

Amelia Walk
Community Development District

April 15, 2025

AGENDA

**Amelia Walk
Community Development District**

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

April 8, 2025

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

Dear Board Members:

The Amelia Walk Community Development District Board of Supervisors Meeting is scheduled to be held **Tuesday, April 15, 2025, at 6:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment Regarding Agenda Items Below
- III. Consent Agenda
 - A. Minutes of the March 18, 2025 Meeting
 - B. Financial Statements as of March 31, 2025
 - C. Approval of Check Register
- IV. Staff Reports
 - A. Landscape
 - B. District Counsel
 - C. District Engineer – Update on Road Repairs
 - D. District Manager
 - E. Amenity / Field Operations Manager – Facility and Pond Reports
- V. Consideration of Proposal for Mulching the Common Areas
- VI. Public Hearing for the Purpose of Adopting Mailbox Kiosk Rekey Rate; Resolution 2025-06
- VII. Discussion of Haul Road Drainage Maintenance

- VIII. Discussion of Well Irrigation Installation
- IX. Update on Phase 4 & 5 Landscape Projects
 - A. Hydroseeding
 - B. Stonehurst & Fall River East Side (Area #41)
 - C. Stonehurst & Fall River West Side (Area #62)
- X. Discussion of Capital Reserve Planning and the Fiscal Year 2026 Budget
- XI. Audience Comments (Limited to three minutes)
- XII. Supervisor Requests
- XIII. Other Business
- XIV. Next Meeting Scheduled for May 20, 2025 at 2:00 p.m. at the Amelia Walk Amenity Center
- XV. Adjournment

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

THIRD ORDER OF BUSINESS

A.

MINUTES OF MEETING
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Amelia Walk Community Development District was held Tuesday, March 18, 2025 at 2:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida.

Present and constituting a quorum were:

Jeff Robinson	Chairman
Red Jentz	Vice Chairman
Steve Cook	Supervisor
David Swan	Supervisor
Lynne Murphy	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the March 18, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 2:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

Will Knudsen commented that more investigation needs to be done on the sprinkler system and piping prior to installing a well. He and the neighbors he's spoken too have not reported any water pressure issues, which leads him to believe the pressure issues have more to do with the piping.

Connie Philipp stated that she and her neighbors have issues with the water pressure both when the sprinklers are being run and during certain times of the day.

Don DeCanio commented that he has an issue with invoice 3690 from Yuro & Associates totaling \$2,970 to design four separate underdrain systems as it's his understanding the Board has not agreed on how to deal with the water problems on Majestic Walk.

Mr. Laughlin responded that the designs are the next step in the process in order to seek proposals to fix the water level issues. The Board has not determined what repairs to the roads will be made as there are multiple options.

Don DeCanio asked if it's required that counsel review all contracts. He has a problem with almost \$6,000 being spent in legal fees in one month as it seems extremely high.

Mr. Laughlin responded that it may not be required, but it's good practice. He also noted counsel drafts all the contracts.

Don DeCanio commented that another item he takes issue with is that counsel was asked to draft a letter to the HOA regarding the CDD's staff performing tasks for the HOA. He also commented that he does not understand how the Board is happy with how the roads turned out and the ribbon curb and the pavers at the roundabout, the hydroseeding not being completed, and the punch list items that need to be completed for Phase IV and V.

Pam Dawson commented that there will be water pressure issues when the sprinklers are being run and that can be solved by running the sprinklers at a different time. She also stated that Dr. Clem needs more information on the sprinkler system to do a free audit and make recommendations to help with the usage of the water and with the water pressure.

THIRD ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the February 18, 2025 Meeting

B. Financial Statements as of February 28, 2025

C. Check Register

Copies of the minutes, financial statements and check register totaling \$107,252.92 were included in the agenda package for the Board's review.

Mr. Robinson asked if the money transferred from the excess bond debt revenues can be moved to the capital reserve fund.

Mr. Laughlin responded that it is currently being held in the custody account to earn interest, but it can be moved.

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

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape

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

B. District Counsel – Discussion of Ongoing Easement Encroachment

Ms. Gentry informed the Board that the legislative session has started so her firm is monitoring any bills that might impact the CDD

Next, Ms. Gentry reported that she sent the letter to the HOA regarding use of staff time as requested by the Board. They have different opinions on what was requested and how that was communicated, however the point has been communicated.

Next, Ms. Gentry reminded the Board that months ago the District undertook the process of identifying homes that have easement encroachments, sending them letters, and identifying which ones could be permitted to stay if the homeowner would execute the District's form of agreement. There is only one home (85408 Stonehurst Parkway) that has not complied with the request to either execute the agreement or remove the fence. They have a fence that crosses through the easement and connects to their neighbor's fence. The only escalation available to the CDD is to file for an injunction, which would cost several thousand dollars at a minimum.

Ms. Mullins stated that she could give the homeowner a call to remind them of the notices.

The Board's consensus was to table this matter to see if the homeowners will agree to sign the agreement after speaking with staff.

C. District Engineer

Mr. Yuro reported that a resident at 85080 Bistineau Court was complaining of brick pavers settling. His opinion is it is the resident's issue as there is no evidence of the road being compromised and the turf adjacent to the driveway looks to be intact.

Next, Mr. Yuro stated that he hopes to have pricing for the road underdrain project by the next meeting. Mr. Yuro is also looking at black base as a second option, which he believes will be the more economical solution because that portion of the roadway will need to be reconstructed anyway. He estimates black base should cost \$240,000.

Next, Mr. Yuro stated that he is still working with the water management district and the county on the wetland to see if a drain can be installed. He will update the Board if any new information comes out.

Next, Mr. Yuro stated that he was asked at the last meeting about the need for consumptive use permit for pulling irrigation water out of the ponds. A consumptive use permit would be required if a six-inch pipe or larger is used to pull the water, or if the pond needs to be filled back up. A general permit would be required if the pipe used is less than six inches.

D. District Manager

There being nothing to report, the next item followed.

E. Amenity / Field Operations Manager – Report

A copy of the amenity and field operations report was included in the agenda package for the Board's review. Ms. Mullins noted the pool water supply is connected to the JEA meter that is water only, so there should be no more sewer charges. The erosion repairs that were approved for ponds 13 and 14 should begin in mid-April.

FIFTH ORDER OF BUSINESS

Consideration of Proposals

A. Repair or Replacement of the Pond 2 Fountain

Ms. Mullins presented proposals for repairing or replacing the fountain in pond number two. Otterbine, the manufacturer of the current fountain motor is saying the damage is not covered under warranty. Otterbine provided a proposal totaling \$4,217.16 to repair the motor. Solitude provided two proposals to replace the fountain totaling \$13,498 for a 3-horsepower motor and \$17,108 for a 5-horsepower motor. Ms. Mullins's concern with using Otterbine to replace the motor is that the company is hard to work with, which could be an issue if there's another problem.

On MOTION by Mr. Cook seconded by Ms. Murphy with four in favor and Mr. Swan opposed, the quote from Turf Care Equipment to repair the Otterbine motor for a total of \$4,217.16 was approved 4-1.

B. Inspection of Storm Drain at the Corner of Fallen Leaf Drive

Mr. Robinson stated that when Shenandoah was onsite, they found a sinkhole and crack forming near the storm drain at pond 8. The proposal included in the agenda package is to drain

pond 11 about halfway down to get access to the pipes to do a video inspection and totals \$18,455. Mr. Robinson is not in favor of spending that kind of money. There being no motion to approve the proposal, the next item followed.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-05,
Ratifying Setting a Public Hearing Date to
Adopt Mailbox Kiosk Rekey Rate**

Mr. Laughlin noted the public hearing is set for April 15, 2025 at 6:00 p.m.

Ms. Gentry added that her firm put together basic policies regarding the cluster mailboxes and how to request rekeying and attached them to the resolution.

On MOTION by Mr. Jentz seconded by Mr. Swan with all in favor Resolution 2025-05, ratifying setting a public hearing for April 15, 2025 at 6:00 p.m. to adopt mailbox kiosk rekey rates was approved.

SEVENTH ORDER OF BUSINESS**Update on Water Drainage Issues**

Mr. Robinson stated that any further actions taken regarding the water drainage issues will be published in the agenda package as a separate agenda item or under Ms. Mullins or Mr. Yuro's staff reports. Mr. Yuro has been working with the water management district on the Sagamore Court wetland as well as the underdrain. There was a quote for \$38,000 at the last meeting to run a sleeve, however alternatives are being sought to repair a smaller portion of the area. The west side of the Poplar Breeze drainage swale had standing water. Some landscaping will have to be put in on the east side of Poplar Breeze, which Ms. Mullins will work on.

EIGHTH ORDER OF BUSINESS**Update on Landscape Projects**

Ms. Mullins stated that a water source for Phases IV and V is still in the process of being identified, so there has not been much progress on the landscape projects.

Pam Dawson stated that she has been working with JEA and she believes meters can be installed in those areas. She's expecting an estimate from JEA by March 27th on what it will cost to run to and tap into the meter. She recommended the Board approve a not to exceed amount of \$7,000 per area so it does not have to wait until the April meeting.

Ms. Murphy recommended moving forward with approving one meter for now and made the following motion.

Ms. Murphy motioned to approve installation of one JEA meter at an amount not to exceed \$7,000.

Pam Dawson suggested starting with either area 62 or 41.

Mr. Cook questioned if the Board should proceed with installing meters in all three areas if they're going to be out for the one area anyway.

Mr. Robinson asked to defer further discussion later in the meeting until after the capital reserve planning model can be discussed.

Mr. Cook seconded Ms. Murphy's motion.

Mr. Jentz questioned why the nearby residents can't water the areas closest to them like the residents in Phases 1, 2 and 3 do.

A resident stated that some of the homes irrigation may not reach the entirety of the common area.

Ms. Gentry stated that the CDD would not have any enforceable power to require the homeowners to water the nearby common areas.

Pam Dawson stated that it would be a financial burden on the homeowners to get the landscaping established for the first few months.

On VOICE VOTE with three in favor and Mr. Robinson and Mr. Jentz opposed, authorizing installation of a JEA meter for area 41 at an amount not to exceed \$7,000 was approved 3-2.

Ms. Dawson stated that approximately \$5,000 is being spent every quarter to install annuals. She suggests adding perennials to save money.

Mr. Laughlin stated that Ms. Mullins can request a proposal from the District's landscaping vendor if the Board is in agreement.

There were no objections from the Board.

Pam Dawson requested that she be allowed to see the proposal when it comes in.

NINTH ORDER OF BUSINESS

Discussion of JEA Metered Water Usage Reduction Projects

Mr. Robinson stated that there is a water pressure issue for the main irrigation line that varies between. It varies between 40 and 60 psi, and it should always be around 60. Around \$54,000 is spent annually on the three meters in that irrigation line. The proposal is to replace the meters with a deep rock well. The estimates have come in between \$75,000 and \$110,000, however there would be a return on investment after about two years.

Following a lengthy discussion on the permit process, vendors that submitted the proposals and the costs, Mr. Robinson made the motion below to approve a not to exceed amount of \$110,000.

Mr. Glynn stated that Partridge Well Drilling and M&M are agreeable to working together to save money on the project.

Ms. Murphy asked if the well will only impact phase 1 (it will); if it's possible to approve the proposals subject to a permit being issued (it is); lastly, she asked to defer voting on this project until the capital reserve planning discussion can be had.

This item was deferred to discuss the next agenda item.

TENTH ORDER OF BUSINESS

Discussion of Capital Reserve Planning

Mr. Robinson presented a capital planning model including potential projects, their estimated costs, and the effect they will have on the capital reserve funds over the years.

The Board discussed needing to prioritize the projects by safety, maintenance of current assets, and wish list items.

Moving back to the discussion of the deep rock well proposals, Mr. Glynn recommended a not to exceed amount of \$80,000 and proceeding with Partridge Well Drilling with assistance from M and M Sales-Service.

Mr. Cook suggested a two-phase approach by authorizing the equipment for the well, which gives the company time to provide an exact cost for the entire project.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor using Partridge Well Drilling and M and M Sales-Service for installing a deep rock well at an amount not to exceed \$75,000 subject to a permit being issued.

Moving back to the discussion regarding the Phase IV and V landscaping improvements, Ms. Murphy proposed approving some funds to improve area 41 subject to the JEA meter getting approved and installed.

Mr. Robinson asked for a planning diagram for the proposed improvements to the areas.

Ms. Murphy motioned to approve landscape improvements to area 41.

Ms. Gentry recommended deferring approval of the improvements until the next meeting since the item is not on the agenda.

The motion died due to lack of a second.

ELEVENTH ORDER OF BUSINESS

Audience Comments

Don DeCanio asked if the Board is proceeding with the underdrain designs are proceeding or if they are on hold.

Mr. Laughlin that proposals for both the underdrain and for black base will be provided at a future meeting for the Board to consider both options.

Don DeCanio asked who normally manages the capital projects budget.

Mr. Laughlin responded that there is a capital reserve study that is used for estimating the budget, otherwise the budget is up to the Board. He noted the capital reserve study is on the website as an individual document.

Connie Philipp stated that she is concerned about the possibility of the limestone collapsing due to water being pulled from it with the well. She also asked if property insurance includes sinkhole coverage. Next, she commented on her concerns with the budget, recommended constricting items such as community events or holiday lights if the budget needs to be reduced. Next, she asked if some money was reimbursed by Nassau County for a \$25,000 berm configuration due to some of the District's property being destroyed.

Mr. Laughlin responded that the District is working on a cost share with the developer regarding the community's entrance. The Board has discussed adding a berm to provide a buffer from the neighboring community, but there has not been a berm that has been destroyed.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Mr. Robinson stated that at the last meeting he was asked to provide more information than what is in the minutes regarding the roads and the water damage, so he has drafted a Chairman's note to be sent to the community members by email on Friday.

THIRTEENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – April 15, 2025 at 6:00 p.m. at the Amelia Walk Amenity Center

FIFTEENTH ORDER OF BUSINESS Adjournment

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

Chairman/Vice Chairman

B.

Amelia Walk
Community Development District

Unaudited Financial Reporting
March 31, 2025



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account-Wells Fargo Bank	\$ 60,633	\$ -	\$ -	\$ 60,633
Operating Account-Seacoast Bank	\$ 47,935	\$ -	\$ -	\$ 47,935
Due from Capital Projects	\$ 25,068	\$ -	\$ -	\$ 25,068
Due from Debt Service	\$ 12,582	\$ -	\$ -	\$ 12,582
Electric Deposits	\$ 2,015	\$ -	\$ -	\$ 2,015
<u>Investments:</u>				
US Bank Custody	\$ 435,031	\$ -	\$ -	\$ 435,031
State Board of Administration	\$ -	\$ -	\$ 538,362	\$ 538,362
<u>Series 2012</u>				
Reserve	\$ -	\$ 60,861	\$ -	\$ 60,861
Revenue	\$ -	\$ 172,893	\$ -	\$ 172,893
<u>Series 2016</u>				
Reserve	\$ -	\$ 177,450	\$ -	\$ 177,450
Revenue	\$ -	\$ 182,743	\$ -	\$ 182,743
Prepayment	\$ -	\$ 29,261	\$ -	\$ 29,261
Construction	\$ -	\$ -	\$ 1,549	\$ 1,549
<u>Series 2018</u>				
Reserve	\$ -	\$ 330,680	\$ -	\$ 330,680
Revenue	\$ -	\$ 452,188	\$ -	\$ 452,188
Construction	\$ -	\$ -	\$ 931	\$ 931
<u>Series 2018-3B</u>				
Reserve	\$ -	\$ 559,650	\$ -	\$ 559,650
Revenue	\$ -	\$ 512,620	\$ -	\$ 512,620
Prepayment	\$ -	\$ 54,445	\$ -	\$ 54,445
Construction	\$ -	\$ -	\$ 2,136	\$ 2,136
<u>Series 2023</u>				
Cap Interest	\$ -	\$ 2,758	\$ -	\$ 2,758
Revenue	\$ -	\$ 96,584	\$ -	\$ 96,584
Prepayment	\$ -	\$ 7,935	\$ -	\$ 7,935
Construction	\$ -	\$ -	\$ 61,447	\$ 61,447
Total Assets	\$ 583,264	\$ 2,732,026	\$ 604,425	\$ 3,919,716
Liabilities:				
Accounts Payable	\$ 22,755	\$ -	\$ -	\$ 22,755
Deposit-Office Lease	\$ 200	\$ -	\$ -	\$ 200
Due to General Fund	\$ -	\$ 12,582	\$ 25,068	\$ 37,650
Total Liabilities	\$ 22,955	\$ 12,582	\$ 25,068	\$ 60,605
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 2,015	\$ -	\$ -	\$ 2,015
Restricted for:				
Debt Service - Series 2012	\$ -	\$ 240,296	\$ -	\$ 240,296
Debt Service - Series 2016	\$ -	\$ 387,741	\$ -	\$ 387,741
Debt Service - Series 2018	\$ -	\$ 863,081	\$ -	\$ 863,081
Debt Service - Series 2018-3B	\$ -	\$ 1,121,966	\$ -	\$ 1,121,966
Debt Service - Series 2023	\$ -	\$ 106,360	\$ -	\$ 106,360
Capital Projects - Series 2016	\$ -	\$ -	\$ 1,549	\$ 1,549
Capital Projects - Series 2018	\$ -	\$ -	\$ 931	\$ 931
Capital Projects - Series 2018-3B	\$ -	\$ -	\$ 2,136	\$ 2,136
Capital Projects - Series 2023	\$ -	\$ -	\$ 61,447	\$ 61,447
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 513,294	\$ 513,294
Unassigned	\$ 558,294	\$ -	\$ -	\$ 558,294
Total Fund Balances	\$ 560,309	\$ 2,719,444	\$ 579,357	\$ 3,859,110
Total Liabilities & Fund Balance	\$ 583,264	\$ 2,732,026	\$ 604,425	\$ 3,919,716

Amelia Walk

Community Development District

General Fund

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

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,000,785	\$ 984,510	\$ 984,510	\$ -
Interlocal Agreement	\$ 27,076	\$ 13,538	\$ 15,538	\$ 2,000
Interest Income	\$ 3,825	\$ 1,913	\$ 7,598	\$ 5,686
Other Income-Clubhouse	\$ 500	\$ 250	\$ 3,891	\$ 3,641
Other Income-Comcast	\$ 10,614	\$ 5,307	\$ -	\$ (5,307)
Other Income-Non Resident User Fees	\$ -	\$ -	\$ 2,000	\$ 2,000
Other Income-Insurance Proceeds	\$ -	\$ -	\$ 4,438	\$ 4,438
Total Revenues	\$ 1,042,801	\$ 1,005,518	\$ 1,017,975	\$ 12,457
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 5,200	\$ 800
FICA Expense	\$ 842	\$ 421	\$ 398	\$ 23
Engineering Fees	\$ 10,000	\$ 5,000	\$ 13,778	\$ (8,778)
Assessment Roll Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Dissemination	\$ 3,675	\$ 1,838	\$ 1,838	\$ 0
Dissemination-Amortization Schedules	\$ 1,200	\$ 600	\$ 1,500	\$ (900)
Trustee Fees	\$ 18,040	\$ 9,020	\$ 13,684	\$ (4,664)
Arbitrage	\$ 2,400	\$ 1,200	\$ 600	\$ 600
Attorney Fees	\$ 50,000	\$ 25,000	\$ 27,053	\$ (2,053)
Annual Audit	\$ 4,000	\$ 2,000	\$ -	\$ 2,000
Management Fees	\$ 56,261	\$ 28,131	\$ 28,131	\$ 0
Information Technology	\$ 840	\$ 420	\$ 420	\$ 0
Website Maintenance	\$ 420	\$ 210	\$ 210	\$ (0)
Travel & Per Diem	\$ 500	\$ 250	\$ -	\$ 250
Telephone	\$ 700	\$ 350	\$ 424	\$ (74)
Postage	\$ 500	\$ 250	\$ 470	\$ (220)
Printing	\$ 1,000	\$ 500	\$ 330	\$ 170
Insurance	\$ 11,829	\$ 11,829	\$ 11,006	\$ 823
Legal Advertising	\$ 5,500	\$ 2,750	\$ 228	\$ 2,522
Other Current Charges	\$ 2,700	\$ 1,350	\$ 1,106	\$ 244
Office Supplies	\$ 100	\$ 50	\$ 1	\$ 49
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 187,932	\$ 102,593	\$ 111,801	\$ (9,209)

Amelia Walk

Community Development District

General Fund

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

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<u>Operations & Maintenance</u>				
Contract Services				
Landscaping & Fertilization Maintenance	\$ 175,000	\$ 87,500	\$ 73,680	\$ 13,820
Fountain Maintenance	\$ 2,650	\$ 1,325	\$ -	\$ 1,325
Lake Maintenance	\$ 28,620	\$ 14,310	\$ 14,508	\$ (198)
Security	\$ 8,684	\$ 4,342	\$ 2,848	\$ 1,494
Refuse	\$ 12,000	\$ 6,000	\$ 950	\$ 5,050
Management Company	\$ 16,670	\$ 8,335	\$ 8,335	\$ (0)
Subtotal Contract Services	\$ 243,624	\$ 121,812	\$ 100,321	\$ 21,492
Repairs and Maintenance				
Repairs & Maintenance	\$ 60,000	\$ 30,000	\$ 34,699	\$ (4,699)
Landscaping Extras (Flowers & Mulch)	\$ 18,309	\$ 9,155	\$ 9,590	\$ (435)
Irrigation Repairs	\$ 8,500	\$ 4,250	\$ 7,553	\$ (3,303)
Speed Control	\$ 12,000	\$ 6,000	\$ 8,816	\$ (2,816)
Subtotal Repairs and Maintenance	\$ 98,809	\$ 49,405	\$ 60,658	\$ (11,253)
				\$ -
Utilities				
Electric	\$ 35,000	\$ 17,500	\$ 10,839	\$ 6,661
Streetlighting	\$ 42,000	\$ 21,000	\$ 19,340	\$ 1,660
Water & Wastewater	\$ 75,000	\$ 37,500	\$ 24,667	\$ 12,833
Subtotal Utilities	\$ 152,000	\$ 76,000	\$ 54,846	\$ 21,154
				\$ -
Amenity Center				
Insurance	\$ 40,000	\$ 40,000	\$ 35,732	\$ 4,268
Pool Maintenance	\$ 15,000	\$ 7,500	\$ 15,186	\$ (7,686)
Pool Permit	\$ 300	\$ 150	\$ -	\$ 150
Amenity Management	\$ 81,900	\$ 40,950	\$ 40,950	\$ -
Cable TV/Internet/Telephone	\$ 6,000	\$ 3,000	\$ 2,965	\$ 35
Janitorial Service	\$ 12,736	\$ 6,368	\$ 6,368	\$ 0
Special Events	\$ 10,000	\$ 5,000	\$ 2,001	\$ 2,999
Decorations-Holiday	\$ 4,000	\$ 2,000	\$ 1,871	\$ 129
Facility Maintenance (including Fitness Equip)	\$ 5,500	\$ 2,750	\$ 3,024	\$ (274)
Lease	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Center	\$ 175,436	\$ 107,718	\$ 108,098	\$ (380)
Reserves				
Capital Reserves (Transfer out to CRF)	\$ 185,000	\$ 185,000	\$ 185,000	\$ -
Subtotal Reserves	\$ 185,000	\$ 185,000	\$ 185,000	\$ -
				\$ -
Total Operations & Maintenance	\$ 854,870	\$ 539,935	\$ 508,922	\$ 31,013
Total Expenditures	\$ 1,042,801	\$ 642,528	\$ 620,723	\$ 21,804
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 397,252	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out) ⁽¹⁾	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 397,252	
Fund Balance - Beginning			\$ 163,057	
Fund Balance - Ending			\$ 560,309	

⁽¹⁾ Transfer of excess revenues from the Series 2016, 2018, 2018B Special Assessment Bonds.

Amelia Walk

Community Development District

Debt Service Fund Series 2012

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

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 111,206	\$ 107,622	\$ 107,622	\$ -
Interest	\$ -	\$ -	\$ 3,332	\$ 3,332
Total Revenues	\$ 111,206	\$ 107,622	\$ 118,528	\$ 10,906
Expenditures:				
Interest - 11/1	\$ 27,638	\$ 27,638	\$ 27,638	\$ -
Principal - 5/1	\$ 55,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 27,638	\$ -	\$ -	\$ -
Special Call - 11/1	\$ 15,000	\$ 15,000	\$ 20,000	\$ (5,000)
Total Expenditures	\$ 125,275	\$ 42,638	\$ 47,638	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ (14,069)		\$ 70,891	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (14,069)		\$ 70,891	
Fund Balance - Beginning	\$ 107,368		\$169,405	
Fund Balance - Ending	\$ 93,298		\$ 240,296	

Amelia Walk
Community Development District
Debt Service Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 187,055	\$ 178,584	\$ 178,584	\$ -
Interest	\$ -	\$ -	\$ 6,549	\$ 6,549
Total Revenues	\$ 187,055	\$ 178,584	\$ 213,894	\$ 35,310
Expenditures:				
Interest - 11/1	\$ 65,675	\$ 65,675	\$ 65,675	\$ -
Principal - 11/1	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
Interest - 2/1	\$ -	\$ -	\$ 75	\$ (75)
Special Call - 11/1	\$ -	\$ -	\$ 20,000	\$ (20,000)
Special Call - 2/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Interest - 5/1	\$ 64,438	\$ -	\$ -	\$ -
Special Call - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 175,113	\$ 110,675	\$ 135,750	\$ (25,075)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,943		\$ 78,144	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (80,982)	\$ (80,982)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (80,982)	\$ (80,982)
Net Change in Fund Balance	\$ 11,943		\$ (2,837)	
Fund Balance - Beginning	\$ 187,805		\$390,579	
Fund Balance - Ending	\$ 199,748		\$ 387,741	

Amelia Walk
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 453,911	\$ 435,080	\$ 435,080	\$ -
Interest	\$ -	\$ -	\$ 12,865	\$ 12,865
Total Revenues	\$ 453,911	\$ 435,080	\$ 532,330	\$ 97,250
Expenditures:				
Interest - 11/1	\$ 157,663	\$ 157,663	\$ 157,663	\$ -
Principal - 11/1	\$ 125,000	\$ 125,000	\$ 125,000	\$ -
Special Call - 11/1	\$ 30,000	\$ 30,000	\$ 35,000	\$ (5,000)
Interest - 2/1	\$ -	\$ -	\$ 66	\$ (66)
Special Call - 2/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Interest - 5/1	\$ 155,163	\$ -	\$ -	\$ -
Total Expenditures	\$ 467,825	\$ 312,663	\$ 322,728	\$ (10,066)
Excess (Deficiency) of Revenues over Expenditures	\$ (13,914)		\$ 209,602	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (110,210)	\$ (110,210)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (110,210)	\$ (110,210)
Net Change in Fund Balance	\$ (13,914)		\$ 99,392	
Fund Balance - Beginning	\$ 418,416		\$ 763,688	
Fund Balance - Ending	\$ 404,503		\$ 863,081	

Amelia Walk

Community Development District

Debt Service Fund Series 2018-3B

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

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 520,619	\$ 495,174	\$ 495,174	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 84,225	\$ 84,225
Interest	\$ -	\$ -	\$ 18,357	\$ 18,357
Total Revenues	\$ 520,619	\$ 495,174	\$ 597,757	\$ 102,582
Expenditures:				
Interest - 11/1	\$ 185,019	\$ 185,019	\$ 185,019	\$ -
Principal - 11/1	\$ 140,000	\$ 140,000	\$ 140,000	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 30,000	\$ (30,000)
Special Call - 2/1	\$ -	\$ -	\$ 35,000	\$ (35,000)
Interest - 2/1	\$ -	\$ -	\$ 467	\$ (467)
Interest - 5/1	\$ 181,956	\$ -	\$ -	\$ -
Special Call - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 506,975	\$ 325,019	\$ 390,486	\$ (65,467)
Excess (Deficiency) of Revenues over Expendit	\$ 13,644		\$ 207,271	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (137,696)	\$ (137,696)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (137,696)	\$ (137,696)
Net Change in Fund Balance	\$ 13,644		\$ 69,575	
Fund Balance - Beginning	\$ 459,077		\$ 1,052,392	
Fund Balance - Ending	\$ 472,721		\$ 1,121,966	

Amelia Walk

Community Development District

Debt Service Fund Series 2023

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

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 102,229	\$ 95,598	\$ 95,598	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 10,750	\$ 10,750
Interest	\$ -	\$ -	\$ 1,278	\$ 1,278
Total Revenues	\$ 102,229	\$ 95,598	\$107,627	\$ 12,029
Expenditures:				
Interest - 11/1	\$ 35,878	\$ -	\$ -	\$ -
Principal - 5/1	\$ 30,000	\$ -	\$ 4,000	\$ (4,000)
Interest - 5/1	\$ 35,878	\$ -	\$ 35,465	\$ (35,465)
Special Call - 11/1	\$ 35,000	\$ -	\$ 41,000	\$ (41,000)
Total Expenditures	\$ 136,755	\$ -	\$ 80,465	\$ (80,465)
Excess (Deficiency) of Revenues over Expenditures	\$ (34,526)		\$ 27,162	
Net Change in Fund Balance	\$ (34,526)		\$ 27,162	
Fund Balance - Beginning	\$ 75,918		\$ 79,197	
Fund Balance - Ending	\$ 41,392		\$ 106,360	

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

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 3,196	\$ 3,196
Total Revenues	\$ -	\$ -	\$ 3,196	\$ 3,196
Expenditures:				
Capital Outlay	\$ 185,000	\$ 92,500	\$ 62,265	\$ 30,235
Total Expenditures	\$ 185,000	\$ 92,500	\$ 62,265	\$ 30,235
Excess (Deficiency) of Revenues over Expenditures	\$ (185,000)		\$ (59,069)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 185,000	\$ 185,000	\$ 513,887	\$ 328,887
Total Other Financing Sources (Uses)	\$ 185,000	\$ 185,000	\$ 513,887	\$ 328,887
Net Change in Fund Balance	\$ -		\$ 454,818	
Fund Balance - Beginning			\$58,477	
Fund Balance - Ending			\$ 513,294	

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

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 27	\$ 27
Total Revenues	\$ -	\$ -	\$ 27	\$ 27
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 27	
Net Change in Fund Balance	\$ -		\$ 27	
Fund Balance - Beginning			\$ 1,522	
Fund Balance - Ending			\$ 1,549	

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

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 16	\$ 16
Total Revenues	\$ -	\$ -	\$ 16	\$ 16
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 16	
Net Change in Fund Balance	\$ -		\$ 16	
Fund Balance - Beginning			\$ 915	
Fund Balance - Ending			\$ 931	

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

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 37	\$ 37
Total Revenues	\$ -	\$ -	\$ 37	\$ 37
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 37	
Net Change in Fund Balance	\$ -		\$ 37	
Fund Balance - Beginning			\$ 2,100	
Fund Balance - Ending			\$ 2,136	

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

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 2,656	\$ 2,656
Total Revenues	\$ -	\$ -	\$ 2,656	\$ 2,656
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ (3,263)	\$ 3,263
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ (3,263)	\$ 3,263
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 5,919	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 5,919	
Fund Balance - Beginning			\$ 55,528	
Fund Balance - Ending			\$ 61,447	

Amelia Walk
Community Development District
Month to Month
FY 2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 117,969	\$ 821,611	\$ 21,765	\$ 14,035	\$ 9,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 984,510
Interlocal Agreement	\$ -	\$ 15,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,538
Interest Income	\$ -	\$ 6	\$ 58	\$ 2,663	\$ 2,343	\$ 2,528	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,598
Other Income-Clubhouse	\$ -	\$ 1,217	\$ 506	\$ 710	\$ -	\$ 1,458	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,891
Other Income-Comcast	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income-Non Resident User Fees	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Other Income-Insurance Proceeds	\$ -	\$ -	\$ -	\$ -	\$ 4,438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,438
Total Revenues	\$ -	\$ 136,730	\$ 822,175	\$ 25,138	\$ 20,816	\$ 13,116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,017,975
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 1,000	\$ 600	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
FICA Expense	\$ 61	\$ 61	\$ 77	\$ 46	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 398
Engineering Fees	\$ 4,208	\$ 1,485	\$ 1,733	\$ 4,373	\$ 1,980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,778
Assessment Roll Administration	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Dissemination	\$ 306	\$ 306	\$ 306	\$ 306	\$ 306	\$ 306	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,838
Dissemination-Amortization Schedules	\$ 950	\$ -	\$ -	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Trustee Fees	\$ -	\$ -	\$ 4,256	\$ -	\$ 4,041	\$ 5,388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,684
Arbitrage	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Attorney Fees	\$ 6,232	\$ 6,241	\$ 3,664	\$ 5,821	\$ 5,095	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,053
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 4,688	\$ 4,688	\$ 4,688	\$ 4,688	\$ 4,688	\$ 4,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,131
Information Technology	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420
Website Maintenance	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 210
Travel & Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$ 108	\$ 58	\$ 65	\$ 62	\$ 40	\$ 90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 424
Postage	\$ 39	\$ 8	\$ 84	\$ 158	\$ 112	\$ 70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 470
Printing	\$ 17	\$ 77	\$ 66	\$ 55	\$ 50	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330
Insurance	\$ 11,006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,006
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 228	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 228
Other Current Charges	\$ 171	\$ 137	\$ 242	\$ 183	\$ 203	\$ 171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,106
Office Supplies	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 34,116	\$ 13,967	\$ 16,886	\$ 16,947	\$ 17,697	\$ 12,189	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111,801

Amelia Walk
Community Development District
Month to Month
FY 2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
<u>Operations & Maintenance</u>													
Contract Services													
Landscaping & Fertilization Maintenance	\$ 12,002	\$ 12,836	\$ 12,002	\$ 12,002	\$ 12,002	\$ 12,836	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	73,680
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 2,418	\$ 2,418	\$ 2,418	\$ 2,418	\$ 2,418	\$ 2,418	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,508
Security	\$ 453	\$ 453	\$ 453	\$ 573	\$ 458	\$ 458	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,848
Refuse	\$ 159	\$ 159	\$ 158	\$ 157	\$ 158	\$ 159	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	950
Management Company	\$ 1,389	\$ 1,389	\$ 1,389	\$ 1,389	\$ 1,389	\$ 1,389	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,335
Subtotal Contract Services	\$ 16,421	\$ 17,255	\$ 16,419	\$ 16,540	\$ 16,425	\$ 17,261	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100,321
Repairs and Maintenance													
Repairs & Maintenance	\$ 11,301	\$ 5,492	\$ 3,221	\$ 10,322	\$ 2,588	\$ 1,776	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	34,699
Landscaping Extras (Flowers & Mulch)	\$ 4,795	\$ -	\$ -	\$ 4,795	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,590
Irrigation Repairs	\$ 3,907	\$ -	\$ 3,297	\$ -	\$ 348	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,553
Speed Control	\$ 1,220	\$ 1,632	\$ 1,428	\$ 1,512	\$ 1,728	\$ 1,296	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,816
Subtotal Repairs and Maintenance	\$ 21,223	\$ 7,124	\$ 7,946	\$ 16,629	\$ 4,664	\$ 3,072	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	60,658
Utilities													
Electric	\$ 1,920	\$ 1,915	\$ 1,583	\$ 1,888	\$ 1,907	\$ 1,626	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,839
Streetlighting	\$ 3,180	\$ 3,180	\$ 3,180	\$ 3,259	\$ 3,270	\$ 3,270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19,340
Water & Wastewater	\$ 8,781	\$ 4,619	\$ 3,337	\$ 1,456	\$ 4,140	\$ 2,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24,667
Subtotal Utilities	\$ 13,882	\$ 9,714	\$ 8,100	\$ 6,603	\$ 9,316	\$ 7,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	54,846
Amenity Center													
Insurance	\$ 35,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	35,732
Pool Maintenance	\$ 3,102	\$ 2,267	\$ 3,183	\$ 831	\$ 2,771	\$ 3,032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,186
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Management	\$ 6,825	\$ 6,825	\$ 6,825	\$ 6,825	\$ 6,825	\$ 6,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40,950
Cable TV/Internet/Telephone	\$ 477	\$ 477	\$ 477	\$ 511	\$ 511	\$ 511	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,965
Janitorial Service	\$ 1,061	\$ 1,061	\$ 1,061	\$ 1,061	\$ 1,061	\$ 1,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,368
Special Events	\$ 645	\$ 8	\$ 1,348	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,001
Decorations-Holiday	\$ 548	\$ 1,312	\$ -	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,871
Facility Maintenance (including Fitness Equip)	\$ 220	\$ 726	\$ 468	\$ 261	\$ 1,186	\$ 165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,024
Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Center	\$ 48,609	\$ 12,676	\$ 13,363	\$ 9,501	\$ 12,354	\$ 11,595	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	108,098
Reserves													
Capital Reserves (Transfer out to CRF)	\$ -	\$ -	\$ -	\$ 185,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	185,000
Subtotal Reserves	\$ -	\$ -	\$ -	\$ 185,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	185,000
Total Operations & Maintenance	\$ 100,135	\$ 46,768	\$ 45,829	\$ 234,273	\$ 42,760	\$ 39,158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	508,922
Total Expenditures	\$ 134,251	\$ 60,735	\$ 62,715	\$ 251,219	\$ 60,457	\$ 51,346	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	620,723
Excess (Deficiency) of Revenues over Expenditures	\$ (134,251)	\$ 75,995	\$ 759,460	\$ (226,081)	\$ (39,641)	\$ (38,230)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	397,252
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ 328,887	\$ (328,887)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ 328,887	\$ (328,887)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (134,251)	\$ 75,995	\$ 759,460	\$ (226,081)	\$ 289,246	\$ (367,117)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	397,252

Amelia Walk
Community Development District
Long Term Debt Report
FY 2025

Series 2012A-1, Special Assessment Bonds		
Interest Rate;	5.50%	
Maturity Date:	5/1/37	
Reserve Fund Definition:	50% Max Annual Debt Service	
Reserve Fund Requirement:	\$56,512.50	
Reserve Fund Balance:	\$60,861.21	
Bonds outstanding - 9/30/2024		\$1,005,000.00
Less:	May 1, 2025 (Mandatory)	\$0.00
Current Bonds Outstanding		\$985,000.00

Series 2016A-2, Special Assessment Bonds		
Interest Rate;	5.50%	
Maturity Date:	11/1/30	\$370,000.00
Interest Rate;	6.00%	
Maturity Date:	11/1/47	\$1,850,000.00
Reserve Fund Definition:	Maximum Annual Debt Assessment	
Reserve Fund Requirement:	\$183,575.00	
Reserve Fund Balance:	\$183,875.00	
Less:	November 1, 2024 (Mandatory)	(\$45,000.00)
	February 1, 2025 (Special Call)	(\$20,000.00)
Current Bonds Outstanding		\$2,155,000.00

Series 2018A-3, Special Assessment Bond		
Interest Rate;	4.00%	
Maturity Date:	11/1/24	\$125,000.00
Interest Rate;	4.75%	
Maturity Date:	11/1/29	\$720,000.00
Interest Rate;	5.25%	
Maturity Date:	11/1/38	\$1,840,000.00
Interest Rate;	5.375%	
Maturity Date:	11/1/48	\$3,340,000.00
Reserve Fund Definition:	75% Maximum Annual Debt Assessment	
Reserve Fund Requirement:	\$341,414.06	
Reserve Fund Balance:	\$341,414.07	
Less:	November 1, 2024 (Mandatory)	(\$125,000.00)
	November 1, 2024 (Special Call)	(\$35,000.00)
	February 1, 2025 (Special Call)	(\$5,000.00)
Current Bonds Outstanding		\$5,860,000.00

Series 2018A Area B, Special Assessment Bond		
Interest Rate;	4.375%	
Maturity Date:	11/1/24	\$140,000.00
Interest Rate;	4.75%	
Maturity Date:	11/1/29	\$785,000.00
Interest Rate;	5.25%	
Maturity Date:	11/1/39	\$2,290,000.00
Interest Rate;	5.375%	
Maturity Date:	11/1/49	\$3,840,000.00
Reserve Fund Definition:	100% Maximum Annual Debt Assessment	
Reserve Fund Requirement:	\$532,362.50	
Reserve Fund Balance:	\$559,650.00	
Less:	November 1, 2024 (Mandatory)	(\$140,000.00)
	November 1, 2024 (Special Call)	(\$30,000.00)
	February 1, 2025 (Special Call)	(\$35,000.00)
Current Bonds Outstanding		\$6,850,000.00

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

Total Current Bonds Outstanding		\$16,924,000.00
--	--	------------------------

Amelia Walk
Community Development District
Capital Reserves

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

Opening Balance in Capital Reserve Fund		\$0.00
Source of Funds:	Interest Earned	\$24,698.06
	Capital Reserve Transfers	\$984,220.71
Use of Funds:		
Disbursements:	Fountain(s)	(\$42,085.00)
	Pool Heating System	(\$44,411.40)
	Sidewalk Repairs	(\$30,480.00)
	Sign Renovation	(\$27,950.00)
	Lighting	(\$10,263.80)
	Flag Pole	(\$9,024.00)
	Access Control	(\$32,997.00)
	Tennis Court Resurface Project	(\$27,275.00)
	Landscaping, Entry Monuments Lighting	(\$28,885.20)
	Electrical Upgrades	(\$4,380.00)
	Storm Drain	(\$3,880.00)
	AED	(\$1,518.76)
	Other Capital Projects	(\$212,359.83)
	Professional Fees/Contingencies	(\$20,114.36)
Adjusted Balance in Capital Reserve Fund Account at March 31, 2025		<u><u>\$513,294.42</u></u>

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

Book Balance of Capital Reserve Fund at March 31, 2025		\$513,294.42
A. n/a		
	Contract Amount	\$0.00
	Paid to Date	\$0.00
	Balance on Contract	<u><u>\$0.00</u></u>
		<u>\$0.00</u>
B. n/a		
	Contract Amount	\$0.00
	Paid to Date	\$0.00
	Balance on Contract	<u><u>\$0.00</u></u>
		<u>\$0.00</u>
Capital Reserve Funds available at March 31, 2025		<u><u>\$513,294.42</u></u>

3. Investments - State Board of Administration

March 31, 2025	Type	Yield	Due	Maturity	Principal
Capital Reserve Fund	Overnight	4.51%	n/a	\$538,362.49	\$538,362.49
					Contracts/Transfers in Transit <u>(\$25,068.07)</u>
					Balance at 3/31/2025 <u><u>\$513,294.42</u></u>

Amelia Walk
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

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

ON ROLL ASSESSMENTS

42.87%	4.69%	7.78%	18.94%	21.56%	4.16%	100.00%
--------	-------	-------	--------	--------	-------	---------

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Net Receipts	O&M Portion	2012 Debt Service	2016 Debt Service	2018 Debt Service	2018-3B Debt Service	2023 Debt Service	Total
10/29/24	Distribution #1	\$11,755.13	\$470.21	\$225.70	\$11,059.22	\$4,740.95	\$518.26	\$859.98	\$2,095.15	\$2,384.53	\$460.36	\$10,598.87
11/14/24	PROP APPRAISER	\$0.00	\$0.00	\$22,023.00	(\$22,023.00)	(\$9,440.98)	(\$1,032.05)	(\$1,712.53)	(\$4,172.21)	(\$4,748.49)	(\$916.74)	(\$21,106.26)
11/21/24	Distribution #2	\$304,156.20	\$12,166.25	\$5,839.80	\$286,150.15	\$122,668.93	\$13,409.64	\$22,251.36	\$54,210.52	\$61,698.22	\$11,911.47	\$274,238.67
12/05/24	Distribution #3	\$1,914,077.17	\$76,563.09	\$36,750.28	\$1,800,763.80	\$771,964.55	\$84,387.85	\$140,029.46	\$341,150.79	\$388,271.41	\$74,959.74	\$1,725,804.06
12/20/24	Distribution #4	\$121,829.63	\$3,654.89	\$2,363.49	\$115,811.25	\$49,646.81	\$5,427.18	\$9,005.62	\$21,940.19	\$24,970.62	\$4,820.83	\$110,990.42
01/08/25	Distribution #5	\$53,410.24	\$1,602.31	\$1,036.16	\$50,771.77	\$21,765.21	\$2,379.28	\$3,948.07	\$9,618.60	\$10,947.15	\$2,113.46	\$48,658.31
02/07/25	Distribution #6	\$34,088.59	681.7718367	\$668.14	\$32,738.68	\$14,034.66	\$1,534.21	\$2,545.80	\$6,202.27	\$7,058.95	\$1,362.80	\$31,375.89
03/12/25	Distribution #7	\$21,951.62	\$219.52	\$434.64	\$21,297.46	\$9,129.95	\$998.05	\$1,656.12	\$4,034.76	\$4,592.05	\$886.54	\$20,410.93
TOTAL		\$ 2,461,268.57	\$ 95,358.03	\$ 69,341.21	\$ 2,296,569.33	\$ 984,510.08	\$ 107,622.42	\$ 178,583.88	\$ 435,080.07	\$ 495,174.44	\$ 95,598.46	\$ 2,200,970.89

98.05%	Net Percent Collected
\$ 48,977.94	Balance Remaining to Collect

C.

Amelia Walk
Community Development District

Check Run Summary

March 18, 2025

Date	Check Numbers	Amount
<i>SEACOAST BANK</i>		
03/20/25	435-445	\$344,066.17
03/31/25	446-447	\$485.92
04/03/25	448-457	\$23,172.34
Total		\$367,724.43

AP300R
*** CHECK NOS. 000435-050000

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

RUN 4/07/25

PAGE 19

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/20/25	00313	3/07/25 14003	202503 320-57200-34504	TRAFFIC CONTROL 03/25	*	216.00	
				JAMES BALLARD			216.00 000435
3/20/25	00172	4/01/25 6143823	202504 320-57200-34501	SVCS 04/25	*	458.36	
				BATES SECURITY LLC			458.36 000436
3/20/25	00235	4/19/25 04192025	202504 320-57200-49400	EVENT 04/19/25	*	750.00	
				BOUNCERS,SLIDES AND MORE INC			750.00 000437
3/20/25	00260	3/07/25 14003	202503 320-57200-34504	TRAFFIC CONTROL 03/25	*	216.00	
				DANIEL CORBITT			216.00 000438
3/20/25	00258	3/19/25 7012289	202503 320-57200-46500	SUPPLIES 03/25	*	631.50	
				HAWKINS, INC.			631.50 000439
3/20/25	00269	3/06/25 25-00057	202503 310-51300-48000	NOTICE OF RULE DEVELOPMEN	*	60.50	
		3/13/25 25-00065	202503 310-51300-48000	NOTICE OF RULEMAKING 3/25	*	167.75	
				JACKSONVILLE DAILY RECORD			228.25 000440
3/20/25	00263	3/12/25 11763	202502 310-51300-31500	SVCS 02/25	*	5,095.33	
				KILINSKI VAN WYK PLLC			5,095.33 000441
3/20/25	00115	3/18/25 14016	202503 320-57200-34504	TRAFFIC CONTROL 03/25	*	216.00	
				KELLAM EDWARD PAOLILLO			216.00 000442
3/20/25	00241	3/19/25 03192025	202503 300-38100-10000	TXFER DSF REVENUES	*	328,887.23	
		3/19/25 03192025	202503 300-15100-10000	TXFER DSF REVENUES	*	328,887.23	
		3/19/25 03192025	202503 300-38100-10000	TXFER DSF REVENUES	*	328,887.23-	
				STATE BOARD OF ADMINISTRATION			328,887.23 000443
3/20/25	00019	2/25/25 7658438	202502 310-51300-31300	FEE 02/01/25-01/31/26	*	5,387.50	
				U.S. BANK			5,387.50 000444

AWLK -AMELIA WALK - SHENNING

AP300R
*** CHECK NOS. 000435-050000

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

RUN 4/07/25

PAGE 20

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/20/25	00300	3/14/25 3717 SVCS 02/25	202502 310-51300-31100		*	1,980.00	
				YURO & ASSOCIATES, LLC			1,980.00 000445
3/31/25	00021	3/07/25 16194-03 SVCS 03/25	202503 320-57200-43000		*	244.11	
				FPL-ACH			244.11 000446
3/31/25	00021	3/07/25 72449-03 SVCS 03/25	202503 320-57200-43000		*	25.81	
				FPL-ACH			25.81 000447
3/31/25	00115	3/24/25 14029 TRAFFIC CONTROL 03/25	202503 320-57200-34504		*	216.00	
				KELLAM EDWARD PAOLILLO			216.00 000448
4/03/25	00172	3/21/25 6215129 SVCS 03/25	202503 320-57200-34502		*	806.34	
				BATES SECURITY LLC			806.34 000449
4/03/25	00277	3/26/25 3352 POOL REPAIR 03/25	202503 300-13100-10000		*	1,260.00	
		3/26/25 3352 POOL REPAIR 03/25	202503 320-53800-60000		*	1,260.00	
		3/26/25 3352 POOL REPAIR 03/25	202503 300-20700-10000		*	1,260.00-	
				CBUSS ENTERPRISES			1,260.00 000450
4/03/25	00156	3/21/25 0350808- SVCS 04/25	202504 320-57200-41050		*	511.18	
				COMCAST (AUTO PAY)			511.18 000451
4/03/25	00021	3/19/25 2025-1 SVCS 03/25	202503 320-57200-43000		*	1,355.68	
		3/19/25 2025-2 SVCS 03/25	202503 320-57200-43001		*	3,269.87	
				FPL-ACH			4,625.55 000452
4/03/25	00258	3/26/25 7020542 SUPPLIES 03/25	202503 320-57200-46500		*	174.25	
				HAWKINS, INC.			174.25 000453
4/03/25	00055	3/14/25 1186 FACILITY MAINT 02/25	202502 320-57200-62000		*	1,785.60	
		3/14/25 1186 MAINT SUPPLIES 02/25	202502 320-57200-62000		*	4.17	
				RIVERSIDE MANAGEMENT SERVICES, INC.			1,789.77 000454
				AWLK -AMELIA WALK - SHENNING			

AP300R
*** CHECK NOS. 000435-050000

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

RUN 4/07/25

PAGE 21

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/03/25	00298	3/23/25 1080	202503 300-13100-10000		*	11,422.25	
			SIDEWALK REPLACEMENT 3/25				
		3/23/25 1080	202503 320-53800-60000		*	11,422.25	
			SIDEWALK REPLACEMENT 3/25				
		3/23/25 1080	202503 300-20700-10000		*	11,422.25-	
			SIDEWALK REPLACEMENT 3/25				
				SITE SAVVY INC			11,422.25 000455
4/03/25	00220	4/01/25 PSI15390	202504 310-51300-60200		*	2,418.00	
			MAINT 04/25				
				SOLITUDE LAKE MANAGEMENT			2,418.00 000456
4/03/25	00212	3/25/25 1027	202503 320-57200-34000		*	165.00	
			SVCS 03/25				
				SOUTHEASTFITNESS REPAIR			165.00 000457
				TOTAL FOR BANK B		367,724.43	
				TOTAL FOR REGISTER		367,724.43	

AWLK -AMELIA WALK - SHENNING

**Nassau County Sheriff's Office**

77151 Citizens Circle

Yulee, FL 32097

INVOICE

Invoice ID: 14003

Date: 03/07/2025

Customer #: 32

Due Date: 03/07/2025

Reference:

Bill To:

Amelia Walk

Attention:

475 West Town Plaza

St. Augustine, FL 00000

dlaughlin@gmsnf.com

DESCRIPTION	QTY	RATE	TOTAL
Traffic Control	4.000	\$48.00	\$192.00
Admin Fee Per Hour	4.000	\$2.00	\$8.00
Traffic Control	4.000	\$48.00	\$192.00
Admin Fee Per Hour	4.000	\$2.00	\$8.00
Platform Fee	1.000	8.00%	\$16.00
Platform Fee <i>Note: Remaining Platform Fee</i>	1.000	\$16.00	\$16.00
TOTAL:	18.000		\$432.00

Payments

DATE	PAYMENT METHOD	CHECK NUMBER	COMMENT	AMOUNT
03/07/2025	ACH		Online Payment - Amount: \$216.00 Transaction (py_1R00aIB3MAvHLMaw83iEwzi2) via SEACOAST NATIONAL BANK ***5820	\$216.00

001.320.57200.34504

\$216.00

Separate Check

Amount Paid: \$216.00

Balance Due: \$216.00

Notes**Invoice due on receipt.****All invoice payments must be made via the PowerDetails site.**If you do not have a user account, please email offduty@powerdetails.com to request one. Be sure to include your full name, business name, email address, and specify NCSO as the agency providing off-duty services.***Please be advised that payments must no longer be made directly to the deputy.**



Invoice

Invoice Number
6143823

Date
04/01/2025

Customer Number
B-21054

Terms
Due On Receipt

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

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

[Click Here to Pay Online!](#)

Amount enclosed: _____

Net Due: \$458.36

Detach And Return Top Portion With Your Payment

Customer Name

Customer Number

PO Number

Invoice Date

Terms

Amelia Walk CDD

B-21054

04/01/2025

Due On Receipt

Quantity

Description

Months

Rate

Amount

9000 - Access Control - Amelia Walk CDD - 85287 Majestic Walk Blvd., Fernandina Beach, FL

1.00

Monthly Service-Access
04/01/2025 - 04/30/2025

1.00

\$284.36

\$284.36

Subtotal: \$284.36

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

1.00

Monthly Service-Video
04/01/2025 - 04/30/2025

1.00

\$174.00

\$174.00

Subtotal: \$174.00

Tax

\$0.00

Payments/Credits Applied

\$0.00

Invoice Balance Due: \$458.36

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 3-17-25
Acct. # 1-320-57200-34501

Date

Invoice #

Description

Amount

Balance Due

4/1/2025

6143823


Alarm Services

\$458.36

\$458.36



Thank you for being our valued customer! We're grateful for the trust you've placed in us.

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice <u>Date:</u> April 19th, 2025 <u>Invoice No.:</u> 04192025.22		
<u>Name / Address</u> Attn: Kelly Mullins Amelia Walk Comm. Development Dist. 85287 Majestic Walk Blvd. Fernandina Beach, FL 32034		Additional Details:				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	55' Double lane Obstacle Course	1	\$350.00		\$350.00	\$350.00
2	Balloon Artist	1	\$400.00		\$400.00	\$400.00
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$750.00
		Sales Tax (0.0%)				n/a
		Total				\$750.00

Approved
 Kelly Mullins, Amenity & Operations Manager
 Governmental Management Services for Amelia Walk CDD
 Date: 3-17-25
 Acct. # 1-320-57200-49400

**Nassau County Sheriff's Office**

77151 Citizens Circle

Yulee, FL 32097

INVOICE

Invoice ID:	14003
Date:	03/07/2025
Customer #:	32
Due Date:	03/07/2025
Reference:	

Bill To:

Amelia Walk

Attention:

475 West Town Plaza

St. Augustine, FL 00000

dlaughlin@gmsnf.com

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

001.320.57200.34504

\$216.00

Separate Check

Amount Paid: \$0.00**Balance Due: \$216.00****Notes****Invoice due on receipt.****All invoice payments must be made via the PowerDetails site.**

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

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

Original



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

INVOICE

Total Invoice	\$631.50
Invoice Number	7012289
Invoice Date	3/19/25
Sales Order Number/Type	4760727 SL
Branch Plant	74
Shipment Number	5691859

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

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

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
4/18/25	Net 30	PPD Origin	HWTG			382

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	210.0000	GA	\$2.9500	GA	2,030.7 LB	\$619.50
		1 LB BLK (Mini-Bulk)		210.0000	GA			2,030.7 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 3-20-25
Acct. # 1-320-57200-46500

Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total

\$631.50

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

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

WIRING CONTACT INFORMATION:
Email: Credit.Dept@Hawkinsinc.com
Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

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

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

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

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

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

www.hawkinsinc.com

Job# 947454

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

March 13, 2025

Date

Attn: Courtney Hogge
GMS, LLC
475 West Town Place, Ste 114
Saint Augustine FL 32092

001.310.51300.48000

Serial #	<u>25-00065N</u>	PO/File #	<u></u>	<u>\$167.75</u>
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Payment Due

Notice of Rulemaking

\$167.75

Publication Fee

Amelia Walk Community Development District

Case Number	<u></u>	Amount Paid
--------------------	---------	--------------------

Publication Dates 3/13

County Nassau

Payment Due Upon Receipt

For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment.

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

If your payment is being mailed, please reference Serial # 25-00065N on your check or remittance advice.

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

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

**NOTICE OF RULEMAKING
BY AMELIA WALK
COMMUNITY
DEVELOPMENT DISTRICT**

In accordance with Chapters 190 and 120, *Florida Statutes*, the Amelia Walk Community Development District ("District") hereby gives the public notice of its intent to adopt rules, orders, rates, fees and charges (together, "**Rules & Rates**") applicable to re-keying individual mailbox units.

A public hearing will be conducted by the Board of Supervisors of the District on **April 15, 2025, at 6:00 p.m., at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034**, to consider adoption of the Rules & Rates.

The proposed Rules will set forth the process to apply for mailbox re-keying. The proposed Rate for re-keying is not to exceed **\$250**. A copy of the proposed Rules & Rates may be obtained by contacting the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092; Phone: (904) 940-5850 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at <https://ameliawalkcdd.com/>.

Prior Notice of Rule Development was published in the Jacksonville Daily Record on March 6, 2025.

The public hearing will provide an opportunity for the public to address the proposed Rules & Rates. The proposed Rules & Rates may be amended at the public hearing pursuant to discussion by the Board and public comment. The purpose and effect of the Rules & Rates is to provide for efficient District operations relating to the proper operation and maintenance of the District's mailbox kiosk infrastructure as provided for in Section 190.035, *Florida Statutes*. Legal authority for the Rules & Rates includes Sections 190.035, 190.011(5), 190.011(10),

120.54, 120.69 and 120.81, *Florida Statutes*.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice.

At the same time and location, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting and hearing may be continued in progress to a date and time certain announced at said meeting or hearing. Copies of the meeting agenda may be obtained from the District Manager's Office during normal business hours. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, or at a regular Board meeting, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

One or more Supervisors may participate in the meeting and/or public hearing by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting or public hearing is asked to advise the District Manager's Office at (904) 940-5850 at least 48 hours in advance. If you are hearing or speech-impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Manager's Office.

District Manager
Mar. 13 00 (25-00065N)

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

March 6, 2025

Date

Attn: Courtney Hogge

GMS, LLC

475 West Town Place, Ste 114

Saint Augustine

FL 32092

001.310.51300.48000

Serial #	<u>25-00057N</u>	PO/File #	<u></u>	<u>\$60.50</u>
				Payment Due
	Notice of Rule Development			
	<u></u>			<u>\$60.50</u>
	Amelia Walk Community Development District			Publication Fee
	<u></u>			
Case Number	<u></u>			Amount Paid
Publication Dates	<u>3/6</u>			
County	<u>Nassau</u>			

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

Payment Due Upon Receipt

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

If your payment is being
mailed, please reference
Serial # 25-00057N on your
check or remittance advice.

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

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

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

**NOTICE OF RULE
DEVELOPMENT BY
AMELIA WALK COMMUNITY
DEVELOPMENT DISTRICT**

In accordance with Chapters 190 and 120, *Florida Statutes*, the Amelia Walk Community Development District ("District") hereby gives notice of its intent to adopt rules, rates, fees and charges (together, "**Rules & Rates**") applicable to re-keying individual mailbox units.

The purpose and effect of the Rules & Rates is to provide for efficient District operations relating to the proper operation and maintenance of the District's mailbox kiosk infrastructure as provided for in Section 190.035, *Florida Statutes*. Legal authority for the Rules & Rates includes Sections 190.035, 190.011(5), 190.011(10), 120.54, 120.69 and 120.81, *Florida Statutes*.

A public hearing on the proposed Rules & Rates will be conducted by the District on **April 15, 2025, at 6:00 p.m., at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034**. A copy of the proposed Rules & Rates may be obtained by contacting the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092; Phone: (904) 940-5850, during normal business hours.

District Manager

Mar. 6 00 (25-00057N)



Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

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

INVOICE

Invoice # 11763
Date: 03/12/2025
Due On: 04/11/2025

Amelia Walk CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MGH	02/03/2025	Review draft agenda for upcoming Board meeting.	0.20	\$275.00	\$55.00
Service	LG	02/04/2025	Research bond revenue fund release provisions.	0.80	\$315.00	\$252.00
Service	MGH	02/05/2025	Review resident request to utilize the District's haul road to access back yard for pool installation and District staff input on same.	0.20	\$275.00	\$55.00
Service	LG	02/05/2025	Advise regarding procedures for resident access request; confer with Robinson regarding staff cost-share; review policies regarding personal trainers and prepare suggestions regarding same.	1.20	\$315.00	\$378.00
Service	LG	02/06/2025	Attend agenda planning call; follow up on status of easement variance letter; respond to Murphy regarding GMS management contracts.	0.90	\$315.00	\$283.50
Service	LG	02/07/2025	Update Aquagenix assignment document.	0.30	\$315.00	\$94.50
Service	LG	02/08/2025	Review correspondence related to allegedly dangerous tree; advise regarding same.	0.20	\$315.00	\$63.00
Service	LG	02/11/2025	Prepare sample personal training policies and forms; prepare resolution related to same.	0.70	\$315.00	\$220.50
Service	JK	02/11/2025	Confer re: reserve release options	0.20	\$350.00	\$70.00

and roadway repair status						
Service	LG	02/13/2025	Confer with Henley regarding bond reserve release.	0.40	\$315.00	\$126.00
Service	MGH	02/16/2025	Review and analyze agenda package and materials for Board consideration, including meeting minutes, financial statements, staff reports and supporting materials, proposals, water drainage memorandum updates, resolution adopting policies for personal training and associated policies, landscape project updates, materials related to request to use trail road for pool installation, and related District materials, in preparation for Board meeting.	1.10	\$275.00	\$302.50
Service	CD	02/16/2025	Prepare Budget Approval Resolutions; Research ordinance to determine local government notification	0.30	\$180.00	\$54.00
Service	MGH	02/17/2025	Analyze correspondence from District Engineer and District Manager regarding scope and price change to Duval Asphalt agreement.	0.10	\$275.00	\$27.50
Service	LG	02/17/2025	Prepare for Board meeting.	0.60	\$315.00	\$189.00
Service	LG	02/18/2025	Travel to and attend Board meeting; prepare final change order for Phase 1 roadway project.	4.70	\$315.00	\$1,480.50
Expense	KB	02/18/2025	Travel: Mileage LG.	115.50	\$0.67	\$77.39
Expense	KB	02/18/2025	Travel: Hotel LG.	1.00	\$44.44	\$44.44
Service	MGH	02/21/2025	Prepare Temporary Access Agreement for resident use of District property to access yard for pool installation; analyze correspondence from Duval Asphalt regarding change order for reduction of retainage payment.	0.90	\$275.00	\$247.50
Service	LG	02/21/2025	Prepare rulemaking notices for mailbox rates; update completion certificate for roadway project.	0.70	\$315.00	\$220.50
Service	LG	02/23/2025	Update final change order for Phase 1 roadway project.	0.20	\$315.00	\$63.00
Service	MGH	02/24/2025	Analyze status of ongoing District projects and meeting follow-ups needed; exchange correspondence with District staff regarding same;	0.80	\$275.00	\$220.00

prepare sidewalk repair services agreement with Site Savvy Inc.						
Service	JK	02/24/2025	Coordinate with district manager on budget questionnaire and information to inform FY2025-2026 budget documents.	0.10	\$350.00	\$35.00
Service	LG	02/25/2025	Review Site Savvy agreement; finalize haul road access agreement; prepare letter to HOA regarding CDD staff time.	1.30	\$315.00	\$409.50
Service	LG	02/26/2025	Review reserve release conditions for outstanding bonds.	0.40	\$315.00	\$126.00
Non-billable entries						
Service	MGH	02/06/2025	Review correspondence regarding amenity policy updates for Board consideration; prepare for and attend agenda planning call.	0.70	\$275.00	\$192.50
Service	MGH	02/13/2025	Review correspondence from prior District Engineer regarding outstanding invoice payments.	0.10	\$275.00	\$27.50
Service	MGH	02/13/2025	Further analyze debt reserve release conditions for each bond issuance and prepare correspondence to District Manager to confirm such conditions are met; confer with L. Gentry regarding bond history and flow of funds.	1.10	\$275.00	\$302.50
Service	MGH	02/18/2025	Prepare for and attend Board meeting; including call with L. Gentry and D. Laughlin to discuss agenda items.	4.00	\$275.00	\$1,100.00
Expense	KB	02/18/2025	Travel: Mileage MGH.	40.75	\$0.67	\$27.30
Service	MGH	02/26/2025	Analyze final pay application from Duval Asphalt and District Manager correspondence regarding same; further analyze trust indentures for numerous bond issuances to confirm reserve release conditions and events of default.	0.60	\$275.00	\$165.00
Service	MGH	02/28/2025	Review correspondence and draft requisition from District Manager for remaining invoice payment to prior District Engineer.	0.10	\$275.00	\$27.50
Total						\$5,094.33

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
11763	04/11/2025	\$5,094.33	\$0.00	\$5,094.33

Outstanding Balance \$5,094.33

Total Amount Outstanding \$5,094.33

001.310.51300.31500

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

Please pay within 30 days.

**Nassau County Sheriff's Office**

77151 Citizens Circle

Yulee, FL 32097

INVOICE

Invoice ID:	14016
Date:	03/18/2025
Customer #:	32
Due Date:	03/18/2025
Reference:	

Bill To:

Amelia Walk

Attention:

475 West Town Plaza

St. Augustine, FL 00000

dlaughlin@gmsnf.com

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

001.320.57200.34504

\$216.00

Separate Check

Amount Paid: \$0.00**Balance Due: \$216.00****Notes****Invoice due on receipt.****All invoice payments must be made via the PowerDetails site.**

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

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

AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
March 19, 2025	\$328,887.23	Sharyn Henning

Payable to:

State Board of Administration V#241

Date Check Needed:

Budget Category:

3/19/25	001.300.38100.10000	\$328,887.23
	005.300.15100.10000	\$328,887.23
	005.300.38100.10000	(\$328,887.23)

Intended Use of Funds Requested:

Txfer DSF Excess Revenues to Capital Reserve Fund.
<i>(Attach supporting documentation for request.)</i>



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

Invoice Number: 7658438

Invoice Date: 02/25/2025
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Amelia Walk CDD
c/o GMS - North Florida, LLC
475 West Town Place, Suite 114
Saint Augustine, FL 32092
United States

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS
SERIES 2016 (ASSESSMENT AREA A-2)**

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$5,387.50

All invoices are due upon receipt.

001.310.51300.31300

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

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS
SERIES 2016 (ASSESSMENT AREA A-2)**

Invoice Number:	7658438
Current Due:	\$5,387.50
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

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





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

Invoice Number: 7658438
Invoice Date: 02/25/2025
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS
SERIES 2016 (ASSESSMENT AREA A-2)

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	5,000.00	100.00%	\$5,000.00
Subtotal Administration Fees - In Advance 02/01/2025 - 01/31/2026				\$5,000.00
Incidental Expenses 02/01/2025 to 01/31/2026	5,000.00	0.0775		\$387.50
Subtotal Incidental Expenses				\$387.50
TOTAL AMOUNT DUE				\$5,387.50





Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting

Invoice

Date	Invoice #
3/14/25	3717

Bill To	
AMELIA WALK CDD C/O Daniel Laughlin - District Manager GMS 475 West Town Place, Suite 114 St. Augustine, FL 32092	
P.O. No	

Yuro & Assoc. - Job No.
Y24-1378

Item	Date	Description	Hours	Rate	Amount
		AMELIA WALK CDD - FEBRUARY ENGINEERING			
CDD Amelia ...	2/5/25	HOA Trail Road Access	0.5	165.00	82.50
CDD Amelia ...	2/6/25	agenda call & requisition #4	1	165.00	165.00
CDD Amelia ...	2/11/25	review structure repair & pipe videos	1	165.00	165.00
CDD Amelia ...	2/14/25	review structure repair & pipe videos	1	165.00	165.00
CDD Amelia ...	2/17/25	coordinate with Duval Asphalt for ribbon curb price	0.5	165.00	82.50
CDD Amelia ...	2/18/25	CDD Meeting	4.5	165.00	742.50
CDD Amelia ...	2/21/25	misc coordination with staff & Duval Asphalt on final change order	1.5	165.00	247.50
CDD Amelia ...	2/27/25	pay requisition for McCranie & coordination of Duval Payment	1.5	165.00	247.50
CDD Amelia ...	2/28/25	haul road pipe email review	0.5	165.00	82.50
		001.310.51300.31100			
			Total		\$1,980.00



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

CURRENT BILL**\$25.81**

TOTAL AMOUNT YOU OWE

Mar 31, 2025

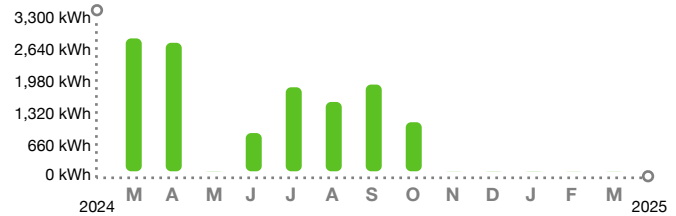
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	25.81
Payments received	-25.81
Balance before new charges	0.00
Total new charges	25.81
Total amount you owe	\$25.81

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after May 29, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 21, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Separate Check

001.320.57200.43000
March 2025
\$25.81

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

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



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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

81986-72449

ACCOUNT NUMBER

\$25.81

TOTAL AMOUNT YOU OWE

Mar 31, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
Amelia Walk Cdd

Account Number:
81986-72449

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	25.81
Payment received - Thank you	-25.81
Balance before new charges	\$0.00

New Charges

Rate: RS-1 RESIDENTIAL SERVICE

Base charge: \$9.61

Minimum base bill charge: \$15.18

Non-fuel: (First 1000 kWh at \$0.096990) \$0.28
(Over 1000 kWh at \$0.107050)

Fuel: (First 1000 kWh at \$0.024080) \$0.07
(Over 1000 kWh at \$0.034080)

Electric service amount 25.14

Gross receipts tax (State tax) 0.65

Taxes and charges 0.65

Regulatory fee (State fee) 0.02

Total new charges \$25.81

Total amount you owe \$25.81

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	46793		46790		3

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 7, 2025	Feb 7, 2025	Mar 7, 2024
kWh Used	3	3	2990
Service days	28	30	29
kWh/day	0	0	103
Amount	\$25.81	\$25.81	\$427.04

KEEP IN MIND

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

Download the app

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

[Download now](#)

EV charging at home

Get unlimited off-peak night, weekend and holiday charging - including a level 2 charger and installation.

[Plug in](#)

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

**Electric Bill Statement****For:** Feb 7, 2025 to Mar 7, 2025 (28 days)**Statement Date:** Mar 7, 2025**Account Number:** 64677-16194**Service Address:**85254 FALL RIVER PKWY # IRR
FERNANDINA BEACH, FL 32034

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

CURRENT BILL**\$244.11**

TOTAL AMOUNT YOU OWE

Mar 28, 2025

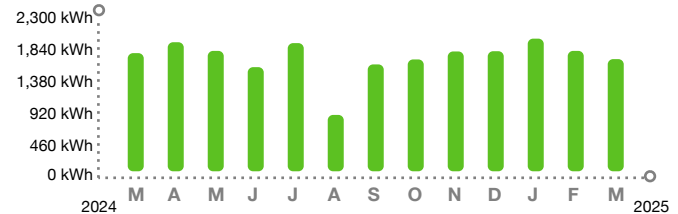
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	262.79
Payments received	-262.79
Balance before new charges	0.00
Total new charges	244.11
Total amount you owe	\$244.11

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after May 28, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 18, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Separate Check001.320.57200.43000
MARCH 2025
\$244.11Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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

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

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

AMELIA WALK CDD
5385 N NOB HILL RD
SUNRISE FL 33351-4761FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/paybill)
for ways to pay.

64677-16194

ACCOUNT NUMBER

\$244.11

TOTAL AMOUNT YOU OWE

Mar 28, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
Amelia Walk Cdd

Account Number:
64677-16194

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	262.79
Payment received - Thank you	-262.79
Balance before new charges	\$0.00

New Charges

Rate: RS-1 RESIDENTIAL SERVICE

Base charge: \$9.61

Non-fuel: (First 1000 kWh at \$0.096990) \$178.24
(Over 1000 kWh at \$0.107050)

Fuel: (First 1000 kWh at \$0.024080) \$49.95
(Over 1000 kWh at \$0.034080)

Electric service amount 237.80

Gross receipts tax (State tax) 6.10

Taxes and charges 6.10

Regulatory fee (State fee) 0.21

Total new charges \$244.11

Total amount you owe \$244.11

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	72085		70326		1759

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 7, 2025	Feb 7, 2025	Mar 7, 2024
kWh Used	1759	1888	1853
Service days	28	30	29
kWh/day	63	63	64
Amount	\$244.11	\$262.79	\$260.56

KEEP IN MIND

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

Download the app

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

[Download now](#)

EV charging at home

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[Plug in](#)

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

**Nassau County Sheriff's Office**

77151 Citizens Circle

Yulee, FL 32097

INVOICE

Invoice ID: 14029

Date: 03/24/2025

Customer #: 32

Due Date: 03/24/2025

Reference:

Bill To:

Amelia Walk

Attention:

475 West Town Plaza

St. Augustine, FL 00000

dlaughlin@gmsnf.com

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

001.320.57200.34504

\$216.00

Separate Check

Amount Paid: \$0.00

Balance Due: \$216.00

Notes**Invoice due on receipt.****All invoice payments must be made via the PowerDetails site.**

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

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



Invoice

Invoice Number
6215129

Date
03/21/2025

Customer Number
B-21054

Terms
Due On Receipt

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

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

[Click Here to Pay Online!](#)

Amount enclosed: _____ **Net Due: \$806.34**

Detach And Return Top Portion With Your Payment

Customer Name

Customer Number

PO Number

Invoice Date

Terms

Amelia Walk CDD

B-21054

03/21/2025

Due On Receipt

Quantity

Description

Months

Rate

Amount

Amelia Walk CDD - 85287 Majestic Walk Blvd., Fernandina Beach, FL

2.00 Service labor minimum \$165.00 \$330.00

1.00 Egress Button - Pneumatic, Narrow \$476.34 \$476.34

Subtotal: \$806.34

Tax \$0.00

Payments/Credits Applied \$0.00

Invoice Balance Due: \$806.34

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 3-21-25
Acct. # 1-320-57200-34502

Date

Invoice #

Description

Amount

Balance Due

3/21/2025 6215129 Service Call \$806.34 **\$806.34**



Found that the top portion of post is not covered and water has corroded wire connections causing button to go bad. Replaced exit button and tested. We appreciate your business.

INVOICE

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

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



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

Invoice details

Invoice no.: 3352
Terms: Net 30
Invoice date: 03/26/2025
Due date: 04/25/2025

001.300.13100.10000 \$1260.00
005.320.53800.60000 \$1260.00
005.300.20700.10000 (\$1260.00)

#	Product or service	Description	Qty	Rate	Amount
1.	POOL REPAIR	UNDERWATER ACID WASH FLOOR RETURNS	28	\$45.00	\$1,260.00

Total \$1,260.00

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

Note to customer

RESULTS ARE NOT GUARANTEED.
THERE IS NO WARRANTY ON THIS REPAIR.
POOL TO BE CLOSED DURING TREATMENT.
CHEMICALS TO BE REBALANCED AFTER TREATMENT IS
COMPLETE.

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 3-26-25
Acct. # ~~1-320-57200-60000~~

Hello Amelia Walk Cdd,

Thanks for choosing Comcast Business.

Your bill at a glance

For 85287 MAJESTIC WALK BLVD, FERNANDINA BEACH, FL, 32034-3785

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

Amount due

\$511.18

Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

001.320.57200.41050

April 2025

! Thanks for paying by Automatic Payment

Your automatic payment on Apr 12, 2025, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

Detach the bottom portion of this bill and enclose with your payment

Do not include correspondence with payment

COMCAST
BUSINESS

1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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

Please write your account number on your check or money order

Account number

8495 74 170 0350808

Automatic payment

Apr 12, 2025

Please pay

\$511.18

Electronic payment will be applied Apr 12, 2025

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

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- Pay your bill and customize billing options
- View upcoming appointments

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



Call us anytime

800-391-3000

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

Useful information

Moving?

We can help ensure it's a smooth transition.

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

Accessibility:

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

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In-Store

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

Regular monthly charges		\$479.35
Comcast Business		\$463.35
Bundled services		\$239.95
Data, Voice Package	\$334.95	
Package Includes: Business Internet 300+ and 1 Mobility Voice Line.		
Promotional Discount	-\$119.95	
Equipment Fee	\$24.95	
Voice.		
TV services		\$168.45
TV Standard	\$114.95	
Business Video.		
TV Box + Remote	\$11.95	
Broadcast TV Fee	\$37.10	
Regional Sports Fee	\$4.45	
Internet services		\$34.95
Static IP - 5	\$34.95	
Voice services		\$30.00
Voice Mail Service	\$5.00	
Mobility Voice Line	\$44.95	
Business Voice.		
Voice Credit	-\$19.95	
Other credits and discounts		-\$10.00
Automatic Payments Discount	-\$10.00	
Including Paperless Billing		
Service fees		\$16.00
Directory Listing Management	\$8.00	
Fee		
Voice Network Investment	\$8.00	
Taxes, fees and other charges		\$31.83
Other charges		\$5.40
Federal Universal Service Fund	\$2.41	
Regulatory Cost Recovery	\$2.99	
Taxes & government fees		\$26.43
Sales Tax	\$2.59	
State Communications Services	\$17.36	
Tax		

What's included?

- **Internet:** Fast, reliable internet on our Gig-speed network
- **TV:** Keep your employees informed and customers entertained
- **Voice Numbers:** (904)225-3147, (904)225-3199
- Visit business.comcast.com/myaccount for more details

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

...continued

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

Additional information

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

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

Recent and Upcoming Programming Changes: Information on recent and upcoming programming changes can be found at xfinity.com/programmingchanges/ or by calling 866-216-8634.

Amelia Walk CDD

FPL Electric

March-25

73913-05054	85057 MAJESTIC WALK BLVD.#LS	\$	282.65
76801-07336	85359 MAJESTIC WALK BLVD.	\$	34.27
79966-25336	85287 MAJESTIC WALK BLVD. CLUB	\$	611.79
90653-46331	85257 MAJESTIC WALK BLVD. FTN	\$	374.89
14381-88177	85108 MAJESTIC WALK BLVD. # IRR	\$	25.66
84322-19536	85059 MAJESTIC WALK BLVD.	\$	26.42
		\$	1,355.68
	V#21		001.320.57200.43000
78458-32232	000 AMELIA CONCOURSE	\$	3,269.87
	V#21		001.320.57200.43001

**Electric Bill Statement****For:** Feb 19, 2025 to Mar 19, 2025 (28 days)**Statement Date:** Mar 19, 2025**Account Number:** 84322-19536**Service Address:**85059 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

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

CURRENT BILL**\$26.42**

TOTAL AMOUNT YOU OWE

Apr 9, 2025

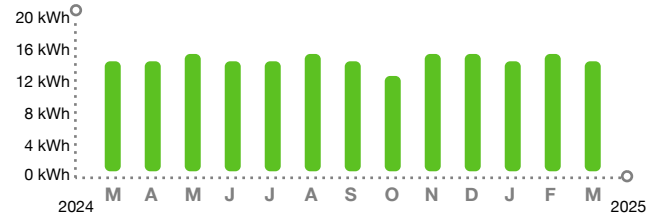
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	26.48
Payments received	-26.48
Balance before new charges	0.00
Total new charges	26.42
Total amount you owe	\$26.42

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after June 09, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 30, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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



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FPL Care To Share: _____

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5385 N NOB HILL RD
SUNRISE FL 33351-4761

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MIAMI FL 33188-0001

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

84322-19536

ACCOUNT NUMBER

\$26.42

TOTAL AMOUNT YOU OWE

Apr 9, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
Amelia Walk Cdd

Account Number:
84322-19536

FPL.com Page 2

E001

BILL DETAILS

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

New Charges

Rate: RS-1 RESIDENTIAL SERVICE

Base charge: \$9.61

Minimum base bill charge: \$14.32

Non-fuel: (First 1000 kWh at \$0.096990) \$1.45
(Over 1000 kWh at \$0.107050)

Fuel: (First 1000 kWh at \$0.024080) \$0.36
(Over 1000 kWh at \$0.034080)

Electric service amount 25.74

Gross receipts tax (State tax) 0.66

Taxes and charges 0.66

Regulatory fee (State fee) 0.02

Total new charges \$26.42

Total amount you owe \$26.42

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD3749. Next meter reading Apr 17, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00450		00435		15

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 19, 2025	Feb 19, 2025	Mar 19, 2024
kWh Used	15	16	15
Service days	28	33	29
kWh/day	1	0	1
Amount	\$26.42	\$26.48	\$26.45

KEEP IN MIND

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

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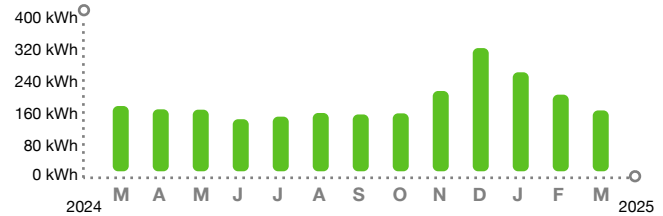
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**Electric Bill Statement****For:** Feb 19, 2025 to Mar 19, 2025 (28 days)**Statement Date:** Mar 19, 2025**Account Number:** 76801-07336**Service Address:**85359 MAJESTIC WALK BLVD #ENTRANCE
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$34.27**

TOTAL AMOUNT YOU OWE

Apr 9, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	39.67
Payments received	-39.67
Balance before new charges	0.00
Total new charges	34.27
Total amount you owe	\$34.27

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 09, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 30, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 255-3020
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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The amount enclosed includes
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SUNRISE FL 33351-4761FPL
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MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

76801-07336

ACCOUNT NUMBER

\$34.27

TOTAL AMOUNT YOU OWE

Apr 9, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
76801-07336

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	39.67
Payment received - Thank you	-39.67
Balance before new charges	\$0.00

New Charges

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

Base charge: \$12.87

Minimum base bill charge: \$0.04

Non-fuel: (\$0.096100 per kWh) \$15.96

Fuel: (\$0.027180 per kWh) \$4.51

Electric service amount 33.38

Gross receipts tax (State tax) 0.86

Taxes and charges 0.86

Regulatory fee (State fee) 0.03

Total new charges \$34.27

Total amount you owe \$34.27

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD4413. Next meter reading Apr 17, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	27705		27539		166

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 19, 2025	Feb 19, 2025	Mar 19, 2024
kWh Used	166	209	178
Service days	28	33	29
kWh/day	6	6	6
Amount	\$34.27	\$39.67	\$36.02

KEEP IN MIND

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

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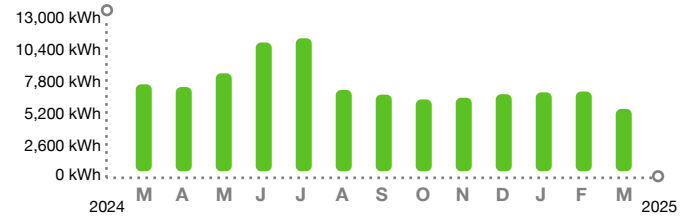
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**Electric Bill Statement****For:** Feb 19, 2025 to Mar 19, 2025 (28 days)**Statement Date:** Mar 19, 2025**Account Number:** 79966-25336**Service Address:**85287 MAJESTIC WALK BLVD # CLUB
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$611.79**

TOTAL AMOUNT YOU OWE

Apr 9, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	777.28
Payments received	-777.28
Balance before new charges	0.00

Total new charges	611.79
-------------------	--------

Total amount you owe	\$611.79
-----------------------------	-----------------

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 09, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 30, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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



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

AMELIA WALK CDD
C/O GMS-SF, LLC
5385 N NOB HILL RD
SUNRISE FL 33351-4761The amount enclosed includes
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79966-25336

ACCOUNT NUMBER

\$611.79

TOTAL AMOUNT YOU OWE

Apr 9, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
79966-25336

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	777.28
Payment received - Thank you	-777.28
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$30.41

Non-fuel: (\$0.033890 per kWh) \$187.35

Fuel: (\$0.027180 per kWh) \$150.25

Demand: (\$13.41 per KW) \$227.97

Electric service amount 595.98

Gross receipts tax (State tax) 15.29

Taxes and charges 15.29

Regulatory fee (State fee) 0.52

Total new charges \$611.79

Total amount you owe \$611.79

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2800. Next meter reading Apr 17, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	60438		54910		5528
Demand KW	17.01				17

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 19, 2025	Feb 19, 2025	Mar 19, 2024
kWh Used	5528	7070	7707
Service days	28	33	29
kWh/day	197	214	265
Amount	\$611.79	\$777.28	\$1,004.38

KEEP IN MIND

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

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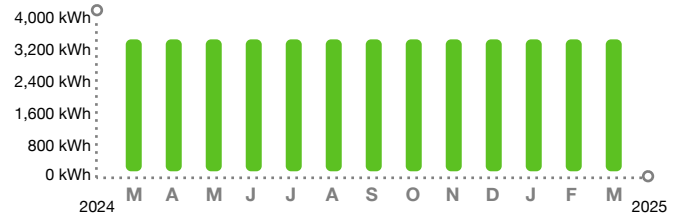
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**Electric Bill Statement****For:** Feb 19, 2025 to Mar 19, 2025 (28 days)**Statement Date:** Mar 19, 2025**Account Number:** 78458-32232**Service Address:**100 MAJESTIC WALK BLVD # SL
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$3,269.87**

TOTAL AMOUNT YOU OWE

Apr 9, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	3,269.87
Payments received	-3,269.87
Balance before new charges	0.00
Total new charges	3,269.87
Total amount you owe	\$3,269.87

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 09, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 30, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service: (386) 255-3020
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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

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SUNRISE FL 33351-4761FPL
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MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

78458-32232

ACCOUNT NUMBER

\$3,269.87

TOTAL AMOUNT YOU OWE

Apr 9, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	3,269.87
Payment received - Thank you	-3,269.87
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	3,259.44
Gross receipts tax (State tax)	7.66
Taxes and charges	7.66
Regulatory fee (State fee)	2.77
Total new charges	\$3,269.87
Total amount you owe	\$3,269.87

FPL automatic bill pay - DO NOT PAY

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.059770 per kWh
Fuel charge:	\$0.026470 per kWh

METER SUMMARY

Next bill date Apr 17, 2025.

Usage Type	Usage
Total kWh used	3598

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 19, 2025	Feb 19, 2025	Mar 19, 2024
kWh Used	3598	3598	3598
Service days	28	33	29
kWh/day	129	109	124
Amount	\$3,269.87	\$3,269.87	\$3,228.58

KEEP IN MIND

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

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Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

For: 02-19-2025 to 03-19-2025 (28 days)
kWh/Day: 129
Service Address:
100 MAJESTIC WALK BLVD # SL
FERNANDINA BEACH, FL 32034

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
C861207	74	6746	F	57		1,482	
Energy					0.800000		45.60
Non-energy					9.610000		547.77
Fixtures					1.470000		83.79
Maintenance							
F861207	74	6746	F	16		416	
Energy					0.800000		12.80
Non-energy					7.500000		120.00
Fixtures					1.470000		23.52
Maintenance							
F861227	73	6000	F	68		1,700	
Energy					0.800000		54.40
Non-energy					7.500000		510.00
Fixtures					1.470000		99.96
Maintenance							
PMF0001				141			
Non-energy					9.740000		1,373.34
Fixtures							
UCNP				4,102			
Non-energy					0.049350		202.43
Maintenance							

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



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



Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

FPL.com Page 2

ESLA

For: 02-19-2025 to 03-19-2025 (28 days)

kWh/Day: 129

Service Address:

100 MAJESTIC WALK BLVD # SL
FERNANDINA BEACH, FL 32034

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							112.80
Non-energy sub total							2,960.81
Sub total						3,598	3,073.61
Energy conservation cost recovery							1.40
Capacity payment recovery charge							0.25
Environmental cost recovery charge							1.76
Storm restoration recovery charge							74.55
Transition rider credit							-7.45
Storm protection recovery charge							20.08
Fuel charge							95.24
Electric service amount							3,259.44
Gross receipts tax (State tax)							7.66
Regulatory fee (State fee)							2.77
Total						3,598	3,269.87

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

**Electric Bill Statement****For:** Feb 19, 2025 to Mar 19, 2025 (28 days)**Statement Date:** Mar 19, 2025**Account Number:** 14381-88177**Service Address:**85108 MAJESTIC WALK BLVD # IRRIGATION
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$25.66**

TOTAL AMOUNT YOU OWE

Apr 9, 2025

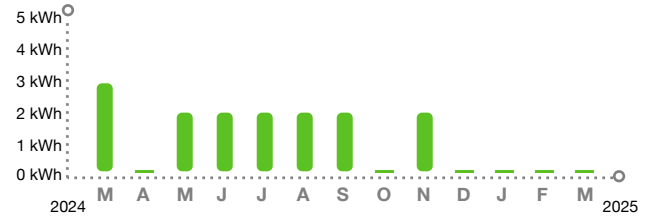
NEW CHARGES DUE BY

BILL SUMMARY

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

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after June 09, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 30, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 255-3020
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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

The amount enclosed includes
the following donation:**FPL Care To Share:** _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:AMELIA WALK CDD
C/O GMS-SF-LLC
5385 N NOB HILL RD
SUNRISE FL 33351-4761FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

14381-88177

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Apr 9, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
14381-88177

FPL.com Page 2

E001

BILL DETAILS

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

New Charges

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

Base charge: \$12.87

Minimum base bill charge: \$12.13

Non-fuel energy charge: \$0.096100 per kWh

Fuel charge: \$0.027180 per kWh

Electric service amount 25.00

Gross receipts tax (State tax) 0.64

Taxes and charges 0.64

Regulatory fee (State fee) 0.02

Total new charges \$25.66

Total amount you owe \$25.66

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94981. Next meter reading Apr 17, 2025.

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

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 19, 2025	Feb 19, 2025	Mar 19, 2024
kWh Used	0	0	3
Service days	28	33	29
kWh/day	0	0	0
Amount	\$25.66	\$25.66	\$25.82

KEEP IN MIND

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

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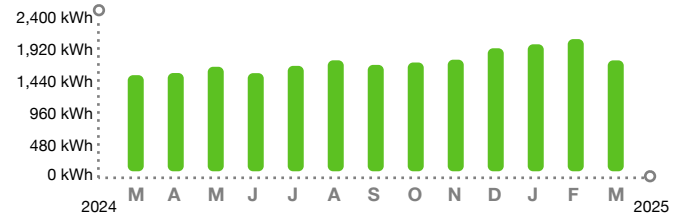
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not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

**Electric Bill Statement****For:** Feb 19, 2025 to Mar 19, 2025 (28 days)**Statement Date:** Mar 19, 2025**Account Number:** 73913-05054**Service Address:**85057 MAJESTIC WALK BLVD # LIFT
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$282.65**

TOTAL AMOUNT YOU OWE

Apr 9, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	332.00
Payments received	-332.00
Balance before new charges	0.00
Total new charges	282.65
Total amount you owe	\$282.65

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 09, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 30, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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

The amount enclosed includes
the following donation:**FPL Care To Share:** _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:AMELIA WALK CDD
C/O GMS-SF, LLC
5385 N NOB HILL RD
SUNRISE FL 33351-4761FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

73913-05054

ACCOUNT NUMBER

\$282.65

TOTAL AMOUNT YOU OWE

Apr 9, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
73913-05054

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	332.00
Payment received - Thank you	-332.00
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$30.41

Non-fuel: (\$0.033890 per kWh) \$61.50

Fuel: (\$0.027180 per kWh) \$49.33

Demand: (\$13.41 per KW) \$134.10

Electric service amount 275.34

Gross receipts tax (State tax) 7.07

Taxes and charges 7.07

Regulatory fee (State fee) 0.24

Total new charges \$282.65

Total amount you owe \$282.65

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN20453. Next meter reading Apr 17, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	23240		21425		1815
Demand KW	10.08				10

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 19, 2025	Feb 19, 2025	Mar 19, 2024
kWh Used	1815	2163	1573
Service days	28	33	29
kWh/day	64	65	54
Amount	\$282.65	\$332.00	\$314.78

KEEP IN MIND

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

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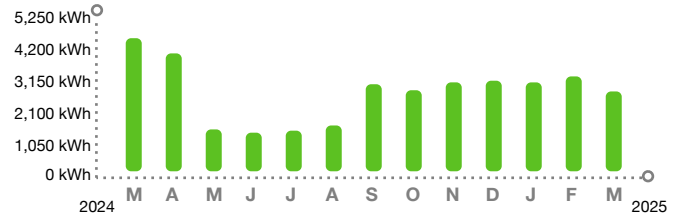
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not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

**Electric Bill Statement****For:** Feb 19, 2025 to Mar 19, 2025 (28 days)**Statement Date:** Mar 19, 2025**Account Number:** 90653-46331**Service Address:**85257 MAJESTIC WALK BLVD # FTN
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$374.89**

TOTAL AMOUNT YOU OWE

Apr 9, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	442.97
Payments received	-442.97
Balance before new charges	0.00

Total new charges	374.89
-------------------	--------

Total amount you owe	\$374.89
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FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 09, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 30, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 255-3020
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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

The amount enclosed includes
the following donation:**FPL Care To Share:** _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:AMELIA WALK CDD
C/O GMS-SF, LLC
5385 N NOB HILL RD
SUNRISE FL 33351-4761FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

90653-46331

ACCOUNT NUMBER

\$374.89

TOTAL AMOUNT YOU OWE

Apr 9, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
90653-46331

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	442.97
Payment received - Thank you	-442.97
Balance before new charges	\$0.00

New Charges

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

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$274.65

Fuel: (\$0.027180 per kWh) \$77.68

Electric service amount 365.20

Gross receipts tax (State tax) 9.37

Taxes and charges 9.37

Regulatory fee (State fee) 0.32

Total new charges \$374.89

Total amount you owe \$374.89

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD7475. Next meter reading Apr 17, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	57968		55110		2858

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 19, 2025	Feb 19, 2025	Mar 19, 2024
kWh Used	2858	3396	4764
Service days	28	33	29
kWh/day	102	103	164
Amount	\$374.89	\$442.97	\$625.85

KEEP IN MIND

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

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

Original



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

INVOICE

Total Invoice	\$174.25
Invoice Number	7020542
Invoice Date	3/26/25
Sales Order Number/Type	4767373 SL
Branch Plant	74
Shipment Number	5700527

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

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

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
4/25/25	Net 30	PPD Origin	HWTG			382

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	55.0000	GA	\$2.9500	GA	531.9 LB	\$162.25
		1 LB BLK (Mini-Bulk)		55.0000	GA			531.9 GW	

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

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

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

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 3-27-25
Acct. # 1-320-57200-46500

Page 1 of 1

Tax Rate	Sales Tax
0 %	\$0.00

Invoice Total**\$174.25**

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

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

WIRING CONTACT INFORMATION:
Email: Credit.Dept@Hawkinsinc.com
Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

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

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

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

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

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

www.hawkinsinc.com

Job# 976833

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

Invoice #: 1186
Invoice Date: 3/14/2025
Due Date: 3/14/2025
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance February 1 - February 28, 2025	44.64	40.00	1,785.60
Maintenance Supplies		4.17	4.17

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 3-17-25
Acct. # 1-320-57200-62000

Alison Moring
3-21-25

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 3-17-25
Acct. # 1-320-57200-62000

Alison Morsing
3-21-25

Total	\$1,789.77
Payments/Credits	\$0.00
Balance Due	\$1,789.77

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF FEBRUARY 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/3/25	5	C.D.	Picked up paver sand, filled gap left in coping repair and pavers, swept sand into gap around pool coping
2/3/25	7.3	T.M.	Blew leaves and debris off sidewalks, cleaned off outdoor tables and chairs, checked and changed trash receptacles, picked up sand to fill cracks around pool, used sand to fill all cracks around stone outline of pool, swept to compact and fill cracks with sand, replaced sanitizing wipes in gym
2/5/25	4	C.D.	Pressure washed and treated all pool deck furniture mesh
2/5/25	4.37	T.M.	Cleaned glass on doors and windows in amenity center, pressure washed all the pool chairs and furniture, scrubbed with bleach mixture on them and then sprayed off both sides of chairs, blew leaves and debris off sidewalks, removed debris around amenity center
2/10/25	2.28	T.M.	Straightened and organized pool deck furniture, blew leaves and debris off sidewalks, cleaned glass on main entry door and social room doors and windows, cleaned gym equipment and glass, removed debris around amenity center
2/12/25	3	C.D.	Inspected condition of damaged outflow structures and trenching work, repaired outflow with tapcon, blew leaves and debris from pickleball and tennis courts
2/12/25	3.03	T.M.	Inspected and fixed piece of pond outflow structure that was hanging off, put ant killer on mounds, blew leaves and debris off sidewalks, removed debris around amenity center
2/13/25	1.17	T.M.	Removed piles of sticks and brush along the road in the neighborhood and disposed of
2/17/25	2.57	T.M.	Straightened and organized pool deck furniture, removed debris, blew leaves and debris off sidewalks and pool deck, removed debris from front entrance, cleaned mold off women's restroom air condition vent
2/19/25	2	C.D.	Blew leaves and debris off pickleball courts and tennis courts, swept crumbs left in amenity center, checked pool chemicals and equipment
2/19/25	1.2	T.M.	Cleaned glass on front entrance door, took damaged pool lounge chairs and set them under covered area to have ready for pick up
2/21/25	1.12	T.M.	Straightened and organized pool deck furniture, blew leaves and debris off pool deck and to removed fallen pollen on pool deck furniture
2/24/25	2	C.D.	Wiped down and sanitized all gym equipment, wiped down all back rests and handles, assisted in ordering replacement knob for work out equipment
2/24/25	2.6	T.M.	Raked playground mulch, used magic eraser to get scuff marks off walls in gym and social room, cleaned glass in social room and gym, took out trash where needed
2/26/25	3	T.M.	Blew leaves and debris off sidewalks and pool deck, removed debris at front of neighborhood, walked two of the ponds in the neighborhood and removed debris, removed cobwebs off ceiling

TOTAL	<u>44.64</u>
--------------	--------------

MILES	<u>0</u>
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*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 3/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
AW Amelia Walk	1/27/25	Hardware	4.17	C.D.
TOTAL			<u>\$4.17</u>	

Site Savvy Inc

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



INVOICE

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

001.300.13100.10000 \$11,422.25
005.320.53800.60000 \$11,422.25
005.300.20700.10000 (\$11,422.25)

INVOICE 1080
DATE 03/23/2025
TERMS Due on receipt
DUE DATE 03/23/2025

DATE	ACTIVITY	QTY	DUE	RATE	AMOUNT
	Sidewalk Replacement:Demo Sidewalk/Hauling Fee Demo/Hauling Per CF	327	4,169.25 of 4,169.25	12.75	4,169.25
	Sidewalk Replacement:Sidewalk Installation Forming/Pouring/Finishing Per CF	327	6,213.00 of 6,213.00	19.00	6,213.00
	Sidewalk Repair Grinding	8	1,040.00 of 1,040.00	130.00	1,040.00

Thank you for your business! Please make Checks payable to Tammy
M. Geiger

SUBTOTAL	11,422.25
TAX	0.00
TOTAL	11,422.25

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 3-27-25
Acct. # ~~001.300.13100.10000~~

BALANCE DUE \$11,422.25



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI153903
Invoice Date: 4/1/2025

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

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

Ship Via		Customer ID	12909
Ship Date	4/1/2025	P.O. Number	
Due Date	5/1/2025	P.O. Date	4/1/2025
Terms	Net 30	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	2,418.00	2,418.00
April Billing					
4/1/2025 - 4/30/2025					
Pond 16					
Pond 17					
Pond 14					
Pond 15					
Pond 13					
Pond 2					
Pond 3					
Pond 4					
Pond 5					
Pond 6					
Pond 7					
Pond 8					
Pond 9					
Pond 10					
Pond 11					
Lake 12					
Fountain 6 - Pond 15					
Fountain 1 - Pond 2					
Fountain 2 - Pond 3					
Fountain 3 - Pond 5					
Fountain 4 - Pond 6 (replaced)					
Fountain 5 - Pond 14					

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 4-2-25
Acct. # 1-320-51300-60200

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

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



Invoice

DATE	03/25/2025
INVOICE#	1027
TERMS	NET 30
DUE DATE	04/24/2025

BILL TO


Amelia Walk Community
85287 Majestic Walk Blvd
Fernandina Beach FL 32034-3785
+19042253147

SERVICE LOCATION

Amelia Walk Community
85287 Majestic Walk Blvd
Fernandina Beach FL 32034-3785
+19042253147

JOB#	DATE	PO/REF#	DESCRIPTION
1164	03/25/2025		One of our ellipticals isn't working properly
Completion Notes:			
Job Charges			Total
Flat Rate Labor	1.00	75.00	75.00
Travel <60 miles	1.00	90.00	90.00
Job Subtotal			165.00
Job Total			165.00

PRE-WORK SIGNATURE


03/25/2025 02:56 pm

POST-WORK SIGNATURE

Signed By: Kelly Mullins

Signed By:

CUSTOMER MESSAGE

Invoice Total: 165.00
Deposits (-): 0.00

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 3-28-25
Acct. # 1-320-57200-34000

FOURTH ORDER OF BUSINESS

C.

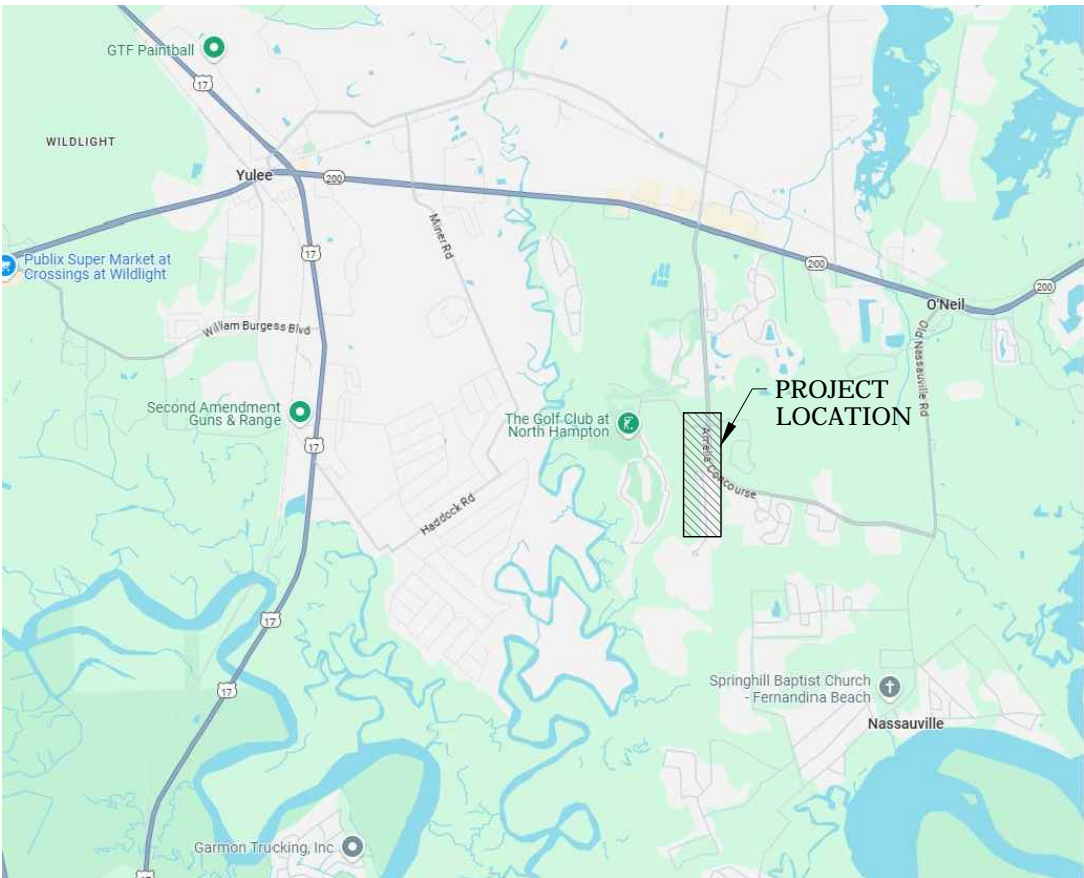
CONSTRUCTION PLANS

ROAD IMPROVEMENTS ALONG MAJESTIC WALK BLVD

AMELIA WALK , NASSAU COUNTY FL

GENERAL NOTES:

1. THE LOCATIONS AND SIZE OF EXISTING UTILITIES AND RIGHT OF WAY, AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. HOWEVER, THERE IS NO GUARANTEE THAT ALL EXISTING FACILITIES HAVE BEEN FOUND OR SHOWN. THE CONTRACTOR IS FOREWARNED TO ASCERTAIN AND DETERMINE PRECISE LOCATIONS PREPARATORY TO EXCAVATING AND ALSO FAMILIARIZE HIMSELF WITH ALL VOLTAGES CARRIED IN OVERHEAD OR UNDERGROUND UTILITY SERVICES. NO CLAIM FOR EXTRA COST SHALL BE MADE AGAINST THE OWNER OR ENGINEER AS A RESULT OF THE AFOREMENTIONED APPROXIMATIONS. ALL R/W LINES, PROPERTY LINES AND EASEMENT LINES ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL "CALL SUNSHINE" 1-800-432-4770 A MINIMUM OF 2-DAYS AND A MAXIMUM OF 5-DAYS PRIOR TO START OF CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT TO SURFACE DRAINS AND TO DITCHES DURING CONSTRUCTION.
4. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY. SPECIAL PRECAUTIONS MAY BE REQUIRED IN THE VICINITY OF POWER LINES AND OTHER UTILITIES.
5. ALL FEATURES ARE NOT SHOWN. THE FEATURES NOT SHOWN INCLUDE, BUT ARE NOT LIMITED TO, OVERHEAD UTILITIES, TRAFFIC CONTROL WIRING AND APPURTENANCES, EXISTING UTILITY SERVICE LINES AND ROAD SIGNS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT THESE FACILITIES DURING CONSTRUCTION. ANY DAMAGE CAUSED BY THE CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
6. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AS NECESSARY PRIOR TO BEGINNING CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND ADHERING TO NPDES PERMIT AND CONDITIONS.
8. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NASSAU COUNTY DESIGN STANDARDS AND ANY OTHER APPLICABLE STANDARDS THAT HAVE JURISDICTION.



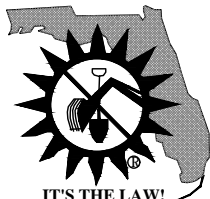
VICINITY MAP
Not To Scale

SHEET INDEX

1. COVER SHEET
2. GENERAL NOTES
3. PROJECT LAYOUT
- 4 - 6. SITE PLANS
7. CONSTRUCTION NOTES
8. PUMP STATION DETAILS
9. ASPHALT DEPTH INFORMATION

BID-SET
4/1/2025

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- Civil Engineering
- Land Surveying & Mapping
- Permitting
- ADA Consulting

NO.	DATE	REVISIONS	PROJECT NO.	Y24 - 1378	 <div>Yuro & Associates, LLC 145 Hilden Road, Unit 108 Ponte Vedra, FL 32081 (904) 342-5199 CERTIFICATE OF AUTHORIZATION NO. 28658</div>	MICHAEL J. YURO, P.E.	MAJESTIC WALK BLVD. - ROAD IMPROVEMENTS	SHEET NO. 1
			DRAWN BY:	EID		FLORIDA P.E. LICENSE NO. 65247	PREPARED FOR: AMELIA WALK CDD	
			CHECKED BY:	MJY		REGISTERED PROFESSIONAL	COVER SHEET	
			DATE:	4/03/25				

GENERAL NOTES:

1. ALL WORK SHALL BE COMPLETED IN CONFORMANCE AS APPLICABLE WITH NASSAU COUNTY FLORIDA STANDARDS AND ENGINEERING DEPARTMENT.
2. SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURE.
3. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL LINE AND GRADE STAKES IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ENGINEER OR THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS.
5. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO START OF CONSTRUCTION FOR LOCATION OF EXISTING UTILITIES, IN ORDER TO PREVENT DAMAGE AND COORDINATE ADJUSTMENT AND/OR RELOCATION OF SAME IF REQUIRED. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES TO EXISTING UNDERGROUND UTILITIES.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER AND OWNER OF ANY CHANGES OR DEVIATIONS FROM THE ORIGINAL PLANS PRIOR TO CONSTRUCTION OF SAID CHANGE OR DEVIATION.
7. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING STRUCTURES AND UTILITIES. ANY DAMAGES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
8. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY INSURANCE AND BONDS REQUESTED BY THE OWNER FOR THIS PROJECT.
9. THE OWNER WILL PROVIDE THE SELECTED CONTRACTOR WITH COPIES OF ALL PERMITS RECEIVED FOR THE PROJECT.
10. ANY N.G.V.D. 1929 MONUMENT(S) WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF IN DANGER OF DAMAGE THE PROJECT CONTRACTOR SHOULD NOTIFY:

GEODETIC INFORMATION CENTER
ATTN.: MARK MAINTENANCE SECTION ATTN: N/CG-162
6001 EXECUTIVE BOULEVARD
ROCKVILLE, MARYLAND 20852
TELEPHONE No. (301) 443-8319

11. BENCH MARK DATA BASE IS NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
12. THE CONTRACTOR SHALL PROTECT AND USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES OR UNDERGROUND UTILITIES.
13. ALL PROPERTY CORNERS AND SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED. IF A MONUMENT IS IN DANGER OF BEING DESTROYED, THE PROJECT ENGINEER AND OWNER SHOULD BE NOTIFIED IMMEDIATELY IN ORDER THAT THE COUNTY MAY HAVE A SURVEYOR REFERENCE SAID POINT PRIOR TO DISTURBANCE. ALSO, ALL G.P.S. CONTROL POINTS ARE TO BE PROTECTED. IF DESTROYED DURING CONSTRUCTION IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE THE CONTROL POINT(S) AT THEIR EXPENSE.
14. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE, AT ALL TIMES, ONE COPY OF APPROVED CONSTRUCTION PLANS, SPECIFICATIONS ANY SPECIAL PROVISIONS, AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS IN COMPLIANCE WITH ALL PERMITTEE AGENDA.
15. SUBMITTAL OF AS-BUILT SITE SURVEY, INCLUDING BENCH MARKS, IS REQUIRED.
16. CONTRACTOR SHALL HAVE SURVEYOR VERIFY LOCATIONS OF ALL EXISTING RIGHT-OF-WAY LINES
17. CONTRACTOR SHALL PROVIDE TEMPORARY RAMP ACROSS DRIVEWAYS AND ROADWAYS TO PROVIDE AND MAINTAIN VEHICLE ACCESS
18. CONTRACTOR SHALL RESTORE ALL ITEMS THAT WERE DAMAGED BY CONSTRUCTION TO EXISTING CONDITION OR BETTER.
19. THE CONTRACTOR IS REQUIRED TO OBTAIN APPROVAL FROM CDD, CITY, OR COUNTY R/W DEPARTMENT PRIOR TO ANY ROADWAY CUT AS APPLICABLE.

MAINTENANCE OF TRAFFIC NOTES:

1. THE CONTRACTOR SHALL INSTALL STAND MOUNTED ADVANCE CONSTRUCTION SIGNING IN ACCORDANCE WITH FDOT STANDARD PLAN NO. 602 FOR ANY WORK LESS THAN 15 FEET FROM EDGE OF PAVEMENT.
2. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED A MINIMUM OF 15 FEET FROM THE EDGE OF EXISTING PAVEMENT, OR AS FAR AWAY AS POSSIBLE WITHIN THE R/W LIMITS, AND SHALL BE PROTECTED BY TYPE II BARRICADES WITH FLASHING YELLOW LIGHTS.
3. THERE SHALL BE NO EXCAVATIONS LEFT OPEN AFTER DARK.
4. THE CONTRACTOR SHALL NOTIFY ALL LOCAL MUNICIPALITIES 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE SUNSHINE STATE ONE CALL SYSTEM AT (800)432-4770 FOR LOCATION OF UNDERGROUND UTILITIES.
6. MOT INDEX'S SHOWN IN THIS PLAN SET MAY NOT COVER ALL WORK APPLICATIONS ENCOUNTERED FOR THIS EFFORT. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL APPLICABLE STANDARDS FOR MAINTENANCE OF TRAFFIC ARE FOLLOWED.

PAVING AND DRAINAGE NOTES:

1. ALL BACKFILL OVER UTILITIES LOCATED UNDER PROPOSED PAVEMENT AREAS SHALL BE COMPACTED PER F.D.O.T. STANDARD SPECIFICATIONS, SECTION 125.8.3., TO 98% OF THE MAXIMUM DENSITY PER AASHTO T-99.
2. ADJUSTMENT OF INLET TOPS IF NECESSARY SHALL BE INCLUDED IN THE CONTRACTOR'S BID. NO CLAIM SHALL BE MADE AGAINST THE OWNER AND/OR ENGINEER IN THE EVENT ADJUSTMENTS ARE NECESSARY.
3. CONTRACTOR SHALL COORDINATE CONNECTIONS TO EXISTING STORM DRAINAGE FACILITIES AND SHALL VERIFY LOCATION AND ELEVATION OF SAID FACILITIES PRIOR TO THE START OF CONSTRUCTION. ANY FACILITIES DISTURBED SHALL BE REPAIRED TO EQUAL OR BETTER THAN EXISTING CONDITIONS.
4. THE OWNER RESERVES THE RIGHT TO REQUEST FROM THE CONTRACTOR ASPHALTIC CONCRETE SURFACE COURSE MIX CERTIFICATIONS TO ASSURE COMPLIANCE WITH NASSAU COUNTY SPECIFICATIONS.

CLEAN UP & RESTORATION NOTES:

1. CONTRACTOR SHALL CLEAN UP AND PROPERLY DISPOSE OF ALL DEBRIS AND SHALL MEET ALL AGENCIES STANDARDS.
2. CONTRACTOR SHALL RESTORE ALL ITEMS TO THE EXISTING CONDITIONS OR BETTER, ITEMS INCLUDE BUT NOT LIMITED TO CONCRETE DRIVEWAY, DRIVEWAY APRON, MAIL BOXES, DITCH, CONCRETE SIDEWALK, TREES, LANDSCAPING, UNDERGROUND UTILITIES, ABOVEGROUND UTILITIES, AND GRASS.
3. NO OPEN HOLES SHALL REMAIN OPEN OVERNIGHT WITHOUT PRIOR APPROVAL FROM CDD, CITY, AND/OR COUNTY R/W DEPARTMENT.
4. CONTRACTOR IS RESPONSIBLE TO OBTAIN APPROVAL FROM CDD, CITY, AND/OR COUNTY FOR ANY ROAD CUT DUE TO CONSTRUCTABILITY, IF APPLICABLE
5. THE DIRECTIONAL DRILL CONTRACTOR SHALL CONTAIN THE DRILLING MUD, BENTONITE CLAY, AND DISPOSE OF THE MATERIAL PROPERLY AS REQUIRED BY ALL STATE AND FEDERAL REGULATIONS. THE CONTRACTOR IS REQUIRED TO IMMEDIATELY SWEEP AND CLEAN UP ANY SPILL ONTO THE ROADWAY OR AREA OUTSIDE OF THE CONTAINMENT AREA.
6. ALL PAVEMENT / DRIVEWAYS DAMAGED OR OPEN CUT DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPLACED THE FULL WIDTH OF THE DRIVE FROM THE EDGE OF PAVEMENT TO THE FURTHEST POINT OF DAMAGE. CONCRETE DRIVES SHALL GO TO THE FURTHEST EXISTING CONSTRUCTION JOINT. ALL DRIVES SHALL BE SAW CUT. ALL PAVEMENT / DRIVEWAY RESTORATION SHALL BE REPAIRED TO NASSAU COUNTY STANDARDS
7. ALL DISTURBED ASPHALT OR CONCRETE, INCLUDING ROADWAYS, PATHS, DRIVES, ETC. SHALL BE RESTORED TO THEIR ORIGINAL DESIGN SPECS OR THE LATEST REPAIR SPECS, AS APPROPRIATE.

SITE PREPARATION NOTES:

NORMAL, GOOD PRACTICE SITE PREPARATION PROCEDURES SHALL BE USED FOR THIS PROJECT. THESE PROCEDURES INCLUDE: STRIPPING THE SITE OF EXISTING VEGETATION AND TOPSOIL, COMPACTING THE SUBGRADE AND PLACING NECESSARY FILL OR BACK FILL TO GRADE WITH ENGINEERED FILL. A MORE DETAILED SYNOPSIS OF THIS WORK IS AS FOLLOWS:

1. PRIOR TO CONSTRUCTION, THE LOCATION OF ANY EXISTING UNDERGROUND UTILITY LINES WITHIN THE CONSTRUCTION AREA SHOULD BE ESTABLISHED. PROVISIONS SHOULD THEN BE MADE TO RELOCATE INTERFERING UTILITIES TO APPROPRIATE LOCATIONS. ABANDONED PIPES SHALL BE PROPERLY REMOVED OR PLUGGED, AS THEY MAY SERVE AS CONDUITS FOR SUB- SURFACE EROSION WHICH MAY SUBSEQUENTLY LEAD TO EXCESSIVE SETTLEMENT OF OVERLAY STRUCTURE(S).
2. IF CLAYEY SANDS ARE ENCOUNTERED, A MINIMUM OF 2 FEET BELOW THE PROPOSED BOTTOM OF THE BASE MATERIAL OR CONCRETE PAVEMENT SHALL BE MAINTAINED. IF THE SITE GRADING IS SUCH THAT THE MINIMUM SEPARATION DOES NOT EXIST, WE RECOMMEND UNDERCUTTING THE CLAYEY MATERIALS TO MAINTAIN THIS SEPARATION AND BACK FILLING WITH CLEAN STRUCTURAL FILL, AS DESCRIBED BELOW.
3. COMPACT THE SUBGRADE FROM THE SURFACE WITH A LIGHT WEIGHT VIBRATORY ROLLER (A 2 TO 3 TON ROLLER, STATIC WEIGHT AND 3 FOOT DRUM DIAMETER) OR TRACKED DOZER EQUIPMENT UNTIL A MINIMUM DENSITY OF AT LEAST 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557), TO A DEPTH OF 12 INCHES BELOW THE COMPACTED SURFACE IS OBTAINED. A MINIMUM OF EIGHT (8) COMPLETE COVERAGES SHOULD BE MADE IN THE PAVEMENT CONSTRUCTION AREA WITH A ROLLER TO IMPROVE THE UNIFORMITY AND INCREASE THE DENSITY OF THE UNDERLYING SANDY SOILS. THE USE OF HEAVY VIBRATORY COMPACTION EQUIPMENT SHALL NOT BE UTILIZED DUE TO THE POTENTIAL FOR PUMPING OF THE NEAR CLAYEY SOILS ENCOUNTERED, UNLESS APPROVED BY THE ENGINEER.

SHOULD THE SUBGRADE SOILS EXPERIENCE PUMPING AND SOIL STRENGTH LOSS DURING THE COMPACTION OPERATIONS, COMPACTION WORK SHOULD BE IMMEDIATELY TERMINATED AND (1) THE DISTURBED SOILS REMOVED AND BACKFILLED WITH DRY STRUCTURAL FILL SOILS WHICH ARE THEN COMPACTED, OR (2) THE EXCESS PORE PRESSURES WITHIN THE DISTURBED SOILS ALLOWED TO DISSIPATE BEFORE RECOMPACTING.

TO AVOID PUMPING OF THE UNDERPLAYING CLAYEY SOILS, SELF PROPELLED VIBRATING EQUIPMENT SHALL REMAIN A MINIMUM OF 2 FEET ABOVE THE CLAYEY SOILS. THE SANDY SOILS WITHIN 2 FEET OF THE CLAYEY SOILS MAY BE COMPACTED WITH A VIBRATORY ROLLER.

OPERATE IN THE STATIC MODE OR WITH A TRACK DOZER TO AVOID DISTURBING THE CLAYEY SOILS. A MINIMUM OF 18 INCHES OF SAND SHALL OVERLAY THE CLAYEY SOILS PRIOR TO OPERATION OF ANY TYPE OF CONSTRUCTION EQUIPMENT. EXCESS DISTURBANCE OF THE CLAYEY SOILS WILL DEGRADE THE STRENGTH CHARACTERISTICS OF THE SOIL AND MAY RESULT IN AN UNSUITABLE SOIL WHICH WILL REQUIRE OVER AND SUBSEQUENT BACKFILLING WITH CLEAN FINE SAND FILL MATERIAL. IN AREAS WHERE CLAYEY SOILS ARE ENCOUNTERED NEAR THE GROUND SURFACE OR ARE EXPOSED BY OVER EXCAVATION, AN INITIAL LIFT OF STRUCTURAL FILL MAY BE PLACED PRIOR TO COMPACTION OF THE SUBGRADE SOILS.

IF CLAYEY SOILS ARE ENCOUNTERED, THE SITE MAY BECOME DIFFICULT TO WORK DURING WET WEATHER. IF CONSTRUCTION IS BEGUN DURING WET WEATHER, IT IS RECOMMENDED THE BUILDING AND PAVEMENT SUBGRADES NOT BE DISTURBED OTHER THAN TO STRIP VEGETATION. FILL AND GRADING OPERATIONS SHOULD BE PERFORMED WITH A MINIMUM DISTURBANCE TO THE SURFICIAL SOILS. IN THIS REGARD, IT IS RECOMMENDED THAT TRACK EQUIPMENT BE USED ON SITE.

4. TEST THE SUBGRADE FOR COMPACTION AT A FREQUENCY OF NOT LESS THAN ONE TEST PER 10,000 SQUARE FEET.
5. PLACE FILL MATERIAL, AS REQUIRED. THE FILL SHOULD CONSIST OF CLEAN, FINE SAND WITH LESS THAN 10 PERCENT SOIL FINES. PLACE FILL IN UNIFORM 10 TO 12 INCH LOOSE LIFTS AND COMPACT EACH LIFT TO A MINIMUM DENSITY OF 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.
6. CONTRACTOR SHALL OBTAIN RECORD / EVIDENCE OF ALL EXISTING FEATURES VIA VIDEO TAPING OR PHOTOGRAPHS PRIOR TO ANY CONSTRUCTION.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL WITHIN BEST MANAGEMENT PRACTICES FOR THE DURATION OF THE PROJECT UNTIL SUCH TIME AS THE PROJECT HAS BEEN CERTIFIED AS COMPLETE.
2. THE CONTRACTOR SHALL SOD ALL OPEN SPACE AREAS TO BE GRASSED IMMEDIATELY FOLLOWING FINAL GRADING AND COMPLETION OF ALL UNDERGROUND UTILITIES.
3. SILT FENCES OR STAKED TURBIDITY BARRIERS SHALL BE INSTALLED ALONG LIMITS OF CONSTRUCTION.
4. SILT FENCES AND STAKED TURBIDITY BARRIERS SHALL BE INSPECTED AFTER EACH RAINFALL AND REPAIRED IMMEDIATELY IF DAMAGED.
5. ALL SIDE SLOPES OF STORM WATER MANAGEMENT AREAS SHALL BE SODDED UPON COMPLETION OF FINAL GRADING.
6. ALL INLETS SHALL BE PROTECTED FROM COLLECTION OF ERODED MATERIALS BY INSTALLATION OF TEMPORARY FILTER FABRIC AND/OR HAYBALES.
7. FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED WITHIN ALL WATER BODIES DOWNSTREAM OF CONSTRUCTION ACTIVITIES WHERE PROTECTION AGAINST TURBID WATERS DISCHARGE MAY OCCUR.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NPDES PERMIT PRIOR TO THE START OF CONSTRUCTION.
9. NON-WOVEN STAKED TURBIDITY BARRIER TO BE INSTALLED ALONG ALL ENVIRONMENTALLY SENSITIVE AREAS

NO.	DATE	REVISIONS	PROJECT NO. Y24 - 1378	 <div>145 Hilden Road, Unit 108 Ponte Vedra, FL 32081 (904) 342-5199</div> <div>CERTIFICATE OF AUTHORIZATION NO. 28658</div>	MICHAEL J. YURO, P.E. FLORIDA P.E. LICENSE NO. 65247 REGISTERED PROFESSIONAL	MAJESTIC WALK BLVD. - ROAD IMPROVEMENTS PREPARED FOR: AMELIA WALK CDD GENERAL NOTES	SHEET NO. 2
			DRAWN BY: EID				
			CHECKED BY: MJY				
			DATE: 4/03/25				



NO.	DATE	REVISIONS

PROJECT NO.	Y24 - 1378
DRAWN BY:	EID
CHECKED BY:	MJY
DATE:	4/03/25



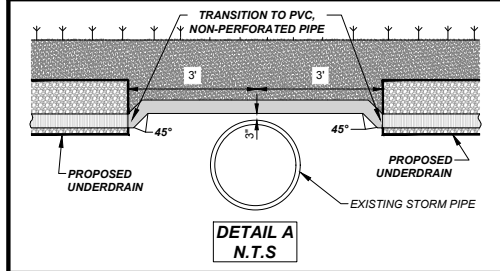
145 Hilden Road, Unit 108
Ponte Vedra, FL 32081
(904) 342-5199

CERTIFICATE OF AUTHORIZATION NO. 28658

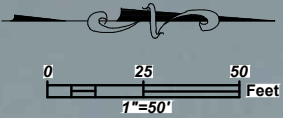
MICHAEL J. YURO, P.E.
FLORIDA P.E. LICENSE NO. 65247
REGISTERED PROFESSIONAL

MAJESTIC WALK BLVD. - ROAD IMPROVEMENTS
PREPARED FOR:
AMELIA WALK CDD
PROJECT LAYOUT

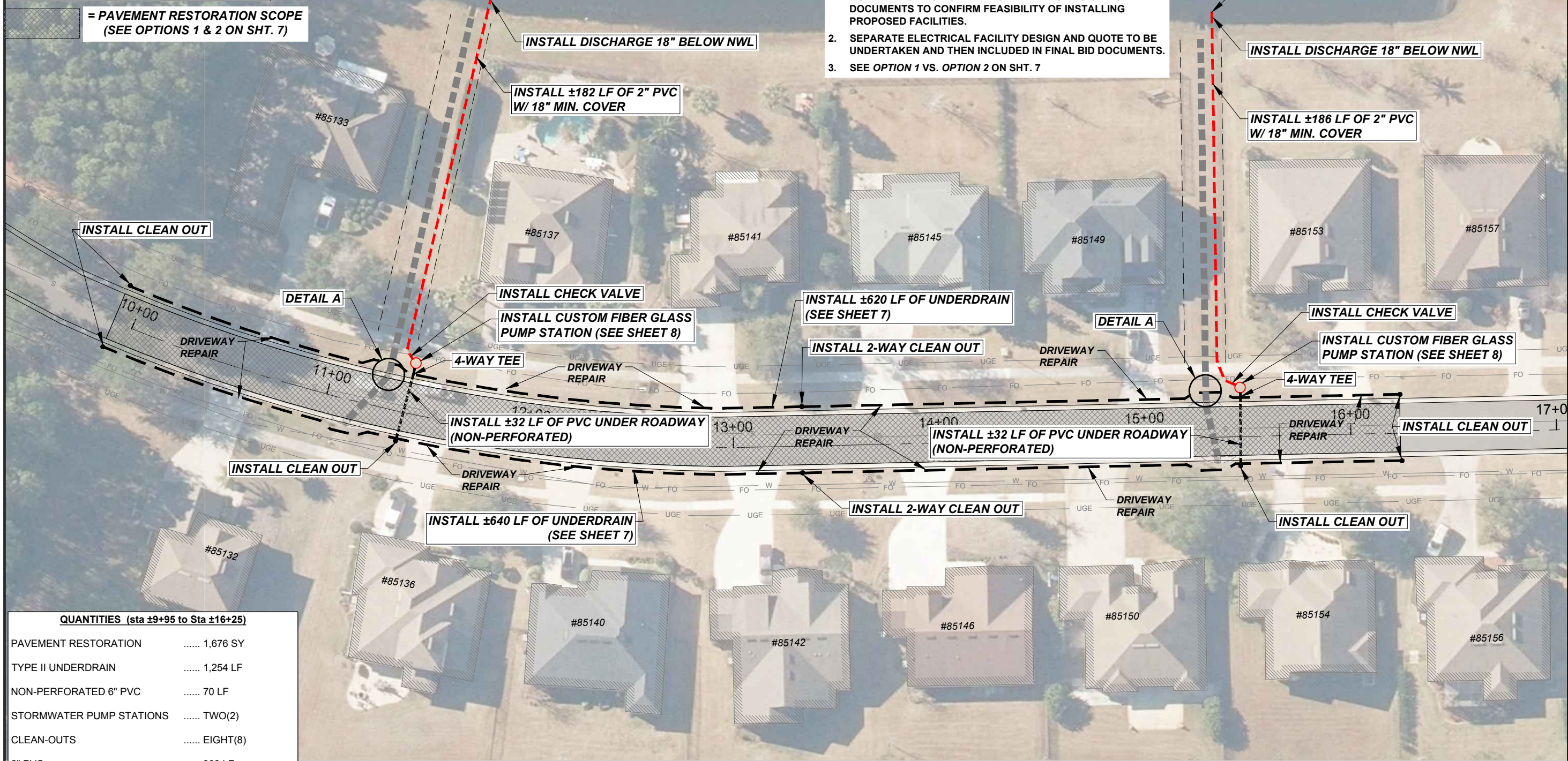
SHEET NO.
3



= PAVEMENT RESTORATION SCOPE
(SEE OPTIONS 1 & 2 ON SHT. 7)



- NOTE:**
1. CONTRACTOR TO DO FIELD LOCATE BEFORE SIGNING BID DOCUMENTS TO CONFIRM FEASIBILITY OF INSTALLING PROPOSED FACILITIES.
 2. SEPARATE ELECTRICAL FACILITY DESIGN AND QUOTE TO BE UNDERTAKEN AND THEN INCLUDED IN FINAL BID DOCUMENTS.
 3. SEE OPTION 1 VS. OPTION 2 ON SHT. 7



QUANTITIES (sta ±9+95 to Sta ±16+25)

PAVEMENT RESTORATION	..... 1,676 SY
TYPE II UNDERDRAIN	..... 1,254 LF
NON-PERFORATED 6" PVC	..... 70 LF
STORMWATER PUMP STATIONS	..... TWO(2)
CLEAN-OUTS	..... EIGHT(8)
2" PVC	..... 368 LF
CHECK VALVES	..... FOUR(4)
DRIVEWAY REPAIRS	..... THIRTEEN(13)

NO.	DATE	REVISIONS

PROJECT NO.	Y24 - 1378
DRAWN BY:	EID
CHECKED BY:	MJY
DATE:	4/03/25



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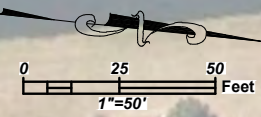
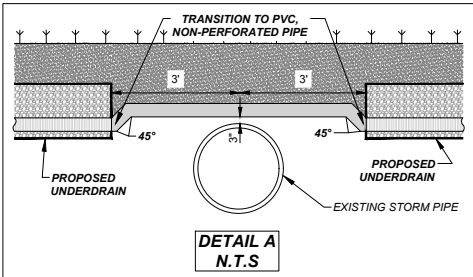
CERTIFICATE OF AUTHORIZATION NO. 28658

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FLORIDA P.E. LICENSE NO. 65247
REGISTERED PROFESSIONAL

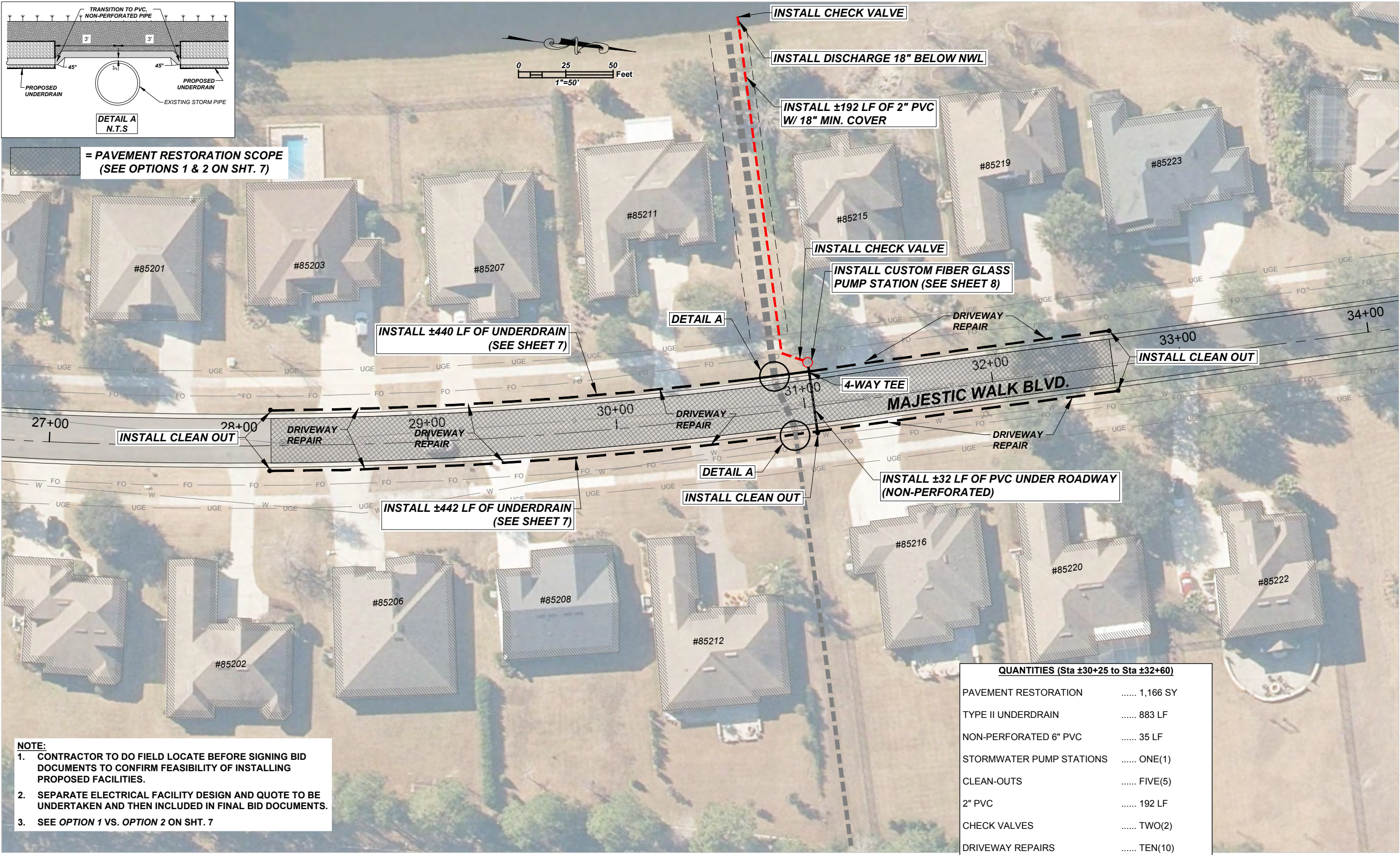
MAJESTIC WALK BLVD. - ROAD IMPROVEMENTS
PREPARED FOR:
AMELIA WALK CDD
SITE PLAN

SHEET
NO.

4




**= PAVEMENT RESTORATION SCOPE
(SEE OPTIONS 1 & 2 ON SHT. 7)**

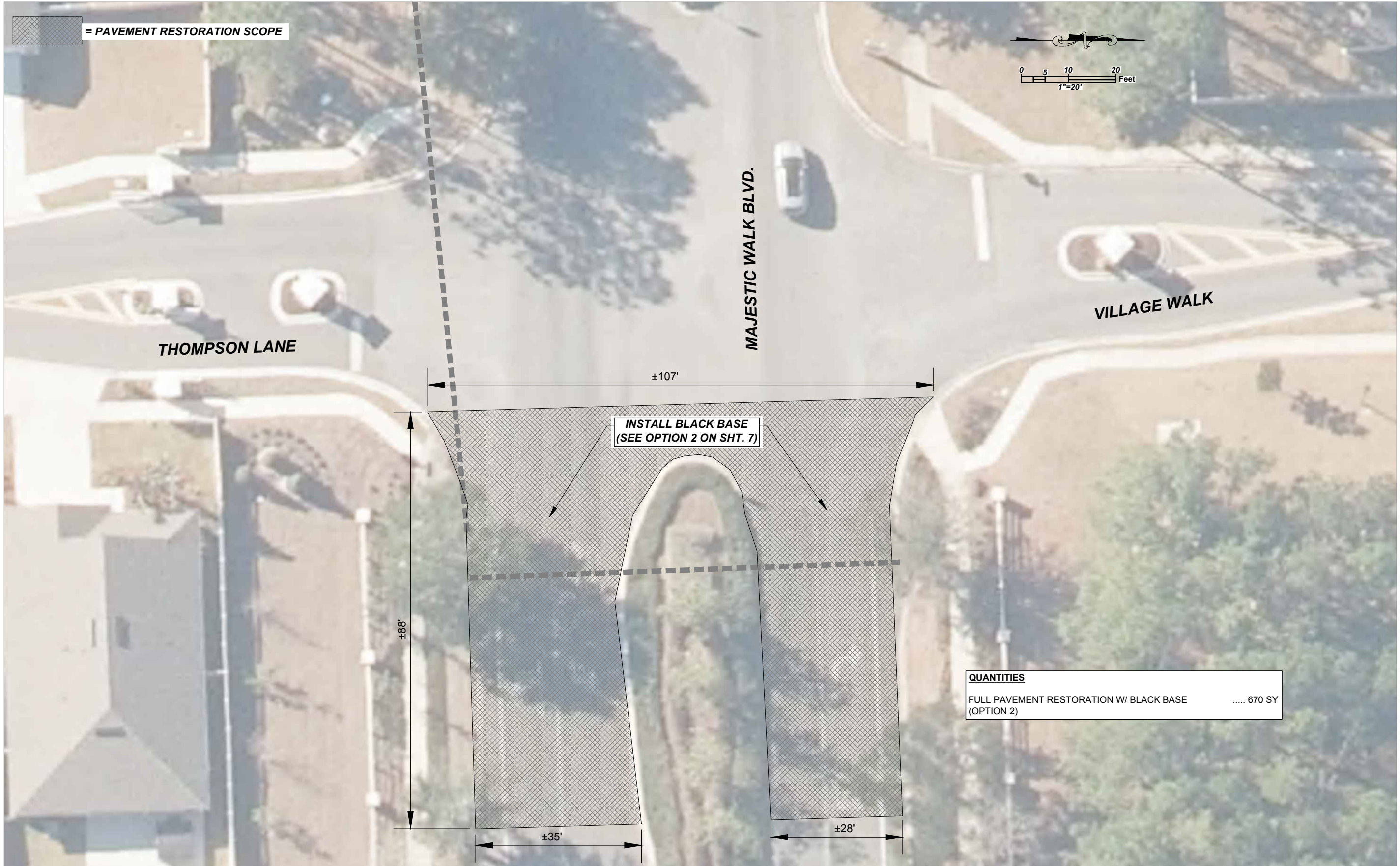


- NOTE:**
1. CONTRACTOR TO DO FIELD LOCATE BEFORE SIGNING BID DOCUMENTS TO CONFIRM FEASIBILITY OF INSTALLING PROPOSED FACILITIES.
 2. SEPARATE ELECTRICAL FACILITY DESIGN AND QUOTE TO BE UNDERTAKEN AND THEN INCLUDED IN FINAL BID DOCUMENTS.
 3. SEE OPTION 1 VS. OPTION 2 ON SHT. 7

QUANTITIES (Sta ±30+25 to Sta ±32+60)	
PAVEMENT RESTORATION	..... 1,166 SY
TYPE II UNDERDRAIN	..... 883 LF
NON-PERFORATED 6" PVC	..... 35 LF
STORMWATER PUMP STATIONS	..... ONE(1)
CLEAN-OUTS	..... FIVE(5)
2" PVC	..... 192 LF
CHECK VALVES	..... TWO(2)
DRIVEWAY REPAIRS	..... TEN(10)

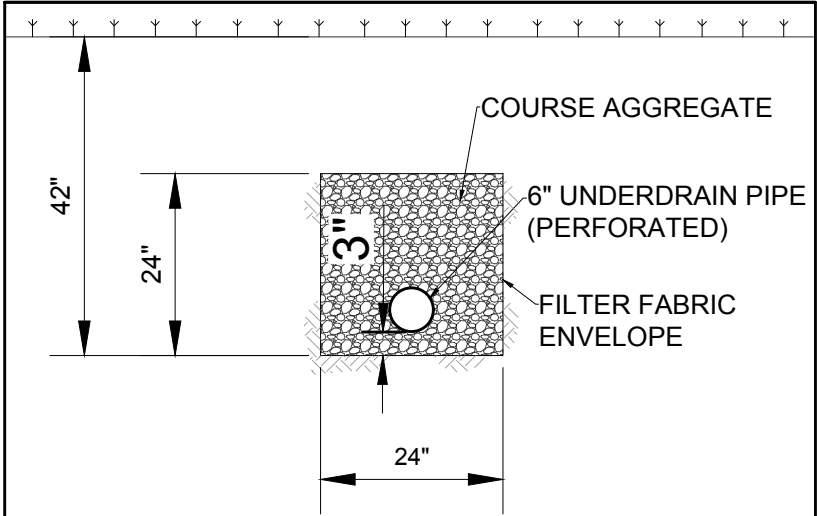
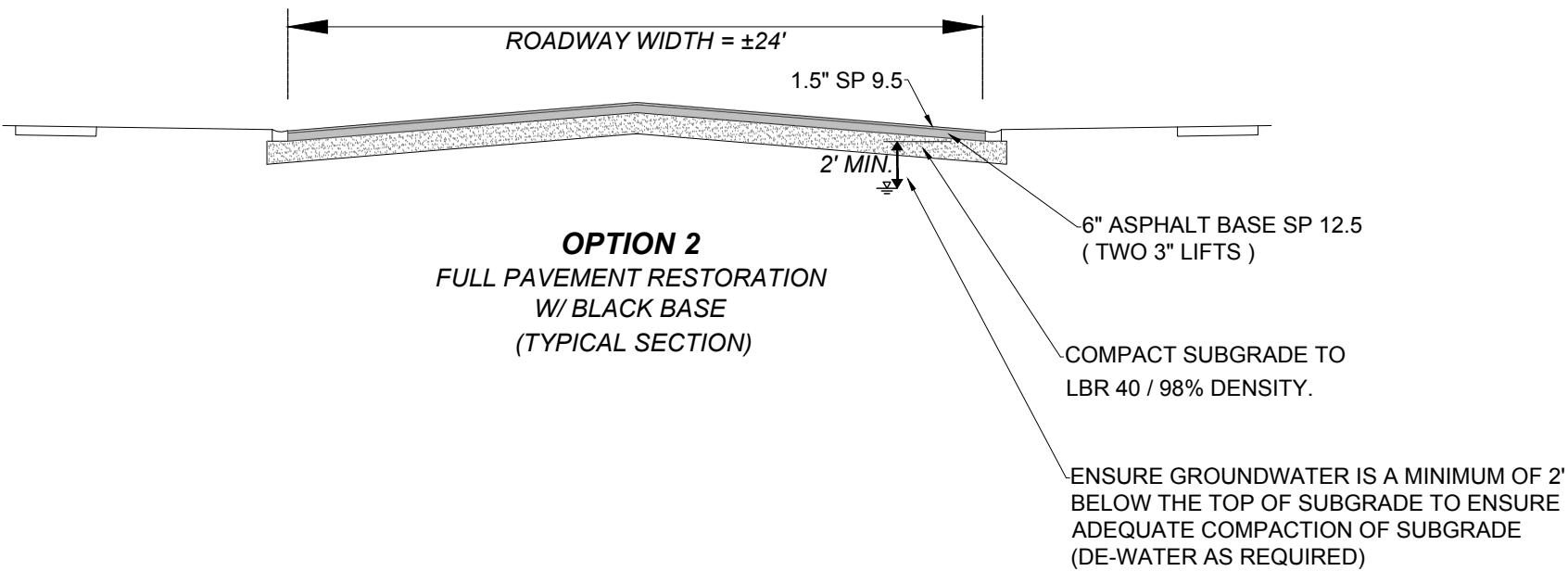
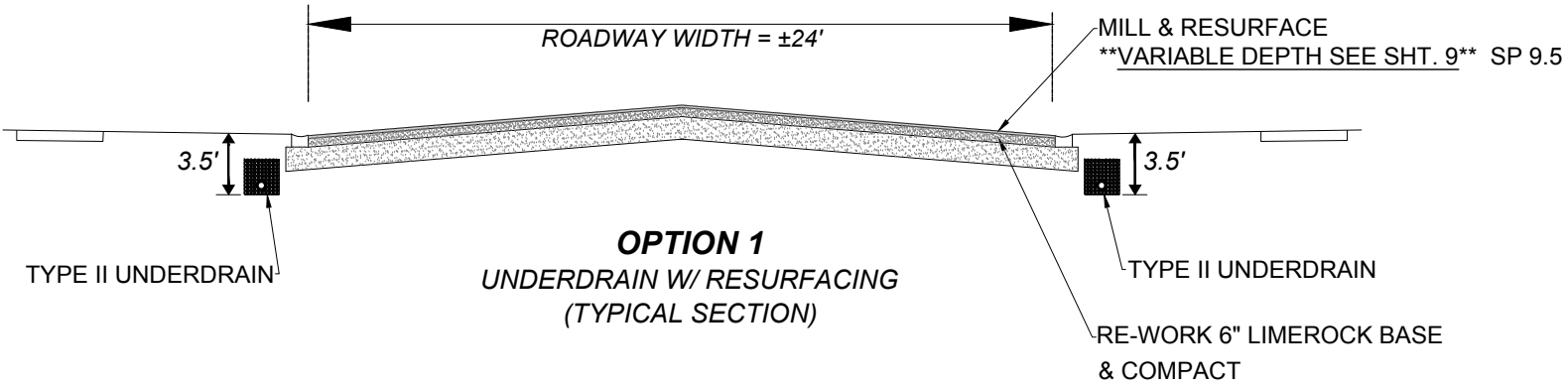
NO.	DATE	REVISIONS	PROJECT NO.	Y24 - 1378		145 Hilden Road, Unit 108 Ponte Vedra, FL 32081 (904) 342-5199	MICHAEL J. YURO, P.E. FLORIDA P.E. LICENSE NO. 65247 REGISTERED PROFESSIONAL	MAJESTIC WALK BLVD. - ROAD IMPROVEMENTS PREPARED FOR: AMELIA WALK CDD SITE PLAN	SHEET NO.
			DRAWN BY:	EID					5
			CHECKED BY:	MJY					
			DATE:	4/03/25		CERTIFICATE OF AUTHORIZATION NO. 28658			

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



QUANTITIES	
FULL PAVEMENT RESTORATION W/ BLACK BASE (OPTION 2) 670 SY

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			DRAWN BY:	EID					6
			CHECKED BY:	MJY					
			DATE:	4/03/25				SITE PLAN	
						CERTIFICATE OF AUTHORIZATION NO. 28658	REGISTERED PROFESSIONAL		



FDOT TYPE II UNDERDRAIN

NOTE:
 1. SEE FDOT STANDARD PLAN 440-001 FOR DETAILS ON TYPE II UNDERDRAIN

CONSTRUCTION BID NOTES

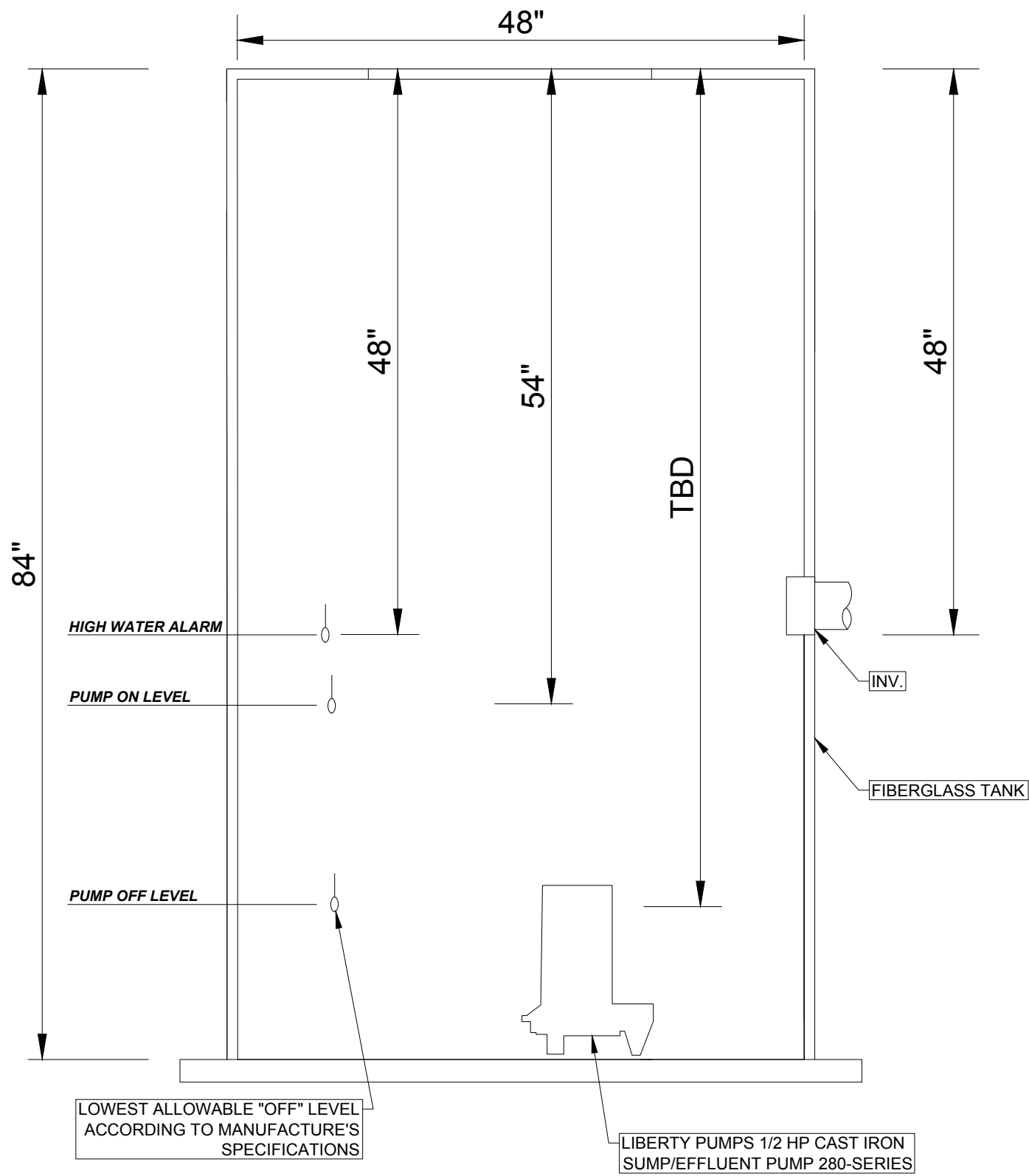
OPTION 1
 - INSTALL UNDERDRAIN & PUMP STATIONS
 - MILL & RESURFACE

OPTION 2
 - INSTALL 6" SP 12.5 ASPHALT BASE
 - INSTALL 1.5" SP 9.5 SURFACE
 (**NO UNDERDRAIN**)

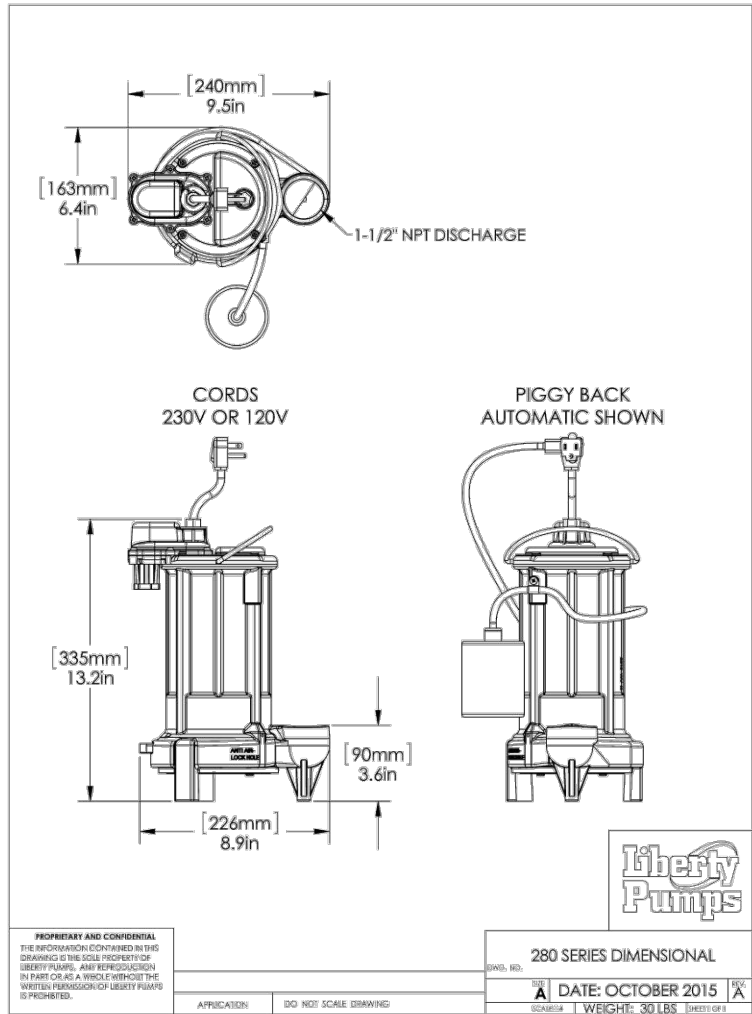
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			DRAWN BY:	EID					7
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			DATE:	4/03/25					
			CERTIFICATE OF AUTHORIZATION NO. 28658			REGISTERED PROFESSIONAL			CONSTRUCTION NOTES

OPTION 1 ONLY

NOTE:
1. USE TRAFFIC RATED LID
2. LOCKING LID IS REQUIRED



280-Series Dimensional Data



- NOTES:
1. CONTRACTOR TO ORDER CUSTOM PUMP STATION MATCHING GENERAL DETAILS OF THIS DRAWING.
 2. LIBERTY PUMPS 1/2 HP CAST IRON SUMP/EFFLUENT PUMP 280-SERIES IS SPECIFIED FOR THIS APPLICATION. OTHER NEAR EQUIVALENT PUMPS CAN BE USED, BUT SHALL BE REVIEWED BY EOR.
 3. CONTRACTOR TO PROVIDE REQUIRED POWER TO PUMP STATION ACCORDING TO MANUFACTURE'S SPECIFICATIONS
 4. WELL SHALL HAVE ANTI-FLOTATION RING
 5. TANK AND PUMP ASSEMBLY SHOP DRAWINGS TO BE REVIEWED BY EOR
 6. PUMP STATION TO BE INSTALLED WITHIN ROAD RIGHT-OF-WAY

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			DRAWN BY:	EID					
			CHECKED BY:	MJY					
			DATE:	4/03/25					8

CERTIFICATE OF AUTHORIZATION NO. 28658

TABLE 2 Summary of Pavement Condition				
Test Location	Asphalt Thickness (inches)	Limerock Thickness (inches)	Crushed Concrete Thickness (inches)	Comments
C-1	1-3/4	-	8	Moderate alligator cracking and limerock pumping, full depth crack
C-2	3	6	-	Light alligator cracking and limerock pumping, separated at 1"
C-3	3-1/4	8-3/4	-	Moderate alligator cracking and limerock pumping, full depth crack, separated at 1"
C-4	2-1/2	8	-	Moderate alligator cracking and limerock pumping, separated at 3/4"
C-5	1-3/4	15-1/4	-	Moderate alligator cracking and limerock pumping, full depth crack
C-6	2-1/4	7-3/4	-	Light alligator cracking and limerock pumping, separated at 1"
C-7	2-1/8	7-7/8	-	Fair condition
C-8	1-5/8	-	10-1/2	Severe alligator cracking and limerock pumping, full depth crack
C-9	1-1/2	-	11-1/2	Severe alligator cracking and limerock pumping, spalling, full depth crack
C-10	2	10-1/2	-	Severe alligator cracking and limerock pumping, separated at 1"
C-11	1	-	8	Severe alligator cracking and limerock pumping, full depth crack
C-12	1-1/4	-	8-3/4	Moderate alligator cracking and limerock pumping, 1" crack
C-13	3-1/2	8-1/2	-	Fair condition
C-14	1-1/2	7-1/4	-	Light block cracking, 3/4" crack
C-15	1-3/4	5-1/4	-	Moderate alligator cracking and limerock pumping, full depth crack
C-16	1-1/2	7-1/2	-	Moderate alligator cracking and limerock pumping, full depth crack
C-17	2-1/4	8	-	Moderate alligator cracking and limerock pumping, isolated pothole, full depth crack
C-18	1-3/4	8-1/4	-	Fair condition

From our exploration, the asphalt and base thicknesses encountered at the core locations satisfy the typical minimum asphalt thickness of 1-1/2 inches of asphalt and 6 inches of limerock or crushed concrete for residential roadways. As an exception, C-14 had 1-1/4 inches of asphalt.

Subsurface Conditions



CLIENT	YURO & ASSOCIATES, LLC
DRAWN BY: T.W.	DATE: 12/20/24
CHECKED BY: J.P.	DATE: 11/29/24
SCALE: 1"= 100'	
PROJECT NO. 0930.2400237.0000	REPORT NO.
GEOTECHNICAL EXPLORATION AMELIA WALK PHASE 1 AMELIA ISLAND, FLORIDA	
BORING LOCATION PLAN	
UES	
PAGE NO. FIGURE A-1	

NO.	DATE	REVISIONS	PROJECT NO.	Y24 - 1378		145 Hilden Road, Unit 108 Ponte Vedra, FL 32081 (904) 342-5199	MICHAEL J. YURO, P.E. FLORIDA P.E. LICENSE NO. 65247	MAJESTIC WALK BLVD. - ROAD IMPROVEMENTS PREPARED FOR: AMELIA WALK CDD	SHEET NO.
			DRAWN BY:	EID					9
			CHECKED BY:	MJY					
			DATE:	4/03/25					
					CERTIFICATE OF AUTHORIZATION NO. 28658				

E.

4/15/2025

Amelia Walk

Community Development District

Amenity Management & Field Operations Report



Kelly Mullins

AMENITY & OPERATIONS MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Amelia Walk
Community Development District

Amenity Management & Field Operations Report
April 15, 2025

To: Board of Supervisors

From: Kelly Mullins
Amenity & Operations Manager

RE: Amelia Walk Amenity Management & Field Operations Report

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

Special Events

- GMS continues to work with the Amelia Walk Board of Supervisors and residents of the community on hosting events desired in this district
- Resident Suggestions:
 - Mommy and me classes
- Upcoming Events:
 - Food Trucks – Every Tuesday Night 5-8pm
 - Zumba- MWF 9am
 - Yoga- T, Th 8:45am, T 4pm, W 6pm
- Example Events:
 - Egg Hunt
 - Painting Parties
 - Bingo/Trivia/Bunco/Dominoes
 - Fitness Classes
 - Garage Sales
 - Charitable Fundraisers

Communication

- GMS was informed Amelia Walk CDD was in need of improved communication
 - Email blast updates are being sent out regularly to the community – please let your neighbors know if they do not receive our blasts to send an email to ameliawalkmanager@gmsnf.com to be added to the distribution list or stop by the office
 - Food trucks are being announced weekly
 - A monthly events/club's calendar is being published each month and also posted to the website.
 - A monthly newsletter is being published each month

Amenity Usage – March

Total Monthly Usage* (Based on Door and Gate Entrances) – 1,705 patrons

Average Daily Usage - 55 patrons

Total Gym Usage – 1,042 patrons

Total Social Room Usage – 283 patrons

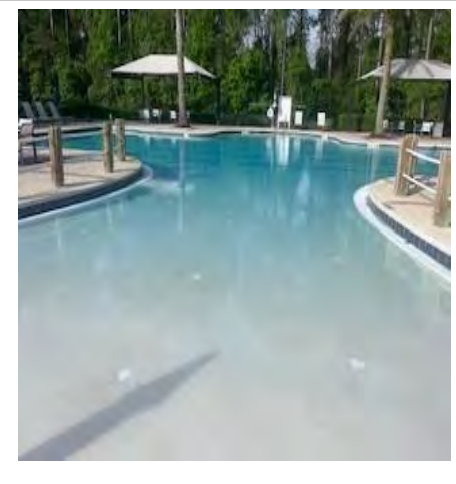
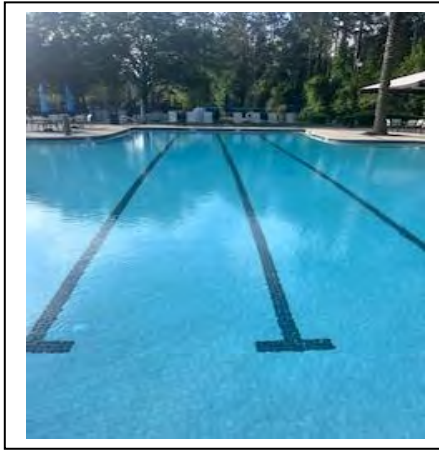
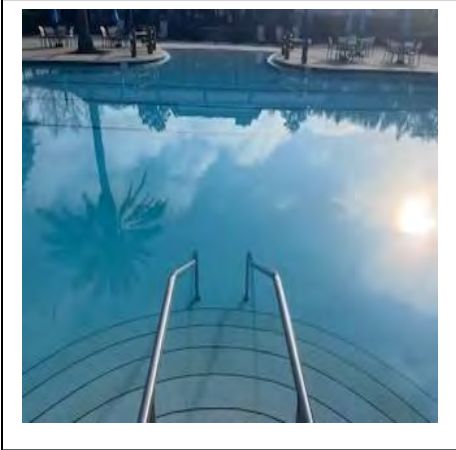
Tennis/Pickleball Courts - 147 patrons

Social Room Rentals – 7

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



Completed Projects – Pool



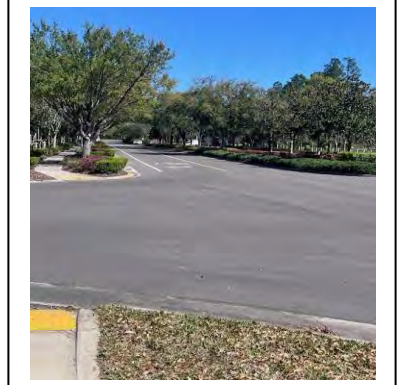
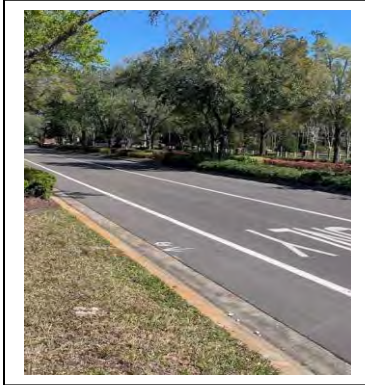
- The drains on the bottom of the pool have been treated with acid and scrubbed to remove the brown staining that was surrounding them.

Completed Projects – Sidewalks



- Sidewalk repairs have been completed on Majestic Walk Circle, the round about and a small section of Champlain Dr.
- Old sidewalks with severe tripping hazards were demolished and new sidewalks were poured.
- Areas with less severe hazards were grinded down.

Completed Projects – Landscaping



- Leaves have been cleaned up in the common areas.
- Weekly mowing resumed April 1st.

Homeowner Requests



- I have had a few requests for a stair stepper machine to be added to the fitness center.
- Approximate pricing is between \$4,000-\$6,000.
- If this is something the board would like to consider, I can get exact pricing.

In Progress Projects/Action Items

- **Erosion Issues** – There is some erosion on the banks of ponds 13 and 14. Aquagenix was approved to make the repairs at the January 2025 CDD meeting. The contract has been executed. We are waiting on a start date.
- **Haul Road Improvements** -- PVC pipe needs removed along road. Black landscape fabric fencing behind phases 2 and 4 needs removed.
- **Landscaping improvements in pool area** – Need to obtain proposals for lawn curbing to hold in existing pine bark/mulch, possibly replace pine bark with brown mulch. Met with BrightView about swapping out the pine bark to brown mulch. Awaiting proposal.
- **Phase 5 Road** – Road dips around JEA manhole covers. The one near 84983 and 84986 Stonehurst Pkwy. needs inspected.
- **Pool Chairs** – Several pool chairs need repaired. The seat fabric needs replaced. The chairs have been picked up for repair.
- **Potholes in phases 4 and 5** – Potholes at 84807, 84946 and 85523 Fall River Parkway have been inspected by our engineer. The areas will continue to be monitored for changes.
- **Tower at Main Entrance** – Need to obtain proposals for painting and repairs to the tower.
- **Pond 2 Fountain** – Fountain 2 was removed by Solitude after it stopped working. It has been sent to the manufacturer, Otterbine, for repair. The motor needs replaced and is not covered under warranty. The board approved the repair at the March meeting. It will be reinstalled by Future Horizons.
- **Pond 15 Fountain** - Fountain 15 was scheduled to be inspected by Sitex Aquatics on October 24, 2024 but got delayed. Fountain was inspected on January 17, 2025. Sitex found a burnt wire but has since refused to service this fountain or any of our other Otterbine fountains. Future Horizons has agreed to look at it.

Amelia Walk Water Drainage & Road Issues Corrective Action

Updates since the March 18, 2025 CDD Meeting

- Staff engineer will have updates on the three areas on Majestic Walk Blvd. that need repaired, either in the agenda package or at the April CDD meeting.
- Critter Pro walked the wetland area on Sagamore Ct to Poplar Breeze Way to check for any animal or natural water flow blockage.
- A Pond 8 resident asked Shenandoah to view a sinkhole forming in their front yard near the storm drain where the under-street pipe was replaced last year. Operations manager and CDD Chair discussed redirecting the Pond 9 inspection to the Pond 8 sinkhole near storm drain. Sinkhole for outflow to Pond 8 inspection completed and repair quote provided. A pipe crack was found. \$38K to put a sleeve the enter 180+ foot length of pipe. CDD Staff engineer felt that was excessive and recommended that a quote be obtain to just fix the single crack. Waiting on revised quote.
- Haul Road/Trail berm will require some sort of ground cover to limit erosion from rain. Operations to get quotes, approval and schedule work.
- Haul/Road Trial drainage swale needs cleaned, debris removal and possibly trenched deeper.
- Poplar Breeze Way drainage swale will need to be Sod or hydro seeded with Bahia grass in the March/April 2025 timeframe. Operations to get quotes, approval and schedule work.

Conclusion

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

Respectfully,

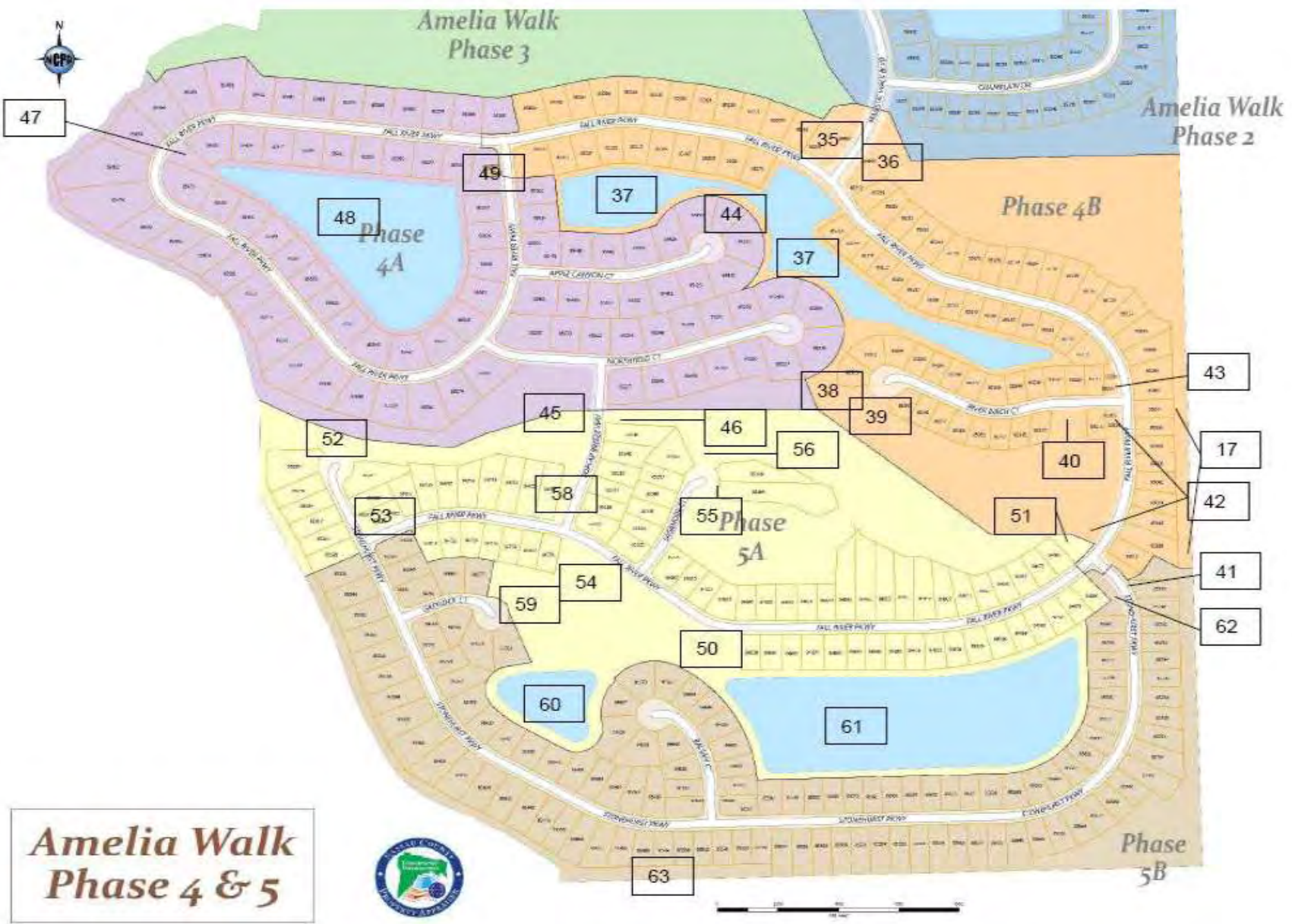
Kelly Mullins



Area ID	Phase	Description	Project Overview
35	4	Phase 4 West Side Entrance, Grass, Shrubs, Trees between Majestic Walk Blvd and adjacent to Lot 1	Irrigation Low Pressure, ID and Fix. Then repair damaged St Augustine Sod Grass strip
36	4	Phase 4 East Side Entrance, Grass, Shrubs, Trees between Majestic Walk Blvd and adjacent to 85234 Fall River Parkway (Lennar)	Irrigation Low Pressure, ID and Fix. Then repair damaged St Augustine Sod Grass strip
38	4	Easement to Pond #14 behind 85312 & 85320 River Birch Ct and 85208 & 85206 Northfield Ct	Monitor, Touchup if needed.
39	4	Common area between River Birch Ct Cul-de-sac and preserve area, Grass	Monitor, Touchup if needed.
40	4	Common area buffer between 85237 & 85213 River Birch Ct and preserve area	Monitor, Touchup if needed.
41	4 & 5	Common area between 85776 Stonehurst Parkway and 85010 Fall River Parkway, Grass	Monitor, Touchup if needed. Access to Haul Road Trail Gates Access Point 4 Two proposals have been received for landscaping improvements.
42	4	Common area buffer between Fall River Parkway and preserve area from River Birch Ct and Stonehurst Parkway	Monitor, Touchup if needed.

43	4	Common area on West side of Fall River Parkway and Conner of River Birch Ct	Monitor, Touchup if needed.	
44	4	Easement (Common Area) to Pond #14. Apple Canyon Ct Cul-de-sac between 85407 & 85408 Apple Canyon Ct.	Cleaned up and Hydro Seeded in 2024 approved and completed project at a cost of \$4,252. Now just Monitor, Touchup if needed.	
45	4	Common Area Buffer between preserve, located on Conner of Northfield Ct and Poplar Breeze Way	Monitor, Touchup as needed. Weed Control. needs improvements after the drainage issue has been fully addressed.	Area
46	4	Common Area Buffer behind 85257 Northfield CT and adjacent to 85148 Poplar Breeze Way	Monitor, Touchup as needed. Weed Control. needs improvements after the drainage issue has been fully addressed.	Area
47	4	Easement between 85475 & 85437 Fall River Parkway to Pond #15	Cleaned up and Hydro Seeded in 2024 approved project at a cost of \$2,967. Now just Monitor, Touchup if needed.	
49	4	Common Area around Phase 4 Mailboxes and Lift Station, between 85369 & 85617 Fall River Parkway : Grass, shrubs, trees.	Monitor, Touchup if needed. Weed Control	

50	5	Easement to Pond #16 and Common Area around Phase 5 Mailboxes adjacent to 84850 Fall River Parkway: Grass	Monitor, Touchup if needed.
51	5	Common Area Open Space Buffer on Fall River Parkway adjacent to 84983 Fall River Parkway	Monitor, Touchup if needed.
52	5	Common Area Open Space Buffer on Stonehurst Parkway Cul-de sac and preserve area	Monitor, Touchup if needed.
53	5	Lift Station at 85053 Stonehurst Parkway and Corner of Fall River Parkway. Grass, Trees, Pine straw	Monitor, Touchup if needed. Weed Control
54	5	Common Area Open Space Buffer with preserve on Fall River Parkway adjacent to 84770 Fall River Parkway to 84850 FRP (P5 CBU Mailboxes). Also runs behind 84762 & 84754 FRP and adjacent to 84577 Greylock Ct.	Monitor, Touchup if needed.
55	5	Open Space Buffer with Preserve Across street from 85257 & 85249 Sagamore CT	Monitor, Touchup if needed.
56	5	Open Space Buffer with Preserve on Cul-de sac adjacent to 85255 Sagamore CT	Monitor, Touchup if needed.
58	5	Open Space Buffer with Preserve on west side of Poplar Breeze Way.	Monitor, Touchup if needed.
62	5	Common Area, Open Space adjacent to 84986 Fall River Parkway and 85763 Stonehurst Parkway.	Cleaned up and Hydro Seeded in 2024 approved and completed project at a cost of \$3,000. Monitor, Touchup if needed. Two proposals have been received for landscaping improvements.





Work Order 00766786

Work Order 00766786
Number

Created Date 3/12/2025

Account

Amelia Walk CDD

Contact

Kelly Mullins

Address

85287 Majestic Walk Blvd
Fernandina Beach, FL 32034
United States

Work Details

Specialist
Comments to
CustomerPonds are looking great at this time of service.
Fountains are on for ponds 5 and 6. Ponds
1,2,3,4,5,6,7,8,9 and 10 all water levels are up
and no need for chemical treatment. Thank you
for your business, have a great day!

Prepared By

Julian Smith

Work Order Assets

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

Service Parameters

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



Work Order 00766786

Work Order 00766786
Number

Account

Amelia Walk CDD

Contact

Kelly Mullins

Address

85287 Majestic Walk Blvd
Fernandina Beach, FL 32034
United States

Created Date 3/12/2025

Pond 11	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 10	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 9	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 8	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 7	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 6	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 5	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 4	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 3	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 2	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 17	SHORELINE WEED CONTROL	
Pond 17	LAKE WEED CONTROL	
Pond 17	ALGAE CONTROL	
Pond 17	MONITORING	
Pond 16	SHORELINE WEED CONTROL	
Pond 16	LAKE WEED CONTROL	
Pond 16	ALGAE CONTROL	
Pond 16	MONITORING	
Pond 15	SHORELINE WEED CONTROL	
Pond 15	LAKE WEED CONTROL	
Pond 15	ALGAE CONTROL	
Pond 15	MONITORING	
Pond 14	SHORELINE WEED CONTROL	
Pond 14	LAKE WEED CONTROL	
Pond 14	ALGAE CONTROL	
Pond 14	MONITORING	
Pond 13	SHORELINE WEED CONTROL	
Pond 13	LAKE WEED CONTROL	
Pond 13	ALGAE CONTROL	
Pond 13	MONITORING	
Lake 12	SHORELINE WEED CONTROL	
Lake 12	LAKE WEED CONTROL	
Lake 12	ALGAE CONTROL	
Lake 12	MONITORING	



Work Order 00766786

Work Order 00766786
Number

Account

Amelia Walk CDD

Contact

Kelly Mullins

Address

85287 Majestic Walk Blvd
Fernandina Beach, FL 32034
United States

Created Date 3/12/2025

Pond 11 SHORELINE WEED CONTROL

Pond 11 LAKE WEED CONTROL

Pond 11 ALGAE CONTROL

Pond 11 MONITORING

Pond 10 SHORELINE WEED CONTROL

Pond 10 LAKE WEED CONTROL

Pond 10 ALGAE CONTROL

Pond 10 MONITORING

Pond 9 SHORELINE WEED CONTROL

Pond 9 LAKE WEED CONTROL

Pond 9 ALGAE CONTROL

Pond 9 MONITORING

Pond 8 SHORELINE WEED CONTROL

Pond 8 LAKE WEED CONTROL

Pond 8 ALGAE CONTROL

Pond 8 MONITORING

Pond 7 SHORELINE WEED CONTROL

Pond 7 LAKE WEED CONTROL

Pond 7 ALGAE CONTROL

Pond 7 MONITORING

Pond 6 SHORELINE WEED CONTROL

Pond 6 LAKE WEED CONTROL

Pond 6 ALGAE CONTROL

Pond 6 MONITORING

Pond 5 SHORELINE WEED CONTROL

Pond 5 LAKE WEED CONTROL

Pond 5 ALGAE CONTROL

Pond 5 MONITORING

Pond 4 SHORELINE WEED CONTROL

Pond 4 LAKE WEED CONTROL

Pond 4 ALGAE CONTROL

Pond 4 MONITORING

Pond 3 SHORELINE WEED CONTROL

Pond 3 LAKE WEED CONTROL



Work Order 00766786

Work Order 00766786
Number

Account

Amelia Walk CDD

Contact

Kelly Mullins

Address

85287 Majestic Walk Blvd
Fernandina Beach, FL 32034
United States

Created Date 3/12/2025

Pond 3 ALGAE CONTROL

Pond 3 MONITORING

Pond 2 SHORELINE WEED CONTROL

Pond 2 LAKE WEED CONTROL

Pond 2 ALGAE CONTROL

Pond 2 MONITORING

Pond 16

Pond 11

Pond 10

Lake 12

Pond 7

Pond 6

Pond 9

Pond 8

Pond 3

Pond 2

Pond 5

Pond 4

Pond 14

Pond 17

Pond 13

Pond 15

Service Report



Work Order 00773424

Work Order 00773424
Number

Created Date 3/20/2025

Account

Amelia Walk CDD

Contact

Kelly Mullins

Address

85287 Majestic Walk Blvd
Fernandina Beach, FL 32034
United States

Work Details

Specialist
Comments to
Customer

Treated pond 11 for minor algae in the cove.
Treated pond 16 for shoreline grasses. Picked
up debris on pond 15 and 11. Added dye to pond
17. Inspected ponds 12,13 and 14. Water levels
are up at this time of service. Thank you for your
business, have a great day!

Prepared By

Julian Smith

Work Order Assets

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

Service Parameters

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



Work Order 00773424

Work Order 00773424
Number

Account

Amelia Walk CDD

Contact

Kelly Mullins

Address

85287 Majestic Walk Blvd
Fernandina Beach, FL 32034
United States

Created Date 3/20/2025

Pond 11	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 10	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 9	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 8	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 7	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 6	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 5	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 4	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 3	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 2	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 17	SHORELINE WEED CONTROL	
Pond 17	LAKE WEED CONTROL	
Pond 17	ALGAE CONTROL	
Pond 17	MONITORING	
Pond 16	SHORELINE WEED CONTROL	
Pond 16	LAKE WEED CONTROL	
Pond 16	ALGAE CONTROL	
Pond 16	MONITORING	
Pond 15	SHORELINE WEED CONTROL	
Pond 15	LAKE WEED CONTROL	
Pond 15	ALGAE CONTROL	
Pond 15	MONITORING	
Pond 14	SHORELINE WEED CONTROL	
Pond 14	LAKE WEED CONTROL	
Pond 14	ALGAE CONTROL	
Pond 14	MONITORING	
Pond 13	SHORELINE WEED CONTROL	
Pond 13	LAKE WEED CONTROL	
Pond 13	ALGAE CONTROL	
Pond 13	MONITORING	
Lake 12	SHORELINE WEED CONTROL	
Lake 12	LAKE WEED CONTROL	
Lake 12	ALGAE CONTROL	
Lake 12	MONITORING	



Work Order 00773424

Work Order 00773424
Number

Account

Amelia Walk CDD

Contact

Kelly Mullins

Address

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Fernandina Beach, FL 32034
United States

Created Date 3/20/2025

Pond 11 SHORELINE WEED CONTROL

Pond 11 LAKE WEED CONTROL

Pond 11 ALGAE CONTROL

Pond 11 MONITORING

Pond 10 SHORELINE WEED CONTROL

Pond 10 LAKE WEED CONTROL

Pond 10 ALGAE CONTROL

Pond 10 MONITORING

Pond 9 SHORELINE WEED CONTROL

Pond 9 LAKE WEED CONTROL

Pond 9 ALGAE CONTROL

Pond 9 MONITORING

Pond 8 SHORELINE WEED CONTROL

Pond 8 LAKE WEED CONTROL

Pond 8 ALGAE CONTROL

Pond 8 MONITORING

Pond 7 SHORELINE WEED CONTROL

Pond 7 LAKE WEED CONTROL

Pond 7 ALGAE CONTROL

Pond 7 MONITORING

Pond 6 SHORELINE WEED CONTROL

Pond 6 LAKE WEED CONTROL

Pond 6 ALGAE CONTROL

Pond 6 MONITORING

Pond 5 SHORELINE WEED CONTROL

Pond 5 LAKE WEED CONTROL

Pond 5 ALGAE CONTROL

Pond 5 MONITORING

Pond 4 SHORELINE WEED CONTROL

Pond 4 LAKE WEED CONTROL

Pond 4 ALGAE CONTROL

Pond 4 MONITORING

Pond 3 SHORELINE WEED CONTROL

Pond 3 LAKE WEED CONTROL



Work Order	00773424	Account	Amelia Walk CDD
Work Order	00773424	Contact	Kelly Mullins
Number		Address	85287 Majestic Walk Blvd Fernandina Beach, FL 32034 United States
Created Date	3/20/2025		
Pond 3	ALGAE CONTROL		
Pond 3	MONITORING		
Pond 2	SHORELINE WEED CONTROL		
Pond 2	LAKE WEED CONTROL		
Pond 2	ALGAE CONTROL		
Pond 2	MONITORING		

FIFTH ORDER OF BUSINESS

Amelia Walk CDD
Proposals for Board Consideration
April 15, 2025

Mulch in all common areas (some currently have pine straw)

Install pine bark in common areas, including those areas which currently have pine straw. Total of 345 cy. Our current contract is 160 cy of pine bark and 865 bales of pine straw at a total price of \$16,512. This would be an increase of \$4,188.

\$ 20,700.00

BrightView

Proposal for Extra Work at Amelia Walk CDD

Property Name	Amelia Walk CDD	Contact	Kelly Mullins
Property Address	85287 Majestic Walk Run Fernandina Beach, FL 32034	To Billing Address	Amelia Walk CDD 5385 N Nob Hill Road Sunrise, FL 33351-4761
Project Name	Mini pine bark in ornamental beds (map)		
Project Description	Install mini pine bark in beds		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
345.00	CUBIC YARD	Install pine bark total of 345 cy (see map for locations)	\$60.00	\$20,700.00

For internal use only

SO# 8620228
JOB# 346108420
Service Line 160

Total Price \$20,700.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
 11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014
 Enhancement Manager
 Certified Arborist #FL-6354A
 Certified Pest Control Operator JF95758

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President

11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

Enhancement Manager

Certified Arborist #FL-6354A

Certified Pest Control Operator JF95758

TERMS & CONDITIONS

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

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

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

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

Acceptance of this Contract

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

Customer

Signature _____ Title **Property Manager**

Kelly Mullins _____
Printed Name Date **March 18, 2025**

BrightView Landscape Services, Inc. "Contractor"

Signature _____ Title **Enhancement Manager**

Jen Mabus _____
Printed Name Date **March 18, 2025**

Job #: 346108420

SO #: 8620228

Proposed Price: \$20,700.00

SIXTH ORDER OF BUSINESS

RESOLUTION 2025-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICIES AND FEES
FOR MAILBOX USE AND REKEYING; PROVIDING A SEVERABILITY
CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

WHEREAS, the District’s Board of Supervisors (“**Board**”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*, and to authorize user charges or fees; and

WHEREAS, the District wishes to facilitate use of the District’s cluster mailboxes by setting out terms for use and fees for re-keying, as defined at **Exhibit A**; and

WHEREAS, the Board accordingly finds that it is in the best interest of the District to adopt by resolution the *Cluster Mailbox Policies* and related fees (“**Mailbox Policies**”), as may be amended or updated from time to time for immediate use and application; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The Mailbox Policies and related fees attached hereto as **Exhibit A** are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Mailbox Policies shall remain in full force and effect until such time as the Board may amend or replace them.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 15th day of April 2025.

ATTEST:

**AMELIA WALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Cluster Mailbox Policies

EXHIBIT A

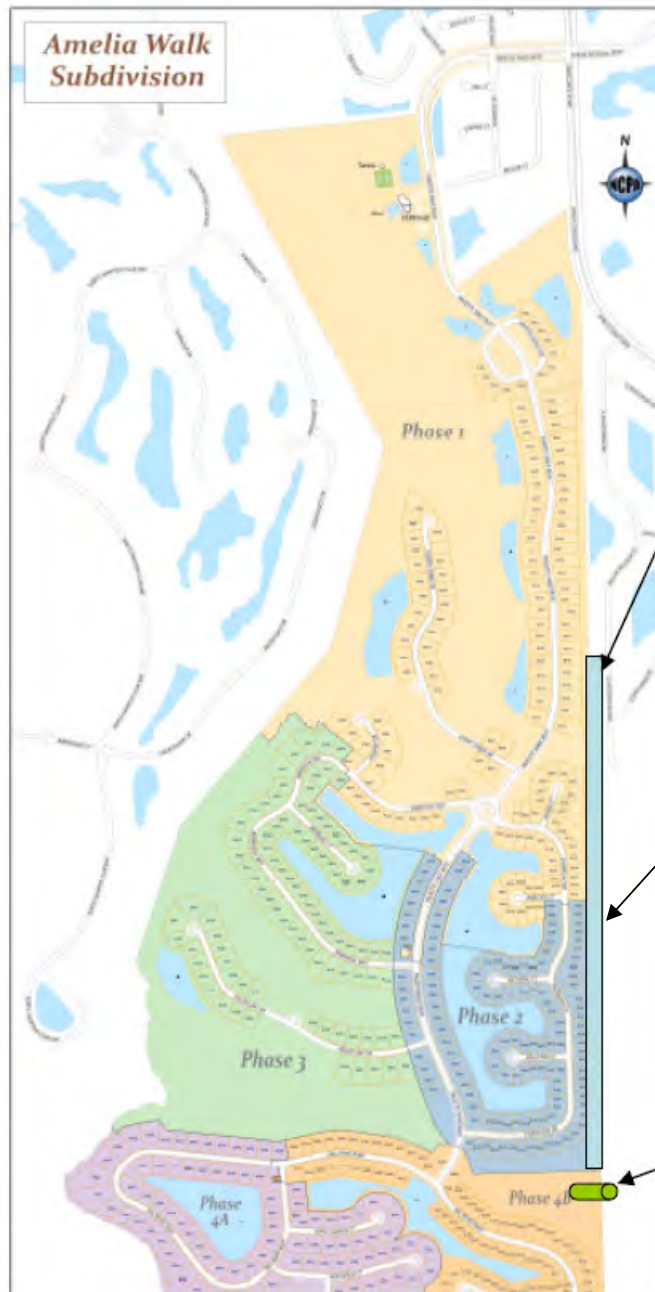
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT CLUSTER MAILBOX POLICIES

The Amelia Walk Community Development District (“District”) has adopted the following policies regarding the use of cluster mailbox units (“CBU”) within the District:

1. **Responsibility.** The District is responsible for maintenance of the CBUs. Homeowners are responsible for collecting their mail on a regular basis and informing USPS of any change of address.
2. **Tampering; Vandalism.** Tampering and vandalism of CBUs is strictly prohibited. Individuals may be held financially responsible for any damage to CBUs.
3. **Obstruction.** Obstruction of CBUs with vehicles, equipment, or debris is strictly prohibited.
4. **Trash.** Littering is prohibited; users are responsible for proper disposal of all mail trash. Any trash receptacles at the CBUs are for mail trash only. Notwithstanding the foregoing, the District shall not be required to provide receptacles for trash.
5. **Initial Mailbox Key.** Each home-seller shall be responsible for providing the new buyer with the mailbox key to their assigned CBU unit. Landlords are responsible for ensuring their renter(s) are provided with a mailbox key for their assigned CBU unit.
6. **Re-Keying.** The District does not maintain copies of mailbox keys. If you lose your mailbox key, you may request re-keying for a fee of \$[NTE \$250]. Re-keying may only be performed by the District or its designated representative or contracted locksmith.
7. **Violations.** Violations of these policies may result in suspension of amenity privileges under the District’s *Suspension and Termination of Access Rule*, as well as any other applicable penalties under Florida or Federal law. Please be aware that tampering with mail or mailboxes may be a Federal crime.
8. **Sovereign Immunity.** Nothing herein shall constitute or be construed as a waiver of the District’s sovereign immunity, or limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.
9. **Severability.** The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

Policy Adoption Date: April 16, 2025

SEVENTH ORDER OF BUSINESS



Existing Drainage Swale

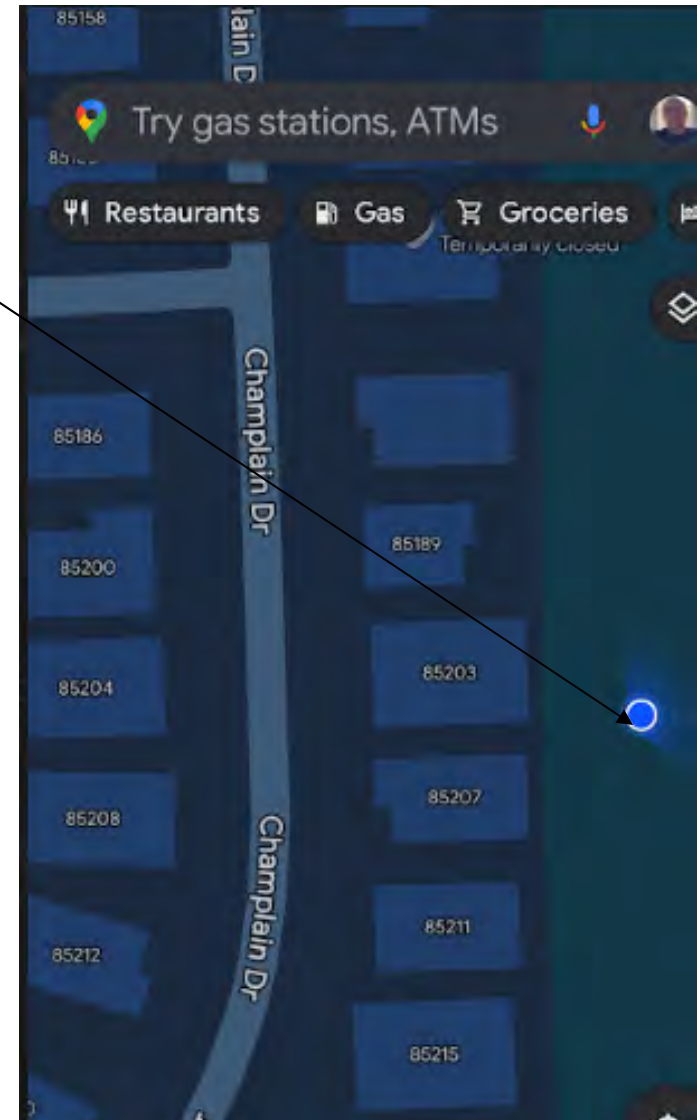
High Point in Drainage Swale

Swale needs re-grading and cleanup to promote normal North to South water flow into the wetlands,

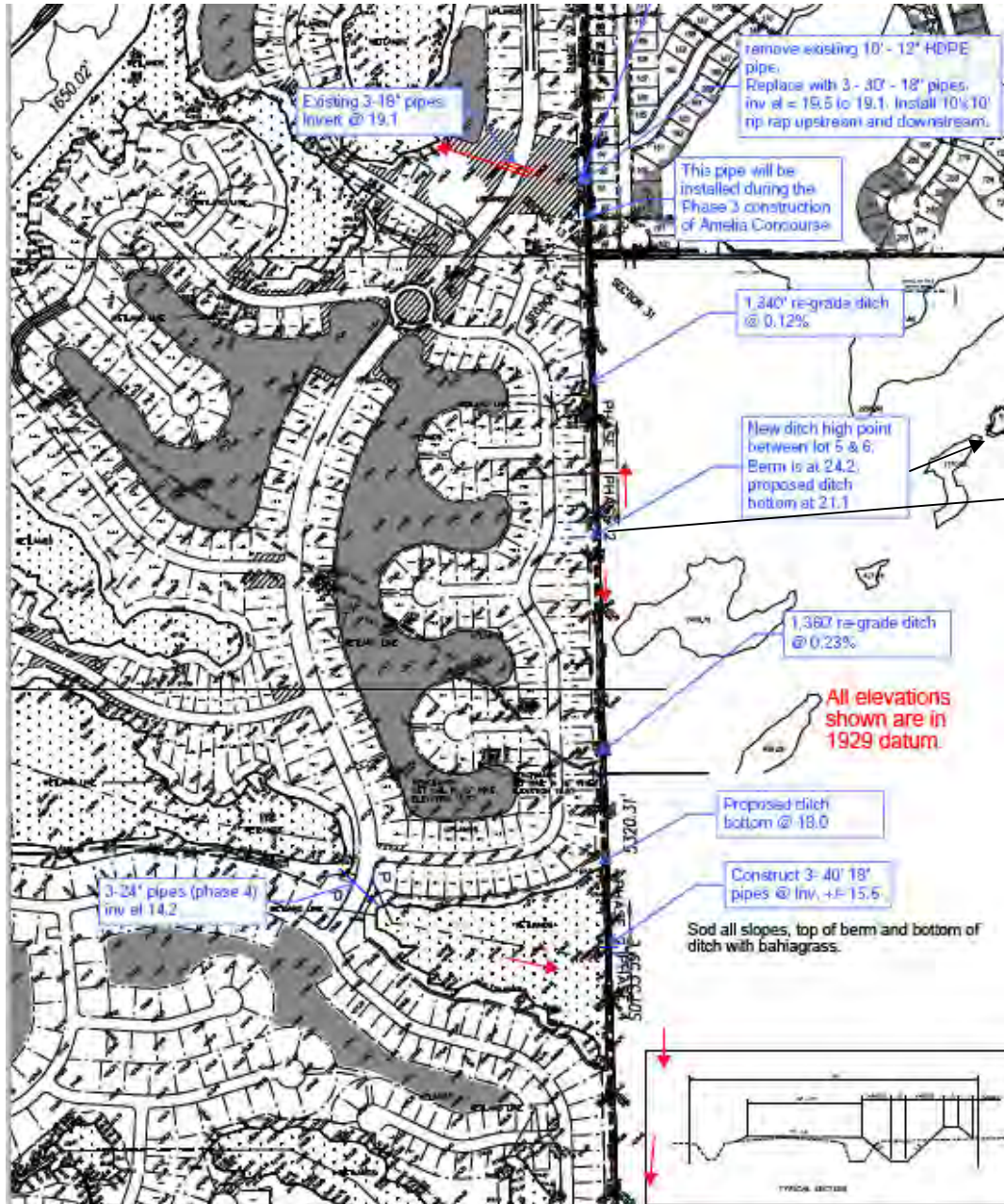
Location of Culvert pipe that requires debris cleaning

GPS Map Location:

High point where there is
standing Water in the Swale



2018 Developer/Builder Engineer Drainage Swale Design Specifications



High Point –
Where
Standing
water Starts

EIGHTH ORDER OF BUSINESS

JEA Water Pressure Varies 40-60 psi

60psi Irrigation works fine

<60psi Irrigation has
pressure issues

JEA Meters / Backflows
Broken and replaced over
the past year

Reprogramming 94 Zones
to run 1 at a time

Reducing Zone times over
the past year



JEA Meter 1 @ Front Entrance

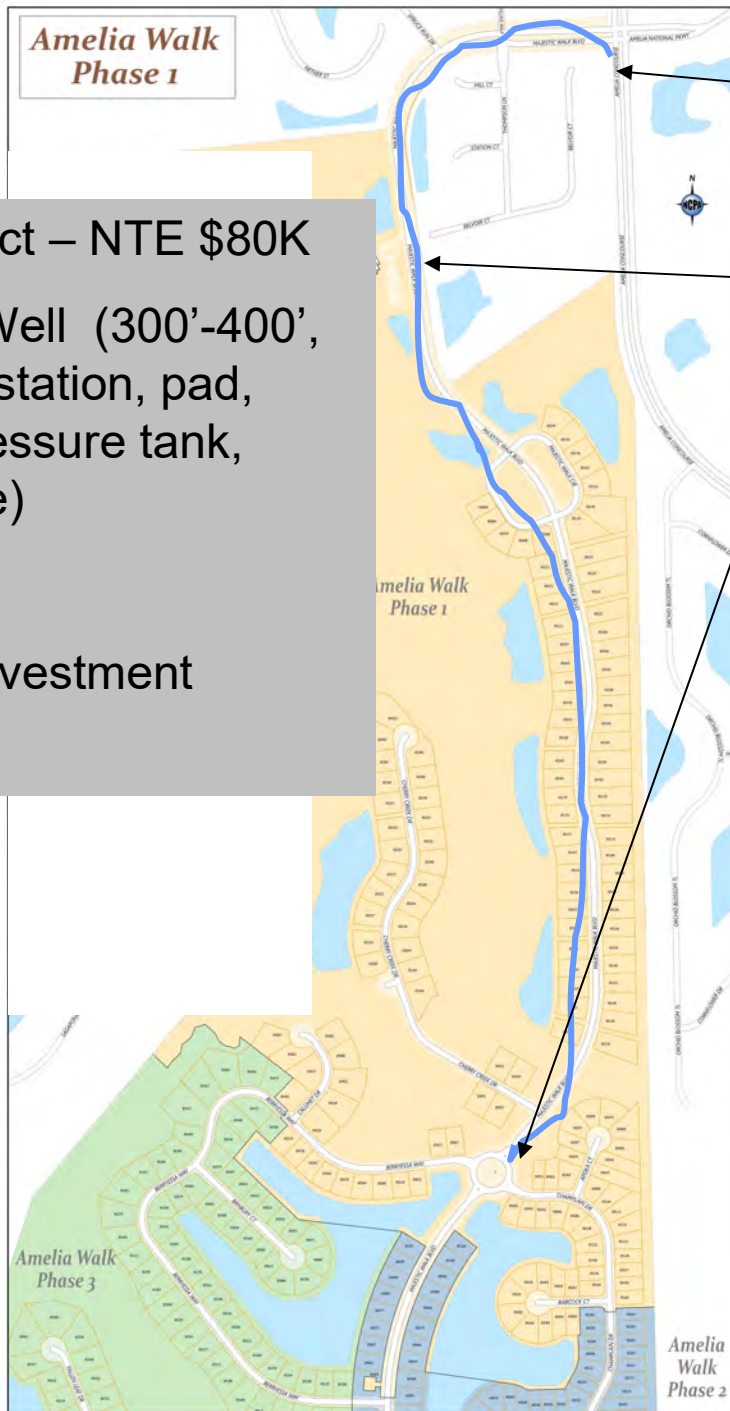
JEA Meter 2 @Amenity Center

JEA Meter 3 @ Roundabout

Main Line Irrigation Annual Spend
\$54K

Phase 2,3,4,5 JEA Meters Annual
Targeted Spend \$9K

Annual Budget \$120K 4 years ago
now \$75K



Amelia Walk Phase 1

Capital Project – NTE \$80K

Deep Rock Well (300'-400',
pump, clock station, pad,
electrical, pressure tank,
variable drive)

Return On Investment

<2 Years

Eliminate JEA Meter 1 @ Front
Entrance

Eliminate JEA Meter 2
@Amenity Center

Eliminate EA Meter 3 @
Roundabout

Main Line Irrigation Annual Targeted
Spend of \$54K Eliminated

Phase 2,3,4,5 JEA Meters Annual
Targeted Spend \$9K; Well Electrical
\$3K

Reduce Irrigation Annual Budget
from \$75K to \$12K

Amelia Walk Phase 1

Well Pump Station
Behind Monument
Electrical Service box
Shrubbery

Quotes in hand (\$57K-\$66K)

Peacock Electric \$9K

M&M \$16K

Partridge now \$32K

Brightview (Pending to
connect to irrigation)

Contingency (\$10K)



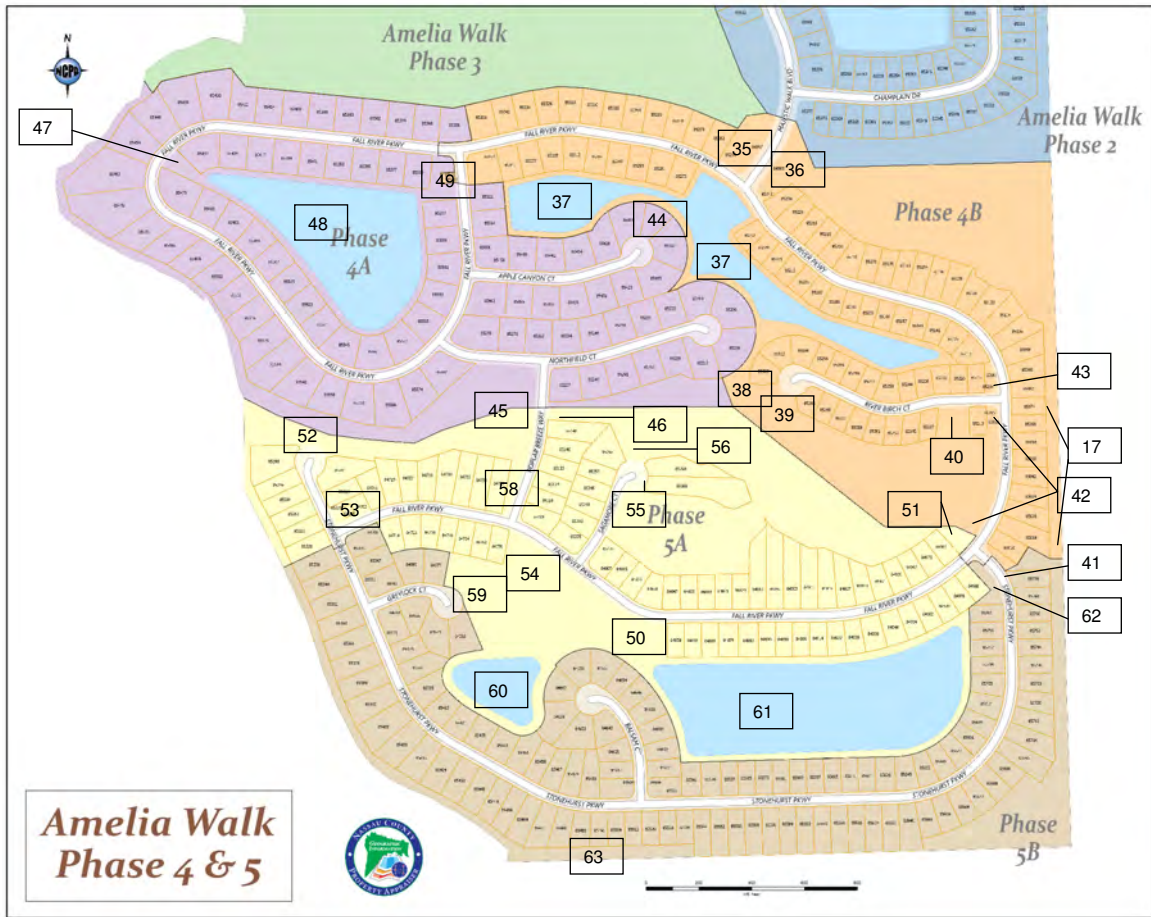
NINTH ORDER OF BUSINESS

P4 & P5 Landscape Agenda Items

Landscape Projects [discuss and vote to include in Capital Reserve Plan and or Approval of specific quote]

1. Discuss and Vote on areas that need Monitoring/Repair/Hydro Seeding Touchup [Phase 4 Areas: 38, 39, 40, 41, 42, 43, 44, 45, 47, Phase 5 Areas: 41, 50, 51, 52, (54/59), 55, 58, 62]. See Phase 4 & 5 Landscaping Map for Landscape ID tags locations.
2. Discuss and vote on Briteview One (1) Acre Hydro seeding touchup repair quote.
3. Discuss and vote on Area 46 – requires Bahia Sod and FF shrubs per operations plan to address erosion and water flow speed.
4. Investigate pressure issue & repair Phase 4 Entrance (Area 35 & 36) Irrigation system. Once repaired have district staff obtain one or more landscape proposals to repair damaged St. Augustine grass.
5. Enhancement project from district Work Group for Area 58 – Requires Water Source
6. Restoration and or Enhancement project from CDD Operations (The Greenery Proposal) for Area 45 (May not require irrigation).
7. Enhancement project from CDD Operations for Area 46. Bahia Sod or seeding on slope to drainage swale.
8. Enhancement project from CDD Operations (The Greenery Proposal) for Area 41. [Requires initial temporary water source to establish new landscaping – Fire hydrant JEA water meter.]
9. Enhancement project from district Work Group for Area 41 – Requires Water Source
10. Enhancement project from district Work Group for Area 62 – Requires Water Source (Area 41 and 62 can share water source by installing Irrigation Pipe install under Stonehurst Dr.)
11. CDD Operations staff had “The Greenery” Review this area and their opinion was not do any additional landscaping that required ongoing irrigation. Greenery to provide quote for board review.

Phase 4 & Phase 5 Common Area Landscape Map.



Area ID	Phase	Description
35	4	Phase 4 West Side Entrance, Grass, Shrubs, Trees between Majestic Walk Blvd and adjacent to Lot 1
36	4	Phase 4 East Side Entrance, Grass, Shrubs, Trees between Majestic Walk Blvd and adjacent to 85234 Fall River Parkway (Lennar)
37	4	Pond 14 (Grass Banks Mowed / Trimmed to Waters Edge)
38	4	Easement to Pond #14 behind 85312 & 85320 River Birch Ct and 85208 & 85206 Northfield Ct
39	4	Common area between River Birch Ct Cul-de-sac and preserve area, Grass
40	4	Common area buffer between 85237 & 85213 River Birch Ct and preserve area
41	4 & 5	Common area between 85776 Stonehurst Parkway and 85010 Fall River Parkway, Grass
42	4	Common area buffer between Fall River Parkway and preserve area from River Birch Ct and Stonehurst Parkway
43	4	Common area on West side of Fall River Parkway and corner of River Birch Ct
44	4	Easement (Common Area) to Pond #14, Apple Caynon Ct Cul-de-sac between 85407 & 85408 Apple Caynon Ct.
45	4	Common Area Buffer between preserve, located on corner of Northfield Ct and Poplar Breeze Way
46	4	Common Area Buffer behind 85257 Northfield CT and adjacent to 85148 Poplar Breeze Way
47	4	Easement between 85475 & 85437 Fall River Parkway to Pond #15
48	4	Pond # 15 (Grass Banks Mowed / Trimmed to Waters Edge)
49	4	Common Area around Phase 4 Mailboxes and Lift Station, between 85369 & 85617 Fall River Parkway : Grass, shrubs, trees.
50	5	Easement to Pond #16 and Common Area around Phase 5 Mailboxes adjacent to 84850 Fall River Parkway: Grass
51	5	Common Area Open Space Buffer on Fall River Parkway adjacent to 84983 Fall River Parkway
52	5	Common Area Open Space Buffer on Stonehurst Parkway Cul-de sac and preserve area
53	5	Lift Station at 85053 Stonehurst Parkway and corner of Fall River Parkway. Grass, Trees, Pine straw
54	5	Common Area Open Space Buffer with preserve on Fall River Parkway adjacent to 84770 Fall River Parkway to 84850 FRP (P5 CBU Mailboxes). Also runs behind 84762 & 84754 FRP and adjacent to 84577 Greylock Ct.
55	5	Open Space Buffer with Preserve Across street from 85257 & 85249 Sagamore CT
56	5	Open Space Buffer with Preserve on Cul-de sac adjacent to 85255 Sagamore CT
58	5	Open Space Buffer with Preserve on west side of Poplar Breeze Way.
59	5	Same as ID # 54
60	5	Pond 17 (Grass Banks Mowed / Trimmed to Waters Edge)
61	5	Pond 16 (Grass Banks Mowed / Trimmed to Waters Edge)
62	5	Common Area, Open Space adjacent to 84986 Fall River Parkway and 85763 Stonehurst Parkway.
63	5	Open Space behind homes between 85464 & 85520 Stonehurst Parkway

A.

Proposal for Extra Work at Amelia Walk CDD

Property Name	Amelia Walk CDD	Contact	Kelly Mullins
Property Address	85287 Majestic Walk Run Fernandina Beach, FL 32034	To Billing Address	Amelia Walk CDD 5385 N Nob Hill Road Sunrise, FL 33351-4761
Project Name	Hydro seeding		
Project Description	Hydro seed an acre (areas TBD)		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Hydro - seed	\$5,645.16	\$5,645.16

For internal use only

SO# 8639984
JOB# 346108420
Service Line 130

Total Price \$5,645.16

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
 11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014
 Enhancement Manager
 Certified Arborist #FL-6354A
 Certified Pest Control Operator JF95758

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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

Enhancement Manager

Certified Arborist #FL-6354A

Certified Pest Control Operator JF95758

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
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13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
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Customer

Signature _____ Title **Property Manager**

Kelly Mullins **April 03, 2025**
Printed Name Date

BrightView Landscape Services, Inc. "Contractor"

Signature _____ Title **Enhancement Manager**

Jen Mabus **April 03, 2025**
Printed Name Date

Job #: 346108420

SO #: 8639984

Proposed Price: \$5,645.16

B.

Work Order Proposal



Proposal Date: 4/4/2025

Proposal Work Order #: 77935

Prepared By: ROY GRANTHAM

Property Name: Amelia Walk CDD

Address: 85287 Majestic Walk Blvd, Fernandina Beach, FL 32034

Client Contact: Kelly Mullins ameliawalkmanager@gmsnf.com

Client Phone #: 904-225-3147

Stonehurst Park and River Fall Project Eastside

1. There are two parts to this proposal – one for the common area on the West (right) side of Stonehurst Pkwy. and one for the common area on the East (left) side of Stonehurst Pkwy. These two areas should somewhat mirror each other, as a cohesive entryway to the residential area. **Note: The common area plantings on the east side will need to include an access path to the Haul Road area at the rear of Tract 1. The width of the access path should accommodate a utility vehicle.**
2. There is currently no irrigation in the areas for this project – contractor will need to install an irrigation system for each area. The irrigation system should follow the Florida Water Star irrigation design standards.
3. A battery-operated irrigation controller will be required for each area.
4. An irrigation diagram/site plan and control box location should be included for each area.
5. Remove existing dead/dying grass and level each area.
6. Dirt will be needed on the West side to level area.
7. Plants should be Florida Friendly, drought tolerant and able to withstand the full sun.
Plants to include:

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Site Prep, Debris Disposal, Amendments, Equipment & Clean-Up					\$5,124.77
Site Prep	1.00	LS	\$1,924.05	\$1,924.05	
Disposal/Refuse	1.00	LS	\$869.34	\$869.34	
Soil Amendments	30.00	CY	\$77.71	\$2,331.38	
Irrigation					\$5,325.55
Nassau County Irrigation Permit	1.00	LS	\$573.75	\$573.75	
Irrigation Permits, Fees and required Asbuilts					
1" Commercial Spray Zone	2.00	EA	\$1,384.79	\$2,769.58	
KRain Bluetooth Controller	1.00	EA	\$730.64	\$730.64	
1" Commercial Blank Drip Zone	1.00	EA	\$1,251.58	\$1,251.58	

Planting				\$22,162.07
Agapanthus - 3 Gal	75.00	3 Gallon	\$29.57	\$2,217.92
Eastern Redbud - 6'-7'	3.00	2 IN	\$1,033.64	\$3,100.93
Leland Cypress 6'-7'	9.00	6 - 7 FT	\$838.51	\$7,546.63
Loropetalum 'Red Chocolate' - 7 Gal	50.00	7 Gallon	\$130.80	\$6,539.83
Ligustrum 'Sunshine' - 3 gal	55.00	3 Gallon	\$50.12	\$2,756.76
Sod				\$3,386.12
St Augustine 'Floritam' Sodding	2,000.00	SF	\$1.69	\$3,386.12
Pinestraw & Mulch				\$307.16
Pine Straw Mulching	650.00	SF	\$0.47	\$307.16
Total for Work Order #77935				\$36,305.67





TERMS & CONDITIONS

1. Plant Guarantee. The Greenery, Inc. guarantees all plantings we supply and install for one year that are covered under an automated irrigation system and maintained under a continuous maintenance agreement by the Greenery, Inc.. This guarantee does not apply to plants that are lost due to abuse, vandalism, animals, fire, lightning, hail, vehicular damage, freeze, neglect, nor Acts of God.
2. Exclusions. Transplanted materials, annuals and flowers, plants in pots and planters, and all types of Sod are EXCLUDED from the Plant Guarantee.
3. Deer. Damage to or loss of plants due to deer is not covered by any guarantee, expressed or implied. The Greenery, Inc. makes every effort to use deer resistant material; however, due to the increase in their population and their changing habits, the Greenery, Inc. is not responsible for any resultant damage.
4. Tree Work. Stumps from tree removal will be cut to within approximately twelve inches above ground level. Stump grinding or removal is not included unless otherwise specified in this proposal. Wood will be left on the premises where lowered and dropped and will be cut into firewood length (approximately 16 to 24 inches lengthwise) unless specified otherwise in this proposal. Splitting, moving or hauling of wood or wood chips will be performed only if specifically stated in this proposal.
5. Utility Locates. The Greenery Inc. will call in the utility locates before starting the job. It is the responsibility of the Client/Owner to call in any private utilities that are outside normal location utilities. The Greenery Inc. is not responsible for damage to underground irrigation lines, wiring, pipes, utilities, invisible fencing, or lighting systems whose locations are not properly marked.
6. Irrigation Pricing. The existing automated irrigation system is checked at new landscaping areas, adjusted for proper coverage and broken heads and nozzles are replaced as needed. Irrigation adjustments, repairs and additions are billed on a Labor and Materials basis. Labor Rate is \$ 75 / hour. Any irrigation prices included in this bid are an estimation only.
7. New Construction Irrigation Installation. Sleeves under roads and sidewalks must be accurately marked and no deeper than 4 feet below surface grade. A water source must be provided by Client/Owner/Developer prior to commencement of irrigation installation. Any temporary irrigation pipe that needs to be installed to access water source, will be billed in addition. The connection of the backflow device to the water meter is the responsibility of the Client/Owner.
8. Drainage. Any drainage installation is meant to improve conditions, but does not guarantee a complete elimination of issues. Standing water, puddling, saturated soils and washouts may still occur. Additional work may be needed after initial work is completed. Standing water for up to 48 hours after a significant rainfall is typical for the Lowcountry.
9. Access to Jobsite. Client/Owner is to provide all utilities to perform the work. Client/Owner will furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for the performance of the work.
10. Invoicing. Client/Owner will make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event that the completion of work requires more than thirty (30) days, a progress bill will be presented by month end and will be paid within fifteen (15) days upon receipt of invoice.
11. Disclaimer. This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time the proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering and/or certified landscape architectural design services are not included in this agreement and are not provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.
12. Promotional Clause. The client hereby assigns the Contractor the irrevocable and unrestricted right to use and publish photographs of the work performed for editorial, trade, advertising, educational and any other purpose in any manner and medium; to alter the same without restriction; and to copyright the same without restriction. The Client releases all

claim to profits that may arise from use of images.

13. Payment. All unpaid balances over 30 days from date of invoice will be subject to the maximum finance charge allowable by law. The Greenery will be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year) or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing. Failure to make payment when due for completed work may result in a mechanic's lien on the title of your property. Credit card payments are subject to a 3% processing fee.

14. A 50% deposit of the total project cost is required to initiate the work. Please refer to the work order number when making your payment. Upon receipt of the deposit, we will confirm the schedule and begin preparing for the installation.

15. The pricing outlined in this proposal is valid for 60 days from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

Property Name: Amelia Walk CDD
Address: 85287 Majestic Walk Blvd, Fernandina Beach, FL 32034
Client Contact: Kelly Mullins ameliawalkmanager@gmsnf.com
Client Phone #: 904-225-3147

Proposal Date: 4/4/2025
Proposal Work Order #: 77935
Prepared By: ROY GRANTHAM

Total: \$36,305.67
Deposit Amount (50%): \$18,152.83

The pricing outlined in this proposal is valid for 60 days from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

By ROY GRANTHAM
Date ROY GRANTHAM
4/4/2025
The Greenery, Inc.

By _____
Date _____

C.

Work Order Proposal



Proposal Date: 4/4/2025
 Proposal Work Order #: 77952
 Prepared By: ROY GRANTHAM

Property Name: Amelia Walk CDD
 Address: 85287 Majestic Walk Blvd, Fernandina Beach, FL 32034
 Client Contact: Kelly Mullins ameliawalkmanager@gmsnf.com
 Client Phone #: 904-225-3147

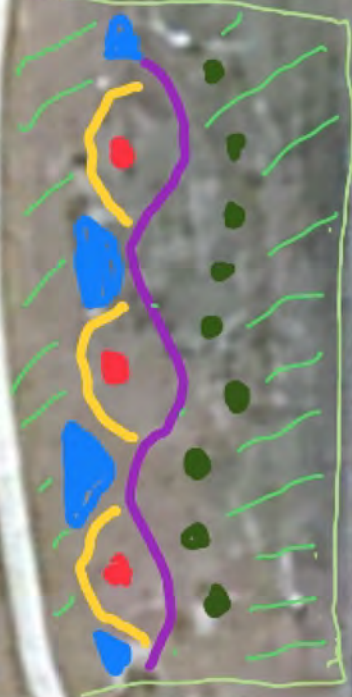
Stonehurst Park and River Fall Project Westside

1. There are two parts to this proposal – one for the common area on the West (right) side of Stonehurst Pkwy. and one for the common area on the East (left) side of Stonehurst Pkwy. These two areas should somewhat mirror each other, as a cohesive entryway to the residential area. **Note: The common area plantings on the east side will need to include an access path to the Haul Road area at the rear of Tract 1. The width of the access path should accommodate a utility vehicle.**
2. There is currently no irrigation in the areas for this project – contractor will need to install an irrigation system for each area. The irrigation system should follow the Florida Water Star irrigation design standards.
3. A battery-operated irrigation controller will be required for each area.
4. An irrigation diagram/site plan and control box location should be included for each area.
5. Remove existing dead/dying grass and level each area.
6. Dirt will be needed on the West side to level area.
7. Plants should be Florida Friendly, drought tolerant and able to withstand the full sun.
 Plants to include:

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Site Prep, Debris Disposal, Amendments, Equipment & Clean-Up					\$5,124.77
Site Prep	1.00	LS	\$1,924.05	\$1,924.05	
Disposal/Refuse	1.00	LS	\$869.34	\$869.34	
Soil Amendments	30.00	CY	\$77.71	\$2,331.38	
Irrigation					\$5,325.55
1" Commercial Spray Zone	2.00	EA	\$1,384.79	\$2,769.58	
Nassau County Irrigation Permit	1.00	LS	\$573.75	\$573.75	
Irrigation Permits, Fees and required Asbuilts					
KRain Bluetooth Controller	1.00	EA	\$730.64	\$730.64	
1" Commercial Blank Drip Zone	1.00	EA	\$1,251.58	\$1,251.58	

Planting				\$22,162.07
Agapanthus - 3 Gal	75.00	3 Gallon	\$29.57	\$2,217.92
Eastern Redbud - 6'-7'	3.00	2 IN	\$1,033.64	\$3,100.93
Leland Cypress 6'-7'	9.00	6 - 7 FT	\$838.51	\$7,546.63
Loropetalum 'Red Chocolate' - 7 Gal	50.00	7 Gallon	\$130.80	\$6,539.83
Ligustrum 'Sunshine' - 3 gal	55.00	3 Gallon	\$50.12	\$2,756.76
Sod				\$3,386.12
St Augustine 'Floritam' Sodding	2,000.00	SF	\$1.69	\$3,386.12
Pinestraw & Mulch				\$307.16
Pine Straw Mulching	650.00	SF	\$0.47	\$307.16
Total for Work Order #77952				\$36,305.67

- RED BUD
- LOROPETALUM
- SUNSHINE LIGSTRUM
- AGAPANTHUS West Side
- CYPRESS TREES





TERMS & CONDITIONS

1. Plant Guarantee. The Greenery, Inc. guarantees all plantings we supply and install for one year that are covered under an automated irrigation system and maintained under a continuous maintenance agreement by the Greenery, Inc.. This guarantee does not apply to plants that are lost due to abuse, vandalism, animals, fire, lightning, hail, vehicular damage, freeze, neglect, nor Acts of God.
2. Exclusions. Transplanted materials, annuals and flowers, plants in pots and planters, and all types of Sod are EXCLUDED from the Plant Guarantee.
3. Deer. Damage to or loss of plants due to deer is not covered by any guarantee, expressed or implied. The Greenery, Inc. makes every effort to use deer resistant material; however, due to the increase in their population and their changing habits, the Greenery, Inc. is not responsible for any resultant damage.
4. Tree Work. Stumps from tree removal will be cut to within approximately twelve inches above ground level. Stump grinding or removal is not included unless otherwise specified in this proposal. Wood will be left on the premises where lowered and dropped and will be cut into firewood length (approximately 16 to 24 inches lengthwise) unless specified otherwise in this proposal. Splitting, moving or hauling of wood or wood chips will be performed only if specifically stated in this proposal.
5. Utility Locates. The Greenery Inc. will call in the utility locates before starting the job. It is the responsibility of the Client/Owner to call in any private utilities that are outside normal location utilities. The Greenery Inc. is not responsible for damage to underground irrigation lines, wiring, pipes, utilities, invisible fencing, or lighting systems whose locations are not properly marked.
6. Irrigation Pricing. The existing automated irrigation system is checked at new landscaping areas, adjusted for proper coverage and broken heads and nozzles are replaced as needed. Irrigation adjustments, repairs and additions are billed on a Labor and Materials basis. Labor Rate is \$ 75 / hour. Any irrigation prices included in this bid are an estimation only.
7. New Construction Irrigation Installation. Sleeves under roads and sidewalks must be accurately marked and no deeper than 4 feet below surface grade. A water source must be provided by Client/Owner/Developer prior to commencement of irrigation installation. Any temporary irrigation pipe that needs to be installed to access water source, will be billed in addition. The connection of the backflow device to the water meter is the responsibility of the Client/Owner.
8. Drainage. Any drainage installation is meant to improve conditions, but does not guarantee a complete elimination of issues. Standing water, puddling, saturated soils and washouts may still occur. Additional work may be needed after initial work is completed. Standing water for up to 48 hours after a significant rainfall is typical for the Lowcountry.
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12. Promotional Clause. The client hereby assigns the Contractor the irrevocable and unrestricted right to use and publish photographs of the work performed for editorial, trade, advertising, educational and any other purpose in any manner and medium; to alter the same without restriction; and to copyright the same without restriction. The Client releases all

claim to profits that may arise from use of images.

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Property Name: Amelia Walk CDD
Address: 85287 Majestic Walk Blvd, Fernandina Beach, FL 32034
Client Contact: Kelly Mullins ameliawalkmanager@gmsnf.com
Client Phone #: 904-225-3147

Proposal Date: 4/4/2025
Proposal Work Order #: 77952
Prepared By: ROY GRANTHAM

Total: \$36,305.67
Deposit Amount (50%): \$18,152.83

The pricing outlined in this proposal is valid for 60 days from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

By ROY GRANTHAM
Date ROY GRANTHAM
4/4/2025
The Greenery, Inc.

By _____
Date _____

INVOICE

Landscape & Garden Design by Sherri
Kempsherri@gmail.com
9419796022

Billed to	Invoice #	Amount due
Landscape & Garden Design by Sherri	1004	\$34,778.97
Amelia Walk Community Development Phase #2 East Side	Issued on	Due Mar 13, 2025
Ameliawalkmanger@gmsnf	Feb 11, 2025	

ITEMS	QTY	RATE	AMOUNT
Stonehurst Parkway & Fall River Irrigation Phase #2 East Side Stonehurst Parkway & Fall River Irrigation East Side. Install irrigation, with battery-operated control box.	1	7020.00	\$7,020.00
Stonehurst Parkway & Fall river Excavation Phase #2 East side Removal of current landscape, leveling low ground areas, and install new landscape.	1	10920.00	\$10,920.00
Indian Hawthorne 1-7 gallons, Florida Friendly	1	37.50	\$37.50
Bush Daisy 6-3gallon, Florida Friendly	1	70.20	\$70.20
Red Salvia 5-3 gallons, Florida Friendly & Butterfly Friendly	1	68.25	\$68.25
Leyland Cypress Trees Keeps color year round, none shedding, fast growing pest resistance. Florida Friendly 9-6-7ft	1	1755.00	\$1,755.00
Fire Cracker Bush 2-5 gallons, Florida Friendly, Butterfly and humming bird attractor.	1	34.95	\$34.95
Salvia, Blue 9-3 gallons, Florida Friendly, Butterfly & Hummingbird Attractor	1	139.50	\$139.50
African Iris 25-3 gallons, Florida Friendly low maintenance, butterfly attractor & hummingbird birds.	1	308.75	\$308.75
Agapanthus 3- 3 gallon size	1	46.80	\$46.80
Red Leaf Photinia Evergreen 7-7 gallons, Florida Friendly, keeps color year round.	1	297.25	\$297.25
Anise Florida Sunshine 4-7gallons, Florida Fliendly, maintains color year round	1	166.40	\$166.40
Ligustrum, Topiary Florida Friendly, low maintenance, stays green year round1-4-5ft	1	49.50	\$49.50
Sunshine Ligustrum 6-7 gallons, Florida Friendly low maintenance	1	449.50	\$449.50

ITEMS	QTY	RATE	AMOUNT
Mondo Grass Florida Friendly, low maintenance. 12 plugs	1	85.50	\$85.50
Asiatic Jasmine, Ground Cover 2455 plugs, Ground cover, fast going, low maintenance.	1	10372.37	\$10,372.37
Pine Straw Mulch	1	2957.50	\$2,957.50

Subtotal \$34,778.97

Total due \$34,778.97

INVOICE

Landscape & Garden Design by Sherri
Kempsherri@gmail.com
9419796022

Billed to
Amelia Walk Community Development Phase #1
Landscape & Garden Design by Sherri
Ameliawalkmanager@gmsnf.com
904-225-3147

Invoice #
1002

Issued on
Feb 11, 2025

Amount due
\$52,733.52
Due Mar 13, 2025

ITEMS	QTY	RATE	AMOUNT
Stonehurst Parkway & Fall River Irrigation West Side Stonehurst Parkway & Fall River Irrigation. Install irrigation, with battery-operated system, diagram/site plan with control box	1	10970.00	\$10,970.00
Stonehurst Parkway & Fall River West Side Excavation Removal of current landscape, leveling low ground areas and install new landscape.	1	22790.00	\$22,790.00
Sunshine Ligustrum 13-7 gallons, Florida Friendly low maintenance	1	949.50	\$949.50
Red Leaf Photina 12-7 gallons, Florida Friendly, keeps color year round low maintenance.	1	499.20	\$499.20
Flame Eastern Red Bud 1- 6-7ft. Vibrant in color, Florida Friendly	1	276.00	\$276.00
Anise Florida Sunshine 7-7gallons, Florida Friendly, maintains color year round	1	499.75	\$499.75
Ligustrum, Topiary Florida Friendly, low maintenance, stays green year round 4- 4-5ft	1	197.00	\$197.00
African Iris 21- 3 gallons, Florida Friendly low maintenance	1	255.70	\$255.70
Asiatic Jasmine, Ground Cover 2955 plugs, Ground cover, fast going, low maintenance.	1	12484.87	\$12,484.87
Pine Straw Mulch 170 Bales, mulch 3inch cover as requested.	1	1436.50	\$1,436.50
Leyland Cypress 12-6-7 ft. Florida Friendly, keeps color year round low maintenance	1	2375.00	\$2,375.00

Subtotal\$52,733.52

Total due\$52,733.52

TENTH ORDER OF BUSINESS

Notes:

Input worksheet: Global variables used in the Capital Reserve worksheet such as interest rates, Annual inflation percent min & max uplifts, capital reserve % annual increase

Expenses Worksheet: Columns indicate the fiscal year calendar month and Rows are the items from the Capital Reserve Study.

All values in out years taken from the 2020 Capital reserve study are **in green text**.
For years past where the plan expenses were not incurred, they were moved out in the next few years.

Items in Bolded **Red text with \$\$ amounts in (\$\$)** are projects already Approved and Completed but not yet reflected in the Capital Reserve Outlay balance

Items in Bolded **Black text with \$\$** are projects approved, not yet completed and funded from capital reserve fund.

All other projects are up for discussion could have actual quotes or just estimates but have not been voted on and approved.

Capital_Reserve: Each year shows the balance of the Capital Reserves, interest earnings, Annual Capital expenses, Annual Capital Funds added, Inflation Percent uplift which increase Expenses total from the Expense Worksheet.

Project	Amount Spent	Amount Approved Not Yet Spent	TYPE	Enhancement	Maint / Repair		Area	AC	P1	P2	P3	P4	P5	All	HR
Pool Solar Panels	\$ 33,750	\$ -	Enhancement	\$ 33,750	\$ -		AC	\$ 33,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Emergency Road Repairs / Sidewalks	\$ 30,480	\$ -	Maint / Repair	\$ -	\$ 30,480		P1	\$ -	\$ 30,480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Access Control	\$ 3,781	\$ -	Enhancement	\$ 3,781	\$ -		AC	\$ 3,781	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PlayGround Mulch	\$ 1,275	\$ -	Maint / Repair	\$ -	\$ 1,275		AC	\$ 1,275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AW Trails/Haul Road Concourse Repairs	\$ 1,300	\$ -	Enhancement	\$ 1,300	\$ -		HR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300
Flagpole Landscape Hardscape and Shrubs etc	\$ 5,000	\$ -	Enhancement	\$ 5,000	\$ -		AC	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Fallen Leaf	\$ 23,071		Enhancement	\$ 23,071	\$ -		P3	\$ -	\$ -	\$ -	\$ 23,071	\$ -	\$ -	\$ -	\$ -
Landscape Champlain Projects		\$ 5,566	Maint / Repair	\$ -	\$ 5,566		P2	\$ -	\$ -	\$ 5,566	\$ -	\$ -	\$ -	\$ -	\$ -
Fountains Pond 15 LED Repairs	\$ 3,600	\$ -	Maint / Repair	\$ -	\$ 3,600		P4	\$ -	\$ -	\$ -	\$ -	\$ 3,600	\$ -	\$ -	\$ -
AW Trails/Haul Road Concourse Repairs	\$ 975	\$ -	Maint / Repair	\$ -	\$ 975		HR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 975
Ponds Fish Carps	\$ -	\$ 981	Maint / Repair	\$ -	\$ 981		All	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 981	\$ -
Bike Rack NTE (\$500)	\$ 250	\$ -	Enhancement	\$ 250	\$ -		ALL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ -
Fountains Replacement (POND 6)	\$ 14,166	\$ -	Maint / Repair	\$ -	\$ 14,166		AC	\$ 14,166	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Center 75" Monitor	\$ 760	\$ -	Enhancement	\$ 760	\$ -		AC	\$ 760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Area - Pavers Replacing Dead Palm Tree	\$ 1,243	\$ -	Maint / Repair	\$ -	\$ 1,243		AC	\$ 1,243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond 14 Fall River Bank Repair	\$ 92,000	\$ -	Maint / Repair	\$ -	\$ 92,000		P4	\$ -	\$ -	\$ -	\$ -	\$ 92,000	\$ -	\$ -	\$ -
AW Trails/Haul Road P4/P5 Pedestrian Vehicle Entrance	\$ 3,100	\$ -	Enhancement	\$ 3,100	\$ -		HR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,100
Haul Road Trail Drainage Swale	\$ 13,050	\$ -	Maint / Repair	\$ -	\$ 13,050		P4	\$ -	\$ -	\$ -	\$ -	\$ 13,050	\$ -	\$ -	\$ -
Emergency Water Drainage P5 (Sagamore) + Diesel	\$ 12,000		Maint / Repair	\$ -	\$ 12,000		P5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ -	\$ -
Emergency Water Drainage P2 (Champlain/HR) + Diesel	\$ 6,000		Maint / Repair	\$ -	\$ 6,000		P2	\$ -	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -
P4/P5 Landscape Area 44	\$ 4,252	\$ -	Maint / Repair	\$ -	\$ 4,252		P4	\$ -	\$ -	\$ -	\$ -	\$ 4,252	\$ -	\$ -	\$ -
P4/P5 Landscape Area 47 & 62	\$ 5,967	\$ -	Maint / Repair	\$ -	\$ 5,967		P4	\$ -	\$ -	\$ -	\$ -	\$ 5,967	\$ -	\$ -	\$ -
AW Trails/Haul Road P1/P2 Pedestrian Access	\$ 900	\$ -	Enhancement	\$ 900	\$ -		AC	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replace Pool Pumps Motor	\$ 5,000	\$ -	Maint / Repair	\$ -	\$ 5,000		AC	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 261,920	\$ 6,547		\$ 71,912	\$ 196,555		\$ 268,467	\$ 65,875	\$ 30,480	\$ 11,566	\$ 23,071	\$ 118,869	\$ 12,000	\$ 1,231	\$ 5,375
Grand Totals	\$ 268,467			\$ 268,467				25%	11%	4%	9%	44%	4%	0%	2%

Capitla Reserve Financial Planning Tool
WorkBook Global Variables

Variable	Amount			
Adjusted Capital Reserve Balance	\$ 513,294	3/31/2025		
True Up Current Year (from Road 2023 Assesment surplus)	\$ 22,918	FY 2025	\$ -	(FY25 OneTime Bond Debt Excess Revenue Contributions of \$328,887 on top of annual O&M Capital Reserve Contribution)
Annual Assesment Capital Increase	1.50%			or Special Assesment
Interest Rate on Reserve Deposit	3.5%			
Inflation Annual Uplift (MAX)	4.0%	Random # 0 to MAX		
Inflation Annual Uplift (MIN)	2.0%	Fixed - Random Max < Min Set Infation uplift to Min		

Capital Reserve
Projects
Financial Planning Tool
2 Year Projects

4/7/2025

Fiscal Year	2025	2026
Date	Oct24 -Sept25	Oct25 -Sept26
Annual Expenditures	\$ 490,526	\$ 25,000
Projects	=====	=====
Landscape Easment SOD Repair Champlain Projects	\$ 5,600	\$ -
Erosion Pond Bank 14 Repair (Aquagenics / DCS)	\$ 2,756	\$ -
Erosion Pond Bank 13 Repair (Aquagenics / Tigres)	\$ 4,500	\$ -
Irrigation Rock Deep Well/Pump/Clock Station VSD (NTE)	\$ 80,000	\$ -
Fountain Pond 2 Repair & Installation	\$ 5,000	\$ -
Shendoah Storm Drain PIPE (Pond 8) Repairs (\$38K)	\$ -	\$ -
MWB Road Drainage - Black Base Road Repairs (Est)	\$ 300,000	\$ -
Fountain Pond 15 Repair (\$??K) or Replacement (\$17K)	\$ -	\$ -
P4 & P5 Landscape Areas needing TouchUP HydroSeeding [Areas: xx, xx, xx, xx, xx]	\$ 6,000	\$ -
Area 35/36 Sidewalk Grass Strip SOD Repair (post irrigation fix @ \$1700)	\$ -	\$ -
Landscape Area 46 (NorthField CT to MES Drainage Swale Under Poplar Breeze)	\$ -	\$ -
Landscape Area 45 (NorthField CT/Poplar Breeze)	\$ -	\$ -
Enhance Landscape Area 58 (Grass Strip Poplar Breeze)	\$ -	\$ -
Enhance Landscape Area 41 (Access Point # 4 Haul Road/Trail)	\$ -	\$ -
Enhance Landscape Area 62 (WG | Greenery)	\$ -	\$ -
PlaceHolder for P4/P5 Landscape FY25 Projects	\$ 64,000	\$ -
	\$ -	\$ -
	\$ -	\$ -
Front Entrance Berm - Landscape Trees (Est \$25K)	\$ -	\$ 25,000
Tennis Courts Asphalt Resurfacing	\$ -	\$ -
HVAC Heat Pump Replacement	\$ 15,400	\$ -
Clubhouse Exterior Painting	\$ -	\$ -
Shade Structure Fabric	\$ 7,270	\$ -
Clubroom Restroom Refurbish Allowance	\$ -	\$ -

Project Expense Amounts
Estimates used for FY25 Capital Reserve Spending and
to determine O Capital Reserve FY26 Budget Amount

Fiscal Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Date	Oct24 - Sept25	Oct25 - Sept26	Oct26 - Sept27	Oct27 - Sept28	Oct28 - Sept29	Oct29 - Sept30	Oct30 - Sept31	Oct31 - Sept32	Oct32 - Sept33	Oct33 - Sept34	Oct34 - Sept35	Oct35 - Sept36	Oct36 - Sept37	Oct37 - Sept38	Oct38 - Sept39	Oct39 - Sept40	Oct40 - Sept41	Oct41 - Sept42	Oct42 - Sept43	Oct43 - Sept44	Oct44 - Sept45	Oct45 - Sept46	Oct46 - Sept47	Oct47 - Sept48	Oct48 - Sept49	Oct49 - Sept50
Annual Expenditures	\$ 490,526	\$ 25,000	\$ 9,509	\$ 181,140	\$ -	\$ -	\$ 95,178	\$ 290,123	\$ 57,345	\$ 22,403	\$ 379,964	\$ 519,716	\$ 494,196	\$ 180,395	\$ 66,597	\$ -	\$ -	\$ -	\$ 365,004	\$ 31,675	\$ 861,574	\$ -	\$ -	\$ 758,249	\$ 51,613	\$ -
Projects																										
Landscape Easment SOD Repair Champlain Projects	\$ 5,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Erosion Pond Bank 14 Repair (AquaGenics / DCS)	\$ 2,756	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Erosion Pond Bank 13 Repair (AquaGenics / Tigres)	\$ 4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Rock Deep Well/Pump/Clock Station VSD (NTE)	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fountain Pond 2 Repair & Installation	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Shendoah Storm Drain Pipe (Pond 8) Repairs (\$38K)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MWB Road Drainage - Black Base Road Repairs (Est)	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fountain Pond 15 Repair (\$77K) or Replacement (\$17K)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
P4 & P5 Landscape Areas needing TouchUP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HydroSeeding (Areas: xx, xx, xx, xx, xx)	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Area 35/36 Sidewalk Grass Strip SOD Repair (post irrigation fix @ \$1700)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Area 46 (NorthField CT to MES Drainage Swale Under Poplar Breeze)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Area 45 (NorthField CT/Poplar Breeze)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Enhance Landscape Area 58 (Grass Strip Poplar Breeze)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Enhance Landscape Area 41 (Access Point # 4 Haul Road/Trail)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Enhance Landscape Area 62 (WG | Greenery)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Placeholder for P4/P5 Landscape FY25 Projects	\$ 64,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Front Entrance Berm - Landscape Trees (Est \$25K)	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Courts Asphalt Resurfacing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Heat Pump Replacement	\$ 15,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,902	\$ -	\$ 20,711	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse Exterior Painting	\$ -	\$ -	\$ 9,509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,586	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Shade Structure Fabric	\$ 7,270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubroom Restroom Refurbish Allowance	\$ -	\$ -	\$ -	\$ 17,117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,048	\$ -	\$ -
Pool/Fitness Restroom Refurbish Allowance	\$ -	\$ -	\$ -	\$ 41,010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,199	\$ -	\$ -
Clubhouse Roofing Asphalt Architecture Singles	\$ -	\$ -	\$ -	\$ 36,445	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,720	\$ -	\$ -	\$ -
Playground Equipment Allowance	\$ -	\$ -	\$ -	\$ 47,547	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Resurfacing Tile	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,276	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wood Pergola Entry Feature Repair/Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,290	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Courts Chain Link Coated Fence 10Ft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parking Lot Asphalt Mill & Overlay 1.5" (\$ 39,021)	\$ -	\$ -	\$ -	\$ 39,021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 815,490	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 1 Asphalt Mill & Overlay 1.5" (\$815,490)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 2 Asphalt Mill & Overlay 1.5" (\$290,123)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 290,123	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 475,400	\$ -	\$ -
Phase 3 Asphalt Mill & Overlay 1.5" (\$368,378)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 368,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 4 Asphalt Mill & Overlay 1.5" (\$492,959)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 492,959	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 5 Asphalt Mill & Overlay 1.5" (\$494,196)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 494,196	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wood Pilings 50% / Strings / Deck - Pier	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,470	\$ -
Furniture Allowance Patio Deck	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,588	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,977	\$ -
Aluminum Fence Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,857	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vinyl Ranch Fence Entry	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street Signs/Pools	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wood Bulkhead - Retention Pond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,434	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Decorative Light Poles - Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,911	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Decorative Light Poles - Site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wall Lanterns - Entry Feature	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,043	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roofing Standing Seam Metal Panels Clubhouse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Aluminum Railing Rear Patio/Ramp	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,009	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Pavers Pool Deck Patio	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,054	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Filtration Refurbishment Allowance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Pavers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,941	\$ -	\$ -
Wood Cabinets / Counter Top Kitchen	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,676	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture Allowance Clubroom	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wood Decking Covered Porch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,166	\$ -	\$ -

Capital Reserve
Financial Model
What If Planner

Fiscal Year	Date	Annual Contribution	Annual Interest	Annual Inflation Uplift	Annual Capital Expenditures	Projected Ending Capital Reserves	Comments
					Starting =====>	\$ 513,294	Fund Balance March 31 2025
2025	Oct24 -Sept25	\$ 22,918	\$ 18,767	2.00%	\$ 500,336	\$ 54,643	One time \$328K from Bond Debt Excess Revenue Funds
2026	Oct25 -Sept26	\$ 135,000	\$ 22,690	2.17%	\$ 25,543	\$ 186,790	\$23K est left over from Road Bond Assesment
2027	Oct26 -Sept27	\$ 137,025	\$ 11,334	2.00%	\$ 9,699	\$ 325,450	FY26 Capital Reserve Budget \$135K
2028	Oct27 -Sept28	\$ 139,080	\$ 16,259	3.75%	\$ 187,937	\$ 292,852	Parking Lot Milling Paving, Pool Tile Resurface, Roof Replacement
2029	Oct28 -Sept29	\$ 141,167	\$ 15,191	2.00%	\$ -	\$ 449,209	
2030	Oct29 -Sept30	\$ 143,284	\$ 20,737	2.00%	\$ -	\$ 613,230	
2031	Oct30 -Sept31	\$ 145,433	\$ 26,553	3.48%	\$ 98,494	\$ 686,723	
2032	Oct31 -Sept32	\$ 147,615	\$ 29,202	3.00%	\$ 298,827	\$ 564,712	Phase 2 Road Milling Paving
2033	Oct32 -Sept33	\$ 149,829	\$ 25,009	3.39%	\$ 59,287	\$ 680,263	
2034	Oct33 -Sept34	\$ 152,076	\$ 29,132	3.93%	\$ 23,283	\$ 838,189	
2035	Oct34 -Sept35	\$ 154,358	\$ 34,739	2.45%	\$ 389,260	\$ 638,025	Phase 3 Road Milling Paving
2036	Oct35 -Sept36	\$ 156,673	\$ 27,814	2.00%	\$ 530,110	\$ 292,402	Phase 4 Road Milling Paving
2037	Oct36 -Sept37	\$ 159,023	\$ 15,800	2.08%	\$ 504,497	\$ (37,272)	Phase 5 Road Milling Paving
2038	Oct37 -Sept38	\$ 159,023	\$ 15,800	2.00%	\$ 184,003	\$ (46,452)	
2039	Oct38 -Sept39	\$ 161,408	\$ 4,023	2.00%	\$ 67,929	\$ 51,051	
2040	Oct39 -Sept40	\$ 163,830	\$ 7,521	2.00%	\$ -	\$ 222,402	
2041	Oct40 -Sept41	\$ 166,287	\$ 13,604	2.00%	\$ -	\$ 402,293	
2042	Oct41 -Sept42	\$ 168,781	\$ 19,988	2.00%	\$ -	\$ 591,062	
2043	Oct42 -Sept43	\$ 171,313	\$ 26,683	2.00%	\$ 372,304	\$ 416,754	
2044	Oct43 -Sept44	\$ 173,883	\$ 20,672	2.12%	\$ 32,348	\$ 578,961	
2045	Oct44 -Sept45	\$ 176,491	\$ 26,441	2.00%	\$ 878,805	\$ (96,913)	
2046	Oct45 -Sept46	\$ 179,138	\$ 2,878	3.30%	\$ -	\$ 85,103	Phase 1 Road Miling Paving
2047	Oct46 -Sept47	\$ 181,825	\$ 9,343	2.85%	\$ -	\$ 276,271	
2048	Oct47 -Sept48	\$ 184,553	\$ 16,129	2.00%	\$ 773,414	\$ (296,461)	
2049	Oct48 -Sept49	\$ 187,321	\$ (3,820)	3.22%	\$ 53,275	\$ (166,235)	
2050	Oct49 -Sept50	\$ 190,131	\$ 836	2.00%	\$ 52,645	\$ (27,913)	
					\$ 5,041,998		
Notes:							
Current Year to 2050 projected Capital Reserve planning model							
Annual Capital Expenditures are sums of Planned Detail Expenses Worksheet Adjusted for Inflation uplift							
Details come from 2020 Capital Reserve planning document Plus projects approved or being discussed for this year and years in the near future							