

Amelia Walk
Community Development District

June 17, 2025

AGENDA

**Amelia Walk
Community Development District**

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

June 10, 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, June 17, 2025, at 2:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment Regarding Agenda Items Below
- III. Approval of the Consent Agenda
 - A. Minutes of the May 20, 2025 Meeting
 - B. Financial Statements as of May 30, 2025
 - C. Check Register
- IV. Staff Reports
 - A. Landscape – Quality Site Assessment
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 - E. Amenity / Field Operations Manager – Report
- V. Consideration of Proposals
 - A. Critter Pro Beaver Management
 - B. Office Flooring
 - C. Sidewalk Repairs

- D. Electric Services for Exhaust Fans
- VI. Discussion of Area 41 Landscape Project
- VII. Acceptance of the Fiscal Year 2024 Audit Report
- VIII. Audience Comments (Limited to three minutes)
- IX. Supervisor Requests
- X. Other Business
- XI. Next Meeting Scheduled for July 22, 2025 at 6:00 p.m. at the Amelia Walk
Amenity Center
- XII. 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, May 20, 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

Also present were:

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

The following is a summary of the discussions and actions taken at the May 20, 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

Mike O'Larte stated that a ton of money was spent on the road, and it failed. The previous engineer said that there was no need to look at what is underneath the road, but now the District is moving forward with a \$318,000 repair on the road because the proper investigation wasn't done prior. He was in possession of an engineering report done in October of 2021 in which an analysis of the groundwater flowing from Amelia Concourse was done and it states that it is evident the groundwater is affecting the existing roadway. Mr. O'Larte believes there is a conflict of interest with Mr. Yuro working in both communities and believes that the developer of Amelia Concourse

failed to install the required drainage to keep the water from flowing across the haul road. He added that an independent firm needs to come in and provide a solution, and the developer needs to be held accountable.

Don DeCanio stated that Phase 5 consistently does not get mowed on a weekly basis. Lot 47 gets mowed maybe monthly. Additionally, he recommended leaving the silt fence on the haul road where it is. Mr. DeCanio offered to remove the PVC pipe at no cost. Lastly, he asked for an update on the hydroseeding of lot 47.

Mr. Robinson stated that it will be hydroseeded again. This matter will be discussed more under staff reports.

Don DeCanio asked if the public can see the proposals for the road work.

Mr. Robinson responded that the proposals were included in the agenda package.

THIRD ORDER OF BUSINESS **Consent Agenda**

A. Approval of Minutes of the April 15, 2025 Meeting

B. Financial Statements as of April 30, 2025

C. Check Register

Copies of the minutes, financial statements and check register totaling \$105,347.20 were included in the agenda package for the Board's review.

Mr. Robinson stated that on page one of the minutes, Mr. O'Larte was talking about the development in Phase 2, rather than Phase 4. Additionally, Mr. Robinson stated that the District is being fined \$500 per month by JEA for a cross-connection non-compliance for the JEA lift station backflow irrigation meter. The backflow was put in by the developer without permits. It is a residential backflow and should be a commercial backflow. It will cost the District \$1,000, plus penalties, to install the correct backflow. There needs to be some recourse.

Ms. Gentry stated that the recourse would be litigation, so if the Board wants, she will look into outside counsel to have them advise on whether it would be worth the time and money.

Mr. Robinson asked about the several million dollars in bond debt / reserve funds that Green Pointe wants to take.

Ms. Gentry responded that she will be prepared to walk through that at the next meeting, but there are agreements in place with the developer that says if contribute money to the CDD, they are entitled to get that back from available bond funds.

Mr. Laughlin stated that there is language in the bond documents that allow the reserve funds to be reduced by half once all homes are platted and constructed. There is approximately \$500,000 in reserves currently. That would affect anyone that may be considering paying off the bond debt associated with their property. The funds have been transferred at this point, so the final step would be issuing a requisition.

Mr. Cook stated that he would like to see the Board get more aggressive on this kind of stuff. The board is catching flak for issues caused by the developer. If there is an avenue that is not necessarily litigation, there are good grounds to stand on.

Ms. Gentry stated that she will relay the Board's concerns with approving this. She cautioned that payment of any funds that hit the acquisition and construction account are strictly governed by agreements already in place.

Mr. Robinson asked if payoff amounts for each resident's bond debt would go up following the reserve fund distribution.

Mr. Laughlin responded that the payoff amounts would increase after August 1st.

Mr. Robinson asked that residents be informed of that.

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

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape

Ms. Mabus provided the Board with an overview of the flower installs, pruning schedules, irrigation repairs and grass treatments.

B. District Counsel – Fee Increase Letter

Ms. Gentry reported that the legislative session has ended. The sovereign immunity limitation increase did not pass; the tree liability bill did not pass; the bill that would have ended the requirement for annual goals and objectives reporting did not pass.

Next, Ms. Gentry reminded the Board members to file their Form 1 by July 1st, and to complete four hours' worth of ethics training by December 31st.

Mr. Cook reminded Ms. Gentry that at the last meeting he requested copies of all the easements for the haul road.

Lastly, Ms. Gentry presented a list of proposed rate increases for Kilinski | Van Wyk beginning October 1, 2025.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the fee increases for Kilinski | Van Wyk were approved.

C. District Engineer

Mr. Yuro reported that he was asked to look at 85175 Majestic Walk for new road depressions, however he did not see any depressions. At the last meeting he was asked to get a topographic survey on the haul road drainage ditch. He's reviewed the drainage report done years ago along with the topographic survey. The topographic survey does not show a regraded high spot as the drainage report indicated. It shows a continuous slope from north to south. For the first 2,000-feet, there is maybe a foot and a half drop, so it is basically flat. The last 1,000 feet, there is about a three-and-a-half-foot drop going into the southern wetland. He recommends developing a spec of cross sections and some elevations to get it consistent and clean out any obstructions that are hindering the water from flowing freely. He also recommended getting permission from the St. Johns River Water Management District to clean out the wetland or at least eliminate some of the high spots that are potentially holding water. Dream Finders has indicated they are open to taking care of the haul road ditch in exchange for an easement if it's allowed by the water management district.

Mr. Cook stated that he believes the problems are coming from Amelia Concourse Phase 3, so he does not see why Amelia Walk should have to pick up that cost.

Mr. Yuro stated that the swale was not constructed properly when the houses were constructed. Dream Finders knows the situation needs to be corrected before he will sign off on any as-builts for Amelia Concourse, so their thought is to move the swale further to the west onto the haul road property with a 10-or-20-foot easement. It would be the responsibility of Amelia Concourse to maintain the swale. In exchange for the easement, Dream Finders has offered to clean up the haul road ditch. The next step is to get the water management district onsite to inspect the areas and provide permission to complete the project.

Mr. Robinson stated assuming the drainage swale at Amelia Concourse gets corrected, the water will eventually get off the surface and into the ponds.

D. District Manager – Report on the Number of Registered Voters (1,636)

Mr. Laughlin informed the Board that there are 1,636 registered voters reported to be residing within the District boundaries as of April 15, 2025.

Next, Mr. Laughlin stated that another Nassau County community, Heron Isles CDD is in need of a new local records location. They have three boxes of records currently, which Ms. Mullins indicated would not be an issue. They currently pay \$500 per year for the records to be housed with their previous engineer.

Mr. Jentz stated he is okay with as long as Amelia Walk is not responsible for the quality of the records, and as long as they will pay for the storage.

On MOTION by Mr. Jentz seconded by Mr. Swan with all in favor allowing the Heron Isles CDD to store their records at Amelia Walk's amenity center at a fee of \$500 per year was approved.

Lastly, Mr. Laughlin informed the Board that Ms. Mullins will be taking on a Regional Manager role. Mr. Dellinger will be taking Ms. Mullin's place.

E. Amenity / Field Operations Manager – Report

A copy of the amenity and field operations report was included in the agenda package for the Board's review. Ms. Mullins informed the Board that a homeowner has requested to have swim lessons in the District's pool using Jax Mobile Swim.

Mr. Robinson stated that he does not have a problem with it so long as all covered by an agreement with the right insurance.

Mr. Jentz asked if the swim lessons will be open to the community.

Ms. Mullins responded that she could ask about opening the swim lessons up to the community.

Mr. Robinson motioned to approve the resident's request to hold swim lessons at the District's pool subject to an agreement.

Mr. Jentz stated that he'd like to know what the scope is and to see what ages can take the lessons if it's going to be made available to the community.

A proposal will be requested from Jax Mobile Swim to be brought back to the Board for consideration.

Next, Ms. Mullins reminded the Board that a proposal was approved at the last meeting for pine bark, however the cost of the proposal was for pine straw. If the Board would like to continue with pine bark, the cost will increase by \$5,914.95.

Mr. Robinson asked that a proposal for the pine bark be brought back to the board for consideration. Next, he informed the Board that Shenandoah is now saying the crack they found in a drainage pipe is not urgent. He asked Mr. Yuro to take a look at it.

FIFTH ORDER OF BUSINESS

Consideration of Proposals

A. Hydroseed Cost Per Acre

Ms. Mullins presented a proposal for hydroseeding an acre at a cost of \$5,645.16. This could be used to touch up lot 47 and some other areas.

Mr. Robinson recommended approving the proposal and allowing staff to determine which areas will receive the hydroseed in consultation with BrightView.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor, the proposal from BrightView to hydroseed an acre at a cost of \$5,645.16 was approved.

B. Beaver and Debris Management

Ms. Mullins stated that this proposal is to renew the current agreement with Critter Pro at a cost of \$18,000 per year. She noted the price was increased due to increased calls from North Hampton regarding water issues on their property.

Mr. Robinson stated that something needs to be added to both the contract with Critter Pro and the contract with North Hampton to state that only Amelia Walk is authorized to request Critter Pro come out under this contract.

Mr. Laughlin questioned if the fee could be reduced if it's stipulated that North Hampton cannot utilize the same contract.

Ms. Mullins stated that Critter Pro has stated it's hard to determine whose property he's on when he's onsite.

Mr. Robinson stated that North Hampton needs to contribute to the cost if they're going to be calling Critter Pro out.

This item was tabled.

C. Outflow Maintenance

Ms. Mullins stated that Critter Pro was paid to perform some outflow maintenance earlier this year at a cost of \$500 per pond. Ms. Mullins and Mr. Robinson recently met with Critter Pro and showed them some other structures that need to be cleaned. Critter Pro has suggested contracting for quarterly maintenance of the inflow and outflow structures and any emergency visits at a cost of \$6,000 per year.

Mr. Robinson stated that during the research into the water drainage issues they found that 75-80% of the control structures were not functioning at 100% due to blockages. He recommended approving this proposal.

On MOTION by Mr. Robinson seconded by Mr. Swan with all in favor, the proposal from Critter Pro to perform quarterly maintenance on the inflow and outflow structures at a cost of \$6,000 per year was approved.

D. Amenity Center Pest Control

Ms. Mullins presented a proposal from Critter Pro to take over the pest control services for the community at a cost of \$1,500 per year for quarterly maintenance, and \$1,000 per year for bi-annual wasp treatments. Critter Pro offered to trap any wildlife around the amenity center at no cost if they are under contract for pest control.

On MOTION by Mr. Robinson seconded by Mr. Swan with all in favor, terminating the agreement with Nader's and proceeding with the proposal from Critter Pro to perform pest control services was approved.

It was noted the termite bond will remain with Nader's.

E. Life Fitness PowerMill Machine

Ms. Mullins stated that a few residents have requested a stair stepper machine. She presented a quote for \$8,084.93 for a Life Fitness model.

Mr. Robinson suggested tabling this item until the budget can be discussed.

F. Replacement Console for Elliptical Machine

Ms. Mullins stated that the elliptical machine can still be used, however none of the controls are working with the console being inoperable. She presented a quote to replace the console for a total of \$2,868.

On MOTION by Mr. Jentz seconded by Mr. Robinson with all in favor, the replacement console for the elliptical machine was approved.

G. Irrigation Meter for Landscape Area No. 62

Ms. Mullins stated that Supervisor Murphy requested she obtain a proposal for the irrigation meter to control area number 62, which is across from area 41. The total for the meter comes to \$6,841.52.

Mr. Robinson suggested tabling approval of the irrigation meter until the project in area 62 is closer to being completed.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Road Repairs

Mr. Yuro informed the Board that both Duval and All Pro have provided a performance bond and answers to several questions, which were included in the agenda package for the Board's review. Duval Asphalt's proposal totals \$317,578.87 while All Pro's proposal totals \$342,330.80.

Mr. Cook stated that he would prefer the District engineer to perform the testing.

Ms. Gentry responded that the District could ask for a testing allowance.

Mr. Robinson asked how the re-striping will be handled.

Mr. Yuro responded that he would check on that.

Peter Cole asked can you explain again why the primary option of using drainage is not being done

Mr. Yuro responded in this situation, the drainage you typically do is an under drain. The water. The roads are at an elevation that if we put under drain and had the minimum separation below the base, that underground would be underneath and it would be under the water level of the pond. So, the under drain would be saturated and you would be surcharging under the road

potentially. So it can't work with ground. It means that under drain instead of being a dry pipe that as the groundwater comes up, collects the groundwater and discharges it into the pond to keep it from getting any higher into the road. The water elevation in the pond would be above the water elevation of the under drain. So that means it would always be full of water. And for under drains to work, they have to work by gravity for the water to flow to get the water away from the roof.

Peter Cole asked was it not proposed?

Mr. Yuro responded we had an underdrain proposal, but it was for a pump system. It was going to be \$750,000. There was also still several unknowns about the power connection, where they were going to get that from and then the ongoing maintenance of those systems. Another viable option is what we're doing now is black base instead of the lime rock base, which can get saturated and get soft and it can cause what's happening out there. Instead of that, we're going to remove that and we're going to use 6 inches of asphalt to basically seal out the water from underneath with an inch and a half asphalt layer on top it.

Peter Cole asked have you ever considered to do a cement mixture under underneath there? I guess I'm a little concerned that the black base will essentially perform the same way as the existing one because the water table is so high.

Mr. Cook responded the problem with a soil cement base is it cracks over time, so there is more work to do on the top surface.

Mr. Yuro added that black base is a fairly standard option in high water conditions and is part of the DOT standard index.

Peter Cole asked do we have reference roads when this has been done in the last five years?

Mr. Yuro responded I can't think of any road off the top of my head. I haven't done a lot of roadway design, but as I said, I've utilized it in design. For example, on a half a mile section of State Road 100, in Flagler County, it's a DOT high speed highway, 65 miles an hour. And we ran into a section where we had just that. So, the DOT had partnered our standard indexes for design. One of the options is black base for this type of situation. And when I brought it up as a potential option, I asked our geotech engineer who confirmed the water elevation and he confirmed that this would be a good option. Lime rock gets soupy. And that's why you see it just bleeding up through it. That's why we're going with six inches of black top asphalt and then another inch and a half. We're going to have seven and a half inches of asphalt. Theoretically that's supposed to be sufficient to withstand it. It's part of standard industry practice.

Peter Cole stated for the record, I was the person who was continually asking for the core samples to be done before the million plus dollars was spent. And I was ignored. So, I hope we're not pissing money away again.

Mr. Cook stated that core samples were done in different locations.

Peter Cole stated correct. You did it after you spent over \$1 million. What you're doing is not going to solve the problem.

Mr. Robinson motioned to approve the proposal from Duval Asphalt was approved subject to confirming that re-striping will be done, and the testing will be completed by the District's engineer. Mr. Jentz seconded the motion.

Mr. Cook stated that the board needs to work on a proactive plan to address the flooding issues.

On VOICE VOTE with all in favor, the proposal from Duval Asphalt was approved subject to confirming that re-striping will be done, and the testing will be completed by the District's engineer.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date

Mr. Laughlin presented the proposed budget for fiscal year 2026, noting there is no increase in assessments being proposed.

Mr. Robinson stated that his recommendation to the accountant was to increase the district engineer and district counsel line items since they have been consistently over budget the last couple of years, but to decrease the capital reserve contribution to keep the overall budget flat.

Mr. Swan pointed out that the old engineering company is still listed in the narrative.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor, Resolution 2025-07, approving the proposed budget for fiscal year 2026 and setting a public hearing for August 19, 2025 at 2:00 p.m. was approved.

EIGHTH ORDER OF BUSINESS**Audience Comments**

Peter Cole stated that he wants to be clear that he asked multiple times for the core samples to be done and was told at the time that it was too expensive, close to \$10,000. However, one million dollars was spent and six months later the roads looked pathetic. At some point in time, you have to start listening to the community.

Mr. Robinson stated that the estimate Dan McCranie provided was \$40,000 to \$50,000 because it was for every road that was being resurfaced. It was not specific to a few areas. Dan McCranie's recommendation to the Board was that it was not necessary.

Peter Cole stated but you knew there were areas that were bad. You needed to core sample those to understand what was going on and you would have recognized that there was a water issue that needed to be resolved. We're still facing a water table issue and we're choosing the lesser option because we can't think outside the box and figure out how to manage and move this water. I'm worried this isn't going to last 15 years again. Mark my words.

Don DeCanio stated I do some volunteer work and I noticed the other day that there was a log floating in the pond and I was concerned that the log could damage the fountain, so I had a discussion with Kelly and I discovered that's not part of the contract for the pond maintenance company. I'm a little concerned the pond maintenance company didn't identify that. Then when I did further investigation, I discovered there were four logs floating in the pond and quite a bit of debris on the outflow device. I think we need to spend a little bit more time checking on our contractors to make sure they're doing what they're supposed to.

Mr. Robinson suggested seeing if Critter Pro could assist with the debris.

Mike O'Larte stated you guys have talked about capital reserves and that's a very nebulous term. What I'm focusing on is drainage because that is your primary job to make sure the water doesn't rise up and take all our houses away. So, everything has a lifespan. What reserves are you putting aside to repair and/or renovate each one of these drainage structures? If it's every 10 years and then you're going to have a lot, you need to have a line item in there rather than being reactive and saying, oh, we got a, we got a, we need \$400,000 out of a reserve fund. Where are the line items? Can we see them? What, what is your plan?

Mr. Robinson responded I can tell you that the way the capital reserve study was done, every single line item they had was put into this. Then we started adding stuff, more short-term things. We can put those, long term items like the control structure on pond two. If that's got a

life that will fail, and it needs to be replaced or improvements in future years. I'll give you an example. HVAC had a failure yesterday. It was just a clogged pipe and a few other things. That was scheduled to be replaced three years ago. We keep moving it out until it actually fails. I just moved it out into fiscal year 2026. But you're absolutely correct. Those kinds of things can go in there. I don't have the expertise to say, when's the control structure going to fail. Typically, we were told that for 15-20 years, you shouldn't have to worry about doing anything other than cleaning them. We cleaned them. We're going to clean them and inspect them consistently now.

Mike O'Larte stated my point is, this stuff will fail eventually, and whether you're talking about the plastic pipe, the metal pipe, it's all going to go away eventually. It sounds to me like you all don't want to put a value on these things and plan for when it's going to go. At least give a plan for when it is that you're going to have to replace it.

Mr. Robinson stated we can do that.

Mike O'Larte asked can I get a copy of that reserve plan?

Mr. Robinson stated I can show you what's in there.

Steve Thornton stated it's been about 13 months ago that I brought up the drain on Apple Canyon on that drainage line and you said you were waiting for somebody to give you a price. Where do we stand with getting these drains cleaned out? There is all kinds of crap down there.

Ms. Mullins responded we've only decided that there were two that were necessary to be cleaned out or inspected. We have not moved forward with any other storm drains. Mike may have looked at some plus our other engineer and have not recommended doing any cleaning of the other storm drains.

Mr. Robinson stated we can look at it again.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Robinson thanked Ms. Mullins for her service to the community so far.

Mr. Cook presented a summary of his findings over the last month regarding the drainage issues and stated I've been trying to check everything and detail to try and get a handle on what's causing all the flooding and/or the corrections that we can do. Basically, what I've said in that thing is we've got a pretty good handle some of it. We're going to need some engineering help to make it definitive. A couple of them are easy. The flooding going to the cul de sac is just a matter of relocating the ditch that was supposedly put in there and taking that the right way in the

right direction. Some of the others we have to watch out for. And we also have to watch out for future flooding for that development to the southwest. And we need to work really close with the water management district to make sure that they get their flow that they want done and it doesn't go to us.

Mr. Swan stated we kind of left it open ended at the end the detailed findings, questions and analysis. Where is the rest of the paperwork?

Mr. Cook suggested holding a workshop and have it open to everybody to go over the details.

Mr. Robinson asked that a map be created for a visual representation of each area to be discussed.

Mr. Cook asked that he and Mr. Yuro meet with the water management district prior to the workshop being scheduled.

TENTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – June 17, 2025 at
2:00 p.m. at the Amelia Walk Amenity Center**

TWELFTH ORDER OF BUSINESS**Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Amelia Walk
Community Development District

Unaudited Financial Reporting
May 31, 2025



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Amelia Walk
Community Development District
Combined Balance Sheet
May 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	\$ 53,905	\$ -	\$ -	\$ 53,905
Operating Account-Seacoast Bank	\$ 101,384	\$ -	\$ -	\$ 101,384
Due from Capital Projects	\$ 45,295	\$ -	\$ -	\$ 45,295
Due from Debt Service	\$ 12,582	\$ -	\$ -	\$ 12,582
Electric Deposits	\$ 2,015	\$ -	\$ -	\$ 2,015
<u>Investments:</u>				
US Bank Custody	\$ 255,801	\$ -	\$ -	\$ 255,801
State Board of Administration	\$ -	\$ -	\$ 542,404	\$ 542,404
<u>Series 2012</u>				
Reserve	\$ -	\$ 60,861	\$ -	\$ 60,861
Revenue	\$ -	\$ 91,838	\$ -	\$ 91,838
<u>Series 2016</u>				
Reserve	\$ -	\$ 177,150	\$ -	\$ 177,150
Revenue	\$ -	\$ 124,304	\$ -	\$ 124,304
Construction	\$ -	\$ -	\$ 1,559	\$ 1,559
<u>Series 2018</u>				
Reserve	\$ -	\$ 330,483	\$ -	\$ 330,483
Revenue	\$ -	\$ 310,814	\$ -	\$ 310,814
Construction	\$ -	\$ -	\$ 937	\$ 937
<u>Series 2018-3B</u>				
Reserve	\$ -	\$ 250,266	\$ -	\$ 250,266
Revenue	\$ -	\$ 347,853	\$ -	\$ 347,853
Prepayment	\$ -	\$ 87,101	\$ -	\$ 87,101
Construction	\$ -	\$ -	\$ 252,416	\$ 252,416
<u>Series 2023</u>				
Cap Interest	\$ -	\$ 2,776	\$ -	\$ 2,776
Revenue	\$ -	\$ 36,850	\$ -	\$ 36,850
Prepayment	\$ -	\$ 1,511	\$ -	\$ 1,511
Construction	\$ -	\$ -	\$ 61,955	\$ 61,955
Total Assets	\$ 470,983	\$ 1,821,807	\$ 859,271	\$ 3,152,060
Liabilities:				
Accounts Payable	\$ 14,921	\$ -	\$ -	\$ 14,921
Deposit-Office Lease	\$ 200	\$ -	\$ -	\$ 200
Due to General Fund	\$ -	\$ 12,582	\$ 45,295	\$ 57,877
Total Liabilities	\$ 15,121	\$ 12,582	\$ 45,295	\$ 72,998
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 2,015	\$ -	\$ -	\$ 2,015
Restricted for:				
Debt Service - Series 2012	\$ -	\$ 151,667	\$ -	\$ 151,667
Debt Service - Series 2016	\$ -	\$ 299,741	\$ -	\$ 299,741
Debt Service - Series 2018	\$ -	\$ 637,125	\$ -	\$ 637,125
Debt Service - Series 2018-3B	\$ -	\$ 680,471	\$ -	\$ 680,471
Debt Service - Series 2023	\$ -	\$ 40,221	\$ -	\$ 40,221
Capital Projects - Series 2016	\$ -	\$ -	\$ 1,559	\$ 1,559
Capital Projects - Series 2018	\$ -	\$ -	\$ 937	\$ 937
Capital Projects - Series 2018-3B	\$ -	\$ -	\$ 252,416	\$ 252,416
Capital Projects - Series 2023	\$ -	\$ -	\$ 61,955	\$ 61,955
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 497,109	\$ 497,109
Unassigned	\$ 453,847	\$ -	\$ -	\$ 453,847
Total Fund Balances	\$ 455,862	\$ 1,809,225	\$ 813,976	\$ 3,079,063
Total Liabilities & Fund Balance	\$ 470,983	\$ 1,821,807	\$ 859,271	\$ 3,152,060

Amelia Walk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,000,785	\$ 1,000,785	\$ 1,001,631	\$ 845
Interlocal Agreement	\$ 27,076	\$ 27,076	\$ 29,076	\$ 2,000
Interest Income	\$ 3,825	\$ 2,550	\$ 11,248	\$ 8,698
Other Income-Clubhouse	\$ 500	\$ 333	\$ 5,805	\$ 5,472
Other Income-Comcast	\$ 10,614	\$ 7,076	\$ -	\$ (7,076)
Other Income-Non Resident User Fees	\$ -	\$ -	\$ 2,000	\$ 2,000
Other Income-Insurance Proceeds	\$ -	\$ -	\$ 4,438	\$ 4,438
Total Revenues	\$ 1,042,801	\$ 1,037,821	\$ 1,054,198	\$ 16,376
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 7,000	\$ 1,000
FICA Expense	\$ 842	\$ 561	\$ 536	\$ 26
Engineering Fees	\$ 10,000	\$ 6,667	\$ 20,118	\$ (13,451)
Assessment Roll Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Dissemination	\$ 3,675	\$ 2,450	\$ 3,400	\$ (950)
Dissemination-Amortization Schedules	\$ 1,200	\$ 800	\$ 1,500	\$ (700)
Trustee Fees	\$ 18,040	\$ 12,027	\$ 13,684	\$ (1,658)
Arbitrage	\$ 2,400	\$ 1,600	\$ 1,200	\$ 400
Attorney Fees	\$ 50,000	\$ 33,333	\$ 36,676	\$ (3,342)
Annual Audit	\$ 4,000	\$ 2,667	\$ -	\$ 2,667
Management Fees	\$ 56,261	\$ 37,507	\$ 37,507	\$ 0
Information Technology	\$ 840	\$ 560	\$ 560	\$ 0
Website Maintenance	\$ 420	\$ 280	\$ 280	\$ (0)
Travel & Per Diem	\$ 500	\$ 333	\$ -	\$ 333
Telephone	\$ 700	\$ 467	\$ 549	\$ (82)
Postage	\$ 500	\$ 333	\$ 550	\$ (216)
Printing	\$ 1,000	\$ 667	\$ 406	\$ 261
Insurance	\$ 11,829	\$ 11,829	\$ 11,006	\$ 823
Legal Advertising	\$ 5,500	\$ 3,667	\$ 228	\$ 3,438
Other Current Charges	\$ 2,700	\$ 1,800	\$ 1,391	\$ 409
Office Supplies	\$ 100	\$ 67	\$ 1	\$ 66
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 187,932	\$ 131,039	\$ 142,016	\$ (10,977)

Amelia Walk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
<u>Operations & Maintenance</u>				
Contract Services				
Landscaping & Fertilization Maintenance	\$ 175,000	\$ 116,667	\$ 97,684	\$ 18,983
Fountain Maintenance	\$ 2,650	\$ 1,767	\$ -	\$ 1,767
Lake Maintenance	\$ 28,620	\$ 19,080	\$ 19,441	\$ (361)
Security	\$ 8,684	\$ 5,790	\$ 4,062	\$ 1,728
Refuse	\$ 12,000	\$ 8,000	\$ 1,267	\$ 6,733
Management Company	\$ 16,670	\$ 11,113	\$ 11,113	\$ (0)
Subtotal Contract Services	\$ 243,624	\$ 162,416	\$ 133,566	\$ 28,850
Repairs and Maintenance				
Repairs & Maintenance	\$ 60,000	\$ 40,000	\$ 49,921	\$ (9,921)
Landscaping Extras (Flowers & Mulch)	\$ 18,309	\$ 12,206	\$ 14,385	\$ (2,179)
Irrigation Repairs	\$ 8,500	\$ 5,667	\$ 11,726	\$ (6,059)
Speed Control	\$ 12,000	\$ 8,000	\$ 10,976	\$ (2,976)
Subtotal Repairs and Maintenance	\$ 98,809	\$ 65,873	\$ 87,008	\$ (21,135)
				\$ -
Utilities				
Electric	\$ 35,000	\$ 23,333	\$ 14,714	\$ 8,619
Streetlighting	\$ 42,000	\$ 28,000	\$ 25,879	\$ 2,121
Water & Wastewater	\$ 75,000	\$ 50,000	\$ 41,933	\$ 8,067
Subtotal Utilities	\$ 152,000	\$ 101,333	\$ 82,527	\$ 18,807
				\$ -
Amenity Center				
Insurance	\$ 40,000	\$ 40,000	\$ 35,732	\$ 4,268
Pool Maintenance	\$ 15,000	\$ 10,000	\$ 19,349	\$ (9,349)
Pool Permit	\$ 300	\$ 200	\$ 265	\$ (65)
Amenity Management	\$ 81,900	\$ 54,600	\$ 54,600	\$ -
Cable TV/Internet/Telephone	\$ 6,000	\$ 4,000	\$ 3,987	\$ 13
Janitorial Service	\$ 12,736	\$ 8,491	\$ 8,491	\$ 0
Special Events	\$ 10,000	\$ 6,667	\$ 3,046	\$ 3,621
Decorations-Holiday	\$ 4,000	\$ 2,667	\$ 1,871	\$ 795
Facility Maintenance (including Fitness Equip)	\$ 5,500	\$ 3,667	\$ 3,934	\$ (268)
Lease	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Center	\$ 175,436	\$ 130,291	\$ 131,276	\$ (985)
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	\$ 644,913	\$ 619,377	\$ 25,536
Total Expenditures	\$ 1,042,801	\$ 775,952	\$ 761,392	\$ 14,560
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 292,805	
Net Change in Fund Balance	\$ -		\$ 292,805	
Fund Balance - Beginning			\$ 163,057	
Fund Balance - Ending			\$ 455,862	

Amelia Walk

Community Development District

Debt Service Fund Series 2012

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 111,206	\$ 111,206	\$ 109,494	\$ (1,712)
Assessments - Prepayments	\$ -	\$ -	\$ 7,574	\$ 7,574
Interest	\$ -	\$ -	\$ 4,919	\$ 4,919
Total Revenues	\$ 111,206	\$ 111,206	\$ 121,987	\$ 10,781
Expenditures:				
Interest - 11/1	\$ 27,638	\$ 27,638	\$ 27,638	\$ -
Principal - 5/1	\$ 55,000	\$ 55,000	\$ 55,000	\$ -
Interest - 5/1	\$ 27,638	\$ 27,638	\$ 27,088	\$ 550
Special Call - 11/1	\$ 15,000	\$ 15,000	\$ 20,000	\$ (5,000)
Special Call - 5/1	\$ -	\$ -	\$ 10,000	\$ (10,000)
Total Expenditures	\$ 125,275	\$ 125,275	\$ 139,725	\$ (14,450)
Excess (Deficiency) of Revenues over Expenditures	\$ (14,069)		\$ (17,738)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (14,069)		\$ (17,738)	
Fund Balance - Beginning	\$ 107,368		\$169,405	
Fund Balance - Ending	\$ 93,298		\$ 151,667	

Amelia Walk

Community Development District

Debt Service Fund Series 2016

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 187,055	\$ 187,055	\$ 181,689	\$ (5,366)
Assessments - Prepayments	\$ -	\$ -	\$ 28,762	\$ 28,762
Interest	\$ -	\$ -	\$ 9,130	\$ 9,130
Total Revenues	\$ 187,055	\$ 187,055	\$ 219,581	\$ 32,526
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	\$ -	\$ 63,688	\$ (63,688)
Special Call - 5/1	\$ -	\$ -	\$ 30,000	\$ (30,000)
Total Expenditures	\$ 175,113	\$ 110,675	\$ 229,438	\$ (118,763)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,943		\$ (9,856)	
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		\$ (90,838)	
Fund Balance - Beginning	\$ 187,805		\$390,579	
Fund Balance - Ending	\$ 199,748		\$ 299,741	

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 453,911	\$ 453,911	\$ 442,646	\$ (11,265)
Interest	\$ -	\$ -	\$ 18,458	\$ 18,458
Total Revenues	\$ 453,911	\$ 453,911	\$ 545,490	\$ 91,579
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	\$ -	\$ 154,116	\$ (154,116)
Special Call - 5/1	\$ -	\$ -	\$ 85,000	\$ (85,000)
Total Expenditures	\$ 467,825	\$ 312,663	\$ 561,844	\$ (249,181)
Excess (Deficiency) of Revenues over Expenditures	\$ (13,914)		\$ (16,354)	
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)		\$ (126,563)	
Fund Balance - Beginning	\$ 418,416		\$ 763,688	
Fund Balance - Ending	\$ 404,503		\$ 637,125	

Amelia Walk

Community Development District

Debt Service Fund Series 2018-3B

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 520,619	\$ 520,619	\$ 503,785	\$ (16,834)
Assessments - Prepayments	\$ -	\$ -	\$ 112,207	\$ 112,207
Interest	\$ -	\$ -	\$ 25,784	\$ 25,784
Total Revenues	\$ 520,619	\$ 520,619	\$ 641,777	\$ 121,158
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	\$ -	\$ 180,250	\$ (180,250)
Special Call - 5/1	\$ -	\$ -	\$ 55,000	\$ (55,000)
Total Expenditures	\$ 506,975	\$ 325,019	\$ 625,736	\$ (300,717)
Excess (Deficiency) of Revenues over Expendit	\$ 13,644		\$ 16,041	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (387,962)	\$ (387,962)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (387,962)	\$ (387,962)
Net Change in Fund Balance	\$ 13,644		\$ (371,921)	
Fund Balance - Beginning	\$ 459,077		\$ 1,052,392	
Fund Balance - Ending	\$ 472,721		\$ 680,471	

Amelia Walk

Community Development District

Debt Service Fund Series 2023

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 102,229	\$ 102,229	\$ 97,261	\$ (4,968)
Assessments - Prepayments	\$ -	\$ -	\$ 12,219	\$ 12,219
Interest	\$ -	\$ -	\$ 1,981	\$ 1,981
Total Revenues	\$ 102,229	\$ 102,229	\$111,461	\$ 9,232
Expenditures:				
Interest - 11/1	\$ 35,878	\$ 35,878	\$ 35,401	\$ 476
Principal - 5/1	\$ 30,000	\$ 30,000	\$ 27,000	\$ 3,000
Interest - 2/1	\$ -	\$ -	\$ 64	\$ (64)
Interest - 5/1	\$ 35,878	\$ 35,878	\$ 33,973	\$ 1,905
Special Call - 11/1	\$ 35,000	\$ 35,000	\$ 41,000	\$ (6,000)
Special Call - 2/1	\$ -	\$ -	\$ 4,000	\$ (4,000)
Special Call - 5/1	\$ -	\$ -	\$ 9,000	\$ (9,000)
Total Expenditures	\$ 136,755	\$ 136,755	\$ 150,437	\$ (13,682)
Excess (Deficiency) of Revenues over Expendit	\$ (34,526)		\$ (38,977)	
Net Change in Fund Balance	\$ (34,526)		\$ (38,977)	
Fund Balance - Beginning	\$ 75,918		\$ 79,197	
Fund Balance - Ending	\$ 41,392		\$ 40,221	

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 7,237	\$ 7,237
Total Revenues	\$ -	\$ -	\$ 7,237	\$ 7,237
Expenditures:				
Capital Outlay	\$ 185,000	\$ 123,333	\$ 82,492	\$ 40,841
Total Expenditures	\$ 185,000	\$ 123,333	\$ 82,492	\$ 40,841
Excess (Deficiency) of Revenues over Expenditures	\$ (185,000)		\$ (75,255)	
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	\$ -		\$ 438,632	
Fund Balance - Beginning			\$58,477	
Fund Balance - Ending			\$ 497,109	

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	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			\$ 1,522	
Fund Balance - Ending			\$ 1,559	

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 22	\$ 22
Total Revenues	\$ -	\$ -	\$ 22	\$ 22
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 22	
Net Change in Fund Balance	\$ -		\$ 22	
Fund Balance - Beginning			\$ 915	
Fund Balance - Ending			\$ 937	

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 51	\$ 51
Total Revenues	\$ -	\$ -	\$ 51	\$ 51
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 51	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 250,266	\$ 250,266
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 250,266	\$ 250,266
Net Change in Fund Balance	\$ -		\$ 250,316	
Fund Balance - Beginning			\$ 2,100	
Fund Balance - Ending			\$ 252,416	

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 3,164	\$ 3,164
Total Revenues	\$ -	\$ -	\$ 3,164	\$ 3,164
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ (3,263)	\$ 3,263
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ (3,263)	\$ 3,263
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 6,427	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 6,427	
Fund Balance - Beginning			\$ 55,528	
Fund Balance - Ending			\$ 61,955	

Amelia Walk
Community Development District
Month to Month
FY 2025

	Adopted Budget	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	\$1,000,785	\$ -	\$ 117,969	\$ 821,611	\$ 21,765	\$ 14,035	\$ 9,130	\$ 13,225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 997,735
Interlocal Agreement	\$27,076	\$ -	\$ 15,538	\$ -	\$ -	\$ -	\$ -	\$ 13,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,076
Interest Income	\$3,825	\$ -	\$ 6	\$ 58	\$ 2,663	\$ 2,343	\$ 2,528	\$ 2,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,931
Other Income-Clubhouse	\$500	\$ -	\$ 1,217	\$ 506	\$ 710	\$ -	\$ 1,458	\$ 673	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,564
Other Income-Comcast	\$10,614	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income-Non Resident User Fees		\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Other Income-Insurance Proceeds		\$ -	\$ -	\$ -	\$ -	\$ 4,438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,438
Total Revenues	\$ 1,042,801	\$ -	\$ 136,730	\$ 822,175	\$ 25,138	\$ 20,816	\$ 13,116	\$ 29,768	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,047,743
Expenditures:														
General & Administrative:														
Supervisor Fees	\$12,000	\$ 800	\$ 800	\$ 1,000	\$ 600	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,200
FICA Expense	\$842	\$ 61	\$ 61	\$ 77	\$ 46	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 474
Engineering Fees	\$10,000	\$ 4,208	\$ 1,485	\$ 1,733	\$ 4,373	\$ 1,980	\$ 2,875	\$ 3,465	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,118
Assessment Roll Administration	\$5,250	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Dissemination	\$3,675	\$ 306	\$ 306	\$ 306	\$ 306	\$ 306	\$ 306	\$ 1,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,094
Dissemination-Amortization Schedules	\$1,200	\$ 950	\$ -	\$ -	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Trustee Fees	\$18,040	\$ -	\$ -	\$ 4,256	\$ -	\$ 4,041	\$ 5,388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,684
Arbitrage	\$2,400	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Attorney Fees	\$50,000	\$ 6,232	\$ 6,241	\$ 3,664	\$ 5,821	\$ 5,095	\$ 4,581	\$ 4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,134
Annual Audit	\$4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$56,261	\$ 4,688	\$ 4,688	\$ 4,688	\$ 4,688	\$ 4,688	\$ 4,688	\$ 4,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,819
Information Technology	\$840	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 490
Website Maintenance	\$420	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245
Travel & Per Diem	\$500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$700	\$ 108	\$ 58	\$ 65	\$ 62	\$ 40	\$ 90	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 489
Postage	\$500	\$ 39	\$ 8	\$ 84	\$ 158	\$ 112	\$ 70	\$ 62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 532
Printing	\$1,000	\$ 17	\$ 77	\$ 66	\$ 55	\$ 50	\$ 65	\$ 37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 367
Insurance	\$11,829	\$ 11,006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,006
Legal Advertising	\$5,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 228	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 228
Other Current Charges	\$2,700	\$ 171	\$ 137	\$ 242	\$ 183	\$ 203	\$ 171	\$ 137	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,244
Office Supplies	\$100	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Subscriptions	\$175	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 187,932	\$ 34,116	\$ 13,967	\$ 16,886	\$ 16,947	\$ 17,697	\$ 19,644	\$ 15,993	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,250

Amelia Walk
Community Development District
Month to Month
FY 2025

	Adopted Budget	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	\$175,000	\$ 12,002	\$ 12,836	\$ 12,002	\$ 12,002	\$ 12,002	\$ 12,836	\$ 12,002	\$ -	\$ -	\$ -	\$ -	\$ -	85,682
Fountain Maintenance	\$2,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$28,620	\$ 2,418	\$ 2,418	\$ 2,418	\$ 2,418	\$ 2,418	\$ 2,418	\$ 2,418	\$ -	\$ -	\$ -	\$ -	\$ -	16,926
Security	\$8,684	\$ 453	\$ 453	\$ 453	\$ 573	\$ 458	\$ 458	\$ 458	\$ -	\$ -	\$ -	\$ -	\$ -	3,306
Refuse	\$12,000	\$ 159	\$ 159	\$ 158	\$ 157	\$ 158	\$ 159	\$ 159	\$ -	\$ -	\$ -	\$ -	\$ -	1,108
Management Company	\$16,670	\$ 1,389	\$ 1,389	\$ 1,389	\$ 1,389	\$ 1,389	\$ 1,389	\$ 1,389	\$ -	\$ -	\$ -	\$ -	\$ -	9,724
Subtotal Contract Services	\$ 243,624	\$ 16,421	\$ 17,255	\$ 16,419	\$ 16,540	\$ 16,425	\$ 17,261	\$ 16,426	\$ -	\$ -	\$ -	\$ -	\$ -	116,747
Repairs and Maintenance														
Repairs & Maintenance	\$60,000	\$ 11,301	\$ 5,492	\$ 3,221	\$ 10,322	\$ 2,588	\$ 1,776	\$ 3,507	\$ -	\$ -	\$ -	\$ -	\$ -	38,206
Landscaping Extras (Flowers & Mulch)	\$18,309	\$ 4,795	\$ -	\$ -	\$ 4,795	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,590
Irrigation Repairs	\$8,500	\$ 3,907	\$ -	\$ 3,297	\$ -	\$ 348	\$ -	\$ 850	\$ -	\$ -	\$ -	\$ -	\$ -	8,403
Speed Control	\$12,000	\$ 1,220	\$ 1,632	\$ 1,428	\$ 1,512	\$ 1,728	\$ 1,296	\$ 864	\$ -	\$ -	\$ -	\$ -	\$ -	9,680
Subtotal Repairs and Maintenance	\$ 98,809	\$ 21,223	\$ 7,124	\$ 7,946	\$ 16,629	\$ 4,664	\$ 3,072	\$ 5,221	\$ -	\$ -	\$ -	\$ -	\$ -	65,879
Utilities														
Electric	\$35,000	\$ 1,920	\$ 1,915	\$ 1,583	\$ 1,888	\$ 1,907	\$ 1,626	\$ 1,812	\$ -	\$ -	\$ -	\$ -	\$ -	12,651
Streetlighting	\$42,000	\$ 3,180	\$ 3,180	\$ 3,180	\$ 3,259	\$ 3,270	\$ 3,270	\$ 3,270	\$ -	\$ -	\$ -	\$ -	\$ -	22,609
Water & Wastewater	\$75,000	\$ 8,781	\$ 4,619	\$ 3,337	\$ 1,456	\$ 4,140	\$ 2,335	\$ 12,788	\$ -	\$ -	\$ -	\$ -	\$ -	37,456
Subtotal Utilities	\$ 152,000	\$ 13,882	\$ 9,714	\$ 8,100	\$ 6,603	\$ 9,316	\$ 7,230	\$ 17,870	\$ -	\$ -	\$ -	\$ -	\$ -	72,716
Amenity Center														
Insurance	\$40,000	\$ 35,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	35,732
Pool Maintenance	\$15,000	\$ 3,102	\$ 2,267	\$ 3,183	\$ 831	\$ 2,771	\$ 3,032	\$ 2,444	\$ -	\$ -	\$ -	\$ -	\$ -	17,630
Pool Permit	\$300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 265	\$ -	\$ -	\$ -	\$ -	\$ -	265
Amenity Management	\$81,900	\$ 6,825	\$ 6,825	\$ 6,825	\$ 6,825	\$ 6,825	\$ 6,825	\$ 6,825	\$ -	\$ -	\$ -	\$ -	\$ -	47,775
Cable TV/Internet/Telephone	\$6,000	\$ 477	\$ 477	\$ 477	\$ 511	\$ 511	\$ 511	\$ 511	\$ -	\$ -	\$ -	\$ -	\$ -	3,476
Janitorial Service	\$12,736	\$ 1,061	\$ 1,061	\$ 1,061	\$ 1,061	\$ 1,061	\$ 1,061	\$ 1,061	\$ -	\$ -	\$ -	\$ -	\$ -	7,429
Special Events	\$10,000	\$ 645	\$ 8	\$ 1,348	\$ -	\$ -	\$ -	\$ 987	\$ -	\$ -	\$ -	\$ -	\$ -	2,988
Decorations-Holiday	\$4,000	\$ 548	\$ 1,312	\$ -	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,871
Facility Maintenance (including Fitness Equip)	\$5,500	\$ 220	\$ 726	\$ 468	\$ 261	\$ 1,186	\$ 165	\$ 267	\$ -	\$ -	\$ -	\$ -	\$ -	3,291
Lease	\$0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Center	\$ 175,436	\$ 48,609	\$ 12,676	\$ 13,363	\$ 9,501	\$ 12,354	\$ 11,595	\$ 12,360	\$ -	\$ -	\$ -	\$ -	\$ -	120,457
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	\$ 100,135	\$ 46,768	\$ 45,829	\$ 234,273	\$ 42,760	\$ 39,158	\$ 51,877	\$ -	\$ -	\$ -	\$ -	\$ -	560,799
Total Expenditures	\$ 1,042,801	\$ 134,251	\$ 60,735	\$ 62,715	\$ 251,219	\$ 60,457	\$ 58,802	\$ 67,870	\$ -	\$ -	\$ -	\$ -	\$ -	696,049
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (134,251)	\$ 75,995	\$ 759,460	\$ (226,081)	\$ (39,641)	\$ (45,686)	\$ (38,102)	\$ -	\$ -	\$ -	\$ -	\$ -	351,695
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	\$ (374,573)	\$ (38,102)	\$ -	\$ -	\$ -	\$ -	\$ -	351,695

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:	November 1, 2024 (Prepayment)	(\$20,000.00)
Less:	May 1, 2025 (Prepayment)	(\$10,000.00)
Less:	May 1, 2025 (Mandatory)	(\$55,000.00)
Current Bonds Outstanding		\$920,000.00

Series 2016A-2, Special Assessment Bonds		
Interest Rate;	4.25%	
Maturity Date:	11/1/21	\$0.00
Interest Rate;	5.50%	
Maturity Date:	11/1/30	\$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)
	November 1, 2024 (Special Call)	(\$20,000.00)
	February 1, 2025 (Special Call)	(\$5,000.00)
	May 1, 2025 (Special Call)	(\$30,000.00)
Current Bonds Outstanding		\$2,120,000.00

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)
	May 1, 2025 (Special Call)	(\$85,000.00)
Current Bonds Outstanding		\$5,775,000.00

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)
	May 1, 2025 (Special Call)	(\$55,000.00)
Current Bonds Outstanding		\$6,795,000.00

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)
Less:	February 1, 2025 (Prepayment)	(\$4,000.00)
Less:	May 1, 2025 (Prepayment)	(\$9,000.00)
Less:	May 1, 2025 (Mandatory)	(\$27,000.00)
Current Bonds Outstanding		\$1,034,000.00

Total Current Bonds Outstanding		\$16,644,000.00
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Amelia Walk
Community Development District
Capital Reserves

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

Opening Balance in Capital Reserve Fund		\$0.00
Source of Funds:	Interest Earned	\$28,739.42
	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 May 31, 2025		<u><u>\$517,335.78</u></u>

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

Book Balance of Capital Reserve Fund at May 31, 2025		\$517,335.78
A.	n/a	
	Contract Amount	\$0.00
	Paid to Date	\$0.00
	Balance on Contract	\$0.00
		<u>\$0.00</u>
B.	n/a	
	Contract Amount	\$0.00
	Paid to Date	\$0.00
	Balance on Contract	\$0.00
		<u>\$0.00</u>
Capital Reserve Funds available at May 31, 2025		<u><u>\$517,335.78</u></u>

3. Investments - State Board of Administration

May 31, 2025	Type	Yield	Due	Maturity	Principal
Capital Reserve Fund	Overnight	4.48%	n/a	\$542,403.85	\$542,403.85
					Contracts/Transfers in Transit <u>(\$25,068.07)</u>
					Balance at 5/31/2025 <u><u>\$517,335.78</u></u>

Amelia Walk
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

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

ON ROLL ASSESSMENTS

42.87%	4.69%	7.78%	18.94%	21.56%	4.16%	100.00%
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Date	Distribution	Gross Amount	Discount/Penalty	Commission	Net Receipts	O&M Portion	2012 Debt Service	2016 Debt Service	2018 Debt Service	2018-3B Debt Service	2023 Debt Service	Total
10/29/24	Distribution #1	\$11,755.13	\$470.21	\$225.70	\$11,059.22	\$4,740.95	\$518.26	\$859.98	\$2,095.15	\$2,384.53	\$460.36	\$10,598.87
11/14/24	PROP APPRAISER	\$0.00	\$0.00	\$22,023.00	(\$22,023.00)	(\$9,440.98)	(\$1,032.05)	(\$1,712.53)	(\$4,172.21)	(\$4,748.49)	(\$916.74)	(\$21,106.26)
11/21/24	Distribution #2	\$304,156.20	\$12,166.25	\$5,839.80	\$286,150.15	\$122,668.93	\$13,409.64	\$22,251.36	\$54,210.52	\$61,698.22	\$11,911.47	\$274,238.67
12/05/24	Distribution #3	\$1,914,077.17	\$76,563.09	\$36,750.28	\$1,800,763.80	\$771,964.55	\$84,387.85	\$140,029.46	\$341,150.79	\$388,271.41	\$74,959.74	\$1,725,804.06
12/20/24	Distribution #4	\$121,829.63	\$3,654.89	\$2,363.49	\$115,811.25	\$49,646.81	\$5,427.18	\$9,005.62	\$21,940.19	\$24,970.62	\$4,820.83	\$110,990.42
01/08/25	Distribution #5	\$53,410.24	\$1,602.31	\$1,036.16	\$50,771.77	\$21,765.21	\$2,379.28	\$3,948.07	\$9,618.60	\$10,947.15	\$2,113.46	\$48,658.31
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
04/08/25	Distribution #8	\$30,577.92	\$0.00	\$611.56	\$29,966.36	\$12,846.20	\$1,404.29	\$2,330.22	\$5,677.06	\$6,461.19	\$1,247.40	\$28,718.96
04/08/25	INTEREST	\$0.00	\$0.00	\$0.00	\$883.20	\$378.62	\$41.39	\$68.68	\$167.32	\$190.43	\$36.76	\$846.44
05/07/25	Distribution #9	\$9,181.28	(\$91.81)	\$185.46	\$9,087.63	\$3,895.75	\$425.87	\$706.66	\$1,721.63	\$1,959.43	\$378.29	\$8,709.34
TOTAL		\$ 2,501,027.77	\$ 95,266.21	\$ 70,138.23	\$ 2,336,506.52	#####	\$ 109,493.97	\$ 181,689.44	\$ 442,646.08	\$ 503,785.49	\$ 97,260.91	\$ 2,239,245.63

99.63%	Net Percent Collected
\$ 9,218.75	Balance Remaining to Collect

C.

Amelia Walk
Community Development District

Check Run Summary

June 17, 2025

Date	Check Numbers	Amount
<i>SEACOAST BANK</i>		
05/21/25	487-496	\$18,151.26
05/29/25	497-503	\$13,046.05
06/05/25	504-511	\$20,035.53
Total		\$51,232.84

AP300R
*** CHECK NOS. 000487-050000

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

RUN 6/10/25

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
5/21/25	00316	5/09/25 050925	202505 300-36900-10300	REFUND FOR SOCIAL ROOM	*	114.00	
				DYANN BAKER			114.00 000487
5/21/25	00276	5/12/25 9354803	202505 320-57200-46202	SVCS 05/25	*	583.30	
		5/12/25 9354804	202505 320-57200-46202	SVCS 05/25 IRRIGATION	*	850.00	
				BRIGHTVIEW LANDSCAPE SERVICES			1,433.30 000488
5/21/25	00277	4/25/25 3391	202505 300-13100-10000	SVCS 05/25	*	1,444.51	
		4/25/25 3391	202505 320-53800-60000	SVCS 05/25	*	1,444.51	
		4/25/25 3391	202505 300-20700-10000	SVCS 05/25	*	1,444.51-	
				CBUSS ENTERPRISES			1,444.51 000489
5/21/25	00021	5/19/25 052025-1	202505 320-57200-43000	SVCS 05/25	*	2,063.66	
		5/19/25 0525-2	202505 320-57200-43001	SVCS 05/25	*	3,269.87	
				FPL-ACH			5,333.53 000490
5/21/25	00263	5/18/25 12281	202504 310-51300-31500	SVCS 04/25	*	5,041.92	
				KILINSKI VAN WYK PLLC			5,041.92 000491
5/21/25	00177	5/16/25 61880326	202505 320-57200-34000	SVCS 05/25	*	94.00	
				NADER'S PEST RAIDERS			94.00 000492
5/21/25	00315	5/06/25 14121	202505 320-57200-34504	TRAFFIC CONTROL 05/25	*	432.00	
				NASSAU COUNTY SHEERIFF'S OFFICE			432.00 000493
5/21/25	00315	5/14/25 14124	202505 320-57200-34504	TRAFFIC CONTROL 05/25	*	432.00	
				NASSAU COUNTY SHEERIFF'S OFFICE			432.00 000494
5/21/25	00212	5/09/25 1470	202505 320-57200-62000	SVCS 05/25	*	361.00	
				SOUTHEASTFITNESS REPAIR			361.00 000495
5/21/25	00300	5/09/25 3774	202504 310-51300-31100	SVCS 04/25	*	3,465.00	
				YURO & ASSOCIATES, LLC			3,465.00 000496
				AWLK -AMELIA WALK - SHENNING			

AP300R
*** CHECK NOS. 000487-050000

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

RUN 6/10/25

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
5/29/25	00174	5/20/25 38600414	202505 320-57200-62000	SVCS 05/25	*	190.00	
				ARTIC AIR OF NORTH FLORIDA, LLC			190.00 000497
5/29/25	00172	6/01/25 6422559	202506 320-57200-34501	SVCS 06/25	*	474.02	
				BATES SECURITY LLC			474.02 000498
5/29/25	00280	5/23/25 81624359	202505 320-57200-62000	MAINT 05/25	*	6,000.00	
		5/23/25 81624360	202505 320-57200-62000	QRTLY/WASP SVCS 05/25	*	2,500.00	
				CRITTERPRO INC.			8,500.00 000499
5/29/25	00258	5/13/25 7065463	202505 320-57200-46500	SUPPLIES 05/25	*	1,338.75	
		5/22/25 7076071	202505 320-57200-46500	SUPPLIES 05/25	*	380.75	
				HAWKINS, INC.			1,719.50 000500
5/29/25	00112	5/23/25 14153	202505 320-57200-34504	SECURITY SVCS 05/25	*	432.00	
				NASSAU COUNTY SHERIFF'S OFFICE			432.00 000501
5/29/25	00112	5/27/25 14175	202505 320-57200-34504	SECURITY SVCS 05/25	*	216.00	
				NASSAU COUNTY SHERIFF'S OFFICE			216.00 000502
5/29/25	00055	5/16/25 1187	202504 320-57200-62000	FACILITY MAINT 04/25	*	1,357.20	
		5/16/25 1187	202504 320-57200-62000	MAINT SUPPLIES	*	157.33	
				RIVERSIDE MANAGEMENT SERVICES, INC.			1,514.53 000503
6/05/25	00174	5/28/25 38656863	202505 320-57200-62000	SVCS 05/25	*	215.00	
				ARTIC AIR OF NORTH FLORIDA, LLC			215.00 000504
6/05/25	00172	5/30/25 6521499	202505 320-57200-34501	SVCS 05/25	*	297.00	
				BATES SECURITY LLC			297.00 000505
6/05/25	00276	5/27/25 9363327	202505 320-57200-46202	REPAIR LATERAL LINE 05/25	*	812.78	
		5/27/25 9363328	202505 320-57200-46202	REPAIR IRRIGATION WIRE	*	255.00	

AWLK -AMELIA WALK - SHENNING

AP300R
*** CHECK NOS. 000487-050000

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

RUN 6/10/25

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		5/27/25 9363329	202505 320-57200-46202		*	822.00	
		REPLACE DECODER 05/25					
		5/28/25 9365109	202505 320-57200-46201		*	4,794.93	
		SOIL INSTALL 05/25					
				BRIGHTVIEW LANDSCAPE SERVICES			6,684.71 000506
6/05/25 00214		6/03/25 22803	202506 320-57200-34000		*	85.00	
		SVCS 06/25					
				GATOR FIRE SYSTEMS LLC			85.00 000507
6/05/25 00001		6/01/25 358	202506 310-51300-34000		*	4,688.42	
		MGMT FEES 06/25					
		6/01/25 358	202506 310-51300-35101		*	35.00	
		WEBSITE ADMIN 06/25					
		6/01/25 358	202506 310-51300-35100		*	70.00	
		INFO TECH 06/25					
		6/01/25 358	202506 310-51300-31200		*	306.25	
		DISSEMINATION AGENT SVCS					
		6/01/25 358	202506 310-51300-42000		*	19.08	
		POSTAGE 06/25					
		6/01/25 358	202506 310-51300-42500		*	126.45	
		COPIES 06/25					
		6/01/25 358	202506 310-51300-41000		*	84.51	
		TELEPHONE 06/25					
				GOVERNMENTAL MANAGEMENT SERVICES			5,329.71 000508
6/05/25 00036		6/02/25 31240504	202505 320-57200-43100		*	4,477.39	
		SVCS 05/25					
				JEA			4,477.39 000509
6/05/25 00112		6/03/25 14187	202506 320-57200-34504		*	432.00	
		SECURITY SVCS 06/25					
				NASSAU COUNTY SHERIFF'S OFFICE			432.00 000510
6/05/25 00220		6/02/25 PSI17734	202506 310-51300-60200		*	2,514.72	
		MAINT 06/25					
				SOLITUDE LAKE MANAGEMENT			2,514.72 000511
				TOTAL FOR BANK B		51,232.84	
				TOTAL FOR REGISTER		51,232.84	

AWLK -AMELIA WALK - SHENNING

FOURTH ORDER OF BUSINESS

A.

Quality Site Assessment

Prepared for: **Amelia Walk CDD**

General Information

DATE: Tuesday, May 20, 2025

NEXT QSA DATE: Thursday, Jun 12, 2025

CLIENT ATTENDEES:

BRIGHTVIEW ATTENDEES: Jennifer Mabus

Customer Focus Areas

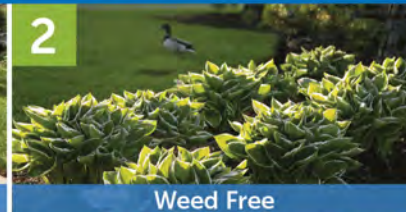
Main Entrance, Amenity Center, and Common areas

Quality you can count on.

7 Seven Standards of Excellence



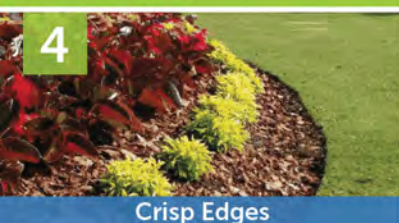
Site Cleanliness



Weed Free



Green Turf



Crisp Edges



Spectacular Flowers



Uniformly Mulched Beds



Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

Amelia Walk CDD

Maintenance Items



- 1** Summer annuals were installed in the entrance and amenity center. Perennials were installed at the four beds on Majestic Circle.
- 2** Front of Amenity Center is pruned, juniper is edged. Pruning rotation is on schedule.
- 3** Pickle ball courts are next in the pruning rotation.
- 4** The pool shrubs were pruned last week in rotation, and weeds treated.

QUALITY SITE ASSESSMENT

Amelia Walk CDD

Maintenance Items



5 Drift roses are in bloom. Once the blooms fade, we will cut back and fertilize to encourage more blooms

6 Lift station is pruned and beds are weed free.

7 Turf was fertilized, and the application included a system insecticide for chinch bug control and a post emergent herbicide for weeds.

E.

6/17/2025

Amelia Walk

Community Development District

Amenity Management & Field Operations Report



Chip Dellinger

AMENITY & OPERATIONS MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Amelia Walk
Community Development District

Amenity Management & Field Operations Report
June 6, 2025

To: Board of Supervisors

From: Chip Dellinger
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
 - 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 – May 2025

Total Monthly Usage (Based on Door and Gate Entrances) – 2,710 patrons

Average Daily Usage - 87 patrons

Total Gym Usage – 1,270 patrons

Total Social Room Usage – 313 patrons

Tennis/Pickleball Courts – 179 patrons

Social Room Rentals – 9

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



Completed Projects – Maintenance

- New cleaning company is doing a much better job of keeping the amenity center clean.
- New pest control service is doing a very thorough job. Traps placed along pool fence to trap armadillos disturbing mulch beds.
- Damaged door handle in meeting room repaired.

Completed Projects – Landscaping



- Irrigation repairs have been made throughout the community.
- Temporary irrigation pipe used to bypass backflow and return pressure to sprinkler system.
- Irrigation well installation has been completed- 620' deep.
- Mulching has been completed throughout community.
- Seasonal flowers installed.

Homeowner Requests

- Multiple complaints have been made regarding residents feeding Canadian Geese.
- Complaints have been made regarding contractors/service providers fishing in ponds.
- Residents would like to see police monitoring speed at bus stop during pick up hours.



In Progress Projects/Action Items

- **Haul Road Improvements** -- PVC pipe needs removed along road. Black landscape fabric fencing behind phases 2 and 4 needs removed.
- **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. Follow up made, still in que for assembly.
- **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 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 agreed to look at it. They had to pull it and send it to Otterbine for inspection.
- **Flooring replacement in office**- proposals in meeting agenda.
- **Ventilation in bathrooms**- men's restroom has no air conditioning, women's restroom does. Both have vents. Waiting for estimate on exhaust fan installation/ creating opening and connecting ac in men's restroom from Peacock Electric.
- **Area 45/46 landscaping enhancement**- the drainage culvert where The Greenery did the clean up work has silted up again. I met with them about installing rip rap on both ends to prevent silt build up. Along with landscaping enhancements- cypress trees to soak up water from the ditch and ground covering. Focusing on the goal of low maintenance curb appeal.
- **Fitness equipment**- repairs are being made on bike and elliptical- wrong parts ordered before. Some issues with touch screens- there is a company I spoke to that refurbishes them and could be a good option rather than \$1,700 replacements. Refurbish cost \$750 on the highest end (per unit).

Amelia Walk Water Drainage & Road Issues Corrective Action

Updates since the April 15, 2025 CDD Meeting

- 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. Shenandoah does not feel that the crack needs immediate attention and it not at risk of getting worse.
- 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. Our engineer took a topographic survey in April and will report his findings.
- Poplar Breeze Way drainage swale will need to be Sod or hydro seeded with Bahia grass and plant grasses added to help with water absorption. Operations to get quotes, approval and schedule work. Met with The Greenery 6.10.2025 went over options.

Conclusion

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

Respectfully,

Chip Dellinger



FIFTH ORDER OF BUSINESS

A.

Beaver 101

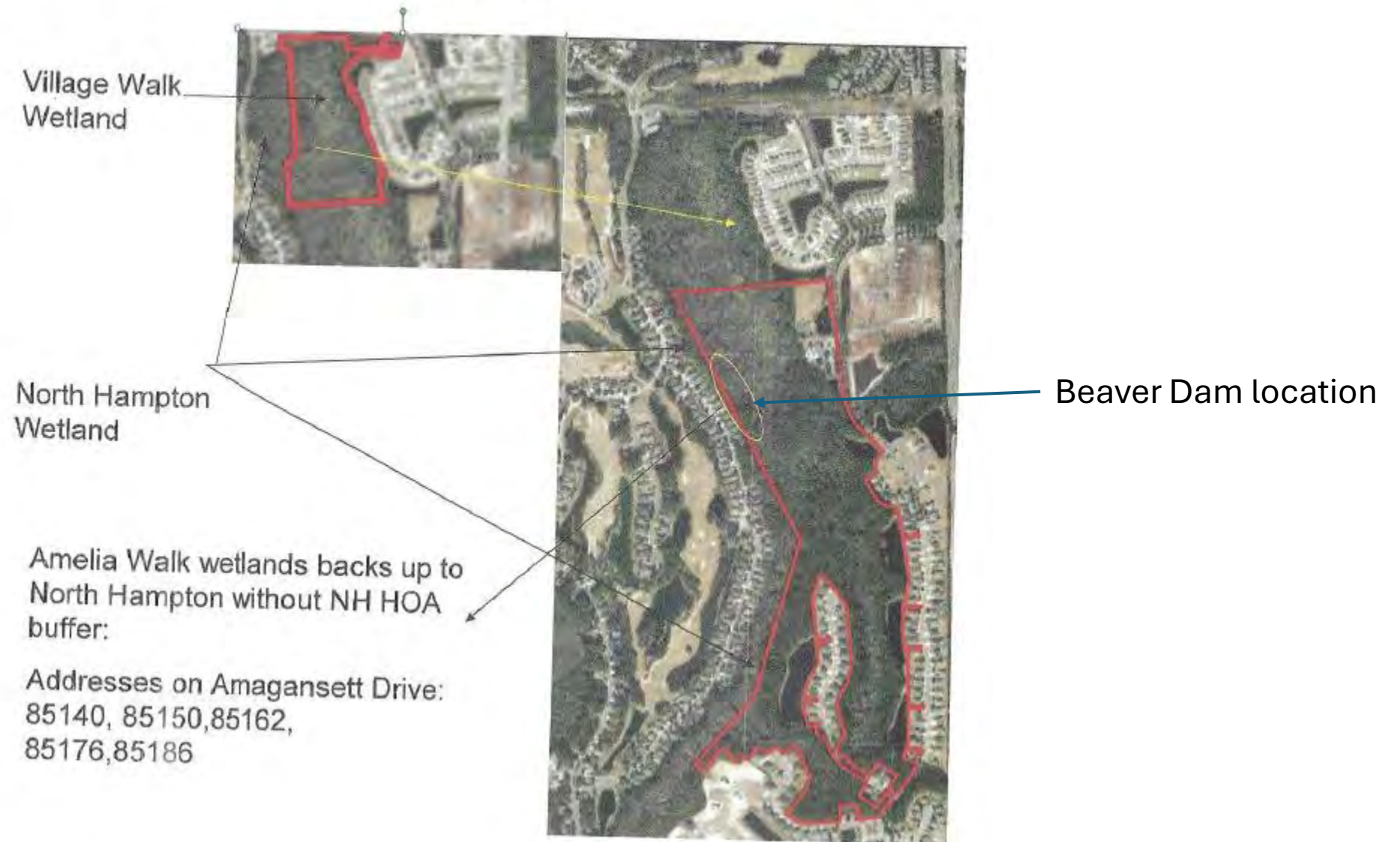
- Beavers strongly dislike the sound of running water, perceiving it as a potential threat to their dams and lodges. This instinct drives them to build dams to stop the flow and maintain their water environment.
- Beavers have excellent hearing, especially underwater. They use their hearing to detect vibrations and sounds in the water, which can help them sense danger or locate food. While there's no specific distance given, their oversized auditory canals and small, but sensitive ears allow them to hear sounds over long distances.
- Beavers can hold their breath for up to 15 minutes underwater. They can also swim at speeds of up to 8 kilometers per hour. Beavers use their tails as rudders to steer while swimming and for balance while carrying branches. They also slap their tails on the water to warn other beavers of danger.
- Beavers can travel significant distances, often up to several miles, particularly when searching for new territories or food sources.
- Beavers typically live for 10 to 12 years in the wild. However, they have been known to live up to 20 years in the wild.

Beaver History

- 2019 North Hampton approached CDD (developer control) with Beaver issue, CDD declined
- 2019-2022 North Hampton hired several Beaver removal companies
- One of the beaver removal companies used dynamite to remove a dam creating a depression which is now contributing and complicating the beaver dam water management problem.
- January 2023 North Hampton HOA, Village Walk HOA and Amelia Walk CDD enter into a MOU.
- July 2023 Amelia Walk CDD signs a 1 time contract and annual contract for beaver removal and beaver dam water management.
- CritterPro has multiple cellular trail cams to monitor dam and water flow as well as snare traps
- CritterPro is requesting that residents stop entering the beaver dam area and disrupting water flow management and area traps
- Early in 2025 a pregnant female beaver was trapped and now at a taxidermy to be mounted. Males have not been located. Beaver lodge not located. Male visible activity in beaver dam area.
- June 6 2025, Amelia Walk CDD Chairman and CritterPro President onsite tour of beaver during discussion of renewing and changing content of Amelia Walk annual beaver remedy contract.

January 2023 MOU with AW, NH, VW

Exhibit A



85140,85150,85162,85176,85186 Amagansett Drive



85186 Property and NH Wetland open space is the current access point

CritterPro has tree trail marking ribbons on Amelia Walk Property to beaver dam area



Village Walk Wetland

North Hampton Walk Wetland

March 1, 2025

We live at 861306 NH Club Way, just across from the golf club house, and our backyard is flooded once again because of the ~~Amelia Walk~~ (NH VW AW + other properties) beavers.

Beavers are migrating traveling from many areas possible from miles away.

There are Beaver Damms on AW wetlands but debris and water are coming from NH and VW as well plus other properties upstream.

Amelia Walk CritterPro contract which the district is bearing 100% of the annual Beaver Damm management focus primarily on keeping the water flow moving downstream.





3-31-25 Amelia Walk
Beaver Damm activity
Water Flow Management by
CritterPro



North Hampton Wetland
3-31-25



85128 Amagansett Drive Fence Property Line

CRITTERPRO Proposal

Beaver Management / Debris Management
Continued Management / Trapping And removal of Beavers on the Property <Shared Boundary>. This Includes HAND removal of Limbs / Storm Debris / Beaver Dam from Shared Boundary. This includes Quarterly Relocation of Debris from Choke Points to assist with drainage in this area. This also includes Additional Services PRIOR to heavy Weather events.

Annual Fee \$18,000



Considerations

- Cost sharing with North Hampton and Village Walk
- Limit CritterPro to just water flow management in the beaver dam area on Amelia Walk Property
- Limit beaver removal/hunting to just the current beaver dam area,
- Operations only can authorize CritterPro visits or limit number of onsite visits
- Operations/CDD access to trail cam video.
- Regular visit reports with pictures and or video of water flow/beaver activity
- Amelia Walk has two other monthly and quarterly services with CritterPro unrelated to beaver issue plus other one time services provided over the past few years.
- Other communities have there own Beaver hunting removal contracts with CritterPro or other services.
- Approach FWC and St Johns Water Management District for advice and or permission to take different actions.
(This is considered unlikely to get authorized. Remedy could be extremely expensive.)



Beaver / Debris Management

#12192003119

From: CritterPro Inc.

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

Amount:

\$18,000.00

Bill To: Amelia Walk

85287 Majestic Walk Boulevard,
Fernandina Beach, FL, USA

Date of Issue:

4/23/2025

Expiration Date:

5/23/2025

Item	Rate (excl. tax)	Quantity	Tax	Total
Beaver Management / Debris Management Continued Management / Trapping And removal of Beavers on the Property <Shared Boundary>. This Includes HAND removal of Limbs / Storm Debris / Beaver Dam from Shared Boundary. This includes Quarterly Relocation of Debris from Choke Points to assist with drainage in this area. This also includes Additional Services PRIOR to heavy Weather events.	\$1,500.00	12		\$18,000.00
Subtotal				\$18,000.00
Total				\$18,000.00

Notes:

If you would like to move forward with the estimate you can hit the accept button and we will get you on the schedule. If you have any questions you can call or text our office at 904-789-9696.

Exclusion Services include a 3 YEAR warranty on all Repairs. Warranty renewal is \$175.00 per year with included inspections after your initial 3 Year term. All Warranties are TRANSFERABLE on the Property.

Terms & Conditions:

Estimate covers listed services/products only and is based on the information provided to us at the time – changes or additions may increase costs. Estimate valid only until expiration date specified, unless otherwise provided.

B.

Proposal

Page 1
6/9/2025



American Flooring
86130 Kutana Dr
Yulee, FL 32097
Phone: 904-548-9906 Text: 754-799-8456
americanflooring2003@gmail.com
americanflooringyulee.com

Proposal #: **13541**
Sale Date: **6/9/2025**
Next Install:
Sales Rep: **Zach Sowell**

SOLD TO:

Chip Amelia Walk Amenity Center
85287 Majestic Walk Blvd
Fernandina Beach, FL 32034

SHIPPED TO

Chip Amelia Walk Amenity Center
85287 Majestic Walk Blvd
Fernandina Beach FL 32034

MATERIALS

- | | | |
|---|--|--------------------------------------|
| 1 | Elan Valley li 2.5 - Vinyl Tile - 7.25 X 48 - 24 Per Case-6.04 | Morning Mist-svt0005817 |
| | Office 1 | |
| 2 | M700 Plus - Adhesive - 1gal - 4 Per Case-1.00 | 1gal 250 Sf Per Pail-c700p-m700 1gal |
| 3 | Rubber T-MOLD | CE-40-A |

LABOR

- 1 Vinyl Plank Installation, Carpet Removal, Furnishe
- 2 FREIGHT
- 3 Carpet Removal - Gluedown
- 4 Floor Prep
- 5 White Quarter Round

Comments:

SubTotal:	\$1,960.80
Misc Chg:	\$0.00
Total:	\$1,960.80
Payments:	\$0.00
Balance:	\$1,960.80

A floor prep amount for hardsurface installations is included in the total for budgeting purposes.

Floor prep includes any combination of floor flattening material, grinding and labor.

Floor prep will be adjusted to the actual amount necessary to comply with the manufacturer's installation guidelines to maintain the products warranty.

Cancellation Fee: 25% of material price plus return freight if cancelled after order is placed.
Deposit amount is 75% of total invoice. Remaining balance due upon completion.

I, the buyer, hereby accept the above and additional terms and conditions page.

X: _____ Date: ____/____/20____

TERMS AND CONDITIONS

NO RETURNS ON ANY AMOUNT OF OPEN OR UNOPENED MATERIAL. American Flooring uses the manufacturer recommended waste allowance percentage when ordering material. Having material left over after the flooring has been installed is recommended, so that in the event you need to do a repair and the flooring is no longer available, you have what you need on hand.

The remaining invoice balance is to be paid in full upon completion of installation. Any remaining balance over 15 days past the completion date is subject to a monthly 1.5% finance charge and a lien will be placed on the property. The filing and release fees will be added to the invoice.

Natural wood, vinyl plank, laminate, ceramic tile and natural stone WILL HAVE color and shading variations. Tile mosaics, listellos, etc. will also have color and shading variations. The installer WILL NOT cull material based on grain variations, knot holes, mineral streaks, coloration changes, etc. Material will ONLY be culled for visible finishing defects. Buyer also understands that the purchased product's color and shade may vary from the showroom sample.

ALL TRANSITIONS ARE COORDINATING, NOT MATCHING, AND WILL ALSO HAVE COLOR AND SHADING VARIATIONS.

Quarter round: Will be painted gloss white, caulked and the nail holes filled. The ends WILL NOT be painted.

It is the homeowners responsibility to touch-up the filled nail holes and paint the ends, if desired.

If any color other than gloss white is needed, it is the homeowner's responsibility to provide the custom pain or stain color.

Additional floor preparation charges may apply. Unseen structural problems, i.e. uneven subfloor, rotten wood, cracks in slab, excessive moisture etc., will result in additional charges as part of an additional work order form and added to the original invoice. Someone with the authority to make decisions must be present during the installation.

Flooring is a very physical process. Homeowners can expect to have to touch-up with paint some areas of walls and baseboards. Additionally, the installation process will be noisy and create dust that may travel to other parts of the house. Adhesives used in some installations, although low or zero VOC, may produce strong odors. Open windows to help the odors disssipate. Avoid walking prematurely on installed floors. Installations requiring adhesives should not be walked on for at least 24 hours. Doing so prematurely can cause the material to shift and result in additional labor charges to rectify.

NO CARPET SEAMS ARE COMPLETELY INVISIBLE

The installer will try to place any seams in the least visible areas. However, when seaming carpet, the seam can be visible based on lighting and placement. Lower pile loop and pattern carpets are the most difficult to seam together. Higher cut-pile carpets can produce a less visible seam. NO CARPET WILL NOT SHOW FOOTPRINTS OR VACUUM MARKS. This is a result of the way carpet is tufted, causing the pile to run in a certain direction. This is not considered a manufacturer or installation defect.

CARPET MANUFACTURERS REQUIRE PROFESSIONAL CLEANING EVERY 18 MONTHS TO MAINTAIN THEIR MATERIAL WARRANTY. MAKE SURE TO KEEP RECEIPTS AS PROOF OF CLEANING. FAILURE TO DO SO WILL RESULT IN THE WARRANTY BEING VOIDED.

PREPARING FOR DAY(S) OF INSTALLATION

Move breakables and valuables before the installers arrive. Your furniture is being moved as a courtesy, but the installation team are not professional movers. If you have heirloom, fragile or an expensive piece of furniture, you may consider hiring a professional moving service to handle those pieces of furniture.

Clear out closets of clothes, shoes, boxes etc. Remove pets from the area on the install day(s) to expedite the installation process and prevent escape while the installers are going in and out. Additional labor charges apply if installers move items other than furniture. INSTALLERS DO NOT CUT DOORS. IF NEW FLOORING IS THICKER THAN OLD, DOORS MIGHT NOT SWING CLEAR. If the new flooring is thinner that the existing floor, door trim that has been previously cut will possibly create a gap between the new flooring and the door trim. It is the customer's responsibility to correct the gap created.

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IT IS THE CUSTOMER'S RESPONSIBILITY TO OBTAIN A PLUMBER TO REMOVE AND REPLACE TOILETS, VANITIES, SINKS, DISHWASHERS OR ANY OTHER ITEMS PERTAINING TO PLUMBING AND TO HAVE GAS APPLIANCES DISCONNECTED AND REINSTALLED BY A CERTIFIED PROFESSIONAL.

X: _____ Date: _____/_____/20____

Proposal

Page 1
6/9/2025



American Flooring
86130 Kutana Dr
Yulee, FL 32097
Phone: 904-548-9906 Text: 754-799-8456
americanflooring2003@gmail.com
americanflooringyulee.com

Proposal #: **13542**
Sale Date: **6/9/2025**
Next Install:
Sales Rep: **Zach Sowell**

SOLD TO:

Chip Amelia Walk Amenity Center
85287 Majestic Walk Blvd
Fernandina Beach, FL 32034

SHIPPED TO

Chip Amelia Walk Amenity Center
85287 Majestic Walk Blvd
Fernandina Beach FL 32034

MATERIALS

- | | | |
|---|---|---------------------|
| 1 | Enlivened - Ecoflex Matrix - 24 X 24 - 24 Per Case-2.00 | Platinum-suz0000084 |
| | Office 1 | |
| 2 | Enpress - Adhesive - 4gallon-1.00 | 158cw-m004c-158cw |
| 3 | Rubber T-MOLD | CE-40-A |

LABOR

- 1 Carpet Installation
- 2 FREIGHT
- 3 Carpet Removal - Gluedown
- 4 Floor Prep
- 5 White Quarter Round

Comments:

SubTotal:	\$1,932.83
Misc Chg:	\$0.00
Total:	\$1,932.83
Payments:	\$0.00
Balance:	\$1,932.83

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X: _____ Date: _____/_____/20____

C.



Quotation

Quotation Date
06/02/2025

Expiration
07/02/2025

AMELA WALK CDD
Salesperson
TINA BRACKETT



DESCRIPTION	QUANTITY	UNIT PRICE	TAXES	AMOUNT
SIDEWALK DEMO/HAULING DEMO/HAULING PER CF	56.97 Units	12.75	6%	\$ 769.95
SIDEWALK REPLACEMENT INSTALL/FORMING/POURING/FINISHING	56.97 Units	19.00	6%	\$ 1,147.38
SIDEWALK REPAIR GRINDING	76.00 Units	130.00	6%	\$ 10,474.80
EPOXY	5 Units	110.00	6%	\$ 588.00
DEPOSIT IN THE AMOUNT OF 25% OR \$3,205.03 DUE WHEN ACCEPTED AND THE REMAINDER **THANK YOU FOR YOUR CONTINUED BUSINESS AND PLEASE MAKE		Total		\$ 12,980.13

D.



Peacock Electric Incorporated



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

 (904) 225-3147
 ameliawalkmanager@gmsnf.com

ESTIMATE	#1134
ESTIMATE DATE	Jun 11, 2025
EXPIRATION DATE	Jul 9, 2025
TOTAL	\$2,290.00

CONTACT US

474362 E State Rd 200
Fernandina Beach, FL 32034

 (904) 261-0661
 peacockelectric@bellsouth.net

Service completed by: Robert Wilson

ESTIMATE

Services	qty	unit price	amount
Electric Flat Rate - Electrical - Per Quote	1.0	\$2,290.00	\$2,290.00
- cut out supply duct in men's bath and install grill			
- install 2 Greenheck commercial exhaust fans in, 1 men's and 1 in women's			
- install motion sensors to control fans			
- cap existing fresh air ducts and connect exhaust duct			
** 50% deposit required before work is scheduled			

Services subtotal: \$2,290.00

Total **\$2,290.00**

Thank you for your business!

SEVENTH ORDER OF BUSINESS

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2024

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2024

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Amelia Walk Community Development District
Nassau County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Amelia Walk Community Development District, Nassau County, Florida ("District") as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 3, 2025, on our consideration of the Amelia Walk Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 3, 2025 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 3, 2025

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

Our discussion and analysis of Amelia Walk Community Development District, Nassau County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$4,823,399.
- The change in the District's total net position in comparison with the prior fiscal year was \$59,302, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$2,736,858. A portion of fund balance is restricted for debt service and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

	2024	2023
Current assets	\$ 305,950	\$ 518,083
Restricted assets	2,653,701	2,429,375
Capital assets	19,780,344	19,392,501
Total assets	22,739,995	22,339,959
Deferred outflows of resources	8,174	8,823
Current liabilities	1,010,166	839,748
Long-term liabilities	16,914,604	16,744,937
Total liabilities	17,924,770	17,584,685
Net position		
Net invested in capital assets	2,340,538	2,291,387
Restricted for capital projects	198,442	4,319
Restricted for debt service	2,062,886	2,022,679
Unrestricted	221,533	445,712
Total net position	\$ 4,823,399	\$ 4,764,097

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded ongoing cost of operations.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2024	2023
Program revenues	\$ 2,589,230	\$ 2,542,166
General revenues	218,112	164,930
Total revenues	2,807,342	2,707,096
Expenses		
General government	229,632	218,317
Physical environment	1,203,862	1,026,979
Culture and recreation	210,770	243,758
Interest on long-term debt	946,501	938,737
Cost of issuance	157,275	-
Total expenses	2,748,040	2,427,791
Change in net position	59,302	279,305
Net position - beginning of year	4,764,097	4,484,792
Net position - end of year	\$ 4,823,399	\$ 4,764,097

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$2,748,040 which primarily consisted of interest on long-term debt, cost of issuance, and costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by special assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures exceeded appropriations for the fiscal year ended September 30, 2024, funded with prior year surpluses.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were higher than budgeted amounts due primarily to costs being higher than anticipated.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$19,780,344 invested in equipment, recreational furniture and fixtures, and construction in process. Construction in process has not completed as of September 30, 2024 and therefore is not depreciated to date. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$17,309,604 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2025, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Amelia Walk Community Development District, c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**STATEMENT OF NET POSITION**

September 30, 2024

	GOVERNMENTAL ACTIVITIES
ASSETS	
Cash and cash equivalents	\$ 128,745
Investments	118,197
Accounts receivable	332
Assessments receivable	4,593
Deposits	2,015
Prepaid items	52,068
Restricted assets:	
Investments	2,636,618
Assessments receivable	17,083
Capital assets:	
Non-depreciable	6,100,734
Depreciable	13,679,610
TOTAL ASSETS	22,739,995
DEFERRED OUTFLOWS OF RESOURCES	
Deferred refunding obligation	8,174
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	\$ 22,748,169
LIABILITIES	
Accounts payable and accrued expenses	\$ 135,502
Accrued interest payable	392,373
Deposits	200
Retainage Payable	87,091
Bonds payable, due within one year	395,000
Bonds payable, due in more than one year	16,914,604
TOTAL LIABILITIES	17,924,770
NET POSITION	
Net investment in capital assets	2,340,538
Restricted for:	
Capital projects	198,442
Debt service	2,062,886
Unrestricted	221,533
TOTAL NET POSITION	\$ 4,823,399

The accompanying notes are an integral part of this financial statement

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenues and Changes in Net Position
		Charges for Services	Operating Contributions	Governmental Activities
Governmental activities				
General government	\$ 229,632	\$ 229,632	\$ 910	\$ 910
Physical environment	1,203,862	423,119	-	(780,743)
Culture and recreation	210,770	210,770	-	-
Interest on long-term debt	946,501	1,724,799	-	778,298
Cost of issuance	157,275	-	-	(157,275)
Total governmental activities	<u>\$ 2,748,040</u>	<u>\$ 2,588,320</u>	<u>\$ 910</u>	<u>(158,810)</u>
General revenues:				
Investment earnings				174,879
Miscellaneous income				43,233
Total general revenues				<u>218,112</u>
Change in net position				<u>59,302</u>
Net position - October 1, 2023				<u>4,764,097</u>
Net position - September 30, 2024				<u>\$ 4,823,399</u>

The accompanying notes are an integral part of this financial statement

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET – GOVERNMENTAL FUNDS

September 30, 2024

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
<u>ASSETS</u>				
Cash and cash equivalents	\$ 128,745	\$ -	\$ -	\$ 128,745
Investments	118,197	-	-	118,197
Accounts receivable	332	-	-	332
Assessments receivable	4,593	-	-	4,593
Deposits	2,015	-	-	2,015
Prepaid items	52,068	-	-	52,068
Restricted assets:				
Investments	-	2,438,947	197,671	2,636,618
Assessments receivable	-	16,312	771	17,083
TOTAL ASSETS	<u>\$ 305,950</u>	<u>\$2,455,259</u>	<u>\$ 198,442</u>	<u>\$ 2,959,651</u>
<u>LIABILITIES AND FUND BALANCES</u>				
LIABILITIES				
Accounts payable and accrued expenses	\$ 84,217	\$ -	\$ 51,285	\$ 135,502
Deposits	200	-	-	200
Retainage payable	-	-	87,091	87,091
TOTAL LIABILITIES	<u>84,417</u>	<u>-</u>	<u>138,376</u>	<u>222,793</u>
FUND BALANCES				
Nonspendable:				
Prepaid items and deposits	54,083	-	-	54,083
Restricted for:				
Debt service	-	2,455,259	-	2,455,259
Capital projects	-	-	60,066	60,066
Unassigned	167,450	-	-	167,450
TOTAL FUND BALANCES	<u>221,533</u>	<u>2,455,259</u>	<u>60,066</u>	<u>2,736,858</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 305,950</u>	<u>\$2,455,259</u>	<u>\$ 198,442</u>	<u>\$ 2,959,651</u>

The accompanying notes are an integral part of this financial statement

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances in the Balance Sheet	\$ 2,736,858
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Deferred charges on refunding of long-term debt are shown as deferred outflows of resources in the government-wide financial statements; however, this amount is not reported in the governmental financial statements.	8,174
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	22,833,767
Less accumulated depreciation	(3,053,423)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(392,373)
Original issue discount	110,396
Governmental bonds payable	<u>(17,420,000)</u>
Net Position of Governmental Activities	<u><u>\$ 4,823,399</u></u>

The accompanying notes are an integral part of this financial statement

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2024

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
REVENUES				
Developer contributions	\$ 910	\$ -	\$ -	\$ 910
Special assessments	863,521	1,724,799	-	2,588,320
Miscellaneous revenue	43,233	-	-	43,233
Investment earnings	29,357	122,828	22,694	174,879
TOTAL REVENUES	<u>937,021</u>	<u>1,847,627</u>	<u>22,694</u>	<u>2,807,342</u>
EXPENDITURES				
General government	229,632	-	-	229,632
Physical environment	671,981	-	-	671,981
Culture and recreation	195,122	-	-	195,122
Capital outlay	64,465	-	870,907	935,372
Debt				
Principal	-	935,000	-	935,000
Interest expense	-	937,720	-	937,720
Bond issuance costs	-	-	157,275	157,275
TOTAL EXPENDITURES	<u>1,161,200</u>	<u>1,872,720</u>	<u>1,028,182</u>	<u>4,062,102</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	<u>(224,179)</u>	<u>(25,093)</u>	<u>(1,005,488)</u>	<u>(1,254,760)</u>
OTHER SOURCES (USES)				
Issuance of debt	-	68,765	1,061,235	1,130,000
TOTAL OTHER SOURCES (USES)	<u>-</u>	<u>68,765</u>	<u>1,061,235</u>	<u>1,130,000</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER USES	<u>(224,179)</u>	<u>43,672</u>	<u>55,747</u>	<u>(124,760)</u>
FUND BALANCE				
Beginning of year	<u>445,712</u>	<u>2,411,587</u>	<u>4,319</u>	<u>2,861,618</u>
End of year	<u>\$ 221,533</u>	<u>\$ 2,455,259</u>	<u>\$ 60,066</u>	<u>\$ 2,736,858</u>

The accompanying notes are an integral part of this financial statement

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	\$ (124,760)
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Amount reported for governmental activities in the Statement of Activities
are different because:

The issuance of long-term debt provides current financial resources to governmental funds. These transactions, however, have no effect on net assets. This is the amount of long-term debt issued in the current period.	(1,130,000)
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Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets are depreciated over their estimated useful lives:

Capital outlay	935,372
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Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities:

Payments on long-term debt	935,000
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Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:

Current year provision for depreciation	(547,529)
Change in accrued interest payable	(3,465)
Provision for amortization of bond discount	(4,667)
Provision for amortization of deferred charges	(649)

Change in Net Position of Governmental Activities	<div style="border-top: 1px solid black; border-bottom: 3px double black; display: inline-block; width: 100%;">\$ 59,302</div>
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The accompanying notes are an integral part of this financial statement

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Amelia Walk Community Development District ("District") was created on December 22, 2005 by Nassau County Ordinance 2005-81 pursuant to the Uniform Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the qualified electors within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements.

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental fund:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Equipment	5
Recreational Furniture & Fixtures	30
Roadways	20
Stormwater	30

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue/Deferred Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deferred Outflows/Inflows of Resources (continued)

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has only one item, deferred revenue, which qualifies for reporting in this category.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments

The District's investments were held as follows at September 30, 2024:

Investment	Fair Value	Credit Risk	Maturities
US Bank Gcts 0490	\$ 21,514	N/A	N/A
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	96,683	S&P AAAm	Weighted average of the fund portfolio: 39 days
Money Market Mutual Funds - First American Treasury Obligation CL Y	2,636,618	S&P AAAm	Weighted average of the fund portfolio: 31 days
Total Investments	<u>\$ 2,754,815</u>		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

The District participated in the following external investment pools:

The State Board of Administration for participation in the Local Government Investment Pool (Florida Prime™) created by Section 218.415, Florida Statutes is an investment pool that operates under investment guidelines established by Section 215.47, Florida Statutes. The District's investments in Florida Prime™, a qualified external investment pool, meet the requirements of GASB Statement No. 79 and are reported at amortized cost.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE E - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Balance 10/01/2023	Increases	Decreases	Balance 09/30/2024
Governmental activities:				
Capital assets, not being depreciated:				
Land	\$ 881,686	\$ -	\$ -	\$ 881,686
Construction in process	4,348,141	870,907	-	5,219,048
Total capital assets, not being depreciated	5,229,827	870,907	-	6,100,734
Capital assets, being depreciated				
Infrastructure- Stormwater	10,440,165	-	-	10,440,165
Infrastructure- other	1,601,261	-	-	1,601,261
Equipment	140,290	64,465	-	204,755
Infrastructure - roadways	1,392,995	-	-	1,392,995
Infrastructure- recreational	3,093,857	-	-	3,093,857
Total capital assets, being depreciated	16,668,568	64,465	-	16,733,033
Less accumulated depreciation for:				
Infrastructure- Stormwater	696,012	348,006	-	1,044,018
Infrastructure- other	160,126	80,063	-	240,189
Equipment	80,589	34,162	-	114,751
Infrastructure - roadways	139,300	69,650	-	208,950
Infrastructure- recreational	1,429,867	15,648	-	1,445,515
Total accumulated depreciation	2,505,894	547,529	-	3,053,423
Total capital assets, being depreciated - net	14,162,674	(483,064)	-	13,679,610
Governmental activities capital assets - net	\$ 19,392,501	\$ 387,843	\$ -	\$19,780,344

Depreciation expense of \$547,529 was charged to physical environment and culture and recreation in the amounts of \$531,881 and \$15,648, respectively.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE F – LONG-TERM LIABILITIES

\$1,675,000 Special Assessment Bonds, Series 2012A-1 – On March 26, 2012, the Series 2006A Bonds were Trifurcated into three (3) separate Bond Series. As a result of the Trifurcation, the outstanding Series 2006A Bonds with a principal balance of \$8,565,000 exchanged for; \$1,675,000 in principal amount of the District's Series 2012A-1, \$1,535,000 in principal amount of the District's Series 2012A-2, and \$5,355,000 in principal amount of the District's Series 2012A-3 (collectively, the "Series 2012 Bonds"). The Series 2012 Bonds are due May 1, 2037 with a fixed interest rate of 5.5%.

\$3,875,000 Special Assessment Bonds, Series 2016 – On January 25, 2016, the District issued \$1,675,000 in Special Assessment Bonds, Series 2016. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through November 2047. The Bonds bear interest ranging between 4.25% and 6.00% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing November 2018. In 2024, the District made prepayments of \$70,000.

\$7,135,000 Special Assessment Bonds, Series 2018A (Assessment Area 3A) – On April 18, 2018, the District issued \$7,135,000 in Special Assessment Bonds, Series 2018A (Assessment Area 3A). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through November 2048. The Bonds bear interest ranging between 4.00% and 5.375% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing November 2019. In 2024, the District made prepayments of \$245,000.

\$8,300,000 Special Assessment Bonds, Series 2018A (Assessment Area 3B) – On December 20, 2018, the District issued \$8,300,000 in Special Assessment Bonds, Series 2018A (Assessment Area 3B). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through November 2049. The Bonds bear interest ranging between 4.375% and 5.375% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing November 2020. In 2024, the District made prepayments of \$305,000.

\$1,130,000 Special Assessment Bonds, Series 2023 – On November 7, 2023, the District issued \$1,130,000 in Special Assessment Bonds, Series 2023. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through May 2044. The Bonds bear interest of 6.350% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2024. In 2024, the District made prepayments of \$15,000.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE F – LONG-TERM LIABILITIES (CONTINUED)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2024.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2024:

	Balance 10/01/2023	Additions	Deletions	Balance 09/30/2024	Due Within One Year
Special Assessment Bonds, Series 2012A-1	\$ 1,075,000	\$ -	\$ 70,000	\$ 1,005,000	\$ 55,000
Special Assessment Bonds, Series 2016	2,300,000	-	80,000	2,220,000	45,000
Special Assessment Bonds, Series 2018A	6,275,000	-	250,000	6,025,000	125,000
Special Assessment Bonds, Series 2018A-3B	7,575,000	-	520,000	7,055,000	140,000
Special Assessment Bonds, Series 2023	-	1,130,000	15,000	1,115,000	30,000
	17,225,000	1,130,000	935,000	17,420,000	395,000
Unamortized bond discount	(115,063)	-	(4,667)	(110,396)	-
	<u>\$ 17,109,937</u>	<u>\$ 1,130,000</u>	<u>\$ 930,333</u>	<u>\$ 17,309,604</u>	<u>\$ 395,000</u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

September 30,	Principal	Interest	Total
2025	395,000	936,943	1,331,943
2026	405,000	917,444	1,322,444
2027	430,000	896,601	1,326,601
2028	455,000	874,298	1,329,298
2029	480,000	850,869	1,330,869
2030-2034	2,780,000	3,842,149	6,622,149
2035-2039	3,405,000	2,983,490	6,388,490
2040-2044	4,030,000	1,973,931	6,003,931
2045-2049	4,560,000	757,419	5,317,419
2050	480,000	12,900	492,900
	<u>\$ 17,420,000</u>	<u>\$ 14,046,043</u>	<u>\$ 31,466,043</u>

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE G - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE H - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES –
BUDGET AND ACTUAL – GENERAL FUND
September 30, 2024

	* BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Developer contributions	\$ -	\$ 910	\$ 910
Special assessments	855,786	863,521	7,735
Miscellaneous revenue	38,190	43,233	5,043
Investment earnings	3,825	29,357	25,532
TOTAL REVENUES	897,801	937,021	39,220
EXPENDITURES			
Current			
General government	178,127	229,632	(51,505)
Physical environment	435,547	671,981	(216,434)
Culture and recreation	164,127	195,122	(30,995)
Capital outlay	100,000	64,465	35,535
TOTAL EXPENDITURES	897,801	1,161,200	(263,399)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ -	\$ (224,179)	\$ (224,179)
FUND BALANCES			
Beginning of year		445,712	
End of year		\$ 221,533	

* Original and final budget.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures exceeded appropriations for the fiscal year ended September 30, 2024, funded with prior year surpluses.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were higher than budgeted amounts due primarily to costs being higher than anticipated.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS*

To the Board of Supervisors
Amelia Walk Community Development District
Nassau County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Amelia Walk Community Development District, as of September 30, 2024 and for the year ended September 30, 2024, which collectively comprise Amelia Walk Community Development District's basic financial statements and have issued our report thereon dated June 3, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

June 3, 2025

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Directors
Amelia Walk Community Development District
Nassau County, Florida

We have examined Amelia Walk Community Development District, Nassau County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Amelia Walk Community Development District, Nassau County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
June 3, 2025

Management Letter

To the Board of Supervisors
Amelia Walk Community Development District
Nassau County, Florida

Report on the Financial Statements

We have audited the financial statements of Amelia Walk Community Development District as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 3, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated June 3, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. Refer to Note A in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Amelia Walk Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as 5.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 24.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$11,600.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$1,234,790.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Amelia Walk Community Development District reported:

- a. The rates of non-ad valorem special assessments imposed by the District range from \$1,229 to \$3,981 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$2,588,320.
- c. The total amount of outstanding bonds issued by the district as \$17,420,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes
DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 3, 2025