Amelia Walk Community Development District

August 19, 2025



Amelia Walk Community Development District

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

August 12, 2025

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

Dear Board Members:

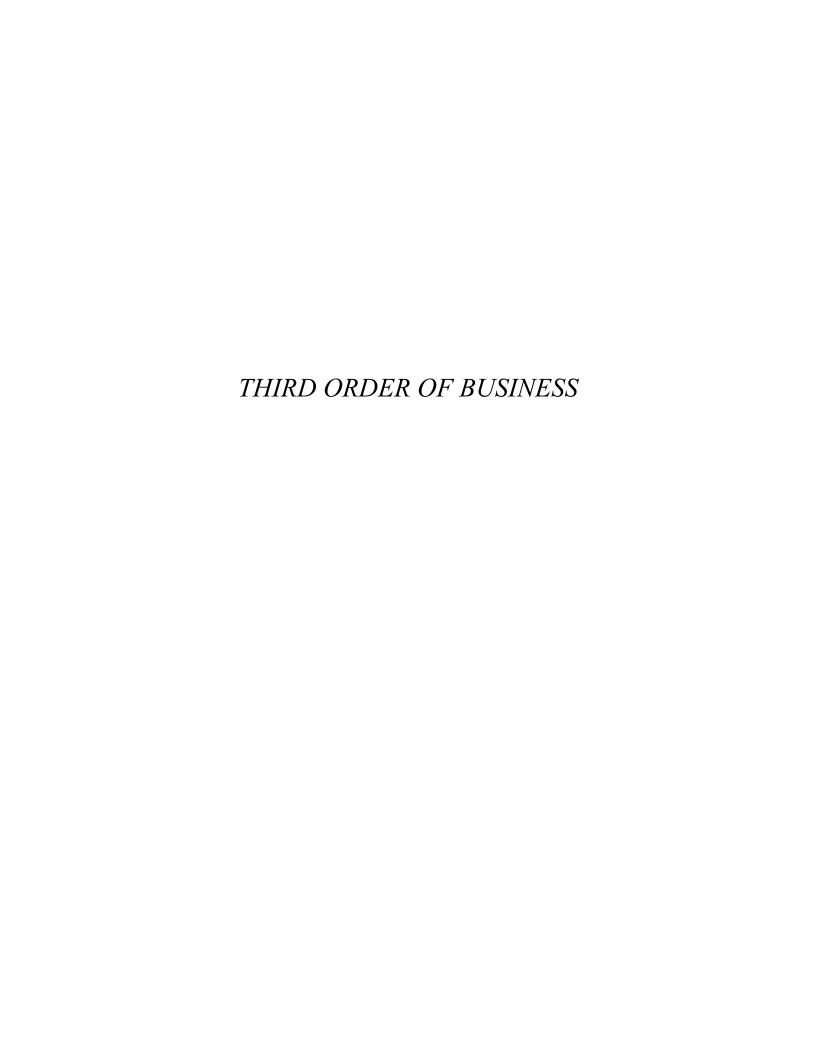
The Amelia Walk Community Development District Board of Supervisors Meeting is scheduled to be held Tuesday, August 19, 2025, at 2:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034.

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment Regarding Agenda Items Below
- III. Approval of the Consent Agenda
 - A. Minutes of the July 22, 2025 Meeting
 - B. Financial Statements as of July 31, 2025
 - C. Check Register
- IV. Staff Reports
 - A. Landscape
 - 1. Quality Site Assessment
 - 2. Consideration of Proposal to Mow the Haul Road Ditch
 - B. District Counsel
 - C. District Engineer Acceptance of the 2025 Annual Engineer's Report
 - D. District Manager
 - 1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2026
 - 2. Discussion of Goals and Objectives
 - E. Amenity / Field Operations Manager Report

- V. Consideration of Proposals for Fitness Equipment Preventative Maintenance
- VI. Public Hearing for the Purpose of Adopting the Budget for Fiscal Year 2026
 - A. Consideration of Resolution 2025-08, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2026
 - B. Consideration of Resolution 2025-09, Imposing Special Assessments and Certifying an Assessment Roll
- VII. Audience Comments (Limited to three minutes)
- VIII. Supervisor Requests
- IX. Other Business
- X. Next Meeting Scheduled for September 16, 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.



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, July 22, 2025 at 6:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida.

Present and constituting a quorum were:

Jeff RobinsonChairmanRed JentzVice ChairmanLynne MurphySupervisorDavid SwanSupervisorSteve CookSupervisor

Also present were:

Daniel LaughlinDistrict ManagerLauren GentryDistrict CounselMike YuroDistrict Engineer

Chip Dellinger Amenity & Operations Manager

Terry Glynn GMS

The following is a summary of the discussions and actions taken at the July 22, 2025 meeting.

FIRST ORDER OF BUSINESS Roll Call

Mr. Laughlin called the meeting to order at 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS Public Comment

Sue Regan asked the Board to consider a reservation system for the pickleball courts. Mr. Swan responded that he could assist with that.

Cathy Prudhomme commented that it is a great opportunity to utilize the scientific concepts that save water, decrease pests and have other additional benefits. One of the things that was brought up is that the landscape style proposed for Stonehurst/Fall River common area is repetitious of what already exists. That landscape style was in accordance with the style of the homes and what was dominant at the time the community was built. The homes in Phases IV and

V are completely different, so maybe it's time to consider that the landscape style emerge and evolve as well using the new proven methods.

Cathy Melton asked if BrightView planted the perennials in the Stonehurst and Fall River area and questioned why they were pulled out and replaced with annuals six weeks later. Mr. Dellinger stated that he will find out.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the June 17, 2025 Meeting
- B. Financial Statements as of June 30, 2025
- C. Check Register

Copies of the minutes, financial statements and check register totaling \$78,495.09 were included in the agenda package for the Board's review.

Ms. Murphy stated that within the sixth order of business she made a comment that she had an email from Mr. Glynn suggesting that the underground pipe would cost around \$25,000 and the meter would be much less, even with maintenance and either choice would still require watering both sides.

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

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape – Quality Site Assessment

A copy of the landscape report was included in the agenda package for the Board's review. Mr. Dellinger reported that the irrigation tie-in for the main line running from the pool to the well has been completed.

B. District Counsel

Ms. Gentry informed the Board that her firm is working on finalizing the contract with Duval Asphalt for the road drainage improvements. Next, she reminded the Board to be mindful of Sunshine Law considerations.

Mr. Yuro stated that he would speak to Duval Asphalt about the schedule for the road drainage improvements.

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C. District Engineer

Mr. Yuro stated that he was asked to look at the Village Walk intersection. His recommendation was that it stop right at Village Walk towards the traffic signal because he does not see the pavement failures that were happening in other areas and it does not seem like a cost effective solution to continue through the whole intersection for one depression.

Mr. Robinson stated that a cold patch, or change order with Duval Asphalt can be done for the depression at the intersection.

Next, Mr. Yuro stated that a resident brought to his attention two depressions near 85174 Majestic Walk Boulevard. After inspection, he believes there may be a void in the compaction. He will bring the depressions to Duval's attention since they were the contractor responsible for the pipe work in that area and the work should be under warranty.

Next, Mr. Yuro reported that is not getting the communication from the St. Johns River Water Management District that he needs to get the Dream Finders swale project in Amelia Concourse moving along, so he will ask Dream Finders to get their legal team involved. Mr. Yuro believes Amelia Walk will need to be the permit holder.

Lastly, Mr. Yuro reported that he is working to get plans to the St. Johns River Water Management District regarding the wetland flooding issue at Sagamore as it will require a permit modification be submitted.

D. District Manager

Mr. Laughlin had nothing to report.

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.

FIFTH ORDER OF BUSINESS C

Consideration of Proposals

A. Office Flooring

Mr. Dellinger presented three proposals to replace the office flooring and recommended using American Flooring. Mr. Robinson added that he prefers the vinyl plank for durability.

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On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor, the proposal from American Flooring totaling \$1,960 was approved.

B. Sidewalk Repairs

Mr. Dellinger presented a proposal to grind 35 portions of sidewalks and tear out and replace two sections of sidewalks for a total of \$4,250.

Mr. Robinson recommended approving \$1,750 in additional work in case other areas that need to be addressed are found before the work begins.

On MOTION by Mr. Robinson seconded by Ms. Murphy with all in favor, sidewalk repairs to be completed by Happy Days Outdoor Services at an amount not to exceed \$6,000 was approved.

C. Beaver and Debris Management

Mr. Robinson presented three proposals from Critter Pro for debris management totaling \$12,000 for the year, remote camera monitoring totaling \$950 and beaver trapping for \$2,000.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor, the three proposals from Critter Pro were approved.

D. Landscape Area #41 Enhancements

Mr. Dellinger recommended utilizing a landscape architect for the common areas that need to be improved. A proposal from Fresh Cut Lawn Care of Nassau, Inc. totaling \$9,124 and a proposal from Coastal Greenery totaling \$19,746 to enhance Area #41 were included in the agenda package for the Board's review. The proposal is to install a landscape bed and add two irrigation zones.

Mr. Robinson stated that a backflow will need to be installed in Area 41 first.

Ms. Murphy added that there have been some suggested alternatives to some of the plants that have been proposed, which would look better year-long rather than seasonally. Less plants and trees have also been suggested. She recommended holding off on planting until spring.

A volunteer waiver will be provided to Scott Smith for the landscape architect services.

On MOTION by Mr. Swan seconded by Ms. Murphy with all in favor, installing a backflow in landscape area #41 at an amount not to exceed \$1,500 was approved.

Next, Mr. Laughlin informed the Board that The Greenery has provided a proposal to address some erosion occurring in landscape area #46 off Poplar Breeze. Mr. Robinson added that the area could use a hydroseed touch-up, but the proposal deals with correcting some of the drainage swale. There is no irrigation in the area, so everything going in will be dependent on rainwater. The pine straw in the proposal will need to be changed to pine bark, which will increase the cost. Ms. Murphy added that some of the plants should be changed as well.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor, the proposal from The Greenery for Poplar Breeze erosion work with pine bark to be used instead of pine straw was approved with Supervisor Murphy authorized to finalize the proposal.

SIXTH ORDER OF BUSINESS Consideration of Requisition No. 64

Mr. Laughlin stated that requisition 64 is payable to Greene Pointe, the developer, for reserve funds. GreenPointe has met the requirements of the bond documents to reduce the reserve funds by half. This will not affect the homeowner's payoff amounts. Ms. Gentry added that the bond documents state that if future bond funds become available for the improvements the developer funded, the District is required to reimburse the developer from those bond funds. The reserve funds were set aside during the bond issuance process as an insurance to the bondholders. The requisition would be in the amount of \$250,265.63.

Mr. Robinson stated that there is a lot of work that the District is having to do as a result of decisions made by GreenePointe, such as fixing Bahia grass, and the backflows in Phases 4 and 5 that are not commercial. He believes the District should get some of that money, estimated around \$26,000, back.

Ms. Gentry stated that her firm believes under the documents in place and agreements signed in connection with the bonds, that this money would be expected to flow to GreenePointe, but if the Board would like to have additional conversations with GreenePointe, she will work with the Chairman. Mr. Robinson asked to start the conversations. Ms. Gentry asked if the Board would

be willing to approve releasing the balance of the funds other than the Phase 4B and 5 costs that Mr. Robinson has identified. The Board's consensus was to release the balance.

On MOTION by Mr. Jentz seconded by Mr. Cooke with all in favor, authorizing the Chairman finalize the offset numbers for Phases 4B and 5 and to finalize a requisition minus the off-set numbers, payable to GreenePointe, was approved.

SEVENTH ORDER OF BUSINESS

Audience Comments

Cathy Prudhomme asked the Board to look at the excessive accumulation of cobwebs and dead bugs over the doors and in the corners of the amenity center. Mr. Robinson stated that the bright lights in the entryway attract the bugs. He suggested changing the lights to a dark blue or purple.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Mr. Cook asked when the Board will go through the budget in case any of the board members have community input to share. Mr. Robinson responded that the budget will be adopted at the next meeting. The capital reserve plan is just a planning tool and not adopted by the Board.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – August 19, 2025 at 2:00 p.m. at the Amelia Walk Amenity Center

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary Chairman/Vice Chairman



Community Development District

Unaudited Financial Reporting July 31, 2025



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Community Development District Combined Balance Sheet July 31, 2025

		J	uly 31, 2	025				
		General Fund	D	ebt Service Fund	Сар	ital Projects Fund	Gover	Totals nmental Funds
Assets:								
Cash:								
Operating Account-Wells Fargo Bank	\$	53,776	\$	-	\$	-	\$	53,776
Operating Account-Seacoast Bank	\$	23,736	\$	-	\$	-	\$	23,736
Due from Capital Projects	\$	81,199	\$	-	\$	-	\$	81,199
Due from Debt Service	\$	12,582	\$	-	\$	-	\$	12,582
Electric Deposits	\$	2,015	\$	-	\$	-	\$	2,015
Investments:								
US Bank Custody	\$	161,541	\$	-	\$	-	\$	161,541
State Board of Administration	\$	-	\$	-	\$	546,458	\$	546,458
<u>Series 2012</u>								
Reserve	\$	-	\$	60,861	\$	-	\$	60,861
Revenue	\$	-	\$	93,243	\$	-	\$	93,243
Prepayment	\$	-	\$	7,806	\$	-	\$	7,806
<u>Series 2016</u>								
Reserve	\$	-	\$	177,150	\$	-	\$	177,150
Revenue	\$	-	\$	126,930	\$	-	\$	126,930
Construction	\$	-	\$	-	\$	1,569	\$	1,569
Series 2018								
Reserve	\$	-	\$	330,483	\$	-	\$	330,483
Revenue	\$	-	\$	316,687	\$	-	\$	316,687
Prepayment	\$	-	\$	56,001	\$	-	\$	56,001
Construction	\$	-	\$	-	\$	943	\$	943
<u>Series 2018-3B</u>								
Reserve	\$	-	\$	250,266	\$	-	\$	250,266
Revenue	\$	-	\$	354,446	\$	-	\$	354,446
Prepayment	\$	-	\$	87,101	\$	-	\$	87,101
Construction	\$	-	\$	-	\$	253,773	\$	253,773
<u>Series 2023</u>								
Cap Interest	\$	-	\$	2,794	\$	-	\$	2,794
Revenue	\$	-	\$	37,440	\$	-	\$	37,440
Prepayment	\$	-	\$	5,934	\$	-	\$	5,934
Construction	\$	-	\$	-	\$	62,361	\$	62,361
Total Assets	\$	334,849	\$	1,907,142	\$	865,103	\$	3,107,094
Liabilities:								
Accounts Payable	\$	26,586	\$	-	\$	-	\$	26,586
Deposit-Office Lease	\$	200	\$	-	\$	-	\$	200
Due to General Fund	\$	-	\$	12,582	\$	81,199	\$	93,781
Total Liabilites	\$	26,786	\$	12,582	\$	81,199	\$	120,567
Fund Balance:								
Nonspendable:								
Prepaid Items	¢	2,015	¢		¢		¢	2,015
•	\$	2,015	\$	-	\$	-	\$	2,015
Restricted for:	¢		¢	160.070	ď		¢	160070
Debt Service - Series 2012	\$	-	\$	160,878	\$	-	\$	160,878
Debt Service - Series 2016 Debt Service - Series 2018	\$	-	\$	302,368	\$	-	\$	302,368 698,999
	\$	-	\$	698,999	\$	-	\$	
Debt Service - Series 2018-3B	\$	-	\$	687,064	\$	-	\$	687,064
Debt Service - Series 2023	\$	-	\$	45,252	\$	- 1 560	\$	45,252
Capital Projects - Series 2016	\$	-	\$	-	\$	1,569	\$	1,569
Capital Projects - Series 2018	\$	-	\$	-	\$	943	\$	943
Capital Projects - Series 2018-3B	\$	-	\$	-	\$	253,773	\$	253,773
Capital Projects - Series 2023	\$	-	\$	-	\$	62,361	\$	62,361
Assigned for:			<i>*</i>		.	465.050	<i>*</i>	465.55
Capital Reserves	\$	-	\$	-	\$	465,259	\$	465,259
Unassigned	\$	306,048	\$	-	\$	-	\$	306,048
Total Fund Balances	\$	308,063	\$	1,894,560	\$	783,905	\$	2,986,527
Total Liabilities & Fund Balance	\$	334,849	\$	1,907,142	\$	865,103	\$	3,107,094

Community Development District

General Fund

	Adopted	Pro	rated Budget		Actual		
	Budget		ru 07/31/25	Thr	u 07/31/25	1	/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	\$	3,188	\$	13,398	\$	10,210
Other Income-Clubhouse	\$ 500	\$	417	\$	7,915	\$	7,498
Other Income-Comcast	\$ 10,614	\$	8,845	\$	-	\$	(8,845)
Other Income-Non Resident User Fees	\$ -	\$	-	\$	2,000	\$	2,000
Other Income-Insurance Proceeds	\$ -	\$	-	\$	4,438	\$	4,438
Total Revenues	\$ 1,042,801	\$	1,040,311	\$	1,062,048	\$	21,736
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 12,000	\$	10,000	\$	8,800	\$	1,200
FICA Expense	\$ 842	\$	701	\$	673	\$	28
Engineering Fees	\$ 10,000	\$	8,333	\$	29,883	\$	(21,549)
Assessment Roll Administration	\$ 5,250	\$	5,250	\$	5,250	\$	-
Dissemination	\$ 3,675	\$	3,063	\$	4,613	\$	(1,550)
Dissemination-Amortization Schedules	\$ 1,200	\$	1,000	\$	1,500	\$	(500)
Trustee Fees	\$ 18,040	\$	18,040	\$	17,725	\$	315
Arbitrage	\$ 2,400	\$	2,000	\$	1,800	\$	200
Attorney Fees	\$ 50,000	\$	41,667	\$	52,211	\$	(10,545)
Annual Audit	\$ 4,000	\$	4,000	\$	3,850	\$	150
Management Fees	\$ 56,261	\$	46,884	\$	46,884	\$	0
Information Technology	\$ 840	\$	700	\$	700	\$	0
Website Maintenance	\$ 420	\$	350	\$	350	\$	(0)
Travel & Per Diem	\$ 500	\$	417	\$	-	\$	417
Telephone	\$ 700	\$	583	\$	689	\$	(106)
Postage	\$ 500	\$	417	\$	664	\$	(247)
Printing	\$ 1,000	\$	833	\$	614	\$	220
Insurance	\$ 11,829	\$	11,829	\$	11,006	\$	823
Legal Advertising	\$ 5,500	\$	4,583	\$	451	\$	4,132
Other Current Charges	\$ 2,700	\$	2,250	\$	1,683	\$	567
Office Supplies	\$ 100	\$	83	\$	1	\$	82
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	175	\$	-
Total General & Administrative	\$ 187,932	\$	163,159	\$	189,522	\$	(26,363)

Community Development District

General Fund

	Adopted		Pror	ated Budget		Actual			
		Budget		u 07/31/25	Thr	u 07/31/25	1	/ariance	
Operations & Maintenance									
Contract Services									
Landscaping & Fertilization Maintenance	\$	175,000	\$	145,833	\$	122,882	\$	22,951	
Fountain Maintenance	\$	2,650	\$	2,208	\$	-	\$	2,208	
Lake Maintenance	\$	28,620	\$	23,850	\$	28,812	\$	(4,962)	
Security	\$	8,684	\$	7,237	\$	5,226	\$	2,011	
Refuse	\$	12,000	\$	10,000	\$	1,665	\$	8,335	
Management Company	\$	16,670	\$	13,892	\$	13,892	\$	(0)	
Subtotal Contract Services	\$	243,624	\$	203,020	\$	172,477	\$	30,544	
Repairs and Maintenance									
Repairs & Maintenance	\$	60,000	\$	50,000	\$	55,019	\$	(5,019)	
Landscaping Extras (Flowers & Mulch)	\$	18,309	\$	15,258	\$	22,669	\$	(7,411)	
Irrigation Repairs	\$	8,500	\$	7,083	\$	23,695	\$	(16,611)	
Speed Control	\$	12,000	\$	10,000	\$	12,963	\$	(2,963)	
Subtotal Repairs and Maintenance	\$	98,809	\$	82,341	\$	114,346	\$ \$	(32,005)	
							\$	-	
Utilities									
Electric	\$	35,000	\$	29,167	\$	18,944	\$	10,223	
Streetlighting	\$	42,000	\$	35,000	\$	32,419	\$	2,581	
Water & Wastewater	\$	75,000	\$	62,500	\$	48,942	\$ \$	13,558	
Subtotal Utilities	\$	152,000	\$	126,667	\$	100,305	\$	26,362	
Amenity Center							\$	-	
Insurance	\$	40,000	¢	40,000	\$	35,732	¢	1260	
			\$	40,000	\$ \$		\$	4,268	
Pool Maintenance	\$	15,000	\$	12,500		25,543	\$	(13,043)	
Pool Permit	\$	300	\$	300	\$	265	\$	35	
Amenity Management	\$	81,900	\$	68,250	\$	68,250	\$	(150)	
Cable TV/Internet/Telephone	\$	6,000	\$	5,000	\$	5,156	\$	(156)	
Janitorial Service	\$	12,736	\$	10,613	\$	10,613	\$	0	
Special Events	\$	10,000	\$	8,333	\$	3,046	\$	5,287	
Decorations-Holiday	\$	4,000	\$	3,333	\$	1,871	\$	1,462	
Facility Maintenance (including Fitness Equip)	\$ \$	5,500	\$	4,583	\$	4,916	\$	(333)	
Lease			\$	-	\$	-	\$	-	
Subtotal Amenity Center	\$	175,436	\$	152,913	\$	155,392	\$	(2,479)	
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	\$	749,941	\$	727,520	\$	22,421	
Total Expenditures	\$	1,042,801	\$	913,100	\$	917,042	\$	(3,942)	
Excess (Deficiency) of Revenues over Expenditures	\$				\$	145,006			
Net Change in Fund Balance	\$				\$	145,006			
Net change in Fund Datance	Þ	-			Þ	143,000			
Fund Balance - Beginning					\$	163,057			
Fund Balance - Ending					\$	308,063			
- man Datanet Diaming					Ψ	300,303			

Community Development District

Debt Service Fund Series 2012

	Adopted	Pr	orated Budget		Actual		
	Budget	Tl	hru 07/31/25	Thru 07/31/25		V	ariance
Revenues:							
Assessments - Tax Roll	\$ 111,206	\$	111,206	\$	109,886	\$	(1,319)
Assessments - Prepayments	\$ -	\$	-	\$	15,380	\$	15,380
Interest	\$ -	\$	-	\$	5,931	\$	5,931
Total Revenues	\$ 111,206	\$	111,206	\$	131,198	\$	19,992
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)			\$	(8,527)		
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ (14,069)			\$	(8,527)		
Fund Balance - Beginning	\$ 107,368				\$169,405		
Fund Balance - Ending	\$ 93,298			\$	160,878		

Community Development District

Debt Service Fund Series 2016

	Adopted		Pı	orated Budget	Actual			
		Budget	Т	hru 07/31/25	Thr	u 07/31/25		Variance
Revenues:								
Assessments - Tax Roll	\$	187,055	\$	187,055	\$	182,341	\$	(4,715)
Assessments - Prepayments	\$	-	\$	-	\$	28,762	\$	28,762
Interest	\$	-	\$	-	\$	11,106	\$	11,106
Total Revenues	\$	187,055	\$	187,055	\$	222,208	\$	35,153
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			\$	(7,230)		
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			\$	(88,211)		
Fund Balance - Beginning	\$	187,805				\$390,579		
Fund Balance - Ending	\$	199,748			\$	302,368		

Community Development District

Debt Service Fund Series 2018

	Adopted		Pro	rated Budget		Actual		
		Budget	Thi	ru 07/31/25	Thr	u 07/31/25	١	Variance
Revenues:								
Assessments - Tax Roll	\$	453,911	\$	453,911	\$	444,233	\$	(9,679)
Interest	\$	-	\$	-	\$	22,745	\$	22,745
Total Revenues	\$	453,911	\$	453,911	\$	607,364	\$	153,453
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)			\$	45,520		
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)			\$	(64,689)		
Fund Balance - Beginning	\$	418,416			\$	763,688		
Fund Balance - Ending	\$	404,503			\$	698,999		

Community Development District

Debt Service Fund Series 2018-3B

	Adopted		Pro	rated Budget		Actual		
		Budget	Thi	u 07/31/25	Thr	u 07/31/25	١	Variance
Revenues:								
Assessments - Tax Roll	\$	520,619	\$	520,619	\$	505,591	\$	(15,028)
Assessments - Prepayments	\$	520,017	\$	520,017	\$	112,207	\$	112,207
Interest	\$	-	\$	-	\$	30,572	\$	30,572
Total Revenues	\$	520,619	\$	520,619	\$	648,370	\$	127,751
Expenditures:	-	•		•		ŕ		<u> </u>
-	ф	105.010	ф	105.010	ф	105.010	¢.	
Interest - 11/1	\$	185,019	\$	185,019	\$	185,019	\$	-
Principal - 11/1	\$	140,000	\$	140,000	\$	140,000	\$	(20,000)
Special Call - 11/1	\$	-	\$	-	\$ \$	30,000 35,000	\$ \$	(30,000)
Special Call - 2/1	\$	-	\$	-		35,000 467		(35,000)
Interest - 2/1 Interest - 5/1	\$ \$	- 181,956	\$ \$	-	\$ \$		\$ \$	(467) (180,250)
,		181,956	\$ \$	-	\$ \$	180,250 55,000	\$ \$. ,
Special Call - 5/1	\$	-	Э	-	Э	55,000	Ф	(55,000)
Total Expenditures	\$	506,975	\$	325,019	\$	625,736	\$	(300,717)
Excess (Deficiency) of Revenues over Expendi	t \$	13,644			\$	22,634		
Other Financing Sources/(Uses):					<u> </u>			
	\$		\$		\$	(387,962)	\$	(387,962)
Transfer In/(Out)	Ф		Ф		Þ	(367,962)	Ф	(307,902)
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	(387,962)	\$	(387,962)
Net Change in Fund Balance	\$	13,644			\$	(365,328)		
Fund Balance - Beginning	\$	459,077			\$	1,052,392		
Fund Balance - Ending	\$	472,721			\$	687,064		

Community Development District

Debt Service Fund Series 2023

	Adopted	Pro	rated Budget		Actual		
	Budget	Thr	u 07/31/25	Thru 07/31/25		V	ariance
Revenues:							
Assessments - Tax Roll	\$ 102,229	\$	102,229	\$	97,610	\$	(4,619)
Assessments - Prepayments	\$ -	\$	-	\$	16,625	\$	16,625
Interest	\$ -	\$	-	\$	2,257	\$	2,257
Total Revenues	\$ 102,229	\$	102,229		\$116,492	\$	14,263
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)			\$	(33,946)		
Net Change in Fund Balance	\$ (34,526)			\$	(33,946)		
Fund Balance - Beginning	\$ 75,918			\$	79,197		
Fund Balance - Ending	\$ 41,392			\$	45,252		

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 07/31/25	Thr	u 07/31/25	1	/ariance
Revenues								
Developer Contributions	\$	-	\$	-	\$	-	\$	-
Interest	\$	-	\$	-	\$	11,291	\$	11,291
Total Revenues	\$	-	\$	-	\$	11,291	\$	11,291
Expenditures:								
Capital Outlay	\$	185,000	\$	154,167	\$	118,396	\$	35,771
Total Expenditures	\$	185,000	\$	154,167	\$	118,396	\$	35,771
Excess (Deficiency) of Revenues over Expenditures	\$	(185,000)			\$	(107,105)		
excess (benciency) of Revenues over Expenditures	Ψ	(105,000)			Ą	(107,103)		
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	\$	-			\$	406,782		
Fund Balance - Beginning						\$58,477		
Fund Balance - Ending					\$	465,259		

Community Development District

Capital Projects Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Ado	pted	Prorate	d Budget	A	ctual		
	Bud	lget	Thru 0	7/31/25	Thru	07/31/25	Var	iance
Revenues								
Interest	\$	-	\$	-	\$	47	\$	47
Total Revenues	\$	-	\$	-	\$	47	\$	47
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	47		
Net Change in Fund Balance	\$	-			\$	47		
Fund Balance - Beginning					\$	1,522		
Fund Balance - Ending					\$	1,569		

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Ad	opted	Prora	ted Budget	Actual			
	B	udget	Thru 07/31/25		Thru 07/31/25		Variance	
Revenues								
Interest	\$	-	\$	-	\$	28	\$	28
Total Revenues	\$	-	\$	-	\$	28	\$	28
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	28		
Net Change in Fund Balance	\$	-			\$	28		
Fund Balance - Beginning					\$	915		
Fund Balance - Ending					\$	943		

Community Development District

Capital Projects Fund Series 2018-3B

Statement of Revenues, Expenditures, and Changes in Fund Balance

	opted dget	ted Budget 07/31/25	Thr	Actual u 07/31/25	V	ariance
Revenues						
Interest	\$ -	\$ -	\$	1,407	\$	1,407
Total Revenues	\$ -	\$ -	\$	1,407	\$	1,407
Expenditures:						
Capital Outlay	\$ -	\$ -	\$	-	\$	-
Total Expenditures	\$ -	\$ -	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$		\$	1,407		
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	\$		\$	251,673		
Fund Balance - Beginning			\$	2,100		
Fund Balance - Ending			\$	253,773		

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

		opted		ated Budget	_	Actual	**	
	Bı	ıdget	Thr	u 07/31/25	Thru	07/31/25	Va	ariance
Revenues								
Interest	\$	-	\$	-	\$	3,570	\$	3,570
Total Revenues	\$	-	\$	-	\$	3,570	\$	3,570
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	(3,263)	\$	3,263
Cost of Issuance	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	(3,263)	\$	3,263
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	6,833		
Other Financing Sources/(Uses)								
Bond Proceeds	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	-			\$	6,833		
Fund Balance - Beginning					\$	55,528		
Fund Balance - Ending					\$	62,361		

Community Development District Month to Month FY 2025

	Adopted Budget	0ct-24	Nov-2	24	Dec-24	Jan-25	Feb-25	N	Mar-25		Apr-25	May-25	Jun-25	Jul-25	Au	g-25	Sep-2	5	Total
Revenues:																			
Assessments - Tax Roll	\$1,000,785 \$	-	\$ 117,96	9 \$	821,611	\$ 21,765	\$ 14,035	\$	9,130	\$	13,225 \$	3,896	\$ 3,590	\$ - \$		- \$	-	\$	1,005,221
Interlocal Agreement	\$27,076 \$	-	\$ 15,53	3 \$	-	\$ -	\$ - 5	\$	-	\$	13,538 \$	-	\$ -	\$ - \$		- \$	-	\$	29,076
Interest Income	\$3,825 \$	-	\$	5 \$	58	\$ 2,663	\$ 2,343	\$	2,528	\$	2,332 \$	1,317	\$ 1,245	\$ 904 \$		- \$	-	\$	13,398
Other Income-Clubhouse	\$500 \$	-	\$ 1,21	7 \$	506	\$ 710	\$ - \$	\$	1,458	\$	673 \$	1,241	\$ 1,315	\$ 795 \$		- \$	-	\$	7,915
Other Income-Comcast	\$10,614 \$	-	\$ -	\$	-	\$ -	\$ - 5	\$	-	\$	- \$	-	\$ -	\$ - \$		- \$	-	\$	-
Other Income-Non Resident User Fees	\$	-	\$ 2,00) \$	-	\$ -	\$ - 5	\$	-	\$	- \$	-	\$ -	\$ - \$		- \$	-	\$	2,000
Other Income-Insurance Proceeds	\$	-	\$ -	\$	-	\$ -	\$ 4,438	\$	-	\$	- \$	-	\$ -	\$ - \$		- \$	-	\$	4,438
Total Revenues	\$ 1,042,801 \$	-	\$ 136,73	0 \$	822,175	\$ 25,138	\$ 20,816	\$ 1	3,116	\$	29,768 \$	6,454	\$ 6,150	\$ 1,699 \$		- \$	-	\$ 1	1,062,048
Expenditures:																			
General & Administrative:																			
Supervisor Fees	\$12,000 \$	800	\$ 80) \$	1,000	\$ 600	\$ 1,000	\$	1,000	\$	1,000 \$	800	\$ 800	\$ 1,000 \$		- \$		\$	8,800
FICA Expense	\$842 \$	61	\$ 6	1 \$	77	\$ 46	\$ 77 \$	\$	77	\$	77 \$	61	\$ 61	\$ 77 \$		- \$		\$	673
Engineering Fees	\$10,000 \$	4,208	\$ 1,48	5 \$	1,733	\$ 4,373	\$ 1,980	\$	2,875	\$	3,465 \$	1,980	\$ 4,785	\$ 3,000 \$		- \$		\$	29,883
Assessment Roll Administration	\$5,250 \$	5,250	\$	- \$	-	\$ -	\$ - 5	\$	-	\$	- \$	-	\$ -	\$ - \$		- \$		\$	5,250
Dissemination	\$3,675 \$	306	\$ 30	5 \$	306	\$ 306	\$ 306	\$	306	\$	1,256 \$	306	\$ 306	\$ 906 \$		- \$		\$	4,613
Dissemination-Amortization Schedules	\$1,200 \$	950	\$	- \$	-	\$ 550	\$ - \$	\$	-	\$	- \$	-	\$ -	\$ - \$		- \$		\$	1,500
Trustee Fees	\$18,040 \$	-	\$	- \$	4,256	\$ -	\$ 4,041	\$	5,388	\$	- \$	4,041	\$ -	\$ - \$		- \$		\$	17,725
Arbitrage	\$2,400 \$	-	\$	- \$	600	\$ -	\$ - \$	\$	-	\$	600 \$	-	\$ -	\$ 600 \$		- \$		\$	1,800
Attorney Fees	\$50,000 \$	6,232	\$ 6,24	1 \$	3,664	\$ 5,821	\$ 5,095	\$	4,581	\$	5,042 \$	5,302	\$ 5,234	\$ 5,000 \$		- \$		\$	52,211
Annual Audit	\$4,000 \$	-	\$	- \$	-	\$ -	\$ - \$	\$	-	\$	- \$	-	\$ 3,850	\$ - \$		- \$		\$	3,850
Management Fees	\$56,261 \$	4,688	\$ 4,68	3 \$	4,688	\$ 4,688	\$ 4,688	\$	4,688	\$	4,688 \$	4,688	\$ 4,688	\$ 4,688 \$		- \$		\$	46,884
Information Technology	\$840 \$	70	\$ 7) \$	70	\$ 70	\$ 70 \$	\$	70	\$	70 \$	70	\$ 70	\$ 70 \$		- \$		\$	700
Website Maintenance	\$420 \$	35	\$ 3	5 \$	35	\$ 35	\$ 35 \$	\$	35	\$	35 \$	35	\$ 35	\$ 35 \$		- \$		\$	350
Travel & Per Diem	\$500 \$	-	\$	- \$	-	\$ -	\$ - \$	\$	-	\$	- \$	-	\$ -	\$ - \$		- \$		\$	-
Telephone	\$700 \$	108	\$ 5	3 \$	65	\$ 62	\$ 40 \$	\$	90	\$	65 \$	59	\$ 85	\$ 56 \$		- \$		\$	689
Postage	\$500 \$	39	\$	3 \$	84	\$ 158	\$ 112 \$	\$	70	\$	62 \$	17	\$ 60	\$ 54 \$		- \$		\$	664
Printing	\$1,000 \$	17	\$ 7	7 \$	66	\$ 55	\$ 50 \$	\$	65	\$	37 \$	39	\$ 126	\$ 82 \$		- \$		\$	614
Insurance	\$11,829 \$	11,006	\$	- \$	-	\$ -	\$ - 9	\$	-	\$	- \$	-	\$ -	\$ - \$		- \$		\$	11,006
Legal Advertising	\$5,500 \$	-	\$	- \$	-	\$ -	\$ - \$	\$	228	\$	- \$	-	\$ -	\$ 223 \$		- \$		\$	451
Other Current Charges	\$2,700 \$	171	\$ 13	7 \$	242	\$ 183	\$ 203	\$	171	\$	137 \$	147	\$ 151	\$ 141 \$		- \$		\$	1,683
Office Supplies	\$100 \$	-	\$) \$	0	\$ 0	\$ 0 5	\$	0	\$	0 \$	0	\$ -	\$ 0 \$		- \$		\$	1
Dues, Licenses & Subscriptions	\$175 \$	175	\$	- \$	-	\$ -	\$ - \$	\$	-	\$	- \$	-	\$ -	\$ - \$		- \$		\$	175
Total General & Administrative	\$ 187.932 \$	34.116	\$ 13.96	7 \$	16,886	\$ 16.947	\$ 17.697	\$ 10	9.644	¢	16.535 \$	17.546	\$ 20.251	\$ 15.932 \$		- \$		¢	189.522

Community Development District Month to Month FY 2025

	Ado	pted Budget		0ct-24		Nov-24		Dec-24		Jan-25		Feb-25		Mar-25		Apr-25	May-25		Jun-25		Jul-25		Aug-25	Sep-25	Total
Operations & Maintenance																									
Contract Services																									
Landscaping & Fertilization Maintenance		\$175,000	\$	12,002	\$	12,836	\$	12,002	\$	12,002	\$	12,002	\$	12,836	\$	12,002 \$	12,002	\$	12,836	\$	12,362	\$	- \$	- :	122,882
Fountain Maintenance		\$2,650	\$	-	\$		\$	-	\$	-	\$	-	\$		\$	- \$	-	\$	-	\$	-	\$	- \$	- :	
Lake Maintenance		\$28,620	\$	2,418	\$	2,418	\$	2,418	\$	2,418	\$	2,418	\$	2,418	\$	2,418 \$	2,515	\$	6,857	\$	2,515	\$	- \$	- :	28,812
Security		\$8,684	\$	453	\$	453	\$	453	\$		\$	458	\$	458	\$	458 \$	755	\$	690	\$	474	\$	- \$	- :	5,226
Refuse		\$12,000	\$	159	\$	159	\$	158	\$	157	\$	158	\$	159	\$	159 \$	158	\$	200	\$	198	\$	- \$	- :	1,665
Management Company		\$16,670	\$	1,389	\$	1,389	\$	1,389	\$	1,389	\$	1,389	\$	1,389	\$	1,389 \$	1,389	\$	1,389	\$	1,389	\$	- \$	- :	13,892
Subtotal Contract Services	\$	243,624	\$	16,421	\$	17,255	\$	16,419	\$	16,540	\$	16,425	\$	17,261	\$	16,426 \$	16,820	\$	21,972	\$	16,938	\$	- \$	- :	172,477
Repairs and Maintenance																									
Repairs & Maintenance		\$60,000	\$	11,301	\$	5,492	\$	3,221	\$	10,322	\$	2,588	\$	3,617	\$	3,730 \$	9,871	\$	2,000	\$	2,878	\$	- \$	- :	55,019
Landscaping Extras (Flowers & Mulch)		\$18,309	\$	4,795	\$	· -	\$		\$	4,795	\$		\$		\$	- \$	4,795	\$		\$	8,284	\$	- \$	- :	22,669
Irrigation Repairs		\$8,500	\$	-	\$		\$	3,297	\$		\$	348		-	\$	850 \$	3,323	\$	927	\$	11,042		- \$	- :	
Speed Control		\$12,000		-	\$		\$		\$	1,512		1,728		1,296		864 \$	1,296		1,987		-		- \$	- :	
Subtotal Repairs and Maintenance	\$	98,809	\$	21,223	\$	7,124	\$	7,946	\$	16,629	\$	4,664	\$	4,913	\$	5,444 \$	19,285	\$	4,914	\$	22,205	\$	- \$	- :	114,346
Utilities		40F 00-		4000		4.0.=		4 500		4 000		400=	*	4		1040	000		0.150		0.000				
Electric		\$35,000	\$,	\$		\$,	\$	1,888	\$		\$,	\$	1,812 \$	2,064	\$,	\$,	\$	- \$	- :	
Streetlighting		\$42,000	\$	-	\$		\$		\$		\$	3,270			\$	3,270 \$	3,270		.,	\$	3,270		- \$	- :	
Water & Wastewater		\$75,000	\$	8,781	\$	4,619	\$	3,337	\$	1,456	\$	4,140	\$	2,335	\$	12,788 \$	4,477	\$	3,044	\$	3,965	\$	- \$	- :	48,942
Subtotal Utilities	\$	152,000	\$	13,882	\$	9,714	\$	8,100	\$	6,603	\$	9,316	\$	7,230	\$	17,870 \$	9,811	\$	8,463	\$	9,315	\$	- \$	-	100,305
A soritor Combon																									
Amenity Center		¢40.000	4	35,732	d	_	d.		d.	_	d		d.		d	- \$	_	d.	_	d.	_	d.	- \$	- :	25.722
Insurance		\$40,000		-	\$		\$		\$		\$	-		-		*		-		\$		\$	-		
Pool Maintenance		\$15,000	\$	-	\$		\$		\$	831	\$	2,771		.,	\$	2,444 \$	1,720			\$	3,516		- \$	-	
Pool Permit		\$300	\$		\$		\$		\$	-	\$		\$		\$	265 \$		Ψ		\$		\$	- \$	-	
Amenity Management		\$81,900		-	\$		\$		\$.,	\$	6,825		6,825		6,825 \$	6,825		.,	\$	6,825		- \$	- :	
Cable TV/Internet/Telephone		\$6,000			\$		\$		\$		\$	511			\$	511 \$	511	\$		\$		\$	- \$	- :	
Janitorial Service		\$12,736	\$		\$		\$		\$	1,061		1,061		1,061		1,061 \$	1,061	\$		\$		\$	- \$	- :	
Special Events		\$10,000			\$		\$		\$	-		-			\$	809 \$	-	\$		\$		\$	- \$	- :	
Decorations-Holiday		\$4,000			\$		\$		\$		\$	-			\$	- \$	-	-		\$		\$	- \$	- :	
Facility Maintenance (including Fitness Equip)		\$5,500	\$	220	\$		\$		\$	261	\$,	\$	432	\$	549 \$	94	\$		\$		\$	- \$	- :	
Lease		\$0	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	- \$	-	\$	-	\$	-	\$	- \$	- :	-
Subtotal Amenity Center	\$	175,436	\$	48,609	\$	12,676	\$	13,363	\$	9,501	\$	12,354	\$	12,098	\$	12,464 \$	10,211	\$	11,619	\$	12,497	\$	- \$	- :	155,392
Reserves																									
Capital Reserves (Transfer out to CRF)		\$185,000	\$		\$	_	\$		\$	185,000	\$	-	\$	-	\$	- \$		\$		\$	-	\$	- \$	- :	185,000
Subtotal Reserves	\$	185,000	\$	-		-			·	185,000	\$	-		-		- \$		\$	-		-		- \$		185,000
Subtotal Reserves		105,000	Þ	-	Þ	-	3	-	Þ	105,000	Þ	-	Þ	-	Þ	- 3	-	•	-	Þ	-	Þ	- 3		105,000
Total Operations & Maintenance	\$	854,870	\$	100,135	\$	46,768	\$	45,829	\$	234,273	\$	42,760	\$	41,502	\$	52,204 \$	56,126	\$	46,968	\$	60,956	\$	- \$	-	727,520
Total Expenditures	\$	1,042,801	\$	134,251	\$	60,735	\$	62,715	\$	251,219	\$	60,457	\$	61,147	\$	68,739 \$	73,673	\$	67,219	\$	76,888	\$	- \$	- :	917,042
Excess (Deficiency) of Revenues over Expenditure	es \$		¢	(134,251)	\$	75,995	\$ 7	759,460	œ.	(226,081)	\$	(39,641)	\$	(48,031)	\$	(38,971) \$	(67,218)	\$	(61,068)	\$	(75,188)	¢	- \$		145,006
	ေ		J	[1047]201]	Ţ	75,775	φ /	7-3-7-7-0U	J	(220,001)	Ţ	(37,041)	J.	(40,031)	Ţ	(30,7/1) 3	-(07,218)	3	(01,008)	Ţ	(73,100)	J	- 3	-	143,006
Other Financing Sources/Uses:																									
Transfer In/(Out)			\$	-	\$	-	\$	-	\$	-	\$	328,887	\$	(328,887)	\$	- \$	-	\$	-	\$	-	\$	- \$	- :	-
Total Other Financing Sources/Uses	\$	-	\$	-	\$	-	\$	-	\$	-	\$	328,887	\$	(328,887)	\$	- \$	-	\$	-	\$	-	\$	- \$	- :	-
Net Change in Fund Balance	\$		\$	(134,251)	\$	75,995	\$ 7	759,460	\$	(226,081)	\$	289,246	\$	(376,918)	\$	(38,971) \$	(67,218)	\$	(61,068)	\$	(75,188)	\$	- \$		145,006
I and Dutalite	Ψ		Ψ	(101,201)	Ψ.	, 5, 775	<i>Ψ</i> /	, 100	Y	(,,001)	~	207,210	4	(3.0,710)	4	(30,771)	(0.,210)	Ψ	(02,000)	~	(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	-	Ψ		113,000

Community Development District

Long Term Debt Report FY 2025

	FY 2025	
	Series 2012A-1, Special Assessment Bonds	
Interest Rate;	5.50%	
Maturity Date:	5/1/37	
Reserve Fund Definition:	50% Max Annual Debt Service	
Reserve Fund Requirement:	\$56,512.50	
Reserve Fund Balance:	\$60,861.21	
Bonds outstanding - 9/30/2024		\$1,005,000.0
Less:	November 1, 2024 (Prepayment)	(\$20,000.0
Less:	May 1, 2025 (Prepayment)	(\$10,000.0
Less:	May 1, 2025 (Trepayment)	(\$55,000.0
Current Bonds Outstanding	may 1,2020 (mandatory)	\$920,000.0
· ·		
Interest Rate;	Series 2016A-2, Special Assessment Bonds 4.25%	
Maturity Date:	11/1/21	\$0.0
Interest Rate;	5.50%	\$0.0
Maturity Date:	11/1/30	\$370,000.0
Interest Rate;	6.00%	\$370,000.0
Maturity Date:	11/1/47	\$1,850,000.0
Reserve Fund Definition:	Maximum Annual Debt Assessment	Ψ1,030,000.0
Reserve Fund Requirement:	\$183,575.00	
Reserve Fund Balance:	\$183,875.00 \$183,875.00	
Reserve runu balance.	\$103,073.00	
Less:	November 1, 2024 (Mandatory)	(\$45,000.0
	November 1, 2024 (Special Call)	(\$20,000.0
	February 1, 2025 (Special Call)	(\$5,000.0
	May 1, 2025 (Special Call)	(\$30,000.0
Current Bonds Outstanding	J 7 1 1 (C) 11 11 11	\$2,120,000.0
	C : 20404 2 C : 14	
Interest Rate;	Series 2018A-3, Special Assessment Bond 4.00%	
Maturity Date:	11/1/24	\$125,000.0
Interest Rate;	4.75%	\$125,000.0
Maturity Date:	11/1/29	\$720,000.0
Interest Rate;	5.25%	\$720,000.0
		¢1 040 000 0
Maturity Date:	11/1/38	\$1,840,000.0
Interest Rate;	5.375%	¢2 240 000 0
Maturity Date:	11/1/48	\$3,340,000.0
Reserve Fund Definition: Reserve Fund Requirement:	75% Maximum Annual Debt Assessment \$341,414.06	
Reserve Fund Requirement.	\$341,414.07	
Reserve runu balance.	\$341,414.07	
Less:	November 1, 2024 (Mandatory)	(\$125,000.0
		(\$35,000.0
	November 1, 2024 (Special Call)	
		(\$5,000.0
Current Bonds Outstanding	November 1, 2024 (Special Call) February 1, 2025 (Special Call)	(\$5,000.0 (\$85,000.0
<u> </u>	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call)	(\$35,000.0 (\$5,000.0 (\$85,000.0 \$5,775,000.0
<u> </u>	November 1, 2024 (Special Call) February 1, 2025 (Special Call)	(\$5,000.0 (\$85,000.0
<u> </u>	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call)	(\$5,000.0) (\$85,000.0)
<u> </u>	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call)	(\$5,000.0) (\$85,000.0)
S Interest Rate;	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) eries 2018A Area B, Special Assessment Bond	(\$5,000.0 (\$85,000.0 \$5,775,000.0
S	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) eries 2018A Area B, Special Assessment Bond 4.375%	(\$5,000.0 (\$85,000.0 \$5,775,000.0
Interest Rate; Maturity Date: Interest Rate; Maturity Date:	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) eries 2018A Area B, Special Assessment Bond 4.375% 11/1/24	(\$5,000.0 (\$85,000.0 \$5,775,000.0
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) eries 2018A Area B, Special Assessment Bond 4.375% 11/1/24 4.75%	(\$5,000.0 (\$85,000.0 \$5,775,000.0 \$140,000.0 \$785,000.0
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) eries 2018A Area B, Special Assessment Bond 4.375% 11/1/24 4.75% 11/1/29 5.25% 11/1/39	(\$5,000.0 (\$85,000.0 \$5,775,000.0 \$140,000.0 \$785,000.0
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) eries 2018A Area B, Special Assessment Bond 4.375% 11/1/24 4.75% 11/1/29 5.25%	(\$5,000.0 (\$85,000.0 \$5,775,000.0 \$140,000.0 \$785,000.0
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) eries 2018A Area B, Special Assessment Bond 4.375% 11/1/24 4.75% 11/1/29 5.25% 11/1/39	\$5,000.0 (\$85,000.0 \$5,775,000.0 \$140,000.0 \$785,000.0 \$2,290,000.0
Interest Rate; Maturity Date: Interest Rate; Maturity Date: Interest Rate; Maturity Date: Interest Rate; Maturity Date: Maturity Date: Maturity Date:	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) eries 2018A Area B, Special Assessment Bond 4.375% 11/1/24 4.75% 11/1/29 5.25% 11/1/39 5.375%	\$5,000.0 (\$85,000.0 \$5,775,000.0 \$140,000.0 \$785,000.0 \$2,290,000.0
Interest Rate; Maturity Date: Reserve Fund Definition:	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) eries 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	\$5,000.0 (\$85,000.0 \$5,775,000.0 \$140,000.0 \$785,000.0 \$2,290,000.0
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) May 1, 2025 (Special Call) eries 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	\$5,000.0 (\$85,000.0 \$5,775,000.0 \$140,000.0 \$785,000.0 \$2,290,000.0
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) May 1, 2025 (Special Call) eries 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 \$559,650.00	\$5,000.0 (\$85,000.0 \$5,775,000.0 \$140,000.0 \$785,000.0 \$2,290,000.0 \$3,840,000.0
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) eries 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 \$559,650.00 November 1, 2024 (Mandatory)	\$5,000.0 (\$85,000.0 \$5,775,000.0 \$140,000.0 \$785,000.0 \$2,290,000.0 \$3,840,000.0
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) May 1, 2025 (Special Call) eries 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 \$559,650.00 November 1, 2024 (Mandatory) November 1, 2024 (Special Call)	\$5,000.0 (\$85,000.0 \$5,775,000.0 \$140,000.0 \$785,000.0 \$2,290,000.0 \$3,840,000.0 (\$140,000.0 (\$30,000.0
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) May 1, 2025 (Special Call) eries 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 \$559,650.00 November 1, 2024 (Mandatory) November 1, 2024 (Special Call) February 1, 2025 (Special Call)	\$5,000.0 \$85,000.0 \$5,775,000.0 \$140,000.0 \$2,290,000.0 \$3,840,000.0 (\$140,000.0 (\$30,000.0 (\$35,000.0
Interest Rate; Maturity Date: Reserve Fund Definition: Reserve Fund Requirement: Reserve Fund Balance: Less:	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) May 1, 2025 (Special Call) eries 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 \$559,650.00 November 1, 2024 (Mandatory) November 1, 2024 (Special Call)	\$5,000.0 \$85,000.0 \$5,775,000.0 \$140,000.0 \$2,290,000.0 \$3,840,000.0 (\$140,000.0 (\$30,000.0 (\$35,000.0 (\$55,000.0
Interest Rate; Maturity Date: Reserve Fund Definition: Reserve Fund Requirement: Reserve Fund Balance: Less:	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) May 1, 2025 (Special Call) eries 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 \$559,650.00 November 1, 2024 (Mandatory) November 1, 2024 (Special Call) February 1, 2025 (Special Call)	\$5,000.0 \$85,000.0 \$5,775,000.0 \$140,000.0 \$2,290,000.0 \$3,840,000.0 (\$140,000.0 (\$30,000.0 (\$35,000.0
Interest Rate; Maturity Date: Reserve Fund Definition: Reserve Fund Requirement: Reserve Fund Balance: Less:	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) May 1, 2025 (Special Call) eries 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 \$559,650.00 November 1, 2024 (Mandatory) November 1, 2024 (Special Call) February 1, 2025 (Special Call)	\$5,000.0 \$85,000.0 \$5,775,000.0 \$140,000.0 \$785,000.0 \$2,290,000.0 \$3,840,000.0 (\$140,000.0 (\$30,000.0 (\$35,000.0 (\$55,000.0
Interest Rate; Maturity Date: Reserve Fund Definition: Reserve Fund Requirement: Reserve Fund Balance: Less:	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) May 1, 2025 (Special Call) eries 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 \$559,650.00 November 1, 2024 (Mandatory) November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call)	\$5,000.0 \$85,000.0 \$5,775,000.0 \$140,000.0 \$785,000.0 \$2,290,000.0 \$3,840,000.0 (\$140,000.0 (\$30,000.0 (\$35,000.0 (\$55,000.0
Interest Rate; Maturity Date: 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) May 1, 2025 (Special Call) eries 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 \$559,650.00 November 1, 2024 (Mandatory) November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) May 1, 2025 (Special Call)	\$5,000.0 \$85,000.0 \$5,775,000.0 \$140,000.0 \$785,000.0 \$2,290,000.0 \$3,840,000.0 (\$140,000.0 (\$30,000.0 (\$35,000.0 (\$55,000.0
Interest Rate; Maturity Date: Reserve Fund Definition: Reserve Fund Requirement: Reserve Fund Balance: Less: Current Bonds Outstanding Interest Rate; Maturity Date:	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) May 1, 2025 (Special Call) eries 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 \$559,650.00 November 1, 2024 (Mandatory) November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) May 1, 2025 (Special Call) Series 2023, Special Assessment Bonds	\$5,000.0 \$85,000.0 \$5,775,000.0 \$140,000.0 \$785,000.0 \$2,290,000.0 \$3,840,000.0 (\$140,000.0 (\$30,000.0 (\$35,000.0 (\$55,000.0
Interest Rate; Maturity Date: Reserve Fund Definition: Reserve Fund Requirement: Reserve Fund Balance: Less: Current Bonds Outstanding Interest Rate; Maturity Date: Reserve Fund Definition:	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) May 1, 2025 (Special Call) eries 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 \$559,650.00 November 1, 2024 (Mandatory) November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) May 1, 2025 (Special Call) Series 2023, Special Assessment Bonds 6.35% 5/1/44	\$5,000.0 \$85,000.0 \$5,775,000.0 \$140,000.0 \$785,000.0 \$2,290,000.0 \$3,840,000.0 (\$140,000.0 (\$30,000.0 (\$35,000.0 (\$55,000.0
Interest Rate; Maturity Date: Reserve Fund Definition: Reserve Fund Requirement: Reserve Fund Balance: Less: Current Bonds Outstanding Interest Rate; Maturity Date: Reserve Fund Definition: Reserve Fund Requirement: Reserve Fund Requirement:	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) May 1, 2025 (Special Call) eries 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 \$559,650.00 November 1, 2024 (Mandatory) November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) Series 2023, Special Assessment Bonds 6.35% 5/1/44 None	\$5,000.0 \$85,000.0 \$5,775,000.0 \$140,000.0 \$785,000.0 \$2,290,000.0 \$3,840,000.0 (\$140,000.0 (\$30,000.0 (\$35,000.0 (\$55,000.0
Interest Rate; Maturity Date: Reserve Fund Definition: Reserve Fund Requirement: Reserve Fund Balance: Current Bonds Outstanding Interest Rate; Maturity Date: Reserve Fund Definition: Reserve Fund Requirement: Reserve Fund Requirement: Reserve Fund Balance:	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) May 1, 2025 (Special Call) eries 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 \$559,650.00 November 1, 2024 (Mandatory) November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) May 1, 2025 (Special Call) Series 2023, Special Assessment Bonds 6.35% 5/1/44 None \$0.00	(\$5,000.0 (\$85,000.0 \$5,775,000.0 \$140,000.0 \$2,290,000.0 (\$140,000.0 (\$30,000.0 (\$35,000.0 (\$55,000.0
Interest Rate; Maturity Date: Reserve Fund Definition: Reserve Fund Requirement: Reserve Fund Balance: Less: Current Bonds Outstanding Interest Rate; Maturity Date: Reserve Fund Definition: Reserve Fund Requirement: Reserve Fund Requirement: Reserve Fund Balance: Bonds outstanding - 9/30/2024	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) May 1, 2025 (Special Call) eries 2018A Area B, Special Assessment Bond 4.375% 11/11/24 4.75% 11/1/29 5.25% 11/11/39 5.375% 11/11/49 100% 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) Series 2023, Special Assessment Bonds 6.35% 5/1/44 None \$0.00 \$0.00	(\$5,000.0 (\$85,000.0 \$5,775,000.0 \$140,000.0 \$785,000.0 (\$140,000.0 (\$35,000.0 (\$35,000.0 (\$55,000.0 \$6,795,000.0
Interest Rate; Maturity Date: Reserve Fund Definition: Reserve Fund Requirement: Reserve Fund Balance: Less: Current Bonds Outstanding Interest Rate; Maturity Date: Reserve Fund Definition: Reserve Fund Requirement: Reserve Fund Balance: Bonds outstanding - 9/30/2024 Less:	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) May 1, 2025 (Special Call) eries 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 \$559,650.00 November 1, 2024 (Mandatory) November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) Series 2023, Special Assessment Bonds 6.35% 5/1/44 None \$0.00 \$0.00 November 1, 2024 (Prepayment)	\$5,000.0 \$85,000.0 \$5,775,000.0 \$140,000.0 \$2,290,000.0 \$3,840,000.0 (\$30,000.0 (\$35,000.0 (\$55,000.0 \$55,000.0 \$6,795,000.0
Interest Rate; Maturity Date: Reserve Fund Definition: Reserve Fund Requirement: Reserve Fund Balance: Less: Current Bonds Outstanding Interest Rate; Maturity Date: Reserve Fund Definition: Reserve Fund Requirement: Reserve Fund Balance: Bonds outstanding - 9/30/2024 Less: Less:	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) May 1, 2025 (Special Call) eries 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 \$559,650.00 November 1, 2024 (Mandatory) November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) Series 2023, Special Assessment Bonds 6.35% 5/1/44 None \$0.00 \$0.00 November 1, 2024 (Prepayment) February 1, 2025 (Prepayment)	\$5,000.0 \$85,000.0 \$5,775,000.0 \$785,000.0 \$2,290,000.0 \$3,840,000.0 \$35,000.0 \$55,000.0 \$55,000.0 \$4,000.0 \$4,000.0
Interest Rate; Maturity Date: Reserve Fund Definition: Reserve Fund Requirement: Reserve Fund Balance: Less: Current Bonds Outstanding Interest Rate; Maturity Date: Reserve Fund Definition: Reserve Fund Requirement: Reserve Fund Balance: Bonds outstanding - 9/30/2024 Less:	November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) May 1, 2025 (Special Call) eries 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 \$559,650.00 November 1, 2024 (Mandatory) November 1, 2024 (Special Call) February 1, 2025 (Special Call) May 1, 2025 (Special Call) Series 2023, Special Assessment Bonds 6.35% 5/1/44 None \$0.00 \$0.00 November 1, 2024 (Prepayment)	\$5,000.0 \$85,000.0 \$5,775,000.0 \$140,000.0 \$785,000.0 \$2,290,000.0 \$3,840,000.0 (\$140,000.0 (\$30,000.0 (\$35,000.0 (\$55,000.0

\$16,644,000.00

Total Current Bonds Outstanding

Community Development District Capital Reserves

1. Recap of Capital Reserve Fu	nd Activity Through July 31. 2	<u> 2025</u>			
Opening Balance in Capital Rese					\$0.00
Source of Funds:	Interest Earned				\$32,793.16
boured of Funds.	Capital Reserve Transfers				\$984,220.71
Use of Funds:	P ()				(#40,005,00)
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 Proje				(\$27,275.00)
	Landscaping, Entry Monume	nts Lighting			(\$28,885.20)
	Electrical Upgrades				(\$4,380.00)
	Storm Drain				(\$3,880.00)
	AED				(\$1,518.76)
	Other Capital Projects				(\$268,490.30)
	Professional Fees/Contingen	cies			(\$20,114.36)
Adjusted Balance in Capital Ro	eserve Fund Account at July 3	1, 2025		_	\$465,259.05
2. Funds Available For Capital Book Balance of Capital Reserve		<u> 2025</u>		\$465,259.05	
A.	n/a				
111	Contract Amount	\$0.00			
	Paid to Date	\$0.00			
	Balance on Contract	\$0.00		\$0.00	
	:				
В.	n/a				
	Contract Amount	\$0.00			
	Paid to Date	\$0.00			
	Balance on Contract	\$0.00		\$0.00	
Capital Reserve Funds available	at July 31, 2025			\$465,259.05	
3. Investments - State Board o	f Administration				
or mresuments state boar a o	A A A A A A A A A A A A A A A A A A A				
July 31, 2025	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Capital Reserve Fund	Overnight	4.46%	n/a	\$546,457.59	\$546,457.59
			Con	tracts/Transfers in Transit	(\$81,198.54)
				Balance at 7/31/2025	\$465,259.05
					3, 2 - 7 - 10 - 10 - 10 - 10 - 10 - 10 - 10

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2025

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

ON ROLL ASSESSMENTS

		0.000				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

C.

Community Development District

Check Run Summary

August 19, 2025

Check Numbers	Amount
534-544	\$31,393.73
545 55 6	¢45.260.06
545-556	\$45,269.86
557-562	\$50,475.29
	\$127,138.88
	534-544 545-556

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/12/25 PAGE 19 AMELIA WALK - GENERAL FUND BANK B AMELIA WALK

	DANK D AMBUTA WALK			
CHECK VEND‡ DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/22/25 00235	8/01/25 08012025 202508 320-57200-49400 FOAM PARTY 08/25	*	1,100.00	
	BOUNCERS, SLIDES AND MORE INC			1,100.00 000534
7/22/25 00276	6/26/25 9417041 202506 320-57200-46202	*	2,258.80	
	SVCS 06/25 MAINLINE RUN 7/09/25 9427554 202507 320-57200-46201	*	3,714.28	
	SVCS 07/25 REMOVE TREES 7/09/25 9427556 202507 320-57300-46201	*	4,570.02	
	SVCS 07/25 ANNUAL INSTALL 7/11/25 9428677 202507 320-57200-46202	*	3,500.00	
	SVCS 07/25 REPAIR WIRE BRIGHTVIEW LANDSCAPE SERVICES			14,043.10 000535
7/22/25 00277	6/25/25 3832 202507 320-57200-46400	*	1,350.21	
	POOL SVCS 07/25 CBUSS ENTERPRISES			1,350.21 000536
7/22/25 00317	6/26/25 13906 202506 300-13100-10000		16,800.00	
	PIPE REPAIR 06/25 6/26/25 13906 202506 320-53800-60000	*	16,800.00	
	PIPE REPAIR 06/25 6/26/25 13906 202506 300-20700-10000 VOIDED	*	16,800.00-	
	PIPE REPAIR 06/25 6/26/25 13906 202506 300-13100-10000	V	16,800.00-	
	PIPE REPAIR 06/25 6/26/25 13906202506 320-53800-60000	V	16,800.00-	
	PIPE REPAIR 06/25 6/26/25 13906	V	16,800.00	
	PIPE REPAIR 06/25 D ARMSTRONG CONTRACTING LLC			.00 000537
7/22/25 00318	6/30/25 78717291 202506 320-57200-62000	*	1,045.00	
	SVCS 06/25 ED'S COMFORT SOLUTIONS INC			1,045.00 000538
7/22/25 00258	7/02/25 7120609 202507 320-57200-46500	*	582.00	
	SUPPLIES 07/25 HAWKINS, INC.			582.00 000539
7/22/25 00242	7/10/25 08012025 202508 320-57200-49400	*	500.00	
	EVENT 08/01/25 KENNETH W BAXLEY			500.00 000540
7/22/25 00263	7/15/25 12723 202506 310-51300-31500 SVCS 06/25	*	4,981.70	

AWLK -AMELIA WALK - SHENNING

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/12/25 PAGE 20 AMELIA WALK - GENERAL FUND BANK B AMELIA WALK

CHECK VEND# DATE	DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	7/15/25 12724 202506 310-51300- SVCS 06/25	31500	*	252.00	
	SVCS 00/25	KILINSKI VAN WYK PLLC			5,233.70 000541
7/22/25 00055	7/18/25 1189 202506 320-57200-		*	240.00	
	FACILITY MAINT 06/25	RIVERSIDE MANAGEMENT SERVICES,	INC.		240.00 000542
7/22/25 00220	7/01/25 PSI18565 202507 310-51300-		*	2,514.72	
	MAINT 07/25	SOLITUDE LAKE MANAGEMENT		·	2,514.72 000543
7/22/25 00300	7/21/25 3827 202506 310-51300-		*	4,785.00	
7722723 00300	SVCS 06/25			,	
7/21/25 00174			*	448.00	
7/31/25 001/4	6/20/25 38825179 202506 320-57200- SVCS 06/25				
		ARTIC AIR OF NORTH FLORIDA, LLC	: 		448.00 000545
7/31/25 00276	7/23/25 9434511 202507 320-57200- SVCS 07/25	46202	*	2,057.11	
		BRIGHTVIEW LANDSCAPE SERVICES			2,057.11 000546
7/31/25 00277	7/25/25 4012 202508 320-57200-	46400	*	1,300.00	
	FOOL SVES 00723	CBUSS ENTERPRISES			1,300.00 000547
7/31/25 00175	7/24/25 32 202507 310-51300-	31200	*	600.00	
	AMORTIZATION SCHEDULE	DISCLOSURE SERVICES LLC			600.00 000548
7/31/25 00003	7/22/25 96997159 202506 310-51300-		*	4.06	
	SVCS 06/17/25	FEDEX			4.06 000549
7/31/25 00021	7/18/25 072025-1 202507 320-57200-	43000	*		
	SVCS 07/25 7/18/25 072025-2 202507 320-57200-		*	3,269.87	
	SVCS 07/25			,	5,350.04 000550
7/21/25 00015	7/25/25 28025 202507 310-51300-		*		
1/31/25 00015	ARBITRAGE SERIES 07/25		.	000.00	600 00 000551
		GRAU AND ASSOCIATES			600.00 000551

AWLK -AMELIA WALK - SHENNING

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/12/25 PAGE 21 AMELIA WALK - GENERAL FUND BANK B AMELIA WALK

	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	SUB SUBCLASS VENDOR NAME	STATUS		CHECK AMOUNT #
7/31/25 00258	7/17/25 7137392 202507 320-57200-	46500	*	957.00	
	SUPPLIES 07/25	HAWKINS, INC.			957.00 000552
7/31/25 00269	7/24/25 25-00159 202507 310-51300-	48000	*	223.00	
	25-00159N				223 00 000553
7/31/25 00112	8/01/25 14296 202508 320-57200- SECURITY SVCS 08/25	-34504	*	1,944.00	
		NASSAU COUNTY SHERIFF'S OFFICE		1,	944.00 000554
7/31/25 00319	5/30/25 137577 202505 300-13100-	-10000	*	31,293.31	
	FLORIDA AQUIFER 05/25 5/30/25 137577 202505 320-53800-	-60000	*	31,293.31	
	FLORIDA AQUIFER 05/25 5/30/25 137577 202505 300-20700-	-10000	*	31,293.31-	
	FLORIDA AQUIFER 05/25	PARTRIDGE WELL DRILLING CO INC		31.	.293.31 000555
7/31/25 00320	8/01/25 6767829 202508 320-57200- SVCS VIDEO 08/25		*	493.34	
		PYE-BARKER FIRE & SAFETY COMPANY			493.34 000556
8/08/25 00276	6/25/25 9408397 202506 320-57200-	46202	*	2,628.52	
	IRRIGATION CLOCKS 06/25 6/25/25 9408398 202506 320-57200-		*	598.00	
	REPLACE VALVE 06/25 7/01/25 9401449 202507 320-57200-	46200	*	12,362.06	
	EXTERIOR MAINT 07/25 8/01/25 9437934 202508 320-57200-	46200	*	13,221.08	
	EXTERIOR MAINT 08/25	BRIGHTVIEW LANDSCAPE SERVICES		28.	809.66 000557
8/08/25 00003	7/29/25 89388383 202507 310-51300- DELIVERY THRU 07/22/25		*	22.08	
		FEDEX			22.08 000558
8/08/25 00001	8/01/25 364 202508 320-57200-	34700	*	1,389.17	
	CONTRACT ADMIN 08/25 8/01/25 364 202508 320-57200-	34001	*	6,825.00	
	FACILITY MGMT 08/25 8/01/25 364 202508 320-57200-	34200	*	1,061.33	
	JANITORIAL 08/25 8/01/25 365 202508 310-51300-		*	4,688.42	
	MGMT FEE 08/25			2,000.22	

AWLK -AMELIA WALK - SHENNING

TOTAL FOR REGISTER 127,138.88

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/12/25 PAGE 22 AP300R AMELIA WALK - GENERAL FUND BANK B AMELIA WALK *** CHECK NOS. 000534-050000

		TWIC D THIDDEN WILDIG			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S		STATUS	AMOUNT	CHECK AMOUNT #
	8/01/25 365 202508 310-51300-3 WEBSITE ADMIN 08/25	35101	*	35.00	
	8/01/25 365 202508 310-51300-1 INFO TECH 08/25	35100	*	70.00	
	8/01/25 365 202508 310-51300-: DISSEMINATION AGENT SVCS	31200	*	306.25	
	8/01/25 365 202508 310-51300- POSTAGE 08/25	42000	*	47.03	
	8/01/25 365 202508 310-51300- COPIES 08/25	42500	*	40.95	
	8/01/25 365 202508 310-51300- TELEPHONE 08/25	41000	*	73.39	
		GOVERNMENTAL MANAGEMENT SERVICES			14,536.54 000559
8/08/25 00258	7/30/25 7151887 202507 320-57200-		*	627.00	
		HAWKINS, INC.			627.00 000560
8/08/25 00036	7/31/25 31240504 202507 320-57200-		*	3,965.29	
		JEA 			3,965.29 000561
8/08/25 00220	8/02/25 PSI19385 202508 310-51300-0 ANNUAL MAINT 08/25	60200	*	2,514.72	
		SOLITUDE LAKE MANAGEMENT			2,514.72 000562
		TOTAL FOR BAN	IK B	127,138.88	

	A				Invo	ice
	BOUNGERS	Bouncers,	Slides, and	More Inc.	Date: August 1st, 20)25
		1915 Blue	ebonnet Way	/	Invoice No.: 08012	2025.08
	DEC	Fleming Is	land, FL			
	&	32003				
	M O RXE					
	Name / Address	Additiona	al Details:		•	
	Attn: Chris Dellinger					
	Amelia Walk Comm. Development Dist.					
	85287 Majestic Walk Blvd.	_				
	Fernandina Beach, FL 32034					
	<u>Description</u>	Quantity	<u>Rate</u>	Discount	<u>Subtotal</u>	<u>Extended</u>
1	Foam Party	1	\$550.00		\$450.00	\$450.00
2	20' Wet Slide	1	\$350.00		\$300.00	\$300.00
3	15' Wet Slide	1	\$280.00		\$250.00	\$250.00
4	Onsite attendant (3 hrs.)	1	\$100.00		\$50.00	\$50.00
5	Generator	1	\$100.00		\$50.00	\$50.00
6						
7						
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18 19						
20						
	nents:	<u> </u>				
<u> </u>	· · · · · · · · · · · · · · · · · · ·	Subtotal				\$1,100.00
		Sales Tax	(0.0%)			n/a

Total

\$1,100.00



Sold To: 25249515 Amelia Walk CDD 5385 N Nob Hill Road Sunrise FL 33351-4761 Customer #: 25249515 Invoice #: 9428677 Invoice Date: 7/11/2025 Sales Order: 8688457

Cust PO #:

Project Name: Amelia Walk CDD - Not to Exceed - Locate and repair wire shorts on irrigation clocks

Project Description: Located on Clock A/Zone 1-6, 13,14, 31 - Clock B/Zone 24

Job Number	Description	Qty	UM	Unit Price	Amount
346108420	Amelia Walk CDD NTE - Locate and repair irrigation wire shorts	1.000	LS	3500.00	3,500.00
			1	Total Invoice Amount Taxable Amount Tax Amount	Approved Chip Dellinger, Amenity & Operations Ma Governmental Management Services for Date: 7-14-25 Acct. # 1-320-57200-46202

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 #: 9428677 Invoice Date: 7/11/2025

Amount Due:

\$3,500.00

a Walk CDD

Thank you for allowing us to serve you

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

Amelia Walk CDD 5385 N Nob Hill Road Sunrise FL 33351-4761 BrightView Landscape Services, Inc. P.O. Box 740655 Atlanta, GA 30374-0655



Proposal for Extra Work at Amelia Walk CDD

Property Name Property Address Amelia Walk CDD

85287 Majestic Walk Run Fernandina Beach, FL 32034 Contact

Kelly Mullins

To

Amelia Walk CDD

Billing Address 5385 N Nob Hill Road

Sunrise, FL 33351-4761

Project Name

Amelia Walk CDD - Not to Exceed - Locate and repair wire shorts on irrigation clocks

Project Description

Located on Clock A/Zone 1-6, 13,14, 31 - Clock B/Zone 24

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	NTE - Locate and repair irrigation wire shorts

For internal use only

 SO#
 8688457

 JOB#
 346108420

 Service Line
 150

Total Price

\$3,500.00

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 shalf designate a qualified representative with experience in landscape meintenance/construction upgrades or when applicable in free management. The workforce shall be competent and qualified, and shall be legally authorized to work in the LLP.
- 3. License and Permits Contractor shall maintain a Landscape Contractor's license if required by State or local law, and will comply with all other license requirements of the City. State and Federal Governments as well as all other requirements of law Unless otherwise agreed upon by the parties or prohibited by law. Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- 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 writing prior to commencement of work. If not specified Contractor will furnish insurance with \$1,000;000 into it liability.
- n. Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire earthquake elic and rutes, 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 regionable control of either pany. Under these circumstances. Contractor shall have the right to renegotiate the terms and prices of the Contract within sudy (60) 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 shaft be the sole responsibility of the Customer.
- x. Subcontractors Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment
- Additional Services Any additional work not shown in the above specifications involving extra costs will be assected only upon signed written orders and will become an extra charge over and above the estimate.
- (i) 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 in ellia te of thereto during normal business hours and other reasonable periods of time. Contractor will perform the work as leasonably practical after the Customer makes the site available for performance of the work.
- Payment Terms: Upon signing this Agreement. Customer shall pay Centractor 50% of the Proposed Price and the remaining belance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- 12. Termination: This Work Order may be terminated by the either party with or without cause upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- 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 issign 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 contracts is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a marger, 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 proced 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 of in the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional boots or damages for additional work not described herein, or liable for any incidents/accidents-resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hill did in 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 list the Customer must engage a hoensed engineer architect and/or landscape design professional any costs concerning these Design Services are to be paid by the Customer directly to the designer.

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

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

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

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder. Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be referred 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

Job#:

Signature Title

Kelly Mullins June 19, 2025
Proted Name Date

BrightView Landscape Services. Inc. "Contractor"

346108420

Signeture Trile

Gonzalo M. Castellon June 19, 2025

Printed Name Oate

SO #: 8688457 Preposed Price: \$3,500.00



Sold To: 25249515 Amelia Walk CDD 5385 N Nob Hill Road Sunrise FL 33351-4761 Customer #: 25249515 Invoice #: 9417041 Invoice Date: 6/26/2025 Sales Order: 8684137

Cust PO #:

Project Name: Amelia Walk - mainline run from corner of champlain Dr to fall river pkwy Project Description: tie into backflow near corner of champlain Dr and trench 250ft of 1" mainline

Job Number	Description	Qty	UM	Unit Price	Amount
346108420	Amelia Walk CDD	7.50.000	-	2.10	546.55
	1" CL200 PVC pipe	260,000	FT	2.10	546.57
	1" PVC elbows	8.000	EA	1.53	12.23
	Labor hours for 2 men crew	20.000	HR	85.00	1,700.00
				Approved Chip Dellinger, Amenity & Operations Governmental Management Services Date: 7-1-25 Acct. # 1-320-57200-46202	
				Total Invoke Amount Taxable Amount Tax Amount Balance Due	2,258.80

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

CDD

Payment Stub Customer Account #: 25249515 Invoice #: 9417041

Invoice Date: 6/26/2025

Amount Due: \$ 2,258.80

Thank you for allowing us to serve you

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

Amelia Walk CDD 5385 N Nob Hill Road Sunrise FL 33351-4761 BrightView Landscape Services, Inc. P.O. Box 740655 Atlanta, GA 30374-0655



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

Property Name **Property Address** Amelia Walk CDD

85287 Majestic Walk Run

Fernandina Beach, FL 32034

Contact

Kelly Mullins

To

Amelia Walk CDD 5385 N Nob Hill Road **Billing Address**

Sunrise, FL 33351-4761

Project Name

Amelia Walk - mainline run from corner of champlain Dr to fall river pkwy

Project Description

tie into backflow near corner of champlain Dr and trench 250ft of 1" mainline

Scope of Work

QTY	UoM/Size	Material/Description
260.00	FEET	1" CL200 PVC pipe
8.00	EACH	1" PVC elbows
20.00	HOUR	Labor hours for 2 men crew

For internal use only

SO# 8684137 JOB# 346108420 Service Line 150

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms written specifications and drawnings 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 meintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified and shall be legally authorized to work in the U.S.
- 3. License and Permits Contractor shall maintain a Landscape Contractor's license if required by State or local law, and will comply with all other license requirements of the Cry State and Federal Covernments as well as all other requirements of law Unless, otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commendement 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 writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1.0000000 limit of liability.
- b. Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions. Infer earthquake etc and rules regulations or restrictions imposed by any government or governmental agency national or regional emergency epidemic pandemic health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sidy (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
- Additional Services Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- 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 reliated 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.
- Payment Terms. Upon signing this Agreement: Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
- 12. Termination. This Work Order may be terminated by the either party with or without cause upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work pumplete to the date of termination and reasonable charges incurred in demobilizing.
- I.I. Assignment The Customer and the Centractor respectively bind themselves their partners successors assignees and legal representative to the other party with respect to all coverants 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 in equity securities consolidation, change of control or corporate reorganization.
- 14. Disclaimer. This proposal was estimated and priced based upon a site wait and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level waual inspection, and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any additional costs or damages for additional work not described herein, or liable for any incidentifaction resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed Contractor cannot be held responsible for unknown or otherwise in it did in 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 solar esponsibility of the Customer if the Customer must engage a licensed engineer architect and/or tandscape design professional any costs concerning these Design Services are to be paid by the Customer directly to the designer mobiled.

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

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

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

Acceptance of 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' 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 belance 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 Menag	ger
Kelly Mullins	June 19, 2025	
Characteristic Sciences	Data	

BrightView Landscape Services, Inc. "Contractor"

			Irrigation Manager	
Signatura		Tris		
Gonzalo M.	Cestellon		June 19, 2025	
Printed frame		Date		
Job#:	346108420			
SO#	8684137		Proposed Price	\$2,258.80



Sold To: 25249515 Amelia Walk CDD 5385 N Nob Hill Road Sunrise FL 33351-4761 Customer #: Invoice #: Invoice Date: 7/9/2025 Sales Order: 8694584

Cust PO #:

Project Name: Amelia Walk - Summer 2025 Annuals Install Project Description: Annuals install and annuals soil install

Description	Qty	UM	Unit Price	Amount
Amelia Walk CDD 4" Annual installed	1538.000	EA	2.25	3,459.12
Annual Soil refresh 7 yds	1.000	EA	1110.90	1,110.90
		((c) or	Date: 7- Acct. #	Approvi Chip De
			10-2025 1-320-57200-46201	Amenity &
			Total Invoice Amount Taxable Amount	
	Amelia Walk CDD 4" Annual installed	Amelia Walk CDD 4" Annual installed 1538.000	Amelia Walk CDD 4" Annual installed 1538.000 EA	Amelia Walk CDD 4" Annual installed 1538.000 EA 2.25 Annual Soil refresh - 7 yds 1.000 EA 1110.90 Date: 7-10-2025 Acct. # 1-320-57200-46201 Total Invoice Amount Taxable Amount

Terms: Net 15 Days

If you have any questions regarding this invoice, please 31304 292-0716 ger

Please detach stub and remit with your payment

Payment Stub Customer Account #: 25249515 Invoice #: 9427556

Invoice Date: 7/9/2025

Amount Due: \$4,570.02

Thank you for allowing us to serve you

Walk CD

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

Fernandina Beach, FL 32034

10

Amelia Walk CDD

Billing Address

5385 N Nob Hill Road

Sunrise, FL 33351-4761

Project Name

Amelia Walk - Summer 2025 Annuals Install

Project Description

Annuals install and annuals soil install

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1,538.00	EACH	4" Annual installed	\$2.25	\$3,459.12
1.00	EACH	Annual Soil refresh - 7 yds	\$1,110.90	\$1,110.90

For internal use only

 SO#
 8694584

 JOB#
 346108420

 Service Line
 140

Total Price

\$4,570.02

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 expenence in landscape maintenance/construction upgrades of when applicable in tree management The worklorce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- License and Parmits Contractor shall maintain a Landscape Contractor's license of required by State or local law and will comply with all other license requirements of the City State and Federal Governments, as we'll 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
- 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 writing prior to commencement of work. If not specified Contractor will furnish insurance with \$1,000,000timit of liability.
- Liability Contractor shall not be liable for any damage that occurs from Acts of God delined 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 rotated outbreak or other medical events not caused by one or other delays or faikure of performance beyond the commercially reasonable control of either party. Under these circumstances. Contractor shall have the right to renegotiate the terms and prices of this Contract within sudy (60) days.
- Any lifegal 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
- Subcontractors Contractor reserves the right to here qualified subcontractors to perform specialized functions or work requiring specialized equipmen
- 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
- (ii). Access to Jobsite Customer shall provide all utilities to perform the work Customer shall furnish access to all parts of jobste where Contractor is to perform work as required by the Contract or other functions r e is it at thereto, during normal business hours and other reasonable penots of time Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
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- 12. Termination: This Work Order may be terminated by the either party with, or without cause. upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges. incurred in demobilizing
- Assignment The Customer and the Contractor respectively, bind themselves their partners: successors, assugnces 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 affailed 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 proed 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 foir the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, of liable for any incidents/accidents resulting from conducions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hill die in 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 Cencellation Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150 00 and billed to Customer

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

- Tree & Sturrio Removal Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete binck filled funitis, metal rods, etc. If requested mechanical grinding of visible tree sturing will be done to a defined width and depth below ground level at an additional charge to the Customer Defined bedfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wives, pipes and impation parts. Contractor will repair damaged impation lines at the Customer's expense.
- Waiver of Liability. 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 warver of liability

Acceptance of this Contract

See 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 collector, including reasonable attorneys' fees and it shall be releved of any obligation to continue performance under this or any other Contract with Customer Interest at a per annum rate of 4.5% per period (ABM per years) or the public rate contract. 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid belance 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

Coatomin

Signature

Property Manager Signature Title

June 25, 2025 Kelly Mullins Date

BrightView Landscape Services, Inc. "Contractor"

Enhancement Manager

Jen Mabus

June 25, 2025 Printed Name Date

346108420 Job #:

SO #: 8694584 Proposed Price: \$4,570.02



Sold To: 25249515 Amelia Walk CDD 5385 N Nob Hill Road Sunrise FL 33351-4761 Customer #: 25249515 Invoice #: 9427554 Invoice Date: 7/9/2025 Sales Order: 8648640

Cust PO #:

Project Name: 85518 Fall River Parkway

Project Description: Remove 2 dead pine trees in small preserve near Drumms Creek

Job Number	Description	Qty	UM	Unit Price	Amount
346108420	Proposal is to lay out ground pressure mats along the turf from roadway to the preserve on 85510 Fall River Parkway. The use a compact tracked lift to access the trees. After cutting them down, the lift will be removed and ground pressure mats used for tracked mini skid to haul the debris to the road for pick up and removal. Note this work will be accessed from 85510, not 85518 where the trees are located due to a fence. Amelia Walk CDD Proposal is to remove 2 dead pine trees and haul away the de 001.320.57200.46201	1.000	LS	3714.28	3,714.28
				Total Invoice Amount Taxable Amount Tax Amount Balance Due	3,714.28 3,714.28

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 #: 9427554 Invoice Date: 7/9/2025 Amount Due:

\$3,714.28

Thank you for allowing us to serve you

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

Amelia Walk CDD 5385 N Nob Hill Road Sunrise FL 33351-4761 BrightView Landscape Services, Inc. P.O. Box 740655 Atlanta, GA 30374-0655



Proposal for Extra Work at Amelia Walk CDD

Property Name

Amelia Walk CDD

Contact

Kelly Mullins

Property Address

85287 Majestic Walk Run Fernandina Beach, FL 32034

To

Amelia Walk CDD

Billing Address

5385 N Nob Hill Road

Sunrise, FL 33351-4761

Project Name

85518 Fall River Parkway

Project Description

Remove 2 dead pine trees in small preserve near Drumms Creek

Scope of Work

Proposal is to lay out ground pressure mats along the turf from roadway to the preserve on 85510 Fall River Parkway. The use a compact tracked lift to access the trees. After cutting them down, the lift will be removed and ground pressure mats used for tracked mini skid to haul the debris to the road for pick up and removal.

Note this work will be accessed from 85510, not 85518 where the trees are located due to a fence.

QTY	UoM/Size	Material/Description	Unit Price	Total	
*******	**************************************		haben-talahataja/filiko -11111 i.t-	CHILL TURNSTHER CONTRACTOR	
1.00	LUMP SUM	Proposal is to remove 2 dead pine trees and haul away the debris. (see scope of work for details)	\$3,714 28	\$3,714.28	

For internal use only

 SO#
 8648640

 JOB#
 346108420

 Service Line
 300

Total Price

\$3,714.28

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 In hid specifications
- 2. Work Force Contractor shall designate a qualified representative with experience in landscape meintenance/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 required by State or local law and will comply with all other license requirements of the City State and Federal Governments, as well as all other requirements of law Unless otherwise agreed upon by the perbes or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on
- 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 Compensioon traurance, and any other insurance required by law or Customer, as specified in writing prior, to commencement of work. If not specified, Contractor will furnish insurance with \$1,000/00km/t of liability.
- 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, apidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances. Contractor shall have the right to renegotiate the terms and prices of this Contract within subj. (50) days.
- Any illegal trespess, claims and/or damages resulting from work requested that is not on properly owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
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Appendixe or this contract. So 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 stroneys' fees and it shall be releved 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 betance 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

Cumoren

Property Manager Signature Title

Kelly Mullins June 25, 2025

BrightView Landscape Services, Inc. "Contractor"

Enhancement Manager Signatura

Jen Mabus June 25, 2025

Printed Name Date

346108420 Job #:

SO #: Proposed Price: \$3,714.28 8648640

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.: 3832 Terms: Net 30

Invoice date: 06/25/2025 Due date: 07/25/2025 Approved

Chip Dellinger, Amenity & Operations Manager Governmental Management Services for Amelia Walk CDD

Date: 7-16-2025

Acct. # 1-320-57200-46400

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: JULY	1	\$1,300.00	\$1,300.00
2.	LIQUID BLEACH	PER GAL	2.5	\$4.75	\$11.88
3.	TILE SOAP	PER GAL	0.5	\$76.65	\$38.33
			Total		\$1,350.21

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





BILL TO

Amelia Walk Clubhouse 85287 Majestic Walk Blvd Fernandina Beach, FL 32034 USA

INVOICE 78717291

1NVOICE DATE 6/30/2025

JOB ADDRESS

Amelia Walk Clubhouse 85287 Majestic Walk Blvd Fernandina Beach, FL 32034 USA Completed Date 6/30/2025
Technician Geoffrey Boswell
Customer PO #
Payment Term Due Upon Receipt
Due Date 6/30/2025

DESCRIPTION OF WORK

During our recent visit, we discovered that the unit breaker was switched off. Upon further investigation, it was noted that a previous technician from another company attempted to resolve the issue by replacing various components. Unfortunately, the crankcase heater relay was found to be completely fried, leading to a short-circuited board. Although the contactors were changed and appear to be functioning correctly, it has been determined that the transformer requires attention.

Additionally, the customer has expressed interest in obtaining a quote for a new system, in conjunction with an estimate for the necessary repairs to the existing system. We gathered relevant photographs and measurements of the scuttle hole clearance, which is 4 feet tall and 38 inches wide. It is important to highlight that the system will need to be disassembled for both removal and installation.

Returned and replaced parts and had to track down another low-voltage short, but was able to get system up and running. Inform manager that the belt on the air handler was a little loose. Tightened it up for now, because the belt there was not the correct size. He said that he would be calling us to set up maintenance for those two systems on the clubhouse.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
Service Call Fee	Service Call Fee for arrival to job and diagnosis of problem.	1.00	\$97.00	\$97.00
101004	Located short in low voltage wiring on condenser, level 2 (more time required).	1.00	\$98.00	\$98.00
Trane TWA0	73D30RAB S/N: 15465S2LYA			
124002	Replaced burnt/shorted multi-purpose circuit board for condenser outside this price includes part and labor	1.00	\$650.00	\$650.00
109001	Replaced bad relay with new relay price includes part and labor .	1.00	\$200.00	\$200.00

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 7/16/2025

TOTAL DUE \$1,045.00 **PAYMENT** \$0.00

\$1,045.00

SUB-TOTAL

BALANCE DUE \$1,045.00

Thank you for choosing Ed's Comfort Solutions Inc

Acct. # 1-320-57200-62000

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. Customer is responsible for any and all legal expenses incurred in the collection of past due balances. A service fee will be charged for any returned checks.

Sign here

lign here Date 6/24/2025

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by Ed's Comfort Solutions Inc has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

iona ha na

Sign here Date 6/24/2025

Original



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

INVOICE

Total Invoice \$582.00 Invoice Number 7120609 Invoice Date 7/2/25

Sales Order Number/Type 4864349 SL

Branch Plant 74 Shipment Number 5827086

480210 Ship To:

AMELIA WALK COMMUNITY DEVELOPMENT

DIST

85287 Majestic Walk Blvd

Fernandina Beach FL 32034-3785

Sold To: 480209

ACCOUNTS PAYABLE

AMELIA WALK COMMUNITY DEVELOPMENT

475 W Town PI **SUITE 114**

St Augustine FL 32092-3648

Net Due	Date Terms	FOB Description	Ship Via		Cı	ıstomer P	.O.#	Ρ.	.O. Release	Sales Agent #
8/1/25	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	N	190.0000	GA	\$3.0000	GA	1,837.3 LB	\$570.00
		1 LB BLK (Mini-Bulk)			190.0000	GA	·		1,837.3 GW	
		1 LB BLK (Mini-Bulk)			190.0000	GA	·		1,837.3 GW	

****** 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: 7/10/2025

Acct. # 1-320-57200-46500

Page 1 of 1 Tax Rate Sales Tax \$582.00 Invoice Total 0 % \$0.00

No Discounts on Freight

IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular

purpose. NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE: FINANCIAL INSTITUTION: Hawkins, Inc. US Bank

P.O. Box 860263 800 Nicollet Mall Minneapolis, MN 55486-0263 Minneapolis, MN 55402

WIRING CONTACT INFORMATION: Email: Credit.Dept@Hawkinsinc.com

Phone Number: (612) 331-6910 Fax Number: (612) 225-6702

Account Name: Account #: ABA/Routing #: Swift Code#: Type of Account:

Hawkins, Inc. 180120759469 091000022 USBKUS44IMT Corporate Checking

CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.

For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

CASH IN ADVANCE/EFT PAYMENTS:

Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

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



July 10, 2025

Invoice #08012025 001.320.57200.49400

Bill To: Amelia Walk CDD

Fernandina Beach, FL 32134

Contact: Chip Dellinger

904-225-3147

cdellinger@gmsnf.com

ameliawalkmanager@gmsnf.com

Date of Service: August 1sth, 2025 (Friday)

Location: Amelia Walk Amenity Center

85287 Majestic Blvd.

Fernandina Beach, FL 32134

5:00 pm - 8:00 pm

Amount Due: \$500.00

(Due on date of service)

Payable To: Ken Baxley

Mailing: 118 Minwill Cir

Georgetown, FL 32139



INVOICE

Invoice # 12723 Date: 07/15/2025 Due On: 08/14/2025

Kilinski | Van Wyk PLLC

P.O. Box 6386 Tallahassee, Florida 32314

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

Statement of Account

	Outstanding Balance	e New Charges		Payments Received			Total Amount Outstanding	
(\$0.00	+	\$4,981.70) - (\$0.00) =	\$4,981.70	

AWCDD-01

Amelia Walk CDD - General

Туре	Attorney	Date	Notes	Quantity	Rate	Total
Service	MGH	06/02/2025	Further prepare revised version of agreement for landscape and irrigation services with Landscape & Garden Design by Sherri; review Board Chair feedback and confer with District staff regarding same; review draft agenda for upcoming Board meeting and identify legal items needed.	0.70	\$275.00	\$192.50
Service	LG	06/02/2025	Review draft agenda.	0.30	\$315.00	\$94.50
Service	MGH	06/03/2025	Call with Glynn, Dellinger, and Board Chair to discuss Area 41/Stonehurst East landscaping project; revise agreement for same; review updated Duval Asphalt proposal for black base project.	0.60	\$275.00	\$165.00
Service	LG	06/04/2025	Review May minutes.	0.40	\$315.00	\$126.00
Service	MGH	06/04/2025	04/2025 Prepare agreement for irrigation well pump system installation with M and M Sales-Service; further correspondence and coordination		\$275.00	\$247.50

			regarding Area 41/Stonehurst East landscape project.			
Service	LG	06/05/2025	Attend agenda planning call.	0.50	\$315.00	\$157.50
Service	LG	06/06/2025	Review M&M well agreement.	0.20	\$315.00	\$63.00
Service	LG	06/08/2025	Research easements on haul road.	0.70	\$315.00	\$220.50
Service	MGH	06/09/2025	Further prepare, finalize, and distribute agreement with M&M for well pump system installation.	0.30	\$275.00	\$82.50
Service	MGH	06/10/2025	Revise agreement with M&M for well pump system installation and prepare amendment to Partridge agreement to account for new location of services.	0.40	\$275.00	\$110.00
Service	LG	06/10/2025	Review amendment to Partridge agreement.	0.10	\$315.00	\$31.50
Service	MGH	06/11/2025	Call with Board Chair to discuss landscaping projects and agenda items for upcoming Board meeting; analyze Board Supervisor research and documents on drainage issues; analyze Peacock Electric estimate for well pump electrical system installation services and confirm details with District staff.	0.90	\$275.00	\$247.50
Service	LG	06/12/2025	Finalize Duval contract with updated proposal; prepare form of payment and performance bonds; review easements on haul road.	0.80	\$315.00	\$252.00
Service	MGH	06/15/2025	Review and analyze agenda package and materials for Board consideration, including meeting minutes, financial statements, staff reports and backup items, drainage/roadway corrective action report, proposals, landscape project materials, FY24 audit report, and other pertinent District documents, in preparation for Board meeting.	1.20	\$275.00	\$330.00
Service	MGH	06/16/2025	Confer with District staff regarding upcoming Board meeting and agenda items; strategize for same.	0.60	\$275.00	\$165.00
Service	LG	06/16/2025	Review agenda and prepare for Board meeting.	0.60	\$315.00	\$189.00
		06/16/2025	Confer with District staff and	0.30	\$180.00	\$54.00

Service	MGH	06/17/2025	Analyze and prepare summary of issues related to Critter Pro agreement and Memorandum of Understanding with Village Walk and North Hampton in preparation for Board meeting; further prepare Peacok agreement for well pump electrical system installation.	1.60	\$275.00	\$440.00
Service	MGH	06/17/2025	Prepare for and attend Board meeting.	4.10	\$275.00	\$1,127.50
Expense	KB	06/17/2025	Travel: Mileage - MGH.	76.00	\$0.70	\$53.20
Service	LG	06/19/2025	Review Peacock Electric agreement.	0.20	\$315.00	\$63.00
Service	MGH	06/20/2025	Review additional information from Board Chair regarding Critter Pro discussions; preliminary analysis of Duval Asphalt proposed changes to agreement for road repairs.	0.40	\$275.00	\$110.00
Service	procedures for M&		Advise regarding signature procedures for M&M agreement for well pump installation services.	0.10	\$275.00	\$27.50
Service	MGH	06/25/2025	Analyze status of reserve release payment (Series 2018A) and strategize regarding next steps and expediting procedures; review information regarding irrigation damage and neighboring construction project.	0.80	\$275.00	\$220.00
Service	LG	06/26/2025	Confer with Laughlin regarding irrigation damage; review communication regarding same.	0.40	\$315.00	\$126.00
Service	LG	06/30/2025	Review and revise materials necessary for implementation of 2025 legislative changes.	0.10	\$315.00	\$31.50
Service	MGH	06/30/2025	Review draft agenda for upcoming Board meeting.	0.20	\$275.00	\$55.00
Non-billa	ble entries					
Service	MGH	06/05/2025	Attend agenda planning call with Board Chair and District staff to discuss upcoming Board meeting; analyze information and legal concerns regarding towing of abandoned vehicle on District property; analyze information and documentation related to Brightview proposal for emergency hurricane clean-up services.	0.80	\$ 275.00	\$ 220.00

Service LG 06/17/2025 Confer with Henley regarding CritterPro agreement; attend Board meeting; send haul road easements to Supervisor Cook.	2.30	\$315.00	\$724.50
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Total \$4,981.70

001.310.51300.31500

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

Please pay within 30 days.



INVOICE

Invoice # 12724 Date: 07/15/2025 Due On: 08/14/2025

Kilinski | Van Wyk PLLC

P.O. Box 6386 Tallahassee, Florida 32314

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

Statement of Account

	Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
(\$0.00	+	\$252.00) - (\$0.00) =	\$252.00

AWCDD-106

Amelia Walk CDD - Phase 4B & 5 Construction

Туре	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	06/16/2025	Research developer construction expenses and applicable agreements for Series 2018A (AA3B) Bonds.	0.80	\$315.00	\$252.00

001.310.51300.31500

\$252.00

Total

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

Please pay within 30 days.

Riverside Management Services, Inc

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

Invoice

Invoice #: 1189 Invoice Date: 7/18/2025

Due Date: 7/18/2025

Case:

P.O. Number:

Bill To:

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

Hours/Qty	Rate	Amount
6	40.00	240.00

Tota	21	\$240.00	
Pay	ments/Credits	\$0.00	
Bala	ance Due	\$240.00	
Pacific	THE DUE	₩240.00	-

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

Date	Hours	Employee	Description
6/15/25	2	T.M.	Blew leaves and debris off sidewalks around amenity center, straightened and organized pool deck, cleaned glass around amenity center, restocked toilet paper in men's room, checked and changed trash receptacles as needed
6/17/25	4	P.S.	Diagnosed malfunction fan in gym, grinded several uneven areas of sidewalk at amenity center
TOTAL	6		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445



Please Remit Payment to:

Solitude Lake Management, LLC 1320 Brookwood Drive

Suite H

Little Rock, AR 72202 Phone #: (888) 480-5253 Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number: Invoice Date: PSI185654

7/1/2025

Ship

To: Amelia Walk CDD

> Amenity & Operations Manager 85287 Majestic Walk Boulevard Fernandina Beach, FL 32034

Bill

Amelia Walk CDD To:

> Amenity & Operations Manager 85287 Majestic Walk Boulevard Amelia Island, FL 32034

> > Customer ID 12909

P.O. Number

P.O. Date 7/1/2025 Ship Date 7/1/2025

Due Date 7/31/2025 Our Order No.

Terms Net 30

Item/Description Unit **Order Qty** Quantity **Unit Price Total Price** Annual Maintenance 1 1 2,514.72 2,514.72

July Billing

Ship Via

7/1/2025 - 7/31/2025

Pond 16 Pond 17

Approved Pond 14

Chip Dellinger, Amenity & Operations Manager Pond 15

Governmental Management Services for Amelia Walk CDD Pond 13

Pond 2 Date: 7-16-25

Pond 3

Pond 4 001.310.51300.60200

Pond 5 Pond 6

Pond 7

Pond 8

Pond 9

Pond 10

Pond 11

Lake 12

Fountain 6 - Pond 15

Fountain 1 - Pond 2

Fountain 2 - Pond 3

Fountain 3 - Pond 5

Fountain 4 - Pond 6 (replaced)

Fountain 5 - Pond 14

Amount Subject to Sales Tax 0.00 Amount Exempt from Sales Tax 2,514.72

2,514.72 Subtotal: Invoice Discount: 0.00 **Total Sales Tax** 0.00 0.00 Payment Amount: Total: 2,514.72



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

Invoice

Date	Invoice #
7/21/25	3827

Bill To

AMELIA WALK CDD

C/O Daniel Laughlin - District Manager

475 West Town Place, Suite 114

St. Augustine, FL 32092

P.O. No

001.310.51300.31100

Yuro & Asssoc. - Job No.

Y24-1378

Item	Date	Description	Hours	Rate	Amount
		AMELIA WALK - JUNE 2015 ENGINEERING			
Item CDD Amelia	6/2/25 6/3/25 6/4/25 6/5/25 6/6/25 6/11/25 6/12/25 6/13/25 6/17/25 6/18/25 6/25/25 6/26/25	<u>'</u>	1.5 8 8 0.5 2 0.5 0.5 0.5 4 0.5 1 0.5	165.00 165.00 165.00 165.00 165.00 165.00 165.00 165.00 165.00 165.00	247.50 1,320.00 1,320.00 82.50 330.00 82.50 82.50 660.00 82.50 165.00 82.50 247.50

Total

\$4,785.00

INVOICE

Arctic Air of Northern Florida, LLC

451688 State Road 200 Callahan, FL 32011 rachael@aa-nf.com +1 (904) 607-5777 www.arcticairofnorthernflorida.com



Bill to

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

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

Invoice details

Invoice no.: 38825179 Invoice date: 06/20/2025 Due date: 07/20/2025 Property Address: 85287 Majestic Walk

Boulevard

#	Product or service	Description	Q	ty	Rate	Amount
1.	9999	Service Call - Tech Mitchell I had 210v coming into my 3 phase contactor but nothing coming out with the contactor stuck closed with no 24v call, I installed a new contactor. After installing tha I had 210 coming into my transformer and nothing coming out, so I installed a new 75va transformer. After replacing those parts, upon start up unit tripped the breaker and a little bit of smoking came from relay. After further diagnosing customer will need a new relay due to this one being shorted out.	t	1	\$125.00	\$125.00
2.	118003	75VA Transformer		1	\$148.00	\$148.00
3.	108001	Replace Contactor (30 AMP)		1	\$175.00	\$175.00
	Ways to pay		Total			\$448.00
	VISA DISCOVER ANK BANK VERIMO		Overdue			07/20/2025

View and pay

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 7-28-24

Acct. # 1-320-57200-62000



Sold To: 25249515 Amelia Walk CDD 5385 N Nob Hill Road Sunrise FL 33351-4761 Customer #: 25249515 Invoice #: 9434511 **Invoice Date: 7/23/2025** Sales Order: 8688999

Cust PO #:

Project Name: Amelia Walk CDD - tap in to existing mainline and connect to well Project Description: tap in to existing mainline and connect to well located about 60 ft

Job Number	Description	Qty	UM	Unit Price	Amount
346108420	Amelia Walk CDD				100
	labor hours for two technicians to expose existing mainline	22.000	HR	85.00	1,870.00
	2" PVC Pipe	60.000	FT	1.27	76.00
	Fittings that include (elbows, couplings, tees and reducers	1.000	LS	111.11	111.11
				Approved Chip Dellinger, , Governmental N Date: 7-25-25 Acct. # 1-320-57	
				Approved Chip Dellinger, Amenity & Operation Governmental Management Service Date: 7-25-25 Acct. # 1-320-57200-46202	
				9r, Am al Mar 5 7-5720	
				Amenity & Operation Vlanagement Service 7200-46202	
				& Op ment : 202	
				oeratio Servio	
				Total Invoice Amount Taxable Amount	2,057.11
				Tax Amount > na Balance Due	2,057.11

Terms: Net 15 Days

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

/alk CDD

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 25249515 Invoice #: 9434511

Invoice Date: 7/23/2025

Amount Due: \$ 2,057.11

Thank you for allowing us to serve you

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



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

Property Name Amelia Walk CDD **Property Address** 85287 Majestic Walk Run

Fernandina Beach, FL 32034

Contact

Kelly Mullins

To Billing Address Amelia Walk CDD 5385 N Nob Hill Road

Sunrise, FL 33351-4761

Project Name Amelia Walk CDD - tap in to existing mainline and run mainline to well location

Project Description tap in to existing mainline and run mainline about 60FT to new well location

Scope of Work

QTY	UoM/Size	Material/Description
22.00	HOUR	labor hours for two technicians to expose existing mainline and tap in to it. Trench about 60 ft to well location.
60.00	FEET	2" PVC Pipe
1.00	LUMP SUM	Fittings that include (elbows, couplings, tees and reducers

For internal use only

SO# 8688999 JOB# 346108420 Service Line 150

Total Price

\$2,057.11

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, specification.
- 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 tegally authorized to work in the U.S.
- License and Permits Contractor shall maintain a Landscape Contractor's license if required by State or local flaw and will comply with all other license requirements of the City State and Federal Governments as well as all other requirements of law Unless otherwise agreed upon by the parties or prohibited by law. Customer shall be required to obtain all necessary and required permits to allow the commendement of the Services on the property.
- Faxes Contractor agrees to pay all applicable taxes including sales or General Excise Tax (GET) where applicable
- 5. Insurance Contractor agrees to provide General Liability Insurance. Automotive Liability Insurance Worker's Compensation Insurance and any other insurance required by law or Customer: as specified in writing prior to commencement of work. If not specified Contractor will furnish insurance with \$1.000.000 (imit of liability.)
- c. 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 epiderinc pandemic health related outbreak or other medical events not caused by one or other detays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances. Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any illegal trespess claims and/or damages resulting from work requested that is not on property owned by Gustomer or not under Customer management and control shall be the sole responsibility of the Customer
- Subcontractors Contractor reserves the right to here qualified subcontractors to perform specialized functions of work requiring specialized equipment
- Additional Services. Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the estimate.
- 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 in a lait of thereto during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical affet the Customer makes the site available for performance of the work.
- Payment Terms. Upon signing this Agreement Customer shall pay Contractor 50% of the Proposed Price and the remaining belance 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 pany 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.
- 1.3 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 not 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.
- 1.1. Disclaimer This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for it has the proposal visit of the price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company with not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hild dish 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 sofe 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 most and the sofe responsibility.

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

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

- 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 leved for unseen hazards such as but not limited to concrete book filled trunks metall rods etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to cables wires pipes and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- 17 Waver of Liability Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arbonicultural) standards will require a signed waiver of liability.

Acceptance of this Contract

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

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 EROPEPTY.

Customer

Signature	Title	Property Manager	
Kelly Mullins Printed Name	Date	July 15, 2025	

BrightVlew Landscape Services, Inc. "Contractor"

Irrigation Manag
Title
July 15, 2025
Date

SQ #: 8688999 Proposed Price: \$2,057.11

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.: 4012 Terms: Net 30 Invoice date: 07/25/2025

Due date: 08/24/2025

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD

Date: 7-25-2025

Acct. # 1-320-57200-46400

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: AUGUST	1	\$1,300.00	\$1,300.00
			Total		\$1,300.00

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

Disclosure Services LLC

1005 Bradford Way Kingston, TN 37763

Invoice

Date	Invoice #
7/24/2025	32

Bill To	
Amelia Walk CDD c/o GMS, LLC	

Terms	Due Date
Net 30	8/23/2025

Description	Amount
Amortization Schedule	250.00
Series 2018 (AA3A) 8-1-25 Prepay \$65,000	
Amortization Schedule	250.00
Series 2018A (AA3B) 8-1-25 Prepay \$90,000	100.00
Amortization Schedule	100.00
Series 2023 8-1-25 Prepay \$6,000	
001.310.51300.31200	
001.510.51500.51200	
	_
	-

Phone # 865-717-0976

E-mail tcarter@disclosureservices.info

Total	\$600.00
Payments/Credits	\$0.00
Balance Due	\$600.00

Amelia Walk CDD

FPL Electric

<u>July-25</u>

	V#21	001.320.57200.43001
78458-32232	000 AMELIA CONCOURSE	\$ 3,269.87
	V#21	001.320.57200.43000
		\$ 2,080.17
81986-72449	85633 FALL RIVER PKWY #IRR	\$ 25.87
64677-16194	85254 FALL RIVER PKWY ENTRANCE	\$ 280.76
84322-19536	85059 MAJESTIC WALK BLVD.	\$ 26.48
14381-88177	85108 MAJESTIC WALK BLVD. # IRR	\$ 25.66
90653-46331	85257 MAJESTIC WALK BLVD. FTN	\$ 472.84
79966-25336	85287 MAJESTIC WALK BLVD. CLUB	\$ 884.66
76801-07336	85359 MAJESTIC WALK BLVD.	\$ 33.17
73913-05054	85057 MAJESTIC WALK BLVD.#LS	\$ 330.73



AMELIA WALK CDD, Here's what you owe for this billing period.

CURRENT BILL

\$25.66

TOTAL AMOUNT YOU OWE

Aug 8, 2025 NEW CHARGES DUE BY



Amount of your last bill	25.75
Payments received	-25.75
Balance before new charges	0.00
Total new charges	25.66
Total amount you owe	\$25.66

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

Electric Bill Statement

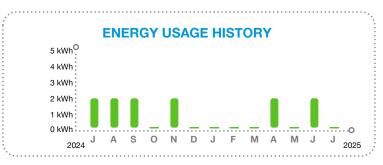
For: Jun 18, 2025 to Jul 18, 2025 (30 days)

Statement Date: Jul 18, 2025 Account Number: 14381-88177

Service Address:

85108 MAJESTIC WALK BLVD # IRRIGATION

FERNANDINA BEACH, FL 32034



KEEP IN MIND

- Payment received after October 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 July 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)



3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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

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

FPI **GENERAL MAIL FACILITY** MIAMI FL 33188-0001

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

\$25.66

Aug 8, 2025

\$ Auto pay - DO NOT PAY

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE NEW CHARGES DUE BY



BILL DETAILS Amount of your last bill 25.75 Payment received - Thank you -25.75Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$12.13 Non-fuel energy charge: \$0.096100 per kWh Fuel charge: \$0.027180 per kWh Electric service amount 25.00 Gross receipts tax (State tax) 0.64 Taxes and charges 0.64 Regulatory fee (State fee) 0.02 Total new charges \$25.66 Total amount you owe \$25.66

FPL automatic bill pay - DO NOT PAY

Customer Name:

AMELIA WALK CDD

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	00225		00225		0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 18, 2025	Jun 18, 2025	Jul 19, 2024
kWh Used	0	2	2
Service days	30	30	31
kWh/day	0	0	0
Amount	\$25.66	\$25.75	\$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.

Easy way to reduce costs

Earn bill credits by allowing Business On Call® to cycle off your A/C, only when necessary.

Claim credits

Download the app

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

CURRENT BILL

\$280.76 TOTAL AMOUNT YOU OWE

Jul 29, 2025 NEW CHARGES DUE BY

Enroll in FPL Budget Billing® and have \$240.78 withdrawn instead of \$280.76. FPL.com/AutoBB

BILL SUMMARY

Amount of your last bill 262.50 Payments received -262.50 0.00 Balance before new charges 280.76 Total new charges Total amount you owe \$280.76

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

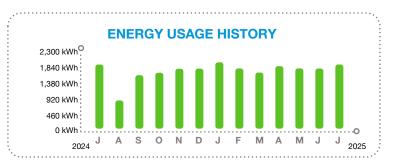
Electric Bill Statement

For: Jun 6, 2025 to Jul 8, 2025 (32 days)

Statement Date: Jul 8, 2025 Account Number: 64677-16194

Service Address:

85254 FALL RIVER PKWY # IRR FERNANDINA BEACH, FL 32034



KEEP IN MIND

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- Payment received after September 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 July 19, 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)



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TOTAL AMOUNT YOU OWE



BILL DETAIL	_S			
Amount of your last bill Payment received - Thank you Balance before new charges		262.50 -262.50 \$0.00		
New Charges Rate: RS-1 RESIDENTIAL SERVICE Base charge: Non-fuel: (First 1000 kWh at \$0.096990) (Over 1000 kWh at \$0.107050)	\$9.61 \$205.32			
Fuel: (First 1000 kWh at \$0.024080) (Over 1000 kWh at \$0.034080)	\$58.57			
Electric service amount	273.50			
Gross receipts tax (State tax)	7.02			
Taxes and charges	7.02			
Regulatory fee (State fee)	0.24			
Total new charges		\$280.76		
Total amount you owe		\$280.76		
FPL automatic bill pay - DO NOT PAY				

Customer Name:

Amelia Walk Cdd

METER SUMMARY

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

Usage Type	Current	 Previous 	= Usage
kWh used	79833	77821	2012

E001

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 8, 2025	Jun 6, 2025	Jul 9, 2024
kWh Used	2012	1886	2010
Service days	32	30	32
kWh/day	63	63	63
Amount	\$280.76	\$262.50	\$254.43

KEEP IN MIND

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AMELIA WALK CDD, Here's what you owe for this billing period.

CURRENT BILL

\$330.73

TOTAL AMOUNT YOU OWE

Aug 8, 2025 NEW CHARGES DUE BY



FPL automatic bill pay - DO NOT PAY			
Total amount you owe	\$330.73		
Total new charges	330.73		
Balance before new charges	0.00		
Payments received	-434.50		
Amount of your last bill	434.50		

(See page 2 for bill details.)

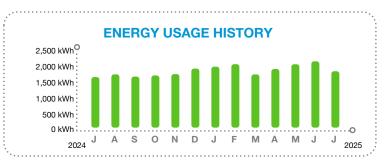
Electric Bill Statement

For: Jun 18, 2025 to Jul 18, 2025 (30 days)

Statement Date: Jul 18, 2025 **Account Number:** 73913-05054

Service Address:

85057 MAJESTIC WALK BLVD # LIFT FERNANDINA BEACH, FL 32034



KEEP IN MIND

- Payment received after October 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 July 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: 1-800-4OUTAGE (468-8243) 711 (Relay Service)



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BILL DETAILS Amount of your last bill 434.50 Payment received - Thank you -434.50 Balance before new charges \$0.00 **New Charges** Rate: GSD-1 GENERAL SERVICE DEMAND Base charge: \$30.41 \$65.17 Non-fuel: (\$0.033890 per kWh) (\$0.027180 per kWh) \$52.27 Fuel: Demand: (\$13.41 per KW) \$174.33 Electric service amount 322.18 Gross receipts tax (State tax) 8.27 Taxes and charges 8.27 Regulatory fee (State fee) 0.28 \$330.73 Total new charges \$330.73 Total amount you owe

FPL automatic bill pay - DO NOT PAY

Customer Name:

AMELIA WALK CDD

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	31584		29661		1923
Demand KW	13.32				13

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 18, 2025	Jun 18, 2025	Jul 19, 2024
kWh Used	1923	2261	1725
Service days	30	30	31
kWh/day	64	75	55
Amount	\$330.73	\$434.50	\$211.28

KEEP IN MIND

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AMELIA WALK CDD, Here's what you owe for this billing period.

CURRENT BILL

Aug 8, 2025 NEW CHARGES DUE BY



Total amount you owe	\$33.17
Total new charges	33.17
Balance before new charges	0.00
Payments received	-33.33
Amount of your last bill	33.33

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(See page 2 for bill details.)

Electric Bill Statement

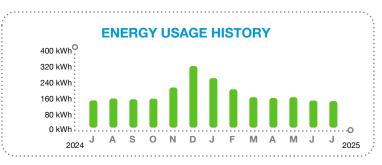
For: Jun 18, 2025 to Jul 18, 2025 (30 days)

Statement Date: Jul 18, 2025 **Account Number:** 76801-07336

Service Address:

85359 MAJESTIC WALK BLVD #ENTRANCE

FERNANDINA BEACH, FL 32034



KEEP IN MIND

- Payment received after October 09, 2025 is considered LATE; a late payment charge of 1% will apply.
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Customer Service: Outside Florida:

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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76801-07336

\$33.17

Aug 8, 2025

\$ Auto pay - DO NOT PAY

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE

The amount enclosed includes

NEW CHARGES DUE BY

E001

BILL DETAILS Amount of your last bill 33.33 Payment received - Thank you -33.33 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Minimum base bill charge: \$1.57 \$13.93 Non-fuel: (\$0.096100 per kWh) Fuel: (\$0.027180 per kWh) \$3.94 Electric service amount 32.31 Gross receipts tax (State tax) 0.83 Taxes and charges 0.83 Regulatory fee (State fee) 0.03 \$33.17 Total new charges \$33.17 Total amount you owe FPL automatic bill pay - DO NOT PAY

Customer Name:

AMELIA WALK CDD

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	28326		28181		145

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 18, 2025	Jun 18, 2025	Jul 19, 2024
kWh Used	145	148	149
Service days	30	30	31
kWh/day	5	5	5
Amount	\$33.17	\$33.33	\$31.71

KEEP IN MIND

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AMELIA WALK CDD, Here's what you owe for this billing period.

CURRENT BILL

\$3,269.87

TOTAL AMOUNT YOU OWE

Aug 8, 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.)

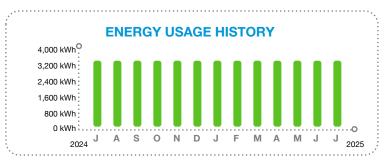
Electric Bill Statement

For: Jun 18, 2025 to Jul 18, 2025 (30 days)

Statement Date: Jul 18, 2025 Account Number: 78458-32232

Service Address:

100 MAJESTIC WALK BLVD # SL FERNANDINA BEACH, FL 32034



KEEP IN MIND

- Payment received after October 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 July 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:

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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AMELIA WALK CDD
5385 N NOB HILL RD

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the following donation:



\$3,269.87



BILL DETAILS

Customer Name:

AMELIA WALK CDD

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

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

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

Total amount you owe \$3,269.87

FPL automatic bill pay - DO NOT PAY

** Your electric service amount includes the following charges:

Non-fuel energy charge:

Fuel charge:

\$0.059770 per kWh \$0.026470 per kWh

METER SUMMARY

Next bill date Aug 19, 2025.

Usage Type	Usage
Total kWh used	3598

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 18, 2025	Jun 18, 2025	Jul 19, 2024
kWh Used	3598	3598	3598
Service days	30	30	31
kWh/day	120	120	116
Amount	\$3,269.87	\$3,269.87	\$3,180.13

KEEP IN MIND

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For: 06-18-2025 to 07-18-2025 (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





For: 06-18-2025 to 07-18-2025 (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
				Non	Energy sub total		112.80 2,960.81
Non-energy sub total Sub total					3,598	3,073.61	
	Energy conservation cost recovery Capacity payment recovery charge Environmental cost recovery charge Storm restoration recovery charge Transition rider credit Storm protection recovery charge Fuel charge Fuel charge Electric service amount Gross receipts tax (State tax) Regulatory fee (State fee)					1.40 0.25 1.76 74.55 -7.45 20.08 95.24 3,259.44 7.66 2.77	
					Total	3,598	3,269.87

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



AMELIA WALK CDD, Here's what you owe for this billing period.

CURRENT BILL

\$884.66
TOTAL AMOUNT YOU OWE

Aug 8, 2025 NEW CHARGES DUE BY

Total amount you owe

Enroll in FPL Budget Billing® and have \$725.79 withdrawn instead of \$884.66. FPL.com/AutoBB



Amount of your last bill 832.19
Payments received -832.19
Balance before new charges 0.00

Total new charges 884.66

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

\$884.66

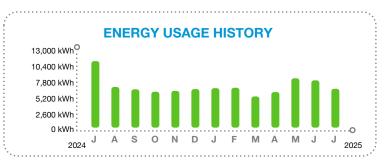
Electric Bill Statement

For: Jun 18, 2025 to Jul 18, 2025 (30 days)

Statement Date: Jul 18, 2025 **Account Number:** 79966-25336

Service Address:

85287 MAJESTIC WALK BLVD # CLUB FERNANDINA BEACH, FL 32034



KEEP IN MIND

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- Payment received after October 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 July 29, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- The rate used to calculate your bill has changed due to your demand usage. Call Customer Service if you have any questions.

Customer Service: Outside Florida: 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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BILL DETAILS Amount of your last bill 832.19 Payment received - Thank you -832.19 Balance before new charges \$0.00 **New Charges** Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS Base charge: \$12.87 Non-fuel: (\$0.096100 per kWh) \$661.76 Fuel: (\$0.027180 per kWh) \$187.16 Electric service amount 861.79 Gross receipts tax (State tax) 22.12 Taxes and charges 22.12 Regulatory fee (State fee) 0.75 Total new charges \$884.66 Total amount you owe \$884.66

FPL automatic bill pay - DO NOT PAY

Customer Name:

AMELIA WALK CDD

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	90769		83883		6886

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 18, 2025	Jun 18, 2025	Jul 19, 2024
kWh Used	6886	8385	11791
Service days	30	30	31
kWh/day	229	279	380
Amount	\$884.66	\$832.19	\$1,092.69

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

CURRENT BILL

\$25.87

TOTAL AMOUNT YOU OWE

Jul 30, 2025 NEW CHARGES DUE BY Receive predictable bills all year long. FPL.com/BB

BILL SUMMARY

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

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

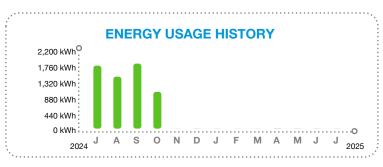
Electric Bill Statement

For: Jun 6, 2025 to Jul 8, 2025 (32 days)

Statement Date: Jul 8, 2025 Account Number: 81986-72449

Service Address:

85633 FALL RIVER PKWY # IRR FERNANDINA BEACH, FL 32034



KEEP IN MIND

- Payment received after September 30, 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 July 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:

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	BILL DETA	ILS	
Payment re	your last bill eceived - Thank you efore new charges		25.87 -25.87 \$0.00
Base charg	RESIDENTIAL SERVICE	\$9.61 \$15.10 \$0.39 \$0.10	
Electric se	vice amount	25.20	
Gross rece Taxes and	ipts tax (State tax) charges	0.65 0.65	
Regulatory Total new	fee (State fee) charges	0.02	\$25.87
Total amo	unt you owe		\$25.87
FPL automatic bill pay - DO NOT PAY			

METER SUMMARY

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

Usage Type	Current	- Previo	us = Usa	age
kWh used	46813	4680	9	4

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 8, 2025	Jun 6, 2025	Jul 9, 2024
kWh Used	4	4	1890
Service days	32	30	32
kWh/day	0	0	59
Amount	\$25.87	\$25.87	\$238.57

KEEP IN MIND

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

CURRENT BILL

\$26.48

TOTAL AMOUNT YOU OWE

Aug 8, 2025 NEW CHARGES DUE BY Receive predictable bills all year long. FPL.com/BB



FPL automatic bill pay - DO NOT PAY		
Total amount you owe	\$26.48	
Total new charges	26.48	
Balance before new charges	0.00	
Payments received	-26.48	
Amount of your last bill	26.48	

(See page 2 for bill details.)

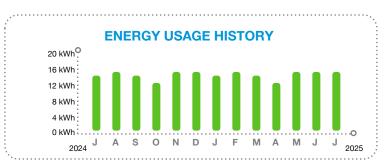
Electric Bill Statement

For: Jun 18, 2025 to Jul 18, 2025 (30 days)

Statement Date: Jul 18, 2025 Account Number: 84322-19536

Service Address:

85059 MAJESTIC WALK BLVD FERNANDINA BEACH, FL 32034



KEEP IN MIND

- Payment received after October 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 July 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:

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

AMELIA WALK CDD 5385 N NOB HILL RD SUNRISE FL 33351-4761 The amount enclosed includes the following donation: FPL Care To Share:

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

FPL GENERAL MAIL FACILITY MIAMI FL 33188-0001

E001



BILL DETAILS Amount of your last bill 26.48 Payment received - Thank you -26.48 Balance before new charges \$0.00 **New Charges** Rate: RS-1 RESIDENTIAL SERVICE Base charge: \$9.61 \$14.24 Minimum base bill charge: Non-fuel: (First 1000 kWh at \$0.096990) \$1.56 (Over 1000 kWh at \$0.107050) Fuel: \$0.39 (First 1000 kWh at \$0.024080) (Over 1000 kWh at \$0.034080) Electric service amount 25.80 Gross receipts tax (State tax) 0.66 Taxes and charges 0.66 Regulatory fee (State fee) Total new charges \$26.48 Total amount you owe \$26.48 FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	- Previou	ıs = Usage
kWh used	00511	00495	16

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 18, 2025	Jun 18, 2025	Jul 19, 2024
kWh Used	16	16	15
Service days	30	30	31
kWh/day	1	1	0
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.

Download the app

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

Download now

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



AMELIA WALK CDD, Here's what you owe for this billing period.

CURRENT BILL

\$472.84 TOTAL AMOUNT YOU OWE

Aug 8, 2025 NEW CHARGES DUE BY Enroll in FPL Budget Billing® and have \$402.26 withdrawn instead of \$472.84. FPL.com/AutoBB

BILL SUMMARY

Amount of your last bill 508.89
Payments received -508.89
Balance before new charges 0.00

Total new charges 472.84

Total amount you owe \$472.84

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

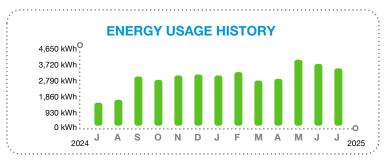
Electric Bill Statement

For: Jun 18, 2025 to Jul 18, 2025 (30 days)

Statement Date: Jul 18, 2025 **Account Number:** 90653-46331

Service Address:

85257 MAJESTIC WALK BLVD # FTN FERNANDINA BEACH, FL 32034



KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$402.26 instead of \$472.84 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after October 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 July 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)



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

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

FPL Care To Share:

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

FPL GENERAL MAIL FACILITY MIAMI FL 33188-0001

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

90653-46331

\$472.84

Aug 8, 2025

\$ Auto pay - DO NOT PAY

ACCOUNT NUMBER

TOTAL AMOUNT YOU OWE NEW CHARGES DUE BY



Amount of your last bill

New Charges

Base charge:

BILL DETAILS 508.89 Payment received - Thank you -508.89Balance before new charges \$0.00 Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS \$12.87 Non-fuel: (\$0.096100 per kWh) \$349.03 Fuel: (\$0.027180 per kWh) \$98.72

Electric service amount 460.62 Gross receipts tax (State tax) 11.82 Taxes and charges 11.82

Regulatory fee (State fee) 0.40 Total new charges \$472.84

Total amount you owe \$472.84

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	72669		69037		3632

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 18, 2025	Jun 18, 2025	Jul 19, 2024
kWh Used	3632	3917	1454
Service days	30	30	31
kWh/day	121	131	47
Amount	\$472.84	\$508.89	\$180.14

KEEP IN MIND

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

Easy way to reduce costs

Earn bill credits by allowing Business On Call® to cycle off your A/C, only when necessary.

Claim credits

Download the app

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

Download now

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

Grau and Associates

1001 W. Yamato Road, Suite 301 Boca Raton, FL 33431 www.graucpa.com

Phone: 561-994-9299 Fax: 561-994-5823

Amelia Walk Community Development District 5385 N. Nob Hill Road Sunrise, FL 33351

Invoice No. 28025 Date 07/25/2025

SERVICE

Project: Arbitrage - Series 2018A Area 3A 3/31/25 Arbitrage Services

Arbitrage

\$<u>600.00</u>

Subtotal: _____600.00

001.310.51300.31600 Total 600.00

Current Amount Due \$<u>600.00</u>

Original



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

INVOICE

Total Invoice \$957.00 Invoice Number 7137392 Invoice Date 7/17/25

Sales Order Number/Type 4880369 **Branch Plant** 74

Shipment Number 5847441

Sold To: 480209 ACCOUNTS PAYABLE

AMELIA WALK COMMUNITY DEVELOPMENT

475 W Town PI SUITE 114

St Augustine FL 32092-3648

480210 Ship To:

AMELIA WALK COMMUNITY DEVELOPMENT

SL

DIST

85287 Majestic Walk Blvd

Fernandina Beach FL 32034-3785

Net Due	Date Terms	FOB Description	Ship Via		Cı	ustomer F	P.O.#	Ρ.	O. Release	Sales Agent #
8/16/25	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	N	315.0000	GA	\$3.0000	GA	3,046.1 LB	\$945.00
		1 LB BLK (Mini-Bulk)			315.0000	GA			3,046.1 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: 7/25/2025

Acct. # 1-320-57200-46500

Page 1 of 1 Tax Rate Sales Tax Invoice Total \$957.00 0 % \$0.00

No Discounts on Freight

IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular

purpose. NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE: FINANCIAL INSTITUTION: Hawkins, Inc. US Bank

P.O. Box 860263 800 Nicollet Mall Minneapolis, MN 55486-0263 Minneapolis, MN 55402

WIRING CONTACT INFORMATION: Email: Credit.Dept@Hawkinsinc.com

Phone Number: (612) 331-6910 Fax Number: (612) 225-6702 Account Name: Hawkins, Inc. Account #:

180120759469 ABA/Routing #: 091000022 Swift Code#: USBKUS44IMT Type of Account: Corporate Checking

CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.

For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

CASH IN ADVANCE/EFT PAYMENTS:

Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

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

Jacksonville Daily Record

A Division of DAILY RECORD & OBSERVER, LLC

P.O. Box 2177 Jacksonville, FL 32203 (904) 356-2466

INVOICE	July 24, 2025
	Date

Attn: Courtney Hogge GMS, LLC

475 West Town Place, Ste 114

Saint Augustine FL 32092

001.310.51300.48000

Serial # 25-00159N PO/File #	\$223.00
	Payment Due
Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2026 Budget; and Notice of Regular Board of Supervisors' Meeting	\$223.00
Amelia Walk Community Development District	Publication Fee
Case Number	Amount Paid
Publication Dates 7/24,31	Payment Due Upon Receipt
County Nassau	For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment.
Payment is due before the Proof of Publication is released.	If your payment is being mailed, please reference Serial # 25-00159N on your check or remittance advice.

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

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

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Amelia Walk Community Development District ("District") will hold a public hearing on August 19, 2025, at 2:00 p.m. at Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 475 West Town Place Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://ameliawalkcdd.com/. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8770 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughlin
District Manager
Jul. 24/31 00 (25-00159N)



Nassau County Sheriff's Office

77151 Citizens Circle Yulee, FL 32097

Bill To:

Amelia Walk 001.320.57200.34504

Attention: Daniel Laughlin 475 West Town Plaza

St. Augustine, FL, US 00000

ESTIMATE

 Estimate ID:
 14296

 Date:
 08/01/2025

 Customer #:
 32

 Due Date:
 08/01/2025

Reference: August Details Scheduled

DESCRIPTION		QTY	RATE	TOTAL
Traffic Control		4.000	\$48.00	\$192.00
		4.000	\$2.00	\$8.00
Unassigned		4.000	\$48.00	\$192.00
- Admin Fee Per Hour		4.000	\$2.00	\$8.00
Unassigned Position		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
Unassigned Position		4.000	\$48.00	\$192.00
- Admin Fee Per Hour		4.000	\$2.00	\$8.00
Unassigned Position		4.000	\$48.00	\$192.00
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Unassigned Position		4.000	\$48.00	\$192.00
- Admin Fee Per Hour		4.000	\$2.00	\$8.00
Unassigned Position		4.000	\$48.00	\$192.00
- Admin Fee Per Hour		4.000	\$2.00	\$8.00
Platform Fee		1.000	8.00%	\$144.00
	TOTAL:	73.000		\$1,944.00

Amount Paid:

Balance Due: \$1,944.00



4744 Collins Road Jacksonville, FL 32244 Contract # 48236 Invoice

Invoice # 137577

Date 5/30/2025

Site ID 80635

Customer ID 44451

Sales Rep Josh Potter

Bill To: Site Address:

GMS Property Management, LLC 475 W Town Pl

85287 Majestic Walk Blvd Fernandina Beach, FL 32034

St Augustine, FL 32092

ITEM DESCRIPTION	QTY	UNIT PRICE	TOTAL
Floridan Aquifer 5"x2.5"	1	\$29,713.31	\$29,713.31
Permit Nassau County - Irrigation	1	\$80.00	\$80.00
Vacuum Tank & Tubs - for removal of drill mud & fluids - Florida Aquifer	1	\$1,500.00	\$1,500.00

001.300.13100.10000 \$31,293.31 005.320.53800.60000 \$31,293.31 005.300.20700.10000 (\$31,293.31)

		Subtotal	\$31,293.31
		Tax	\$.00
		Total	\$31,293.31
		Deposit Applied	\$.00
		Paid	\$.00
Deposit Rcvd	\$.00	Balance Due	\$31,293.31

REMIT TO: Partridge Well Drilling - 4744 Collins Road - Jacksonville, FL 32244

Phone: 904-269-1333 www.PartridgeWell.com

^{1.}Payment due upon completion unless otherwise arranged in writing. 2. A service charge of 1.5% per month will be charged on past due accounts. 3. Unless Buyer notifies Seller in writing within fifteen (15) days from date of invoice, it shall be presumed that goods and services are satisfactory and acceptable to Buyer. 4. Buyer shall pay Seller's cost of collection including a reasonable attorney's fee at all levels of court.



Bates Security A Pye-Barker Fire & Safety Company 9700 Philips Highway, Suite #108 Jacksonville, FL 32256 (904) 900-1640

Invoice				
Invoice Number	Date			
6767829	08/01/2025			
Customer Number	Due Date			
B-21054	08/01/2025			

TO VIEW AND PAY ONLINE GO TO:	myaccount.pyebarkerfs.com
REFRENCE CODE:	PBFS-SA

	omer Name a Walk CDD	Customer Number B-21054	P.O. Number	Invoice Number 6767829	Due Date Due On Receipt
Quantity		Description		Rate	Amount
Amelia Walk C	DD, 85287 Majesti	ic Walk Blvd., Fernandina Bea	ach,FL		
1.00	Monthly Service 08/01/2025-08/			189.66	\$189.66
1.00	Monthly Service 08/01/2025-08/			303.68	\$303.68
	Sales Tax Payments/Cred				\$0.00 \$0.00
App	proved			Invoice Balance Due:	\$493.34

Approved Chip Dellinger, Amenity & Operations Manager

Governmental Management Services for Amelia Walk CDD

Date: 7/25/2025

Acct. # 1-320-57200-34501

Bates Security will be changing its name to Pye-Barker Fire & Safety. You may begin to see Pye-Barker's name and logo on service vehicles, technician uniforms, billing documents, etc. Thank you for being a valued customer!

Date	Invoice #	Description	Amount	Balance Due
08/01/2025	6767829	Alarm Services	\$493.34	\$493.34

PLEASE SEE REVERSE SIDE FOR IMPORTANT INFORMATION



Bates Security A Pye-Barker Fire & Safety Company 9700 Philips Highway, Suite #108 Jacksonville, FL 32256 (904) 900-1640 Return Service Requested

Inv	oice
Invoice Number	Date
6767829	08/01/2025
Customer Number	Due Date
B-21054	08/01/2025

Net Due: \$493.34 Amount Enclosed:

Amelia Walk CDD 5385 N Nob Hill Road Sunrise Beach FL 33351 Bates Security
A Pye-Barker Fire & Safety Company
PO Box 735358
Dallas TX 75373-5358



Amelia Walk CDD 5385 N Nob Hill Road Sunrise FL 33351-4761 Customer #: 25249515 Invoice #: 9437934 Invoice Date: 8/1/2025

Cust PO #:

Job Number	Description	Amount
346108420	Amelia Walk CDD	12,362.06
	Exterior Maintenance	
	For August	
346108420	Amelia Walk CDD	859.02
	Haul Rd	
	For August	
	Approved Chip Dellinger, Amenity & Operations Manager Governmental Management Services for Amelia Walk CDD Date: 8-6-25 Acct. # 1-320-57200-46200	
	Total invoice amount Tax amount	13,221.08
	Balance due	13,221.08

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 autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 25249515

Invoice #: 9437934 Invoice Date: 8/1/2025 Amount Due: \$13,221.08

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



Sold To: 25249515 Amelia Walk CDD 5385 N Nob Hill Road Sunrise FL 33351-4761 Customer #: 25249515 Invoice #: 9408397 Invoice Date: 6/25/2025 Sales Order: 8688414

Cust PO #:

Project Name: Amelia Walk CDD - Irrigation inspection repair proposal Project Description: Irrigation inspection completed on 6/5/2025

Job Number	Description	Qty	UM	Unit Price	Amount
346108420	Amelia Walk CDD				
	Clock A	1.000	EA	1053.86	1,053.86
	Clock B	1.000	EA	451.36	451.36
	Clock C	1.000	EA	529.99	529.99
	Clock D	1.000	EA	593.31	593.3
				Approved Chip Dellinger, Amenity & Operovernmental Management S Date: 6-30-25 Acct. # 1-320-57200-46202	
				Operation Control Operation Total Invoice Amount Taxable Amount Tax Amaunt Balance Oue	2,628.5 2,628.5

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 #: 9408397 Invoice Date: 6/25/2025 Amount Due: \$ 2,628.52

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 **Property Address** Amelia Walk CDD

85287 Majestic Walk Run

To Fernandina Beach, FL 32034

Billing Address

Contact

Kelly Mullins Amelia Walk CDD

5385 N Nob Hill Road

Sunrise, FL 33351-4761

Project Name

Amelia Walk CDD - Irrigation inspection repair proposal

Project Description

Irrigation inspection completed on 6/5/2025

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price		Total
Clock A				Subtotal	\$1,053.86
4.00	EACH	6" Spray head	\$41.66		\$166.64
8.00	EACH	Nozzle	\$10.00		\$80.00
5.00	EACH	1" Lateral line repair	\$130.84		\$654.22
3.00	EACH	4" Rotor	\$51.00		\$153.00
Clock B				Subtotal	\$451.36
2.00	EACH	6" Spray head	\$41.66		\$83.32
6.00	EACH	Nozzle	\$10.00		\$60.02
3.00	EACH	Bubblers	\$20.01		\$60.02
4.00	EACH	6" Rotor	\$62.00		\$248.00
Clock C				Subtotal	\$529.99
5.00	EACH	6" Spray head	\$41.66		\$208.30
2.00	EACH	Nozzle	\$10.00		\$20.00
2.00	EACH	1" Lateral line repair	\$130.84		\$261.69
2.00	EACH	Bubbler	\$20.00		\$40.00
Clock D				Subtotal	\$593.31
5.00	EACH	6" Spray head	\$41.66		\$208.30
2.00	EACH	Nozzle	\$41.66		\$83,32
2.00	EACH	1" Lateral line repair	\$130.84		\$261.69
2.00	EACH	Bubbler	\$20.00		\$40.00

For internal use only

SO# 8688414 JOB# 346108420 Service Line 150

Total Price

\$2,628.52

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.
- 2 Work Force Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified and shall be legally authorized to work in the U.S.
- 3. License and Permits Contractor shall maintain a Landscape Contractor's license if required by State or local law and will comply with all other license requirements of the City State and Federal Governments as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the reports.
- 1 Taxes Contrador agrees to pay all applicable taxes including sales or General Excise Tax (GET) where applicable
- 5 Insurance Contractor agrees to provide General Liability Insurance. Automotive Liability Insurance Worker's Compensation Insurance and any other insurance required by law or Customer: as specified in writing prior to commencement of work if not specified Contractor will furnish insurance with \$1,000@limit of liability.
- Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions fine earthquake etc and rules regulations or restrictions imposed by any government or governmental agency inational or regional emergency epidemic pandemic health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these calcumstances. Contractor shall have the right to renegotiate the terms and prices of the Contract within sixty (60) days.
- 7 Any illegal trespass: claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer
- Subcontractors Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- Additional Services Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written inders and will become an extra charge over and above the estimate.
- 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 reliated 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.
- Payment Terms: Upon signing this Agreement: Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise; agreed to in writing
- 12. Termination This Work Order may be terminated by the either party with or without cause upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and wirk complete to the date of termination and reasonable charges incurred in demobilizing.
- Assignment. The Customer and the Contractor respectively bind themselves their partners successors assignées and legal représentative to the other party with respect to all covenants of this Agreement. Neither the Customer not the Contractor shall assign or transfer any interest mithis 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 Confractor 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.
- I.I. Disclaimer. This proposal was estimated and priced based upon a site livid and visual inspection from ground level using oldinary means at or about the time this proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any additional costs or damages for additional work not described herein, or liable for any incidentifaccional resulting from conditions that were not ascertamable 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 die in defects Arry 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 monitor.

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

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

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

Acceptance of this Contract

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

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

Signature

Kelly Mullins
Prized Name

Date

BrightView Landscape Services, Inc. "Contractor"

Irrigation Manager

Signature

Gonzalo M. Castellon

June 25, 2025

Printed Name

Job #: 346108420

SO #: 8688414 Proposed Price: \$2,628,52



Sold To: 25249515 Amelia Walk CDD 5385 N Nob Hill Road Sunrise FL 33351-4761 Customer #: 25249515 Invoice #: 9408398 Invoice Date: 6/25/2025 Sales Order: 8688420

Cust PO #:

Project Name: Amelia Walk CDD - Proposal to replace inoperable irrigation valve

Project Description: Located on Clock C / Zone 2

Job Number	Description	Qty	UM	Unit Price	Amount
346108420	Backflow closed because Zone 2 is stuck on and can't flow down. Amelia Walk CDD 1.5" PGA Valve	1.000	EA	598.00	598.0
				Approved Chip Dellinger, Amenity & Operation of Amount Governmental Management Services Mamount Date: 6-30-25 Acct # 1-320-57200-46202 Total Management Balance	
				Total Invoice Amount Taxable Amount Taxable Due	598.0 598.0

Terms: Net 15 Days

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

Please detach stub and remit with your paymen CDD

Payment Stub Customer Account #: 25249515 Invoice #: 9408398

Invoice Date: 6/25/2025

Amount Due: \$ 598.00

Thank you for allowing us to serve you

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

Amelia Walk CDD 5385 N Nob Hill Road Sunrise FL 33351-4761 BrightView Landscape Services, Inc. P.O. Box 740655 Atlanta, GA 30374-0655



Proposal for Extra Work at Amelia Walk CDD

Property Name Property Address Amelia Walk CDD

85287 Majestic Walk Run Fernandina Beach, FL 32034 Contact

Kelly Mullins

To

Amelia Walk CDD

Billing Address

5385 N Nob Hill Road Sunrise, FL 33351-4761

Project Name

Amelia Walk CDD - Proposal to replace inoperable irrigation valve

Project Description

Located on Clock C / Zone 2

Scope of Work

Backflow closed because Zone 2 is stuck on and can't flow down.

QTY	UoM/Size	Material/Description	Unit Price	Total
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	***************************************	***************************************	
1.00	EACH	1.5" PGA Valve	\$598.00	\$598.00

For internal use only

 SO#
 8688420

 JOB#
 346108420

 Service Line
 150

Total Price

\$598.00

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 LLS.
- License and Parmits Contractor shall maintain a Landscape Contractor's license if required by State or local taw and will comply with all other license requirements of the City. State and Federal Governments as we'll 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 Insurance. Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer: as specified in writing prior to commencement of work. If not specified Contractor will furnish insurance with \$1,000(Illimit of liability.
- n. Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions fire earthquake etc and rules regulations or restrictions imposed by any government or governmental agency national or regional emergency epidemic pandemic health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances. Contractor shall have the right to renegotiate the terms and prices of the Contract within sixty (60) days.
- Any illegal trespess, claims and/or damages resulting from work requested that is not on properly owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer
- 3. Subcontractors Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- a 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 tine extrimate.
- to. 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 rie i all et differents, 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.
- Payment Terms. Upon signing this Agreement. Customer shall pay Contractor 50% of the Proposed Price and the remaining brainace shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- Termination. This Work Order may be terminated by the either party with or without cause
 upon seven (?) 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 pany 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 safe 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 proed based upon a site visit and visual inspection from ground level using cridinary means at or about the time the proposal was prepared. The price quoted in this proposal for in the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any additional voir resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed Contractor cannot be held responsible for unknown or otherwise hill did in defects. Any correct work proposed herein cannot guisantee 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 safe responsibility of the Customer if the Customer must engage a licensed engineer architect and/or landscape design professional any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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

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

- In. Tree & Stump Removal Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as but not limited to concrete brick filled trunks metal rods, atc. if requested mechanical grinding of visible tree stump will be done to a defined with 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 confacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wrice pipes and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- 17 Waver of Liability Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of the Children

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

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

Customer.

Property Manager
Signature "rile

Keily Mullins June 19, 2025
Proted Name Date

BrightView Landscape Services Inc. "Contractor"

Irrigation Manager

Signature

Gonzalo M. Castellon June 19, 2025

Printed Name Cuts

Job #: 346108420

SO #: 8688420 Proposed Price \$598.00



Amelia Walk CDD 5385 N Nob Hill Road Sunrise FL 33351-4761 Customer #: 25249515 Invoice #: 9401449 Invoice Date: 7/1/2025

Cust PO #:

Job Number	Description	Amount
346108420	Amelia Walk CDD	12,362.06
	Exterior Maintenance	
	For July	
	Approved Chip Dellinger, Amenity & Operations Manager Governmental Management Services for Amelia Walk CDD Date: 6-30-25 Acct. # 1-320-57200-46200	
ſ	Total invoice amount Tax amount Balance due	12,362.06 12,362.06

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 autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 25249515

Invoice #: 9401449 Invoice Date: 7/1/2025 Amount Due: \$12,362.06

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

Governmental Management Services, LLC

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

Invoice

Invoice #: 364
Invoice Date: 8/1/25

Due Date: 8/1/25

Case:

P.O. Number:

Bill To:

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

Description	on	Hours/Qty	Rate	Amount
Contract Administration - August 2025 Facility Management -August 2025 Janitorial - August 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 ? 8-6-	Mossing 25			

Total	\$9,275.50
Payments/Credits	\$0.00
Balance Due	\$9,275.50

Governmental Management Services, LLC

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

Invoice

Invoice #: 365 Invoice Date: 8/1/25

Due Date: 8/1/25

Case:

P.O. Number:

Bill To:

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

Description		Hours/Qty	Rate	Amount
Management Fees - August 2025 Website Administration - August 2025 Information Technology - August 2025 Dissemination Agent Services - August 2025 Postage Copies Telephone	001.310.51300.34000 001.310.51300.35101 001.310.51300.35100 001.310.51300.31200 001.310.51300.42000 001.310.51300.42500 001.310.51300.41000	Hours/Qty	4,688.42 35.00 70.00 306.25 47.03 40.95 73.39	4,688.42 35.00 70.00 306.25 47.03 40.95 73.39
	-			

Total	\$5,261.04
Payments/Credits	\$0.00
Balance Due	\$5,261.04

Original



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

INVOICE

Total Invoice \$627.00 Invoice Number 7151887 7/30/25 Invoice Date Sales Order Number/Type 4893946

Branch Plant 74 Shipment Number 5864964

480210 Ship To:

AMELIA WALK COMMUNITY DEVELOPMENT

SL

DIST

85287 Majestic Walk Blvd

Fernandina Beach FL 32034-3785

Sold To: 480209

ACCOUNTS PAYABLE

AMELIA WALK COMMUNITY DEVELOPMENT

475 W Town PI **SUITE 114**

St Augustine FL 32092-3648

Net Due	Date Terms	FOB Description	Ship Via		Cı	ıstomer P	P.O.#	Ρ.	.O. Release	Sales Agent #
8/29/25	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	N	205.0000	GA	\$3.0000	GA	1,982.4 LB	\$615.00
		_								
		1 LB BLK (Mini-Bulk)			205.0000	GA	<u>-</u>		1,982.4 GW	<u> </u>
		-			205.0000	GA	·		1,982.4 GW	

******* 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: 7/31/2025

Acct. # 1-320-57200-46500

Page 1 of 1 Tax Rate Sales Tax \$627.00 Invoice Total 0 % \$0.00

No Discounts on Freight

IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular

purpose. NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE: FINANCIAL INSTITUTION: Hawkins, Inc.

P.O. Box 860263 Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION: Email: Credit.Dept@Hawkinsinc.com

Phone Number: (612) 331-6910 Fax Number: (612) 225-6702 US Bank 800 Nicollet Mall Minneapolis, MN 55402

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

CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.

For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

CASH IN ADVANCE/EFT PAYMENTS:

Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

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



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

Section Phone: (904) 665-6000

Online: jea.com

AMELIA WALK COMMUNITY DEV

Account #: 3124050420 Bill Date: 07/31/25

Cycle: 03

Amount Due \$3,965.29

Please pay by 08/22/25 to avoid 1.5% late payment charge.

MESSAGES



Please pay \$3,965.29 by 08/22/25 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. —





Check here for	or telephone/mail add	ress correction and fill in on reverse s	side.
Add \$t the Prosperity	o my monthly bill: \$ Scholarship Fund. I wil	for Neighbor to Neighbor and/or \$ I notify JEA when I no longer wish to cor	for
Acct #: 3124050	420	Bill Date: 07/31/25	

Acct #: 3124030420 Bill Date: 07/31/25

Please pay by 08/22/25 to avoid 1.5% late payment charge. TOTAL AMOUNT PAID

\$3,965.29

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

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Update Your Information

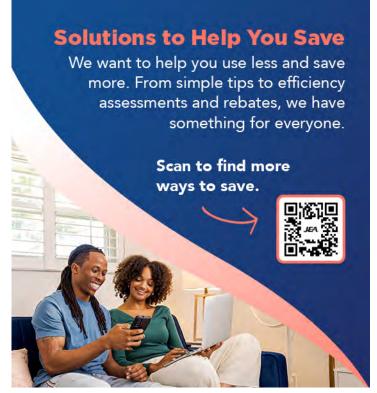


Learn About Rates



Understand Your Bill





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.

ADDRESS CORRECTION

Account # 3124050420 Tel: ______

Address:															
City:										St	ate:		Ziı	o Code	.

E-mail:											



Account #: 3124050420 Cycle: 03 Bill Date: 07/31/25

Phone: (904) 665-6000

Online: jea.com

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service Service Address: 84703 FALL RIVER PY APT IR01

Service Period: 06/29/25 - 07/28/25 Reading Date: 07/28/25

Service Point: Irrigation 1 - Commercial

Meter	Days	Current	Reading	Meter	Consumption
Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
76553197	29	1489	Regular	1	2000 GAL

Basic Monthly Charge	\$ 26.53
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)	6.98

Total Current Irrigation Charges 33.51

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85059 MAJESTIC WALK BV APT IR01

Service Period: 06/29/25 - 07/28/25 Reading Date: 07/28/25

Service Point: Irrigation 1 - Commercial

Meter	Days	Current	Reading	Meter	Consumption
Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
82157379	29	1890	Regular	1	71000 GAL

Basic Monthly Charge	\$ 26.53
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)	24.43
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)	300.15

Total Current Irrigation Charges \$ 351.11

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service Service Address: 85108 MAJESTIC WALK BLVD

Service Period: 06/29/25 - 07/28/25 Reading Date: 07/28/25

Service Point: Irrigation 1 - Commercial

Meter	Days	Current	Reading	Meter	Consumption
Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
89240369	29	1007	Regular	1	

Basic Monthly Charge	\$ 26.53
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)	24.43
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)	375.19

Total Current Irrigation Charges 426.15

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85254 FALL RIVER PY APT IR01

Service Period: 06/29/25 - 07/28/25 Reading Date: 07/28/25

Irrigation 1 - Commercial Service Point:

Meter	Days	Current	Reading	Meter	Consumption
Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
89140510	29	2421	Regular	1	0 GAL

Basic Monthly Charge 26.53 \$ 26.53

Total Current Irrigation Charges

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 06/29/25 - 07/28/25 Reading Date: 07/28/25

Service Point: Commercial - Water

Meter	Days	Current	Reading	Meter	Consumption
Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
514098892	29	90	Regular	3/4	19000 GAL

Basic Monthly Charge \$ 17.67 Water Consumption Charge 58.14 **Total Current Water Charges** \$ 75.81

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 07/02/25 - 07/31/25 Reading Date: 07/31/25

Service Point: Commercial - Water/Sewer

	Meter	Days	Current	Reading	Meter	Consumption
	Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
I	93021993	29	817	Regular	2	4000 GAL

\$ 75.29 Basic Monthly Charge Water Consumption Charge 12.24

\$ **Total Current Water Charges** 87.53

154.13



Account #: 3124050420 Cycle: 03 Bill Date: 07/31/25

Phone: (904) 665-6000

Online: jea.com

SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 07/02/25 - 07/31/25 Reading Date: 07/31/25

Commercial - Water/Sewer Service Point:

Meter	Days	Current	Reading	Meter	Consumption
Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
93021993	29	817	Regular	2	4000 GAL

Basic Monthly Charge 266.03 19.52 Sewer Usage Charge

Total Current Sewer Charges \$ 285.55

IRRIGATION SERVICE

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

Service Period: 07/01/25 - 07/28/25 Reading Date: 07/28/25

Service Point: Irrigation 1 - Commercial

Meter	Days	Current	Reading	Meter	Consumption
Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
98497959	27	6718	Regular	2	278000 GAL

75.29 **Basic Monthly Charge** \$ Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) 24.43 Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal) 1,270.99

Total Current Irrigation Charges \$ 1,370.71

IRRIGATION SERVICE

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

Service Period: 06/29/25 - 07/28/25 Reading Date: 07/28/25

Service Point: Irrigation 2 - Commercial

Meter	Days	Current	Reading	Meter	Consumption
Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
67133220	29	1504	Regular	1 1/2	

\$ Basic Monthly Charge 48.70 Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) 24.43 Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal) 773.84

Total Current Irrigation Charges \$ 846.97

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85377 MAJESTIC WALK BV APT IR01

Service Period: 06/29/25 - 07/28/25 Reading Date: 07/28/25

Service Point: Irrigation 1 - Commercial

Meter	Days	Current	Reading	Meter	Consumption
Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
82157504	29	1262	Regular	1	56000 GAL

Basic Monthly Charge 26.53 Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) 24.43 Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal) 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: 06/29/25 - 07/28/25 Reading Date: 07/28/25

Service Point: Irrigation 1 - Commercial

	Meter	Days	Current	Reading	Meter	Consumption
	Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
I	89240294	29	1359	Regular	1	29000 GAL

Basic Monthly Charge \$ 26.53 Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) 24.43 Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal) 103.17

Total Current Irrigation Charges \$

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85784 STONEHURST PY APT IR01

Service Period: 06/29/25 - 07/28/25 Reading Date: 07/28/25

Irrigation 1 - Commercial Service Point:

Meter	Days	Current	Reading	Meter	Consumption
Number	Billed	Reading	Type	Size	(1 cu ft = 7.48 gal)
99295544	29	0	Regular	1	0 GAL

Basic Monthly Charge 26.53 **Total Current Irrigation Charges** 26.53



AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420 Bill Date: 07/31/25 Cycle: 03

Phone: (904) 665-6000

Online: jea.com

Water Tens Gal Electric kWh 212120 159090 106060 53030 Jul Sep Oct Oct Nov Dec Feb Mar Apr May Jun Jul Jul 2025

	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	1,566,002	521,001	718,001	24,759



Please Remit Payment to:

Solitude Lake Management, LLC 1320 Brookwood Drive

Suite H

Little Rock, AR 72202 Phone #: (888) 480-5253 Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number:

PSI193851

Invoice Date:

8/2/2025

12909

Ship

To:

Amelia Walk CDD

Amenity & Operations Manager 85287 Majestic Walk Boulevard Fernandina Beach, FL 32034

Bill

Amelia Walk CDD To:

8/2/2025

9/1/2025

Amenity & Operations Manager 85287 Majestic Walk Boulevard Amelia Island, FL 32034

Customer ID

P.O. Number

P.O. Date 8/2/2025

Our Order No.

Terms Net 30

Item/Description Unit **Order Qty** Quantity **Unit Price Total Price** Annual Maintenance 1 1 2,514.72 2,514.72

August Billing

8/1/2025 - 8/31/2025

Pond 16

Ship Via

Ship Date

Due Date

Pond 17

Approved Pond 14

Chip Dellinger, Amenity & Operations Manager Pond 15

Governmental Management Services for Amelia Walk CDD Pond 13

Date: 8-7-25 Pond 2

Acct. # 1-320-51300-0000x 60200 Pond 3

Pond 4 Pond 5

Pond 6

Pond 7

Pond 8

Pond 9

Pond 10

Pond 11

Lake 12

Fountain 6 - Pond 15

Fountain 1 - Pond 2

Fountain 2 - Pond 3

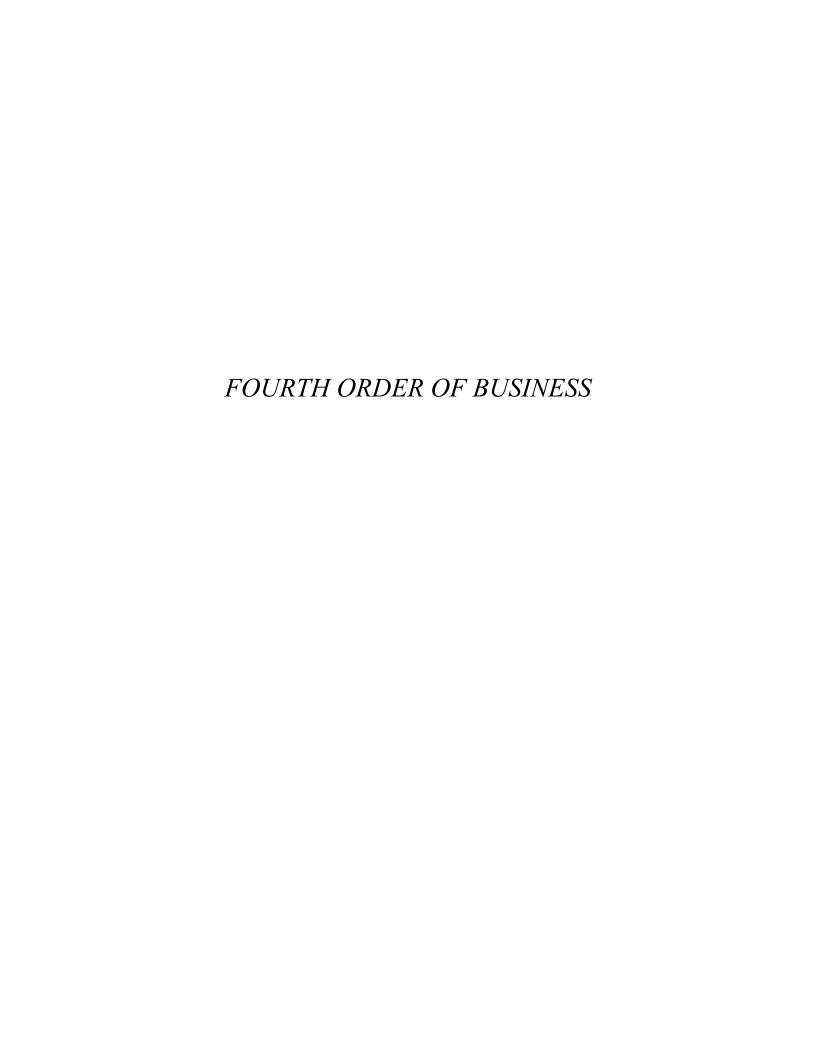
Fountain 3 - Pond 5

Fountain 4 - Pond 6 (replaced)

Fountain 5 - Pond 14

Amount Subject to Sales Tax 0.00 Amount Exempt from Sales Tax 2,514.72

Subtotal: 2,514.72 Invoice Discount: 0.00 **Total Sales Tax** 0.00 0.00 Payment Amount: Total: 2,514.72



A.



Quality Site Assessment

Prepared for: Amelia Walk CDD

General Information

DATE: Monday, Aug 11, 2025

NEXT QSA DATE: Sunday, Sep 07, 2025

CLIENT ATTENDEES:

BRIGHTVIEW ATTENDEES: Jennifer Mabus

Customer Focus Areas

Main Entrance, Amenity Center, and Common areas

Quality you can count on.



QUALITY SITE ASSESSMENT

Amelia Walk CDD



Maintenance Items









- 1 Summer annuals of purple Angelonia and pink Pentas installed at the front entrance and Amenity center.
 Additional fertilizer will be applied for blooms.
- 2 Shrubs inside the pool are pruned on schedule.
- 3 Front of the Amenity center is pruned and beds are clean.
- 4 Liriope at roundabout was chlorotic and a granular fertilization was applied last month. The liriope has responded and is greener and healthier.

QUALITY SITE ASSESSMENT





Maintenance Items





- 5 Turf at the end of Phase 4 is greener and healthier due to fertilizer treatments and increased irrigation pressure (changing backflows).
- 6 Pickle ball courts pruned on schedule.

QUALITY SITE ASSESSMENT





Recommendations for Property Enhancements





- Proposal to remove leaning pine tree over sidewalk covered in vines on Cherry Creek.
- Pond 3 has some large trees leaning out of the preserve, hanging over areas mowed. We will review this area and submit a proposal for next meeting to remove these trees, and cut back the wood line.

.



Proposal for Extra Work at Amelia Walk CDD

Property Name Amelia Walk CDD Contact Chip Dellinger
Property Address 85287 Majestic Walk Run To Amelia Walk CDD
Fernandina Beach, FL 32034 Billing Address 5385 N Nob Hill Road

Sunrise, FL 33351-4761

Project Name Amelia Walk CDD - Haul road ditch

Project Description Mow both sides of the drainage ditch - brush hog deck on an extended reach

excavator.

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Mow both sides of the drainage ditch with a mower attachment on the arm of an excavator. Debris to remain	\$5,800.00	\$5,800.00

For internal use only

 SO#
 8715185

 JOB#
 346108420

 Service Line
 130

Total Price

\$5,800.00

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.
- 3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as we II 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 Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000/limit of liability.
- 6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- 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.
- Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- 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 in mate.
- 10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions r e l a t e 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.
- Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- 13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- 14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal f or the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise h i d d e n defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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

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

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

Acceptance of this Contract

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

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

Customer

Signature Title Property Manager

Chip Dellinger Date Date Date

BrightView Landscape Services, Inc. "Contractor"

Signature Title

Jen Mabus July 29, 2025

Printed Name Date

Job #: 346108420

SO #: 8715185 Proposed Price: \$5,800.00

C.

Amelia Walk Community Development District

2025 Annual Engineers Report



Prepared for:

Amelia Walk Community Development Board of Supervisors

Prepared By:



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

June 30, 2025



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



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

2025 Engineers Report *Page 2 of 6*

We have completed the annual review of the Amelia Walk Community Development District. Be advised that this report is based on limited field review of the community, and is not intended to be exhaustive or comprehensive, but rather it is intended to evaluate District owned & operated facilities to ensure they are being maintained in good condition. These facilities include all roadways within the District boundaries, the Amenity & Recreation facilities, Entrance Signage, Landscaping & the Stormwater System. The result of our inspection is on the following pages.





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

2025 Engineers Report *Page 3 of 6*

AMENITY CENTER & RECREATION FACILITIES

We have inspected the amenity center & associated recreational facilities and have found them to be in generally good condition, routinely maintained and in good working order. We did not find any engineering related issues at this time.

LANDSCAPING AND GREEN SPACES

We have inspected the landscaping and green spaces and found them to be in generally good condition and routinely maintained. Heavy rains during this past fall caused overtopping of the haul road ditch along the eastern limits of the property and this issue is currently being worked on to find a viable solution. We did not find any other engineering related issues at this time.

ROAD RIGHT OF WAY

We have inspected the internal road right of way, including the pavement, sidewalk and curb & gutters. Phase 1 roads were resurfaced in early 2024 and by mid 2024 several areas within the Phase 1 limits were experiencing pavement failure due to high ground water conditions. A plan of action was approved to reconstruct these areas using "Black Base" to mitigate for the high groundwater condition. It is expected that this reconstruction effort will begin in July 2025. For the most part, the rest of the roadway elements appear to be well maintained and in working order with some minor sidewalk & curb damage along with small depressions near inlets that should be monitored. We also noted that phase 2 pavement striping is beginning to fade. Additionally, we recommend on-site staff continue to monitor all sidewalks for uneven trip hazards generally caused by tree roots and develop a plan to address these on a routine basis.

The roads were constructed in phases as follows:

Phase 1 Roadways - Constructed in 2007 (resurfaced in March 2024)

Phase 2 Roadways - Constructed in 2016 (8 years old)

Phase 3 Roadways - Constructed in 2018 (6 years old)

Phase 4A & 4B Roadways – Constructed in 2019 (5 years old)

Phase 5 Roadways - Constructed in 2020 (4 years old)

Be advised that roads typically have a life span of 17-20 years before they need to be resurfaced.



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

2025 Engineers Report *Page 4 of 6*

STORM WATER MANAGEMENT FACILITIES

We have inspected all the storm water management facilities serving the CDD and found them to be in generally good condition, routinely maintained and functioning in accordance with the permitted plans. We did note that several control structures were clogged with debris and several of the "spreader structures" in the wetlands were also covered in debris (all have since been addressed). We would recommend routine maintenance of both types of structures to ensure continued compliance with the permit plans. Additionally, this past fall during heavy rains, the isolated wetland near Poplar Breeze Court experienced extremely high water levels that threatened nearby homes. We are currently working with the SJRWMD to develop a plan of action to address this issue, possibly including the installation of a "pop off" structure.

RECOMMENDATIONS

- Reconstruct three (3) sections of Majestic Walk Blvd to address pavement failures due to high groundwater conditions
- Routine sidewalk inspections should be scheduled and uneven sidewalks with lips exceeding 1/4" should be addressed to meet ADA standards
- Monitor Phase 2 striping for continued fading and plan for re-striping when necessary
- Monitor shallow depressions in front of inlets, and address as necessary if they continue to grow and become an issue.
- Routine maintenance of all pond outfall structures along with all wetland "spreader structures" to keep them free from debris & clogging
- Develop a plan of action to clean out haul road swale in preparation for the next rainy season.
- Continue working on isolated wetland flooding issue

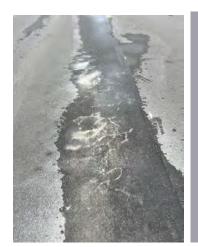


- Civil Engineering
- Land Surveying & Mapping
- Permitting
- ADA Consulting

2025 Engineers Report *Page 5 of 6*



Roadway Repair Areas









Evidence of high groundwater damaging asphalt

Debris covering Spreader Structure

Debris covering Control Structure



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

2025 Engineers Report *Page 6 of 6*





Examples of Damaged Sidewalk







Faded Striping

Isolated Wetland Flooding Concerns

Please don't hesitate to contact us if you have any questions or require any additional information, please do not hesitate to call.

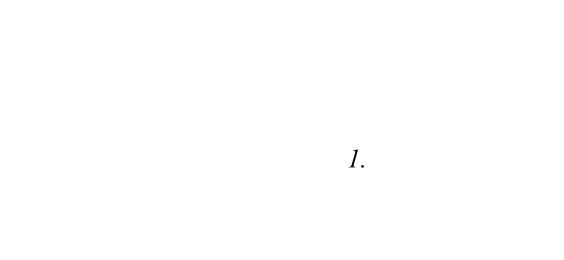
Sincerely,

Michael J. Yuro, P.E.

President

P.E. License No. 65247





BOARD OF SUPERVISORS MEETING DATES AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026

The Board of Supervisors of the Amelia Walk Community Development District will hold their regular meetings for the Fiscal Year 2025/2026 at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034, on the third Tuesday of each month, unless otherwise indicated, as follows:

October 21, 2025 at 6:00 p.m.

November 18, 2025 at 2:00 p.m.

December 16, 2025 at 2:00 p.m.

January 20, 2026 at 6:00 p.m.

February 17, 2026 at 2:00 p.m.

March 17, 2026 at 2:00 p.m.

April 21, 2026 at 6:00 p.m.

May 19, 2026 at 2:00 p.m.

June 16, 2026 at 2:00 p.m.

July 21, 2026 at 6:00 p.m.

August 18, 2026 at 2:00 p.m.

September 15, 2026 at 2:00 p.m.

.

Amelia Walk Community Development District Performance Measures/Standards & Annual Reporting Form October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes □ No □

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes \square No \square

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes \square No \square

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

	Standard: 100% of site visits were successfully completed as described within the applicable services agreement
A	Achieved: Yes \square No \square
Goal 2.2	2: District Infrastructure and Facilities Inspections
	Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
	Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.
	Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.
A	Achieved: Yes \square No \square
3. Finan	cial Transparency and Accountability
Goal 3.1	: Annual Budget Preparation
	Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.
b	Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget locuments listed on CDD website and/or within district records.
	Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
A	Achieved: Yes \square No \square
Goal 3.2	2: Financial Reports
d	Objective: Publish to the CDD website the most recent versions of the following locuments: Annual audit, current fiscal year budget with any amendments, and most recent inancials within the latest agenda package.
	Measurement: Annual audit, previous years' budgets, and financials are accessible to the bublic as evidenced by corresponding documents on the CDD's website.
a	Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.
A	Achieved: Yes \square No \square

Goal 3.3: Annual Financial Audit

Amelia Walk Community Development District

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes □ No □	
Chair/Vice Chair:	Date:
Print Name:	-
Amelia Walk Community Development District	
District Manager:	Date:
Print Name:	-



8/19/2025

Community Development District
Amenity Management & Field Operations Report





Amelia Walk Community Development District

Amenity Management & Field Operations Report August 19th, 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:
 - o Food Trucks Every Tuesday Night 5-8pm
 - o Zumba- MWF 9am
 - o Yoga- T, Th 8:45am, T 4pm, W 6pm
 - o End of Summer Party scheduled for August 1st 2025
 - Live Must
 - Inflatable Slides
 - Foam Cannon
 - Food Trucks

Communication

- GMS was informed Amelia Walk CDD was in need of improved communication
 - Email blast updates are being sent out regularly to the community – please let your neighbors know if they do not receive our blasts to send an email to ameliawalkmanager@gmsnf.com to be added to the distribution list or stop by the office
 - o 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 – July 2025

Total Monthly Usage (Based on Door and Gate Entrances) – 3,252 patrons
Average Daily Usage - 105 patrons
Total Gym Usage – 1,486 patrons
Total Social Room Usage – 324 patrons
Tennis/Pickleball Courts – 104 patrons
Social Room Rentals – 4



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

Completed Projects

- Maintenance

- New umbrellas installed on tennis/pickleball courts. Spacer installed to improve function.
- Three pool loungers have had slings replaced from online vendor.
- Tennis/pickleball court gates have been repaired by Bates. They replaced two cameras.
- Loose door handles have been corrected.
- Bug repelling light bulbs have been installed in outdoor lighting fixtures around amenity center.
- Soft washed around patio doors and windows/service counter.

Completed Projects – Landscaping



- Irrigation repairs continue to be made throughout the community.
- The irrigation main line has been tied to the well pump location by Brightview.
- Working on landscape architect plans for phase 4/5/amenity center enhancement plans.
- Peacock Electric has begun the installation of power to the pump.
- Both pond fountains have been repaired and put back into service.

Homeowner Requests

- Leaning tree on Majestic Walk Circle.
- More complaints about ducks and geese.
- Resident claims that chemicals being used to treat the ponds have killed his bees. Solitude responded in great detail to his concerns.
- Drainage swale on haul road is overgrown.
- Flowers and their lack of color.

In Progress Projects/Action Items

	Vendor/contractor	Status (as of 8/11)
Poplar Breeze Errosion Project	The Greenery	Approved contracts being signed
Well Pump	M&M	Waiting for parts/schedule work
1, 1, 2, 3, 4, 4, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	Peacock Electric	Work in progress
	Brightview	completed
	Partridge Well	completed
Watch Tower	Wyatt Contracting	Inspected on 8/7
1100-111-	All Weather Contractor	Waiting to schedule inspection
Area 41	Coastal Greenery	proposal
	The Greenery	proposal
	Fresh Cut	proposal
	Fire Sprinkler Services (backflow)	called and scheduled inspection
	Duck Duck Rooter (to run line under road)	Inspecting 8/12
Gym Equiptment	Jax Fitness Equipment Services	proposal
	First Place Fitness Equipment	proposal
Bathroom Ventilation	Peacock	work scheduled
Fountains	Future Horizons	2x repaired and put back into service
Office Flooring	American Flooring	working on contract
Sidewalk Repair	Happy Days	working on contract
Pool Lounger Slings	GMS	Completed 3- will order more replacements

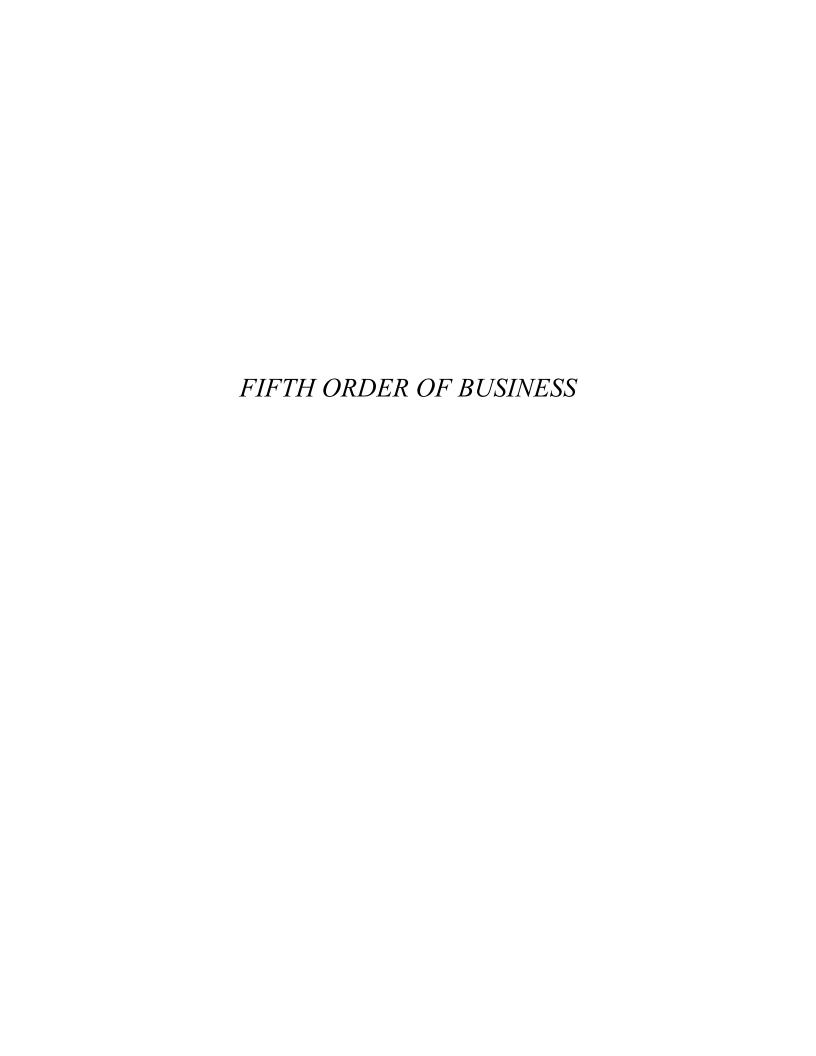
Conclusion

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

Respectfully,

Chip Dellinger







Annual Preventive Maintenance Contract for Quarterly Services Amelia Walk CDD

Service and Payment Frequency

Facility will be serviced and invoiced QUARTERLY beginning August 2025

*Manufacturers may recommend some routine maintenance and inspections be performed more frequently than the frequency of this contract. Consult your owner's manual for any maintenance and inspection procedures that should be performed locally between our scheduled visits. Please contact our office at any time should you need assistance with this.

Service Coverage

Preventive Maintenance (PM) will follow manufacturer's recommendations and may include but not be limited to:

- Vacuuming
- Lubricating (guide rods, lift mechanisms, pivot points, & mp; walk belts if
- applicable)
- Adjustments/Alignments (belt tracking/tension, cables, Kevlar belts)
- Product testing/Diagnostic testing
- Inspect motor brushes (if applicable)
- Complete Visual Inspection

Benefits

- Elevated response time to service requests over non contracted customers.
- All repairs to cardio/strength equipment will follow guidelines and manufacturers recommendations.
- We deal directly with the manufacturer and handle all warranty claims on your behalf.

Excluded Coverage

Labor for diagnostic and repairs Replacement parts and upholstery

Billing and Payments

Facility Information:

Billing Rate:

Amelia Walk CDD 85287 Majestic Walk Blvd Fernandina Beach, FL 32034 \$235.40 per quarter

Terms

- Net 30 days from date of service.
- Fees are based on present equipment quantities at the date of contract.
- Any change of equipment type or quantity may affect the contract price.
- Contract based upon these terms will be in effect for a minimum 12 months and will auto renew unless notified within 30 days of renewal date. Failure to renew may result in a price increase for continued service without contract.
- Delinquent invoices may result in a 5% penalty.
- Accounts delinquent past 90 days may result in a suspension of services until account is brought current.

This offer is current for a period of thirty (30)) days from 08/01/25.
Accepted by	
(Sign)	Date:
(Print)	

First Place Fitness Equipment, Inc.

8805 Southside Blvd Jacksonville, FL 32256 904-998-0738 www.FirstPlaceFitnessEquipment.com

Estimate

Date	Estimate #
8/7/2025	E-61555

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

Ship To

85287 Majestic Walk Blvd
Fernandina Beach, FL 32034

Subtotal

\$164.95

\$12.37

\$177.32

P.O. No.:	Terms:	R	ep C	EA-C
Item	Description	Qty	Rate	Total
Misc Parts	BUY DIRECT ONLY Life Fitness Elliptical Part: 1003362-7401 ASSEMBLY: HANDLEBAR, FEATURED, RIGHT, CHARCOAL GRAY ROBUST List Price: \$292.31 https://support.lifefitness.com/hc/en-us/articles/360037423893-Life-Fitness-Disc)		0.00T
Misc Parts	ver-SE3-SE3HD-ST-Cybex-70T-Console-Software-Update Your Console Model is SE3HD 16In NT WLAN RFID ATSC/QAM/NTSC Serial Number: NAN103780 Model Number: DSEHD16-XWRXA-01R Language: English Link to directions to upload software update below https://support.lifefitness.com/hc/en-us/articles/360037423893-Life-Fitness-Disc	0	0.00	0.00T
	ver-SE3-SE3HD-ST-Cybex-70T-Console-Software-Update			
\$149.95 Commercial Rate Misc Parts	SERVICE:\$149.95 Hourly Rate - Commercial Jump Drive to download software update		149.95 15.00	149.95T 15.00T

To Approve this Estimate Please Sign & Email To ApprovedEstimates@1pfe.com	Sales Tax (7.5%)
Signature:	Total

Preventative Maintenance Program & Service Agreement

This agreement is between First Place Fitness Equipment, Inc., 10290 Philips Hwy., Jacksonville, FL 32256, and the customer. (1PFE) shall manage a service agreement for a Preventative Maintenance Program for the fitness equipment located at the property listed at the above address. 1PFE will provide a one-year service program for the Preventative Maintenance of fitness equipment. The agreement will cover all fitness equipment located at the property listed above.

- This program will include quarterly preventative maintenance visits at \$149.95 per visit. For each visit, a technician will provide a safety check, and lubrication of all equipment. The technician will inspect and adjust all electrical units, cables, pulleys, bushing, and all normal wear items applicable. An itemized description of the preventative maintenance to be performed is attached as **Addendum A.**
- This agreement covers labor for preventative maintenance only. Parts and/or labor for repairs will be additional and will be billed separately. If parts and/or repair labor are required, an estimate of the associated cost will be provided in the form of a written estimate emailed to the Customer. To approve and proceed with the proposed repairs, the authorized Customer representative must sign the estimate and return it by fax or email. No repairs will be performed by 1PFE without a signed estimate.
- 1PFE shall not be held responsible for improper operation of equipment and/or the safety of said equipment if repairs are not performed as recommended by 1PFE.
- While this agreement is in effect, the Customer will be billed at a labor rate of \$149.95 for repair service.
- While this service agreement is in effect, 1PFE will provide a yearly review of all equipment at all properties enabling the Customer to effectively budget for the subsequent fiscal year expenditure. Customers will inform 1PFE of their intention to replace, and/or add new fitness equipment to their facility before purchasing and will provide 1PFE with the opportunity to bid on the proposed equipment.
- This agreement will remain in effect for one year or until terminated by either party upon 30 days' written notice to the other party.
- Customer shall pay 1PFE the Preventative Maintenance (PM) service agreement cost of \$149.95 per visit. PM Service typically requires one hour and typically only the first or second PM requires more time.

Signatures

Customer Name Title Date First Place Fitness Equipment Patrick Carbery Manager 10/31/2023

Addendum A

Itemized Description of Preventative Maintenance Agreement

Cross Trainers / Ellipticals/ Stairclimbers

Check control board functions

Check all resistance components

Check all electronic components

Check and lubricate and/or lubricate the drive chain/belt as needed.

Inspect all bearings, bolts, and miscellaneous hardware.

Calibrate to manufacturer's specifications.

Test the overall operation of the unit.

Rowing Machines

Check control board functions

Check all resistance components

Check pivot points – and lubricate

Lubricate the track and chain.

Calibrate to manufacturer's specifications.

Test the overall operation of the unit.

Stationary Bikes

Check control board functions

Inspect alternator

Inspect the flywheel and tension belt for wear.

Inspect the drive belt/chain for correct tension and wear.

Inspect all bearings, sprockets, bolts/screws, and chain/drive belts.

Check speed assembly

Calibrate to manufacturer's specifications.

Test the overall operation of the unit.

Treadmills

Inspect the rear roller and bearings.

Inspect all braces and all welds

Align the running belt and lubricate the deck surface.

Inspect lower electronics

Inspect the drive belt for wear and proper tension.

Calibrate to manufacturer's specifications.

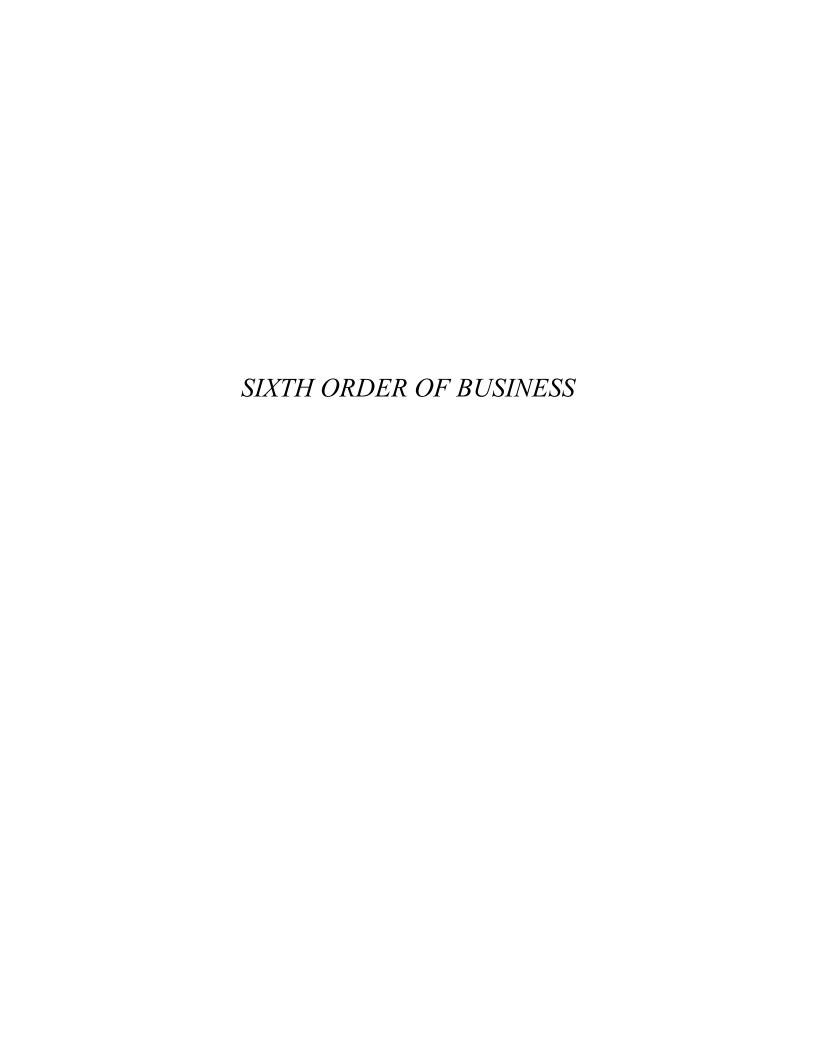
Test the overall operation of the unit.

Strength Equipment (Weight Machines)

Inspect all cables for wear

Lubricate guide rods, carriage assembly, pulleys, and miscellaneous hardware.

Test the overall operation of unit.



Community Development District

FY 2026 Proposed Budget August 19, 2025



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Community Development District Proposed Budget

General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
Description	FY 2025	7/31/25	2 Months	9/30/25	FY 2026
Revenues					
Maintenance Assessments-On Roll (Net)	\$1,000,785	\$1,005,221	\$0	\$1,005,221	\$1,000,786
Interest Income	\$3,825	\$13,398	\$2,680	\$16,077	\$3,825
Clubhouse Income	\$500	\$7,915	\$0	\$7,915	\$500
Interlocal Agreement	\$27,076	\$29,076	\$0	\$29,076	\$27,076
Miscellaneous Income-Comcast	\$10,614	\$0	\$0	\$0	\$0
Miscellaneous Income-Non Resident User Fees	\$0	\$2,000	\$0	\$2,000	\$0
Miscellaneous Income-Insurance Proceeds	\$0	\$4,438	\$0	\$4,438	\$0
TOTAL REVENUES	\$1,042,801	\$1,062,048	\$2,680	\$1,064,727	\$1,032,188
Expenditures					
<u>Administrative</u>					
Supervisor Fees	\$12,000	\$8,800	\$2,000	\$10,800	\$12,000
FICA Expense	\$842	\$673	\$153	\$826	\$842
Engineering Fees	\$10,000	\$29,883	\$5,977	\$35,859	\$30,000
Assessment Roll Administration	\$5,250	\$5,250	\$0	\$5,250	\$5,513
Dissemination	\$3,675	\$4,613	\$613	\$5,225	\$3,859
Dissemination-Amortization Schedules	\$1,200	\$1,500	\$0	\$1,500	\$1,200
Trustee Fees	\$18,040	\$17,725	\$0	\$17,725	\$18,603
Arbitrage	\$2,400	\$1,800	\$600	\$2,400	\$2,400
Attorney Fees	\$50,000	\$52,211	\$10,442	\$62,654	\$60,000
Annual Audit	\$4,000	\$3,850	\$0	\$3,850	\$3,900
Management Fees	\$56,261	\$46,884	\$9,377	\$56,261	\$59,074
Information Technology	\$840 \$420	\$700 \$350	\$140 \$70	\$840 \$420	\$882 \$441
Website Maintenance Travel & Per Diem		\$350 \$0	\$70 \$0		\$441 \$500
Travel & Per Diem Telephone	\$500 \$700	\$0 \$689	\$0 \$138	\$0 \$827	\$500 \$900
Postage	\$700 \$500	\$664	\$136 \$133	\$796	\$1,000
Printing	\$300 \$1,000	\$614	\$133 \$123	\$796 \$737	\$1,000 \$750
Insurance	\$11,829	\$11,006	\$0	\$11,006	\$12,657
Legal Advertising	\$5,500	\$451	\$90	\$542	\$2,500
Other Current Charges	\$2,700	\$1,683	\$337	\$2,020	\$2,700
Office Supplies	\$100	\$1	\$0	\$2,020	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$187,932	\$189,522	\$30,192	\$219,714	\$219,995
FIELD:					
Contract Services:					
Landscaping & Fertilization Maintenance	\$175,000	\$122,882	\$26,442	\$149,324	\$180,171
Fountain Maintenance	\$2,650	\$0	\$2,650	\$2,650	\$2,650
Lake Maintenance	\$28,620	\$28,812	\$5,029	\$33,842	\$29,016
Security	\$8,684	\$5,226	\$917	\$6,142	\$9,040
Refuse	\$12,000	\$1,665	\$397	\$2,062	\$2,500
Management Company	\$16,670	\$13,892	\$2,778	\$16,670	\$17,504
Subtotal Contract Services	\$243,624	\$172,477	\$38,214	\$210,690	\$240,881

Community Development District Proposed Budget

General Fund

D			Adopted Budget		Actual Thru		Projected Next 2 Months		Total Projected		roposed Budget
Description			FY 2025		7/31/25		2 Monuis		9/30/25		FY 2026
Repairs & Maintenance:											
Repairs & Maintenance			\$60,000		\$55,019		\$11,004		\$66,023		\$60,000
Landscaping Extras (Flowers & Mulch)			\$18,309		\$22,669		\$0		\$22,669		\$18,309
Irrigation Repairs			\$8,500		\$23,695		\$4,739		\$28,434		\$8,500
Speed Control			\$12,000		\$12,963		\$2,593		\$15,556		\$12,000
Subtotal Repairs and Maintenance			\$98,809		\$114,346		\$18,335		\$132,682		\$98,809
Utilities:											
Electric			\$35,000		\$18,944		\$3,789		\$22,733		\$30,000
Streetlighting			\$42,000		\$32,419		\$6,484		\$38,903		\$42,000
Water & Wastewater			\$75,000		\$48,942		\$9,788		\$58,730		\$33,835
Subtotal Utilities			\$152,000		\$100,305		\$20,061		\$120,366		\$105,835
			•		•		•				·
Amenity Center:											
Insurance			\$40,000		\$35,732		\$0		\$35,732		\$40,000
Pool Maintenance			\$15,000		\$25,543		\$5,109		\$30,651		\$15,000
Pool Permit			\$300		\$265		\$0		\$265		\$300
Amenity Management			\$81,900		\$68,250		\$13,650		\$81,900		\$85,995
Cable TV/Internet/Telephone			\$6,000		\$5,156		\$1,031		\$6,187		\$6,000
Janitorial Service			\$12,736		\$10,613		\$2,123		\$12,736		\$13,373
Special Events			\$10,000		\$3,046		\$6,954		\$10,000		\$10,000
Decorations-Holiday			\$4,000		\$1,871		\$0		\$1,871		\$4,000
Facility Maintenance (including Fitness Equip)			\$5,500		\$4,916		\$983		\$5,899		\$7,000
Subtotal Amenity Center			\$175,436		\$155,392		\$29,849		\$185,242		\$181,668
Reserves:											
Capital Reserves			\$185,000		\$185,000		\$0		\$185,000		\$185,000
Subtotal Reserves			\$185,000		\$185,000		\$0		\$185,000		\$185,000
Subtour Reserves			Ψ105,000		Ψ105,000		Ψ0		\$100,000		\$100,000
TOTAL FIELD EXPENDITURES			\$854,870		\$727,520		\$106,459		\$833,979		\$812,193
TOTAL EXPENDITURES			\$1,042,801		\$917,042		\$136,651		\$1,053,693	\$	1,032,188
FUND BALANCE			\$0		\$145,006		(\$133,971)		\$11,034		\$0
							(,2)		,,		
	2021		FY 2022		FY 2023		FY 2024		FY 2025		FY 2026
Net On Roll Assessment \$	600,608	\$	790,124	\$	815,124	\$	855,786	\$	1,000,785	\$	1,000,786
Collection & Discounts (7%) \$	45,207	\$	59,472	\$	61,353	\$	64,414	\$	75,328	\$	75,328
Gross Assessment <u>\$</u> No. of Units	645,815 665	\$	849,596 749	\$	876,477 749	\$	920,200 749	\$	1,076,113 749	\$	1,076,114 749
No. of Units Gross Per Unit Assessment \$	971.15	\$	1,134.31	\$	1,170.20	\$	1,228.57	\$	1,436.73	\$	1,436.73
G10331 C1 UHICASSESSINCIIC 3	7/1.13	φ	1,137.31	φ	1,1/0.40	Ψ	1,440.3/	φ	1,730.73	φ	1,730./3

Annual % Increase 0% 0.00 Annual Increase

Amelia Walk <u>Community Development District</u>

General Fund Budget Fiscal Year 2026

REVENUES:

Maintenance Assessments

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

Rental Income

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

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

Assessment Roll Administration

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

Dissemination Agent

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

Trustee Fees

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

<u>Arbitrage</u>

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

Amelia Walk <u>Community Development District</u>

General Fund Budget Fiscal Year 2026

<u>Attornev</u>

The District's legal counsel, Kilinski Van Wyk, will be providing general legal services to the District, including attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Annual Audit

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

Management Fees

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

Computer Time

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

Telephone

Telephone and fax machine.

<u>Postage</u>

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

Insurance

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

Printing

Printing of computerized checks, stationary, envelopes etc.

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Amelia Walk Community Development District

General Fund Budget Fiscal Year 2026

Field Expenditures:

Landscaping and Fertilization Maintenance:

The district has contracted with Brightview Landscape to provide landscaping and fertilization maintenance.

Description	<u>Monthly</u>	<u>Annually</u>
Brightview Landscape	\$15,014.25	\$180,171

Fountain Maintenance:

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

Lake Maintenance

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

Description	Monthly	<u>Annually</u>
Solitude Lake Management	\$2418	\$29,016

<u>Refuse</u>

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

Management Company

The District has contracted with Governmental Management Services, LLC for supervision and onsite management.

Repairs & Maintenance:

Repairs & Maintenance

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

Landscaping Extras

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

Irrigation Repairs

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

Amelia Walk <u>Community Development District</u>

General Fund Budget Fiscal Year 2026

Utilities:

Electric

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

<u>Account Number</u>	<u>Description</u>	Annual Amount
73913-05054	85057 MAJESTIC WALK BLVD.#LS	\$3700
76801-07336	85359 MAJESTIC WALK BLVD.	\$1500
79966-25336	85287 MAJESTIC WALK BLVD. CLUB	\$11,000
90653-46331	85257 MAJESTIC WALK BLVD. FTN	\$5500
14381-88177	85108 MAJESTIC WALK BLVD. # IRR	\$1300
86669-98532	85287 MAJESTIC WALK BLVD.	\$1300
16099-74173	85377 MAJESTIC WALK BLVD. #SIGN	\$1300
84322-19536	85059 MAJESTICE WALK BLVD.	\$1300
	CONTINGENCY	\$3100
Total		\$30,000

Streetlighting

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

<u>Account Number</u>	<u>Description</u>	Annual Amount
78458-32232	000 AMELIA CONCOURSE	\$42,000
Total		\$42,000

Water & Wastewater

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

<u>Account Number</u>	<u>Description</u>	Annual Amount
66898811	85108 Majestic Walk Blvd. (IRR)	\$4,000
67204885	85287 Majestic Walk Blvd. (IRR)	\$3,500
67133220	85287 Majestic Walk Blvd. (IRR)	\$5,500
67579885	85287 Majestic Walk Blvd. (S)	\$9,335
67579885	85287 Majestic Walk Blvd. (W)	\$6,500
65440987	85287 Majestic Walk Blvd. (W)	\$1,500
Contingency		\$3,500
Total		\$33,835

Amelia Walk Community Development District

General Fund Budget Fiscal Year 2026

Amenity Center:

<u>Insurance</u>

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

Pool Maintenance

The District has contracted with C Buss Industries for the maintenance of the Amenity Center Swimming Pool. Also represents the cost of chemicals that will be used to maintain the pool.

Description	<u>Monthly</u>	<u>Annually</u>
CBuss Enterprises	\$1250	\$15,000

Pool Permit

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

Amenity Attendant

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

Cable TV/Internet/Telephone

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

<u> Ianitorial Services</u>

The District has contracted with Governmental Management Services, LLC to provide janitorial services for the Amenity Center.

Facility Maintenance

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

Reserves:

Capital Reserve

Funds set aside for future replacements of capital related items.

Series 2012A-1 Special Assessment Revenue Bonds

Amelia Walk

Community Development District

Description	Adopted Budget FY 2025	Actual Thru 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Revenues					
Special Assessments-On Roll (Net)	\$111,206	\$109,886	\$0	\$109,886	\$111,206
Special Assessments-A Prepayments	\$0	\$15,380	\$0	\$15,380	\$0
Interest Income	\$0	\$5,931	\$1,186	\$7,118	\$0
Carry Forward Surplus ⁽¹⁾	\$107,368	\$108,544	\$0	\$108,544	\$80,653
TOTAL REVENUES	\$218,573	\$239,742	\$1,186	\$240,928	\$191,859
Expenditures					
<u>Series 2012A-1</u>					
Interest - 11/01	\$27,638	\$27,638	\$0	\$27,638	\$25,300
Interest - 05/01	\$27,638	\$27,638	\$0	\$27,638	\$25,300
Principal - 05/01	\$55,000	\$55,000	\$0	\$55,000	\$55,000
Special Call - 11/01	\$15,000	\$20,000	\$0	\$20,000	\$0
Special Call - 05/01	\$0	\$30,000	\$0	\$30,000	\$0
TOTAL EXPENDITURES	\$125,275	\$160,275	\$0	\$160,275	\$105,600
EXCESS REVENUES	\$93,298	\$79,467	\$1,186	\$80,653	\$86,259

Interest Expense 11/1/2026 \$23,788 \$23,788

	Gross	Assessment	t
Units	F	Per Unit	Gross Assessmen
28	\$	-	\$0
1	\$	252.50	\$253
123	\$	970.11	\$119,324
152			\$119,576
Less: Discounts (4	(\$8,370)		
Total Net Assess	ment		\$111,206

 $^{^{\}left(1\right)}$ Carry forward surplus is net of the reserve requirement.

Amortization Schedule

Amelia Walk

Community Development District

Series 2012A-1, Special Assessment Bonds

DATE	BALANCE	RATE		PRINCIPAL		INTEREST		TOTAL
	*							
05/01/25	\$1,005,000	5.50%	\$	85,000.00	\$	27,637.50	\$	-
11/01/25	\$ 920,000	5.50%	\$	-	\$	25,300.00	\$	137,937.50
05/01/26	\$ 920,000	5.50%	\$	55,000.00	\$	25,300.00	\$	-
11/01/26	\$ 865,000	5.50%	\$	-	\$	23,787.50	\$	104,087.50
05/01/27	\$ 865,000	5.50%	\$	60,000.00	\$	23,787.50	\$	-
11/01/27	\$ 805,000	5.50%	\$	-	\$	22,137.50	\$	105,925.00
05/01/28	\$ 805,000	5.50%	\$	65,000.00	\$	22,137.50	\$	-
11/01/28	\$ 740,000	5.50%	\$	-	\$	20,350.00	\$	107,487.50
05/01/29	\$ 740,000	5.50%	\$	65,000.00	\$	20,350.00	\$	-
11/01/29	\$ 675,000	5.50%	\$	-	\$	18,562.50	\$	103,912.50
05/01/30	\$ 675,000	5.50%	\$	70,000.00	\$	18,562.50	\$	-
11/01/30	\$ 605,000	5.50%	\$	-	\$	16,637.50	\$	105,200.00
05/01/31	\$ 605,000	5.50%	\$	75,000.00	\$	16,637.50	\$	-
11/01/31	\$ 530,000	5.50%	\$	-	\$	14,575.00	\$	106,212.50
05/01/32	\$ 530,000	5.50%	\$	80,000.00	\$	14,575.00	\$	-
11/01/32	\$ 450,000	5.50%	\$	-	\$	12,375.00	\$	106,950.00
05/01/33	\$ 450,000	5.50%	\$	80,000.00	\$	12,375.00	\$	-
11/01/33	\$ 370,000	5.50%	\$	-	\$	10,175.00	\$	102,550.00
05/01/34	\$ 370,000	5.50%	\$	85,000.00	\$	10,175.00	\$	-
11/01/34	\$ 285,000	5.50%	\$	-	\$	7,837.50	\$	103,012.50
05/01/35	\$ 285,000	5.50%	\$	90,000.00	\$	7,837.50	\$	-
11/01/35	\$ 195,000	5.50%	\$	-	\$	5,362.50	\$	103,200.00
05/01/36	\$ 195,000	5.50%	\$	95,000.00	\$	5,362.50	\$	-
11/01/36	\$ 100,000	5.50%	\$	-	\$	2,750.00	\$	103,112.50
05/01/37	\$ 100,000	5.50%	\$	100,000.00	\$	2,750.00	\$	102,750.00
Total			\$ 1	1,005,000.00	\$:	387,337.50	\$ 1	1,392,337.50

Community Development District

Description	Adopted Budget FY 2025	Actual Thru 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Revenues					
Special Assessments	\$187,055	\$182,341	\$0	\$182,341	\$187,055
Special Assessments-Prepayments	\$0	\$28,762	\$0	\$28,762	\$0
Interest Income Carry Forward Surplus ⁽¹⁾	\$0 \$187,805	\$11,106 \$209,929	\$2,221 \$0	\$13,327 \$209,929	\$0 \$204,920
TOTAL REVENUES	\$374,860	\$432,137	\$2,221	\$434,358	\$391,976
Expenditures					
<u>Series 2016A-1</u>					
Interest - 11/01	\$65,675	\$65,675	\$0	\$65,675	\$62,800
Principal - 11/01	\$45,000	\$45,000	\$0	\$45,000	\$45,000
Special Call - 11/01	\$0	\$20,000	\$0	\$20,000	\$0
Interest - 02/01	\$0	\$75	\$0	\$75	\$0
Special Call - 02/01	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 05/01	\$64,438	\$63,688	\$0	\$63,688	\$61,563
Special Call - 05/01	\$0	\$30,000	\$0	\$30,000	\$0
TOTAL EXPENDITURES	\$175,113	\$229,438	\$0	\$229,438	\$169,363

Interest Expense 11/1/2026 \$61,563
Principal Expense 11/1/2026 \$50,000
\$111,563

Units	Gross Assessment Per Unit	Gross Assessment
	40.00	**
27	\$0.00	\$0
1	\$1,326.85	\$1,327
10	\$1,395.10	\$13,951
13	\$1,426.72	\$18,547
21	\$1,441.11	\$30,263
2	\$1,466.75	\$2,934
1	\$1,600.38	\$1,600
1	\$1,765.97	\$1,766
58	\$2,254.25	\$130,747
134		\$201,135
Less: Discounts (4	(\$14,079)	
Total Net Assess	ment	\$187,055

 $^{^{(1)}}$ Carry forward surplus is net of the reserve requirement.

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/25	\$ 2,150,000	\$ 30,000.00	\$ 63,687.50	\$ -
11/01/25	\$ 2,120,000	\$ 45,000.00	\$ 62,800.00	\$ 201,487.50
05/01/26	\$ 2,075,000	\$ -	\$ 61,562.50	\$ -
11/01/26	\$ 2,075,000	\$ 50,000.00	\$ 61,562.50	\$ 173,125.00
05/01/27	\$ 2,025,000	\$ -	\$ 60,187.50	\$ -
11/01/27	\$ 2,025,000	\$ 50,000.00	\$ 60,187.50	\$ 170,375.00
05/01/28	\$ 1,975,000	\$ -	\$ 58,812.50	\$ -
11/01/28	\$ 1,975,000	\$ 55,000.00	\$ 58,812.50	\$ 172,625.00
05/01/29	\$ 1,920,000	\$ -	\$ 57,300.00	\$ -
11/01/29	\$ 1,920,000	\$ 60,000.00	\$ 57,300.00	\$ 174,600.00
05/01/30	\$ 1,860,000	\$ -	\$ 55,650.00	\$ -
11/01/30	\$ 1,860,000	\$ 60,000.00	\$ 55,650.00	\$ 171,300.00
05/01/31	\$ 1,800,000	\$ -	\$ 54,000.00	\$ -
11/01/31	\$ 1,800,000	\$ 65,000.00	\$ 54,000.00	\$ 173,000.00
05/01/32	\$ 1,735,000	\$ -	\$ 52,050.00	\$ -
11/01/32	\$ 1,735,000	\$ 70,000.00	\$ 52,050.00	\$ 174,100.00
05/01/33	\$ 1,665,000	\$ -	\$ 49,950.00	\$ -
11/01/33	\$ 1,665,000	\$ 70,000.00	\$ 49,950.00	\$ 169,900.00
05/01/34	\$ 1,595,000	\$ -	\$ 47,850.00	\$ -
11/01/34	\$ 1,595,000	\$ 75,000.00	\$ 47,850.00	\$ 170,700.00
05/01/35	\$ 1,520,000	\$ -	\$ 45,600.00	\$ -
11/01/35	\$ 1,520,000	\$ 80,000.00	\$ 45,600.00	\$ 171,200.00
05/01/36	\$ 1,440,000	\$ -	\$ 43,200.00	\$ -
11/01/36	\$ 1,440,000	\$ 85,000.00	\$ 43,200.00	\$ 171,400.00
05/01/37	\$ 1,355,000	\$ -	\$ 40,650.00	\$ -
11/01/37	\$ 1,355,000	\$ 90,000.00	\$ 40,650.00	\$ 171,300.00
05/01/38	\$ 1,265,000	\$ -	\$ 37,950.00	\$ -
11/01/38	\$ 1,265,000	\$ 95,000.00	\$ 37,950.00	\$ 170,900.00
05/01/39	\$ 1,170,000	\$ -	\$ 35,100.00	\$ -
11/01/39	\$ 1,170,000	\$ 100,000.00	\$ 35,100.00	\$ 170,200.00
05/01/40	\$ 1,070,000	\$ -	\$ 32,100.00	\$ -
11/01/40	\$ 1,070,000	\$ 110,000.00	\$ 32,100.00	\$ 174,200.00
05/01/41	\$ 960,000	\$ -	\$ 28,800.00	\$ -
11/01/41	\$ 960,000	\$ 115,000.00	\$ 28,800.00	\$ 172,600.00
05/01/42	\$ 845,000	\$ -	\$ 25,350.00	\$ -
11/01/42	\$ 845,000	\$ 120,000.00	\$ 25,350.00	\$ 170,700.00
05/01/43	\$ 725,000	\$ · -	\$ 21,750.00	\$ · -
11/01/43	\$ 725,000	\$ 130,000.00	\$ 21,750.00	\$ 173,500.00
05/01/44	\$ 595,000	\$ -	\$ 17,850.00	\$ -
11/01/44	\$ 595,000	\$ 135,000.00	\$ 17,850.00	\$ 170,700.00
05/01/45	\$ 460,000	\$ -	\$ 13,800.00	\$ -
11/01/45	\$ 460,000	\$ 145,000.00	\$ 13,800.00	\$ 172,600.00
05/01/46	\$ 315,000	\$ -	\$ 9,450.00	\$,
11/01/46	\$ 315,000	\$ 155,000.00	\$ 9,450.00	\$ 173,900.00
05/01/47	\$ 160,000	\$ 	\$ 4,800.00	\$ 0,, 00.00
11/01/47	\$ 160,000	\$ 160,000.00	\$ 4,800.00	\$ 169,600.00
Total		\$ 2,150,000	\$ 1,834,012.50	\$ 3,984,012.50

 $^{^{(1)}\,}$ Please note that the Series 2016 Special Assessment Revenue Bonds has 3 maturities.

\$286,028

Amelia Walk

Description	Adopted Budget FY 2025	Actual Thru 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Revenues					
Special Assessments-On Roll (Net)	\$453,911	\$444,233	\$0	\$444,233	\$453,911
Special Assessments-Prepayments	\$0	\$0	\$0	\$0	\$0
Interest Income Carry Forward Surplus ⁽¹⁾	\$0 \$418,416	\$22,745 \$430,895	\$4,549 \$0	\$27,294 \$430,895	\$0 \$425,577
TOTAL REVENUES	\$872,328	\$897,872	\$4,549	\$902,421	\$879,489
Expenditures					
<u>Series 2018A-1</u>					
Interest - 11/01	\$157,663	\$157,663	\$0	\$157,663	\$154,116
Principal - 11/01	\$125,000	\$125,000	\$0	\$125,000	\$130,000
Special Call - 11/01	\$30,000	\$35,000	\$0	\$35,000	\$0
Interest - 02/01	\$0	\$66	\$0	\$66	\$0
Special Call - 02/01	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 05/01	\$155,163	\$154,116	\$0	\$154,116	\$151,028
TOTAL EXPENDITURES	\$467,825	\$476,844	\$0	\$476,844	\$435,144
EXCESS REVENUES	\$404,503	\$421,028	\$4,549	\$425,577	\$444,345
				st Expense 11/1/2026	\$151,028
			Principa	al Expense 11/1/2026	\$135,000

 $^{^{\}left(1\right)}$ Carry forward surplus is net of the reserve requirement.

	Gross Assessment	
Units	Per Unit	Gross Assessment
11	\$0.00	\$0
1	\$1,434.31	\$1,434
1	\$1,948.12	\$1,948
54	\$2,199.22	\$118,758
24	\$2,507.17	\$60,172
113	\$2,705.88	\$305,764
204		\$488,077
Less: Discounts (4%) a	(\$34,165)	
Total Net Assessment	t	\$453,911

Community Development District

Series 2018, Special Assessment Bonds ⁽¹⁾

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL
05/01/25	\$	5,860,000	\$	-	\$	154,115.63	\$	-
11/01/25	\$	5,860,000	\$	130,000.00	\$	154,115.63	\$	438,231.25
05/01/26	\$	5,730,000	\$	-	\$	151,028.13	\$	<u>-</u>
11/01/26	\$	5,730,000	\$	135,000.00	\$	151,028.13	\$	437,056.25
05/01/27	\$	5,595,000	\$	-	\$	147,821.88	\$	-
11/01/27	\$	5,595,000	\$	145,000.00	\$	147,821.88	\$	440,643.75
05/01/28	\$	5,450,000	\$	-	\$	144,378.13	\$	-
11/01/28	\$	5,450,000	\$	150,000.00	\$	144,378.13	\$	438,756.25
05/01/29	\$	5,300,000	\$	-	\$	140,815.63	\$	-
11/01/29	\$	5,300,000	\$	155,000.00	\$	140,815.63	\$	436,631.25
05/01/30	\$	5,145,000	\$	-	\$	137,134.38	\$	-
11/01/30	\$	5,145,000	\$	165,000.00	\$	137,134.38	\$	439,268.75
05/01/31	\$	4,980,000	\$	-	\$	132,803.13	\$	-
11/01/31	\$	4,980,000	\$	175,000.00	\$	132,803.13	\$	440,606.25
05/01/32	\$	4,805,000	\$	-	\$	128,209.38	\$	-
11/01/32	\$	4,805,000	\$	180,000.00	\$	128,209.38	\$	436,418.75
05/01/33	\$	4,625,000	\$	-	\$	123,484.38	\$	-
11/01/33	\$	4,625,000	\$	190,000.00	\$	123,484.38	\$	436,968.75
05/01/34	\$	4,435,000	\$	-	\$	118,496.88	\$	-
11/01/34	\$	4,435,000	\$	200,000.00	\$	118,496.88	\$	436,993.75
05/01/35	\$	4,235,000	\$	-	\$	113,246.88	\$	-
11/01/35	\$	4,235,000	\$	210,000.00	\$	113,246.88	\$	436,493.75
05/01/36	\$	4,025,000	\$	-	\$	107,734.38	\$	-
11/01/36	\$	4,025,000	\$	220,000.00	\$	107,734.38	\$	435,468.75
05/01/37	\$	3,805,000	\$	-	\$	101,959.38	\$	100,100.70
11/01/37	\$	3,805,000	\$	235,000.00	\$	101,959.38	\$	438,918.75
05/01/38	\$	3,570,000	\$	233,000.00	\$	95,790.63	\$	130,710.73
11/01/38	\$	3,570,000	\$	245,000.00	\$	95,790.63	\$	436,581.25
05/01/39	\$	3,325,000	\$	243,000.00	\$	89,359.38	\$	430,301.23
11/01/39	\$	3,325,000	\$	260,000.00	\$	89,359.38	\$	438,718.75
05/01/40	\$ \$	3,065,000	\$ \$	200,000.00	\$ \$	82,371.88	\$ \$	430,/10./3
11/01/40	\$ \$		\$ \$	- 275 000 00	\$ \$			- 420.742.7E
		3,065,000		275,000.00		82,371.88	\$	439,743.75
05/01/41	\$	2,790,000	\$	200,000,00	\$	74,981.25	\$	420.062.50
11/01/41	\$	2,790,000	\$	290,000.00	\$	74,981.25	\$	439,962.50
05/01/42	\$	2,500,000	\$	-	\$	67,187.50	\$	-
11/01/42	\$	2,500,000	\$	305,000.00	\$	67,187.50	\$	439,375.00
05/01/43	\$	2,195,000	\$	-	\$	58,990.63	\$	-
11/01/43	\$	2,195,000	\$	320,000.00	\$	58,990.63	\$	437,981.25
05/01/44	\$	1,875,000	\$	-	\$	50,390.63	\$	-
11/01/44	\$	1,875,000	\$	335,000.00	\$	50,390.63	\$	435,781.25
05/01/45	\$	1,540,000	\$	-	\$	41,387.50	\$	-
11/01/45	\$	1,540,000	\$	355,000.00	\$	41,387.50	\$	437,775.00
05/01/46	\$	1,185,000	\$	-	\$	31,846.88	\$	-
11/01/46	\$	1,185,000	\$	375,000.00	\$	31,846.88	\$	438,693.75
05/01/47	\$	810,000	\$	-	\$	21,768.75	\$	-
11/01/47	\$	810,000	\$	395,000.00	\$	21,768.75	\$	438,537.50
05/01/48	\$	415,000	\$	-	\$	11,153.13	\$	-
11/01/48	\$	415,000	\$	415,000.00	\$	11,153.13	\$	437,306.25
Total			\$	5,860,000	\$	4,652,912.50	\$	10,512,912.50

 $^{^{(1)}\,}$ Please note that the Series 2018 Special Assessment Revenue Bonds has 4 maturities.

Series 2018-3B Special Assessment Revenue Bonds

Amelia Walk

Description	Adopted Budget FY 2025	Actual Thru 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Revenues					
Special Assessments-On Roll (Net)	\$520,619	\$505,591	\$0	\$505,591	\$520,619
Special Assessments-Prepayments	\$0	\$112,207	\$0	\$112,207	\$0
Interest Income	\$0	\$30,572	\$6,114	\$36,686	\$0
Carry Forward Surplus (1)	\$459,077	\$492,742	\$0	\$492,742	\$383,794
TOTAL REVENUES	\$979,696	\$1,141,111	\$6,114	\$1,147,226	\$904,413
Expenditures					
<u>Series 2018-3B</u>					
Interest - 11/01	\$185,019	\$185,019	\$0	\$185,019	\$178,806
Principal - 11/01	\$140,000	\$140,000	\$0	\$140,000	\$140,000
Interest - 02/01	\$0	\$467	\$0	\$467	\$0
Interest - 05/01	\$181,956	\$180,250	\$0	\$180,250	\$175,481
Special Call - 11/01	\$0	\$30,000	\$0	\$30,000	\$30,000
Special Call - 02/01	\$0	\$35,000	\$0	\$35,000	\$0
Special Call - 05/01	\$0	\$55,000	\$0	\$55,000	\$0
TOTAL EXPENDITURES	\$506,975	\$625,736	\$0	\$625,736	\$524,288
Other Sources and Uses					
Interfund Transfer	\$0	(\$137,696)	\$0	(\$137,696)	\$0
TOTAL OTHER SOURCES AND USES	\$0	(\$137,696)	\$0	(\$137,696)	\$0
EXCESS REVENUES	\$472,721	\$377,679	\$6,114	\$383,794	\$380,125
				st Expense 11/1/2026 al Expense 11/1/2026	\$175,481 \$145,000
			FIIICIPA	11 Expense 11/1/2020 _	\$320,481

 $^{^{\}left(1\right)}$ Carry forward surplus is net of the reserve requirement.

Units	Gross Assessment Per Unit	Gross Assessment
16 215 27	\$0.00 \$2,258.06 \$2,752.69	\$0 \$485,483 \$74,323
258		\$559,806
Less: Discounts (4%) and Co	(\$39,186)	
Total Net Assessment		\$520,619

DATE	I	BALANCE		PRINCIPAL		INTEREST		TOTAL
05 (04 (05	ф	6.050.000	ф	55,000,00	ф	100.050.00	ф	
05/01/25	\$	6,850,000	\$	55,000.00	\$	180,250.00	\$	-
11/01/25	\$	6,795,000	\$	140,000.00	\$	178,806.25	\$	554,056.25
05/01/26	\$	6,655,000	\$	-	\$	175,481.25	\$	-
11/01/26	\$	6,655,000	\$	145,000.00	\$	175,481.25	\$	495,962.50
05/01/27	\$	6,510,000	\$	-	\$	172,037.50	\$	-
11/01/27	\$	6,510,000	\$	155,000.00	\$	172,037.50	\$	499,075.00
05/01/28	\$	6,355,000	\$	-	\$	168,356.25	\$	-
11/01/28	\$	6,355,000	\$	160,000.00	\$	168,356.25	\$	496,712.50
05/01/29	\$	6,195,000	\$	-	\$	164,556.25	\$	-
11/01/29	\$	6,195,000	\$	170,000.00	\$	164,556.25	\$	499,112.50
05/01/30	\$	6,025,000	\$	-	\$	160,518.75	\$	-
11/01/30	\$	6,025,000	\$	175,000.00	\$	160,518.75	\$	496,037.50
05/01/31	\$	5,850,000	\$	-	\$	155,925.00	\$	-
11/01/31	\$	5,850,000	\$	185,000.00	\$	155,925.00	\$	496,850.00
05/01/32	\$	5,665,000	\$	-	\$	151,068.75	\$	-
11/01/32	\$	5,665,000	\$	195,000.00	\$	151,068.75	\$	497,137.50
05/01/33	\$	5,470,000	\$	-	\$	145,950.00	\$	-
11/01/33	\$	5,470,000	\$	205,000.00	\$	145,950.00	\$	496,900.00
05/01/34	\$	5,265,000	\$	-	\$	140,568.75	\$	-
11/01/34	\$	5,265,000	\$	215,000.00	\$	140,568.75	\$	496,137.50
05/01/35	\$	5,050,000	\$	-	\$	134,925.00	\$	-
11/01/35	\$	5,050,000	\$	230,000.00	\$	134,925.00	\$	499,850.00
05/01/36	\$	4,820,000	\$, -	\$	128,887.50	\$	-
11/01/36	\$	4,820,000	\$	240,000.00	\$	128,887.50	\$	497,775.00
05/01/37	\$	4,580,000	\$,	\$	122,587.50	\$	-
11/01/37	\$	4,580,000	\$	255,000.00	\$	122,587.50	\$	500,175.00
05/01/38	\$	4,325,000	\$	-	\$	115,893.75	\$	-
11/01/38	\$	4,325,000	\$	265,000.00	\$	115,893.75	\$	496,787.50
05/01/39	\$	4,060,000	\$	203,000.00	\$	108,937.50	\$	170,707.50
11/01/39	¢	4,060,000	\$	280,000.00	\$	108,937.50	\$	497,875.00
05/01/40	\$	3,780,000	\$	200,000.00	φ \$	101,587.50	\$	477,073.00
11/01/40	\$	3,780,000	\$	295,000.00	\$	101,587.50	\$	498,175.00
05/01/41	\$	3,485,000	\$	293,000.00	¢.	93,659.38	\$	470,173.00
	ው ታ		\$ \$	210,000,00	\$ \$			40721075
11/01/41	ф Э	3,485,000	\$ \$	310,000.00	\$ \$	93,659.38 85,328.13	\$	497,318.75
05/01/42	ф Ф	3,175,000		225 000 00			\$	405 (5) 25
11/01/42	\$	3,175,000	\$	325,000.00	\$	85,328.13	\$	495,656.25
05/01/43	\$	2,850,000	\$	245,000,00	\$	76,593.75	\$	40040750
11/01/43	\$	2,850,000	\$	345,000.00	\$	76,593.75	\$	498,187.50
05/01/44	\$	2,505,000	\$	-	\$	67,321.88	\$	-
11/01/44	\$	2,505,000	\$	365,000.00	\$	67,321.88	\$	499,643.75
05/01/45	\$	2,140,000	\$	-	\$	57,512.50	\$	-
11/01/45	\$	2,140,000	\$	385,000.00	\$	57,512.50	\$	500,025.00
05/01/46	\$	1,755,000	\$	-	\$	47,165.63	\$	-
11/01/46	\$	1,755,000	\$	405,000.00	\$	47,165.63	\$	499,331.25
05/01/47	\$	1,350,000	\$	-	\$	36,281.25	\$	-
11/01/47	\$	1,350,000	\$	425,000.00	\$	36,281.25	\$	497,562.50
05/01/48	\$	925,000	\$	-	\$	24,859.38	\$	-
11/01/48	\$	925,000	\$	450,000.00	\$	24,859.38	\$	499,718.75
05/01/49	\$	475,000	\$	-	\$	12,765.63	\$	-
11/01/49	\$	475,000	\$	475,000.00	\$	12,765.63	\$	500,531.25
Total			\$	6,850,000	\$	5,656,593.75	\$	12,506,593.75

 $^{^{(1)}\,}$ Please note that the Series 2016 Special Assessment Revenue Bonds has 3 maturities.

Description	Adopted Budget FY 2025	Actual Thru 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Proposed Budget FY 2026
Revenues					
Special Assessments-On Roll (Net)	\$102,229	\$97,610	\$0	\$97,610	\$102,229
Special Assessments-Prepayments	\$0	\$16,625	\$0	\$16,625	\$0
Interest Income Carry Forward Surplus ⁽¹⁾	\$0 \$75,918	\$2,257 \$79,197	\$451 \$0	\$2,709 \$79,197	\$0 \$45,703
TOTAL REVENUES	\$178,147	\$195,689	\$451	\$196,140	\$147,932
Expenditures					
<u>Series 2023</u>					
Interest - 11/01	\$35,878	\$35,465	\$0	\$35,465	\$32,830
Principal - 05/01	\$30,000	\$27,000	\$0	\$27,000	\$29,000
Interest - 05/01	\$35,878	\$33,973	\$0	\$33,973	\$32,830
Special Call - 11/01	\$35,000	\$41,000	\$0	\$41,000	\$0
Special Call - 02/01	\$0	\$4,000	\$0	\$4,000	\$0
Special Call - 05/01	\$0	\$9,000	\$0	\$9,000	\$0
TOTAL EXPENDITURES	\$136,755	\$150,437	\$0	\$150,437	\$94,659
EXCESS REVENUES	\$41,392	\$45,252	\$451	\$45,703	\$53,273
			Interes	st Expense 11/1/2026	\$31,909 \$31,909

 $^{^{\}left(1\right)}$ Carry forward surplus is net of the reserve requirement.

Units	Gross Assessment Per Unit	Gross Assessment
749	\$146.76	\$109,923
749		\$109,923
Less: Discounts (4%) and Co	(\$7,695)	
Total Net Assessment		\$102,229

05/01/25 \$1,070,000 6.35% \$36,000.00 \$33,972.50 \$102,802.00 11/01/26 \$1,034,000 6.35% \$29,000.00 \$32,829.50 \$102,802.00 05/01/26 \$1,005,000 6.35% \$29,000.00 \$32,829.50 \$102,802.00 05/01/27 \$1,005,000 6.35% \$31,000.00 \$31,908.75 \$93,738.25 05/01/27 \$1,005,000 6.35% \$31,000.00 \$31,908.75 \$93,833.25 05/01/27 \$974,000 6.35% \$3,000.00 \$30,924.50 \$93,833.25 05/01/28 \$974,000 6.35% \$3,000.00 \$30,924.50 \$93,801.25 05/01/29 \$941,000 6.35% \$35,000.00 \$29,876.75 \$93,801.25 05/01/39 \$906,000 6.35% \$37,000.00 \$28,765.50 \$93,642.25 05/01/31 \$869,000 6.35% \$37,000.00 \$28,765.50 \$93,356.25 05/01/31 \$869,000 6.35% \$40,000.00 \$27,590.75 \$93,911.50 05/01/32 \$829,000 6.	DATE	BALANCE	RATE		PRINCIPAL		INTEREST		TOTAL
11/01/25 \$1,034,000 6.35% \$29,000.0 \$32,829.50 \$102,802.00 05/01/26 \$1,034,000 6.35% \$29,000.0 \$32,829.50 \$93,738.25 05/01/27 \$1,005,000 6.35% \$31,000.00 \$31,908.75 \$93,738.25 05/01/28 \$974,000 6.35% \$33,000.00 \$30,924.50 \$93,833.25 05/01/28 \$941,000 6.35% \$35,000.00 \$30,924.50 \$93,801.25 05/01/29 \$941,000 6.35% \$35,000.00 \$29,876.75 \$93,801.25 05/01/29 \$941,000 6.35% \$37,000.00 \$29,876.75 \$93,642.25 05/01/30 \$906,000 6.35% \$37,000.00 \$28,765.50 \$93,642.25 05/01/31 \$869,000 6.35% \$37,000.00 \$27,590.75 \$93,356.25 05/01/32 \$829,000 6.35% \$40,000.00 \$27,590.75 \$93,911.50 05/01/32 \$829,000 6.35% \$42,000.00 \$26,320.75 \$93,911.50 05/01/32 \$829,000 6.35% <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>									
05/01/26	• •				36,000.00				-
11/01/26 \$1,005,000 6.35% \$ 31,000.00 \$ 31,908.75 \$ 93,738.25 05/01/27 \$1,005,000 6.35% \$ 31,000.00 \$ 31,908.75 \$ - 11/01/28 \$ 974,000 6.35% \$ 30,000.00 \$ 30,924.50 \$ 93,833.25 05/01/28 \$ 974,000 6.35% \$ 33,000.00 \$ 30,924.50 \$ - 11/01/28 \$ 941,000 6.35% \$ 35,000.00 \$ 29,876.75 \$ 93,801.25 05/01/29 \$ 941,000 6.35% \$ 35,000.00 \$ 29,876.75 \$ 93,642.25 05/01/30 \$ 906,000 6.35% \$ 37,000.00 \$ 28,765.50 \$ 93,642.25 05/01/30 \$ 906,000 6.35% \$ 37,000.00 \$ 28,765.50 \$ 93,356.25 05/01/31 \$ 869,000 6.35% \$ 40,000.00 \$ 27,590.75 \$ 93,356.25 05/01/31 \$ 869,000 6.35% \$ 42,000.00 \$ 26,320.75 \$ 93,911.50 05/01/32 \$ 829,000 6.35% \$ 42,000.00 \$ 26,320.75 \$ 93,308.00 05/01/33 \$ 787,000					-				102,802.00
05/01/27 \$1,005,000 6.35% \$ 31,000.00 \$31,908.75 \$ 93,833.25 11/01/27 \$ 974,000 6.35% \$ - \$30,924.50 \$ 93,833.25 05/01/28 \$ 974,000 6.35% \$ 33,000.00 \$30,924.50 \$ - 11/01/28 \$ 941,000 6.35% \$ - \$29,876.75 \$ 93,801.25 05/01/29 \$ 941,000 6.35% \$ 35,000.00 \$29,876.75 \$ 93,642.25 05/01/30 \$ 906,000 6.35% \$ - \$28,765.50 \$ 93,642.25 05/01/31 \$ 869,000 6.35% \$ - \$27,590.75 \$ 93,356.25 05/01/31 \$ 869,000 6.35% \$ - \$27,590.75 \$ 93,915.00 05/01/32 \$ 829,000 6.35% \$ 42,000.00 \$ 26,320.75 \$ - 11/01/32 \$ 787,000 6.35% \$ 42,000.00 \$ 26,320.75 \$ - 11/01/33 \$ 742,000 6.35% \$ 45,000.00 \$ 24,987.25 \$ 93,308.00 05/01/34 \$ 742,000 6.35% \$ 45,000.00					29,000.00		•		-
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11/01/36 \$ 588,000 6.35% \$ - \$ 18,669.00 \$ 94,084.25 05/01/37 \$ 588,000 6.35% \$ 58,000.00 \$ 18,669.00 \$ - 11/01/37 \$ 530,000 6.35% \$ - \$ 16,827.50 \$ 93,496.50 05/01/38 \$ 530,000 6.35% \$ 62,000.00 \$ 16,827.50 \$ 93,686.50 05/01/38 \$ 468,000 6.35% \$ - \$ 14,859.00 \$ 93,686.50 05/01/39 \$ 468,000 6.35% \$ 66,000.00 \$ 14,859.00 \$ 93,622.50 05/01/49 \$ 402,000 6.35% \$ - \$ 12,763.50 \$ 93,622.50 05/01/40 \$ 402,000 6.35% \$ 71,000.00 \$ 12,763.50 \$ 93,622.50 05/01/41 \$ 331,000 6.35% \$ - \$ 10,509.25 \$ 94,272.75 05/01/41 \$ 331,000 6.35% \$ 75,000.00 \$ 10,509.25 \$ 94,272.75 05/01/42 \$ 256,000 6.35% \$ - \$ 8,128.00 \$ 93,637.25 05/01/42 \$ 256,000 6.35% \$ - \$ 5,588.00 \$ 93,716.00 05/01/43 \$ 176,000	11/01/35	\$ 643,000	6.35%	\$	-	\$	20,415.25	\$	93,449.75
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11/01/38 \$ 468,000 6.35% \$ - \$ 14,859.00 \$ 93,686.50 05/01/39 \$ 468,000 6.35% \$ 66,000.00 \$ 14,859.00 \$ - 11/01/39 \$ 402,000 6.35% \$ - \$ 12,763.50 \$ 93,622.50 05/01/40 \$ 402,000 6.35% \$ 71,000.00 \$ 12,763.50 \$ - 11/01/40 \$ 331,000 6.35% \$ - \$ 10,509.25 \$ 94,272.75 05/01/41 \$ 331,000 6.35% \$ 75,000.00 \$ 10,509.25 \$ 94,272.75 05/01/41 \$ 331,000 6.35% \$ - \$ 8,128.00 \$ 93,637.25 05/01/42 \$ 256,000 6.35% \$ - \$ 8,128.00 \$ 93,637.25 05/01/42 \$ 256,000 6.35% \$ 80,000.00 \$ 8,128.00 \$ - 11/01/42 \$ 176,000 6.35% \$ - \$ 5,588.00 \$ 93,716.00 05/01/43 \$ 176,000 6.35% \$ 85,000.00 \$ 5,588.00 \$ 93,477.25 05/01/44 \$ 91,000 6.35% \$ 91,000.00 \$ 2,889.25 \$ 93,889.25	11/01/37	\$ 530,000	6.35%	\$	-	\$	16,827.50	\$	93,496.50
05/01/39 \$ 468,000 6.35% \$ 66,000.00 \$ 14,859.00 \$ - 11/01/39 \$ 402,000 6.35% \$ - \$ 12,763.50 \$ 93,622.50 05/01/40 \$ 402,000 6.35% \$ 71,000.00 \$ 12,763.50 \$ - 11/01/40 \$ 331,000 6.35% \$ - \$ 10,509.25 \$ 94,272.75 05/01/41 \$ 331,000 6.35% \$ 75,000.00 \$ 10,509.25 \$ - 11/01/41 \$ 256,000 6.35% \$ - \$ 8,128.00 \$ 93,637.25 05/01/42 \$ 256,000 6.35% \$ 80,000.00 \$ 8,128.00 \$ - 11/01/42 \$ 176,000 6.35% \$ - \$ 5,588.00 \$ 93,716.00 05/01/43 \$ 176,000 6.35% \$ 85,000.00 \$ 5,588.00 \$ - 11/01/43 \$ 91,000 6.35% \$ 91,000.00 \$ 2,889.25 \$ 93,477.25 05/01/44 \$ 91,000 6.35% \$ 91,000.00 \$ 2,889.25 \$ 93,889.25	05/01/38	\$ 530,000	6.35%	\$	62,000.00	\$	16,827.50	\$	-
11/01/39 \$ 402,000 6.35% \$ - \$ 12,763.50 \$ 93,622.50 05/01/40 \$ 402,000 6.35% \$ 71,000.00 \$ 12,763.50 \$ - 11/01/40 \$ 331,000 6.35% \$ - \$ 10,509.25 \$ 94,272.75 05/01/41 \$ 331,000 6.35% \$ 75,000.00 \$ 10,509.25 \$ - 11/01/41 \$ 256,000 6.35% \$ - \$ 8,128.00 \$ 93,637.25 05/01/42 \$ 256,000 6.35% \$ 80,000.00 \$ 8,128.00 \$ - 11/01/42 \$ 176,000 6.35% \$ - \$ 5,588.00 \$ 93,716.00 05/01/43 \$ 176,000 6.35% \$ 85,000.00 \$ 5,588.00 \$ - 11/01/43 \$ 91,000 6.35% \$ - \$ 2,889.25 \$ 93,889.25 05/01/44 \$ 91,000 6.35% \$ 91,000.00 \$ 2,889.25 \$ 93,889.25	11/01/38	\$ 468,000	6.35%	\$	-	\$	14,859.00	\$	93,686.50
05/01/40 \$ 402,000 6.35% \$ 71,000.00 \$ 12,763.50 \$ - 11/01/40 \$ 331,000 6.35% \$ - \$ 10,509.25 \$ 94,272.75 05/01/41 \$ 331,000 6.35% \$ 75,000.00 \$ 10,509.25 \$ - 11/01/41 \$ 256,000 6.35% \$ - \$ 8,128.00 \$ 93,637.25 05/01/42 \$ 256,000 6.35% \$ 80,000.00 \$ 8,128.00 \$ - 11/01/42 \$ 176,000 6.35% \$ - \$ 5,588.00 \$ 93,716.00 05/01/43 \$ 176,000 6.35% \$ 85,000.00 \$ 5,588.00 \$ - 11/01/43 \$ 91,000 6.35% \$ - \$ 2,889.25 \$ 93,477.25 05/01/44 \$ 91,000 6.35% \$ 91,000.00 \$ 2,889.25 \$ 93,889.25	05/01/39	\$ 468,000	6.35%	\$	66,000.00	\$	14,859.00	\$	-
11/01/40 \$ 331,000 6.35% \$ - \$ 10,509.25 \$ 94,272.75 05/01/41 \$ 331,000 6.35% \$ 75,000.00 \$ 10,509.25 \$ - 11/01/41 \$ 256,000 6.35% \$ - \$ 8,128.00 \$ 93,637.25 05/01/42 \$ 256,000 6.35% \$ 80,000.00 \$ 8,128.00 \$ - 11/01/42 \$ 176,000 6.35% \$ - \$ 5,588.00 \$ 93,716.00 05/01/43 \$ 176,000 6.35% \$ 85,000.00 \$ 5,588.00 \$ - 11/01/43 \$ 91,000 6.35% \$ - \$ 2,889.25 \$ 93,477.25 05/01/44 \$ 91,000 6.35% \$ 91,000.00 \$ 2,889.25 \$ 93,889.25	11/01/39	\$ 402,000	6.35%	\$	-	\$	12,763.50	\$	93,622.50
05/01/41 \$ 331,000 6.35% \$ 75,000.00 \$ 10,509.25 \$ - 11/01/41 \$ 256,000 6.35% \$ - \$ 8,128.00 \$ 93,637.25 05/01/42 \$ 256,000 6.35% \$ 80,000.00 \$ 8,128.00 \$ - 11/01/42 \$ 176,000 6.35% \$ - \$ 5,588.00 \$ 93,716.00 05/01/43 \$ 176,000 6.35% \$ 85,000.00 \$ 5,588.00 \$ - 11/01/43 \$ 91,000 6.35% \$ - \$ 2,889.25 \$ 93,477.25 05/01/44 \$ 91,000 6.35% \$ 91,000.00 \$ 2,889.25 \$ 93,889.25	05/01/40	\$ 402,000	6.35%	\$	71,000.00	\$	12,763.50	\$	-
11/01/41 \$ 256,000 6.35% \$ - \$ 8,128.00 \$ 93,637.25 05/01/42 \$ 256,000 6.35% \$ 80,000.00 \$ 8,128.00 \$ - 11/01/42 \$ 176,000 6.35% \$ - \$ 5,588.00 \$ 93,716.00 05/01/43 \$ 176,000 6.35% \$ 85,000.00 \$ 5,588.00 \$ - 11/01/43 \$ 91,000 6.35% \$ - \$ 2,889.25 \$ 93,477.25 05/01/44 \$ 91,000 6.35% \$ 91,000.00 \$ 2,889.25 \$ 93,889.25	11/01/40	\$ 331,000	6.35%	\$	-	\$	10,509.25	\$	94,272.75
05/01/42 \$ 256,000 6.35% \$ 80,000.00 \$ 8,128.00 \$ - 11/01/42 \$ 176,000 6.35% \$ - \$ 5,588.00 \$ 93,716.00 05/01/43 \$ 176,000 6.35% \$ 85,000.00 \$ 5,588.00 \$ - 11/01/43 \$ 91,000 6.35% \$ - \$ 2,889.25 \$ 93,477.25 05/01/44 \$ 91,000 6.35% \$ 91,000.00 \$ 2,889.25 \$ 93,889.25	05/01/41	\$ 331,000	6.35%	\$	75,000.00	\$	10,509.25	\$	-
11/01/42 \$ 176,000 6.35% \$ - \$ 5,588.00 \$ 93,716.00 05/01/43 \$ 176,000 6.35% \$ 85,000.00 \$ 5,588.00 \$ - 11/01/43 \$ 91,000 6.35% \$ - \$ 2,889.25 \$ 93,477.25 05/01/44 \$ 91,000 6.35% \$ 91,000.00 \$ 2,889.25 \$ 93,889.25	11/01/41	\$ 256,000	6.35%	\$	-	\$	8,128.00	\$	93,637.25
05/01/43 \$ 176,000 6.35% \$ 85,000.00 \$ 5,588.00 \$ - 11/01/43 \$ 91,000 6.35% \$ - \$ 2,889.25 \$ 93,477.25 05/01/44 \$ 91,000 6.35% \$ 91,000.00 \$ 2,889.25 \$ 93,889.25	05/01/42	\$ 256,000	6.35%	\$	80,000.00	\$	8,128.00	\$	-
11/01/43 \$ 91,000 6.35% \$ - \$ 2,889.25 \$ 93,477.25 05/01/44 \$ 91,000 6.35% \$ 91,000.00 \$ 2,889.25 \$ 93,889.25	11/01/42	\$ 176,000	6.35%	\$	-	\$	5,588.00	\$	93,716.00
05/01/44 \$ 91,000 6.35% \$ 91,000.00 \$ 2,889.25 \$ 93,889.25	05/01/43	\$ 176,000	6.35%	\$	85,000.00	\$	5,588.00	\$	-
	11/01/43	\$ 91,000	6.35%	\$	-	\$	2,889.25	\$	93,477.25
Total \$1.070.000.00 \$812.863.50 \$ 1.882.863.50	05/01/44	\$ 91,000	6.35%	\$	91,000.00	\$	2,889.25	\$	93,889.25
	Total			\$1	.070,000.00	\$ 8	312,863.50	\$_	1,882.863.50

Notes:

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

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

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

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

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

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

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

Project	nount spent	Amount Approved Not Yet Spent	TYPE	Enh	ancement	: Maint / Repair	•	Area	AC	P1	P2	Р3	P4	P5	All	HR
Pool Solar Panels	\$ 33,750	\$ -	Enhancement	\$	33,750	\$ -		AC	\$33,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Emergency Road Repairs / Sidewalks	\$ 30,480	\$ -	Maint / Repair	\$	-	\$ 30,480		P1	\$ -	\$30,480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Access Control	\$ 3,781	\$ -	Enhancement	\$	3,781	\$ -		AC	\$ 3,781	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PlayGround Mulch	\$ 1,275	\$ -	Maint / Repair	\$	-	\$ 1,275		AC	\$ 1,275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AW Trails/Haul Road Concourse Repairs	\$ 1,300	\$ -	Enhancement	\$	1,300	\$ -		HR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300
Flagpole Landscape Hardscape and Shrubs etc	\$ 5,000	\$ -	Enhancement	\$	5,000	\$ -		AC	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Fallen Leaf	\$ 23,071		Enhancement	\$	23,071	\$ -		P3	\$ -	\$ -	\$ -	\$23,071	\$ -	\$ -	\$ -	\$ -
Landscape Champlain Projects		\$ 5,566	Maint / Repair	\$	-	\$ 5,566		P2	\$ -	\$ -	\$ 5,566	\$ -	\$ -	\$ -	\$ -	\$ -
Fountains Pond 15 LED Repairs	\$ 3,600	\$ -	Maint / Repair	\$	-	\$ 3,600		P4	\$ -	\$ -	\$ -	\$ -	\$ 3,600	\$ -	\$ -	\$ -
AW Trails/Haul Road Concourse Repairs	\$ 975	\$ -	Maint / Repair	\$	-	\$ 975		HR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 975
Ponds Fish Carps	\$ -	\$ 981	Maint / Repair	\$	-	\$ 981		All	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 981	\$ -
Bike Rack NTE (\$500)	\$ 250	\$ -	Enhancement	\$	250	\$ -		ALL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ -
Fountains Replacement (POND 6)	\$ 14,166	\$ -	Maint / Repair	\$	-	\$ 14,166		AC	\$14,166	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Center 75" Monitor	\$ 760	\$ -	Enhancement	\$	760	\$ -		AC	\$ 760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Area - Pavers Replacing Dead Palm Tree	\$ 1,243	\$ -	Maint / Repair	\$	-	\$ 1,243		AC	\$ 1,243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond 14 Fall River Bank Repair	\$ 92,000	\$ -	Maint / Repair	\$	-	\$ 92,000		P4	\$ -	\$ -	\$ -	\$ -	\$ 92,000	\$ -	\$ -	\$ -
AW Trails/Haul Road P4/P5 Pedestirian Vehicle Entrance	\$ 3,100	\$ -	Enhancement	\$	3,100	\$ -		HR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,100
Haul Road Trail Drainage Swale	\$ 13,050	\$ -	Maint / Repair	\$	-	\$ 13,050		P4	\$ -	\$ -	\$ -	\$ -	\$ 13,050	\$ -	\$ -	\$ -
Emergency Water Drainage P5 (Sagamore) + Diesel	\$ 12,000		Maint / Repair	\$	-	\$ 12,000		P5	\$ -	\$ -	\$ -	\$ -	\$ -	\$12,000	\$ -	\$ -
Emergency Water Drainage P2 (Champlain/HR) + Diesel	\$ 6,000		Maint / Repair	\$	-	\$ 6,000		P2	\$ -	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -
P4/P5 Landscape Area 44	\$ 4,252	\$ -	Maint / Repair	\$	-	\$ 4,252		P4	\$ -	\$ -	\$ -	\$ -	\$ 4,252	\$ -	\$ -	\$ -
P4/P5 Landscape Area 47 & 62	\$ 5,967	\$ -	Maint / Repair	\$	-	\$ 5,967	'	P4	\$ -	\$ -	\$ -	\$ -	\$ 5,967	\$ -	\$ -	\$ -
AW Trails/Haul Road P1/P2 Pedestrian Access	\$ 900	\$ -	Enhancement	\$	900	\$ -		AC	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replace Pool Pumps Motor	\$ 5,000	\$ -	Maint / Repair	\$	-	\$ 5,000		AC	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 261,920	\$ 6,547		\$	71,912			\$268,467	\$65,875	,	\$11,566	\$23,071	\$118,869	\$12,000		\$ 5,375
					27%	73%	6		25%	11%	4%	9%	44%	4%	0%	2%
Grand Totals	\$ 268,467			\$	268,467											

Captial Reserve Financial Planning Tool WorkBook Global Variables

Variable	Amount			
Adjusted Capital Reserve Balance	\$ 465,259	7/31/2025		
True Up Current Year (from Road 2023 Assesment surplus)	\$ 22,918	FY 2025	\$ -	(FY25 OneTime Bond Debt Excess Revenue Contributions of \$328,887 on top of annual O&M Capital Reserve Contribution)
Annual Assesment Capital Increase	1.00%			or Special Assesment
Interest Rate on Reserve Deposit	3.5%			
Inflation Annual Uplift (MAX)	4.0%	Random # 0 to MAX		
Inflation Annual Uplift (MIN)	2.0%	Fixed - Random Max	< Min Set Infa	ation uplift to Min

Do4	r Oct	2025 24 -Sept25	Oct	2026 25 -Sept26	0.42	2027 6 -Sept27
		<u> </u>		•		69.509
Annual Expenditures		408,606	\$	267,270	\$,
Projects		=======		=======		
Irrigation Rock Deep Well/Pump/Clock Station VSD (NTE \$75K) -		43,707	\$	-	\$	-
Fountain Pond 2 Repair & Installation (not yet invoiced)	\$	5,000	\$	-	\$	-
P4 & P5 Landscape Areas needing Touchup Hydroseeding per						
Operations staff/BrightView recommendations	\$	5,645	\$	-	\$	-
Landscape Area 46 (Northfield CT to MES Drainage Swale Under						
Poplar Breeze)	\$	7,439	\$	-	\$	-
MWB Road Drainage - Black Base Road Repairs	\$	321,815	\$	_	\$	
Fountain Pond 15 Repair (\$??K) or Replacement (\$17K)	\$	-	\$	_	\$	
Area 35/36 Sidewalk Grass Strip SOD Repair (post irrigation fix @			Ψ		· ·	
\$1700) - BAD JEA Meter	\$	15,000	\$		\$	
Landscape Area 45 (Northfield CT/Poplar Breeze)	\$	13,000	\$	25,000	\$	
	\$		\$		\$	60.000
Amenity Center Landscaping reburbishment	Ф	-	Ф	50,000	Ф	60,000
Enhance Landscape Area 41 (Access Point # 4 Haul Road/Trail);		0.500		0= 000	_	
Install Backflow {Est)	\$	2,500	\$	25,000	\$	-
Enhance Landscape Area 62 (under-road irrigation line to Area 41)	\$	7,500	\$	25,000	\$	-
Front Entrance Berm - Landscape Trees	\$		\$	20,000	\$	-
Fountain Maint/Replacement (\$60K)	\$	-	\$	-	\$	-
Playfield converted to Dog Park (\$10K)	\$	-	\$	10,000	\$	-
Haul Road Drainage Swale dredging/regrading (If the DreamFinders	<u> </u>		· ·		· ·	
Easement consession is not approved)	\$	_	\$	30,000	\$	_
Sagamore CT/FRP Wetland Drainage Project (subject to St Johns	Ψ		Ψ	55,550	Ψ	
Water District Approval) Est	\$	_	\$	50,000	\$	_
	Ф	<u> </u>	Ф	50,000	Ф	
Stormwater Pond Drainage Infrastructure (30yr to 100yr useful life)						
(\$100K	\$	-	\$	-	\$	-
Tennis Courts Asphalt Resurfacing (\$50,000)	\$	-	\$	-	\$	-
HVAC Heat Pump Replacement (\$15,400)	\$	-	\$	25,000	\$	-
Clubhouse Exterior Painting (\$9,509)	\$	-	\$	-	\$	9,509
Shade Structure Fabric (\$7,270)	\$	-	\$	7,270	\$	-
Clubroom Restroom Refurbish Allowance (\$17,117)	\$	-	\$	-	\$	-
Pool/Fitness Restroom Refurbish Allowance (\$41,010)	\$	_	\$	-	\$	-
Clubhouse Roofing Asphalt Architecture Singles (\$36,44)	\$	_	\$	_	\$	
Playground Equipment Allowance (\$47,547)	\$		\$	-	\$	
Pool Resurfacing Tile (\$82,276)	\$	<u> </u>	-			
		<u> </u>	\$	-	\$	
Wood Pergola Entry Feature Repair/Replace (\$18,290)	\$	-	\$	-	\$	-
Tennis Courts Chain Link Coated Fence 10Ft (\$18,344)	\$	-	\$	-	\$	-
Parking Lot Asphalt Mill & Overlay 1.5" (\$ 39,021)	\$	-	\$	-	\$	-
Phase 1 Asphalt Mill & Overlay 1.5" (\$815,490)	\$	-	\$	-	\$	-
Phase 2 Asphalt Mill & Overlay 1.5" (\$290,123)	\$	-	\$	-	\$	-
Phase 3 Asphalt Mill & Overlay 1.5" (\$368,378)	\$	-	\$	-	\$	-
Phase 4 Asphalt Mill & Overlay 1.5" (\$492,959)	\$	-	\$	-	\$	-
Phase 5 Asphalt Mill & Overlay 1.5" (\$494,196)	\$	-	\$	_	\$	
Wood Pilings 50% / Strings / Deck - Pier (\$13,334)	\$		\$		\$	
Furniture Allowance Patio Deck (\$63,548)	\$		\$		\$	
	\$	-	-		_	
Aluminum Fence Pool (\$26,857)		-	\$	-	\$	-
Vinyl Ranch Fence Entry (\$26,857)	\$	-	\$	-	\$	-
Street Signs/Pools (\$29,240)	\$	-	\$	-	\$	-
Wood Bulkhead - Retention Pond (\$9,434)	\$	-	\$	-	\$	-
Decorative Light Poles - Pool (\$21,911)	\$	-	\$	-	\$	-
Decorative Light Poles - Site (\$21,911)	\$	-	\$	-	\$	-
Wall Lanterns - Entry Feature (\$10,043)	\$	_	\$	_	\$	_
Roofing Standing Seam Metal Panels Clubhouse (\$9,038)	\$	_	\$	-	\$	
Aluminum Railing Rear Patio/Ramp (\$12,009)	\$		\$		\$	
Concrete Pavers Pool Deck Patio (\$130,054)	\$		\$		\$	
		-		•		-
Pool Filtration Refurbishment Allowance (\$41,318)	\$	-	\$	-	\$	-
Pool Pavers (\$63,941)	\$	-	\$	-	\$	-
Wood Cabinets / Counter Top Kitchen (\$16,676)	\$	-	\$	-	\$	-
Furniture Allowance Clubroom (\$14,999)	\$	-	\$	-	\$	-
Items in Bolded text with bolded \$\$ amounts are projects already						
Approved and or Completed but not yet reflected in the Capital						
Reserve Outlay balance						
- ····· / ·········						
	1					
Projects with (\$xx,xxx) are the amounts reflected in the 2020						

Capital Reserve Financial Model Planned Detail Expenditures

Fiscal Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
	Oct24 -	Oct25 -	Oct26 -	Oct27 -	Oct28 -	Oct29 -	Oct30 -	Oct31 -	Oct32 -	Oct33 -	Oct34 -	Oct35 -	Oct36 -	Oct37 -	Oct38 -	Oct39 -	Oct40 -	Oct41 -	Oct42 -	Oct43
Date	Sept25	Sept26	Sept27	Sept28	Sept29	Sept30	Sept31	Sept32	Sept33	Sept34	Sept35	Sept36	Sept37	Sept38	Sept39	Sept40	Sept41	Sept42	Sept43	Sept44
Annual Expenditures				-	\$ -	\$ -		\$ 290,123	\$ 57,345			\$ 519,716		\$ 210,395			\$ -	\$ -	\$ 365,004	
Projects		========	=======				= ========		=======					=======					, 505,00 ·	
Trojects																				
Irrigation Rock Deep Well/Pump/Clock Station VSD (NTE																				
\$75K) - Remaining Balance Approved but net spent	\$ 43,707	ė .	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 5,000		-		\$ -	\$ -	\$ -		-	\$ -	\$ -	\$ -	\$ -	\$ -	-		\$ -			
Fountain Pond 2 Repair & Installation (not yet invoiced)	\$ 5,000	> -	\$ -	\$ -	ş -	Ş -	ş -	\$ -	\$ -	Ş -	ş -	Ş -	\$ -	> -	\$ -	\$ -	Ş -	\$ -	\$ -	\$ -
DA G DE Landana a Anna and dia Tambun Undan and dia																				
P4 & P5 Landscape Areas needing Touchup Hydroseeding		_						_	_	_	_	_		_	_		_	_		_
per Operations staff/BrightView recommendations	\$ 5,645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Area 46 (Northfield CT to MES Drainage Swale																				
Under Poplar Breeze)	\$ 7,439	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MWB Road Drainage - Black Base Road Repairs	\$ 321,815	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fountain Pond 15 Repair (\$??K) or Replacement (\$17K)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Area 35/36 Sidewalk Grass Strip SOD Repair (post irrigation																				
fix @ \$1700) - BAD JEA Meter	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Area 45 (Northfield CT/Poplar Breeze)			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Center Landscaping reburbishment		,	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Enhance Landscape Area 41 (Access Point # 4 Haul			,			i .	1			T.	i i	· .			i .	i .	· ·		1	i .
Road/Trail) ; Install Backflow {Est)	\$ 2,500	\$ 25,000	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Enhance Landscape Area 62 (under-road irrigation line to	Ç 2,300	÷ 23,000	y -	· -	· -	¥ -	-	· -	, -	-	· -	, -	· -	-	, -	· -	, -	, -	, -	, -
Area 41)	\$ 7,500	\$ 25,000	s -	è .	Ś -	Ś -	Ś -	ė .	Ś -	è -	ė .	\$ -	\$ -	Ś -	Ś -	ė .	\$ -	Ś -	è .	Ś -
			T	\$ -	\$ - \$ -	\$ -	\$ -	- د	\$ - \$ -	\$ -	\$ -	· ·	Y	\$ -	-	- ç	\$ -	т	\$ -	7
Front Entrance Berm - Landscape Trees		. ,						\$ -		+ -			\$ -		\$ -	\$ -	+ -	\$ -		\$ -
Fountain Maint/Replacement (\$60K)		\$ -	Υ	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	Ÿ	\$ 30,000		\$ -	\$ -	\$ -	\$ -	\$ -
Playfield converted to Dog Park (\$10K)	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Haul Road Drainage Swale dredging/regrading (If the																				
DreamFinders Easement consession is not approved)	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sagamore CT/FRP Wetland Drainage Project (subject to St																				
Johns Water District Approval) Est	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Pond Drainage Infrastructure (30yr to 100yr																				
useful life) (\$100K	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Courts Asphalt Resurfacing (\$50,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,336	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Heat Pump Replacement (\$15,400)	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 12,902	\$ -	\$ 20,711	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse Exterior Painting (\$9,509)		\$ -	\$ 9,509	\$ -	\$ -	\$ -	\$ -	\$ -	Ś -	\$ -	\$ 11,586	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,117	\$ -
Shade Structure Fabric (\$7,270)		\$ 7,270	. ,	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubroom Restroom Refurbish Allowance (\$17,117)		\$ -	\$ -	\$ 17,117	\$ -	ς -	\$ -	ς -	ς -	ς -	\$ -	\$ -	\$ -	\$ 20,550	ς -	ς -	\$ -	\$ -	\$ -	\$ -
Pool/Fitness Restroom Refurbish Allowance (\$41,010)		\$ -	\$ -	\$ 41.010	ċ ·	ċ .	\$ -	ċ	ċ ·	ė -	ċ	ċ -	ċ .	ċ -	ċ	ċ ·	ċ -	ċ	c -	ė -
Clubhouse Roofing Asphalt Architecture Singles (\$36,44)		\$ -	\$ -	\$ 36,445	ė -	\$ -	\$ -	ė -	\$ -	ė -	ċ	ċ -	ċ .	ċ -	ė -	ċ ·	ė -	ċ ·	c -	\$ -
				. ,	\$ -	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	ş -	\$ -	\$ -	\$ -	\$ -	\$ -	Y
Playground Equipment Allowance (\$47,547)		\$ -	\$ - \$ -	\$ 47,547 \$ -	ý -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	ş -	\$ -	\$ -	ş -	\$ -	\$ 68,863	\$ -
Pool Resurfacing Tile (\$82,276)	7	\$ -	T	7	\$ -	т	\$ 82,276	\$ -	\$ -	т	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	> -	> -	\$ 110,652	7
Wood Pergola Entry Feature Repair/Replace (\$18,290)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,290		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7
Tennis Courts Chain Link Coated Fence 10Ft (\$18,344)		\$ -	\$ -	\$ -	\$ -	Ş -	\$ -	\$ -	\$ 18,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parking Lot Asphalt Mill & Overlay 1.5" (\$ 39,021)	-	\$ -	\$ -	\$ 39,021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Ş -	\$ -
Phase 1 Asphalt Mill & Overlay 1.5" (\$815,490)		\$ -	\$ -	\$ -	Ş -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Ş -	Ş -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 2 Asphalt Mill & Overlay 1.5" (\$290,123)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 290,123	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 3 Asphalt Mill & Overlay 1.5" (\$368,378)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 368,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 4 Asphalt Mill & Overlay 1.5" (\$492,959)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 492,859	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 5 Asphalt Mill & Overlay 1.5" (\$494,196)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 494,196	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wood Pilings 50% / Strings / Deck - Pier (\$13,334)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture Allowance Patio Deck (\$63,548)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,960	\$ -	\$ -	\$ -	\$ -	\$ 54,588	\$ -	\$ -	\$ -	\$ -	\$ -
Aluminum Fence Pool (\$26,857)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	s -	\$ 26,857	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -
Vinyl Ranch Fence Entry (\$26,857)	7	\$ -	\$ -	S -	\$ -	\$ -	\$ -	· -	\$ -	\$ -	· ·	\$ -	S -	\$ 29,240	\$ -	S -	Ś -	Ś -	· -	\$ -
Street Signs/Pools (\$29,240)		\$ -	\$ -	· .	¢ -	\$ -	\$ -	ς -	ς -	ς -	ζ -	\$ -	\$ -	\$ 25,563	ς -	ς -	\$ -	ς -	ς -	\$ -
Wood Bulkhead - Retention Pond (\$9,434)	7	\$ -	\$ -	\$ -	ý -	\$ -	\$ -	\$ -	\$ -	\$ -	Š -	\$ -	\$ -	\$ 9,434	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Decorative Light Poles - Pool (\$21,911)		\$ - \$ -	\$ - \$ -	ė -	- ب د	ė -	+ 1	- ب ذ	T .	- ب	- ب	- ر _د	- ب د	,	- ب	- ب د	- ب خ	- ب خ	ė -	-
			\$ - \$ -	ş -	ş -	\$ - \$ -	\$ - \$ -	> -	\$ - \$ -	ş -	۶ - د	\$ -	ş -	+,	ş -	\$ -	ş -	\$ - \$ -	è -	
Decorative Light Poles - Site (\$21,911)	7	т	T	- ب د	γ -	т	· *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,	\$ -	> -	\$ -	т	ş -	\$ -
Wall Lanterns - Entry Feature (\$10,043)	7	7	\$ -	Ş -	\$ -	\$ -	\$ -	> -	> -	> -	> -	\$ -	\$ -	\$ 10,043	> -	> -	> -	\$ -	> -	\$ -
Roofing Standing Seam Metal Panels Clubhouse (\$9,038)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Aluminum Railing Rear Patio/Ramp (\$12,009)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,009	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Pavers Pool Deck Patio (\$130,054)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,054	\$ -
Pool Filtration Refurbishment Allowance (\$41,318)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,318	+ -
Pool Pavers (\$63,941)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	· -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wood Cabinets / Counter Top Kitchen (\$16,676)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,670
Furniture Allowance Clubroom (\$14,999)	-	\$ -	\$ -	\$ -	\$ - \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,999
rumture Anowance Clubroom (\$14,333)	\$ -				\$ - \$ -	\$ -	\$ -	\$ - \$ -	\$ - \$ -	\$ -	\$ -	\$ - \$ -	\$ - \$ -	\$ -	\$ -	\$ -	\$ -			
Wood Decking Covered Porch (\$19,166)	\$ -	\$ -																\$ -	Ś -	Ś -

Fiscal Year Date	2045 Oct44 -	2046 Oct45 -	2047 Oct46 -	2048 Oct47 -	2049 Oct48 -	2050 Oct49 -
Date	Sept45	Sept46	Sept47	Sept48	Sept49	Sept50
Annual Expenditures	\$891,574	\$ -	\$ -	\$808,249	\$51,613	\$ -
Projects						
Irrigation Rock Deep Well/Pump/Clock Station VSD (NTE						
\$75K) - Remaining Balance Approved but net spent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fountain Pond 2 Repair & Installation (not yet invoiced)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
P4 & P5 Landscape Areas needing Touchup Hydroseeding						
per Operations staff/BrightView recommendations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Area 46 (Northfield CT to MES Drainage Swale						
Under Poplar Breeze)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MWB Road Drainage - Black Base Road Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fountain Pond 15 Repair (\$??K) or Replacement (\$17K)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Area 35/36 Sidewalk Grass Strip SOD Repair (post irrigation						
fix @ \$1700) - BAD JEA Meter	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Area 45 (Northfield CT/Poplar Breeze)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Center Landscaping reburbishment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Enhance Landscape Area 41 (Access Point # 4 Haul						
Road/Trail) ; Install Backflow (Est)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Enhance Landscape Area 62 (under-road irrigation line to						
Area 41)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Front Entrance Berm - Landscape Trees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fountain Maint/Replacement (\$60K)	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -
Playfield converted to Dog Park (\$10K)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Haul Road Drainage Swale dredging/regrading (If the						
DreamFinders Easement consession is not approved)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sagamore CT/FRP Wetland Drainage Project (subject to St						
Johns Water District Approval) Est	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Pond Drainage Infrastructure (30yr to 100yr						
useful life) (\$100K	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -
Tennis Courts Asphalt Resurfacing (\$50,000)	\$ 18,230	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Heat Pump Replacement (\$15,400)	\$ 27,854	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse Exterior Painting (\$9,509)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Shade Structure Fabric (\$7,270)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubroom Restroom Refurbish Allowance (\$17,117)	\$ -	\$ -	\$ -	\$ 28,048	\$ -	\$ -
Pool/Fitness Restroom Refurbish Allowance (\$41,010)	\$ -	\$ -	\$ -	\$ 67,199	\$ -	\$ -
Clubhouse Roofing Asphalt Architecture Singles (\$36,44)	\$ -	\$ -	\$ -	\$ 59,720	\$ -	\$ -
Playground Equipment Allowance (\$47,547)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Resurfacing Tile (\$82,276)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wood Pergola Entry Feature Repair/Replace (\$18,290)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Courts Chain Link Coated Fence 10Ft (\$18,344)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parking Lot Asphalt Mill & Overlay 1.5" (\$ 39,021)	\$ -	\$ -	\$ -	\$ 63,941	\$ -	\$ -
Phase 1 Asphalt Mill & Overlay 1.5" (\$815,490)	\$815,490	\$ -	7	\$ -	\$ -	\$ -
Phase 2 Asphalt Mill & Overlay 1.5" (\$290,123)	\$ -	\$ -	\$ -	\$ 475,400	\$ -	\$ -
Phase 3 Asphalt Mill & Overlay 1.5" (\$368,378)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 4 Asphalt Mill & Overlay 1.5" (\$492,959)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 5 Asphalt Mill & Overlay 1.5" (\$494,196)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wood Pilings 50% / Strings / Deck - Pier (\$13,334)	\$ -	\$ -	\$ -	\$ -	\$ 19,470	\$ -
Furniture Allowance Patio Deck (\$63,548)	\$ -	\$ -	\$ -	\$ -	\$ 12,977	\$ -
Aluminum Fence Pool (\$26,857)	\$ -	\$ -	\$ -	\$ -	\$ 12,577	\$ -
Vinyl Ranch Fence Entry (\$26,857)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street Signs/Pools (\$29,240)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wood Bulkhead - Retention Pond (\$9,434)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Decorative Light Poles - Pool (\$21,911)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Decorative Light Poles - Pool (\$21,911)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wall Lanterns - Entry Feature (\$10,043)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roofing Standing Seam Metal Panels Clubhouse (\$9,038)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Aluminum Railing Rear Patio/Ramp (\$12,009)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Pavers Pool Deck Patio (\$130,054)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Filtration Refurbishment Allowance (\$41,318)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Pavers (\$63,941)	\$ -	\$ -	\$ -	\$ 63,941	\$ -	\$ -
Wood Cabinets / Counter Top Kitchen (\$16,676)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture Allowance Clubroom (\$14,999)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wood Decking Covered Porch (\$19,166)	\$ -	\$ -	\$ -	\$ -	\$ 19,166	\$ -

Fiscal Year	Date		Annual ntribution	Annual Interest	Annual Inflation Uplift		nual Capital openditures		Projected Ending Capital Reserves	Comments				
						Star	rting ====>	\$	465.259	Fund Balance July 31, 2025				
						- C.C.	ung	-	,	One time \$328K from Bond Debt Excess				
										Revenue Funds				
2025	Oct24 -Sept25	\$	22,918	\$ 17,086	2.00%	\$	416,778	\$	88,485	\$23K est left over from Road Bond Assesment				
2026	Oct25 -Sept26	\$	185,000	22,759	2.00%	\$	272,615	_	23,629	FY26 Capital Reserve Budget \$185K				
2027	Oct26 -Sept27	\$	185,000	 7,302	2.45%	\$	71,214		144,716	J				
		+*	,	 .,			,=	-	,	Parking Lot Milling Paving, Pool Tile Resurfice				
2028	Oct27 -Sept28	\$	160,000	\$ 10,665	2.00%	\$	184,763	\$	130,618	Roof Replacement				
2029	Oct28 -Sept29	\$	160,000	10,172	3.34%	\$	-	\$	300,790					
2030	Oct29 -Sept30	\$	161,600	16,184	2.50%	\$	-	\$	478,574					
2031	Oct30 -Sept31	\$	163,216	22,463	2.00%	\$	127,682		536,571					
2032	Oct31 -Sept32	\$	164,848	 24,550	3.89%	\$	301,401	\$	424,568	Phase 2 Road Milling Paving				
2033	Oct32 -Sept33	\$	166,497	20,687	2.00%	\$	58,492		553,260	, , <u> </u>				
2034	Oct33 -Sept34	\$	168,162	25,250	2.00%	\$	22,851		723,820					
2035	Oct34 -Sept35	\$	169,843	31,278	3.06%	\$	391,600		533,342	Phase 3 Road Milling Paving				
2036	Oct35 -Sept36	\$	171,542	24,671	2.72%	\$	533,852		195,702	Phase 4 Road Milling Paving				
2037	Oct36 -Sept37	\$	173,257	12,914	2.00%	\$	555,080	\$	(173,207)	Phase 5 Road Milling Paving				
2038	Oct37 -Sept38	\$	173,257	12,914	2.24%	\$	215,109	\$	(202,145)					
2039	Oct38 -Sept39	\$	174,990	(950)	2.00%	\$	67,929	\$	(96,035)					
2040	Oct39 -Sept40	\$	176,740	2,825	3.37%	\$	-	\$	83,529					
2041	Oct40 -Sept41	\$	178,507	9,171	2.16%	\$	-	\$	271,207					
2042	Oct41 -Sept42	\$	180,292	15,802	2.00%	\$	-	\$	467,302					
2043	Oct42 -Sept43	\$	182,095	 22,729	2.86%	\$	375,425	\$	296,700					
2044	Oct43 -Sept44	\$	183,916	16,822	3.22%	\$	32,694	\$	464,744					
2045	Oct44 -Sept45	\$	185,755	22,767	3.46%	\$	922,405	\$	(249,139)					
2046	Oct45 -Sept46	\$	187,613	(2,153)	2.00%	\$	-	\$	(63,680)	Phase 1 Road Miling Paving				
2047	Oct46 -Sept47	\$	189,489	4,403	2.00%	\$	-	\$	130,212	0 0				
2048	Oct47 -Sept48	\$	191,384	\$ 11,256	2.00%	\$	824,414	\$	(491,562)	Phase 2 Road Milling Paving				
2049	Oct48 -Sept49	\$	193,297	 (10,439)	2.00%	\$	52,645	\$	(361,349)	Ŭ Ü				
2050	Oct49 -Sept50	\$	195,230	(5,814)	3.30%	\$	53,315	\$	(225,248)					
			,			\$	5,480,265							
Notes:		+				-								
	to 2050 projected	-1 Cor	Hal Dagory	 aning mod	-1									

Details come from 2020 Capital Reserve planning document Plus projects approved or being discussed for this year and years in the near future

A.

RESOLUTION 2025-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2025, submitted to the Board of Supervisors ("Board") of the Amelia Walk Community Development District ("District") proposed budgets ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Amelia Walk Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$1,593,1927to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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TOTAL GENERAL FUND	\$1,032,188
DEBT SERVICE FUND – SERIES 2012A-1 SPECIAL ASSESSMENT REVENUE BONDS	\$191,859
DEBT SERVICE FUND – SERIES 2016A-2 SPECIAL ASSESSMENT REVENUE BONDS	\$391,976
DEBT SERVICE FUND – SERIES 2018A-3 SPECIAL ASSESSMENT REVENUE BONDS	\$879,489
DEBT SERVICE FUND – SERIES 2018-3B SPECIAL ASSESSMENT REVENUE BONDS	\$904,413
DEBT SERVICE FUND – SERIES 2023 SPECIAL ASSESSMENT NOTE	\$147,932
TOTAL ALL FUNDS	\$3,547,857

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19TH DAY OF AUGUST 2025.

ATTEST:	AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
Sagratomy/Assistant Sagratomy	By:
Secretary/Assistant Secretary	Its: <u>Chairman</u>

Exhibit A: Adopted Budget for Fiscal Year 2026



RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND **ENFORCEMENT OF SPECIAL ASSESSMENTS:** CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR **AMENDMENTS** TO THE ASSESSMENT A PROVIDING **SEVERABILITY CLAUSE: AND** PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Amelia Walk Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Nassau County, Florida ("County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"), attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Amelia Walk Community Development District ("Assessment Roll") attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A** and **B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A** and **B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A** and **B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 19TH DAY OF AUGUST 2025.

ATTEST:		AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
		By:
Secretary / A	ssistant Secretary	Its: Chairman
Exhibit A:	Adopted Budget for Fiscal	Year 2026

Exhibit B:

Assessment Roll