Amelia Walk Community Development District

July 22, 2025

AGENDA

July 15, 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**, **July 22**, **2025**, **at 6:00** p.m. **at the Amelia Walk Amenity Center**, **85287 Majestic Walk Boulevard**, **Fernandina Beach**, **Florida 32034**. Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment Regarding Agenda Items Below
- III. Approval of the Consent AgendaA. Minutes of the June 17, 2025 Meeting
 - B. Financial Statements as of June 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. Office Flooring
 - B. Sidewalk Repairs
 - C. Beaver and Debris Management

- D. Landscape Area #41 Enhancements
- VI. Consideration of Requisition No. 64 (to be provided under separate cover)
- VII. Audience Comments (Limited to three minutes)
- VIII. Supervisor Requests
- IX. Other Business
- X. Next Meeting Scheduled for August 19, 2025 at 2:00 p.m. at the Amelia Walk Amenity Center
- XI. 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, June 17, 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
Lynne Murphy	Supervisor
David Swan	Supervisor

Also present were:

Daniel Laughlin Mary Grace Henley Lauren Gentry *by phone* Mike Yuro Chip Dellinger Terry Glynn *by phone* Jen Mabus District Manager District Counsel District Counsel District Engineer Amenity & Operations Manager GMS BrightView Landscape

The following is a summary of the discussions and actions taken at the June 17, 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

Don DeCanio commented that it is hard to control price when only bid is requested for projects. He also commented that there is no opportunity to ask questions during the agenda item discussions.

Mike O'Larte stated that it was mentioned in a previous operations report that there was a proposal from an outside entity to do swim lessons in the pool. He does not believe it is a good idea from a liability standpoint, and because it prevents residents from being able to enjoy the pool.

Cathy Pridhomme stated that the landscape working group would like to continue working together to address the common area deficiencies in Phases 4 and 5 and to keep the previously approved area 41 project moving forward into 2026 until its completion. She also requested the working group's expertise be utilized with future conversations regarding plant selection and design throughout the community to ensure Florida-friendly landscaping concepts are implemented, costs are reduced through the use of native perennials, and water usage is reduced.

THIRD ORDER OF BUSINESS Consent Agenda

A. Approval of Minutes of the May 20, 2025 Meeting

B. Financial Statements as of May 31, 2025

C. Check Register

Copies of the minutes, financial statements and check register totaling \$51,232.84 were included in the agenda package for the Board's review.

Mr. Robinson stated that in the meeting minutes when he was talking about the payoff amounts, the bond debt payoffs would definitely increase, but he asked the question what about the debt service assessment, and he found out that assessment will not change.

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

FOURTH ORDER OF BUSINESS Staff Reports

A. Landscape – Quality Site Assessment

Ms. Mabus provided the Board with an overview of the flower installs, pruning schedules, mulch installation, and fertilization treatments.

Mr. Robinson asked about the status of the temporary irrigation line to bypass the meter.

Mr. Dellinger responded it still needs to be discussed. Ms. Mabus added that the proposal for the work totals \$2,258.08.

Mr. Robinson stated that once it is operational, Mr. Dellinger will need to work with JEA to remove their water meter.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the proposal from BrightView to install an irrigation line to bypass the backflow meter totaling \$2,258.08 was approved. June 17, 2025

Amelia Walk CDD

B. District Counsel – Fee Increase Letter

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

Next, Ms. Henley reminded the Board that at the last meeting the Board directed Mr. Yuro to ensure Duval Asphalt's proposal included striping, and to request that the District be responsible for testing instead of the contractor. Duval has responded that testing was not included in the original bid as they were planning to throw that in for free. She asked if the Board would like Duval to proceed with testing at no additional cost, or they would still like to solicit proposals. Mr. Yuro recommended letting Duval test. There were no objections from the Board. Ms. Henley then stated that striping was not included in the original bid, so Duval submitted a revised quote with an additional \$4,000 included for the striping. Her firm included the revised quote in the contract to keep the project moving forward, however Duval understands the Board could decide to seek alternate bids for the striping. The Board's consensus was to use Duval for the striping.

Mr. Robinson stated that Supervisor Cook was not able to find the existing easement for the underground pipe coming over to the drainage swale. Mr. Yuro responded that he has not seen it on any of the plats, so his assumption was that there was an easement. Ms. Gentry added that she requested the easements for the property and only two came up. She will transmit those to Supervisor Cook and Mr. Yuro.

C. District Engineer – Draft Haul Road Plans

Mr. Yuro stated that he was asked to look at the adjacent property on the east side of the haul road. He has not found that anything has been submitted for permitting yet on the water management district's website.

Next, Mr. Yuro reminded the Board that Supervisor Cook requested he look at the Amelia Concourse pipes to ensure the water would not be flowing into the haul road and making Amelia Walk's flooding issue first. The rear lot swale issue with Amelia Concourse is still being navigated. There is a pipe that goes from each structure out to Orchid Blossom Trail to move the water into their pond system. After inspecting the areas, the grade elevations are all above the normal water of the pond and they are right at the 25-year storm, so even in a heavy storm, the water in the inlet might fill up to the grate, but if it were constructed correctly there would still be a foot of berm to

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keep anything from overflowing. The fact that its buried is effectively plugging the inlets where they're at, so he's confident in saying there is no water from those inlets coming into Amelia Walk at this time.

Next, Mr. Yuro reported that he is still trying to set up a meeting with the water management district to discuss the proposed swale repair and to discuss installing a drain box in the wetland off Sagamore.

Lastly, Mr. Yuro reminded the Board that he was asked to get a topographic survey of the haul road. The discussion so far is if the Amelia Concourse swale agreement is able to be worked up with Dream Finders, Dream Finders has indicated they would be open to regarding the haul road and the swale as a trade off for the easement. The enclosed set of plans is Mr. Yuro's design for what he believes the haul road should be.

Mr. Swan asked Mr. Yuro to walk the area in question with him.

D. District Manager

Mr. Laughlin had nothing to report.

Mr. Robinson stated that the District is still being fined by JEA for the cross-connection control non-compliance. He asked how that can be reversed. Mr. Laughlin responded that he will reach out to JEA.

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. Mr. Dellinger relayed resident's complaints of geese being fed, contractors fishing in the ponds, and speeding at the bus stop during pick up hours. Next, Mr. Dellinger stated that the pool lounge chairs are going to be an issue. Twelve of the chairs were picked up a few months ago by a contractor that is reupholstering them and they have not yet been completed. He recommended trying a company that will send the appropriate sized fabric to reupholster the chair onsite. The Board's consensus was to move forward with allowing Mr. Dellinger to test a few chairs. Next, Mr. Dellinger stated that the tower at the entrance needs some work as there is some wood rot. 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. Beaver Management

Mr. Robinson stated that renewal contract with Critter Pro has increased in cost to \$18,000, largely due to an increase in the number of service requests from North Hampton residents. The agreement with North Hampton will need to be adjusted to cover that increase in calls. As Critter Pro has not yet sent over a revised proposal, Mr. Robinson recommended approving an amount not to exceed \$18,000 to renew the contract with Critter Pro.

Ms. Henley stated that the Memorandum of Understanding with North Hampton and Village Walk requires that each of the parties have its own maintenance contract for their own property. Between that and the resident calls to Critter Pro that are applying charges to Amelia Walk, District Counsel could reach out to North Hampton. Mr. Robinson stated not yet.

Next, Ms. Henley stated that under the MOU, Amelia Walk has a semi-annual District Engineer inspection requirement to look at the wetlands and identify if there are any obstructions on anyone's property. The cost for that inspection is to be split between all three parties. Mr. Yuro will submit a work authorization for consideration at the next meeting to perform this inspection.

On MOTION by Mr. Jentz seconded by Mr. Swan with all in favor, beaver management services with Critter Pro at an amount not to

exceed \$18,000 was approved with Chairman Robinson authorized to negotiate the final agreement.

B. Office Flooring Options

The Board requested additional proposals for office flooring. This item was tabled.

C. Sidewalk Repairs

The Board requested additional proposals and a detailed map showing the locations to which repairs are being recommended. This item was tabled.

D. Electrical Proposal for Exhaust Fans

Mr. Dellinger stated that there is no air conditioning going into the men's restrooms, and no air flowing through the room, it consistently smells like urine and the floors stay wet for a long time. The proposal presented to the Board totaling \$2,290 is to install an exhaust fan in both the women's and men's restrooms, motion sensors to control those fans, and to connect the exhaust duct.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor, the proposal from Peacock Electric, Inc. totaling \$2,290 was approved.

SIXTH ORDER OF BUSINESS Discussion of Area 41 Landscape Project

Mr. Laughlin informed the Board that Designs by Sherri will no longer be providing the landscape design services for area 41. Mr. Robinson added that The Greenery has provided an updated quote in which they changed the grass from St. Augustine to Bahia and from pine straw to pine bark mulch, which lowered their price. There is another vendor (Liberty) that would like to provide a proposal. The landscape working group suggested holding off on any installation of plants until February or March due to the heat. Proposals will be brought back to a future meeting for consideration.

Mr. Robinson stated that for landscape area 62, there is an option that needs to be explored to use the existing meter by running an irrigation pipe underneath to avoid a second JEA meter as base fees have gone up for commercial meters and commercial water.

SEVENTH ORDER OF BUSINESS Acceptance of the Fiscal Year 2024 Audit Report Mr. Laughlin provided an overview of the audit report, noting there are no deficiencies or material weaknesses to report.

On MOTION by Mr. Jentz seconded by Ms. Murphy with all in favor, the fiscal year 2024 audit report was accepted.

EIGHTH ORDER OF BUSINESS Audience Comments

Don DeCanio stated that for the pump and the electricity supplying that, there is an option between single-phase and three-phase power. Three-phase power is much more economical. Mr. Dellinger responded that three-phase is what the District is going with. Next, Mr. DeCanio stated that he has sent emails and haven't gotten responses. He asked how he can get answers to his questions from the Board. Mr. Laughlin responded that the board members can be emailed, or call or email himself or Mr. Dellinger. He added that he has answered all of Mr. DeCanio's emails except for the most recent as he answered the questions in person at the last meeting.

Will Knudsen stated that Kelly Mullins is still listed on the website as the amenity manager. Mr. Laughlin stated that he believes that has since been changed. Next, Will Knudsen stated that his front yard has been certified as Florida Friendly and on June 24th the University of Florida, Dr. Klem and the newspaper are coming out to take pictures and show that it is possibly to have a Florida-friendly, water saving yard in an HOA community. Also, Dr. Klem is going to introduce a sprinkler system that homeowners could install to help save on water costs. Mr. Knudsen invited the board members to come by during the presentation.

NINTH ORDER OF BUSINESS Supervisor Requests

Mr. Jentz reminded homeowners that they are responsible for their own hurricane preparation. He also suggested find a location to keep a radio to monitor GMRS calls from the neighborhood.

TENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – July 22, 2025 at 6:00 p.m. at the Amelia Walk Amenity Center

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.



Community Development District

Unaudited Financial Reporting

June 30, 2025



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Community Development District

Combined Balance Sheet

June 30, 2025

		General	D	ebt Service	Сар	ital Projects	6	Totals
		Fund		Fund		Fund	Gover	mmental Funds
Assets:								
Cash:	¢	F2 420	¢		¢		¢	F2 420
Operating Account-Wells Fargo Bank Operating Account-Seacoast Bank	\$ \$	53,438 32,988	\$ \$	-	\$ \$	-	\$	53,438 32,988
	э \$			-	э \$	-	\$ \$	
Due from Capital Projects Due from Debt Service	э \$	49,905 12,582	\$ \$	-	э \$	-	э \$	49,905 12,582
Electric Deposits	\$ \$	2,015	\$	-	э \$	-	э \$	2,015
Investments:	Φ	2,015	φ	-	φ	-	φ	2,013
US Bank Custody	\$	260,636	\$	-	\$	_	\$	260,636
State Board of Administration	\$	-	\$	_	\$	544,396	\$	544,396
Series 2012	Ŷ		Ψ		Ψ	011,090	Ψ	511,590
Reserve	\$	-	\$	60,861	\$	-	\$	60,861
Revenue	\$	-	\$	92,738	\$	-	\$	92,738
Series 2016	+		Ŷ	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	*		*	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Reserve	\$	-	\$	177,150	\$	-	\$	177,150
Revenue	\$	-	\$	125,957	\$	-	\$	125,957
Construction	\$	-	\$		\$	1,564	\$	1,564
Series 2018	Ŧ		+		+	_,	•	_,
Reserve	\$	-	\$	330,483	\$	-	\$	330,483
Revenue	\$	-	\$	314,533	\$	-	\$	314,533
Construction	\$	-	\$	-	\$	940	\$	940
<u>Series 2018-3B</u>								
Reserve	\$	-	\$	250,266	\$	-	\$	250,266
Revenue	\$	-	\$	352,233	\$	-	\$	352,233
Prepayment	\$	-	\$	87,101	\$	-	\$	87,101
Construction	\$	-	\$	-	\$	252,960	\$	252,960
Series 2023								
Cap Interest	\$	-	\$	2,785	\$	-	\$	2,785
Revenue	\$	-	\$	37,321	\$	-	\$	37,321
Prepayment	\$	-	\$	5,922	\$	-	\$	5,922
Construction	\$	-	\$	-	\$	62,161	\$	62,161
Total Assets	\$	411,564	\$	1,901,157	\$	862,021	\$	3,174,742
11-1-11-0								
Liabilities:	¢	10.005	¢		¢		¢	10.005
Accounts Payable	\$	18,095	\$	-	\$	-	\$	18,095
Deposit-Office Lease Due to General Fund	\$ \$	200	\$ \$	- 12,582	\$ \$	- 49,905	\$ \$	200 62,487
Due to General Fund	Ф	-	Ф	12,562	φ	49,903	Ф	02,407
Total Liabilites	\$	18,295	\$	12,582	\$	49,905	\$	80,782
Fund Balance:								
Nonspendable:								
Prepaid Items	\$	2,015	\$	-	\$	-	\$	2,015
Restricted for:		,						,
Debt Service - Series 2012	\$	-	\$	160,373	\$	-	\$	160,373
Debt Service - Series 2016	\$	-	\$	301,395	\$	-	\$	301,395
Debt Service - Series 2018	\$	-	\$	696,844	\$	-	\$	696,844
Debt Service - Series 2018-3B	\$	-	\$	684,851	\$	-	\$	684,851
Debt Service - Series 2023	\$	-	\$	45,112	\$	-	\$	45,112
Capital Projects - Series 2016	\$	-	\$	-	\$	1,564	\$	1,564
Capital Projects - Series 2018	\$	-	\$	-	\$	940	\$	940
Capital Projects - Series 2018-3B	\$	-	\$	-	\$	252,960	\$	252,960
Capital Projects - Series 2023	\$	-	\$	-	\$	62,161	\$	62,161
Assigned for:	·					•	·	
Capital Reserves	\$	-	\$	-	\$	494,490	\$	494,490
Unassigned	\$	391,255	\$	-	\$	-	\$	391,255
Total Fund Balances	\$	393,270	\$	1,888,575	\$	812,115	\$	3,093,960
Total Liabilities & Fund Balance	\$	411,564	\$	1,901,157	\$	862,021	\$	3,174,742
Total Liabilities & Fully Balalice	\$	411,304	- 3	1,901,137	•	002,021	- 3	3,174,742

Community Development District

General Fund Statement of Revenues, Expenditures, and Changes in Fund Balance

	 Adopted	Pro	rated Budget	_	Actual		
	Budget	Th	ru 06/30/25	Thr	u 06/30/25	V	ariance
Revenues:							
Assessments - Tax Roll	\$ 1,000,785	\$	1,000,785	\$	1,005,221	\$	4,435
Interlocal Agreement	\$ 27,076	\$	27,076	\$	29,076	\$	2,000
Interest Income	\$ 3,825	\$	2,869	\$	12,493	\$	9,625
Other Income-Clubhouse	\$ 500	\$	375	\$	7,120	\$	6,745
Other Income-Comcast	\$ 10,614	\$	7,961	\$	-	\$	(7,961)
Other Income-Non Resident User Fees	\$ -	\$	-	\$	2,000	\$	2,000
Other Income-Insurance Proceeds	\$ -	\$	-	\$	4,438	\$	4,438
Total Revenues	\$ 1,042,801	\$	1,039,066	\$	1,060,348	\$	21,282
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 12,000	\$	9,000	\$	7,800	\$	1,200
FICA Expense	\$ 842	\$	631	\$	597	\$	34
Engineering Fees	\$ 10,000	\$	7,500	\$	22,098	\$	(14,598)
Assessment Roll Administration	\$ 5,250	\$	5,250	\$	5,250	\$	-
Dissemination	\$ 3,675	\$	2,756	\$	3,706	\$	(950)
Dissemination-Amortization Schedules	\$ 1,200	\$	900	\$	1,500	\$	(600)
Trustee Fees	\$ 18,040	\$	13,530	\$	17,725	\$	(4,195)
Arbitrage	\$ 2,400	\$	1,800	\$	1,200	\$	600
Attorney Fees	\$ 50,000	\$	37,500	\$	41,978	\$	(4,478)
Annual Audit	\$ 4,000	\$	3,000	\$	3,850	\$	(850)
Management Fees	\$ 56,261	\$	42,196	\$	42,196	\$	0
Information Technology	\$ 840	\$	630	\$	630	\$	0
Website Maintenance	\$ 420	\$	315	\$	315	\$	(0)
Travel & Per Diem	\$ 500	\$	375	\$	-	\$	375
Telephone	\$ 700	\$	525	\$	633	\$	(108)
Postage	\$ 500	\$	375	\$	610	\$	(235)
Printing	\$ 1,000	\$	750	\$	532	\$	218
Insurance	\$ 11,829	\$	11,829	\$	11,006	\$	823
Legal Advertising	\$ 5,500	\$	4,125	\$	228	\$	3,897
Other Current Charges	\$ 2,700	\$	2,025	\$	1,542	\$	483
Office Supplies	\$ 100	\$	75	\$	1	\$	74
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	175	\$	-
Total General & Administrative	\$ 187,932	\$	145,262	\$	163,571	\$	(18,309)

Community Development District

General Fund Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	ated Budget		Actual		
		Budget		u 06/30/25	Thr	u 06/30/25	V	ariance
Operations & Maintenance								
-								
Contract Services								
Landscaping & Fertilization Maintenance	\$	175,000	\$	131,250	\$	110,520	\$	20,730
Fountain Maintenance	\$	2,650	\$	1,988	\$	-	\$	1,988
Lake Maintenance	\$	28,620	\$	21,465	\$	26,298	\$	(4,833)
Security	\$	8,684	\$ ¢	6,513	\$	4,752	\$ ¢	1,762 7,534
Refuse	\$ \$	12,000	\$ \$	9,000 12 5 0 2	\$ \$	1,466 12502	\$ \$.,
Management Company	Э	16,670	Э	12,502	Э	12,503	Э	(0)
Subtotal Contract Services	\$	243,624	\$	182,718	\$	155,538	\$	27,180
Repairs and Maintenance								
Repairs & Maintenance	\$	60,000	\$	45,000	\$	52,141	\$	(7,141)
Landscaping Extras (Flowers & Mulch)	\$	18,309	\$	13,732	\$	14,385	\$	(653)
Irrigation Repairs	\$	8,500	\$	6,375	\$	12,652	\$	(6,277)
Speed Control	\$	12,000	\$	9,000	\$	12,963	\$ \$	(3,963)
Subtotal Repairs and Maintenance	\$	98,809	\$	74,107	\$	92,142	\$	(18,035)
^							\$	-
Utilities								
Electric	\$	35,000	\$	26,250	\$	16,864	\$	9,386
Streetlighting	\$	42,000	\$	31,500	\$	29,149	\$	2,351
Water & Wastewater	\$	75,000	\$	56,250	\$	44,976	\$ \$	11,274
Subtotal Utilities	\$	152,000	\$	114,000	\$	90,990	\$	23,010
							\$	-
Amenity Center								
Insurance	\$	40,000	\$	40,000	\$	35,732	\$	4,268
Pool Maintenance	\$	15,000	\$	11,250	\$	22,026	\$	(10,776)
Pool Permit	\$	300	\$	225	\$	265	\$	(40)
Amenity Management	\$	81,900	\$	61,425	\$	61,425	\$	-
Cable TV/Internet/Telephone	\$	6,000	\$	4,500	\$	4,498	\$	2
Janitorial Service	\$	12,736	\$	9,552	\$	9,552	\$	0
Special Events	\$	10,000	\$	7,500	\$	3,046	\$	4,454
Decorations-Holiday	\$	4,000	\$	3,000	\$	1,871	\$	1,129
Facility Maintenance (including Fitness Equip)	\$	5,500	\$	4,125	\$	4,479	\$	(354)
Lease	\$	-	\$	-	\$	-	\$	-
Subtotal Amenity Center	\$	175,436	\$	141,577	\$	142,895	\$	(1,318)
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	\$	697,402	\$	666,564	۰ \$	30,838
		,				,		
Total Expenditures	\$	1,042,801	\$	842,664	\$	830,135	\$	12,529
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	230,213		
Net Change in Fund Balance	\$	-			\$	230,213		
nee onange in i unu batante	Ψ				Ψ	200,213		
Fund Balance - Beginning					\$	163,057		
Fund Dalaman Ending			_		¢.	202.250		
Fund Balance - Ending					\$	393,270		

Community Development District

Debt Service Fund Series 2012

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pr	orated Budget		Actual		
	Budget	Tl	nru 06/30/25	Thr	u 06/30/25	V	ariance
Revenues:							
Assessments - Tax Roll	\$ 111,206	\$	111,206	\$	109,886	\$	(1,319)
Assessments - Prepayments	\$ -	\$	-	\$	15,380	\$	15,380
Interest	\$ -	\$	-	\$	5,427	\$	5,427
Total Revenues	\$ 111,206	\$	111,206	\$	130,693	\$	19,487
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)			\$	(9,032)		
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ (14,069)			\$	(9,032)		
Fund Balance - Beginning	\$ 107,368				\$169,405		
Fund Balance - Ending	\$ 93,298			\$	160,373		

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	rated Budget		Actual		
	Budget	Th	ru 06/30/25	Thr	u 06/30/25	١	Variance
Revenues:							
Assessments - Tax Roll	\$ 187,055	\$	187,055	\$	182,341	\$	(4,715)
Assessments - Prepayments	\$ -	\$	-	\$	28,762	\$	28,762
Interest	\$ -	\$	-	\$	10,133	\$	10,133
Total Revenues	\$ 187,055	\$	187,055	\$	221,235	\$	34,180
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			\$	(8,203)		
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			\$	(89,184)		
Fund Balance - Beginning	\$ 187,805				\$390,579		
Fund Balance - Ending	\$ 199,748			\$	301,395		

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	rated Budget		Actual		
	Budget	Thr	u 06/30/25	Thr	ru 06/30/25	1	Variance
Revenues:							
Assessments - Tax Roll	\$ 453,911	\$	453,911	\$	444,233	\$	(9,679)
Interest	\$ -	\$	-	\$	20,590	\$	20,590
Total Revenues	\$ 453,911	\$	453,911	\$	605,210	\$	151,298
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)			\$	43,366		
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)			\$	(66,844)		
Fund Balance - Beginning	\$ 418,416			\$	763,688		
Fund Balance - Ending	\$ 404,503			\$	696,844		

Community Development District

Debt Service Fund Series 2018-3B

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	rated Budget		Actual		
	Budget	Th	ru 06/30/25	Thr	u 06/30/25	1	Variance
Revenues:							
Assessments - Tax Roll	\$ 520,619	\$	520,619	\$	505,591	\$	(15,028)
Assessments - Prepayments	\$ -	\$	-	\$	112,207	\$	112,207
Interest	\$ -	\$	-	\$	28,358	\$	28,358
Total Revenues	\$ 520,619	\$	520,619	\$	646,157	\$	125,538
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			\$	20,421		
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			\$	(367,541)		
Fund Balance - Beginning	\$ 459,077			\$	1,052,392		
Fund Balance - Ending	\$ 472,721			\$	684,851		

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pro	ated Budget		Actual		
		Budget	Thr	u 06/30/25	Thr	u 06/30/25	V	ariance
Revenues:								
Assessments - Tax Roll	\$	102,229	\$	102,229	\$	97,610	\$	(4,619)
Assessments - Prepayments	\$	-	\$	-	\$	16,625	\$	16,625
Interest	\$	-	\$	-	\$	2,117	\$	2,117
Total Revenues	\$	102,229	\$	102,229		\$116,352	\$	14,123
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)			\$	(34,086)		
Net Change in Fund Balance	\$	(34,526)			\$	(34,086)		
Fund Balance - Beginning	\$	75,918			\$	79,197		
i une balance - beginning	φ	73,910			ف	/ 2,12/		
Fund Balance - Ending	\$	41,392			\$	45,112		

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 06/30/25	Thru	u 06/30/25	I	/ariance
Revenues							
Developer Contributions	\$ -	\$	-	\$	-	\$	-
Interest	\$ -	\$	-	\$	9,229	\$	9,229
Total Revenues	\$ -	\$	-	\$	9,229	\$	9,229
Expenditures:							
Capital Outlay	\$ 185,000	\$	138,750	\$	87,102	\$	51,648
Total Expenditures	\$ 185,000	\$	138,750	\$	87,102	\$	51,648
Excess (Deficiency) of Revenues over Expenditures	\$ (185,000)			\$	(77,873)		
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	\$ -			\$	436,014		
Fund Balance - Beginning					\$58,477		
Fund Balance - Ending				\$	494,490		

Community Development District

Capital Projects Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adop	ted	Prorate	d Budget	Actual			
	Budg	get	Thru 0	6/30/25	Thru	06/30/25	Var	iance
Revenues								
Interest	\$	-	\$	-	\$	42	\$	42
Total Revenues	\$	-	\$	-	\$	42	\$	42
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	42		
Net Change in Fund Balance	\$	-			\$	42		
Fund Balance - Beginning					\$	1,522		
Fund Balance - Ending					\$	1,564		

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted			ted Budget		ctual		
	Bu	dget	Thru	06/30/25	Thru 0	6/30/25	Var	iance
Revenues								
Interest	\$	-	\$	-	\$	25	\$	25
Total Revenues	\$	-	\$	-	\$	25	\$	25
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	25		
Net Change in Fund Balance	\$	•			\$	25		
Fund Balance - Beginning					\$	915		
Fund Balance - Ending					\$	940		

Community Development District

Capital Projects Fund Series 2018-3B

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted Budget		 ated Budget 1 06/30/25	Thr	Actual [.] u 06/30/25	١	ariance
Revenues							
Interest	\$	-	\$ -	\$	594	\$	594
Total Revenues	\$	-	\$ -	\$	594	\$	594
Expenditures:							
Capital Outlay	\$	-	\$ -	\$	-	\$	-
Total Expenditures	\$	-	\$ -	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	-		\$	594		
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	\$	-		\$	250,860		
Fund Balance - Beginning				\$	2,100		
Fund Balance - Ending				\$	252,960		

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Ad	opted	Pror	ated Budget		Actual		
	Bı	ıdget	Thr	u 06/30/25	Thru	ı 06/30/25	Va	ariance
Revenues								
Interest	\$	-	\$	-	\$	3,370	\$	3,370
Total Revenues	\$	-	\$	-	\$	3,370	\$	3,370
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	(3,263)	\$	3,263
Cost of Issuance	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	(3,263)	\$	3,263
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	6,633		
Other Financing Sources/(Uses)								
Bond Proceeds	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	-			\$	6,633		
Fund Balance - Beginning					\$	55,528		
Fund Balance - Ending					\$	62,161		

Community Development District

Month to Month FY 2025

	Adopted Budget	Oct-24	4	Nov-24	Dec-24	ł	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	I	Aug-25	Sep-25	Total
Revenues:																	
Assessments - Tax Roll	\$1,000,785	\$-	\$	117,969	\$ 821,611	\$	21,765	\$ 14,035	\$ 9,130	\$ 13,225	\$ 3,896	\$ 3,590	\$ - 5	\$	-	\$ - \$	1,005,221
Interlocal Agreement	\$27,076	\$-	\$	15,538	\$ -	\$		\$ -	\$ -	\$ 13,538	\$ -	\$ -	\$ - \$	\$	-	\$ - \$	29,076
Interest Income	\$3,825	\$-	\$	6	\$ 58	\$	2,663	\$ 2,343	\$ 2,528	\$ 2,332	\$ 1,317	\$ 1,245	\$ - \$	\$	-	\$ - \$	12,493
Other Income-Clubhouse	\$500	\$-	\$	1,217	\$ 506	\$	710	\$ -	\$ 1,458	\$ 673	\$ 1,241	\$ 1,315	\$ - 9	\$	-	\$ - \$	7,120
Other Income-Comcast	\$10,614	\$-	\$	-	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - 5	\$	-	\$ - \$	-
Other Income-Non Resident User Fees	:	\$-	\$	2,000	\$-	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - 5	\$	-	\$ - \$	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	\$ 6,454	\$ 6,150	\$ - 9	\$	-	\$ - \$	1,060,348
Expenditures:																	
General & Administrative:																	
Supervisor Fees	\$12,000	\$ 800	\$	800	\$ 1,000	\$	600	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ - \$	\$	-	\$ - \$	7,800
FICA Expense	\$842	\$ 61	\$	61	\$ 77	\$	46	\$ 77	\$ 77	\$ 77	\$ 61	\$ 61	\$ - 5	5	-	\$ - \$	597
Engineering Fees	\$10,000	\$ 4,208	\$	1,485	\$ 1,733	\$	4,373	\$ 1,980	\$ 2,875	\$ 3,465	\$ 1,980	\$ · · ·	\$ - 5	\$	-	\$ - \$	
Assessment Roll Administration	\$5,250	\$ 5,250	\$	-	\$ -	\$	-	\$ -	\$ 	\$ 	\$ -	\$ -	\$ - 9	\$	-	\$ - \$	5,250
Dissemination	\$3,675	\$ 306	\$	306	\$ 306	\$	306	\$ 306	\$ 306	\$ 1,256	\$ 306	\$ 306	\$ - 5	\$	-	\$ - \$	3,706
Dissemination-Amortization Schedules	\$1,200	\$ 950	\$	-	\$ -	\$	550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - 5	\$	-	\$ - \$	1,500
Trustee Fees	\$18,040	\$-	\$	-	\$ 4,256	\$	-	\$ 4,041	\$ 5,388	\$ -	\$ 4,041	\$ -	\$ - \$	\$	-	\$ - \$	17,725
Arbitrage	\$2,400	\$-	\$	-	\$ 600	\$	-	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ - \$	\$	-	\$ - \$	1,200
Attorney Fees	\$50,000	\$ 6,232	\$	6,241	\$ 3,664	\$	5,821	\$ 5,095	\$ 4,581	\$ 5,042	\$ 5,302	\$ -	\$ - \$	\$	-	\$ - \$	41,978
Annual Audit	\$4,000	\$-	\$	-	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ 3,850	\$ - \$	\$	-	\$ - \$	3,850
Management Fees	\$56,261	\$ 4,688	\$	4,688	\$ 4,688	\$	4,688	\$ 4,688	\$ 4,688	\$ 4,688	\$ 4,688	\$ 4,688	\$ - \$	\$	-	\$ - \$	42,196
Information Technology	\$840	\$ 70	\$	70	\$ 70	\$	70	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ - \$	\$	-	\$ - \$	630
Website Maintenance	\$420	\$ 35	\$	35	\$ 35	\$	35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ - 5	\$	-	\$ - \$	315
Travel & Per Diem	\$500	\$-	\$	-	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	\$	-	\$ - \$	-
Telephone	\$700	\$ 108	\$	58	\$ 65	\$	62	\$ 40	\$ 90	\$ 65	\$ 59	\$ 85	\$ - 5	\$	-	\$ - \$	633
Postage	\$500	\$ 39	\$	8	\$ 84	\$	158	\$ 112	\$ 70	\$ 62	\$ 17	\$ 60	\$ - 5	\$	-	\$ - \$	610
Printing	\$1,000	\$ 17	\$	77	\$ 66	\$	55	\$ 50	\$ 65	\$ 37	\$ 39	\$ 126	\$ - 5	\$	-	\$ - \$	532
Insurance	\$11,829	\$ 11,006	\$	-	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - 5	\$	-	\$ - \$	11,006
Legal Advertising	\$5,500	\$-	\$	-	\$ -	\$	-	\$ -	\$ 228	\$ -	\$ -	\$ -	\$ - 5	\$	-	\$ - \$	228
Other Current Charges	\$2,700	\$ 171	\$	137	\$ 242	\$	183	\$ 203	\$ 171	\$ 137	\$ 147	\$ 151	\$ - 5	\$	-	\$ - \$	1,542
Office Supplies	\$100	\$-	\$	0	\$ 0	\$	0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ - 5	\$	-	\$ - \$	1
Dues, Licenses & Subscriptions	\$175	\$ 175	\$	-	\$-	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - 9	\$	-	\$ - \$	175
Total General & Administrative	\$ 187,932	\$ 34,116	\$	13,967	\$ 16,886	\$	16,947	\$ 17,697	\$ 19,644	\$ 16,535	\$ 17,546	\$ 10,233	\$ - \$	\$	-	\$ - \$	163,571

Community Development District Month to Month

FY 2025

	Ad	opted Budget		0ct-24		Nov-24	Dec-2	4	Jan-25		Feb-25		Mar-25		Apr-25	May-2	5	Jun-25		Jul-25	Aug-25	Sep-25	T	otal
Operations & Maintenance																								
Contract Services																								
Landscaping & Fertilization Maintenance		\$175,000	\$	12,002	\$	12,836 \$	12,00	2 \$	12,002	\$	12,002	\$	12,836	¢	12,002 \$	12,002	\$	12,836	\$	- \$	- \$		\$ 1	10,520
Fountain Maintenance		\$175,000	э \$		э \$	- \$	12,00	- \$		э \$	12,002	⊅ \$	12,030 1		- \$	12,002	э \$		э \$	- \$	- \$		\$ 1 \$	10,520
Lake Maintenance					գ \$	2,418 \$	2.41		2.418		2,418	-	2,418		2,418 \$	2,515			э \$	- \$	- \$			- 26,298
		\$28,620 \$8,684		-	э \$	453 \$	45:		, .	э \$		э \$	458		458 \$	2,515		.,	э \$	- \$	- \$		э \$	4,752
Security Refuse		\$0,004 \$12,000	э \$		э \$	455 \$ 159 \$	45.					э \$	159		450 \$ 159 \$	158			э \$	- \$	- \$		э \$	4,752
					գ \$	1,389 \$	1,38		1,389			ջ \$	1,389		1,389 \$	1,389			գ \$	- \$	- \$			12,503
Management Company		\$16,670		-					-		-											-		
Subtotal Contract Services	\$	243,624	\$	16,421	\$	17,255 \$	16,41) \$	16,540	\$	16,425	\$	17,261	\$	16,426 \$	16,820	\$	21,972	\$	- \$	- \$	-	\$ 1	55,538
Repairs and Maintenance		***				F 100 A			10.000				0.44											
Repairs & Maintenance		\$60,000	\$	-	\$	5,492 \$	3,22					\$	3,617 \$		3,730 \$	9,871		,	\$	- \$	- \$	-		52,141
Landscaping Extras (Flowers & Mulch)		\$18,309	\$	-	\$	- \$		- \$			-		- 9		- \$	4,795			\$	- \$	- \$	-		14,385
Irrigation Repairs		\$8,500	\$		\$	- \$	3,29				348		- 9		850 \$	3,323			\$	- \$	- \$	-		12,652
Speed Control		\$12,000	\$	1,220	\$	1,632 \$	1,42	3 \$	1,512	\$	1,728	\$	1,296 \$	\$	864 \$	1,296	\$	1,987	\$	- \$	- \$	-	\$	12,963
Subtotal Repairs and Maintenance	\$	98,809	\$	21,223	\$	7,124 \$	7,94	5\$	16,629	\$	4,664	\$	4,913	\$	5,444 \$	19,285	\$	4,914	\$	- \$	- \$	-	\$	92,142
Utilities																								
Electric		\$35.000	\$	1.920	\$	1.915 \$	1,583	3 \$	1,888	\$	1,907	\$	1,626	\$	1,812 \$	2,064	\$	2,150	\$	- \$	- \$	-	\$	16,864
Streetlighting		\$42,000	\$	-	\$	3,180 \$	3,18			\$		\$	3,270	\$	3,270 \$	3,270		-	\$	- \$	- \$	-		29,149
Water & Wastewater		\$75,000		8,781		4,619 \$	3,33				4,140		2,335 \$		12,788 \$	4,477		3,044		- \$	- \$	-		44,976
				-	-				-										· · · ·					
Subtotal Utilities	\$	152,000	\$	13,882	\$	9,714 \$	8,10) \$	6,603	\$	9,316	3	7,230 \$	\$	17,870 \$	9,811	\$	8,463	\$	- \$	- \$	-	\$	90,990
Amenity Center																								
Insurance		\$40,000	\$	35,732	\$	- \$		- \$	-	\$	-	\$	- 4	\$	- \$	-	\$	-	\$	- \$	- \$	-	\$	35,732
Pool Maintenance		\$15,000	\$	3,102	\$	2,267 \$	3,18	\$\$	831	\$	2,771	\$	3,032 \$	\$	2,444 \$	1,720	\$	2,677	\$	- \$	- \$	-	\$	22,026
Pool Permit		\$300	\$	-	\$	- \$		- \$	-	\$	-	\$	- 4	\$	265 \$	-	\$	-	\$	- \$	- \$	-	\$	265
Amenity Management		\$81,900	\$	6,825	\$	6,825 \$	6,82	5\$	6,825	\$	6,825	\$	6,825 \$	\$	6,825 \$	6,825	\$	6,825	\$	- \$	- \$	-	\$	61,425
Cable TV/Internet/Telephone		\$6,000	\$	477	\$	477 \$	47	۲ \$	511	\$	511	\$	511 \$	\$	511 \$	511	\$	511	\$	- \$	- \$	-	\$	4,498
Janitorial Service		\$12,736	\$	1,061	\$	1,061 \$	1,06	\$	1,061	\$	1,061	\$	1,061 \$	\$	1,061 \$	1,061	\$	1,061	\$	- \$	- \$	-	\$	9,552
Special Events		\$10,000	\$	645	\$	8 \$	1,34	3 \$	-	\$	-	\$	237 \$	\$	809 \$	-	\$	-	\$	- \$	- \$	-	\$	3,046
Decorations-Holiday		\$4,000	\$	548	\$	1,312 \$		- \$	12	\$	-	\$	- 9	\$	- \$	-	\$	-	\$	- \$	- \$	-	\$	1,871
Facility Maintenance (including Fitness Equip)		\$5,500	\$		\$	726 \$	46	3 \$		\$	1,186	\$	432 \$	\$	549 \$	94	\$	545	\$	- \$	- \$	-	\$	4,479
Lease		\$0	\$	-	\$	- \$		- \$	-	\$	-	\$	- 9	\$	- \$	-	\$	-	\$	- \$	- \$	-	\$	-
Subtotal Amenity Center	\$	175,436	\$	48,609	\$	12,676 \$	13,36	2 \$	9,501	\$	12,354	\$	12,098	\$	12,464 \$	10,211	\$	11,619	\$	- \$	- \$		\$ 1	42,895
Subtour America Center	Ψ	175,150	Ψ	10,007	Ψ	12,070 \$	15,50	φ	3,501	÷	12,551	4	12,070	Ψ	12,101 \$	10,211	Ψ	11,017	Ψ	Ψ	Ψ		ΨI	12,075
Reserves		¢105 000	¢		\$	- \$		- \$	185.000	¢		¢	- 9	¢	¢		¢	-	¢	¢	¢		¢ 1	05 000
Capital Reserves (Transfer out to CRF)		\$185,000								·	-			· .	- \$		\$			- \$	- \$	-		85,000
Subtotal Reserves	\$	185,000	\$	-	\$	- \$		- \$	185,000	\$	-	\$	- 5	\$	- \$	-	\$	-	\$	- \$	- \$	-	\$ 1	85,000
Total Operations & Maintenance	\$	854,870	\$	100,135	\$	46,768 \$	45,82) \$	234,273	\$	42,760	\$	41,502	\$	52,204 \$	56,126	\$	46,968	\$	- \$	- \$	-	\$6	66,564
Total Expenditures	\$	1,042,801	\$	134,251	\$	60,735 \$	62,71	5\$	251,219	\$	60,457	\$	61,147	\$	68,739 \$	73,673	\$	57,200	\$	- \$	- \$	-	\$8	30,135
Excess (Deficiency) of Revenues over Expenditures	s\$	-	\$	(134,251)	¢	75 995 \$	759 46) \$	(226,081)	¢	(39,641)	¢	(48,031)	\$ ((38,971) \$	(67,218)\$	(51,050)	¢	- \$	- \$	_	\$ 2	30,213
Other Financing Sources/Uses:	φ. φ		Ţ	[101,201]	Ψ		755,10	Ψ	(10,001)	μ.	(05,011)	Ψ	(10,001)	÷ (, , , , , , , , , , , , , , , , , , , 	(07,210	,			Ψ	پ ب		- \u0 -2	50,215
Transfer In/(Out)			\$		\$	- \$		- \$	-	¢	378 887	¢	(328,887)	¢	- \$		\$		¢	- \$	- \$		\$	
	¢				-														· · · ·				-	
Total Other Financing Sources/Uses	\$	-	\$	-	\$	- \$		- \$	-	3	328,887	\$	(328,887)	\$	- \$	-	\$	-	\$	- \$	- \$	-	\$	-
Net Change in Fund Balance	\$	-	\$	(134,251)	\$	75,995 \$	759,46) \$	(226,081)	\$	289,246	\$	(376,918)	\$ ((38,971) \$	(67,218) \$	(51,050)	\$	- \$	- \$	-	\$ 2	30,213

Community Development District Long Term Debt Report FY 2025

	Series 2012A-1, Special Assessment Bonds	
nterest 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
0,,,,	N 1 4 2024 (D)	
Less: Less:	November 1, 2024 (Prepayment)	(\$20,000.00
Less: Less:	May 1, 2025 (Prepayment)	(\$10,000.00 (\$55,000.00
Current Bonds Outstanding	May 1, 2025 (Mandatory)	\$920,000.00
Lui rent Bonus 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
2.55.	November 1, 2024 (Mandatory) 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	may 1, 2025 (Special Call)	\$2,120,000.00
surrent bonus outstantung		\$2,120,000.0 0
	Series 2018A-3, Special Assessment Bond	
nterest Rate;	4.00%	
Maturity Date:	11/1/24	\$125,000.00
Interest Rate;	4.75%	
Maturity Date:	11/1/29	\$720,000.00
nterest Rate;	5.25%	
Maturity Date:	11/1/38	\$1,840,000.00
nterest 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	
		(***************
	November 1, 2024 (Mandatory)	(\$125,000.00
Less:		(*** *** ****
Less:	November 1, 2024 (Special Call)	
LESS:	November 1, 2024 (Special Call) February 1, 2025 (Special Call)	(\$5,000.00
	November 1, 2024 (Special Call)	(\$5,000.00 (\$85,000.00
	November 1, 2024 (Special Call) February 1, 2025 (Special Call)	(\$5,000.00 (\$85,000.00
	November 1, 2024 (Special Call) February 1, 2025 (Special Call)	(\$35,000.00 (\$5,000.00 (\$85,000.00 \$5,775,000.00
Current Bonds Outstanding	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call)	(\$5,000.00 (\$85,000.00
	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call)	(\$5,000.00 (\$85,000.00
Current Bonds Outstanding	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) Series 2018A Area B, Special Assessment Bond	(\$5,000.00 (\$85,000.00 \$5,775,000.00
Current Bonds Outstanding Interest Rate; Maturity Date:	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) Series 2018A Area B, Special Assessment Bond 4.375%	(\$5,000.00 (\$85,000.00 \$5,775,000.00
Current Bonds Outstanding Interest Rate; Maturity Date: Interest Rate;	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) Series 2018A Area B, Special Assessment Bond 4.375% 11/1/24 4.75%	(\$5,000.00 (\$85,000.00 \$5,775,000.00 \$140,000.00
Current Bonds Outstanding Interest Rate; Maturity Date: Interest Rate; Maturity Date:	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) Series 2018A Area B, Special Assessment Bond 4.375% 11/1/24	(\$5,000.00 (\$85,000.00 \$5,775,000.00 \$140,000.00
Current Bonds Outstanding Interest Rate; Maturity Date: Interest Rate; Maturity Date: Interest Rate;	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) Series 2018A Area B, Special Assessment Bond 4.375% 11/1/24 4.75% 11/1/29	\$5,000.00 (\$85,000.00 \$5,775,000.00 \$140,000.00 \$785,000.00
Current Bonds Outstanding Interest Rate; Maturity Date: Interest Rate; Maturity Date: Interest Rate; Maturity Date:	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) Series 2018A Area B, Special Assessment Bond 4.375% 11/1/24 4.75% 11/1/29 5.25%	\$5,000.00 (\$85,000.00 \$5,775,000.00 \$140,000.00 \$785,000.00
Current Bonds Outstanding Interest Rate; Maturity Date: Interest Rate; Maturity Date: Interest Rate; Maturity Date: Interest Rate;	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) Series 2018A Area B, Special Assessment Bond 4.375% 11/1/24 4.75% 11/1/29 5.25% 11/1/39	(\$5,000.00 (\$85,000.00 \$5,775,000.00 \$140,000.00 \$785,000.00 \$2,290,000.00
Current Bonds Outstanding Interest Rate; Maturity Date: Interest Rate; Maturity Date: Interest Rate; Maturity Date: Interest Rate; Maturity Date: Interest Rate; Maturity Date:	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) Series 2018A Area B, Special Assessment Bond 4.375% 11/1/24 4.75% 11/1/29 5.25% 11/1/29 5.375%	(\$5,000.00 (\$85,000.00 \$5,775,000.00 \$140,000.00 \$785,000.00 \$2,290,000.00
Current Bonds Outstanding Interest Rate; Maturity Date: Interest Rate; Maturity Date: Interest Rate; Maturity Date: Interest Rate; Maturity Date: Reserve Fund Definition:	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) Series 2018A Area B, Special Assessment Bond 4.375% 11/1/24 4.75% 11/1/29 5.25% 11/1/29 5.25% 11/1/39 5.375% 11/1/49	(\$5,000.00 (\$85,000.00 \$5,775,000.00 \$140,000.00 \$785,000.00 \$2,290,000.00
Current Bonds Outstanding Interest Rate; Maturity Date: Interest Rate; Maturity Date: Interest Rate; Maturity Date: Interest Rate; Maturity Date: Reserve Fund Definition: Reserve Fund Requirement:	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) Series 2018A Area B, Special Assessment Bond 4.375% 11/1/24 4.75% 11/1/29 5.25% 11/1/39 5.375% 11/1/49 100% Maximum Annual Debt Assessment	(\$5,000.00 (\$85,000.00 \$5,775,000.00 \$140,000.00 \$785,000.00 \$2,290,000.00
Current Bonds Outstanding Interest Rate; Maturity Date: Interest Rate; Maturity Date: Interest Rate; Maturity Date: Interest Rate; Maturity Date: Reserve Fund Definition: Reserve Fund Requirement:	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) Series 2018A Area B, Special Assessment Bond 4.375% 11/1/24 4.75% 11/1/29 5.25% 11/1/39 5.375% 11/1/49 100% Maximum Annual Debt Assessment \$532,362.50	(\$5,000.00 (\$85,000.00 \$5,775,000.00 \$140,000.00 \$785,000.00 \$2,290,000.00
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Current Bonds Outstanding Interest Rate; Maturity Date: Interest Rate; Maturity Date: Interest Rate; Maturity Date: Interest Rate; Maturity Date: Reserve Fund Definition: Reserve Fund Requirement: Reserve Fund Balance:	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) Series 2018A Area B, Special Assessment Bond 4.375% 11/1/24 4.75% 11/1/29 5.25% 11/1/29 5.25% 11/1/39 5.375% 11/1/49 100% Maximum Annual Debt Assessment \$532,362.50 \$559,650.00	(\$5,000.00 (\$85,000.00 \$5,775,000.00 \$140,000.00 \$2,290,000.00 \$3,840,000.00 (\$140,000.00
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Current Bonds Outstanding Interest Rate; Maturity Date: Interest Rate; Maturity Date: Interest Rate; Maturity Date: Reserve Fund Definition: Reserve Fund Balance: Less: Current Bonds Outstanding Interest Rate; Maturity Date: Reserve Fund Definition: Reserve Fund Definition: Reserve Fund Balance: Less: Les	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) Series 2018A Area B, Special Assessment Bond 4.375% 11/1/24 4.75% 11/1/29 5.25% 11/1/39 5.375% 11/1/39 5.375% 11/1/49 100% Maximum Annual Debt Assessment \$532,362.50 \$559,650.00 November 1, 2024 (Mandatory) November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) 6.35% 5/1/44 None \$0.00 \$0.00 November 1, 2024 (Prepayment) February 1, 2025 (Prepayment) May 1, 2025 (Prepayment) May 1, 2025 (Prepayment)	(\$5,000.00 (\$85,000.00 \$5,775,000.00 \$785,000.00 \$2,290,000.00 \$3,840,000.00 (\$140,000.00 (\$35,000.00 (\$35,000.00 (\$35,000.00 (\$41,000.00 (\$4,000.00 (\$4,000.00 (\$27,000.00 (\$27,000.00
Current Bonds Outstanding	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) Series 2018A Area B, Special Assessment Bond 4.375% 11/1/24 4.75% 11/1/29 5.25% 11/1/39 5.375% 11/1/39 5.375% 11/1/49 100% Maximum Annual Debt Assessment \$532,362.50 \$559,650.00 November 1, 2024 (Mandatory) November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) 6.35% 5/1/44 None \$0.00 \$0.00 November 1, 2024 (Prepayment) February 1, 2025 (Prepayment) May 1, 2025 (Prepayment) May 1, 2025 (Prepayment)	(\$5,000.00 (\$85,000.00

Amelia Walk Community Development District Capital Reserves

1. Recap of Capital Reserve Fund Activity Through June 30, 2025

Opening Balance in Capi	tal Reserve Fund	\$0.00
Source of Funds:	Interest Earned	\$30,731.18
	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	(\$237,196.99)
	Professional Fees/Contingencies	(\$20,114.36)
Adjusted Balance in Ca	pital Reserve Fund Account at June 30, 2025	\$494,490.38

2. Funds Available For Capital Reserve projects at June 30, 2025

Book Balance of Capital Reserve				\$494,490.38	
A.	n/a				
	Contract Amount	\$0.00			
	Paid to Date	\$0.00			
	Balance on Contract	\$0.00		\$0.00	
B.	n/a				
	Contract Amount	\$0.00			
	Paid to Date	\$0.00			
	Balance on Contract	\$0.00		\$0.00	
Capital Reserve Funds available	at June 30, 2025			\$494,490.38	
<u>3. Investments - State Board o</u>	fAdministration				
June 30, 2025	Type	Yield	Due	<u>Maturity</u>	<u>Principal</u>
Capital Reserve Fund	Overnight	4.47%	n/a	\$544,395.61	\$544,395.61
			Co	ntracts/Transfers in Transit	(\$49,905.23)
				Balance at 6/30/2025	\$494,490.38

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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 AS	SESSMENTS									
						42.87%	4.69%	7.78%	18.94%	21.56%	4.16%	100.00%
Date	Distribution	Gross Amount	Discoumt/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
06/12/25	Distribution #12	\$8,210.64	(\$164.21)	\$0.00	\$8,374.85	\$3,590.19	\$392.46	\$651.24	\$1,586.60	\$1,805.74	\$348.62	\$8,026.23
	TOTAL	\$ 2,509,238.41	\$ 95,102.00	\$ 70,138.23	\$ 2,344,881.37	\$ 1,005,220.84	\$ 109,886.43	\$ 182,340.68	\$ 444,232.68	\$ 505,591.23	\$ 97,609.53	\$ 2,247,271.86

99.96%	Net Percent Collected
\$ 1,008.11	Balance Remaining to Collect


Amelia Walk

Community Development District

Check Run Summary

July 22, 2025

Date	Check Numbers	Amount
<i>SEACOAST BANK</i> 06/19/25	512-521	\$46,189.71
06/30/25	522-524	\$1,771.20
07/10/25	525-533	\$30,534.18
Total		\$78,495.09

AP300R *** CHECK NOS. 00051	2-050000 AM	CCOUNTS PAYABLE PREPAID/COMPUTER CH ELIA WALK - GENERAL FUND NK B AMELIA WALK	IECK REGISTER	RUN 7/15/25	PAGE 19
	.INVOICEEXPENSED TO TE INVOICE YRMO DPT ACCT# S		STATUS	AMOUNT	CHECK AMOUNT #
6/19/25 00172 7/0	1/25 6564039 202507 320-57200-3 SVCS 07/25	4501	*	474.02	
	5005 07725	BATES SECURITY LLC			474.02 000512
6/19/25 00276 6/0	1/25 9368039 202506 320-57200-4 MAINT 06/25		*	12,836.00	
6/0	6/25 9389930 202506 320-57200-4 SVCS 06/25	6202	*	440.00	
		BRIGHTVIEW LANDSCAPE SERVICES			13,276.00 000513
6/19/25 00277 5/2	5/25 3624 202506 320-57200-4 POOL SVCS 06/25		*	1,453.00	
	POOL SVCS 00725	CBUSS ENTERPRISES			1,453.00 000514
6/19/25 00021 6/1	8/25 0625-1 202506 320-57200-4 SVCS 06/25		*	2,149.51	
6/1	8/25 0625-2 202506 320-57200-4 SVCS 06/25	3001	*	3,269.87	
		FPL-ACH			5,419.38 000515
6/19/25 00001 6/0	1/25 359 202506 320-57200-3 CONTRACT ADMIN 06/25	4700	*	1,389.17	
6/0	1/25 359 202506 320-57200-3 FACILITY MGMT 06/25	4001	*	6,825.00	
6/0	1/25 359 202506 320-57200-3 JANITORIAL 06/25	4200	*	1,061.33	
		GOVERNMENTAL MANAGEMENT SERVICES			9,275.50 000516
	5/25 7089569 202506 320-57200-4 SUPPLIES 06/25		*	627.00	
		HAWKINS, INC.			627.00 000517
	6/25 12496 202505 310-51300-3 SVCS 05/25	1500	*	5,302.02	
		KILINSKI VAN WYK PLLC			5,302.02 000518
6/19/25 00220 6/1	6/25 PSI17859 202506 310-51300-6 REPAIRS 06/25	0200	*	4,342.16	
		SOLITUDE LAKE MANAGEMENT			4,342.16 000519
	3/25 7760618 202505 310-51300-3 ADMIN 05/01/25-04/30/26	1300	*	4,040.63	
		U.S. BANK			4,040.63 000520
6/19/25 00300 6/1	3/25 3802 202505 310-51300-3 SVCS 05/25	1100	*	1,980.00	
		YURO & ASSOCIATES, LLC			1,980.00 000521

AWLK -AMELIA WALK - SHENNING

AP300R *** CHECK NOS. 000512-050000 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK AMELIA WALK - GENERAL FUND BANK B AMELIA WALK	K REGISTER	RUN 7/15/25	PAGE 20
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME S DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/30/25 00112 6/20/25 14245 202506 320-57200-34504	*	1,123.20	
SECURTIY SVCS 06/25 NASSAU COUNTY SHERIFF'S OFFICE			1,123.20 000522
	*	216.00	
NASSAU COUNTY SHERIFF'S OFFICE			216.00 000523
6/30/25 00112 6/30/25 14256 202506 320-57200-34504 SECURITY SVCS 06/25	*	432.00	
NASSAU COUNTY SHERIFF'S OFFICE			432.00 000524
7/10/25 00276 6/19/25 9395925 202506 320-57200-46202 SVCS 06/25	*	486.69	
BRIGHTVIEW LANDSCAPE SERVICES			486.69 000525
7/10/25 00233 6/24/25 90110748 202506 310-51300-35200 AUDIT SVCS 06/25	*	3,850.00	
DIBARTOLOMEO, MCBEE, HARTLEY &			3,850.00 000526
7/10/25 00003 6/17/25 88960277 202506 310-51300-42000 DELIVERY THRU 06/10/25	*	41.00	
FEDEX			41.00 000527
7/10/25 00001 7/01/25 360 202507 320-57200-34700 CONTRACT ADMIN 07/25	*	1,389.17	
7/01/25 360 202507 320-57200-34001 FACILITY MGMT 07/25	*	6,825.00	
7/01/25 360 202507 320-57200-34200 JANITORIAL 07/25	*	1,061.33	
7/01/25 361 202507 310-51300-34000 MGMT FEES 07/25	*	4,688.42	
7/01/25 361 202507 310-51300-35101 WEBSITE ADMIN 07/25	*	35.00	
7/01/25 361 202507 310-51300-35100 INFO TECH 07/25	*	70.00	
7/01/25 361 202507 310-51300-31200 DISSEMINATION AGENT SVCS	*	306.25	
7/01/25 361 202507 310-51300-51000 OFFICE SUPPLIES 07/25	*	.18	
7/01/25 361 202507 310-51300-42000 POSTAGE 07/25	*	27.87	
7/01/25 361 202507 310-51300-42500 COPIES 07/25	*	81.60	
7/01/25 361 202507 310-51300-41000 TELEPHONE 07/25	*	56.16	
GOVERNMENTAL MANAGEMENT SERVICES			14,540.98 000528

AWLK -AMELIA WALK - SHENNING

AP300R *** CHECK NOS.		AMELIA	ITS PAYABLE PREPAID/COMPUTER WALK - GENERAL FUND AMELIA WALK	CHECK REGISTER	RUN 7/15/25	PAGE 21
CHECK VEND# DATE	DATE INVOICE YRMO	NSED TO DPT ACCT# SUB S	VENDOR NAME SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/10/25 00258	6/20/25 7107300 202506 SUPPLIES 06/25			*	597.00	
		HAWK	INS, INC.			597.00 000529
7/10/25 00036	7/10/25 31240504 202506 SVCS 06/25			*	3,043.51	
		JEA				3,043.51 000530
7/10/25 00259	6/17/25 3031201 202506 SVCS 06/25				4,610.00	
	6/17/25 3031201 202506 SVCS 06/25	320-53800-60000		*	4,610.00	
	6/17/25 3031201 202506 SVCS 06/25	300-20700-10000		*	4,610.00-	
	7/07/25 3031297- 202507 SVCS 07/25	320-57200-62000		*	1,145.00	
		PEAC	COCK ELECTRIC INC			5,755.00 000531
7/10/25 00055	6/18/25 1188 202505 FACILITY MAINT				220.00	
		RIVE	RSIDE MANAGEMENT SERVICES, I	INC.		220.00 000532
7/10/25 00297	6/24/25 100036 202506 REPLACE SLINGS			*	2,000.00	
		тне	POOL AND PATIO SHOP			2,000.00 000533
			TOTAL FOR BAN	NK B	78,495.09	
			TOTAL FOR REC	GISTER	78,495.09	

AWLK -AMELIA WALK - SHENNING

 Bates Security
 Bates Security
 Invoice Overview

 9700 Philips Highway
 Suite #108
 Amelia Walk CDD

 Suite #108
 Jacksonville, FL 32256
 B-21054

 Invoice Number:
 6564039

 Invoice Date:
 7/1/2025

 PO Number:
 6/13/2025

	CURRENT CHARGES		
Quantity	Description	Rate	Amount
Amelia Walk CDD	0, 85287 Majestic Walk Blvd., Fernandina Beach, FL		
1	Monthly Service-Video	\$189.66	\$189.66
	7/1/2025 - 7/31/2025		
1	Monthly Service-Access	\$284.36	\$284.36
	7/1/2025 - 7/31/2025		
	Sales Tax		\$0.00
	Payments/Credits Applied		\$0.00
		Invoice Balance Due:	\$474.02

IMPORTANT MESSAGES

Thank you for being our valued customer!

001.320.57200.34501

Page 1

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

REMIT TO:

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



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

REMITTANCE INFORMATION

Customer:	Amelia Walk CDD
Customer Number:	B-21054
Invoice Number:	6564039
Invoice Date:	7/1/2025
Invoice Amount:	\$474.02
DUE DATE:	Due On Receipt
BALANCE DUE:	\$474.02
-	

Amount Enclosed:

\$____

Amelia Walk CDD 5385 N Nob Hill Road Sunrise Beach, FL 33351 Bates Security PO Box 747049 Atlanta, GA 30374-7049



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

Customer #: 25249515 Invoice #: 9389930 Invoice Date: 6/6/2025 Sales Order: 8676975 Cust PO #:

INVOICE

Project Name: Cherry Creek - add battery op node Project Description: Install a battery operated node on 1 valve

Job Number	Description	Qty	UM	Unit Price	Amount
346108420	Amelia Walk CDD Install a battery operated node on Cherry Creek	1.000	EA	440.00	440.0
				Total Invoice Amount Taxable Amount Tax Amount Balance Due	440.0 440.0

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904 92 0/16

Please detach stub and remit with your payment

Payment Stub Customer Account #: 25249515 Invoice #: 9389930 Invoice Date: 6/6/2025

Amount Due: \$440.00

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

BrightView Landscape Services, Inc. P.O. Box 740655 Atlanta, GA 30374-0655

Amelia Walk CDD 5385 N Nob Hill Road Sunrise FL 33351-4761



Proposal for Extra Work at **Amelia Walk CDD**

Property Name	Amelia Walk CDD	Contact	Kelly Mullins	
Property Address	85287 Majestic Walk Run	То	Amelia Walk CDD	
	Fernandina Beach, FL 32034	Billing Address	5385 N Nob Hill Road	
			Sunrise, FL 33351-4761	
Project Name	Cherry Creek - add battery op node			
Project Description	Install a battery operated node on 1 va	alve		
	Scope	of Work		

QTY	UoM/Size	Material/Description
1.00	EACH	Install a battery operated node on Cherry Creek

For internal use only

SO# 8676975 JOB# 346108420 Service Line

150

Total Price

\$440.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President 11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

Enhancement Manager Certified Arborist #FL-6354A

May 27, 2025 Page 2 of 3

THIS IS NOT AN INVOICE This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President 11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014 Enhancement Manager Certified Arborist #FL-4834A

TERMS & CONDITIONS

- r. The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force Contractor shall designate a qualified representative with expenence in landscape maintenance/construction upgrades or when applicable in the management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U S
- 3. License and Permits Contractor shall maintain a Landacape Contractor's license if required by State or local law, and will comply with all other license requirements of the City. State and Federal Governments, as we (1) as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- Taxes Contractor agrees to pay all applicable taxes including sales or General Excise Tax (GET), where applicable
- Insurance Contractor agrees to provide General Liability Insuliance, Automotive Liability Insurance, Worker's Compensation Insurance and any other insurance required by law or Customer as specified in writing prior to commencement of work. If not specified, Contractor will fumish insurance with \$1,000;001imit of liability.
- 6. Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions fire earthquake, etc and rules regulations or restrictions imposed by any government or governmental agency, national or regonal emergency, epidemic, pandemic health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances. Contractor shall have the night or energotiate the terms and prices of this Contract within sixy (60) days.
- Any illegal trespess claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer
- Subcontractors. Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- 9. Additional Services Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the est (mate)
- H). Access to Jobarte Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobarte where Contractor is to perform work as required by the Contract or other functions right at e.g. the test of utility performs the work as reasonable penods of time Contractor will perform the work as reasonable penods of time star available for performance of the work.
- H. Payment Terms Upon aigning this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining behavior a shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing
- 12. Termination This Work Order may be terminated by the either party with or without cause upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable onarges incurred in demobilizing.
- 13 Assignment The Customer and the Contractor respectively bind themselves, their partners successors, assignees and legal representative to the other party with respect to all covenants of this Agreement Neither the Customer nor the Contractor shall assign or transfer any interest withis Agreement without the written consent of the other provided however, that consent shall not be required to assign this Agreement to any company which controls is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger sale of all or substantially all of its assets or equity securities consolidation, change of control or corporate reorganization
- 14. Disclaimer This proposal was estimated and proof based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for its more desprice of the price duoted in this proposal for a diduct and the time thes proposal was additional costs or damages for additional work not described herein, or liable for any additional costs or damages for additional work not described herein, or liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascentanable by said ground level visual inspection by ordinary means at the time said inspection was performed Contractor cannot be held responsible for unknown or otherwise hild ell en defects. Any contractive work proposed herein cannot guarantee exact results Prodessional engineering architectural and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor Any design defects in the Contract Documents are the sole responsibility of the Customer if the Customer must engage a licensed engineer architect and/or landscape design professional any costs conceruing these Design Services are to be paid by the Customer directly to the designer involved.

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

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

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

Acceptance of the Contract

By executing this document. Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract if payment has not been received by Contractor per payment terms hereunder. Contractor shall be entitled to all costs of collection, including reasonable attorneys' tees and it shall be relieved of any obligation to continue performance under this or any other Contract with. Customer interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpadbalance 15 days after billing.

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

Cuatome

Signature	Trie	Property Manager	
Kelly Mullins	Date	May 27, 2025	

BrightView Landscape Services, Inc. "Contractor"

		Enhancement Manager
Signature	Title	
Jen Mabus		May 27, 2025
Printed Name	Date	

Job #: 346108420

SO #:	8676975	Proposed Price: \$440.00

INVOICE



Amelia Walk CDD 5385 N Nob Hill Road Sunrise FL 33351-4761 Customer #: 25249515 Invoice #: 9368039 Invoice Date: 6/1/2025 Cust PO #:

Job Number	Description	Amount
346108420	Amelia Walk CDD	12,002.00
	Exterior Maintenance	
	For June	
346108420	Amelia Walk CDD	834.00
	Haul Rd	
	For June	
	Approved Chip Dellinger, Amenity & Operations Manager Governmental Management Services for Amelia Walk CDD Date: 6-17-25 Acct. # 1-320-57200-46200	
	Total invoice amount Tax amount	12,836.00
	Balance due	12,836.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904-292-0716

Please detach stub and remit with your payment

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact <u>autopay@brightview.com</u> or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 25249515 Invoice #: 9368039 Invoice Date: 6/1/2025

Amount Due:

\$12,836.00

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to:

BrightView Landscape Services, Inc. P.O. Box 740655 Atlanta, GA 30374-0655

Amelia Walk CDD 5385 N Nob Hill Road Sunrise FL 33351-4761

INVOICE

C Buss Enterprises Inc 152 Lipizzan Trl Saint Augustine, FL 32095-8512 clayton@cbussenterprises.com +1 (904) 710-8161 www.cbussenterprises.com



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

Invoice details

Invoice no.: 3624 Terms: Net 30 Invoice date: 05/25/2025 Due date: 06/24/2025 Approved Chip Dellinger, Amenity & Operations Manager Governmental Management Services for Amelia Walk CDD Date: 6-19-2025 Acct. # 1-320-57200-46400

#	Product or service	Description		Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: JUNE		1	\$1,300.00	\$1,300.00
2.	TILE SOAP	PER GAL		2	\$76.65	\$153.30
	THANK YOU FOR YOUR BUSINESS! PLE		Total		;	\$1,453.30
	DAVABLE TO C BUSS ENTEDDDISES AN					

PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN TRAIL, ST. AUGUSTINE, FL 32095

Amelia Walk CDD

FPL Electric

<u>June-25</u>

78458-32232	000 AMELIA CONCOURSE	\$ 3,269.87
	V#21	001.320.57200.43000
		\$ 2,149.51
81986-72449	85633 FALL RIVER PKWY #IRR	\$ 25.87
64677-16194	85254 FALL RIVER PKWY ENTRANCE	\$ 262.50
84322-19536	85059 MAJESTIC WALK BLVD.	\$ 26.48
14381-88177	85108 MAJESTIC WALK BLVD. # IRR	\$ 25.75
90653-46331	85257 MAJESTIC WALK BLVD. FTN	\$ 508.89
79966-25336	85287 MAJESTIC WALK BLVD. CLUB	\$ 832.19
76801-07336	85359 MAJESTIC WALK BLVD.	\$ 33.33
73913-05054	85057 MAJESTIC WALK BLVD.#LS	\$ 434.50

V#21

001.320.57200.43001



For: May 19, 2025 to Jun 18, 2025 (30 days) Statement Date: Jun 18, 2025 Account Number: 14381-88177 Service Address: 85108 MAJESTIC WALK BLVD # IRRIGATION FERNANDINA BEACH, FL 32034

AMELIA WALK CDD,

Here's what you owe for this billing period.

CURRENT BILL

\$25.75 TOTAL AMOUNT YOU OWE

Jul 9, 2025 NEW CHARGES DUE BY

FPL automatic bill	pay - DO NOT PAY
Total amount you owe	\$25.75
Total new charges	25.75
Balance before new charges	0.00
Payments received	-25.66
Amount of your last bill	25.66

ENERGY USAGE HISTORY 5 kWh. 4 kWh 3 kWh 2 kWh 1 kWh 0 kWh 0 Ν D F. M A M S J J 2024 2025

KEEP IN MIND

- Payment received after September 09, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 29, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: Outside Florida:

(386) 255-3020 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-40UTAGE (468-8243) 711 (Relay Service)



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

> Visit FPL.com/PayBill for ways to pay.

14381-88177 ACCOUNT NUMBER

\$25.75 TOTAL AMOUNT YOU OWE Jul 9, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



New Charges

Base charge:

Balance before new charges

Minimum base bill charge:

Electric service amount

Taxes and charges

Total new charges

Total amount you owe

Non-fuel: (\$0.096100 per kWh)

BILL DETAILS

Payment received - Thank you

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

Gross receipts tax (State tax) 0.64

Regulatory fee (State fee) 0.02

Fuel: (\$0.027180 per kWh)

25.66

-25.66

\$0.00

\$25.75

\$25.75

\$12.87

\$11.98

\$0.19

\$0.05

25.09

0.64

METER SUMMARY

Meter reading - Meter AC94981. Next meter reading Jul 18, 2025.					
Usage Type	Current	-	Previous	=	Usage
kWh used	00225		00223		2

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 18, 2025	May 19, 2025	Jun 18, 2024
kWh Used	2	0	2
Service days	30	32	29
kWh/day	0	0	0
Amount	\$25.75	\$25.66	\$25.74

KEEP IN MIND

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

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For: May 7, 2025 to Jun 6, 2025 (30 days) Statement Date: Jun 6, 2025 Account Number: 64677-16194 Service Address: 85254 FALL RIVER PKWY # IRR FERNANDINA BEACH, FL 32034

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

CURRENT BILL

\$262.50 TOTAL AMOUNT YOU OWE



Enroll in FPL Budget Billing[®] and have \$238.58 withdrawn instead of \$262.50. FPL.com/AutoBB

- DO NOT PAY
\$262.5
262.50
0.0
-263.0
263.0



KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$238.58 instead of \$262.50 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after August 28, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 17, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: Outside Florida: (386) 252-1541 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)

FPL

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

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64677-16194

ACCOUNT NUMBER TOTAL A

TOTAL AMOUNT YOU OWE

\$262.50

Jun 27, 2025

\$ Auto pay - DO NOT PAY AMOUNT ENCLOSED



Electric service amount

Regulatory fee (State fee)

Total amount you owe

Taxes and charges

Total new charges

Gross receipts tax (State tax)

New Charges

Base charge:

Non-fuel:

Fuel:

Balance before new charges

Rate: RS-1 RESIDENTIAL SERVICE

BILL DETAILS

263.09 -263.09

\$0.00

\$262.50

\$262.50

\$9.61

\$191.84

\$54.27

255.72

6.56

6.56

0.22

METER SUMMARY

Motor reading Motor ACD5702	Next motor reading Jul 9, 2025
Meter reading - Meter ACD5703.	Next meter reading Jul 6, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	77821		75935		1886

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 6, 2025	May 7, 2025	Jun 7, 2024
kWh Used	1886	1890	1633
Service days	30	30	30
kWh/day	63	63	54
Amount	\$262.50	\$263.09	\$204.69

KEEP IN MIND

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

FPL automatic bill pay - DO NOT PAY

Payment received - Thank you

(First 1000 kWh at \$0.096990) (Over 1000 kWh at \$0.107050)

(First 1000 kWh at \$0.024080)

(Over 1000 kWh at \$0.034080)

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.....



For: May 19, 2025 to Jun 18, 2025 (30 days) Statement Date: Jun 18, 2025 Account Number: 73913-05054 Service Address: 85057 MAJESTIC WALK BLVD # LIFT FERNANDINA BEACH, FL 32034

AMELIA WALK CDD,

Here's what you owe for this billing period.

CURRENT BILL

\$434.50 TOTAL AMOUNT YOU OWE

Jul 9, 2025 NEW CHARGES DUE BY Enroll in FPL Budget Billing[®] and have \$352.94 withdrawn instead of \$434.50. FPL.com/AutoBB

FPL automatic bill pay -	DO NOT PAY
Total amount you owe	\$434.50
Total new charges	434.50
Balance before new charges	0.00
Payments received	-304.35
Amount of your last bill	304.35



KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$352.94 instead of \$434.50 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after September 09, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 29, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: Outside Florida:

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

SUNRISE FL 33351-4761

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

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73913-05054

\$434.50 TOTAL AMOUNT YOU OWE

NEW CHARGES DUE BY

Jul 9, 2025

Auto pay - DO NOT PAY

AMOUNT ENCLOSED

AMOUNT ENCLOSED



Electric service amount

New Charges

Base charge:

Non-fuel:

Fuel:

Balance before new charges

Rate: GSD-1 GENERAL SERVICE DEMAND

(\$0.033890 per kWh)

(\$0.027180 per kWh) Demand: (\$13.41 per KW)

BILL DETAILS

Payment received - Thank you

304.35

-304.35

\$30.41 \$76.62

\$61.45

\$254.79

423.27

\$0.00

METER SUMMARY

Motor roading	Mator KNI004E0	Next meter reading	1.1 10 0005
weier reading -	IVIEIER KINZU433.	Next meter reading	JUL 10. 2020.

Usage Type	Current	-	Previous	=	Usage
kWh used	29661		27400		2261
Demand KW	18.55				19

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 18, 2025	May 19, 2025	Jun 18, 2024
kWh Used	2261	2161	1606
Service days	30	32	29
kWh/day	75	67	55
Amount	\$434.50	\$304.35	\$300.21

KEEP IN MIND

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

Total amount you owe		\$434.50
Regulatory fee (State fee) Total new charges	0.37	\$434.50
Taxes and charges	10.86	
Gross receipts tax (State tax)	10.86	

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For: May 19, 2025 to Jun 18, 2025 (30 days) Statement Date: Jun 18, 2025 Account Number: 76801-07336 Service Address: 85359 MAJESTIC WALK BLVD #ENTRANCE FERNANDINA BEACH, FL 32034

AMELIA WALK CDD,

Here's what you owe for this billing period.

CURRENT BILL

\$33.33 TOTAL AMOUNT YOU OWE

Jul 9, 2025 NEW CHARGES DUE BY

FPL automatic bill pay - DO NOT PAY					
Total amount you owe	\$33.33				
Total new charges	33.33				
Balance before new charges	0.00				
Payments received	-34.27				
Amount of your last bill	34.27				
Amount of your last bill					

	ENI	ERC	GY	US	AGI	EH	IST	OR	Y				
400 kWh 320 kWh 240 kWh 160 kWh 80 kWh 0 kWh 2024	J	A	s	0	N	D	J	F	M	A	M	J 202	25

KEEP IN MIND

- Payment received after September 09, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 29, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: Outside Florida:

(386) 255-3020 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-40UTAGE (468-8243) 711 (Relay Service)

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SUNRISE FL 33351-4761

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

> Visit FPL.com/PayBill for ways to pay.

76801-07336

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE

Jul 9, 2025

NEW CHARGES DUE BY

\$33.33

\$ Auto pay - DO NOT PAY AMOUNT ENCLOSED

E001



New Charges

Base charge:

Balance before new charges

Minimum base bill charge:

Electric service amount

Taxes and charges

Total new charges

Total amount you owe

Non-fuel: (\$0.096100 per kWh)

BILL DETAILS

Payment received - Thank you

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

 Fuel:
 (\$0.027180 per kWh)
 \$4.02

Gross receipts tax (State tax) 0.83

Regulatory fee (State fee) 0.03

34.27

-34.27

\$0.00

\$33.33

\$33.33

\$12.87

\$1.35

\$14.23

32.47

0.83

METER SUMMARY

Meter reading - Meter ACD4413. Next meter reading Jul 18, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	28181		28033		148

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 18, 2025	May 19, 2025	Jun 18, 2024
kWh Used	148	166	142
Service days	30	32	29
kWh/day	5	5	5
Amount	\$33.33	\$34.27	\$31.44

KEEP IN MIND

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

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.....



For: May 19, 2025 to Jun 18, 2025 (30 days) Statement Date: Jun 18, 2025 Account Number: 78458-32232 Service Address: 100 MAJESTIC WALK BLVD # SL FERNANDINA BEACH, FL 32034

AMELIA WALK CDD,

Here's what you owe for this billing period.

CURRENT BILL

\$3,269.87

TOTAL AMOUNT YOU OWE

Jul 9, 2025 NEW CHARGES DUE BY

BILL SUMMARY					
Amount of your last bill	3,269.87				
Payments received	-3,269.87				
Balance before new charges	0.00				
Total new charges	3,269.87				
Total amount you owe	\$3,269.87				
FPL automatic bill pay - DO NOT PAY					
(See page 2 for bill details.)					

ENERGY USAGE HISTORY 4,000 kWh^O. 3,200 kWh 2,400 kWh 1.600 kWh 800 kWh 0 kWh J Α 2024 2025

KEEP IN MIND

- Payment received after September 09, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 29, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service: Outside Florida:

(386) 255-3020 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-40UTAGE (468-8243) 711 (Relay Service)

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

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78458-32232 ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE

\$3,269.87

NEW CHARGES DUE BY

Jul 9, 2025

\$ Auto pay - DO NOT PAY AMOUNT ENCLOSED



New Charges

Balance before new charges

Electric service amount **

Taxes and charges

Total new charges

Total amount you owe

Rate: SL-1 STREET LIGHTING SERVICE

BILL DETAILS

3,269,87

-3,269.87

\$3,269.87

\$3,269.87

3,259.44

7.66

7.66

\$0.00

METER SUMMARY

Next bill date Jul 18, 2025.	
Usage Type	Usage
Total kWh used	3598

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 18, 2025	May 19, 2025	Jun 18, 2024
kWh Used	3598	3598	3598
Service days	30	32	29
kWh/day	120	112	124
Amount	\$3,269.87	\$3,269.87	\$3,180.13

KEEP IN MIND

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

** Your electric service amount includes the following charges:

Payment received - Thank you

Gross receipts tax (State tax)

Regulatory fee (State fee) 2.77

Non-fuel energy charge:

Fuel charge:

\$0.059770 per kWh \$0.026470 per kWh

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Customer Name: AMELIA WALK CDD Account Number: 78458-32232 ESLA

For: 05-19-2025 to 06-18-2025 (30 days) kWh/Day: 120 Service Address: 100 MAJESTIC WALK BLVD # SL FERNANDINA BEACH, FL 32034

Detail of Rate Schedule Charges for Street Lights

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

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



AMELIA WALK CDD 5385 N NOB HILL RD SUNRISE FL 33351-4761 Customer Name: AMELIA WALK CDD Account Number: 78458-32232 FPL.com Page 2

For: 05-19-2025 to 06-18-2025 (30 days) kWh/Day: 120 Service Address: 100 MAJESTIC WALK BLVD # SL FERNANDINA BEACH, FL 32034

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
			112.80 2,960.81				
		3,598	3,073.61				
				Trar Storm protectior Electric Gross receij	recovery charge		1.40 0.25 1.76 74.55 -7.45 20.08 95.24 3,259.44 7.66 2.77
	Total						3,269.87

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





For: May 19, 2025 to Jun 18, 2025 (30 days) Statement Date: Jun 18, 2025 Account Number: 79966-25336 Service Address: 85287 MAJESTIC WALK BLVD # CLUB FERNANDINA BEACH, FL 32034

AMELIA WALK CDD,

Here's what you owe for this billing period.

CURRENT BILL

\$832.19 TOTAL AMOUNT YOU OWE

Jul 9, 2025 NEW CHARGES DUE BY

Enroll in FPL Budget Billing[®] and have \$743.13 withdrawn instead of \$832.19. FPL.com/AutoBB

FPL automatic bill pay	/ - DO NOT PAY
Total amount you owe	\$832.1
Total new charges	832.19
Balance before new charges	0.0
Payments received	-841.3
Amount of your last bill	841.3



KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$743.13 instead of \$832.19 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after September 09, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 29, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: Outside Florida:

1-800-375-2434 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-40UTAGE (468-8243) 711 (Relay Service)

3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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FPI GENERAL MAIL FACILITY MIAMI FL 33188-0001

SUNRISE FL 33351-4761

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

> Visit FPL.com/PayBill for ways to pay.

79966-25336 ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE

\$832.19

NEW CHARGES DUE BY

Jul 9, 2025

\$ Auto pay - DO NOT PAY AMOUNT ENCLOSED



Electric service amount

Taxes and charges

New Charges

Base charge:

Non-fuel:

Fuel:

Balance before new charges

Rate: GSD-1 GENERAL SERVICE DEMAND

(\$0.033890 per kWh)

(\$0.027180 per kWh) Demand: (\$13.41 per KW)

Gross receipts tax (State tax)

Regulatory fee (State fee) 0.71

BILL DETAILS

Payment received - Thank you

841.31

-841.31

\$832.19

\$832.19

\$30.41 \$284.17

\$227.90

\$268.20

810.68

20.80

20.80

\$0.00

METER SUMMARY

Matar reading N	Anton KLL 0000	Novt motor roo	مانيم إيرا م	0005
Meter reading - N		. Next meter rea	ung Jui ro,	2025.

Usage Type	Current	- Previous	= Usage
kWh used	83883	75498	8385
Demand KW	19.97		20

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 18, 2025	May 19, 2025	Jun 18, 2024
kWh Used	8385	8750	11413
Service days	30	32	29
kWh/day	279	273	393
Amount	\$832.19	\$841.31	\$1,070.23

KEEP IN MIND

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

Total new charges	
Total amount you owe	

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FPL.com Page 1

Electric Bill Statement

For: May 7, 2025 to Jun 6, 2025 (30 days) Statement Date: Jun 6, 2025 Account Number: 81986-72449 Service Address: 85633 FALL RIVER PKWY # IRR FERNANDINA BEACH, FL 32034

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

CURRENT BILL

\$25.87 TOTAL AMOUNT YOU OWE

Jun 30, 2025 NEW CHARGES DUE BY Receive predictable bills all year. Enroll in FPL Budget Billing[®]. FPL.com/BB

Total new charges Total amount you owe	25.87 \$25.87
Balance before new charges	0.00
Payments received	-25.93
Amount of your last bill	25.93



KEEP IN MIND

- Payment received after August 29, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 20, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: Outside Florida:

AMELIA WALK CDD 5385 N NOB HILL RD SUNRISE FL 33351-4761 (386) 252-1541 1-800-226-3545 Report Power Outages: Hearing/Speech Impaired: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



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81986-72449

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE

\$25.87

Jun 30, 2025

\$ Auto pay - DO NOT PAY AMOUNT ENCLOSED



BILL DETAILS

METER SUMMARY

Meter reading - Meter ACD0023. Next meter reading Jul 8, 2025.	

Usage Type	Current	-	Previous	=	Usage
kWh used	46809		46805		4

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 6, 2025	May 7, 2025	Jun 7, 2024
kWh Used	4	5	860
Service days	30	30	30
kWh/day	0	0	29
Amount	\$25.87	\$25.93	\$105.61

KEEP IN MIND

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

Payment re	your last bill eceived - Thank you efore new charges		25.93 –25.93 \$0.00	
Base charg Minimum b Non-fuel:	RESIDENTIAL SERVICE	\$9.61 \$15.10 \$0.39		
Fuel:	(First 1000 kWh at \$0.024080) (Over 1000 kWh at \$0.034080)	\$0.10		
Electric ser	rvice amount	25.20		
Gross rece	ipts tax (State tax)	0.65		
Taxes and	charges	0.65		
Regulatory	fee (State fee)	0.02		
Total new o			\$25.87	
Total amo	unt you owe		\$25.87	
	FPL automatic bill pay - DO NOT PAY			

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Electric Bill Statement

For: May 19, 2025 to Jun 18, 2025 (30 days) Statement Date: Jun 18, 2025 Account Number: 84322-19536 Service Address: 85059 MAJESTIC WALK BLVD FERNANDINA BEACH, FL 32034

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

\$26.48 TOTAL AMOUNT YOU OWE Jul 9, 2025 NEW CHARGES DUE BY

BILL SUMMARY	
Amount of your last bill	26.4
Payments received	-26.4
Balance before new charges	0.0
Total new charges	26.4
Total amount you owe	\$26.4
FPL automatic bill pay - DO NC	DT PAY
	ge 2 for bill details



KEEP IN MIND

- Payment received after September 09, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 29, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

FPL

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

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

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Visit **FPL.com/PayBill** for ways to pay.

84322-19536

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE

\$26.48

Jul 9, 2025

\$ Auto pay - DO NOT PAY AMOUNT ENCLOSED



BILL DETAILS

METER SUMMARY

Motor roading	Motor ACD3740	. Next meter reading	101 19 2025
weter reading -	- Meter ACD3/49	. Next meter reading	JUI 18, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00495		00479		16

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 18, 2025	May 19, 2025	Jun 18, 2024
kWh Used	16	16	15
Service days	30	32	29
kWh/day	1	1	1
Amount	\$26.48	\$26.48	\$26.24

KEEP IN MIND

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

FPL automatic bill pay - DO NOT PAY							
Total amo	unt you owe		\$26.48				
Total new o	charges		\$26.48				
Regulatory	fee (State fee)	0.02					
Taxes and	charges	0.66					
Gross rece	eipts tax (State tax)	0.66					
Electric ser	rvice amount	25.80					
Fuel:	(First 1000 kWh at \$0.024080) (Over 1000 kWh at \$0.034080)	\$0.39					
	ge: base bill charge: (First 1000 kWh at \$0.096990) (Over 1000 kWh at \$0.107050)	\$9.61 \$14.24 \$1.56					
New Char Rate: RS-1	ges RESIDENTIAL SERVICE						
Balance be	Balance before new charges						
Amount of Payment re	26.48 –26.48						

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For: May 19, 2025 to Jun 18, 2025 (30 days) Statement Date: Jun 18, 2025 Account Number: 90653-46331 Service Address: 85257 MAJESTIC WALK BLVD # FTN FERNANDINA BEACH, FL 32034

AMELIA WALK CDD,

Here's what you owe for this billing period.

CURRENT BILL

\$508.89 TOTAL AMOUNT YOU OWE

Jul 9, 2025 NEW CHARGES DUE BY Enroll in FPL Budget Billing[®] and have \$377.87 withdrawn instead of \$508.89. FPL.com/AutoBB

FPL automatic bill pay - DO NOT PAY				
\$508.89				
508.89				
0.00				
-542.57				
542.57				



KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$377.87 instead of \$508.89 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after September 09, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 29, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: Outside Florida:

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

SUNRISE FL 33351-4761

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

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90653-46331

TOTAL AMOUNT YOU OWE

\$508.89

OWE NEW CHARGES DUF BY

Jul 9, 2025

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



New Charges

Base charge:

Balance before new charges

Non-fuel: (\$0.096100 per kWh)

Electric service amount

Taxes and charges

Total new charges

Total amount you owe

BILL DETAILS

Payment received - Thank you

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

Fuel: (\$0.027180 per kWh) \$106.46

Gross receipts tax (State tax) 12.72

Regulatory fee (State fee) 0.43

542.57

-542.57

\$508.89

\$508.89

\$12.87

495.74

12.72

\$376.41

\$0.00

METER SUMMARY

Motor reading - Motor ACD7	475. Next meter reading Jul 18, 2025.
Motor reading Motor AODT	475. Next meter reading our 10, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	69037		65120		3917

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 18, 2025	May 19, 2025	Jun 18, 2024
kWh Used	3917	4183	1382
Service days	30	32	29
kWh/day	131	131	48
Amount	\$508.89	\$542.57	\$171.89

KEEP IN MIND

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

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Governmental Management Services, LLC

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

> Invoice #: 359 Invoice Date: 6/1/25 Due Date: 6/1/25 Case: P.O. Number:

Bill To: Amelia Walk CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Contract Administration - June 2025 001.320.57200.34700 Facility Management - June 2025 001.320.57200.34001 Janitorial - June 2025 001.320.57200.34001 001.320.57200.34200		1,389.17 6,825.00 1,061.33	1,389.17 6,825.00 1,061.33
alison Mossing 6-5-25			
	Total		\$9,275.5
	Paymen	ts/Credits	\$0.0
	Balance	Due	\$9,275.5

Invoice





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

INVOICE

Total Invoice	\$627.00	
Invoice Number	7089569	
Invoice Date	6/5/25	
Sales Order Number/Type	4835339	SL
Branch Plant	74	
Shipment Number	5789509	

Sold To: 480209 ACCOUNTS PAYABLE AMELIA WALK COMMUNITY DEVELOPMENT DIST 475 W Town PI SUITE 114 St Augustine FL 32092-3648 Ship To: 480210

AMELIA WALK COMMUNITY DEVELOPMENT DIST 85287 Majestic Walk Blvd Fernandina Beach FL 32034-3785

Net Due	Date Terms	FOB Description	Ship Via		Cu	ustomer P	9.0.#	Ρ.	O. Release	Sales Agent #
7/5/25	Net 30	PPD Origin	HWTG							382
Line #	Item Number	Item Name/ Description		Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 787	70-1	Ν	205.0000	GA	\$3.0000	GA	1,982.4 LB	\$615.00
		1 LB BLK (Mini-Bulk)			205.0000	GA			1,982.4 GW	
1.010	Fuel Surcharge	Freight		N	1.0000	EA	\$12.0000			\$12.00

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

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

Approved Chip Dellinger, Amenity & Operations Manager Governmental Management Services for Amelia Walk CDD Date: 6/9/2025 Acct. # 1-320-57200-46500

Page 1 of 1		k Rate Sales Tax			Investors Total		\$627.00
	0	%	\$0.00		Invoice Tota	n 20	27.00
No Discounts on Freight IMPORTANT: All products are sold without warre any kind and purchasers will, by their own determine suitability of such products for their own Seller warrants that all goods covered by this involo produced in compliance with the requirements of the Labor Standards Act of 1938, as amended. Specifically disclaims and excludes any warra merchantability and any warranty of fitness for a pa purpose. NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD	tests, /n use. e were he Fair Seller inty of rticular	WIRING CON Email: Credit		FINANCIAL INSTITU US Bank 800 Nicollet Mall Minneapolis, MN S Account Name: Account #: ABA/Routing #: Swift Code#:		ACH PAYMENTS: CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment. For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com CASH IN ADVANCE/EFT PAYMENTS: Please list the Hawkins, Inc. sales order number or your purchase	
CONDITION.		Fax Number:		Type of Account:	Corporate Checking	order number if the invoice has not been processed yet.	

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-14(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

www.hawkinsinc.com



INVOICE

Invoice # 12496 Date: 06/16/2025 Due On: 07/16/2025

P.O. Box 6386 Tallahassee, Florida 32314

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

Amelia Walk CDD - General Counsel

Туре	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	MGH	05/01/2025	Prepare cease and desist letter to resident allegedly dumping yard waste onto District property; confer with District staff regarding Stonehurst landscaping project and contracting concerns and analyze issues related to same; review updated bids from All Pro Asphalt and Duval Asphalt.	1.10	\$275.00	-	\$302.50
Service	LG	05/01/2025	Attend agenda planning call; confer with Robinson regarding status of landscape contract; send materials for agenda.	0.90	\$315.00	-	\$283.50
Service	LG	05/03/2025	Review letter to resident regarding unauthorized yard waste disposal on CDD property.	0.20	\$315.00	-	\$63.00
Service	LG	05/05/2025	Finalize cease and desist letter for mailing.	0.20	\$315.00	-	\$63.00
Expense	IK	05/05/2025	UPS: UPS Overnight to Blouin	1.00	\$26.35	-	\$26.35
Service	MGH	05/05/2025	Review proposal for dead tree removal behind resident home and update from Amenity & Operations Manager on	0.20	\$275.00	-	\$55.00

			communications with resident regarding lot access for same.				
Service	MGH	05/06/2025	Analyze reports from District staff regarding dead trees and access through homeowner lot.	0.20	\$275.00	-	\$55.00
Service	MGH	05/07/2025	Review and provide comments to meeting minutes.	0.40	\$275.00	-	\$110.00
Service	LG	05/07/2025	Prepare consent letter to homeowner for tree removal.	0.60	\$315.00	-	\$189.00
Service	SH	05/07/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	\$275.00	-	\$55.00
Service	MGH	05/08/2025	Exchange additional correspondence with District staff regarding landscaping agreement for Area 41/Stonehurst East.	0.10	\$275.00	-	\$27.50
Service	LG	05/09/2025	Prepare FY 26 budget approval resolution.	0.30	\$315.00	_	\$94.50
Service	MGH	05/09/2025	Analyze additional correspondence and overall status of landscaping agreement for Area 41/Stonehurst East.	0.20	\$275.00	-	\$55.00
Service	MGH	05/12/2025	Analyze additional documents received from landscaping contractor for Area 41/Stonehurst East project; further prepare agreement for same.	0.70	\$275.00	50.0%	\$96.25
Service	MGH	05/19/2025	Review and analyze agenda package and materials for Board consideration in preparation for Board meeting.	1.30	\$275.00	50.0%	\$178.75
Service	LG	05/19/2025	Confer with Robinson regarding event rentals and irrigation; confer with Laughlin regarding	1.20	\$315.00	-	\$378.00
			agenda items; respond to supervisor inquiry regarding CDD bond and acquisition processes; review agenda and prepare for meeting.				
---------	-----	------------	---	-------	----------	-------	------------
Service	MGH	05/20/2025	Further prepare agreement for landscaping and irrigation installation services with Landscape & Garden Design by Sherri for Area 41 east side landscaping; analyze reports on irrigation well project and landscaping project.	1.00	\$275.00	50.0%	\$137.50
Service	LG	05/20/2025	Travel to and attend Board meeting; coordinate follow-up on legal items; confer with Robinson regarding public officials.	4.50	\$315.00	-	\$1,417.50
Expense	KB	05/20/2025	Travel: Mileage - LG.	78.33	\$0.67	-	\$52.48
Expense	KB	05/20/2025	Travel: Hotel - LG.	1.00	\$56.71	-	\$56.71
Expense	KB	05/20/2025	Travel: Meals - LG.	1.00	\$10.23	-	\$10.23
Service	LG	05/21/2025	Review and revise landscape and irrigation installation agreement.	0.40	\$315.00	-	\$126.00
Service	SD	05/21/2025	Prepare a simple budget notice. Confer with District Staff	0.50	\$180.00	-	\$90.00
Service	LG	05/22/2025	Analyze documents needed for landscaping contract.	0.30	\$315.00	-	\$94.50
Service	MGH	05/22/2025	Call with Board Chair to discuss status of agreement for Area 41/ Stonehurst East landscaping project and confer with District staff regarding next steps for same; analyze Board Chair report on CritterPro/ beaver remediation efforts and MOU with North Hampton HOA; confer with District staff regarding timeline for	1.10	\$275.00	-	\$302.50

			roadway black base project.				
Service	LG	05/23/2025	Review and finalize budget notice.	0.20	\$315.00	-	\$63.00
Service	CD	05/23/2025	Email to District Manager with Notice for Budget hearing.	0.20	\$180.00	-	\$36.00
Service	LG	05/27/2025	Review and provide comments on FY 24 draft audit.	0.50	\$315.00	-	\$157.50
Service	MGH	05/27/2025	Review feedback on landscape agreement from contractor; confer with District staff regarding status and additional exhibits needed to finalize same.	0.30	\$275.00	-	\$82.50
Service	MGH	05/28/2025	Revise agreement for landscaping services with Landscape & Garden Design by Sherri per feedback from Board chair and incorporating updated exhibits; confer with District staff regarding strategy and outstanding information to finalize same.	1.30	\$275.00	50.0%	\$178.75
Service	LG	05/28/2025	Review updates to landscaping contract.	0.30	\$315.00	-	\$94.50
Service	LG	05/29/2025	Prepare contract for Majestic Walk Boulevard roadway improvements for drainage.	1.00	\$315.00	-	\$315.00
Service	MGH	05/30/2025	Analyze updated information from Duval Asphalt pertaining to roadway black base project proposal and scope/pricing.	0.20	\$275.00	-	\$55.00
Non-billa	ble entries						
Service	MGH	05/13/2025	Review additional correspondence regarding reserve release conditions and pending requisition; analyze status and additional steps needed	0.20	\$ 275.00	-	\$ 55.00

				Line Item	Discount Sub	total	-\$591.25
Service	MGH	05/21/2025	Further prepare landscaping agreement for Area 41/Stonehurst East, including supplementary language regarding permitting process and plan submission and revising exhibits.	1.10	\$ 275.00	-	\$ <u>302.50</u>
Expense	KB	05/20/2025	Travel: Meals - MGH.	1.00	\$10.86	-	\$10.86
Expense	KB	05/20/2025	Travel: Mileage - MGH.	39.00	\$0.67	-	\$26.13
Service	MGH	05/20/2025	Prepare for and attend Board meeting.	3.30	\$275.00	-	\$907.50
			on same.				

Total \$5,302.02

001.310.51300.31500

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
12496	07/16/2025	\$5,302.02	\$0.00	\$5,302.02
			Outstanding Balan	ce \$5,302.02
			Total Amount Outstandin	ng \$5,302.02

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

Please pay within 30 days.



Please Rem	it Payment to:					INVOICE
	e Management, LLC					Page: 1
1320 Brookv	5					
Suite H					Invoice Number:	PSI178592
Little Rock, A	AR 72202				Invoice Date:	6/16/2025
Phone #: (88	88) 480-5253					
Fax #: (888)	358-0088					
				Ship		
5.11				To:	Amelia Walk CDD	
Bill					Amenity & Operations M	
To:	Amelia Walk CDD				85287 Majestic Walk Bo	
	Amenity & Operations Manager 85287 Majestic Walk Boulevard				Fernandina Beach, FL 32	2034
	Amelia Island, FL 32034					
				Cust	omer ID	12909
Ship Via					Number	12505
Ship Date	6/16/2025			P.O.		6/16/2025
Due Date	7/16/2025			Our	Order No.	
Terms	Net 30					
ltem/Descri	intion	Unit	Order Qty	Quantity	Unit Price	Total Price
Item/Desch	ption	Unit	order Qty	Quantity	Unit Frice	
Fountain/Ae	rator Service & Repairs					
Quoted Serv						
Amelia Walk	cCDD fountain #1					
	t: Non Warranty Repair		1	1	4,342.16	4,342.16
	jes for the Otterbine fountain motor					
tor pond #1	at Amolia Walk CDD					

for pond #1 at Amelia Walk CDD.

Approved Chip Dellinger, Amenity & Operations Manager Governmental Management Services for Amelia Walk CDD Date: 6-16-25 Acct. # 1-320-51300-604000 60200

Subtotal: 4,342.16 Invoice Discount: 0.00 Total Sales Tax: 0.00 Payment Amount: 0.00 Total: 4,342.16

INVOICE

bank.

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

Invoice Number

Invoice Date: **Direct Inquiries To:** Phone:

7760618

2/3

05/23/2025 Schuhle, Scott A (954)-938-2476

Amelia Walk CDD ATTN District Manager 475 W Town PI Suite 114 St Augustine, FL 32092 **United States** AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2018A (ASSESSMENT AREA 3A)

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

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

TOTAL AMOUNT DUE

All invoices are due upon receipt.

001.310.51300.31300

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

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2018A (ASSESSMENT AREA 3A)

Invoice Number: 7760618 Current Due: WEIDENE: \$4,040.63 Schuhle, Scott A (954)-938-2476 Direct Inquiries To: Phone:

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





\$4.040.63



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

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2018A (ASSESSMENT AREA 3A) Invoice Number:

7760618

Direct inquiries to: Phone: SCRUME, SCOLLA (954)-938-2476

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP							
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees			
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00			
Subtotal Administration Fees - In Advanc	e 05/01/2025 - 04/30/2026	3		\$3,750.00			
Incidental Expenses 05/01/2025 to 04/30/2026	3,750.00	0.0775		\$290.63			
Subtotal Incidental Expenses				\$290.63			
TOTAL AMOUNT DUE				\$4,040.63			





Civil Engineering Land Surveying & Mapping Permitting ADA Consulting

Invoice

Date	Invoice #
6/13/25	3802

Bill To

AMELIA WALK CDD C/O Daniel Laughlin - District Manager GMS 475 West Town Place, Suite 114 St. Augustine, FL 32092

				Yuro & Asssoc	Job No.
			Γ	Y24-13	78
ltem	Date	Description	Hours	Rate	Amount
		AMELIA WALK - MAY ENGINEERING			
DD Amelia		release of bond certificate	0.5	165.00	82.50
DD Amelia	5/9/25	sind hole issue at storm inlet	0.5	165.00	82.50
DD Amelia	5/15/25	haul road topo computer work for contours & profile	6	165.00	990.00
DD Amelia		CDD meeting & site inspection for roadway depression	4.5	165.00	742.50
DD Amelia	5/26/25	coordinate with supervisor Cook re: haul road exhibits	0.5	165.00	82.50
		001.310.51300.31100			

Total

\$1,980.00

Nassau County Sheriff's Office	INVOICE			
77151 Citizens Circle		Invoice ID:	14245	
Yulee, FL 32097		Date:	06/20/2025	
Bill To:	С	ustomer #:	32	
Amelia Walk		Due Date:	06/20/2025	
Attention: Daniel Laughlin	F	Reference:	Details	
475 West Town Plaza			6/5/2025 - 6/19/2025	
St. Augustine, FL 00000			0/19/2023	
dlaughlin@gmsnf.com				
DESCRIPTION	QTY	RATE	TOTAL	
Traffic Control -	4.000	\$48.00	\$192.00	
Admin Fee Per Hour	4.000	\$2.00	\$8.00	
Traffic Control -	4.000	\$48.00	\$192.00	
Admin Fee Per Hour	4.000	\$2.00	\$8.00	
Traffic Control -	4.000	\$48.00	\$192.00	
Admin Fee Per Hour	4.000	\$2.00	\$8.00	
Traffic Control -	4.000	\$48.00	\$192.00	
Admin Fee Per Hour	4.000	\$2.00	\$8.00	
Traffic Control -	4.000	\$58.00	\$232.00	
Admin Fee Per Hour	4.000	\$2.00	\$8.00	
Platform Fee	1.000	8.00%	\$83.20	
TOTAL: 4	41.000		\$1,123.20	

001.320.57200.34504 \$1123.20 *Separate Check*

Amount Paid:	\$0.00
Balance Due:	\$1,123.20

Notes

Invoice due on receipt.

All invoice payments must be made via the PowerDetails site.

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

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

Nassau County Sheriff's Office				INVOICE
77151 Citizens Circle		l	nvoice ID:	14247
Yulee, FL 32097			Date:	06/23/2025
Bill To:		Cu	stomer #:	32
Amelia Walk			Due Date:	06/23/2025
Attention: Daniel Laughlin		B	eference:	
475 West Town Plaza				
St. Augustine, FL 00000				
dlaughlin@gmsnf.com				
DESCRIPTION		QTY	RATE	TOTAL
Traffic Control -		4.000	\$48.00	\$192.00
Admin Fee Per Hour		4.000	\$2.00	\$8.00
Platform Fee		1.000	8.00%	\$16.00
	TOTAL:	9.000		\$216.00
001.320.57200.34501				
\$216.00 Separate Check	۸m	ount Paid		00 02

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

Notes

Invoice due on receipt.

All invoice payments must be made via the PowerDetails site.

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

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

Nassau County Sheriff's Office			INVOICE		
77151 Citizens Circle		h	nvoice ID:	14256	
Yulee, FL 32097			Date:	06/30/2025	
Bill To:		Cu	stomer #:	32	
Amelia Walk		[Due Date:	06/30/2025	
Attention: Daniel Laughlin		R	eference:		
475 West Town Plaza					
St. Augustine, FL 00000					
dlaughlin@gmsnf.com					
DESCRIPTION		QTY	RATE	TOTAL	
Traffic Control -		4.000	\$48.00	\$192.00	
Admin Fee Per Hour		4.000	\$2.00	\$8.00	
Traffic Control -		4.000	\$48.00	\$192.00	
Admin Fee Per Hour		4.000	\$2.00	\$8.00	
Platform Fee		1.000	8.00%	\$32.00	
	TOTAL:	17.000		\$432.00	
001.320.57200.34504 \$432.00					

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

Notes

Invoice due on receipt.

All invoice payments must be made via the PowerDetails site.

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

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



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

25249515 Customer #: 9395925 Invoice #: Invoice Date: 6/19/2025 Sales Order: 8688447 Cust PO #:

Project Name: Amelia Walk CDD - Proposal to repair irrigation lateral line breaks	
Project Description: Lateral line breaks caused by Well Contractor on Clock A	

Job Number	Description	Qty	UM	Unit Price	Amount
346108420	Amelia Walk CDD	2.000	TA	120.04	201.0
	I" Lateral line repair	2.000	EA	130.84	261.6
	1.5" Lateral line repair	1.000	EA	225.00	225.0
			Ta Ta	otal Invoice Amount axable Amount ax Amount alance Due	486.6

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904 292-0716

Please detach stub and remit with your payment

Payment Stub Customer Account #: 25249515 Invoice #: 9395925 Invoice Date: 6/19/2025

Amount Due: \$486.69

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

BrightView Landscape Services, Inc. P.O. Box 740655 Atlanta, GA 30374-0655

Amelia Walk CDD 5385 N Nob Hill Road Sunrise FL 33351-4761



Proposal for Extra Work at Amelia Walk CDD

Property Name	Amelia Walk CDD	Contact	Kelly Mullins
Property Address	85287 Majestic Walk Run	То	Amelia Walk CDD
	Fernandina Beach, FL 32034	Billing Address	5385 N Nob Hill Road
		and a second	Sunrise, FL 33351-4761
Project Name	Amelia Walk CDD - Proposal to rep	air irrigation lateral line	breaks
Project Description	Lateral line breaks caused by Well (Contractor on Clock A	

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
2.00	EACH	1" Lateral line repair	\$130.84	
1.00	EACH	1.5" Lateral line repair	\$225.00	\$225.00

For internal use only	
SO#	8688447
JOB#	346108420
Service Line	150

Total Price

\$486.69

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President 11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid, specifications.
- Work Force Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified and shall be legally authorized to work in the U.S.
- License and Permits Contractor shall maintain a Landscape Contractor's license if required by State or local law, and will comply with all other hearse requirements of the City. State and Federal Governments as we II as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by taw, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- Taxes Contractor agrees to pay all applicable taxes including sales or General Excise Tax (GET), where applicable
- Insurance Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in whiting prior to commencement of work. If not specified Contractor will furnish insurance with \$1.000/IDIImit of liability.
- 6. Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire earthquake etc and rules regulations or restrictions imposed by any government or governmental agency, national or regional emergency epidemic pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either pany. Under these circumstances. Contractor shall have the nght to renegotate the terms and proces of line.Contract within side (80) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer
- 8 Subcontractors Contractor reserves the right to here qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- 4 Addutional Services Any additional work not shown in the above specifications involving extra costs will be excluded only upon signed written orders and will become an extra charge over and above the estimate
- III. Access to Jobsite Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions i e lia tie d, thereto during normal business hours and other reasonable periods of time Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- 11 Payment Terms Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing
- 12. Termination. This Work Order may be terminated by the ether party with or without cause upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- 1.1. Assignment The Customer and the Contractor respectively bind themselves their partners successors assignees and legal representative to the other party with respect to all covenants of this Agreement Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities consolidation, change of control or corporate reorganization
- 14. Disclaimer This proposal was estimated and proof based upon a site visit and visual inspection from ground level using ordinary means: at or about the time this proposal was prepared. The price quoted in this proposal for 1 the work described, as the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or tiable for any additional costs or damages for additional work not described herein, or tiable for any additional costs or damages for additional work not described herein, or tiable for any incidentifaccident's resulting from conditions, that were not ascertanable by said ground level visual inspection by ordinary means at the time said inspection was performed Contractor cannot be held responsible for unknown or otherwise hild dein defects. Any corrective work proposed herein cannot guarantee exact results Professional engineering architectural and/or landscape design services (Design Services) are not included in this Agreement and shall not be provided by the Contractor Any design defects in the Contract Documents are the sole responsibility of the Customer if the Customer must engage a licensed engineer architect and/or landscape design professional any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15 Cancellation Notice of Cancellation of work must be received in writing before the onew is dispatched to their location or Customer will be hable for a minimum travel charge of \$150 00 and billed to Customer.

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

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

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is autobrazed to perform the work stated on the face of this Contract if payment has not been received by Contractor per payment terms hereunder. Contractor shall be entitled to all costs of collection, including reasonable attorneys fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year) or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

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

Customer

Signature	Property Manager Fair
Kelly Mullins	June 19, 2025
Printed Manne	Date

BrightView Landscape Services, Inc. "Contractor"

		trrigation Manager
Signature	Tele .	
Gonzalo M. Castellon		June 19, 2025
Printed Avame	Gate	

Job #: 346108420

A 14 10	and provide the first of the second s	and control and all	
SO #	8688447	Proposed Price:	\$486.69

Dibartolomeo, McBee, Hartley & Barnes, PA

2222 Colonial Road, Suite 200 Fort Pierce, FL 34950 Tel: 461-8833 Fax: (772) 461-8872

Amelia Walk CDD 475 West Town Place Ste 114 St. Augustine, FL 32092 June 24, 2025 Invoice: 90110748

Services rendered regarding audited financial statements for the year ended \$3,850.00 September 30, 2024.

001.310.51300.35200

Invoice Total \$3,85

\$3,850.00



INVOICE AMOUNT DUE IN 30 DAYS

We accept all major credit cards

Current	31 to 60	61 to 90	91 and Over	Total
3,850.00	0.00	0.00	0.00	3,850.00

Governmental Management Services, LLC

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

Invoice

Invoice #: 361 Invoice Date: 7/1/25 Due Date: 7/1/25 Case: P.O. Number:

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

Bill To:

Description		Hours/Qty	Rate	Amount
Management Fees - July 2025	001.310.51300.34000		4,688.42	4,688.42
Website Administration - July 2025	001.310.51300.35101		35.00	
Information Technology - July 2025	001.310.51300.35100		70.00	
Dissemination Agent Services - July 202	5 001.310.51300.31200	ME TOTAL SER	306.25	
Office Supplies	001.310.51300.51000		0.18	
Postage	001.310.51300.42000	The states of the	27.87	27.87
Copies	001.310.51300.42500		81.60	81.60
Telephone	001.310.51300.41000		56.16	56.16
		Total		\$5,265.48
		Payment	s/Credits	\$0.00
		Balance	Due	\$5,265.48

Governmental Management Services, LLC

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

Invoice #: 360 Invoice Date: 7/1/25 Due Date: 7/1/25 Case: P.O. Number:

Invoice

Bill To: Amelia Walk CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

Descri	ption	Hours/Qty	Rate	Amount
Contract Administration - July 2025 Facility Management - July 2025 Janitorial - July 2025	001.320.57200.34700 001.320.57200.34001 001.320.57200.34200		1,389.17 6,825.00 1,061.33	1,389.17 6,825.00 1,061.33
alison 7-7	Mowing 1-25			
		Total		\$9,275.50
		Payments	s/Credits	\$0.00
		Balance I	Due	\$9,275.50





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

INVOICE

Total Invoice	\$597.00	
Invoice Number	7107300	
Invoice Date	6/20/25	
Sales Order Number/Type	4850771	SL
Branch Plant	74	
Shipment Number	5809517	

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

480210 Ship To:

AMELIA WALK COMMUNITY DEVELOPMENT DIST 85287 Majestic Walk Blvd Fernandina Beach FL 32034-3785

Net Due	Date Terms	FOB Description	Ship Via		Cu	ustomer F	P.O.#	Ρ.	O. Release	Sales Agent #
7/20/25	Net 30	PPD Origin	HWTG							382
Line #	Item Number	Item Name/ Description		Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1		Ν	195.0000	GA	\$3.0000	GA	1,885.7 LB	\$585.00
		1 LB BLK (Mini-Bulk)			195.0000	GA			1,885.7 GW	
1.010	Fuel Surcharge	Freight		N	1.0000	EA	\$12.0000			\$12.00

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

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

Approved Chip Dellinger, Amenity & Operations Manager Governmental Management Services for Amelia Walk CDD Date: 6/23/2025 Acct. # 1-320-57200-46500

Page 1 of 1	Tax F	Rate Sales Tax		Invoice Tota	¢507.0
	0 %	\$0.00		invoice rota	al \$597.0
No Discounts on Freight MPORTANT: All products are sold without warrant any kind and purchasers will, by their own te determine suitability of such products for their own seller warrants that all goods covered by this invoice w produced in compliance with the requirements of the _abor Standards Act of 1938, as amended. S specifically disclaims and excludes any warrantly	ests, use. vere Fair eller v of	CHECK REMITTANCE: Hawkins, Inc. P.O. Box 860263 Minneapolis, MN 55486-0263 WIRING CONTACT INFORMATION:	FINANCIAL INSTIT US Bank 800 Nicollet Mall Minneapolis, MN Account Name:		ACH PAYMENTS: CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment. For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com
nerchantability and any warranty of fitness for a par surpose. No CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.	ular	Email: Credit.Dept@Hawkinsinc.com Phone Number: (612) 331-6910 Fax Number: (612) 225-6702	Account #: ABA/Routing #: Swift Code#: Type of Account:	180120759469 091000022 USBKUS44IMT Corporate Checking	CASH IN ADVANCE/EFT PAYMENTS: Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-14(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their status as protected subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability. www.hawkinsinc.com



Please pay \$3,043.51 by 07/24/25 to avoid 1.5% late payment charge and service disconnections.

JEA's 2024 Water Quality report is available at jea.com/WQR2024. This report contains important information about the source and quality of your drinking water. To request a paper copy, email your address to waterquality@jea.com or call 665-6000.

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

Additional information on reverse side.

JEA.



Acct	#: 31240	50420			Bill Date	e: 07/0	2/25			
	Add \$ the Prospe	to my m erity Schola	onthly bill: \$	l will	for Neight notify JEA w	oor to Nei hen I no	ghbor a onger w	nd/or \$_ rish to co	ontribu	_for ute.

Check here for telephone/mail address correction and fill in on reverse side.

Please pay by 07/24/25 to avoid 1.5% late payment charge.	TOTAL AMOUNT PAID
\$3,043.51	

AMELIA WALK CDD C/O GMS-SF LLC 5385 N NOB HILL RD SUNRISE FL 33351-4761 *** JEA *** PO BOX 45047 JACKSONVILLE FL32232-5047

424431240504200000000000400030435101010000000300018

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Report or View Outages

🔰 Email Us



Update Your Information



Understand Your Bill

Solutions to Help You Save

We want to help you use less and save more. From simple tips to efficiency assessments and rebates, we have something for everyone.

Scan to find more ways to save.



Stay Storm-Ready

It's officially hurricane season. Learn how JEA prepares for storms and what you can do to keep your family, home or business safe in case one heads our way.



Scan to explore our

STATEMENT INFORMATION

APPLICATION AND CONTRACT FOR SERVICE-Customers may review terms and conditions of service and policies on jea.com, or may call, write or email JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, constitutes a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined be applicable State, City and Utility regulations and policies, whether or not services is listed in that individual's name.

Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. Commercial customers can call us at 665-6250. You have 90 days from the statement date to request a JEA review for correction or credit.





AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420 Bill Date: 07/02/25 Cycle: 03

Page 3 of 5

C Phone: (904) 665-6000

Online: jea.com

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service Service Address: 84703 FALL RIVER PY APT IR01 Service Period: 05/29/25 - 06/29/25 Reading Date: 06/29/25 Service Point: Irrigation 1 - Commercial

Meter Number	Day Bille		urrent eading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
7655319	7 31	1	1487	Regular	1	8000 GAL
Basic Monthl Tier 1 Consu	, ,	\$	26.53 24.43			
Tier 2 Consu	mption (>		4.68			
Total Curr	ent Irrig	\$	55.64			

Total Current Irrigation Charges \$

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service Service Address: 85059 MAJESTIC WALK BV APT IR01 Service Period: 05/29/25 - 06/29/25 Reading Date: 06/29/25 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157379	31	1819	Regular	1	17000 GAL
Basic Monthly Cha Tier 1 Consumptio	0	\$	26.53 24.43		
Tier 2 Consumptio	•		46.89		
Total Current I	rrigati	\$	97.85		

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service Service Address: 85108 MAJESTIC WALK BLVD Service Period: 05/29/25 - 06/29/25 Reading Date: 06/29/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89240369	31	920	Regular	1	68000 GAL
Basic Monthly Cha Tier 1 Consumption Tier 2 Consumption	n (1 - 7	\$	26.53 24.43 286.08		
Total Current I	rrigati	\$	337.04		

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service Service Address: 85254 FALL RIVER PY APT IR01 Service Period: 05/29/25 - 06/29/25 Reading Date: 06/29/25 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89140510	31	2421	Regular	1	0 GAL
Basic Monthly Cha	rge	\$	26.53		
Total Current I	rrigati	\$	26.53		

WATER SERVICE

Billing Rate: Comm Service Address: & Service Period: 05 Service Point: 0	5287 N /29/25 -	IAJESTIC W	ALK BLVD Rea	ading Date:	06/29/25		
Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)		
514098892	31	71	Regular	3/4	12000 GAL		
Basic Monthly Charge\$17.67Water Consumption Charge36.72							
Total Current	Nater	Charges		\$	54.39		

Total Current Water Charges

WATER SERVICE

Billing Rate: Commercial Water Service Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 06/02/25 - 07/02/25 Reading Date: 07/02/25

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
93021993	30	813	Regular	2	3000 GAL
Basic Monthly Cha Water Consumptio	0	\$	75.29 9.18		
Total Current \	Nater	\$	84.47		



AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420 Bill Date: 07/02/25 Cycle: 03

Page 4 of 5

C Phone: (904) 665-6000

Online: jea.com

SEWER SERVICE

Billing Rate: Commercial Sewer Service Service Address: 85287 MAJESTIC WALK BLVD Service Period: 06/02/25 - 07/02/25 Reading Date: 07/02/25 Service Point: Commercial - Water/Sewer

	Comme				
Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
93021993	30	813	Regular	2	3000 GAL
Basic Monthly Cha Sewer Usage Cha	0	\$	266.03 14.64		
Total Current	Sewer	Charges		\$	280.67

Total Current Sewer Charges

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service Service Address: 85287 MAJESTIC WALK BLVD Service Period: 05/29/25 - 06/29/25 Reading Date: 06/29/25 Service Point: Irrigation 2 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
67133220	31	1332	Regular	1 1/2	88000 GAL
Basic Monthly Charge Tier 1 Consumption (1 - 7 Kgal @ \$3 49 kgal)				\$	48.70 24.43
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)					379.88
Total Current Irrigation Charges				\$	453.01

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service Service Address: 85287 MAJESTIC WALK BLVD Service Period: 06/02/25 - 07/01/25 Reading Date: 07/01/25 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
98497959	29	6440	Regular	2	240000 GAL
Basic Monthly Charge Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)				\$	75.29 24.43
Tier 2 Consumptio	n (> 7 k	(gal @ \$4.69	9 kgal)		1,092.77
Total Current I	rrigat	\$	1,192.49		

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service Service Address: 85377 MAJESTIC WALK BV APT IR01 Service Period: 05/29/25 - 06/29/25 Reading Date: 06/29/25 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157504	31	1206	Regular	1	56000 GAL
Basic Monthly Charge Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)				\$	26.53 24.43 229.80
Total Current Irrigation Charges				\$	280.76

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service Service Address: 85633 FALL RIVER PY APT IR01 Service Period: 05/29/25 - 06/29/25 Reading Date: 06/29/25 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89240294	31	1330	Regular	1	29000 GAL
Basic Monthly Charge				\$	26.53 24.43
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)					103.17
Total Current I	rrigati	ion Charg	es	\$	154.13

Total Current Irrigation Charges

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service Service Address: 85784 STONEHURST PY APT IR01 Service Period: 05/29/25 - 06/29/25 Reading Date: 06/29/25 Service Point: Irrigation 1 - Commercial

	Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
	99295544	31	0	Regular	1	0 GAL
I	Basic Monthly Cha	rge			\$	26.53
1	Total Current Irrigation Charges				\$	26.53





	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	1,707,002	724,001	521,001	16,806

- 10	COLUMN TWO		
49			
	10.30		
GB.,	_	-	

Peacock Electric Incorporated

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

✓ ameliawalkmanager@gmsnf.com 📞 (904) 631-5135

INVOICE	#3031297-1
INVOICE DATE PAYMENT TERMS	Jul 07, 2025 Upon receipt
DUE DATE	Jul 07, 2025
AMOUNT DUE	\$1,145.00

CONTACT US

Fernandina Beach, FL 32034 474362 E State Rd 200

(904) 261-0661
 peacockelectric@bellsouth.net

Service completed by: Mary Sikes

INVOICE

Electric Flat Rate - Electrical - Per Quote Deposit Invoice
ectric Flat Rate - Ele posit Invoice

\$1,145.00

\$1,145.00

1.0

- 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

Thank you for your business!

See our Terms & Conditions

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100			
	1000		
10010	1000	2.	

Peacock Electric Incorporated

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

📞 (904) 631-5135 💌 ameliawalkmanager@gmsnf.com

JOB	#3031201
INVOICE DATE	Jun 17, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Jun 17, 2025
AMOUNT DUE	\$4,610.00

CONTACT US

Fernandina Beach, FL 32034 474362 E State Rd 200

peacockelectric@bellsouth.net 📞 (904) 261-0661

INVOICE

Quote
Per
Electrical -
Rate -
Flat
Electric

\$4,610.00

\$4,610.00

1.0

Deposit Invoice

Irrigation pump located at transformer

New Service

install new 200 amp 3phase meter can and service, located on back side of utility transformer
 install new main breaker outdoor panel
 install surge protector on panel
 mount and connect VFD to panel
 install conduit and wire from VFD to pump and connect with 30 amp 208V 3 phase circuit

001.300.13100.10000 \$4610 005.320.53800.60000 \$4610 005.300.20700.10000 (\$4610)

	al \$4,610.00	otal \$4,610.00	Amount Due \$4,610.00	
** 50% deposit required before material is ordered ** new service will require CDD to set up a new account with FPL to connect power ** proposal includes permit ** VFD, pump, and controls supplied by others	Subtotal	Job Total	Am	

Thank you for your business!

See our Terms & Conditions

Riverside Management Services, Inc 475 West Town Place Suite 114 St. Augustine, FL 32092

Invoice

invoice #: 1188 invoice Date: 6/18/2025 Due Date: 6/18/2025 Case: P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance May 1 - May 31, 2025	5.5	40.00	220.00
	Total		\$220.00
			1
		Prodito	ው ሰስ ሰሳ
Approved Kelly Mullins Governmental Management Services for Amelia Walk CDD Date: 6-20-25	Payments Balance	na je na postoje na postane transferance na se te to sta konstruction da se for	\$0.00 \$220.00

GMS

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

Date	Hours	Employee	Description
5/5/25	3	C.D.	Blew leaves and debris off sidewalks around amenity center, consolidated wood chips off sidewalls, removed debris around parking lot, pool deck and pickleball courts, checked and changed trash receptacles
5/9/25	2.5	C.D.	Vacuumed around and under gym equipment, blew leaves and debris off sidewalk, pool deck and back patio, took garbage out on pool deck, pickleball courts and gazebo
TOTAL	5.5	-	
MILES	0	Ē	*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

	Т	THE POOLand Patio Shop 1408 Griflet Rd Jacksonville, FI 32211		Invoice		
				Number	100036	
				Date	6/24/2025	
Bill To Chip Dellinger Amelia Walk 904-225-3147			Ship To			
PO Number	Terr	ms	Proj	ect		
Date	Description	Hours	Rate	Amount		
	Replace slings on chaise lounge	9	\$200.00	\$1,800.00)	
	Pickup\Delivery		\$200.00	\$200.00		
001 320 57	200.62000					
001.020.07						
Amount Paid	\$0.00		Discount		\$0.00	
			Discount Shipping Cost		\$0.00 \$0.00	

Total

\$2,000.00

0 - 30 days	31 - 60 days	61 - 90 days	> 90 days	Total
\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00

FOURTH ORDER OF BUSINESS

E.

Amelía Walk

7/22/2025

Community Development District Amenity Management & Field Operations Report





AMENITY & OPERATIONS MANAGER GOVERNMENTAL MANAGEMENT SERVICES

Amelia Walk Community Development District

Amenity Management & Field Operations Report July 22nd, 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
- Upcoming Events:
 - Food Trucks Every Tuesday Night 5-8pm
 - o Zumba- MWF 9am
 - Yoga- T, Th 8:45am, T 4pm, W 6pm
 - \circ $\;$ End of Summer Party scheduled for August 1st 2025
 - Live Must
 - Inflatable Slides
 - Foam Cannon
 - Food Trucks

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 <u>ameliawalkmanager@gmsnf.com</u> 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.
- o A monthly newsletter is being published each month

Amenity Usage – June 2025

Total Monthly Usage (Based on Door and Gate Entrances) – 3,096 patrons Average Daily Usage - 103 patrons Total Gym Usage – 1,418 patrons Total Social Room Usage – 386 patrons Tennis/Pickleball Courts – 187 patrons Social Room Rentals – 6

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



Completed Projects – Maintenance

- Gym fan has been repaired, resynced with remote, and reinstalled.
- SE Fitness repaired the broken bike.
- Pest control service captured and removed from inside the pool fence- 1 armadillo, 1 racoon, and 1 opossum.
- Damaged door handle to men's restroom repaired.
- New umbrellas installed on pool deck.

Completed Projects – Landscaping



Coastal Greenery

Homeowner Requests

- Misbehavior of teens in and around the pool.
- Our fitness equipment maintenance company is not doing a great job. New parts installed on bike and now making new noise.
- More complaints regarding fishing in the ponds behind homes.

In Progress Projects/Action Items

- **Phase 5 Road** Road dips around JEA manhole covers. The one near 84983 and 84986 Stonehurst Pkwy. Was inspected, will continue to be monitored.
- **Pool Chairs** Online order will be placed for DIY replacement sling option.
- **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. Lined up inspection with All Weather Contractors, creating scope of work.
- **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.
- **Pond 2 Fountian** Future Horizons pulled the motor which was getting water inside and causing shorts/tripping the breaker.
- Flooring replacement in office- Second proposal obtained per board direction.
- 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. Contract has been drafted and deposit check has been issued. Waiting for work to be scheduled.
- 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.
- Irrigation well- Contracts with M&M and Peacock electric have been executed. The deposit check to Peacock has gone out, waiting for scheduling. M&M is not requiring a deposit but is waiting on parts ordered. Brightview has been approved and waiting scheduling.
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. Engineer working with SJWM to get proposal approved.
- 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.

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

Respectfully,

Chip Dellinger



FIFTH ORDER OF BUSINESS

A.

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

SOLD TO:

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

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

** ***

SHIPPED TO

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

(MATERIALS

3 Rubber T-MOLD

Elan Valley li 2.5 - Vinyl Tile - 7.25 X 48 - 24 Per 1 Case-6.04 Office 1

Morning Mist-svt0005817

2 M700 Plus - Adhesive - 1gal - 4 Per Case-1.00

1gal 250 Sf Per Pail-c700p-m700 1gal 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:

Comments:	Sub l otal:	\$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.

Date: / /20 X:_____

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 lein 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.

Items that installers will not move: gas applianes, aquariums, valuable antiques, pool tables, waterbeds, electronics etc. In order to avoid a delay of the installation, these items must be removed from the work areas prior to the installation start date. Disconnect and move computers, cable boxes, TV's, radios and other electronics.

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.

Date: / /20

X:

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

SOLD TO:

Chip Amelia Walk Amenity Center 85287 Majestic Walk Blvd Fernandina Beach, FL 32034 Proposal #: 13542 Sale Date: 6/9/2025 Next Install: Sales Rep: Zach Sowell

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-1.003 Rubber T-MOLD

158cw-m004c-158cw 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
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

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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.

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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.

Items that installers will not move: gas applianes, aquariums, valuable antiques, pool tables, waterbeds, electronics etc. In order to avoid a delay of the installation, these items must be removed from the work areas prior to the installation start date. Disconnect and move computers, cable boxes, TV's, radios and other electronics.

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.

Date: / /20

X:

DREW MOON FLOORING AND CABINET 463646 SR 200 SUITE 1 YULEE, FL 32097 904-468-5096

QUOTE

AMELIA WALK 85287 MAJESTIC WALK BLVD FERNANDINA BEACH, FL 32034

Sold To

Ship To

AMELIA WALK 85287 MAJESTIC WALK BLVD FERNANDINA BEACH, FL 32034

Quote Dat	te	Tele #1		PO Number		Quote Nu	nber	
06/30/25		904-631-5135		SPECIAL ORDER		ES500129)	
Inventory	Style/Item		Color/Descr	ription	Quantity	Units	Price	Extension
END T180 TMOLD FREIGHT LEVEL QUARTER ROUND	IVO ADHESIVE 138 FREIGHT 50 WHITE		OAK SELF 8FT		185.00 \$ 1.00 1.00 2.00 7.00	EA EA EA EA	3.39 219.00 99.00 79.00 50.00 10.00	627.15 219.00 99.00 79.00 100.00 70.00

Labor cost paid directly to the independent installer upon completion and satisfaction as follows:

Carpet removal and floor prep as needed\$300

Flooring installation- \$325

Quarter round installation- \$50

- 07/14/25 Sales Representative(s): CRAIG - 12:52PM --

QUOTE TOTAL: \$1,277.74

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ES500129

B.

HAPPY DAYS OUTDOOR SERVICES

58 N Dolphin Ave. Middleburg, FL 32068 +19044240970 Hdosfl@gmail.com



ADDRESS

Chip Dellinger Amelia Walk CDD Fernandina Beach, FL

SHIP TO

Chip Dellinger Amelia Walk CDD Fernandina Beach, FL

Estimate 1140

DATE 07/15/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Concrete Work	Grind 35 spots on sidewalk. Tear out and replace 4 sections (1-5' sections, 1-6' section & 1-6.5' section) of sidewalk. Grind 1 metal cover.	1	4,250.00	4,250.00
					4 050 00

TOTAL	\$4,250.00
ТАХ	0.00
SUBTOTAL	4,250.00

Accepted By

Accepted Date







From: CritterPro Inc. 11232-1 Saint Johns Industrial P	arkway North, Jacksonville, FL, USA	Balance Due: \$1,016.50
Bill To: Jeff robinson Amelia Walk, Majestic Walk	Client: Amelia Walk CDD	Date of Issue: 7/7/2025
Boulevard, Fernandina Beach, USA	FL,	Due Date: 7/7/2025

Item	Rate (excl. tax)	Quantity	Тах	Total
Remote Camera Monitoring Install <3 Moultrie Brand Cellular >cameras to Monitor animal activity. With Dedicated Access to Amelia Walk CDD for 24 hour monitoring of Wildlife / and Conditions present. This includes Memory Cards, Quarterly Battery replacement and Annual Subscription for Cellular Cameras.	\$950.00	1	Sales Tax(7%)	\$950.00
	Subtot	al		\$950.00
	Sales 1	Fax(7%)		\$66.50
	Total			\$1,016.50

Terms & Conditions:

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



#12192003250

8/7/2025

From: CritterPro Inc.		Amount:
11232-1 Saint Johns Industrial F	Parkway North, Jacksonville, FL, USA	\$2,000.00
Bill To: Jeff robinson Amelia Walk, Majestic Walk	Client: Amelia Walk CDD	Date of Issue: 7/7/2025
Boulevard, Fernandina Beach	, FL,	Expiration Date:

Boulevard, Fernandina Beach, FL, USA

Item	Rate (excl. tax)	Quantity	Tax	Total
Special Permit Beaver Trapping This is an Ale' Carte Service. To be Requested by Amelia Walk CDD. To include Permit request by CritterPro, Inc. for Leg hold traps at Beaver impound area. This project has been approved, and this estimate is for Records.	\$2,000.00	1		\$2,000.00
	Subtotal			\$2,000.00
	Total			\$2,000.00

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.





From: CritterPro Inc. 11232-1 Saint Johns Industrial Pa	rkway North, Jacksonville, FL, USA	Balance Due: \$12,000.00
Bill To: Jeff robinson	Client: Amelia Walk CDD	Date of Issue: 7/7/2025
Amelia Walk, Majestic Walk Boulevard, Fernandina Beach, F USA	L,	Due Date: 7/7/2025

Item	Rate (excl. tax)	Quantity	Тах	Total
Debris Management Continued Management / Trapping And removal of Beavers on the Property . 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.	\$3,000.00	4		\$12,000.00
	Subtotal			\$12,000.00
	Total			\$12,000.00

Terms & Conditions:

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

D.



Fresh Cut Lawn Care of Nassau, Inc.

PO Box 17166 Fernandina Beach, FL 32035 (904) 655-3669 | freshcut4me@gmail.com

Prepared For: Amelia Walk Fernandina Beach fl

Fresh Cut Lawn Care of Nassau, Inc. proposes to do the following:

Create a bed that's approximately 90ft /21 ft Install 7 (30 GAL) Pink Crepe Myrtle Install 22 Loropetalum (3 gal) Install 23 (3 GAL) Viburnum sweet o Install 54 (3 gal)White Fountain Grass Mulch bed with pine nuggets Add 2 zones of irrigation and add a backflow valve Total \$9,124.00

Fresh Cut Lawn Care of Nassau County, Inc.

Date

Client

_Date _____





Client Agreement

Enhancement Services

Prepared for: Amelia Walk CDD Prepared by: Robert Gray Owens Date: July 9, 2025 Opportunity No.: 37289



July 09, 2025

Opportunity No. -37289

Amelia Walk CDD

Relationships.....The Roots of our Business.

Thank you for your interest in Coastal Greenery, Inc. Over the past 30 years, we have been privileged to be a part of many clients' mission to fulfill their individual landscape needs. With this being said, I want you to feel confident in your decision to allow our team to serve you in this venture. The Coastal Greenery Team possesses the education, training, and hands-on experience to manage your landscape with each service we offer. Our team strongly believes that communicating with the client and educating the client are the keys to a great working relationship. We want you to feel confident that our team's number 1 goal is to provide you with the finest landscape services possible while working in the safest manner possible. We are looking forward to building a lasting relationship with you as well as meeting all of your landscape needs.

-Jeffrey Johns

ENHANCEMENT PROPOSAL

Stonehurst/Fall River Enhancement

Scope of work:

Located on the corner of Stonehurst and Fall River irrigation, plants and sod will be installed.

In the proposed area existing grass will be cut and removed.

Irrigation will be installed on either side of the sidewalk 3 zones of rotors and 1 zone of sprayers.

Landscape bedding will be prepared for new plants. (See attached sketch)

Bahia sod will be installed on either side of new plantings.

Brown wood mulch will be installed inside of newly planted bed.

WORK ORDER SUMMARY

AREA/SERVICES	ТО	TAL PRICE
Stonehurst/Fall River Enhancement		
Sitework		\$2,043.61
Plants/Shrubs/Trees/Mulch		\$7,091.30
Sod		\$4,809.13
Water Management Installation		\$5,801.97
	Stonehurst/Fall River Enhancement	\$19,746.01

Optional Services

	Optional Services	\$0.00
	Grand Total:	619,746.01
ITEM	QUANTITY	UNITS
Dirt/Sod Disposal - Liberty	2	Each
Skid Steer Loader 1750 lb - Day	1	Day
Crepe Myrtle White - 30 Gallon	8	EA
Loropetalum Ruby, Plum - Install Kit- 3 gal	45	3 gal
Fakahatchee grass - Install Kit- 3 gal	21	3 gal
Ligustrum 'Sunshine' - Install Kit- 3 gal	33	3 gal
Mulch Kit - Brown	2,106	Sqft
Bahia Sod - Install Kit - Sod	7	450 sf
Trencher 36" - Day	1	Day
Irrigation Installation Parts		

Agreement Terms and Conditions

Underground Mark-Out: A utility locating service will be notified prior to any installation project for marking underground utilities (gas, electric, phone, tv, water, internet). Every effort will be made to avoid damaging underground utilities. Despite Coastal Greenery's best efforts, a utility service may be disrupted. Coastal Greenery, Inc. will not be responsible for damage to utility lines if they are not located where they are marked. Coastal Greenery, Inc. will not be held responsible for damage to any private utility, cable, wire, etc. if not properly marked. Non-public utility lines may be marked by the contractor who installed them. Fees to repair any damage will be the responsibility of the client.

<u>Concealed Conditions</u>: This Agreement is based solely on the observations Coastal Greenery, Inc. could make with the property in its current condition at the time this Agreement was proposed. If additional concealed conditions are discovered once the work has commenced which were not visible at the time the proposal was presented, Coastal Greenery and the Client will execute a Change Order for any additional work needed.

<u>Change Order</u>: All jobs are completed as specified in the proposal. Any additional work or changes made by the Client will be drafted on a Change Order and contain costs to fulfill these changes.

Field Adjustments: Coastal Greenery, Inc. reserves the right to make necessary field adjustments without notice due to drainage issues, obstructions or obstacles that might cause potential problems or the availability of specific plant material.

<u>Right to Authorize Job:</u> The Client warrants that he/she has the full legal right to authorize Coastal Greenery, Inc. to perform the job at the location described on the proposal.

Revisions: This proposal is subject to revisions if not accepted within thirty (30) days.

Licenses and Permits: Coastal Greenery will maintain the following licenses as required by law:

- Soil and Water License
- Ornamental and Turf Pest Control License
- CPR and First Aid Certification from the American Red Cross

Coastal Greenery, Inc. will comply with all other licenses and permits required by county, state, and federal governments where the scope of work dictates.

Insurances: Coastal Greenery, Inc. will maintain \$2,000,000 General Liability Insurance and Full Worker's Compensation and will require any sub-contractors to do the same. Insurance certificates will be provided upon request.

Liability: Coastal Greenery, Inc. is not liable for any damage that is not caused by their negligence, its agents or employees, including but not limited to: death or decline of plant material due to improper plant selection, placement, planting and maintenance before the time of this contract; damage due to improper irrigation components existing at the time of the contract execution; exposed cable/wires or sprinkler components/lines normally found below the surface of the lawn; flooding, storm or wind damage; disease or damage to turf or plant material caused by excessive irrigation or lack of water due to inoperative components previously reported to the Client, irrigation restrictions imposed by local government agencies, or lack of coverage due to previous placement of system; damage caused by any item hidden in landscape not clearly marked; damage due to vandalism.

Guarantees: Coastal Greenery, Inc. will provide guarantees for plant material up to three (3) months of installation. The plant material guaranteed are trees, shrubs, and vines unless otherwise indicated by Coastal Greenery, Inc. Plant replacements will be made with plants of the original size, quality, and number at no cost to the client. Coastal Greenery, Inc. reserves the right to change a specified plant due to availability. No guarantee will be given for bulbs, roses, annuals, perennials, grasses (seed & sod), bedding plants, plants specified but living outside their growing climate zone/region, or transplanted plant material. Guarantees will not be given for dead plant material due to chemicals, animals, vandalism, fire, inadequate drainage, storms, hail, drought, too much/not enough water, insects, freeze, or any acts of God.

ENHANCEMENT PRICING AND SIGNATURES:

<u>Payment Plan</u>: 50% deposit due at time of acceptance of this Client Agreement. The remaining 50% will be due upon the completion of the project.



Grand Total: \$19,746.01

Coastal Greenery, Inc.

Amelia Walk CDD

Coastal Greenery, Inc. • 1242 Old Jesup Road • Brunswick, GA 31520

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Ву

Robert Gray Owens

Date 7/9/2025

Ву _____

Date

