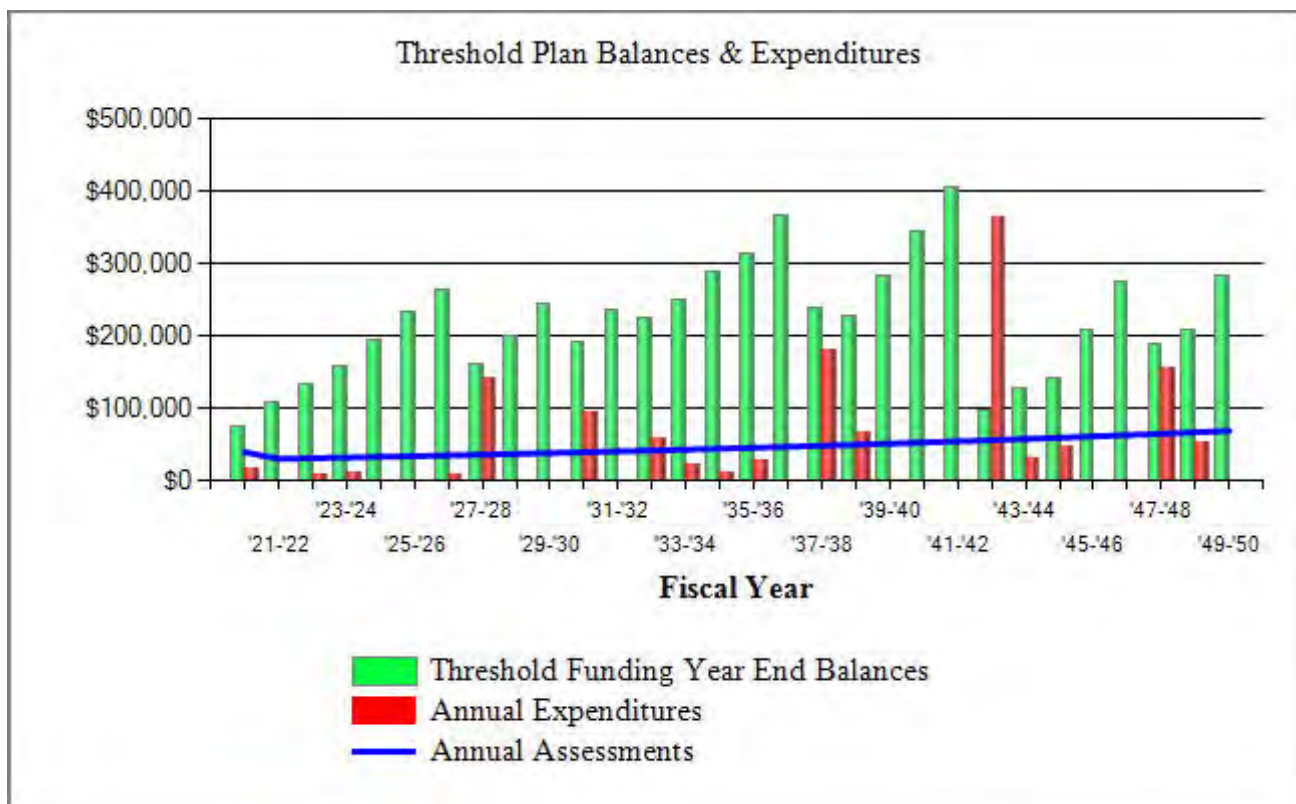


This chart illustrates the current funding plan performance.

**Amelia Walk CDD No Streets
Threshold Funded Plan**

Beginning Balance: \$50,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
20-21	557,819	39,158	1,475	15,400	75,233	250,777	30%
21-22	571,765	30,034	2,105		107,373	285,351	38%
22-23	586,059	30,935	2,621	7,270	133,658	314,045	43%
23-24	600,710	31,863	3,093	10,854	157,761	341,403	46%
24-25	615,728	32,819	3,812		194,392	381,335	51%
25-26	631,121	33,804	4,564		232,759	423,051	55%
26-27	646,899	34,818	5,161	9,509	263,229	456,867	58%
27-28	663,072	35,862	3,139	142,119	160,111	357,241	45%
28-29	679,649	36,938	3,941		200,990	401,661	50%
29-30	696,640	38,046	4,781		243,817	448,080	54%
30-31	714,056	39,188	3,757	95,178	191,584	399,010	48%
31-32	731,907	40,363	4,639		236,586	447,204	53%
32-33	750,205	41,574	4,416	57,346	225,231	438,778	51%
33-34	768,960	42,821	4,913	22,404	250,561	466,937	54%
34-35	788,184	44,106	5,662	11,586	288,743	507,892	57%
35-36	807,889	45,429	6,146	26,857	313,461	535,246	59%
36-37	828,086	46,792	7,205		367,458	591,868	62%
37-38	848,788	48,196	4,705	180,396	239,963	466,080	51%
38-39	870,008	49,642	4,460	66,597	227,468	454,900	50%
39-40	891,758	51,131	5,572		284,171	512,837	55%
40-41	914,052	52,665	6,737		343,573	573,388	60%
41-42	936,903	54,245	7,956		405,774	636,645	64%
42-43	960,326	55,872	1,933	365,004	98,575	328,578	30%
43-44	984,334	57,548	2,489	31,675	126,938	355,725	36%
44-45	1,008,942	59,275	2,803	46,084	142,931	370,067	39%
45-46	1,034,166	61,053	4,080		208,064	433,320	48%
46-47	1,060,020	62,885	5,419		276,368	499,504	55%
47-48	1,086,521	64,771	3,723	154,967	189,895	409,886	46%
48-49	1,113,684	66,714	4,100	51,613	209,096	425,383	49%
49-50	1,141,526	68,716	5,556		283,368	495,626	57%



This chart shows the recommended funding plan annual balances, annual expenditures and assessments.

**Amelia Walk CDD No Streets
Income & Expense Spreadsheet**

	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Beginning Balance	50,000	75,233	107,373	133,658	157,761	194,392	232,759	263,229	160,111	200,990
Annual Assessment	39,158	30,034	30,935	31,863	32,819	33,804	34,818	35,862	36,938	38,046
Interest Earned	1,475	2,105	2,621	3,093	3,812	4,564	5,161	3,139	3,941	4,781
Expenditures	15,400		7,270	10,854			9,509	142,119		
Fully Funded Reserves	250,777	285,351	314,045	341,403	381,335	423,051	456,867	357,241	401,661	448,080
Percent Fully Funded	30%	38%	43%	46%	51%	55%	58%	45%	50%	54%
Ending Balance	75,233	107,373	133,658	157,761	194,392	232,759	263,229	160,111	200,990	243,817

Description

Misc. Site Components

Street Signs/Poles

Wood Bulkhead - Retention Pond

Wood Pergola Entry Feature Repair/Replace

Wood Pilings 50%/Stringers/Deck - Pier

Misc. Site Components Total:

Fencing & Gates

Aluminum Fence - Pool

Aluminum Railing - Rear Patio/Ramp

Chain Link Coated Fence 10 Ft - Tennis Courts

Vinyl Ranch Fence - Entry

Fencing & Gates Total:

Site Lighting

Decorative Light Poles - Pool

Decorative Light Poles - Site

Wall Laterns - Entry Feature

Site Lighting Total:

Misc. Building Components

Restroom Refurbish Allowance - Club Room

Restroom Refurbish Allowance - Pool/Fitness

Wood Cabinets/Stone Top - Kitchen

Wood Decking - Covered Porch

Misc. Building Components Total:

17,117

41,010

58,127

**Amelia Walk CDD No Streets
Income & Expense Spreadsheet**

Description	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Roofing										
Asphalt Shingles (Arch) - Clubhouse								36,445		
Standing Seam Metal Panels - Clubhouse										
Roofing Total:								36,445		
Exterior Painting										
Clubhouse							9,509			
Exterior Painting Total:							9,509			
Furniture Fixtures & Equipment										
Furniture Allowance - Club Room										
Furniture Allowance - Patio/Deck										
Furniture Allowance - Pool Deck										
Shade Structure Fabric			7,270							
Furniture Fixtures & Equipment Total:			7,270							
HVAC										
Heat Pump 5 Ton	7,000									
Heat Pump 6 Ton	8,400									
HVAC Total:	15,400									
Swimming Pool										
Concrete Pavers/Pool Deck/Patio										
Filtration Refurbishment Allowance										
Pool Resurfacing/Tile										
Swimming Pool Total:										
Tennis Courts										
Asphalt Resurfacing (Color Coat)				10,854						
Tennis Courts Total:				10,854						
Playground										
Play Equipment Allowance								47,547		
Playground Total:								47,547		

**Amelia Walk CDD No Streets
Income & Expense Spreadsheet**

Description	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Components Not Included										
Access Controller/Devices - Amenity	<i>Unfunded</i>									
Aluminum Gutters/DS - Clubhouse	<i>Unfunded</i>									
Asphalt Seal Coat - Parking Lot	<i>Unfunded</i>									
Asphalt Shingles (Arch) - Pier Pavilion	<i>Unfunded</i>									
Asphalt Shingles (Arch) - Tennis Pavilion	<i>Unfunded</i>									
Backstop - Tennis Courts	<i>Unfunded</i>									
Brick Wall Cleaning/Repair/Replace	<i>Unfunded</i>									
Carpet - Office/Storage	<i>Unfunded</i>									
Catch Basin Repair	<i>Unfunded</i>									
Concrete Curb/Walk Allowance - Parking Lot	<i>Unfunded</i>									
Concrete Pavers Majestic Walk Blvd.	<i>Unfunded</i>									
Drainage Structures/Pipe	<i>Unfunded</i>									
Entry Feature	<i>Unfunded</i>									
Fitness Equipment (Partial Replacement)	<i>Unfunded</i>									
Fitness Equipment Allowance (Full Replacemen..	<i>Unfunded</i>									
Floor Tile - Kitchen	<i>Unfunded</i>									
Ground Light Allowance	<i>Unfunded</i>									
Interior Painting	<i>Unfunded</i>									
Irrigation System	<i>Unfunded</i>									
Landscaping	<i>Unfunded</i>									
Mail Box Pedestals	<i>Unfunded</i>									
Metal Benches - Playground	<i>Unfunded</i>									
Metal Benches - Tennis	<i>Unfunded</i>									
Metal Picnic Tables - Playground	<i>Unfunded</i>									
Metal Picnic Tables - Tennis Pavilion	<i>Unfunded</i>									
Plastic Play Surface Border	<i>Unfunded</i>									
Plumbing Piping In Building	<i>Unfunded</i>									
Pond Fountain Allowance (4 year cycle)	<i>Unfunded</i>									
Pool Lift	<i>Unfunded</i>									
Pool Shell	<i>Unfunded</i>									
Post Swing Single Bay	<i>Unfunded</i>									
Refrigerator	<i>Unfunded</i>									

**Amelia Walk CDD No Streets
Income & Expense Spreadsheet**

Description	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
<i>Components Not Included continued...</i>										
Refurbishment Allowance - Sign Monuments	<i>Unfunded</i>									
Rubber Flooring - Fitness Center	<i>Unfunded</i>									
Shade Structure Frame	<i>Unfunded</i>									
Standing Seam Metal Panels - Entry Feature	<i>Unfunded</i>									
Street Resurfacing	<i>Unfunded</i>									
Tennis Court Replacement	<i>Unfunded</i>									
Utility Lines to Building	<i>Unfunded</i>									
Vinyl Ceiling - Tennis Pavilion	<i>Unfunded</i>									
Vinyl Gates - Dumpster	<i>Unfunded</i>									
Wall Mirrors	<i>Unfunded</i>									
Wall Over/Microwave	<i>Unfunded</i>									
Water Coolers	<i>Unfunded</i>									
Water Heater	<i>Unfunded</i>									
Wiring In Building	<i>Unfunded</i>									
Wood Flooring Refinish - Club Room	<i>Unfunded</i>									
Wood Siding/Brick - Clubhouse	<i>Unfunded</i>									
Year Total:	15,400		7,270	10,854			9,509	142,119		

**Amelia Walk CDD No Streets
Income & Expense Spreadsheet**

	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40
Beginning Balance	243,817	191,584	236,586	225,231	250,561	288,743	313,461	367,458	239,963	227,468
Annual Assessment	39,188	40,363	41,574	42,821	44,106	45,429	46,792	48,196	49,642	51,131
Interest Earned	3,757	4,639	4,416	4,913	5,662	6,146	7,205	4,705	4,460	5,572
Expenditures	95,178		57,346	22,404	11,586	26,857		180,396	66,597	
Fully Funded Reserves	399,010	447,204	438,778	466,937	507,892	535,246	591,868	466,080	454,900	512,837
Percent Fully Funded	48%	53%	51%	54%	57%	59%	62%	51%	50%	55%
Ending Balance	191,584	236,586	225,231	250,561	288,743	313,461	367,458	239,963	227,468	284,171

Description

Misc. Site Components

Street Signs/Poles								25,563		
Wood Bulkhead - Retention Pond								9,434		
Wood Pergola Entry Feature Repair/Replace			18,290							
Wood Pilings 50%/Stringers/Deck - Pier				13,443						
Misc. Site Components Total:			18,290	13,443				34,997		

Fencing & Gates

Aluminum Fence - Pool						26,857				
Aluminum Railing - Rear Patio/Ramp									12,009	
Chain Link Coated Fence 10 Ft - Tennis Courts			18,344							
Vinyl Ranch Fence - Entry								29,240		
Fencing & Gates Total:			18,344			26,857		29,240	12,009	

Site Lighting

Decorative Light Poles - Pool								21,911		
Decorative Light Poles - Site								49,300		
Wall Laterns - Entry Feature								10,043		
Site Lighting Total:								81,254		

Misc. Building Components

Restroom Refurbish Allowance - Club Room										
Restroom Refurbish Allowance - Pool/Fitness										
Wood Cabinets/Stone Top - Kitchen										
Wood Decking - Covered Porch										
Misc. Building Components Total:										

**Amelia Walk CDD No Streets
Income & Expense Spreadsheet**

Description	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40
Roofing										
Asphalt Shingles (Arch) - Clubhouse										
Standing Seam Metal Panels - Clubhouse								9,038		
Roofing Total:								9,038		
Exterior Painting										
Clubhouse					11,586					
Exterior Painting Total:					11,586					
Furniture Fixtures & Equipment										
Furniture Allowance - Club Room										
Furniture Allowance - Patio/Deck				8,960						
Furniture Allowance - Pool Deck									54,588	
Shade Structure Fabric								10,530		
Furniture Fixtures & Equipment Total:				8,960				10,530	54,588	
HVAC										
Heat Pump 5 Ton			9,414							
Heat Pump 6 Ton			11,297							
HVAC Total:			20,711							
Swimming Pool										
Concrete Pavers/Pool Deck/Patio										
Filtration Refurbishment Allowance										
Pool Resurfacing/Tile	82,276									
Swimming Pool Total:	82,276									
Tennis Courts										
Asphalt Resurfacing (Color Coat)	12,902							15,336		
Tennis Courts Total:	12,902							15,336		
Playground										
Play Equipment Allowance										
Playground Total:										

**Amelia Walk CDD No Streets
Income & Expense Spreadsheet**

Description	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40
Components Not Included										
Access Controller/Devices - Amenity	<i>Unfunded</i>									
Aluminum Gutters/DS - Clubhouse	<i>Unfunded</i>									
Asphalt Seal Coat - Parking Lot	<i>Unfunded</i>									
Asphalt Shingles (Arch) - Pier Pavilion	<i>Unfunded</i>									
Asphalt Shingles (Arch) - Tennis Pavilion	<i>Unfunded</i>									
Backstop - Tennis Courts	<i>Unfunded</i>									
Brick Wall Cleaning/Repair/Replace	<i>Unfunded</i>									
Carpet - Office/Storage	<i>Unfunded</i>									
Catch Basin Repair	<i>Unfunded</i>									
Concrete Curb/Walk Allowance - Parking Lot	<i>Unfunded</i>									
Concrete Pavers Majestic Walk Blvd.	<i>Unfunded</i>									
Drainage Structures/Pipe	<i>Unfunded</i>									
Entry Feature	<i>Unfunded</i>									
Fitness Equipment (Partial Replacement)	<i>Unfunded</i>									
Fitness Equipment Allowance (Full Replacemen..	<i>Unfunded</i>									
Floor Tile - Kitchen	<i>Unfunded</i>									
Ground Light Allowance	<i>Unfunded</i>									
Interior Painting	<i>Unfunded</i>									
Irrigation System	<i>Unfunded</i>									
Landscaping	<i>Unfunded</i>									
Mail Box Pedestals	<i>Unfunded</i>									
Metal Benches - Playground	<i>Unfunded</i>									
Metal Benches - Tennis	<i>Unfunded</i>									
Metal Picnic Tables - Playground	<i>Unfunded</i>									
Metal Picnic Tables - Tennis Pavilion	<i>Unfunded</i>									
Plastic Play Surface Border	<i>Unfunded</i>									
Plumbing Piping In Building	<i>Unfunded</i>									
Pond Fountain Allowance (4 year cycle)	<i>Unfunded</i>									
Pool Lift	<i>Unfunded</i>									
Pool Shell	<i>Unfunded</i>									
Post Swing Single Bay	<i>Unfunded</i>									
Refrigerator	<i>Unfunded</i>									

**Amelia Walk CDD No Streets
Income & Expense Spreadsheet**

Description	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40
<i>Components Not Included continued...</i>										
Refurbishment Allowance - Sign Monuments	<i>Unfunded</i>									
Rubber Flooring - Fitness Center	<i>Unfunded</i>									
Shade Structure Frame	<i>Unfunded</i>									
Standing Seam Metal Panels - Entry Feature	<i>Unfunded</i>									
Street Resurfacing	<i>Unfunded</i>									
Tennis Court Replacement	<i>Unfunded</i>									
Utility Lines to Building	<i>Unfunded</i>									
Vinyl Ceiling - Tennis Pavilion	<i>Unfunded</i>									
Vinyl Gates - Dumpster	<i>Unfunded</i>									
Wall Mirrors	<i>Unfunded</i>									
Wall Over/Microwave	<i>Unfunded</i>									
Water Coolers	<i>Unfunded</i>									
Water Heater	<i>Unfunded</i>									
Wiring In Building	<i>Unfunded</i>									
Wood Flooring Refinish - Club Room	<i>Unfunded</i>									
Wood Siding/Brick - Clubhouse	<i>Unfunded</i>									
Year Total:	95,178		57,346	22,404	11,586	26,857		180,396	66,597	

**Amelia Walk CDD No Streets
Income & Expense Spreadsheet**

	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50
Beginning Balance	284,171	343,573	405,774	98,575	126,938	142,931	208,064	276,368	189,895	209,096
Annual Assessment	52,665	54,245	55,872	57,548	59,275	61,053	62,885	64,771	66,714	68,716
Interest Earned	6,737	7,956	1,933	2,489	2,803	4,080	5,419	3,723	4,100	5,556
Expenditures			365,004	31,675	46,084			154,967	51,613	
Fully Funded Reserves	573,388	636,645	328,578	355,725	370,067	433,320	499,504	409,886	425,383	495,626
Percent Fully Funded	60%	64%	30%	36%	39%	48%	55%	46%	49%	57%
Ending Balance	343,573	405,774	98,575	126,938	142,931	208,064	276,368	189,895	209,096	283,368

Description

Misc. Site Components

Street Signs/Poles

Wood Bulkhead - Retention Pond

Wood Pergola Entry Feature Repair/Replace

Wood Pilings 50%/Stringers/Deck - Pier

19,470

Misc. Site Components Total:

19,470

Fencing & Gates

Aluminum Fence - Pool

Aluminum Railing - Rear Patio/Ramp

Chain Link Coated Fence 10 Ft - Tennis Courts

Vinyl Ranch Fence - Entry

Fencing & Gates Total:

Site Lighting

Decorative Light Poles - Pool

Decorative Light Poles - Site

Wall Laterns - Entry Feature

Site Lighting Total:

Misc. Building Components

Restroom Refurbish Allowance - Club Room

28,048

Restroom Refurbish Allowance - Pool/Fitness

67,199

Wood Cabinets/Stone Top - Kitchen

16,676

Wood Decking - Covered Porch

19,166

Misc. Building Components Total:

16,676

95,247

19,166

**Amelia Walk CDD No Streets
Income & Expense Spreadsheet**

Description	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50
Roofing										
Asphalt Shingles (Arch) - Clubhouse								59,720		
Standing Seam Metal Panels - Clubhouse										
Roofing Total:								59,720		
Exterior Painting										
Clubhouse			14,117							
Exterior Painting Total:			14,117							
Furniture Fixtures & Equipment										
Furniture Allowance - Club Room				14,999						
Furniture Allowance - Patio/Deck								12,977		
Furniture Allowance - Pool Deck										
Shade Structure Fabric										
Furniture Fixtures & Equipment Total:				14,999				12,977		
HVAC										
Heat Pump 5 Ton					12,661					
Heat Pump 6 Ton					15,193					
HVAC Total:					27,854					
Swimming Pool										
Concrete Pavers/Pool Deck/Patio			130,054							
Filtration Refurbishment Allowance			41,318							
Pool Resurfacing/Tile			110,652							
Swimming Pool Total:			282,024							
Tennis Courts										
Asphalt Resurfacing (Color Coat)					18,230					
Tennis Courts Total:					18,230					
Playground										
Play Equipment Allowance			68,863							
Playground Total:			68,863							

**Amelia Walk CDD No Streets
Income & Expense Spreadsheet**

	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50
Description										
Components Not Included										
Access Controller/Devices - Amenity	<i>Unfunded</i>									
Aluminum Gutters/DS - Clubhouse	<i>Unfunded</i>									
Asphalt Seal Coat - Parking Lot	<i>Unfunded</i>									
Asphalt Shingles (Arch) - Pier Pavilion	<i>Unfunded</i>									
Asphalt Shingles (Arch) - Tennis Pavilion	<i>Unfunded</i>									
Backstop - Tennis Courts	<i>Unfunded</i>									
Brick Wall Cleaning/Repair/Replace	<i>Unfunded</i>									
Carpet - Office/Storage	<i>Unfunded</i>									
Catch Basin Repair	<i>Unfunded</i>									
Concrete Curb/Walk Allowance - Parking Lot	<i>Unfunded</i>									
Concrete Pavers Majestic Walk Blvd.	<i>Unfunded</i>									
Drainage Structures/Pipe	<i>Unfunded</i>									
Entry Feature	<i>Unfunded</i>									
Fitness Equipment (Partial Replacement)	<i>Unfunded</i>									
Fitness Equipment Allowance (Full Replacemen..	<i>Unfunded</i>									
Floor Tile - Kitchen	<i>Unfunded</i>									
Ground Light Allowance	<i>Unfunded</i>									
Interior Painting	<i>Unfunded</i>									
Irrigation System	<i>Unfunded</i>									
Landscaping	<i>Unfunded</i>									
Mail Box Pedestals	<i>Unfunded</i>									
Metal Benches - Playground	<i>Unfunded</i>									
Metal Benches - Tennis	<i>Unfunded</i>									
Metal Picnic Tables - Playground	<i>Unfunded</i>									
Metal Picnic Tables - Tennis Pavilion	<i>Unfunded</i>									
Plastic Play Surface Border	<i>Unfunded</i>									
Plumbing Piping In Building	<i>Unfunded</i>									
Pond Fountain Allowance (4 year cycle)	<i>Unfunded</i>									
Pool Lift	<i>Unfunded</i>									
Pool Shell	<i>Unfunded</i>									
Post Swing Single Bay	<i>Unfunded</i>									
Refrigerator	<i>Unfunded</i>									

**Amelia Walk CDD No Streets
Income & Expense Spreadsheet**

Description	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50
<i>Components Not Included continued...</i>										
Refurbishment Allowance - Sign Monuments	Unfunded									
Rubber Flooring - Fitness Center	Unfunded									
Shade Structure Frame	Unfunded									
Standing Seam Metal Panels - Entry Feature	Unfunded									
Street Resurfacing	Unfunded									
Tennis Court Replacement	Unfunded									
Utility Lines to Building	Unfunded									
Vinyl Ceiling - Tennis Pavilion	Unfunded									
Vinyl Gates - Dumpster	Unfunded									
Wall Mirrors	Unfunded									
Wall Over/Microwave	Unfunded									
Water Coolers	Unfunded									
Water Heater	Unfunded									
Wiring In Building	Unfunded									
Wood Flooring Refinish - Club Room	Unfunded									
Wood Siding/Brick - Clubhouse	Unfunded									
Year Total:			365,004	31,675	46,084			154,967	51,613	

**Amelia Walk CDD No Streets
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 20-21	
HVAC	
Heat Pump 5 Ton	7,000
Heat Pump 6 Ton	8,400
Total for 2020 - 2021	\$15,400
<i>No Replacement in 21-22</i>	
Replacement Year 22-23	
Furniture Fixtures & Equipment	
Shade Structure Fabric	7,270
Total for 2022 - 2023	\$7,270
Replacement Year 23-24	
Tennis Courts	
Asphalt Resurfacing (Color Coat)	10,854
Total for 2023 - 2024	\$10,854
<i>No Replacement in 24-25</i>	
<i>No Replacement in 25-26</i>	
Replacement Year 26-27	
Exterior Painting	
Clubhouse	9,509
Total for 2026 - 2027	\$9,509
Replacement Year 27-28	
Misc. Building Components	
Restroom Refurbish Allowance - Club Room	17,117
Restroom Refurbish Allowance - Pool/Fitness	41,010
Roofing	
Asphalt Shingles (Arch) - Clubhouse	36,445
Playground	
Play Equipment Allowance	47,547
Total for 2027 - 2028	\$142,119

**Amelia Walk CDD No Streets
Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 28-29</i>	
<i>No Replacement in 29-30</i>	
Replacement Year 30-31	
Swimming Pool	
Pool Resurfacing/Tile	82,276
Tennis Courts	
Asphalt Resurfacing (Color Coat)	12,902
Total for 2030 - 2031	\$95,178
<i>No Replacement in 31-32</i>	
Replacement Year 32-33	
Misc. Site Components	
Wood Pergola Entry Feature Repair/Replace	18,290
Fencing & Gates	
Chain Link Coated Fence 10 Ft - Tennis Courts	18,344
HVAC	
Heat Pump 5 Ton	9,414
Heat Pump 6 Ton	11,297
Total for 2032 - 2033	\$57,346
Replacement Year 33-34	
Misc. Site Components	
Wood Pilings 50%/Stringers/Deck - Pier	13,443
Furniture Fixtures & Equipment	
Furniture Allowance - Patio/Deck	8,960
Total for 2033 - 2034	\$22,404
Replacement Year 34-35	
Exterior Painting	
Clubhouse	11,586
Total for 2034 - 2035	\$11,586

**Amelia Walk CDD No Streets
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 35-36	
Fencing & Gates	
Aluminum Fence - Pool	26,857
Total for 2035 - 2036	\$26,857
<i>No Replacement in 36-37</i>	
Replacement Year 37-38	
Misc. Site Components	
Street Signs/Poles	25,563
Wood Bulkhead - Retention Pond	9,434
Fencing & Gates	
Vinyl Ranch Fence - Entry	29,240
Site Lighting	
Decorative Light Poles - Pool	21,911
Decorative Light Poles - Site	49,300
Wall Laterns - Entry Feature	10,043
Roofing	
Standing Seam Metal Panels - Clubhouse	9,038
Furniture Fixtures & Equipment	
Shade Structure Fabric	10,530
Tennis Courts	
Asphalt Resurfacing (Color Coat)	15,336
Total for 2037 - 2038	\$180,396
Replacement Year 38-39	
Fencing & Gates	
Aluminum Railing - Rear Patio/Ramp	12,009
Furniture Fixtures & Equipment	
Furniture Allowance - Pool Deck	54,588
Total for 2038 - 2039	\$66,597
<i>No Replacement in 39-40</i>	
<i>No Replacement in 40-41</i>	

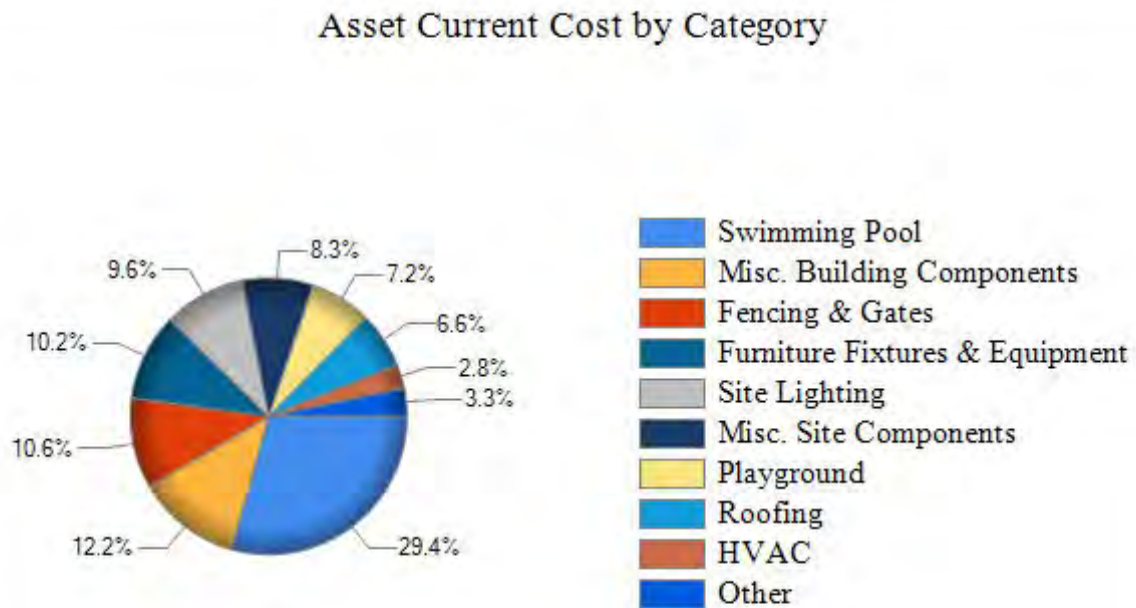
**Amelia Walk CDD No Streets
Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 41-42</i>	
Replacement Year 42-43	
Exterior Painting	
Clubhouse	14,117
Swimming Pool	
Concrete Pavers/Pool Deck/Patio	130,054
Filtration Refurbishment Allowance	41,318
Pool Resurfacing/Tile	110,652
Playground	
Play Equipment Allowance	68,863
Total for 2042 - 2043	\$365,004
Replacement Year 43-44	
Misc. Building Components	
Wood Cabinets/Stone Top - Kitchen	16,676
Furniture Fixtures & Equipment	
Furniture Allowance - Club Room	14,999
Total for 2043 - 2044	\$31,675
Replacement Year 44-45	
HVAC	
Heat Pump 5 Ton	12,661
Heat Pump 6 Ton	15,193
Tennis Courts	
Asphalt Resurfacing (Color Coat)	18,230
Total for 2044 - 2045	\$46,084
<i>No Replacement in 45-46</i>	
<i>No Replacement in 46-47</i>	
Replacement Year 47-48	
Misc. Building Components	
Restroom Refurbish Allowance - Club Room	28,048

**Amelia Walk CDD No Streets
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 47-48 continued...</i>	
Restroom Refurbish Allowance - Pool/Fitness	67,199
Roofing	
Asphalt Shingles (Arch) - Clubhouse	59,720
Total for 2047 - 2048	<u>\$154,967</u>
Replacement Year 48-49	
Misc. Site Components	
Wood Pilings 50%/Stringers/Deck - Pier	19,470
Misc. Building Components	
Wood Decking - Covered Porch	19,166
Furniture Fixtures & Equipment	
Furniture Allowance - Patio/Deck	12,977
Total for 2048 - 2049	<u>\$51,613</u>
<i>No Replacement in 49-50</i>	

Amelia Walk CDD No Streets
Asset Current Cost by Category



Component Condition Assessment

Misc. Site Components

- Street signs and poles should be cleaned and painted upon inspection.
- Wood bulkhead and pier appear good condition from visual inspection of above waterline areas.

Fencing & Gates

- Fencing, gates, railings appear in good condition.
- Tennis court fencing requires some immediate cleaning and repair.

Site Lighting

- District has variety of site lighting that appears in good condition. Site visit was conducted during daytime hours, so performance of lights is unknown.

Misc. Building Components

- Restroom refurbishment allowance is included to allow flexibility for material selection determined at the time of replacement.
- Wood cabinets and top are like new.
- Wood decking at covered porch is like new.

Roofing

- Asphalt shingles have been installed on the new section of the clubhouse and do not match the existing. At the time of replacement of the original roof this area is included. Shingle areas should be inspected annually, and repairs completed.
- Metal roofing appears in good condition and should be inspected annually, and repairs completed.

Exterior Painting

- Exterior walls should be properly prepared prior to painting with all material joints sealed, window and door connections to siding sealed.

FF&E

- Furniture allowances for interior and exterior spaces in included.
- Shade structures at pool should not need replacement with regular repair. Immediate repair and painting are needed.
- Shade fabric is near end of its useful life.

HVAC

- Clubhouse has two heat pumps that we assume are original equipment. Generally, this component has a 12-year life. Annual inspection and cleaning of units is recommended.

Swimming Pool

- Concrete pool deck pavers appear structurally sound, but we find over time the aggregate begins to appear due to wear and do not provide the level of quality the District will expect.
- An allowance for major filtration refurbishment is included for pumps, motors and other equipment.
- Pool was resurfaced in 2019 and in good condition.

Tennis Court

- Tennis court resurfacing is included on a 7-year cycle.

Playground

- Play equipment and swings appear in good condition. An inspection is recommended annually with needed repairs completed.

Amelia Walk CDD No Streets Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Misc. Site Components								
Street Signs/Poles	07-08	37-38	30	0	17	14 Each	1,200.00	16,800
Wood Bulkhead - Retention Pond	07-08	37-38	30	0	17	40 Linear Feet	155.00	6,200
Wood Pergola Entry Feature Repair/Replace	07-08	32-33	25	0	12	2 Each	6,800.00	13,600
Wood Pilings 50%/Stringers/Deck - Pier	18-19	33-34	15	0	13	106 Square Feet	92.00	<u>9,752</u>
Misc. Site Components - Total								\$46,352
Fencing & Gates								
Aluminum Fence - Pool	10-11	35-36	25	0	15	488 Linear Feet	38.00	18,544
Aluminum Railing - Rear Patio/Ramp	10-11	38-39	28	0	18	140 Linear Feet	55.00	7,700
Chain Link Coated Fence 10 Ft - Tennis C..	07-08	32-33	25	0	12	440 Linear Feet	31.00	13,640
Vinyl Ranch Fence - Entry	07-08	37-38	30	0	17	778 Linear Feet	24.70	<u>19,217</u>
Fencing & Gates - Total								\$59,101
Site Lighting								
Decorative Light Poles - Pool	07-08	37-38	30	0	17	4 Each	3,600.00	14,400
Decorative Light Poles - Site	07-08	37-38	30	0	17	9 Each	3,600.00	32,400
Wall Laterns - Entry Feature	07-08	37-38	30	0	17	3 Each	2,200.00	<u>6,600</u>
Site Lighting - Total								\$53,400
Misc. Building Components								
Restroom Refurbish Allowance - Club Roo..	07-08	27-28	20	0	7	200 Square Feet	72.00	14,400
Restroom Refurbish Allowance - Pool/Fitn..	07-08	27-28	20	0	7	460 Square Feet	75.00	34,500
Wood Cabinets/Stone Top - Kitchen	18-19	43-44	25	0	23	21 Linear Feet	450.00	9,450
Wood Decking - Covered Porch	18-19	48-49	30	0	28	800 Square Feet	12.00	<u>9,600</u>
Misc. Building Components - Total								\$67,950
Roofing								
Asphalt Shingles (Arch) - Clubhouse	07-08	27-28	20	0	7	73 Squares	420.00	30,660
Standing Seam Metal Panels - Clubhouse	07-08	37-38	30	0	17	540 Square Feet	11.00	<u>5,940</u>
Roofing - Total								\$36,600
Exterior Painting								
Clubhouse	18-19	26-27	8	0	6	1 Lump Sum	8,200.00	<u>8,200</u>
Exterior Painting - Total								\$8,200
Furniture Fixtures & Equipment								
Furniture Allowance - Club Room	18-19	43-44	25	0	23	1 Lump Sum	8,500.00	8,500
Furniture Allowance - Patio/Deck	18-19	33-34	15	0	13	1 Lump Sum	6,500.00	6,500
Furniture Allowance - Pool Deck	18-19	38-39	20	0	18	1 Lump Sum	35,000.00	35,000
Shade Structure Fabric	07-08	22-23	15	0	2	2 Each	3,460.00	<u>6,920</u>
Furniture Fixtures & Equipment - Total								\$56,920

Amelia Walk CDD No Streets Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
HVAC								
Heat Pump 5 Ton	07-08	20-21	12	0	0	1 Each	7,000.00	7,000
Heat Pump 6 Ton	07-08	20-21	12	0	0	1 Each	8,400.00	8,400
HVAC - Total								<u>\$15,400</u>
Swimming Pool								
Concrete Pavers/Pool Deck/Patio	07-08	42-43	35	0	22	9,443 Square Feet	8.00	75,544
Filtration Refurbishment Allowance	07-08	42-43	35	0	22	1 Lump Sum	24,000.00	24,000
Pool Resurfacing/Tile	18-19	30-31	12	0	10	4,591 Square Feet	14.00	64,274
Swimming Pool - Total								<u>\$163,818</u>
Tennis Courts								
Asphalt Resurfacing (Color Coat)	07-08	23-24	7	9	3	1,362 Square Yards	7.40	10,079
Tennis Courts - Total								<u>\$10,079</u>
Playground								
Play Equipment Allowance	07-08	27-28	15	5	7	1 Lump Sum	40,000.00	40,000
Playground - Total								<u>\$40,000</u>
Components Not Included								
Access Controller/Devices - Amenity	Unfunded							
Aluminum Gutters/DS - Clubhouse	Unfunded							
Asphalt Seal Coat - Parking Lot	Unfunded							
Asphalt Shingles (Arch) - Pier Pavilion	Unfunded							
Asphalt Shingles (Arch) - Tennis Pavilion	Unfunded							
Backstop - Tennis Courts	Unfunded							
Brick Wall Cleaning/Repair/Replace	Unfunded							
Carpet - Office/Storage	Unfunded							
Catch Basin Repair	Unfunded							
Concrete Curb/Walk Allowance - Parking ..	Unfunded							
Concrete Pavers Majestic Walk Blvd.	Unfunded							
Drainage Structures/Pipe	Unfunded							
Entry Feature	Unfunded							
Fitness Equipment (Partial Replacement)	Unfunded							
Fitness Equipment Allowance (Full Replac..	Unfunded							
Floor Tile - Kitchen	Unfunded							
Ground Light Allowance	Unfunded							
Interior Painting	Unfunded							
Irrigation System	Unfunded							
Landscaping	Unfunded							
Mail Box Pedestals	Unfunded							
Metal Benches - Playground	Unfunded							
Metal Benches - Tennis	Unfunded							
Metal Picnic Tables - Playground	Unfunded							
Metal Picnic Tables - Tennis Pavilion	Unfunded							

Amelia Walk CDD No Streets Component Inventory

Description	Date in Service	Replacement Year	Useful Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Components Not Included continued...</i>							
Plastic Play Surface Border							
Plumbing Piping In Building							
Pond Fountain Allowance (4 year cycle)							
Pool Lift							
Pool Shell							
Post Swing Single Bay							
Refrigerator							
Refurbishment Allowance - Sign Monume..							
Rubber Flooring - Fitness Center							
Shade Structure Frame							
Standing Seam Metal Panels - Entry Featu..							
Street Resurfacing							
Tennis Court Replacement							
Utility Lines to Building							
Vinyl Ceiling - Tennis Pavilion							
Vinyl Gates - Dumpster							
Wall Mirrors							
Wall Over/Microwave							
Water Coolers							
Water Heater							
Wiring In Building							
Wood Flooring Refinish - Club Room							
Wood Siding/Brick - Clubhouse							
Components Not Included - Total							
Total Asset Summary							\$557,819

**Amelia Walk CDD No Streets
Component Detail Index**

Asset ID	Description	Replacement	Page
Misc. Site Components			
1064	Street Signs/Poles	37-38	5-9
1044	Wood Bulkhead - Retention Pond	37-38	5-9
1067	Wood Pergola Entry Feature Repair/Replace	32-33	5-10
1043	Wood Pilings 50%/Stringers/Deck - Pier	33-34	5-10
Fencing & Gates			
1026	Aluminum Fence - Pool	35-36	5-11
1034	Aluminum Railing - Rear Patio/Ramp	38-39	5-11
1060	Chain Link Coated Fence 10 Ft - Tennis Courts	32-33	5-12
1053	Vinyl Ranch Fence - Entry	37-38	5-12
Site Lighting			
1035	Decorative Light Poles - Pool	37-38	5-13
1046	Decorative Light Poles - Site	37-38	5-13
1066	Wall Laterns - Entry Feature	37-38	5-14
Misc. Building Components			
1014	Restroom Refurbish Allowance - Club Room	27-28	5-15
1015	Restroom Refurbish Allowance - Pool/Fitness	27-28	5-15
1016	Wood Cabinets/Stone Top - Kitchen	43-44	5-16
1017	Wood Decking - Covered Porch	48-49	5-16
Roofing			
1003	Asphalt Shingles (Arch) - Clubhouse	27-28	5-17
1004	Standing Seam Metal Panels - Clubhouse	37-38	5-17
Exterior Painting			
1006	Clubhouse	26-27	5-18
Furniture Fixtures & Equipment			
1022	Furniture Allowance - Club Room	43-44	5-19
1028	Furniture Allowance - Patio/Deck	33-34	5-19
1040	Furniture Allowance - Pool Deck	38-39	5-20
1038	Shade Structure Fabric	22-23	5-20
HVAC			
1010	Heat Pump 5 Ton	20-21	5-21

**Amelia Walk CDD No Streets
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>HVAC Continued...</i>			
1009	Heat Pump 6 Ton	20-21	5-21
Swimming Pool			
1029	Concrete Pavers/Pool Deck/Patio	42-43	5-22
1051	Filtration Refurbishment Allowance	42-43	5-22
1036	Pool Resurfacing/Tile	30-31	5-22
Tennis Courts			
1061	Asphalt Resurfacing (Color Coat)	23-24	5-24
Playground			
1055	Play Equipment Allowance	27-28	5-25
Components Not Included			
1019	Access Controller/Devices - Amenity	Unfunded	5-26
1024	Aluminum Gutters/DS - Clubhouse	Unfunded	5-26
1074	Asphalt Seal Coat - Parking Lot	Unfunded	5-26
1001	Asphalt Shingles (Arch) - Pier Pavilion	Unfunded	5-27
1002	Asphalt Shingles (Arch) - Tennis Pavilion	Unfunded	5-27
1062	Backstop - Tennis Courts	Unfunded	5-28
1076	Brick Wall Cleaning/Repair/Replace	Unfunded	5-28
1057	Carpet - Office/Storage	Unfunded	5-28
1047	Catch Basin Repair	Unfunded	5-29
1008	Concrete Curb/Walk Allowance - Parking Lot	Unfunded	5-29
1070	Concrete Pavers Majestic Walk Blvd.	Unfunded	5-29
1058	Drainage Structures/Pipe	Unfunded	5-30
1065	Entry Feature	Unfunded	5-30
1031	Fitness Equipment (Partial Replacement)	Unfunded	5-30
1030	Fitness Equipment Allowance (Full Replacement)	Unfunded	5-31
1013	Floor Tile - Kitchen	Unfunded	5-31
1050	Ground Light Allowance	Unfunded	5-32
1077	Interior Painting	Unfunded	5-32
1079	Irrigation System	Unfunded	5-32
1078	Landscaping	Unfunded	5-32
1068	Mail Box Pedestals	Unfunded	5-33
1054	Metal Benches - Playground	Unfunded	5-33
1063	Metal Benches - Tennis	Unfunded	5-33

**Amelia Walk CDD No Streets
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Components Not Included Continued...</i>			
1075	Metal Picnic Tables - Playground	Unfunded	5-34
1059	Metal Picnic Tables - Tennis Pavilion	Unfunded	5-34
1052	Plastic Play Surface Border	Unfunded	5-35
1081	Plumbing Piping In Building	Unfunded	5-35
1041	Pond Fountain Allowance (4 year cycle)	Unfunded	5-35
1039	Pool Lift	Unfunded	5-36
1072	Pool Shell	Unfunded	5-36
1056	Post Swing Single Bay	Unfunded	5-37
1021	Refrigerator	Unfunded	5-37
1023	Refurbishment Allowance - Sign Monuments	Unfunded	5-38
1033	Rubber Flooring - Fitness Center	Unfunded	5-38
1037	Shade Structure Frame	Unfunded	5-39
1005	Standing Seam Metal Panels - Entry Feature	Unfunded	5-39
1088	Street Resurfacing	Unfunded	5-39
1071	Tennis Court Replacement	Unfunded	5-40
1080	Utility Lines to Building	Unfunded	5-40
1073	Vinyl Ceiling - Tennis Pavilion	Unfunded	5-40
1048	Vinyl Gates - Dumpster	Unfunded	5-41
1032	Wall Mirrors	Unfunded	5-41
1020	Wall Over/Microwave	Unfunded	5-41
1011	Water Coolers	Unfunded	5-42
1012	Water Heater	Unfunded	5-42
1082	Wiring In Building	Unfunded	5-42
1018	Wood Flooring Refinish - Club Room	Unfunded	5-43
1025	Wood Siding/Brick - Clubhouse	Unfunded	5-43
	Total Funded Assets	29	
	Total Unfunded Assets	<u>48</u>	
	Total Assets	77	

Amelia Walk CDD No Streets Component Detail

Street Signs/Poles - 2037

Asset ID	1064	14 Each	@ \$1,200.00
		Asset Cost	\$16,800.00
		Percent Replacement	100%
		Future Cost	\$25,563.19
Misc. Site Components			
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	17		



Wood Bulkhead - Retention Pond - 2037

Asset ID	1044	40 Linear Feet	@ \$155.00
		Asset Cost	\$6,200.00
		Percent Replacement	100%
		Future Cost	\$9,434.03
Misc. Site Components			
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	17		



Amelia Walk CDD No Streets Component Detail

Wood Pergola Entry Feature Repair/Replace - 2032

Asset ID	1067	2 Each	@ \$6,800.00
		Asset Cost	\$13,600.00
		Percent Replacement	100%
		Future Cost	\$18,290.49
Misc. Site Components			
Placed in Service	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	12		



Wood Pilings 50%/Stringers/Deck - Pier - 2033

Asset ID	1043	106 Square Feet	@ \$92.00
		Asset Cost	\$9,752.00
		Percent Replacement	100%
		Future Cost	\$13,443.24
Misc. Site Components			
Placed in Service	January 2019		
Useful Life	15		
Replacement Year	33-34		
Remaining Life	13		



**Amelia Walk CDD No Streets
Component Detail**

Aluminum Fence - Pool - 2035

Asset ID	1026	488 Linear Feet	@ \$38.00
		Asset Cost	\$18,544.00
		Percent Replacement	100%
		Future Cost	\$26,857.24
Placed in Service	Fencing & Gates		
Useful Life	January 2011		
Replacement Year	25		
Remaining Life	35-36		
	15		



Aluminum Railing - Rear Patio/Ramp - 2038

Asset ID	1034	140 Linear Feet	@ \$55.00
		Asset Cost	\$7,700.00
		Percent Replacement	100%
		Future Cost	\$12,009.37
Placed in Service	Fencing & Gates		
Useful Life	January 2011		
Replacement Year	28		
Remaining Life	38-39		
	18		



**Amelia Walk CDD No Streets
Component Detail**

Chain Link Coated Fence 10 Ft - Tennis Courts - 2032

Asset ID	1060	440 Linear Feet	@ \$31.00
		Asset Cost	\$13,640.00
		Percent Replacement	100%
		Future Cost	\$18,344.28
Placed in Service	Fencing & Gates		
	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	12		



Vinyl Ranch Fence - Entry - 2037

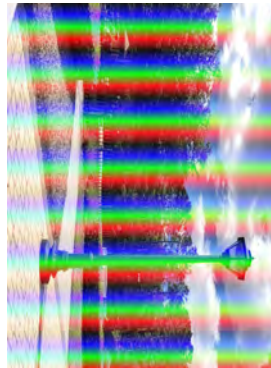
Asset ID	1053	778 Linear Feet	@ \$24.70
		Asset Cost	\$19,216.60
		Percent Replacement	100%
		Future Cost	\$29,240.33
Placed in Service	Fencing & Gates		
	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	17		



Amelia Walk CDD No Streets Component Detail

Decorative Light Poles - Pool - 2037

Asset ID	1035	4 Each	@ \$3,600.00
		Asset Cost	\$14,400.00
		Percent Replacement	100%
		Future Cost	\$21,911.30
Placed in Service	Site Lighting		
	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	17		



Decorative Light Poles - Site - 2037

Asset ID	1046	9 Each	@ \$3,600.00
		Asset Cost	\$32,400.00
		Percent Replacement	100%
		Future Cost	\$49,300.43
Placed in Service	Site Lighting		
	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	17		



Amelia Walk CDD No Streets Component Detail

Wall Laterns - Entry Feature - 2037

Asset ID	1066	3 Each	@ \$2,200.00
		Asset Cost	\$6,600.00
		Percent Replacement	100%
		Future Cost	\$10,042.68
Placed in Service	Site Lighting		
Useful Life	January 2008		
Replacement Year	30		
Remaining Life	37-38		
	17		



Amelia Walk CDD No Streets Component Detail

Restroom Refurbish Allowance - Club Room - 2027

Asset ID	1014	200 Square Feet	@ \$72.00
		Asset Cost	\$14,400.00
		Percent Replacement	100%
		Future Cost	\$17,117.07
Misc. Building Components			
Placed in Service	January 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	7		



Restroom Refurbish Allowance - Pool/Fitness - 2027

Asset ID	1015	460 Square Feet	@ \$75.00
		Asset Cost	\$34,500.00
		Percent Replacement	100%
		Future Cost	\$41,009.66
Misc. Building Components			
Placed in Service	January 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	7		



**Amelia Walk CDD No Streets
Component Detail**

Wood Cabinets/Stone Top - Kitchen - 2043

Asset ID	1016	21 Linear Feet	@ \$450.00
		Asset Cost	\$9,450.00
		Percent Replacement	100%
		Future Cost	\$16,675.57
Misc. Building Components			
Placed in Service	January 2019		
Useful Life	25		
Replacement Year	43-44		
Remaining Life	23		



Wood Decking - Covered Porch - 2048

Asset ID	1017	800 Square Feet	@ \$12.00
		Asset Cost	\$9,600.00
		Percent Replacement	100%
		Future Cost	\$19,166.35
Misc. Building Components			
Placed in Service	January 2019		
Useful Life	30		
Replacement Year	48-49		
Remaining Life	28		



**Amelia Walk CDD No Streets
Component Detail**

Asphalt Shingles (Arch) - Clubhouse - 2027

Asset ID	1003	73 Squares	@ \$420.00
		Asset Cost	\$30,660.00
		Percent Replacement	100%
		Future Cost	\$36,445.10
	Roofing		
Placed in Service	January 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	7		



Standing Seam Metal Panels - Clubhouse - 2037

Asset ID	1004	540 Square Feet	@ \$11.00
		Asset Cost	\$5,940.00
		Percent Replacement	100%
		Future Cost	\$9,038.41
	Roofing		
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	17		



Amelia Walk CDD No Streets Component Detail

Clubhouse - 2026

Asset ID	1006	1 Lump Sum	@ \$8,200.00
		Asset Cost	\$8,200.00
		Percent Replacement	100%
		Future Cost	\$9,509.49
Placed in Service	Exterior Painting		
Useful Life	January 2019		
Replacement Year	8		
Remaining Life	26-27		
	6		



Amelia Walk CDD No Streets Component Detail

Furniture Allowance - Club Room - 2043

Asset ID	1022	1 Lump Sum	@ \$8,500.00
		Asset Cost	\$8,500.00
		Percent Replacement	100%
		Future Cost	\$14,999.19
Furniture Fixtures & Equipment			
Placed in Service	January 2019		
Useful Life	25		
Replacement Year	43-44		
Remaining Life	23		



Furniture Allowance - Patio/Deck - 2033

Asset ID	1028	1 Lump Sum	@ \$6,500.00
		Asset Cost	\$6,500.00
		Percent Replacement	100%
		Future Cost	\$8,960.32
Furniture Fixtures & Equipment			
Placed in Service	January 2019		
Useful Life	15		
Replacement Year	33-34		
Remaining Life	13		



**Amelia Walk CDD No Streets
Component Detail**

Furniture Allowance - Pool Deck - 2038

Asset ID	1040	1 Lump Sum	@ \$35,000.00
		Asset Cost	\$35,000.00
		Percent Replacement	100%
		Future Cost	\$54,588.05
Furniture Fixtures & Equipment			
Placed in Service	January 2019		
Useful Life	20		
Replacement Year	38-39		
Remaining Life	18		



Shade Structure Fabric - 2022

Asset ID	1038	2 Each	@ \$3,460.00
		Asset Cost	\$6,920.00
		Percent Replacement	100%
		Future Cost	\$7,270.32
Furniture Fixtures & Equipment			
Placed in Service	January 2008		
Useful Life	15		
Replacement Year	22-23		
Remaining Life	2		



**Amelia Walk CDD No Streets
Component Detail**

Heat Pump 5 Ton - 2020

Asset ID	1010	1 Each	@ \$7,000.00
		Asset Cost	\$7,000.00
		Percent Replacement	100%
		Future Cost	\$7,000.00
Placed in Service	January 2008		
Useful Life	12		
Replacement Year	20-21		
Remaining Life	0		

Heat Pump 6 Ton - 2020

Asset ID	1009	1 Each	@ \$8,400.00
		Asset Cost	\$8,400.00
		Percent Replacement	100%
		Future Cost	\$8,400.00
Placed in Service	January 2008		
Useful Life	12		
Replacement Year	20-21		
Remaining Life	0		

**Amelia Walk CDD No Streets
Component Detail**

Concrete Pavers/Pool Deck/Patio - 2042

Asset ID	1029	9,443 Square Feet	@ \$8.00
		Asset Cost	\$75,544.00
		Percent Replacement	100%
		Future Cost	\$130,054.39
Placed in Service	Swimming Pool		
	January 2008		
Useful Life	35		
Replacement Year	42-43		
Remaining Life	22		



Filtration Refurbishment Allowance - 2042

Asset ID	1051	1 Lump Sum	@ \$24,000.00
		Asset Cost	\$24,000.00
		Percent Replacement	100%
		Future Cost	\$41,317.71
Placed in Service	Swimming Pool		
	January 2008		
Useful Life	35		
Replacement Year	42-43		
Remaining Life	22		

Pool Resurfacing/Tile - 2030

Asset ID	1036	4,591 Square Feet	@ \$14.00
		Asset Cost	\$64,274.00
		Percent Replacement	100%
		Future Cost	\$82,276.15
Placed in Service	Swimming Pool		
	January 2019		
Useful Life	12		
Replacement Year	30-31		
Remaining Life	10		

**Amelia Walk CDD No Streets
Component Detail**

Pool Resurfacing/Tile continued...



**Amelia Walk CDD No Streets
Component Detail**

Asphalt Resurfacing (Color Coat) - 2023

Asset ID	1061	1,362 Square Yards	@ \$7.40
		Asset Cost	\$10,078.80
		Percent Replacement	100%
		Future Cost	\$10,853.77
Placed in Service	Tennis Courts		
Useful Life	January 2008		
Adjustment	7		
Replacement Year	9		
Remaining Life	23-24		
	3		



Amelia Walk CDD No Streets Component Detail

Play Equipment Allowance - 2027

Asset ID	1055	1 Lump Sum	@ \$40,000.00
		Asset Cost	\$40,000.00
		Percent Replacement	100%
		Future Cost	\$47,547.43
Placed in Service	Playground		
Useful Life	January 2008		
Adjustment	15		
Replacement Year	5		
Remaining Life	27-28		
	7		



Amelia Walk CDD No Streets Component Detail

Access Controller/Devices - Amenity

Asset ID	1019	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Aluminum Gutters/DS - Clubhouse

Asset ID	1024	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



Asphalt Seal Coat - Parking Lot

Asset ID	1074	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2027		
No Useful Life			

Amelia Walk CDD No Streets Component Detail

Asphalt Seal Coat - Parking Lot continued...



Asphalt Shingles (Arch) - Pier Pavilion

Asset ID	1001	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



Asphalt Shingles (Arch) - Tennis Pavilion

Asset ID	1002	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Amelia Walk CDD No Streets Component Detail

Asphalt Shingles (Arch) - Tennis Pavilion continued...



Backstop - Tennis Courts

Asset ID	1062	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Brick Wall Cleaning/Repair/Replace

Asset ID	1076	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Carpet - Office/Storage

Asset ID	1057	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Amelia Walk CDD No Streets Component Detail

Catch Basin Repair

Asset ID	1047	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



Concrete Curb/Walk Allowance - Parking Lot

Asset ID	1008	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2017		
No Useful Life			

Concrete Pavers Majestic Walk Blvd.

Asset ID	1070	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Amelia Walk CDD No Streets Component Detail

Drainage Structures/Pipe

Asset ID	1058	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Entry Feature

Asset ID	1065	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2019		
No Useful Life			



Fitness Equipment (Partial Replacement)

Asset ID	1031	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Amelia Walk CDD No Streets Component Detail

Fitness Equipment Allowance (Full Replacement)

Asset ID	1030	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



Floor Tile - Kitchen

Asset ID	1013	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2019		
No Useful Life			



**Amelia Walk CDD No Streets
Component Detail**

Ground Light Allowance

Asset ID	1050	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Interior Painting

Asset ID	1077	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Irrigation System

Asset ID	1079	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Landscaping

Asset ID	1078	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Amelia Walk CDD No Streets Component Detail

Mail Box Pedestals

Asset ID	1068	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Metal Benches - Playground

Asset ID	1054	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



Metal Benches - Tennis

Asset ID	1063	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Amelia Walk CDD No Streets Component Detail

Metal Benches - Tennis continued...



Metal Picnic Tables - Playground

Asset ID	1075	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Metal Picnic Tables - Tennis Pavilion

Asset ID	1059	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



Amelia Walk CDD No Streets Component Detail

Plastic Play Surface Border

Asset ID	1052	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



Plumbing Piping In Building

Asset ID	1081	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Pond Fountain Allowance (4 year cycle)

Asset ID	1041	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Amelia Walk CDD No Streets Component Detail

Pond Fountain Allowance (4 year cycle) continued...



Pool Lift

Asset ID	1039	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2020		
No Useful Life			



Pool Shell

Asset ID	1072	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Amelia Walk CDD No Streets
Component Detail

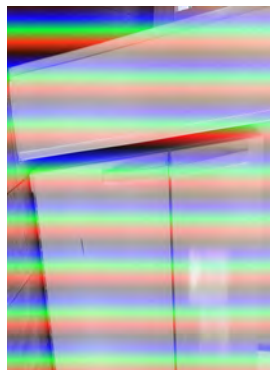
Post Swing Single Bay

Asset ID	1056	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



Refrigerator

Asset ID	1021	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2019		
No Useful Life			



Amelia Walk CDD No Streets Component Detail

Refurbishment Allowance - Sign Monuments

Asset ID	1023	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



Rubber Flooring - Fitness Center

Asset ID	1033	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2019		
No Useful Life			



Amelia Walk CDD No Streets Component Detail

Shade Structure Frame

Asset ID	1037	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Standing Seam Metal Panels - Entry Feature

Asset ID	1005	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



Street Resurfacing

Asset ID	1088	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

**Amelia Walk CDD No Streets
Component Detail**

Tennis Court Replacement

Asset ID	1071	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Utility Lines to Building

Asset ID	1080	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Vinyl Ceiling - Tennis Pavilion

Asset ID	1073	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



Amelia Walk CDD No Streets Component Detail

Vinyl Gates - Dumpster

Asset ID	1048	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



Wall Mirrors

Asset ID	1032	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Wall Over/Microwave

Asset ID	1020	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2019		
No Useful Life			

Amelia Walk CDD No Streets Component Detail

Wall Over/Microwave continued...



Water Coolers

Asset ID	1011	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Water Heater

Asset ID	1012	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Wiring In Building

Asset ID	1082	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Amelia Walk CDD No Streets Component Detail

Wood Flooring Refinish - Club Room

Asset ID	1018	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



Wood Siding/Brick - Clubhouse

Asset ID	1025	Asset Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

METHODOLOGY

Reserve Analysis is a process that identifies capital expenses the District can expect and creates a plan to fund them. This is accomplished by a site visit to visually evaluate components to measure quantities and determine their remaining life. Component Selection Process is based on the Community Associations Institute (CAI) standards for reserve studies and selection of components.

Component must be a commonly owned, have a limited and predictable life, replacement cost must be above a minimum threshold cost. Useful life and replacement cost are obtained from site inspection by experienced inspectors and our database of information, historical information, local Vendors and comparison of similar component cost found at other properties.

The funding plan we develop includes; adequate cash balances, even contributions so all owners pay their fair share over time and moderate contributions with acceptable increases. Percent Funded is defined by industry standards as 70-100% strong, 30-70% fair or adequate and below 30% weak or inadequate. We recommend Full Funding if possible to avoid deferred maintenance or special assessments. Baseline Funding maintains funds above zero resulting is a high risk of special assessments or deferred maintenance and should be avoided. Threshold Funding maintains reserves above a “Threshold” level providing adequate funding with moderate risk.

CREDENTIALS

Community Advisors, LLC provides capital reserve planning, property inspection, and construction oversight for a broad base of clients including CDD communities, Condominiums, Homeowner Associations, Churches, Private Schools, Time Shares, Active Adult, Municipal Utility Plants, Marinas, Historic Buildings & Museums and commercial investment properties.

Personal Service is our common business practice but our attention to detail, quick response and interest in client relationships continues to earn us a larger market share of work each year.

Range of Experience includes a broad selection of building types, ages and uses from protected historic structures to new communities ready for developer turnover. As commercial general contractors we have experience building many of the types of structure we now provide reserve analysis for, so we understand potential problem areas. As commercial inspectors we have experienced a variety of structural and cosmetic conditions offering solutions for repair. Areas of expertise include MEP systems, energy management, life safety systems, building envelope and roof components, marine structures, street and other site improvements.

Detailed Site Evaluation is Conducted to make sure we know your property and include all your assets in our analysis. With our years of experience with community development and commercial construction projects we understand both horizontal and vertical construction and utilize realistic replacement cost and useful life projections in our analysis. *Financial Plan Meets CAI & APRA Standards* with information obtained during the site visit we build a custom-made financial plan to ensure adequate funding for future component replacement which equates to maintaining District value.

Reserve Analyst Credentials: Mr. Charles Sheppard is the owner of Community Advisors responsible for field inspection oversight and day to day operations. Mr. Sheppard hold a BS degree from VA Tech and has conducted building evaluations for over 30 years. He is a licensed Florida General Contractor, Home Inspector and earned the professional designations of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS).

TERMS OF SERVICE

We have completed an analysis of your capital components that serves as a budgeting tool. This reserve study reflects the information provided by this client and is not for the purposes of performing an audit or estimating construction projects. Our site visit includes visual observation of components that are accessible and safe for our inspectors to evaluate. Roof evaluation is limited to ground observation for sloped roofs and roof top inspection for flat roofs if safe and stable access is available that meets our safety standards.

We are not responsible for any hidden defects or determining the condition of hidden or underground components or systems. Observing environmental conditions, hazardous materials or determine compliance with building codes or other regulations is not included in our scope of work. Our site visit is not a safety inspection and we are not responsible for any hazards that exist. Destructive testing is not conducted. It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications.

Projections of component remaining useful life assumes this client will perform necessary preventative maintenance and repair per industry standards. This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by the Client and its contractors, assorted vendors, specialist and independent contractors. Reserve fund balances and contribution amounts for use in our analysis is furnished by the client and deemed accurate. Useful life projections are determined by historical records, component condition and our opinion based on evaluating similar components on other projects. These life projections are changed by weather conditions, use, maintenance procedures and other factors out of our control therefore regular updates to this analysis are needed to maintain funding accuracy. Replacement cost is determined by our experience with similar projects, local vendor pricing and client historical records and should not be considered suitable for budgeting repair or replacement projects. Local contractor proposals must be obtained for this work. No liability is assumed as the result of changing market prices or inaccurate estimates or projections of remaining useful life of components.

Component replacement cost and interest rates constantly change. In order to maintain accuracy of your funding plan updates to this analysis should be conducted annually with a site visit every 2-3 years unless conditions warrant annual visits. Community Advisors, LLC shall not be required to participate in any legal action taken by or against our clients for any reason and shall also not be required to give testimony in depositions or in court. In all cases the liability of Community Advisors, LLC and its Principals, Employees, contractors and Vendors shall be limited to the consulting fee agreed upon for the production of this report. Client financial information is considered confidential and is not disclosed to third parties without your approval. We do use your name for our list of valued clients and when submitting proposals for new projects that request references or recent projects. That request may include size of property, number of units or major components. We also use photos from time to time of components as an example for educational and marketing efforts. Community Advisors and the analyst who prepared this study do not have any relationship that can be considered a conflict of interest. From time to time our Clients ask that we manage repair or replacement of components due to our experience in construction management. We do so with the understanding that full disclosure for both parties is completed.

DEFINITIONS

Adjustment to Useful Life: Typical useful life projections are used for each component. The adjustment is used to modify that life projection for earlier or later replacement. It only applies to the current replacement cycle.

Cash Flow Method: A method of determining reserve contributions that are “pooled” to fund replacement cost as needed without restricting funds to any one component.

Component Method: A funding method that fully funds each reserve component then sums those for the annual contribution.

Current Funding Plan: The funding plan currently used at the time of this analysis with updated component inventory and financial assumptions. This allows you to see how the current contribution level funds future component replacement.

Effective Age: Difference of useful and remaining useful life.

Fully Funded Balance: Represents the cost of used component life represented by the formula.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

Interest Contribution: The interest that should be earned on invested reserves.

Percent Funded: Ratio of reserve balance to fully funded balance.

Remaining Life: Number of years a component is projected to continue to function.

Threshold Funding: This plan maintains fund balance above a predetermined threshold dollar or percent funded amount.

Useful Life: The estimated useful life of an asset based upon industry standards, manufacturer specification, visual inspection, location, usage, association standards and prior history.

FOURTH ORDER OF BUSINESS

RESOLUTION 2020-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Amelia Walk Community Development District (“**District**”) prior to June 15, 2020, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: August 18, 2020

HOUR: 2:00 p.m.

The hearing may be conducted remotely, pursuant to Zoom media technology and/or by telephone pursuant to Executive Orders 20-52, 20-69, and 20-112 issued by Governor DeSantis on March 9, 2020, March 20, 2020, and April 29, 2020, as such orders may be extended, respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*. In the event that conditions allow the meeting to be held in person, it will be held at the following location:

LOCATION: Amelia Walk Amenity Center
85287 Majestic Walk Boulevard
Fernandina Beach, Florida.

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Nassau County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 9TH DAY OF JUNE, 2020.

ATTEST:

**AMELIA WALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

***Proposed Budget
Fiscal Year 2021***

***Amelia Walk
Community Development District***

June 9, 2020



Amelia Walk
Community Development District

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Amelia Walk

Community Development District

General Fund

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Total Projected 9/30/20	Proposed Budget FY 2021
Revenues					
Maintenance Assessments-On Roll (Net)	\$345,011	\$345,595	\$2,990	\$348,585	\$600,608
Maintenance Assessments-Off Roll	\$331,463	\$59,609	\$271,854	\$331,463	\$78,846
Interest Income	\$100	\$129	\$50	\$179	\$100
Clubhouse Rental Fees	\$500	\$1,484	\$0	\$1,484	\$500
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0
Carryforward Surplus	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$677,074	\$406,818	\$274,894	\$681,711	\$680,054
Expenditures					
<u>Administrative</u>					
Supervisor Fees	\$11,000	\$2,600	\$5,000	\$7,600	\$12,000
FICA Expense	\$842	\$199	\$383	\$581	\$842
Engineering Fees	\$15,000	\$3,000	\$5,000	\$8,000	\$15,000
Assessment Roll Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Dissemination	\$3,500	\$2,042	\$1,458	\$3,500	\$3,500
Dissemination-Amortization Schedules	\$0	\$1,950	\$250	\$2,200	\$500
Trustee Fees	\$21,550	\$9,428	\$11,525	\$20,953	\$21,550
Arbitrage	\$2,400	\$0	\$2,400	\$2,400	\$2,400
Attorney Fees	\$22,000	\$8,067	\$9,916	\$17,983	\$22,000
Annual Audit	\$5,135	\$0	\$3,635	\$3,635	\$4,500
Management Fees	\$48,600	\$28,350	\$20,250	\$48,600	\$48,600
Computer Time	\$1,000	\$583	\$417	\$1,000	\$1,000
Travel & Per Diem	\$1,000	\$48	\$34	\$82	\$1,000
Telephone	\$550	\$376	\$268	\$644	\$650
Postage	\$900	\$562	\$402	\$964	\$1,000
Printing & Binding	\$2,800	\$1,351	\$965	\$2,317	\$2,500
Insurance	\$8,319	\$8,121	\$0	\$8,121	\$8,319
Legal Advertising	\$9,000	\$2,104	\$5,909	\$8,013	\$8,500
Other Current Charges	\$650	\$794	\$365	\$1,160	\$1,200
Office Supplies	\$250	\$122	\$87	\$209	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$159,671	\$74,871	\$68,265	\$143,136	\$160,486
FIELD:					
Contract Services:					
Landscaping & Fertilization Maintenance	\$110,233	\$48,097	\$34,355	\$82,452	\$110,233
Fountain Maintenance	\$1,500	\$1,317	\$1,000	\$2,317	\$1,500
Lake Maintenance	\$8,995	\$4,998	\$3,570	\$8,568	\$8,995
Security	\$5,852	\$5,459	\$3,245	\$8,704	\$6,845
Refuse	\$3,200	\$1,883	\$1,345	\$3,228	\$3,200
Management Company	\$15,120	\$8,820	\$6,300	\$15,120	\$15,120
Subtotal Contract Services	\$144,900	\$70,574	\$49,815	\$120,389	\$145,893

Amelia Walk

Community Development District

General Fund

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Total Projected 9/30/20	Proposed Budget FY 2021
Repairs & Maintenance:					
Repairs & Maintenance	\$40,000	\$23,233	\$16,595	\$39,829	\$40,000
Landscaping Extras (Flowers & Mulch)	\$12,000	\$25,076	\$0	\$25,076	\$12,000
Irrigation Repairs	\$7,500	\$3,808	\$2,720	\$6,528	\$7,500
Subtotal Repairs and Maintenance	\$59,500	\$52,117	\$19,315	\$71,432	\$59,500
Utilities:					
Electric	\$18,000	\$8,690	\$6,111	\$14,801	\$18,000
Streetlighting	\$16,000	\$10,163	\$6,033	\$16,196	\$16,000
Water & Wastewater	\$70,000	\$35,185	\$30,239	\$65,424	\$70,000
Subtotal Utilities	\$104,000	\$54,038	\$42,383	\$96,421	\$104,000
Amenity Center:					
Insurance	\$15,136	\$15,109	\$0	\$15,109	\$15,136
Pool Maintenance	\$10,000	\$7,531	\$4,655	\$12,186	\$11,172
Pool Chemicals	\$3,000	\$0	\$3,000	\$3,000	\$3,000
Pool Permit	\$300	\$0	\$300	\$300	\$300
Amenity Attendant	\$35,280	\$20,580	\$14,700	\$35,280	\$35,280
Cable TV/Internet/Telephone	\$3,684	\$2,519	\$1,799	\$4,318	\$3,684
Janitorial Service	\$12,000	\$4,432	\$2,382	\$6,813	\$12,000
Special Events	\$10,000	\$4,911	\$3,508	\$8,419	\$10,000
Decorations-Holiday	\$0	\$1,184	\$0	\$1,184	\$0
Facility Maintenance (including Fitness Equip)	\$5,000	\$2,781	\$1,986	\$4,767	\$5,000
Lease	\$14,604	\$8,519	\$6,085	\$14,604	\$14,604
Subtotal Amenity Center	\$109,004	\$67,566	\$38,415	\$105,981	\$110,176
Reserves:					
Road Maintenance Reserves	\$0	\$0	\$0	\$0	\$0
Capital Reserves	\$100,000	\$12,960	\$87,040	\$100,000	\$100,000
Subtotal Reserves	\$100,000	\$12,960	\$87,040	\$100,000	\$100,000
TOTAL FIELD EXPENDITURES	\$517,403	\$257,255	\$236,968	\$494,223	\$519,568
TOTAL EXPENDITURES	\$677,074	\$332,126	\$305,233	\$637,359	\$680,054
FUND BALANCE	\$0	\$74,692	(\$30,339)	\$44,352	\$0

	<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>
Net On Roll Assessment	\$ 89,729	\$ 185,504	\$ 248,141	\$ 345,011	\$ 600,608
Collection & Discounts (7%)	\$ 6,754	\$ 13,963	\$ 18,677	\$ 25,969	\$ 45,207
Gross Assessment	\$ 96,483	\$ 199,466	\$ 266,818	\$ 370,979	\$ 645,815
No. of Units	153	287	287	382	665
Gross Per Unit Assessment	\$ 630.61	\$ 695.00	\$ 929.68	\$ 971.15	\$ 971.15

Annual % Increase 0%
Annual Increase \$ 0.00

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

Description	Amount
Beginning Balance - Carry Forward Surplus (As of 10/1/2019)	\$121,191
Estimated Excess Expenditures over Revenues-FY 2020 ⁽¹⁾	\$44,352
Less:	
Funding for First Quarter Operating Expenses	(\$145,013)
Reserved for Capital Projects / Renewal and Replacement	<u>\$0</u>
	(\$145,013)
Total Undesignated Cash as of 9/30/2020	\$20,530

⁽¹⁾ First quarter operating expenditures are generally three months of the annual budget less amounts reserved for Capital Projects, which is approximately \$144,516.75.

Amelia Walk

Community Development District

General Fund Budget

Fiscal Year 2021

REVENUES:

Maintenance Assessments

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

Rental Income

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

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

Assessment Roll Administration

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

Dissemination Agent

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

Trustee Fees

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

Arbitrage

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

Amelia Walk

Community Development District

General Fund Budget

Fiscal Year 2021

Attorney

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

Annual Audit

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

Management Fees

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

Computer Time

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

Telephone

Telephone and fax machine.

Postage

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

Insurance

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

Printing & Binding

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Amelia Walk

Community Development District

General Fund Budget

Fiscal Year 2021

Field Expenditures:

Landscaping and Fertilization Maintenance:

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

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
Martex	\$9186	\$110,233

Fountain Maintenance:

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

Lake Maintenance

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

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
The Lake Doctors, Inc.	\$714	\$8,995

Refuse

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

Management Company

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

Repairs & Maintenance:

Repairs & Maintenance

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

Landscaping Extras

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

Irrigation Repairs

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

Amelia Walk

Community Development District

General Fund Budget

Fiscal Year 2021

Utilities:

Electric

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

<u>Account Number</u>	<u>Description</u>	<u>Annual Amount</u>
73913-05054	85057 MAJESTIC WALK BLVD.#LS	\$500
76801-07336	85359 MAJESTIC WALK BLVD.	\$650
79966-25336	85287 MAJESTIC WALK BLVD. CLUB	\$11,800
90653-46331	85257 MAJESTIC WALK BLVD. FTN	\$3,400
14381-88177	85108 MAJESTIC WALK BLVD. # IRR	\$150
86669-98532	85287 MAJESTIC WALK BLVD.	\$102
16099-74173	85377 MAJESTIC WALK BLVD. #SIGN	\$168
84322-19536	85059 MAJESTICE WALK BLVD.	\$102
	CONTINGENCY	\$1,128
Total		\$18,000

Streetlighting

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

<u>Account Number</u>	<u>Description</u>	<u>Annual Amount</u>
78458-32232	000 AMELIA CONCOURSE	\$16,000
Total		\$16,000

Water & Wastewater

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

<u>Account Number</u>	<u>Description</u>	<u>Annual Amount</u>
66898811	85108 Majestic Walk Blvd. (IRR)	\$14,000
67204885	85287 Majestic Walk Blvd. (IRR)	\$13,500
67133220	85287 Majestic Walk Blvd. (IRR)	\$16,500
67579885	85287 Majestic Walk Blvd. (S)	\$12,500
67579885	85287 Majestic Walk Blvd. (W)	\$8,500
65440987	85287 Majestic Walk Blvd. (W)	\$3,500
Contingency		\$1,500
Total		\$70,000

Amelia Walk

Community Development District

General Fund Budget

Fiscal Year 2021

Amenity Center:

Insurance

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

Pool Maintenance

The District has contracted with Crystal Clean Pool Service for the maintenance of the Amenity Center Swimming Pool.

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
Crown Pools, Inc.	\$931	\$11,172

Pool Chemicals

Represents the cost of chemicals that will be used to maintain the pool.

Pool Permit

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

Amenity Attendant

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

Cable TV/Internet/Telephone

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

Janitorial Services

The District will contract with a qualified company to provide janitorial services for the Amenity Center.

Facility Maintenance

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

Reserves:

Road Maintenance

Funds set aside for future repairs & replacements of the District owned roadways. Resurfacing costs are projected to be \$350,000 (Phase 1-work estimated during FY 2023) and \$135,000 (Phase 2-work estimated during FY 2033).

Capital Reserve

Funds set aside for future replacements of capital related items.

Amelia Walk

Community Development District

Debt Service Fund

Series 2012A-1 Special Assessment Revenue Bonds

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Total Projected 9/30/20	Proposed Budget FY 2021
Revenues					
Special Assessments-On Roll (Net)	\$120,228	\$118,624	\$1,027	\$119,650	\$120,228
Special Assessments-A Prepayments	\$0	\$18,168	\$0	\$18,168	\$0
Interest Income	\$0	\$1,056	\$400	\$1,456	\$0
Carry Forward Surplus ⁽¹⁾	\$83,399	\$83,549	\$0	\$83,549	\$74,673
TOTAL REVENUES	\$203,627	\$221,397	\$1,427	\$222,823	\$194,901
Expenditures					
<u>Series 2012A-1</u>					
Interest - 11/01	\$36,713	\$36,713	\$0	\$36,713	\$34,650
Interest - 05/01	\$36,713	\$0	\$36,438	\$36,438	\$34,650
Principal - 05/01	\$45,000	\$0	\$45,000	\$45,000	\$45,000
Special Call	\$10,000	\$10,000	\$20,000	\$30,000	\$0
TOTAL EXPENDITURES	\$128,425	\$46,713	\$101,438	\$148,150	\$114,300
EXCESS REVENUES	\$75,202	\$174,684	(\$100,011)	\$74,673	\$80,601

Interest Expense 11/1/2020	\$33,412.50
	<u>\$33,412.50</u>

⁽¹⁾ Carry forward surplus is net of the reserve requirement.

Amelia Walk

Community Development District

Amortization Schedule

Series 2012A-1, Special Assessment Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/20	\$ 1,325,000	5.50%	\$ 65,000.00	\$ 36,437.50	\$ -
11/01/20	\$ 1,260,000	5.50%	\$ -	\$ 34,650.00	\$ 136,087.50
05/01/21	\$ 1,260,000	5.50%	\$ 45,000.00	\$ 34,650.00	\$ -
11/01/21	\$ 1,215,000	5.50%	\$ -	\$ 33,412.50	\$ 113,062.50
05/01/22	\$ 1,215,000	5.50%	\$ 50,000.00	\$ 33,412.50	\$ -
11/01/22	\$ 1,165,000	5.50%	\$ -	\$ 32,037.50	\$ 115,450.00
05/01/23	\$ 1,165,000	5.50%	\$ 50,000.00	\$ 32,037.50	\$ -
11/01/23	\$ 1,115,000	5.50%	\$ -	\$ 30,662.50	\$ 112,700.00
05/01/24	\$ 1,115,000	5.50%	\$ 55,000.00	\$ 30,662.50	\$ -
11/01/24	\$ 1,060,000	5.50%	\$ -	\$ 29,150.00	\$ 114,812.50
05/01/25	\$ 1,060,000	5.50%	\$ 55,000.00	\$ 29,150.00	\$ -
11/01/25	\$ 1,005,000	5.50%	\$ -	\$ 27,637.50	\$ 111,787.50
05/01/26	\$ 1,005,000	5.50%	\$ 60,000.00	\$ 27,637.50	\$ -
11/01/26	\$ 945,000	5.50%	\$ -	\$ 25,987.50	\$ 113,625.00
05/01/27	\$ 945,000	5.50%	\$ 65,000.00	\$ 25,987.50	\$ -
11/01/27	\$ 880,000	5.50%	\$ -	\$ 24,200.00	\$ 115,187.50
05/01/28	\$ 880,000	5.50%	\$ 70,000.00	\$ 24,200.00	\$ -
11/01/28	\$ 810,000	5.50%	\$ -	\$ 22,275.00	\$ 116,475.00
05/01/29	\$ 810,000	5.50%	\$ 70,000.00	\$ 22,275.00	\$ -
11/01/29	\$ 740,000	5.50%	\$ -	\$ 20,350.00	\$ 112,625.00
05/01/30	\$ 740,000	5.50%	\$ 75,000.00	\$ 20,350.00	\$ -
11/01/30	\$ 665,000	5.50%	\$ -	\$ 18,287.50	\$ 113,637.50
05/01/31	\$ 665,000	5.50%	\$ 80,000.00	\$ 18,287.50	\$ -
11/01/31	\$ 585,000	5.50%	\$ -	\$ 16,087.50	\$ 114,375.00
05/01/32	\$ 585,000	5.50%	\$ 85,000.00	\$ 16,087.50	\$ -
11/01/32	\$ 500,000	5.50%	\$ -	\$ 13,750.00	\$ 114,837.50
05/01/33	\$ 500,000	5.50%	\$ 90,000.00	\$ 13,750.00	\$ -
11/01/33	\$ 410,000	5.50%	\$ -	\$ 11,275.00	\$ 115,025.00
05/01/34	\$ 410,000	5.50%	\$ 95,000.00	\$ 11,275.00	\$ -
11/01/34	\$ 315,000	5.50%	\$ -	\$ 8,662.50	\$ 114,937.50
05/01/35	\$ 315,000	5.50%	\$ 100,000.00	\$ 8,662.50	\$ -
11/01/35	\$ 215,000	5.50%	\$ -	\$ 5,912.50	\$ 114,575.00
05/01/36	\$ 215,000	5.50%	\$ 105,000.00	\$ 5,912.50	\$ -
11/01/36	\$ 110,000	5.50%	\$ -	\$ 3,025.00	\$ 113,937.50
05/01/37	\$ 110,000	5.50%	\$ 110,000.00	\$ 3,025.00	\$ 113,025.00
Total			\$ 1,325,000.00	\$ 751,162.50	\$ 2,076,162.50

Amelia Walk

Community Development District

Debt Service Fund

Series 2016A-2 Special Assessment Revenue Bonds

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Total Projected 9/30/20	Proposed Budget FY 2021
Revenues					
Special Assessments	\$269,938	\$248,164	\$2,147	\$250,311	\$239,500
Special Assessments-Prepayments	\$0	\$278,292	\$0	\$278,292	\$0
Interest Income	\$0	\$3,215	\$643	\$3,859	\$0
Carry Forward Surplus ⁽¹⁾	\$272,815	\$349,514	\$0	\$349,514	\$186,613
TOTAL REVENUES	\$542,753	\$879,186	\$2,790	\$881,976	\$426,113
Expenditures					
<u>Series 2016A-1</u>					
Interest - 11/01	\$101,019	\$101,019	\$0	\$101,019	\$93,600
Principal - 11/01	\$55,000	\$55,000	\$0	\$55,000	\$50,000
Special Call - 11/01	\$100,000	\$150,000	\$0	\$150,000	\$0
Interest - 02/01	\$0	\$744	\$0	\$744	\$0
Special Call - 02/01	\$0	\$65,000	\$0	\$65,000	\$0
Interest - 05/01	\$99,850	\$0	\$93,600	\$93,600	\$92,538
Special Call - 05/01	\$0	\$0	\$105,000	\$105,000	\$0
Interest - 08/01	\$0	\$0	\$0	\$0	\$0
Special Call - 08/01	\$0	\$0	\$125,000	\$125,000	\$0
TOTAL EXPENDITURES	\$355,869	\$371,763	\$323,600	\$695,363	\$236,138
EXCESS REVENUES	\$186,885	\$507,423	(\$320,810)	\$186,613	\$189,976

Interest Expense 11/1/2021	\$92,537.50
Principal Expense 11/1/2021	\$50,000.00
	<u>\$142,537.50</u>

⁽¹⁾ Carry forward surplus is net of the reserve requirement.

Amelia Walk

Community Development District

Amortization Schedule

Series 2016, Special Assessment Bonds⁽¹⁾

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
02/01/20	\$ 3,320,000	\$ 65,000.00	\$ 934.38	\$ -
05/01/20	\$ 3,200,000	\$ -	\$ 93,600.00	\$ -
11/01/20	\$ 3,200,000	\$ 50,000.00	\$ 93,600.00	\$ 303,134.38
05/01/21	\$ 3,150,000	\$ -	\$ 92,537.50	\$ -
11/01/21	\$ 3,150,000	\$ 50,000.00	\$ 92,537.50	\$ 235,075.00
05/01/22	\$ 3,100,000	\$ -	\$ 91,475.00	\$ -
11/01/22	\$ 3,100,000	\$ 55,000.00	\$ 91,475.00	\$ 237,950.00
05/01/23	\$ 3,045,000	\$ -	\$ 89,962.50	\$ -
11/01/23	\$ 3,045,000	\$ 55,000.00	\$ 89,962.50	\$ 234,925.00
05/01/24	\$ 2,990,000	\$ -	\$ 88,450.00	\$ -
11/01/24	\$ 2,990,000	\$ 60,000.00	\$ 88,450.00	\$ 236,900.00
05/01/25	\$ 2,930,000	\$ -	\$ 86,800.00	\$ -
11/01/25	\$ 2,930,000	\$ 65,000.00	\$ 86,800.00	\$ 238,600.00
05/01/26	\$ 2,865,000	\$ -	\$ 85,012.50	\$ -
11/01/26	\$ 2,865,000	\$ 65,000.00	\$ 85,012.50	\$ 235,025.00
05/01/27	\$ 2,800,000	\$ -	\$ 83,225.00	\$ -
11/01/27	\$ 2,800,000	\$ 70,000.00	\$ 83,225.00	\$ 236,450.00
05/01/28	\$ 2,730,000	\$ -	\$ 81,300.00	\$ -
11/01/28	\$ 2,730,000	\$ 75,000.00	\$ 81,300.00	\$ 237,600.00
05/01/29	\$ 2,655,000	\$ -	\$ 79,237.50	\$ -
11/01/29	\$ 2,655,000	\$ 80,000.00	\$ 79,237.50	\$ 238,475.00
05/01/30	\$ 2,575,000	\$ -	\$ 77,037.50	\$ -
11/01/30	\$ 2,575,000	\$ 85,000.00	\$ 77,037.50	\$ 239,075.00
05/01/31	\$ 2,490,000	\$ -	\$ 74,700.00	\$ -
11/01/31	\$ 2,490,000	\$ 90,000.00	\$ 74,700.00	\$ 239,400.00
05/01/32	\$ 2,400,000	\$ -	\$ 72,000.00	\$ -
11/01/32	\$ 2,400,000	\$ 95,000.00	\$ 72,000.00	\$ 239,000.00
05/01/33	\$ 2,305,000	\$ -	\$ 69,150.00	\$ -
11/01/33	\$ 2,305,000	\$ 100,000.00	\$ 69,150.00	\$ 238,300.00
05/01/34	\$ 2,205,000	\$ -	\$ 66,150.00	\$ -
11/01/34	\$ 2,205,000	\$ 105,000.00	\$ 66,150.00	\$ 237,300.00
05/01/35	\$ 2,100,000	\$ -	\$ 63,000.00	\$ -
11/01/35	\$ 2,100,000	\$ 110,000.00	\$ 63,000.00	\$ 236,000.00
05/01/36	\$ 1,990,000	\$ -	\$ 59,700.00	\$ -
11/01/36	\$ 1,990,000	\$ 120,000.00	\$ 59,700.00	\$ 239,400.00
05/01/37	\$ 1,870,000	\$ -	\$ 56,100.00	\$ -
11/01/37	\$ 1,870,000	\$ 125,000.00	\$ 56,100.00	\$ 237,200.00
05/01/38	\$ 1,745,000	\$ -	\$ 52,350.00	\$ -
11/01/38	\$ 1,745,000	\$ 130,000.00	\$ 52,350.00	\$ 234,700.00
05/01/39	\$ 1,615,000	\$ -	\$ 48,450.00	\$ -
11/01/39	\$ 1,615,000	\$ 140,000.00	\$ 48,450.00	\$ 236,900.00
05/01/40	\$ 1,475,000	\$ -	\$ 44,250.00	\$ -
11/01/40	\$ 1,475,000	\$ 150,000.00	\$ 44,250.00	\$ 238,500.00
05/01/41	\$ 1,325,000	\$ -	\$ 39,750.00	\$ -
11/01/41	\$ 1,325,000	\$ 160,000.00	\$ 39,750.00	\$ 239,500.00
05/01/42	\$ 1,165,000	\$ -	\$ 34,950.00	\$ -
11/01/42	\$ 1,165,000	\$ 165,000.00	\$ 34,950.00	\$ 234,900.00
05/01/43	\$ 1,000,000	\$ -	\$ 30,000.00	\$ -
11/01/43	\$ 1,000,000	\$ 175,000.00	\$ 30,000.00	\$ 235,000.00
05/01/44	\$ 825,000	\$ -	\$ 24,750.00	\$ -
11/01/44	\$ 825,000	\$ 190,000.00	\$ 24,750.00	\$ 239,500.00
05/01/45	\$ 635,000	\$ -	\$ 19,050.00	\$ -
11/01/45	\$ 635,000	\$ 200,000.00	\$ 19,050.00	\$ 238,100.00
05/01/46	\$ 435,000	\$ -	\$ 13,050.00	\$ -
11/01/46	\$ 435,000	\$ 210,000.00	\$ 13,050.00	\$ 236,100.00
05/01/47	\$ 225,000	\$ -	\$ 6,750.00	\$ -
11/01/47	\$ 225,000	\$ 225,000.00	\$ 6,750.00	\$ 238,500.00
Total		\$ 3,265,000	\$ 3,446,509.38	\$ 6,711,509.38

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

Amelia Walk

Community Development District

Debt Service Fund

Series 2018A-3 Special Assessment Revenue Bonds

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Total Projected 9/30/20	Proposed Budget FY 2021
Revenues					
Special Assessments-On Roll (Net)	\$215,698	\$216,064	\$1,869	\$217,933	\$215,698
Special Assessments	\$264,871	\$105,948	\$158,923	\$264,871	\$264,871
Special Assessments-Prepayments	\$0	\$112,105	\$0	\$112,105	\$0
Interest Income	\$0	\$3,291	\$300	\$3,591	\$0
Carry Forward Surplus ⁽¹⁾	\$310,527	\$311,381	\$0	\$311,381	\$346,732
TOTAL REVENUES	\$791,096	\$748,788	\$161,092	\$909,880	\$827,301
Expenditures					
<u>Series 2018A-1</u>					
Interest - 11/01	\$183,034	\$183,034	\$0	\$183,034	\$178,450
Principal - 11/01	\$110,000	\$110,000	\$0	\$110,000	\$115,000
Special Call - 11/01	\$0	\$0	\$0	\$0	\$25,000
Interest - 02/01	\$0	\$602	\$0	\$602	\$0
Special Call - 02/01	\$0	\$45,000	\$0	\$45,000	\$0
Interest - 05/01	\$180,834	\$0	\$179,513	\$179,513	\$176,150
Special Call - 05/01	\$0	\$0	\$45,000	\$45,000	\$0
TOTAL EXPENDITURES	\$473,869	\$338,636	\$224,513	\$563,148	\$494,600
EXCESS REVENUES	\$317,227	\$410,152	(\$63,421)	\$346,732	\$332,701

Interest Expense 11/1/2021	\$176,150
Principal Expense 11/1/2021	\$120,000
	<u>\$296,150</u>

⁽¹⁾ Carry forward surplus is net of the reserve requirement.

Amelia Walk

Community Development District

Amortization Schedule

Series 2018, Special Assessment Bonds⁽¹⁾

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
02/01/20	\$ 7,025,000	\$ 50,000.00	\$ 601.56	\$ -
05/01/20	\$ 6,975,000	\$ 40,000.00	\$ 179,512.50	\$ -
11/01/20	\$ 6,935,000	\$ 115,000.00	\$ 178,450.00	\$ 563,564.06
05/01/21	\$ 6,820,000	\$ -	\$ 176,150.00	\$ -
11/01/21	\$ 6,820,000	\$ 120,000.00	\$ 176,150.00	\$ 472,300.00
05/01/22	\$ 6,700,000	\$ -	\$ 173,750.00	\$ -
11/01/22	\$ 6,700,000	\$ 125,000.00	\$ 173,750.00	\$ 472,500.00
05/01/23	\$ 6,575,000	\$ -	\$ 171,250.00	\$ -
11/01/23	\$ 6,575,000	\$ 130,000.00	\$ 171,250.00	\$ 472,500.00
05/01/24	\$ 6,445,000	\$ -	\$ 168,650.00	\$ -
11/01/24	\$ 6,445,000	\$ 135,000.00	\$ 168,650.00	\$ 472,300.00
05/01/25	\$ 6,310,000	\$ -	\$ 165,950.00	\$ -
11/01/25	\$ 6,310,000	\$ 140,000.00	\$ 165,950.00	\$ 471,900.00
05/01/26	\$ 6,170,000	\$ -	\$ 162,625.00	\$ -
11/01/26	\$ 6,170,000	\$ 145,000.00	\$ 162,625.00	\$ 470,250.00
05/01/27	\$ 6,025,000	\$ -	\$ 159,181.25	\$ -
11/01/27	\$ 6,025,000	\$ 155,000.00	\$ 159,181.25	\$ 473,362.50
05/01/28	\$ 5,870,000	\$ -	\$ 155,500.00	\$ -
11/01/28	\$ 5,870,000	\$ 160,000.00	\$ 155,500.00	\$ 471,000.00
05/01/29	\$ 5,710,000	\$ -	\$ 151,700.00	\$ -
11/01/29	\$ 5,710,000	\$ 170,000.00	\$ 151,700.00	\$ 473,400.00
05/01/30	\$ 5,540,000	\$ -	\$ 147,662.50	\$ -
11/01/30	\$ 5,540,000	\$ 175,000.00	\$ 147,662.50	\$ 470,325.00
05/01/31	\$ 5,365,000	\$ -	\$ 143,068.75	\$ -
11/01/31	\$ 5,365,000	\$ 185,000.00	\$ 143,068.75	\$ 471,137.50
05/01/32	\$ 5,180,000	\$ -	\$ 138,212.50	\$ -
11/01/32	\$ 5,180,000	\$ 195,000.00	\$ 138,212.50	\$ 471,425.00
05/01/33	\$ 4,985,000	\$ -	\$ 133,093.75	\$ -
11/01/33	\$ 4,985,000	\$ 205,000.00	\$ 133,093.75	\$ 471,187.50
05/01/34	\$ 4,780,000	\$ -	\$ 127,712.50	\$ -
11/01/34	\$ 4,780,000	\$ 215,000.00	\$ 127,712.50	\$ 470,425.00
05/01/35	\$ 4,565,000	\$ -	\$ 122,068.75	\$ -
11/01/35	\$ 4,565,000	\$ 230,000.00	\$ 122,068.75	\$ 474,137.50
05/01/36	\$ 4,335,000	\$ -	\$ 116,031.25	\$ -
11/01/36	\$ 4,335,000	\$ 240,000.00	\$ 116,031.25	\$ 472,062.50
05/01/37	\$ 4,095,000	\$ -	\$ 109,731.25	\$ -
11/01/37	\$ 4,095,000	\$ 250,000.00	\$ 109,731.25	\$ 469,462.50
05/01/38	\$ 3,845,000	\$ -	\$ 103,168.75	\$ -
11/01/38	\$ 3,845,000	\$ 265,000.00	\$ 103,168.75	\$ 471,337.50
05/01/39	\$ 3,580,000	\$ -	\$ 96,212.50	\$ -
11/01/39	\$ 3,580,000	\$ 280,000.00	\$ 96,212.50	\$ 472,425.00
05/01/40	\$ 3,300,000	\$ -	\$ 88,687.50	\$ -
11/01/40	\$ 3,300,000	\$ 295,000.00	\$ 88,687.50	\$ 472,375.00
05/01/41	\$ 3,005,000	\$ -	\$ 80,759.38	\$ -
11/01/41	\$ 3,005,000	\$ 310,000.00	\$ 80,759.38	\$ 471,518.75
05/01/42	\$ 2,695,000	\$ -	\$ 72,428.13	\$ -
11/01/42	\$ 2,695,000	\$ 325,000.00	\$ 72,428.13	\$ 469,856.25
05/01/43	\$ 2,370,000	\$ -	\$ 63,693.75	\$ -
11/01/43	\$ 2,370,000	\$ 345,000.00	\$ 63,693.75	\$ 472,387.50
05/01/44	\$ 2,025,000	\$ -	\$ 54,421.88	\$ -
11/01/44	\$ 2,025,000	\$ 365,000.00	\$ 54,421.88	\$ 473,843.75
05/01/45	\$ 1,660,000	\$ -	\$ 44,612.50	\$ -
11/01/45	\$ 1,660,000	\$ 380,000.00	\$ 44,612.50	\$ 469,225.00
05/01/46	\$ 1,280,000	\$ -	\$ 34,400.00	\$ -
11/01/46	\$ 1,280,000	\$ 405,000.00	\$ 34,400.00	\$ 473,800.00
05/01/47	\$ 875,000	\$ -	\$ 23,515.63	\$ -
11/01/47	\$ 875,000	\$ 425,000.00	\$ 23,515.63	\$ 472,031.25
05/01/48	\$ 450,000	\$ -	\$ 12,093.75	\$ -
11/01/48	\$ 450,000	\$ 450,000.00	\$ 12,093.75	\$ 474,187.50
Total		\$ 7,025,000	\$ 6,751,226.56	\$ 13,776,226.56

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

Amelia Walk

Community Development District

Debt Service Fund

Series 2018-3B Special Assessment Revenue Bonds

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Total Projected 9/30/20	Proposed Budget FY 2021
Revenues					
Special Assessments	\$559,740	\$223,896	\$335,844	\$559,740	\$559,740
Interest Income	\$0	\$3,952	\$1,250	\$5,202	\$0
Carry Forward Surplus ⁽¹⁾	\$226,519	\$228,372	\$0	\$228,372	\$362,626
TOTAL REVENUES	\$786,259	\$456,220	\$337,094	\$793,314	\$922,366
Expenditures					
<u>Series 2018-3B</u>					
Interest - 11/01	\$215,344	\$215,344	\$0	\$215,344	\$215,344
Principal - 11/01	\$0	\$0	\$0	\$0	\$125,000
Interest - 05/01	\$215,344	\$0	\$215,344	\$215,344	\$212,609
TOTAL EXPENDITURES	\$430,688	\$215,344	\$215,344	\$430,688	\$552,953
EXCESS REVENUES	\$355,572	\$240,876	\$121,750	\$362,626	\$369,413
Interest Expense 11/1/2021					\$212,609
Principal Expense 11/1/2021					\$130,000
					\$342,609

⁽¹⁾ Carry forward surplus is net of the reserve requirement.

Amelia Walk

Community Development District

Amortization Schedule

Series 2018-3B, Special Assessment Bonds⁽¹⁾

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/20	\$ 8,300,000	\$ -	\$ 215,343.75	\$ -
11/01/20	\$ 8,300,000	\$ 125,000.00	\$ 215,343.75	\$ 555,687.50
05/01/21	\$ 8,175,000	\$ -	\$ 212,609.38	\$ -
11/01/21	\$ 8,175,000	\$ 130,000.00	\$ 212,609.38	\$ 555,218.75
05/01/22	\$ 8,045,000	\$ -	\$ 209,765.63	\$ -
11/01/22	\$ 8,045,000	\$ 140,000.00	\$ 209,765.63	\$ 559,531.25
05/01/23	\$ 7,905,000	\$ -	\$ 206,703.13	\$ -
11/01/23	\$ 7,905,000	\$ 145,000.00	\$ 206,703.13	\$ 558,406.25
05/01/24	\$ 7,760,000	\$ -	\$ 203,531.25	\$ -
11/01/24	\$ 7,760,000	\$ 150,000.00	\$ 203,531.25	\$ 557,062.50
05/01/25	\$ 7,610,000	\$ -	\$ 200,250.00	\$ -
11/01/25	\$ 7,610,000	\$ 155,000.00	\$ 200,250.00	\$ 555,500.00
05/01/26	\$ 7,455,000	\$ -	\$ 196,568.75	\$ -
11/01/26	\$ 7,455,000	\$ 165,000.00	\$ 196,568.75	\$ 558,137.50
05/01/27	\$ 7,290,000	\$ -	\$ 192,650.00	\$ -
11/01/27	\$ 7,290,000	\$ 170,000.00	\$ 192,650.00	\$ 555,300.00
05/01/28	\$ 7,120,000	\$ -	\$ 188,612.50	\$ -
11/01/28	\$ 7,120,000	\$ 180,000.00	\$ 188,612.50	\$ 557,225.00
05/01/29	\$ 6,940,000	\$ -	\$ 184,337.50	\$ -
11/01/29	\$ 6,940,000	\$ 190,000.00	\$ 184,337.50	\$ 558,675.00
05/01/30	\$ 6,750,000	\$ -	\$ 179,825.00	\$ -
11/01/30	\$ 6,750,000	\$ 200,000.00	\$ 179,825.00	\$ 559,650.00
05/01/31	\$ 6,550,000	\$ -	\$ 174,575.00	\$ -
11/01/31	\$ 6,550,000	\$ 210,000.00	\$ 174,575.00	\$ 559,150.00
05/01/32	\$ 6,340,000	\$ -	\$ 169,062.50	\$ -
11/01/32	\$ 6,340,000	\$ 220,000.00	\$ 169,062.50	\$ 558,125.00
05/01/33	\$ 6,120,000	\$ -	\$ 163,287.50	\$ -
11/01/33	\$ 6,120,000	\$ 230,000.00	\$ 163,287.50	\$ 556,575.00
05/01/34	\$ 5,890,000	\$ -	\$ 157,250.00	\$ -
11/01/34	\$ 5,890,000	\$ 245,000.00	\$ 157,250.00	\$ 559,500.00
05/01/35	\$ 5,645,000	\$ -	\$ 150,818.75	\$ -
11/01/35	\$ 5,645,000	\$ 255,000.00	\$ 150,818.75	\$ 556,637.50
05/01/36	\$ 5,390,000	\$ -	\$ 144,125.00	\$ -
11/01/36	\$ 5,390,000	\$ 270,000.00	\$ 144,125.00	\$ 558,250.00
05/01/37	\$ 5,120,000	\$ -	\$ 137,037.50	\$ -
11/01/37	\$ 5,120,000	\$ 285,000.00	\$ 137,037.50	\$ 559,075.00
05/01/38	\$ 4,835,000	\$ -	\$ 129,556.25	\$ -
11/01/38	\$ 4,835,000	\$ 300,000.00	\$ 129,556.25	\$ 559,112.50
05/01/39	\$ 4,535,000	\$ -	\$ 121,681.25	\$ -
11/01/39	\$ 4,535,000	\$ 315,000.00	\$ 121,681.25	\$ 558,362.50
05/01/40	\$ 4,220,000	\$ -	\$ 113,412.50	\$ -
11/01/40	\$ 4,220,000	\$ 330,000.00	\$ 113,412.50	\$ 556,825.00
05/01/41	\$ 3,890,000	\$ -	\$ 104,543.75	\$ -
11/01/41	\$ 3,890,000	\$ 350,000.00	\$ 104,543.75	\$ 559,087.50
05/01/42	\$ 3,540,000	\$ -	\$ 95,137.50	\$ -
11/01/42	\$ 3,540,000	\$ 365,000.00	\$ 95,137.50	\$ 555,275.00
05/01/43	\$ 3,175,000	\$ -	\$ 85,328.13	\$ -
11/01/43	\$ 3,175,000	\$ 385,000.00	\$ 85,328.13	\$ 555,656.25
05/01/44	\$ 2,790,000	\$ -	\$ 74,981.25	\$ -
11/01/44	\$ 2,790,000	\$ 405,000.00	\$ 74,981.25	\$ 554,962.50
05/01/45	\$ 2,385,000	\$ -	\$ 64,096.88	\$ -
11/01/45	\$ 2,385,000	\$ 430,000.00	\$ 64,096.88	\$ 558,193.75
05/01/46	\$ 1,955,000	\$ -	\$ 52,540.63	\$ -
11/01/46	\$ 1,955,000	\$ 450,000.00	\$ 52,540.63	\$ 555,081.25
05/01/47	\$ 1,505,000	\$ -	\$ 40,446.88	\$ -
11/01/47	\$ 1,505,000	\$ 475,000.00	\$ 40,446.88	\$ 555,893.75
05/01/48	\$ 1,030,000	\$ -	\$ 27,681.25	\$ -
11/01/48	\$ 1,030,000	\$ 500,000.00	\$ 27,681.25	\$ 555,362.50
05/01/49	\$ 530,000	\$ -	\$ 14,243.75	\$ -
11/01/49	\$ 530,000	\$ 530,000.00	\$ 14,243.75	\$ 558,487.50
Total		\$ 8,300,000	\$ 8,420,006.25	\$ 16,720,006.25

⁽¹⁾ Please note that the Series 2018-3B Special Assessment Revenue Bonds has 4 maturities