Amelia Walk
Community Development District

August 19, 2025

AGENDA

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 – Quality Site Assessment

   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.

THIRD ORDER OF BUSINESS

A.

MINUTES OF MEETING
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Amelia Walk Community Development District was held Tuesday, 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 Robinson	Chairman
Red Jentz	Vice Chairman
Lynne Murphy	Supervisor
David Swan	Supervisor
Steve Cook	Supervisor

Also present were:

Daniel Laughlin	District Manager
Lauren Gentry	District Counsel
Mike Yuro	District 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.

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 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.

> 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.

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Secretary/Assistant Secretary Chairman/Vice Chairman

B.

Amelia Walk

Community Development District

Unaudited Financial Reporting

July 31, 2025

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Amelia Walk

Community Development District

Combined Balance Sheet

July 31, 2025

	General Fund		Debt Service Fund		Capital Projects Fund		Totals Governmental 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
Series 2012								
Reserve	$	-	$	60,861	$	-	$	60,861
Revenue	$	-	$	93,243	$	-	$	93,243
Prepayment	$	-	$	7,806	$	-	$	7,806
Series 2016								
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
Series 2018-3B								
Reserve	$	-	$	250,266	$	-	$	250,266
Revenue	$	-	$	354,446	$	-	$	354,446
Prepayment	$	-	$	87,101	$	-	$	87,101
Construction	$	-	$	-	$	253,773	$	253,773
Series 2023								
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
Restricted for:								
Debt Service - Series 2012	$	-	$	160,878	$	-	$	160,878
Debt Service - Series 2016	$	-	$	302,368	$	-	$	302,368
Debt Service - Series 2018	$	-	$	698,999	$	-	$	698,999
Debt Service - Series 2018-3B	$	-	$	687,064	$	-	$	687,064
Debt Service - Series 2023	$	-	$	45,252	$	-	$	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:								
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**

Amelia Walk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
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)**

Amelia Walk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
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	$ 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	$ -
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**	
Fund Balance - Beginning			**$ 163,057**	
Fund Balance - Ending			**$ 308,063**	

Amelia Walk

Community Development District

Debt Service Fund Series 2012

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
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**	

Amelia Walk

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 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**	

Amelia Walk

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	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**	

Amelia Walk

Community Development District

Debt Service Fund Series 2018-3B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Revenues:				
Assessments - Tax Roll	$ 520,619	$ 520,619	$ 505,591	$ (15,028)
Assessments - Prepayments	$ -	$ -	$ 112,207	$ 112,207
Interest	$ -	$ -	$ 30,572	$ 30,572
Total Revenues	**$ 520,619**	**$ 520,619**	**$ 648,370**	**$ 127,751**
Expenditures:				
Interest - 11/1	$ 185,019	$ 185,019	$ 185,019	$ -
Principal - 11/1	$ 140,000	$ 140,000	$ 140,000	$ -
Special Call - 11/1	$ -	$ -	$ 30,000	$ (30,000)
Special Call - 2/1	$ -	$ -	$ 35,000	$ (35,000)
Interest - 2/1	$ -	$ -	$ 467	$ (467)
Interest - 5/1	$ 181,956	$ -	$ 180,250	$ (180,250)
Special Call - 5/1	$ -	$ -	$ 55,000	$ (55,000)
Total Expenditures	**$ 506,975**	**$ 325,019**	**$ 625,736**	**$ (300,717)**
Excess (Deficiency) of Revenues over Expendit	$ 13,644		$ 22,634	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (387,962)	$ (387,962)
Total Other Financing Sources/(Uses)	$ -	$ -	$ (387,962)	$ (387,962)
Net Change in Fund Balance	**$ 13,644**		**$ (365,328)**	
Fund Balance - Beginning	**$ 459,077**		**$ 1,052,392**	
Fund Balance - Ending	**$ 472,721**		**$ 687,064**	

Amelia Walk

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
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**	

Amelia Walk

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
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)**	
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**	

Amelia Walk

Community Development District

Capital Projects Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
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**	

Amelia Walk

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual 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**	

Amelia Walk

Community Development District

Capital Projects Fund Series 2018-3B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
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**	

Amelia Walk

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
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**	

Amelia Walk

Community Development District

Month to Month

FY 2025

	Adopted Budget	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
Revenues:														
Assessments - Tax Roll	**$1,000,785**	$ -	$ 117,969	$ 821,611	$ 21,765	$ 14,035	$ 9,130	$ 13,225	$ 3,896	$ 3,590	$ -	$ -	$ -	$ 1,005,221
Interlocal Agreement	**$27,076**	$ -	$ 15,538	$ -	$ -	$ -	$ -	$ 13,538	$ -	$ -	$ -	$ -	$ -	$ 29,076
Interest Income	**$3,825**	$ -	$ 6	$ 58	$ 2,663	$ 2,343	$ 2,528	$ 2,332	$ 1,317	$ 1,245	$ 904	$ -	$ -	$ 13,398
Other Income-Clubhouse	**$500**	$ -	$ 1,217	$ 506	$ 710	$ -	$ 1,458	$ 673	$ 1,241	$ 1,315	$ 795	$ -	$ -	$ 7,915
Other Income-Comcast	**$10,614**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Income-Non Resident User Fees		$ -	$ 2,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000
Other Income-Insurance Proceeds		$ -	$ -	$ -	$ -	$ 4,438	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,438
Total Revenues	**$ 1,042,801**	**$ -**	**$ 136,730**	**$ 822,175**	**$ 25,138**	**$ 20,816**	**$ 13,116**	**$ 29,768**	**$ 6,454**	**$ 6,150**	**$ 1,699**	**$ -**	**$ -**	**$ 1,062,048**
Expenditures:														
General & Administrative:														
Supervisor Fees	**$12,000**	$ 800	$ 800	$ 1,000	$ 600	$ 1,000	$ 1,000	$ 1,000	$ 800	$ 800	$ 1,000	$ -	$ -	$ 8,800
FICA Expense	**$842**	$ 61	$ 61	$ 77	$ 46	$ 77	$ 77	$ 77	$ 61	$ 61	$ 77	$ -	$ -	$ 673
Engineering Fees	**$10,000**	$ 4,208	$ 1,485	$ 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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,250
Dissemination	**$3,675**	$ 306	$ 306	$ 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	$ 6,241	$ 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	$ 4,688	$ 4,688	$ 4,688	$ 4,688	$ 4,688	$ 4,688	$ 4,688	$ 4,688	$ 4,688	$ -	$ -	$ 46,884
Information Technology	**$840**	$ 70	$ 70	$ 70	$ 70	$ 70	$ 70	$ 70	$ 70	$ 70	$ 70	$ -	$ -	$ 700
Website Maintenance	**$420**	$ 35	$ 35	$ 35	$ 35	$ 35	$ 35	$ 35	$ 35	$ 35	$ 35	$ -	$ -	$ 350
Travel & Per Diem	**$500**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Telephone	**$700**	$ 108	$ 58	$ 65	$ 62	$ 40	$ 90	$ 65	$ 59	$ 85	$ 56	$ -	$ -	$ 689
Postage	**$500**	$ 39	$ 8	$ 84	$ 158	$ 112	$ 70	$ 62	$ 17	$ 60	$ 54	$ -	$ -	$ 664
Printing	**$1,000**	$ 17	$ 77	$ 66	$ 55	$ 50	$ 65	$ 37	$ 39	$ 126	$ 82	$ -	$ -	$ 614
Insurance	**$11,829**	$ 11,006	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,006
Legal Advertising	**$5,500**	$ -	$ -	$ -	$ -	$ -	$ 228	$ -	$ -	$ -	$ 223	$ -	$ -	$ 451
Other Current Charges	**$2,700**	$ 171	$ 137	$ 242	$ 183	$ 203	$ 171	$ 137	$ 147	$ 151	$ 141	$ -	$ -	$ 1,683
Office Supplies	**$100**	$ -	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ -	$ 0	$ -	$ -	$ 1
Dues, Licenses & Subscriptions	**$175**	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 187,932**	**$ 34,116**	**$ 13,967**	**$ 16,886**	**$ 16,947**	**$ 17,697**	**$ 19,644**	**$ 16,535**	**$ 17,546**	**$ 20,251**	**$ 15,932**	**$ -**	**$ -**	**$ 189,522**

Amelia Walk

Community Development District

Month to Month

FY 2025

	Adopted Budget	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
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	$ 573	$ 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	$ 3,907	$ -	$ 3,297	$ -	$ 348	$ -	$ 850	$ 3,323	$ 927	$ 11,042	$ -	$ -	$ 23,695
Speed Control	$12,000	$ 1,220	$ 1,632	$ 1,428	$ 1,512	$ 1,728	$ 1,296	$ 864	$ 1,296	$ 1,987	$ -	$ -	$ -	$ 12,963
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														
Electric	$35,000	$ 1,920	$ 1,915	$ 1,583	$ 1,888	$ 1,907	$ 1,626	$ 1,812	$ 2,064	$ 2,150	$ 2,080	$ -	$ -	$ 18,944
Streetlighting	$42,000	$ 3,180	$ 3,180	$ 3,180	$ 3,259	$ 3,270	$ 3,270	$ 3,270	$ 3,270	$ 3,270	$ 3,270	$ -	$ -	$ 32,419
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**
Amenity Center														
Insurance	$40,000	$ 35,732	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 35,732
Pool Maintenance	$15,000	$ 3,102	$ 2,267	$ 3,183	$ 831	$ 2,771	$ 3,032	$ 2,444	$ 1,720	$ 2,677	$ 3,516	$ -	$ -	$ 25,543
Pool Permit	$300	$ -	$ -	$ -	$ -	$ -	$ -	$ 265	$ -	$ -	$ -	$ -	$ -	$ 265
Amenity Management	$81,900	$ 6,825	$ 6,825	$ 6,825	$ 6,825	$ 6,825	$ 6,825	$ 6,825	$ 6,825	$ 6,825	$ 6,825	$ -	$ -	$ 68,250
Cable TV/Internet/Telephone	$6,000	$ 477	$ 477	$ 477	$ 511	$ 511	$ 511	$ 511	$ 511	$ 511	$ 658	$ -	$ -	$ 5,156
Janitorial Service	$12,736	$ 1,061	$ 1,061	$ 1,061	$ 1,061	$ 1,061	$ 1,061	$ 1,061	$ 1,061	$ 1,061	$ 1,061	$ -	$ -	$ 10,613
Special Events	$10,000	$ 645	$ 8	$ 1,348	$ -	$ -	$ 237	$ 809	$ -	$ -	$ -	$ -	$ -	$ 3,046
Decorations-Holiday	$4,000	$ 548	$ 1,312	$ -	$ 12	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,871
Facility Maintenance (including Fitness Equip)	$5,500	$ 220	$ 726	$ 468	$ 261	$ 1,186	$ 432	$ 549	$ 94	$ 545	$ 437	$ -	$ -	$ 4,916
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**
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 Expenditures	**$ -**	**$ (134,251)**	**$ 75,995**	**$ 759,460**	**$ (226,081)**	**$ (39,641)**	**$ (48,031)**	**$ (38,971)**	**$ (67,218)**	**$ (61,068)**	**$ (75,188)**	**$ -**	**$ -**	**$ 145,006**
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**	**$ 759,460**	**$ (226,081)**	**$ 289,246**	**$ (376,918)**	**$ (38,971)**	**$ (67,218)**	**$ (61,068)**	**$ (75,188)**	**$ -**	**$ -**	**$ 145,006**

Amelia Walk

Community Development District

Long Term Debt Report

FY 2025

Series 2012A-1, Special Assessment Bonds		
Interest Rate;	5.50%	
Maturity Date:	5/1/37	
Reserve Fund Definition:	50% Max Annual Debt Service	
Reserve Fund Requirement:	$56,512.50	
Reserve Fund Balance:	$60,861.21	
Bonds outstanding - 9/30/2024		$1,005,000.00
Less:	November 1, 2024 (Prepayment)	($20,000.00)
Less:	May 1, 2025 (Prepayment)	($10,000.00)
Less:	May 1, 2025 (Mandatory)	($55,000.00)
Current Bonds Outstanding		**$920,000.00**

Series 2016A-2, Special Assessment Bonds		
Interest Rate;	4.25%	
Maturity Date:	11/1/21	$0.00
Interest Rate;	5.50%	
Maturity Date:	11/1/30	$370,000.00
Interest Rate;	6.00%	
Maturity Date:	11/1/47	$1,850,000.00
Reserve Fund Definition:	Maximum Annual Debt Assessment	
Reserve Fund Requirement:	$183,575.00	
Reserve Fund Balance:	$183,875.00	
Less:	November 1, 2024 (Mandatory)	($45,000.00)
	November 1, 2024 (Special Call)	($20,000.00)
	February 1, 2025 (Special Call)	($5,000.00)
	May 1, 2025 (Special Call)	($30,000.00)
Current Bonds Outstanding		**$2,120,000.00**

Series 2018A-3, Special Assessment Bond		
Interest Rate;	4.00%	
Maturity Date:	11/1/24	$125,000.00
Interest Rate;	4.75%	
Maturity Date:	11/1/29	$720,000.00
Interest Rate;	5.25%	
Maturity Date:	11/1/38	$1,840,000.00
Interest Rate;	5.375%	
Maturity Date:	11/1/48	$3,340,000.00
Reserve Fund Definition:	75% Maximum Annual Debt Assessment	
Reserve Fund Requirement:	$341,414.06	
Reserve Fund Balance:	$341,414.07	
Less:	November 1, 2024 (Mandatory)	($125,000.00)
	November 1, 2024 (Special Call)	($35,000.00)
	February 1, 2025 (Special Call)	($5,000.00)
	May 1, 2025 (Special Call)	($85,000.00)
Current Bonds Outstanding		**$5,775,000.00**

Series 2018A Area B, Special Assessment Bond		
Interest Rate;	4.375%	
Maturity Date:	11/1/24	$140,000.00
Interest Rate;	4.75%	
Maturity Date:	11/1/29	$785,000.00
Interest Rate;	5.25%	
Maturity Date:	11/1/39	$2,290,000.00
Interest Rate;	5.375%	
Maturity Date:	11/1/49	$3,840,000.00
Reserve Fund Definition:	100% Maximum Annual Debt Assessment	
Reserve Fund Requirement:	$532,362.50	
Reserve Fund Balance:	$559,650.00	
Less:	November 1, 2024 (Mandatory)	($140,000.00)
	November 1, 2024 (Special Call)	($30,000.00)
	February 1, 2025 (Special Call)	($35,000.00)
	May 1, 2025 (Special Call)	($55,000.00)
Current Bonds Outstanding		**$6,795,000.00**

Series 2023, Special Assessment Bonds		
Interest Rate;	6.35%	
Maturity Date:	5/1/44	
Reserve Fund Definition:	None	
Reserve Fund Requirement:	$0.00	
Reserve Fund Balance:	$0.00	
Bonds outstanding - 9/30/2024		$1,115,000.00
Less:	November 1, 2024 (Prepayment)	($41,000.00)
Less:	February 1, 2025 (Prepayment)	($4,000.00)
Less:	May 1, 2025 (Prepayment)	($9,000.00)
Less:	May 1, 2025 (Mandatory)	($27,000.00)
Current Bonds Outstanding		**$1,034,000.00**

Total Current Bonds Outstanding	**$16,644,000.00**

Amelia Walk

Community Development District

Capital Reserves

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

Opening Balance in Capital Reserve Fund		$0.00
Source of Funds:	Interest Earned	$32,793.16
	Capital Reserve Transfers	$984,220.71
Use of Funds:		
Disbursements:	Fountain(s)	($42,085.00)
	Pool Heating System	($44,411.40)
	Sidewalk Repairs	($30,480.00)
	Sign Renovation	($27,950.00)
	Lighting	($10,263.80)
	Flag Pole	($9,024.00)
	Access Control	($32,997.00)
	Tennis Court Resurface Project	($27,275.00)
	Landscaping, Entry Monuments Lighting	($28,885.20)
	Electrical Upgrades	($4,380.00)
	Storm Drain	($3,880.00)
	AED	($1,518.76)
	Other Capital Projects	($268,490.30)
	Professional Fees/Contingencies	($20,114.36)
Adjusted Balance in Capital Reserve Fund Account at July 31, 2025		**$465,259.05**

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

Book Balance of Capital Reserve Fund at July 31, 2025			$465,259.05
A.	**n/a**		
	Contract Amount	$0.00	
	Paid to Date	$0.00	
	Balance on Contract	$0.00	$0.00
B.	**n/a**		
	Contract Amount	$0.00	
	Paid to Date	$0.00	
	Balance on Contract	$0.00	$0.00
Capital Reserve Funds available at July 31, 2025			$465,259.05

3. Investments - State Board of Administration

July 31, 2025	Type	Yield	Due	Maturity	Principal
Capital Reserve Fund	Overnight	4.46%	n/a	$546,457.59	$546,457.59
				Contracts/Transfers in Transit	($81,198.54)
				Balance at 7/31/2025	**$465,259.05**

Amelia Walk

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2025

ON ROLL ASSESSMENTS

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

Amelia Walk

Community Development District

Check Run Summary

August 19, 2025

Date	Check Numbers	Amount
SEACOAST BANK		
07/22/25	534-544	$31,393.73
07/31/25	545-556	$45,269.86
08/08/25	557-562	$50,475.29
Total		**$127,138.88**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/22/25	00235	8/01/25	08012025	202508	320-57200-49400		*	1,100.00		
			FOAM PARTY 08/25							
						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	320-57200-46201		*	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	13906	202506	320-53800-60000		V	16,800.00-		
			PIPE REPAIR 06/25							
		6/26/25	13906	202506	300-20700-10000		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		*	4,981.70		
			SVCS 06/25							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/15/25	12724	202506	310-51300-31500	SVCS 06/25	*	252.00		
						KILINSKI VAN WYK PLLC			5,233.70	000541
7/22/25	00055	7/18/25	1189	202506	320-57200-62000	FACILITY MAINT 06/25	*	240.00		
						RIVERSIDE MANAGEMENT SERVICES, INC.			240.00	000542
7/22/25	00220	7/01/25	PSI18565	202507	310-51300-60200	MAINT 07/25	*	2,514.72		
						SOLITUDE LAKE MANAGEMENT			2,514.72	000543
7/22/25	00300	7/21/25	3827	202506	310-51300-31100	SVCS 06/25	*	4,785.00		
						YURO & ASSOCIATES, LLC			4,785.00	000544
7/31/25	00174	6/20/25	38825179	202506	320-57200-62000	SVCS 06/25	*	448.00		
						ARTIC AIR OF NORTH FLORIDA, LLC			448.00	000545
7/31/25	00276	7/23/25	9434511	202507	320-57200-46202	SVCS 07/25	*	2,057.11		
						BRIGHTVIEW LANDSCAPE SERVICES			2,057.11	000546
7/31/25	00277	7/25/25	4012	202508	320-57200-46400	POOL SVCS 08/25	*	1,300.00		
						CBUSS ENTERPRISES			1,300.00	000547
7/31/25	00175	7/24/25	32	202507	310-51300-31200	AMORTIZATION SCHEDULE	*	600.00		
						DISCLOSURE SERVICES LLC			600.00	000548
7/31/25	00003	7/22/25	96997159	202506	310-51300-42000	SVCS 06/17/25	*	4.06		
						FEDEX			4.06	000549
7/31/25	00021	7/18/25	072025-1	202507	320-57200-43000	SVCS 07/25	*	2,080.17		
		7/18/25	072025-2	202507	320-57200-43001	SVCS 07/25	*	3,269.87		
						FPL-ACH			5,350.04	000550
7/31/25	00015	7/25/25	28025	202507	310-51300-31600	ARBITRAGE SERIES 07/25	*	600.00		
						GRAU AND ASSOCIATES			600.00	000551

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
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							
						JACKSONVILLE DAILY RECORD			223.00	000553
7/31/25	00112	8/01/25	14296	202508	320-57200-34504		*	1,944.00		
			SECURITY SVCS 08/25							
						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	320-57200-34501		*	493.34		
			SVCS VIDEO 08/25							
						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	320-57200-46202		*	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	310-51300-42000		*	22.08		
			DELIVERY THRU 07/22/25							
						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	310-51300-34000		*	4,688.42		
			MGMT FEE 08/25							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		8/01/25	365	202508	310-51300-35101		*	35.00		
			WEBSITE ADMIN 08/25							
		8/01/25	365	202508	310-51300-35100		*	70.00		
			INFO TECH 08/25							
		8/01/25	365	202508	310-51300-31200		*	306.25		
			DISSEMINATION AGENT SVCS							
		8/01/25	365	202508	310-51300-42000		*	47.03		
			POSTAGE 08/25							
		8/01/25	365	202508	310-51300-42500		*	40.95		
			COPIES 08/25							
		8/01/25	365	202508	310-51300-41000		*	73.39		
			TELEPHONE 08/25							
						GOVERNMENTAL MANAGEMENT SERVICES			14,536.54	000559
8/08/25	00258	7/30/25	7151887	202507	320-57200-46500		*	627.00		
			SUPPLIES 07/25							
						HAWKINS, INC.			627.00	000560
8/08/25	00036	7/31/25	31240504	202507	320-57200-43100		*	3,965.29		
			SVCS 07/25							
						JEA			3,965.29	000561
8/08/25	00220	8/02/25	PSI19385	202508	310-51300-60200		*	2,514.72		
			ANNUAL MAINT 08/25							
						SOLITUDE LAKE MANAGEMENT			2,514.72	000562

TOTAL FOR BANK B 127,138.88

TOTAL FOR REGISTER 127,138.88

Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003	Invoice Date: August 1st, 2025 Invoice No.: 08012025.08

Name / Address	Additional Details:
Attn: Chris Dellinger	
Amelia Walk Comm. Development Dist.	
85287 Majestic Walk Blvd.	
Fernandina Beach, FL 32034	

	Description	Quantity	Rate	Discount	Subtotal	Extended
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						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

Comments:				
	Subtotal			$1,100.00
	Sales Tax (0.0%)			n/a
	Total			$1,100.00

001.320.57200.49400

INVOICE

BrightView
Landscape Services

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
				Total Invoice Amount	**3,500.00**
				Taxable Amount	
				Tax Amount	
				Balance Due	**3,500.00**

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 7-14-25
Acct. # 1-320-57200-46202

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904-296-0716

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

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

BrightView Landscape Services

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	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

THIS IS NOT AN INVOICE

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

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

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein All materials shall conform to bid specifications

2. Work Force Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management The workforce shall be competent and qualified, and shall be legally authorized to work in the U S

3. License and Permits Contractor shall maintain a Landscape Contractor's license if required by State or local law, and will comply with all other license requirements of the City State and Federal Governments as well as all other requirements of law Unless otherwise agreed upon by the parties or prohibited by law Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property

4. Taxes Contractor agrees to pay all applicable taxes including sales or General Excise Tax (GET), where applicable

5. Insurance Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance and any other insurance required by law or Customer as specified in writing prior to commencement of work If not specified Contractor will furnish insurance with $1,000,000 limit of liability.

6. Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire earthquake etc and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic pandemic health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party Under these circumstances Contractor shall have the right to renegotiate the terms and prices of 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

8. Subcontractors Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment

9. Additional Services Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the estimate

10. Access to Jobsite Customer shall provide all utilities to perform the work Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto during normal business hours and other reasonable periods of time Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work

11. Payment Terms Upon signing this Agreement Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing

12. Termination This Work Order may be terminated by the either party with or without cause upon seven (7) workdays advance written notice Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing

13. Assignment The Customer and the Contractor respectively bind themselves their partners successors assignees and legal representative to the other party with respect to all covenants of this Agreement Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided however that consent shall not be required to assign this Agreement to any company which controls is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities consolidation change of control or corporate reorganization

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

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

17. Waiver of Liability Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of 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 PROPERTY

Customer

Signature		Title	Property Manager
Kelly Mullins			June 19, 2025
Printed Name		Date	

BrightView Landscape Services, Inc. "Contractor"

Signature		Title	Irrigation Manager
Gonzalo M. Castellon			June 19, 2025
Printed Name		Date	

Job #:	346108420		
SO #:	8688457	Proposed Price:	$3,500.00

INVOICE

BrightView
Landscape Services

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				
	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
				Total Invoice Amount	**2,258.80**
				Taxable Amount	
				Tax Amount	
				Balance Due	**2,258.80**

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 7-1-25
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 #: 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

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

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

BrightView
Landscape Services

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 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

Total Price $2,258.80

THIS IS NOT AN INVOICE

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

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

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein All materials shall conform to bid specifications

2. Work Force Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management The workforce shall be competent and qualified and shall be legally authorized to work in the U S

3. License and Permits Contractor shall maintain a Landscape Contractor's license if required by State or local law and will comply with all other license requirements of the City State and Federal Governments as well as all other requirements of law Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property

4. Taxes Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable

5. Insurance Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance Worker's Compensation Insurance and any other insurance required by law or Customer as specified in writing prior to commencement of work If not specified, Contractor will furnish insurance with $1,000,000 limit of liability.

6. Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions fire earthquake etc and rules regulations or restrictions imposed by any government or governmental agency national or regional emergency epidemic pandemic health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days

7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer

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Customer

Signature	Property Manager Title
Kelly Mullins Printed Name	June 19, 2025 Date

BrightView Landscape Services, Inc. "Contractor"

Signature	Irrigation Manager Title
Gonzalo M. Castellon Printed Name	June 19, 2025 Date

Job #: 346108420

SO #: 8684137 **Proposed Price:** $2,258.80

BrightView
Landscape Services

INVOICE

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

Customer #: 25249515
Invoice #: **9427556**
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

Job Number	Description	Qty	UM	Unit Price	Amount
346108420	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
				Total Invoice Amount	**4,570.02**
				Taxable Amount	
				Tax Amount	
				Balance Due	**4,570.02**

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 7-10-2025
Acct. # 1-320-57200-46201

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 #: 9427556
Invoice Date: 7/9/2025

Amount Due: $ 4,570.02

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

BrightView

Proposal for Extra Work at Amelia Walk CDD

Property Name	Amelia Walk CDD	Contact	Kelly Mullins
Property Address	85287 Majestic Walk Run Fernandina Beach, FL 32034	To	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

THIS IS NOT AN INVOICE

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

11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014
Enhancement Manager
Certified Arborist #FL-6354A
Certified Pest Control Operator JF95758

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein All materials shall conform to bid specifications

2. Work Force Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U S

3. License and Permits Contractor shall maintain a Landscape Contractor's license if required by State or local law and will comply with all other license requirements of the City State and Federal Governments, as well as all other requirements of law Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property

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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

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Customer

Signature Title **Property Manager**

Kelly Mullins **June 25, 2025**

Printed Name Date

BrightView Landscape Services, Inc. "Contractor"

Enhancement Manager

Signature Title

Jen Mabus **June 25, 2025**

Printed Name Date

Job #: 346108420

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

BrightView
Landscape Services

INVOICE

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	**3,714.28**
				Taxable Amount	
				Tax Amount	
				Balance Due	**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
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

1. The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein All materials shall conform to bid specifications

2. Work Force Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U S

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Customer

Signature

Title **Property Manager**

Kelly Mullins

Printed Name

Date **June 25, 2025**

BrightView Landscape Services, Inc. "Contractor"

Signature

Title **Enhancement Manager**

Jen Mabus

Printed Name

Date **June 25, 2025**

Job #: 346108420

SO #: 8648640

Proposed Price: $3,714.28

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

ECS
ED'S COMFORT SOLUTIONS, INC.
DESIGNED, TESTED, AND BUILT TO LAST
85083 Deonas Way, Yulee, FL 32097

Ed's Comfort Solutions Inc
85083 Deonas Way, Yulee, FL 32097
United States
(904) 225-5651

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

INVOICE	INVOICE DATE
78717291	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 TWA073D30RAB 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
Acct. # 1-320-57200-62000

SUB-TOTAL	$1,045.00
TOTAL DUE	$1,045.00
PAYMENT	$0.00
BALANCE DUE	$1,045.00

Thank you for choosing Ed's Comfort Solutions Inc

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 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.

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

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

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

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
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. 7870-1	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	
1.010	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: 7/10/2025
Acct. # 1-320-57200-46500

Tax Rate	Sales Tax	Invoice Total	$582.00
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:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

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

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

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

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

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

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

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

www.hawkinsinc.com

Job# 1388349

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 1st^{h}, 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

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	+	$4,981.70	) - (	$0.00	) =	**$4,981.70**

AWCDD-01

Amelia Walk CDD - General

Type	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	Prepare agreement for irrigation well pump system installation with M and M Sales-Service; further correspondence and coordination	0.90	$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
Service	SD	06/16/2025	Confer with District staff and download Reserve Fund Release Letters and Construction Agreements.	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	MGH	06/23/2025	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-billable 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~~

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

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

Type	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
					Total	**$252.00**

001.310.51300.31500

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance June 1 - June 30, 2025	6	40.00	240.00

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 7-18-25
Acct. # 1-320-57200-62000

Alison Mossing
7-21-25

Total	$240.00
Payments/Credits	$0.00
Balance 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

SOLITUDE LAKE MANAGEMENT

INVOICE

Page: 1

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

Invoice Number: PSI185654
Invoice Date: 7/1/2025

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

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

Ship Via
Ship Date 7/1/2025
Due Date 7/31/2025
Terms Net 30

Customer ID 12909
P.O. Number
P.O. Date 7/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance July Billing 7/1/2025 - 7/31/2025 Pond 16 Pond 17 Pond 14 Pond 15 Pond 13 Pond 2 Pond 3 Pond 4 Pond 5 Pond 6 Pond 7 Pond 8 Pond 9 Pond 10 Pond 11 Lake 12 Fountain 6 - Pond 15 Fountain 1 - Pond 2 Fountain 2 - Pond 3 Fountain 3 - Pond 5 Fountain 4 - Pond 6 (replaced) Fountain 5 - Pond 14		1	1	2,514.72	2,514.72

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 7-16-25
Acct. # ~~1-320-51300-64000~~
001.310.51300.60200

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
Payment Amount: 0.00
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 GMS 475 West Town Place, Suite 114 St. Augustine, FL 32092

001.310.51300.31100

P.O. No

Yuro & Asssoc. - Job No.
Y24-1378

Item	Date	Description	Hours	Rate	Amount
		AMELIA WALK - JUNE 2015 ENGINEERING			
CDD Amelia ...	6/2/25	2018a requisition	1.5	165.00	247.50
CDD Amelia ...	6/3/25	Haul road evaluation & design	8	165.00	1,320.00
CDD Amelia ...	6/4/25	Haul road evaluation & design	8	165.00	1,320.00
CDD Amelia ...	6/5/25	agenda call	0.5	165.00	82.50
CDD Amelia ...	6/6/25	permit determination package to SJRWMD	2	165.00	330.00
CDD Amelia ...	6/11/25	review email with flooding info from supervisor	0.5	165.00	82.50
CDD Amelia ...	6/12/25	pay requisition	0.5	165.00	82.50
CDD Amelia ...	6/13/25	Duval contract review	0.5	165.00	82.50
CDD Amelia ...	6/17/25	CDD meeting	4	165.00	660.00
CDD Amelia ...	6/18/25	wetland flooding coordination with SJRWMD	0.5	165.00	82.50
CDD Amelia ...	6/25/25	AEA damage email coordination	1	165.00	165.00
CDD Amelia ...	6/26/25	call with Supervisor	0.5	165.00	82.50
CDD Amelia ...	6/27/25	download plats and review for survey stakeout	1.5	165.00	247.50

Total **$4,785.00**

145 Hilden Road, Unit 108 Ponte Vedra, FL 32081
(904) 342-5199 * myuro@mjyuro.com

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	Qty	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 that 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.	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

Total **$448.00**

Ways to pay

VISA DISCOVER AMEX BANK PayPal venmo

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

INVOICE

BrightView
Landscape Services

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				
	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
				Total Invoice Amount	**2,057.11**
				Taxable Amount	
				Tax Amount	
				Balance Due	**2,057.11**

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 7-25-25
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 #: 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

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 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

THIS IS NOT AN INVOICE

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

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

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein All materials shall conform to bid specifications

2. Work Force Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management The workforce shall be competent and qualified and shall be legally authorized to work in the U S

3. License and Permits Contractor shall maintain a Landscape Contractor's license if required by State or local law and will comply with all other license requirements of the City State and Federal Governments as well as all other requirements of law Unless otherwise agreed upon by the parties or prohibited by law. Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property

4. Taxes Contractor agrees to pay all applicable taxes including sales or General Excise Tax (GET) where applicable

5. Insurance Contractor agrees to provide General Liability Insurance Automotive Liability Insurance Worker's Compensation Insurance and any other insurance required by law or Customer as specified in writing prior to commencement of work If not specified Contractor will furnish insurance with $1 000,000 limit of liability.

6. Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions fire earthquake etc and rules regulations or restrictions imposed by any government or governmental agency national or regional emergency epidemic pandemic health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party Under these circumstances Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days

7. Any illegal trespass claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer

8. Subcontractors Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment

9. Additional Services Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the estimate

10. Access to Jobsite Customer shall provide all utilities to perform the work Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto during normal business hours and other reasonable periods of time Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work

11. Payment Terms Upon signing this Agreement Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing

12. Termination. This Work Order may be terminated by the either party with or without cause upon seven (7) workdays advance written notice Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing

13. Assignment The Customer and the Contractor respectively bind themselves their partners successors assignees and legal representative to the other party with respect to all covenants of this Agreement Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however that consent shall not be required to assign this Agreement to any company which controls is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities consolidation, change of control or corporate reorganization

14. Disclaimer This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed Contractor cannot be held responsible for unknown or otherwise hidden defects Any corrective work proposed herein cannot guarantee exact results Professional engineering architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor Any design defects in the Contract Documents are the sole responsibility of the Customer If the Customer must engage a licensed engineer architect and/or landscape design professional any costs concerning these Design Services are to be paid by the Customer directly to the designer involved

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

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

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

17. Waiver of Liability Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of 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 PROPERTY

Customer

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

BrightView Landscape Services, Inc. "Contractor"

Signature		Title	**Irrigation Manager**
Gonzalo M. Castellon			**July 15, 2025**
Printed Name		Date	

Job #:	**346108420**		
SO #:	**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 Series 2018 (AA3A) 8-1-25 Prepay $65,000	250.00
Amortization Schedule Series 2018A (AA3B) 8-1-25 Prepay $90,000	250.00
Amortization Schedule Series 2023 8-1-25 Prepay $6,000	100.00

001.310.51300.31200

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

Phone #	E-mail
865-717-0976	tcarter@disclosureservices.info

Amelia Walk CDD

FPL Electric

July-25

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

FPL

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

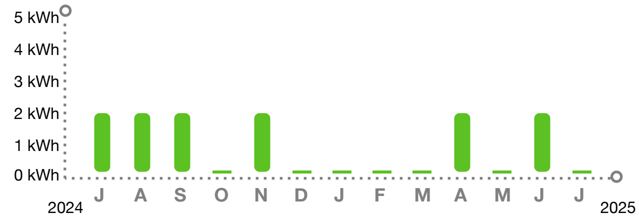
AMELIA WALK CDD,
Here's what you owe for this billing period.

CURRENT BILL

$25.66
TOTAL AMOUNT YOU OWE

Aug 8, 2025
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

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.)

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

FPL

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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED
14381-88177	$25.66	Aug 8, 2025	$ Auto pay - DO NOT PAY

BILL DETAILS

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

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94981. Next meter reading 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.

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

Electric Bill Statement
For: 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

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**

ENERGY USAGE HISTORY

BILL SUMMARY

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

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit $240.78 instead of $280.76 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- 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: (386) 252-1541
Outside Florida: 1-800-226-3545
Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED
64677-16194	$280.76	Jul 29, 2025	$ Auto pay - DO NOT PAY

BILL DETAILS

Amount of your last bill		262.50
Payment received - Thank you		–262.50
Balance before new charges		$0.00
New Charges		
Rate: RS-1 RESIDENTIAL SERVICE		
Base charge:	$9.61	
Non-fuel: *(First 1000 kWh at $0.096990)* *(Over 1000 kWh at $0.107050)*	$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

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	79833		77821		2012

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

- 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.

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

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

ENERGY USAGE HISTORY

BILL SUMMARY

Amount of your last bill	434.50
Payments received	-434.50
Balance before new charges	0.00
Total new charges	330.73
Total amount you owe	**$330.73**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

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

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

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

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

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

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED
73913-05054	$330.73	Aug 8, 2025	$ Auto pay - DO NOT PAY

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	
Non-fuel: *($0.033890 per kWh)*	$65.17	
Fuel: *($0.027180 per kWh)*	$52.27	
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	
Total new charges		$330.73
Total amount you owe		**$330.73**

FPL automatic bill pay - DO NOT PAY

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

- 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.

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.

FPL.com Page 1 E001

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

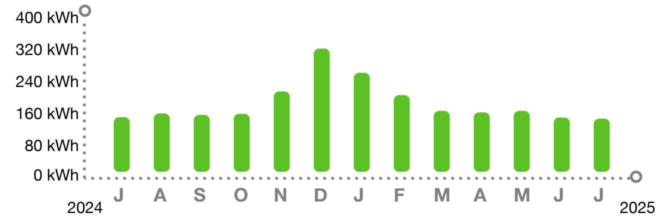
AMELIA WALK CDD,
Here's what you owe for this billing period.

CURRENT BILL

$33.17
TOTAL AMOUNT YOU OWE

Aug 8, 2025
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

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

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

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

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

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

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

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

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED
76801-07336	$33.17	Aug 8, 2025	$ Auto pay - DO NOT PAY

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	
Non-fuel: *($0.096100 per kWh)*	$13.93	
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	
Total new charges		$33.17
Total amount you owe		**$33.17**

FPL automatic bill pay - DO NOT PAY

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

- 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.

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

Electric Bill Statement
For: 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

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.)

ENERGY USAGE HISTORY

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

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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED
78458-32232	$3,269.87	Aug 8, 2025	$ Auto pay - DO NOT PAY

BILL DETAILS

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

New Charges
Rate: SL-1 STREET LIGHTING SERVICE

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

FPL automatic bill pay - DO NOT PAY

**** Your electric service amount includes the following charges:**

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

METER SUMMARY

Next bill date 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

- 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.

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.

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	74	6746	F	57		1,482	
Energy					0.800000		45.60
Non-energy							
Fixtures					9.610000		547.77
Maintenance					1.470000		83.79
F861207	74	6746	F	16		416	
Energy					0.800000		12.80
Non-energy							
Fixtures					7.500000		120.00
Maintenance					1.470000		23.52
F861227	73	6000	F	68		1,700	
Energy					0.800000		54.40
Non-energy							
Fixtures					7.500000		510.00
Maintenance					1.470000		99.96
PMF0001				141			
Non-energy							
Fixtures					9.740000		1,373.34
UCNP				4,102			
Non-energy							
Maintenance					0.049350		202.43

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

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

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

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

Electric Bill Statement
For: 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

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

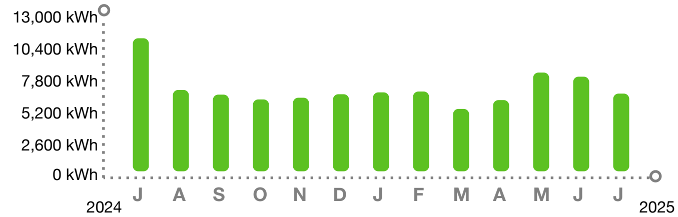
CURRENT BILL

$884.66
TOTAL AMOUNT YOU OWE

Aug 8, 2025
NEW CHARGES DUE BY

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

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	832.19
Payments received	-832.19
Balance before new charges	0.00
Total new charges	884.66
Total amount you owe	**$884.66**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit $725.79 instead of $884.66 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.
- The rate used to calculate your bill has changed due to your demand usage. Call Customer Service if you have any questions.

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

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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED
79966-25336	$884.66	Aug 8, 2025	$ Auto pay - DO NOT PAY

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

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.
- 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.

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

Electric Bill Statement
For: 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

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

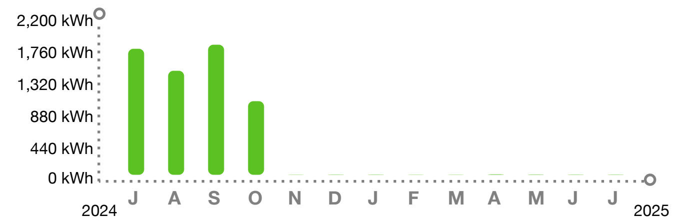
CURRENT BILL

$25.87
TOTAL AMOUNT YOU OWE

Jul 30, 2025
NEW CHARGES DUE BY

Receive predictable bills all year long.
FPL.com/BB

ENERGY USAGE HISTORY



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.)

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

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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED
81986-72449	$25.87	Jul 30, 2025	$ Auto pay - DO NOT PAY

BILL DETAILS

Amount of your last bill		25.87
Payment received - Thank you		–25.87
Balance before new charges		$0.00
New Charges		
Rate: RS-1 RESIDENTIAL SERVICE		
Base charge:	$9.61	
Minimum base bill charge:	$15.10	
Non-fuel: *(First 1000 kWh at $0.096990)* *(Over 1000 kWh at $0.107050)*	$0.39	
Fuel: *(First 1000 kWh at $0.024080)* *(Over 1000 kWh at $0.034080)*	$0.10	
Electric service amount	25.20	
Gross receipts tax (State tax)	0.65	
Taxes and charges	0.65	
Regulatory fee (State fee)	0.02	
Total new charges		$25.87
Total amount 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	-	Previous	=	Usage
kWh used	46813		46809		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

- 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.

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

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

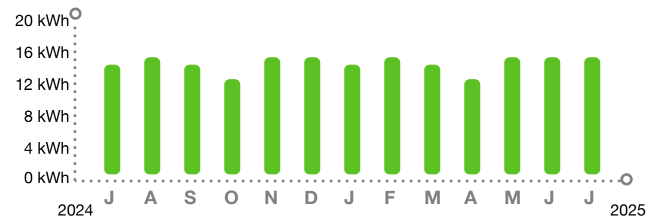
CURRENT BILL

$26.48
TOTAL AMOUNT YOU OWE

Aug 8, 2025
NEW CHARGES DUE BY

Receive predictable bills all year long.
FPL.com/BB

ENERGY USAGE HISTORY



BILL SUMMARY

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

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

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

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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED
84322-19536	$26.48	Aug 8, 2025	$ Auto pay - DO NOT PAY

BILL DETAILS

Amount of your last bill		26.48
Payment received - Thank you		–26.48
Balance before new charges		$0.00
New Charges		
Rate: RS-1 RESIDENTIAL SERVICE		
Base charge:	$9.61	
Minimum base bill charge:	$14.24	
Non-fuel: *(First 1000 kWh at $0.096990)* *(Over 1000 kWh at $0.107050)*	$1.56	
Fuel: *(First 1000 kWh at $0.024080)* *(Over 1000 kWh at $0.034080)*	$0.39	
Electric service amount	25.80	
Gross receipts tax (State tax)	0.66	
Taxes and charges	0.66	
Regulatory fee (State fee)	0.02	
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	-	Previous	=	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.

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

Electric Bill Statement
For: 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

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

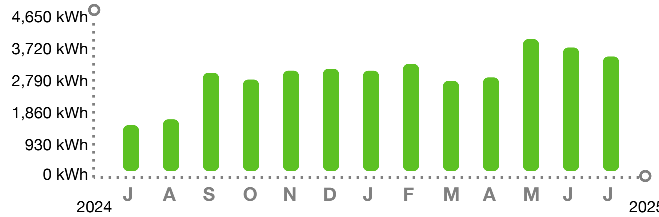
CURRENT BILL

$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**

ENERGY USAGE HISTORY



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.)

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

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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED
90653-46331	$472.84	Aug 8, 2025	$ Auto pay - DO NOT PAY

BILL DETAILS

Amount of your last bill		508.89
Payment received - Thank you		–508.89
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)*	$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.

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	AMOUNT
Project: Arbitrage - Series 2018A Area 3A 3/31/25	
Arbitrage Services	
Arbitrage	$ 600.00
Subtotal:	600.00
Total	600.00
Current Amount Due	$ 600.00

001.310.51300.31600

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.

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 SL
Branch Plant	74
Shipment Number	5847441

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

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

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
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. 7870-1	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

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

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

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

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

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

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

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

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

www.hawkinsinc.com

Job# 1450912

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
Publication Fee

Amelia Walk Community Development District

Amount Paid

Case Number

Publication Dates 7/24,31

County Nassau

Payment is due before the Proof of Publication is released.

Payment Due Upon Receipt

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

If your payment is being mailed, please reference Serial # 25-00159N on your check or remittance advice.

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

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

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

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

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 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

ESTIMATE

Estimate ID:	14296
Date:	08/01/2025
Customer #:	32
Due Date:	08/01/2025
Reference:	August Details Scheduled

Bill To:
Amelia Walk
Attention: Daniel Laughlin
475 West Town Plaza
St. Augustine, FL, US 00000

001.320.57200.34504

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
- 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
- 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**

PARTRIDGE
WELL DRILLING CO., INC.
Since 1892

4744 Collins Road
Jacksonville, FL 32244

Contract # 48236

Invoice #	137577
Date	5/30/2025
Site ID	80635
Customer ID	44451
Sales Rep	Josh Potter

Bill To:
GMS Property Management, LLC
475 W Town Pl

St Augustine, FL 32092

Site Address:

85287 Majestic Walk Blvd
Fernandina Beach, FL 32034

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
Balance Due	**$31,293.31**

Deposit Rcvd $.00

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.

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

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

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

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Amelia Walk CDD	B-21054		6767829	Due On Receipt

Quantity	Description	Rate	Amount
Amelia Walk CDD, 85287 Majestic Walk Blvd., Fernandina Beach,FL			
1.00	Monthly Service-Video 08/01/2025-08/31/2025	189.66	$189.66
1.00	Monthly Service-Access 08/01/2025-08/31/2025	303.68	$303.68
	Sales Tax		$0.00
	Payments/Credits Applied		$0.00
		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

Invoice

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

REMIT TO:

Bates Security
A Pye-Barker Fire & Safety Company
PO Box 735358
Dallas TX 75373-5358

INVOICE

BrightView Landscape Services

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 Exterior Maintenance For August	12,362.06
346108420	Amelia Walk CDD Haul Rd For August	859.02
	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	**13,221.08**
	Tax amount	
	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

INVOICE

BrightView
Landscape Services

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	593.31
				Total Invoice Amount	**2,628.52**
				Taxable Amount	
				Tax Amount	
				Balance Due	**2,628.52**

Approved
Chip Dellinger, Amenity & Operations Manager,
Governmental Management Services for Amelia Walk CDD
Date: 6-30-25
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 #: 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

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	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

THIS IS NOT AN INVOICE

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein All materials shall conform to bid specifications

2. Work Force Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management The workforce shall be competent and qualified and shall be legally authorized to work in the U S

3. License and Permits Contractor shall maintain a Landscape Contractor's license if required by State or local law and will comply with all other license requirements of the City State and Federal Governments as well as all other requirements of law Unless otherwise agreed upon by the parties or prohibited by law Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property

4. Taxes Contractor agrees to pay all applicable taxes including sales or General Excise Tax (GET) where applicable

5. Insurance Contractor agrees to provide General Liability Insurance Automotive Liability Insurance Worker's Compensation Insurance and any other insurance required by law or Customer as specified in writing prior to commencement of work If not specified Contractor will furnish insurance with $1,000,000 limit of liability.

6. Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions fire earthquake etc and rules regulations or restrictions imposed by any government or governmental agency national or regional emergency epidemic pandemic health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party Under these circumstances. Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days

7. Any illegal trespass claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer

8. Subcontractors Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment

9. Additional Services Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the estimate

10. Access to Jobsite Customer shall provide all utilities to perform the work Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto during normal business hours and other reasonable periods of time Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work

11. Payment Terms Upon signing this Agreement Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing

12. Termination This Work Order may be terminated by the either party with or without cause upon seven (7) workdays advance written notice Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing

13. Assignment The Customer and the Contractor respectively bind themselves their partners successors assignees and legal representative to the other party with respect to all covenants of this Agreement Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided however that consent shall not be required to assign this Agreement to any company which controls is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger sale of all or substantially all of its assets or equity securities consolidation change of control or corporate reorganization

14. Disclaimer This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed Contractor cannot be held responsible for unknown or otherwise hidden defects Any corrective work proposed herein cannot guarantee exact results Professional engineering architectural and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor Any design defects in the Contract Documents are the sole responsibility of the Customer If the Customer must engage a licensed engineer architect and/or landscape design professional any costs concerning these Design Services are to be paid by the Customer directly to the designer involved

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

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

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

17. Waiver of Liability Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of 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 PROPERTY

Customer

Signature		Title	**Property Manager**
Kelly Mullins			**June 25, 2025**
Printed Name		Date	

BrightView Landscape Services, Inc. "Contractor"

Signature		Title	**Irrigation Manager**
Gonzalo M. Castellon			**June 25, 2025**
Printed Name		Date	

Job #:	**346108420**		
SO #:	**8688414**	**Proposed Price:**	**$2,628.52**

INVOICE

BrightView
Landscape Services

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
	Backflow closed because Zone 2 is stuck on and can't flow down.				
346108420	Amelia Walk CDD				
	1.5" PGA Valve	1.000	EA	598.00	598.00
				Total Invoice Amount	**598.00**
				Taxable Amount	
				Tax Amount	
				Balance Due	**598.00**

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 6-30-25
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 #: 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

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

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

BrightView Landscape Services

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	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

THIS IS NOT AN INVOICE

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

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

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein All materials shall conform to bid specifications
2. Work Force Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management The workforce shall be competent and qualified and shall be legally authorized to work in the U S
3. License and Permits Contractor shall maintain a Landscape Contractor's license if required by State or local law and will comply with all other license requirements of the City State and Federal Governments as well as all other requirements of law Unless otherwise agreed upon by the parties or prohibited by law Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property
4. Taxes Contractor agrees to pay all applicable taxes including sales or General Excise Tax (GET), where applicable
5. Insurance Contractor agrees to provide General Liability Insurance Automotive Liability Insurance, Worker's Compensation Insurance and any other insurance required by law or Customer as specified in writing prior to commencement of work If not specified Contractor will furnish insurance with $1,000,000 limit of liability.
6. Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions fire earthquake etc and rules regulations or restrictions imposed by any government or governmental agency national or regional emergency epidemic pandemic health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party Under these circumstances Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days
7. Any illegal trespass claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer
8. Subcontractors Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment
9. Additional Services Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the estimate
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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
13. Assignment The Customer and the Contractor respectively bind themselves their partners successors assignees and legal representative to the other party with respect to all covenants of this Agreement Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however that consent shall not be required to assign this Agreement to any company which controls is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger sale of all or substantially all of its assets or equity securities consolidation change of control or corporate reorganization
14. Disclaimer This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed Contractor cannot be held responsible for unknown or otherwise hidden defects Any corrective work proposed herein cannot guarantee exact results Professional engineering architectural and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor Any design defects in the Contract Documents are the sole responsibility of the Customer If the Customer must engage a licensed engineer architect and/or landscape design professional any costs concerning these Design Services are to be paid by the Customer directly to the designer involved
15. Cancellation Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of $150 00 and billed to Customer

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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 relieved of any obligation to continue performance under this or any other Contract with Customer Interest at a per annum rate of 1 5% per month (18% per year), or the highest rate permitted by law may be charged on unpaid balance 15 days after billing

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

Customer

Signature | Title: Property Manager

Printed Name: Kelly Mullins | Date: June 19, 2025

BrightView Landscape Services Inc "Contractor"

Signature | Title: Irrigation Manager

Printed Name: Gonzalo M. Castellon | Date: June 19, 2025

Job #: 346108420

SO #: 8688420 | Proposed Price: $598.00

INVOICE

BrightView Landscape Services

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 Exterior Maintenance For July	12,362.06
	Approved Chip Dellinger, Amenity & Operations Manager Governmental Management Services for Amelia Walk CDD Date: 6-30-25 Acct. # 1-320-57200-46200	
	Total invoice amount	**12,362.06**
	Tax amount	
	Balance due	**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	Hours/Qty	Rate	Amount
Contract Administration - August 2025 001.320.57200.34700		1,389.17	1,389.17
Facility Management -August 2025 001.320.57200.34001		6,825.00	6,825.00
Janitorial - August 2025 001.320.57200.34200		1,061.33	1,061.33

Alison Mossing
8-6-25

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	001.310.51300.34000		4,688.42	4,688.42
Website Administration - August 2025	001.310.51300.35101		35.00	35.00
Information Technology - August 2025	001.310.51300.35100		70.00	70.00
Dissemination Agent Services - August 2025	001.310.51300.31200		306.25	306.25
Postage	001.310.51300.42000		47.03	47.03
Copies	001.310.51300.42500		40.95	40.95
Telephone	001.310.51300.41000		73.39	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
Invoice Date	7/30/25
Sales Order Number/Type	4893946 SL
Branch Plant	74
Shipment Number	5864964

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

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

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
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. 7870-1	N	205.0000	GA	$3.0000	GA	1,982.4 LB	$615.00
		1 LB BLK (Mini-Bulk)		205.0000	GA			1,982.4 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	$12.0000			$12.00

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

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

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 7/31/2025
Acct. # 1-320-57200-46500

Tax Rate	Sales Tax	Invoice Total	
0 %	$0.00		**$627.00**

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

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

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

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

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

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

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

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

www.hawkinsinc.com

Job# 1507729

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

Phone: (904) 665-6000
Online: jea.com

AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420	**Amount Due**
Bill Date: 07/31/25	**$3,965.29**
Cycle: 03	Please pay by 08/22/25 to avoid 1.5% late payment charge.

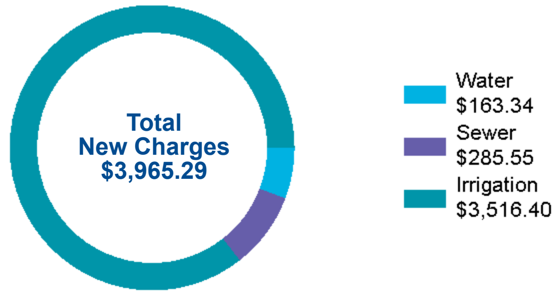
TOTAL SUMMARY OF CHARGES

Water	$	163.34
Sewer		285.55
Irrigation		3,516.40
Total New Charges	**$**	**3,965.29**

(A complete breakdown of charges can be found on the following pages.)

Previous Balance	$	3,043.51
Payment(s) Received		-3,043.51
Balance Before New Charges		0.00
New Charges		3,965.29

A late payment charge will be assessed for unpaid balance.	**$**	**3,965.29**



001.320.57200.43100

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. →

SCAN TO PAY ONLINE

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

☐ Add $______to my monthly bill: $______for Neighbor to Neighbor and/or $______for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: 3124050420 **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

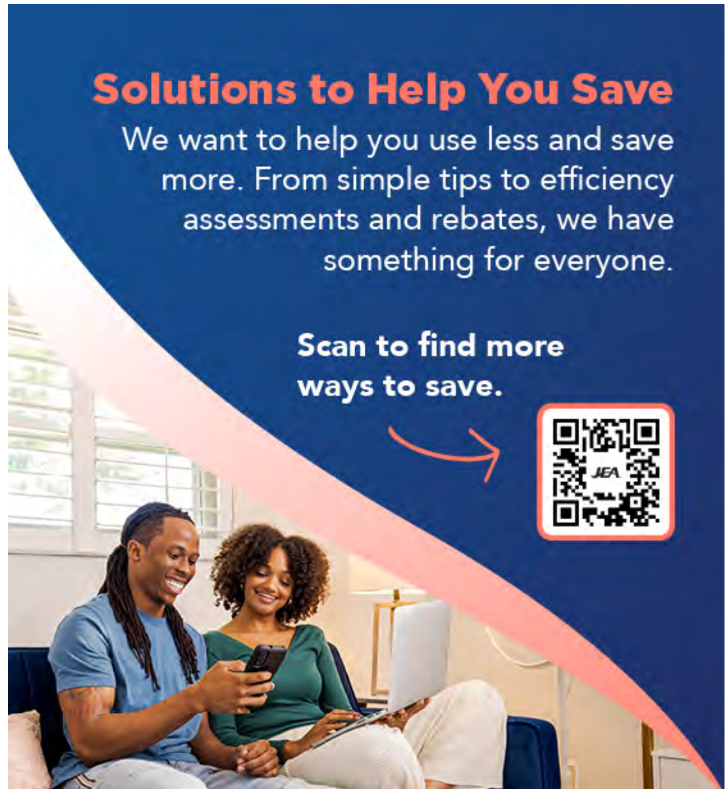
***** JEA *****
PO BOX 45047
JACKSONVILLE FL32232-5047

42643124050420000000000000400039652901010000000000300013

Visit jea.com to:

Pay Your Bill | Manage Your Alerts | Transfer Service | Report or View Outages

Email Us | 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: **State:** **Zip Code:** –

E-mail:

AMELIA WALK COMMUNITY DEV DISTRICT

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

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 Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (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 Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (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 Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89240369	29	1007	Regular	1	87000 GAL

Basic Monthly Charge	$	26.53
Tier 1 Consumption (1 - 7 Kgal @ $3.49 kgal)		24.43
Tier 2 Consumption (> 7 Kgal @ $4.69 kgal)		375.19
Total Current Irrigation Charges	**$**	**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
Service Point: Irrigation 1 - Commercial

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

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

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

Basic Monthly Charge	$	75.29
Water Consumption Charge		12.24
Total Current Water Charges	**$**	**87.53**

AMELIA WALK COMMUNITY DEV DISTRICT

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

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
Service Point: Commercial - Water/Sewer

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

Basic Monthly Charge	$	266.03
Sewer Usage Charge		19.52
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 Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
98497959	27	6718	Regular	2	278000 GAL

Basic Monthly Charge	$	75.29
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 Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
67133220	29	1504	Regular	1 1/2	172000 GAL

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 Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (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 Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
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 @ $4.69 kgal)		103.17
Total Current Irrigation Charges	**$**	**154.13**

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
Service Point: Irrigation 1 - Commercial

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

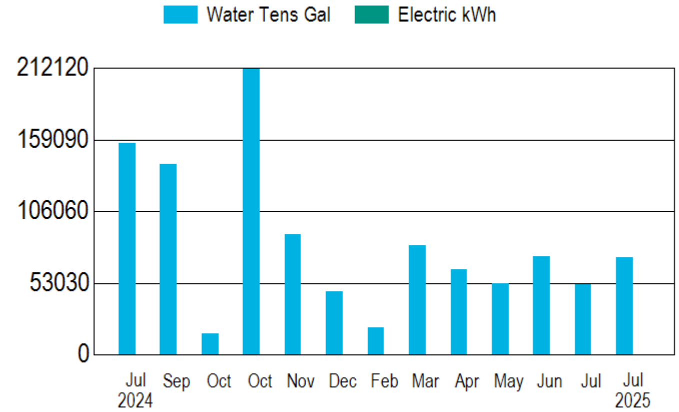
Basic Monthly Charge	$	26.53
Total Current Irrigation Charges	**$**	**26.53**

AMELIA WALK COMMUNITY DEV DISTRICT

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

Phone: (904) 665-6000 Online: jea.com

CONSUMPTION HISTORY



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

SOLITUDE
LAKE MANAGEMENT

INVOICE

Page: 1

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

Invoice Number: PSI193851
Invoice Date: 8/2/2025

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

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

Ship Via	
Ship Date	8/2/2025
Due Date	9/1/2025
Terms	Net 30

Customer ID	12909
P.O. Number	
P.O. Date	8/2/2025
Our Order No.	

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					
Pond 17					
Pond 14					
Pond 15					
Pond 13					
Pond 2					
Pond 3					
Pond 4					
Pond 5					
Pond 6					
Pond 7					
Pond 8					
Pond 9					
Pond 10					
Pond 11					
Lake 12					
Fountain 6 - Pond 15					
Fountain 1 - Pond 2					
Fountain 2 - Pond 3					
Fountain 3 - Pond 5					
Fountain 4 - Pond 6 (replaced)					
Fountain 5 - Pond 14					

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 8-7-25
Acct. # 1-320-51300-~~64000~~ xxxxxx 60200

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
Payment Amount:	0.00
Total:	**2,514.72**

FOURTH ORDER OF BUSINESS

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 SITE ASSESSMENT

Amelia Walk CDD

Maintenance Items

1


2


3


4


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
Amelia Walk CDD

Maintenance Items

5


6

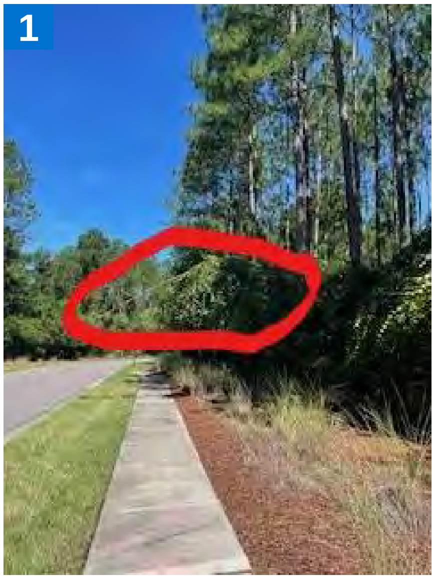

5 **Turf at the end of Phase 4 is greener and healthier due to fertilizer treatments and increased irrigation pressure (changing backflows).**

6 **Pickle ball courts pruned on schedule.**

QUALITY SITE ASSESSMENT

Amelia Walk CDD

Recommendations for Property Enhancements

1


2


1 Proposal to remove leaning pine tree over sidewalk covered in vines on Cherry Creek.

2 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.

C.

Amelia Walk Community Development District

2025 Annual Engineers Report

Prepared for:

Amelia Walk Community Development
Board of Supervisors

Prepared By:

Yuro & Associates, LLC

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

June 30, 2025

MICHAEL J. YURO
LICENSE
No. 65247
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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.

Yuro
&
Associates, LLC

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

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.

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.

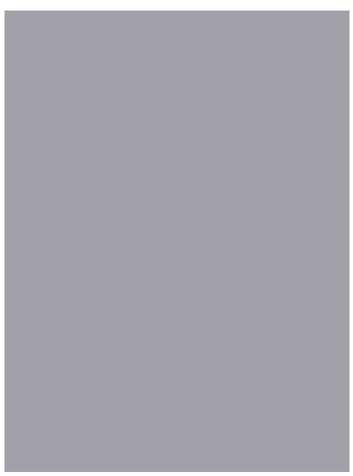
STORM WATER MANAGEMENT FACILITIES

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 ¼" 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

Roadway Repair Areas

Evidence of high groundwater damaging asphalt

Debris covering
Spreader Structure

Debris covering
Control Structure


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

D.

1.

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.

2.

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 ☐ No ☐

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 ☐ No ☐

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

Achieved: Yes ☐ No ☐

Goal 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.

Achieved: Yes ☐ No ☐

3. Financial 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.

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 documents 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.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

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.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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:___________________________________

Amelia Walk Community Development District

E.

8/19/2025

Amelia Walk

Community Development District

Amenity Management & Field Operations Report

Chip Dellinger
AMENITY & OPERATIONS MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Amelia Walk
Community Development District

Amenity Management & Field Operations Report

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:
  - Food Trucks – Every Tuesday Night 5-8pm
  - Zumba- MWF 9am
  - Yoga- T, Th 8:45am, T 4pm, W 6pm
  - 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
  - Food trucks are being announced weekly
  - A monthly events/club's calendar is being published each month and also posted to the website.
  - A monthly newsletter is being published each month

Amenity Usage – 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

Current Projects

	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
	Peacock Electric	Work in progress
	Brightview	completed
	Partridge Well	completed
Watch Tower	Wyatt Contracting	Inspected on 8/7
	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

FIFTH ORDER OF BUSINESS

JAX FITNESS
EQUIPMENT SERVICES
(904)716-5739

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

Billing Rate:
$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	Ship To
Amelia Walk CDD 475 West Town Place Suite 114 St. Augustine, FL 32092	85287 Majestic Walk Blvd Fernandina Beach, FL 32034

P.O. No.:	Terms:		Rep
			CEA-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			0.00T
	https://support.lifefitness.com/hc/en-us/articles/360037423893-Life-Fitness-Discover-SE3-SE3HD-ST-Cybex-70T-Console-Software-Update			
Misc Parts	Your Console Model is SE3HD 16In NT WLAN RFID ATSC/QAM/NTSC Serial Number : NAN103780 Model Number: DSEHD16-XWRXA-01R Language: English		0.00	0.00T
	Link to directions to upload software update below			
	https://support.lifefitness.com/hc/en-us/articles/360037423893-Life-Fitness-Discover-SE3-SE3HD-ST-Cybex-70T-Console-Software-Update			
$149.95 Commercial Rate	SERVICE:$149.95 Hourly Rate - Commercial		149.95	149.95T
Misc Parts	Jump Drive to download software update		15.00	15.00T

Subtotal	$164.95
Sales Tax (7.5%)	$12.37
Total	$177.32

To Approve this Estimate Please Sign & Email To ApprovedEstimates@1pfe.com

Signature:_______________________________

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	**First Place Fitness Equipment**
Name	**Patrick Carbery**
Title	**Manager**
Date	**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.

SIXTH ORDER OF BUSINESS

Amelia Walk

Community Development District

FY 2026

Proposed Budget

August 19, 2025

Table of Contents

Amelia Walk

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY 2025	Actual Thru 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Proposed Budget 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					
Administrative					
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	$700	$140	$840	$882
Website Maintenance	$420	$350	$70	$420	$441
Travel & Per Diem	$500	$0	$0	$0	$500
Telephone	$700	$689	$138	$827	$900
Postage	$500	$664	$133	$796	$1,000
Printing	$1,000	$614	$123	$737	$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	$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**

Amelia Walk

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY 2025	Actual Thru 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Proposed Budget 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**
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**

	FY 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	$ 645,815	$ 849,596	$ 876,477	$ 920,200	$ 1,076,113	$ 1,076,114
No. of Units	665	749	749	749	749	749
Gross Per Unit Assessment	**$ 971.15**	**$ 1,134.31**	**$ 1,170.20**	**$ 1,228.57**	**$ 1,436.73**	**$ 1,436.73**

Annual % Increase		0%
Annual Increase	$	0.00

Amelia Walk
Community Development District
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.

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

Amelia Walk
Community Development District

General Fund Budget
Fiscal Year 2026

Attorney
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.

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

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

Printing
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	Monthly	Annually
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	Annually
Solitude Lake Management	$2418	$29,016

Refuse
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 on-site management.

Repairs & Maintenance:

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

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

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

Amelia Walk
Community Development District
General Fund Budget
Fiscal Year 2026

Utilities:

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

Account Number	Description	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:

Account Number	Description	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:

Account Number	Description	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:

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

Pool Maintenance
The District has contracted with 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	Monthly	Annually
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.

Janitorial Services
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.

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					
Series 2012A-1					
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

[1] Carry forward surplus is net of the reserve requirement.

Units	Gross Assessment Per Unit	Gross Assessmen
28	$ -	$0
1	$ 252.50	$253
123	$ 970.11	$119,324
152		$119,576
Less: Discounts (4%) and Collections (3%)		($8,370)
Total Net Assessment		**$111,206**

Amelia Walk

Community Development District

Amortization Schedule

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			**$ 1,005,000.00**	**$ 387,337.50**	**$ 1,392,337.50**

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	$0	$11,106	$2,221	$13,327	$0
Carry Forward Surplus [1]	$187,805	$209,929	$0	$209,929	$204,920
TOTAL REVENUES	**$374,860**	**$432,137**	**$2,221**	**$434,358**	**$391,976**
Expenditures					
Series 2016A-1					
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**
EXCESS REVENUES	**$199,748**	**$202,699**	**$2,221**	**$204,920**	**$222,613**

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

[1] Carry forward surplus is net of the reserve requirement.

Units	Gross Assessment Per Unit	Gross Assessment
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%) and Collections (3%)		($14,079)
Total Net Assessment		**$187,055**

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	$ -
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.

Amelia Walk
Community Development District

Debt Service Fund
Series 2018A-3 Special Assessment Revenue Bonds

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	$0	$22,745	$4,549	$27,294	$0
Carry Forward Surplus [1]	$418,416	$430,895	$0	$430,895	$425,577
TOTAL REVENUES	**$872,328**	**$897,872**	**$4,549**	**$902,421**	**$879,489**
Expenditures					
Series 2018A-1					
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**

Interest Expense 11/1/2026	$151,028
Principal Expense 11/1/2026	$135,000
	$286,028

[1] Carry forward surplus is net of the reserve requirement.

Units	Gross Assessment 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%) and Collections (3%)		($34,165)
Total Net Assessment		**$453,911**

Amelia Walk

Community Development District

Amortization Schedule

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	$ -
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	$ -
11/01/37	$ 3,805,000	$ 235,000.00	$ 101,959.38	$ 438,918.75
05/01/38	$ 3,570,000	$ -	$ 95,790.63	$ -
11/01/38	$ 3,570,000	$ 245,000.00	$ 95,790.63	$ 436,581.25
05/01/39	$ 3,325,000	$ -	$ 89,359.38	$ -
11/01/39	$ 3,325,000	$ 260,000.00	$ 89,359.38	$ 438,718.75
05/01/40	$ 3,065,000	$ -	$ 82,371.88	$ -
11/01/40	$ 3,065,000	$ 275,000.00	$ 82,371.88	$ 439,743.75
05/01/41	$ 2,790,000	$ -	$ 74,981.25	$ -
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.

Amelia Walk

Community Development District

Debt Service Fund

Series 2018-3B Special Assessment Revenue Bonds

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					
Series 2018-3B					
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**

Interest Expense 11/1/2026	$175,481
Principal Expense 11/1/2026	$145,000
	$320,481

[1] Carry forward surplus is net of the reserve requirement.

Units	Gross Assessment Per Unit	Gross Assessment
16	$0.00	$0
215	$2,258.06	$485,483
27	$2,752.69	$74,323
258		$559,806
Less: Discounts (4%) and Collections (3%)		($39,186)
Total Net Assessment		**$520,619**

Amelia Walk

Community Development District

Amortization Schedule

Series 2018-3B, Special Assessment Bonds [1]

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL
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	$	-	$	108,937.50	$	-
11/01/39	$	4,060,000	$	280,000.00	$	108,937.50	$	497,875.00
05/01/40	$	3,780,000	$	-	$	101,587.50	$	-
11/01/40	$	3,780,000	$	295,000.00	$	101,587.50	$	498,175.00
05/01/41	$	3,485,000	$	-	$	93,659.38	$	-
11/01/41	$	3,485,000	$	310,000.00	$	93,659.38	$	497,318.75
05/01/42	$	3,175,000	$	-	$	85,328.13	$	-
11/01/42	$	3,175,000	$	325,000.00	$	85,328.13	$	495,656.25
05/01/43	$	2,850,000	$	-	$	76,593.75	$	-
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.

Amelia Walk
Community Development District

Debt Service Fund
Series 2023 Special Assessment Note

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	$0	$2,257	$451	$2,709	$0
Carry Forward Surplus [1]	$75,918	$79,197	$0	$79,197	$45,703
TOTAL REVENUES	**$178,147**	**$195,689**	**$451**	**$196,140**	**$147,932**
Expenditures					
Series 2023					
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**

Interest Expense 11/1/2026	$31,909
	$31,909

[1] 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 Collections (3%)		($7,695)
Total Net Assessment		**$102,229**

Amelia Walk

Community Development District

Amortization Schedule

Series 2023, Special Assessment Note

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/25	$ 1,070,000	6.35%	$ 36,000.00	$ 33,972.50	$ -
11/01/25	$ 1,034,000	6.35%	$ -	$ 32,829.50	$ 102,802.00
05/01/26	$ 1,034,000	6.35%	$ 29,000.00	$ 32,829.50	$ -
11/01/26	$ 1,005,000	6.35%	$ -	$ 31,908.75	$ 93,738.25
05/01/27	$ 1,005,000	6.35%	$ 31,000.00	$ 31,908.75	$ -
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	$ -
11/01/29	$ 906,000	6.35%	$ -	$ 28,765.50	$ 93,642.25
05/01/30	$ 906,000	6.35%	$ 37,000.00	$ 28,765.50	$ -
11/01/30	$ 869,000	6.35%	$ -	$ 27,590.75	$ 93,356.25
05/01/31	$ 869,000	6.35%	$ 40,000.00	$ 27,590.75	$ -
11/01/31	$ 829,000	6.35%	$ -	$ 26,320.75	$ 93,911.50
05/01/32	$ 829,000	6.35%	$ 42,000.00	$ 26,320.75	$ -
11/01/32	$ 787,000	6.35%	$ -	$ 24,987.25	$ 93,308.00
05/01/33	$ 787,000	6.35%	$ 45,000.00	$ 24,987.25	$ -
11/01/33	$ 742,000	6.35%	$ -	$ 23,558.50	$ 93,545.75
05/01/34	$ 742,000	6.35%	$ 48,000.00	$ 23,558.50	$ -
11/01/34	$ 694,000	6.35%	$ -	$ 22,034.50	$ 93,593.00
05/01/35	$ 694,000	6.35%	$ 51,000.00	$ 22,034.50	$ -
11/01/35	$ 643,000	6.35%	$ -	$ 20,415.25	$ 93,449.75
05/01/36	$ 643,000	6.35%	$ 55,000.00	$ 20,415.25	$ -
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	$ -
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	$ -
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
Total			**$ 1,070,000.00**	**$ 812,863.50**	**$ 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	Amount Spent	Amount Approved Not Yet Spent	TYPE	Enhancement	Maint / Repair		Area	AC	P1	P2	P3	P4	P5	All	HR
Pool Solar Panels	$ 33,750	$ -	Enhancement	$ 33,750	$ -		AC	$ 33,750	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Emergency Road Repairs / Sidewalks	$ 30,480	$ -	Maint / Repair	$ -	$ 30,480		P1	$ -	$ 30,480	$ -	$ -	$ -	$ -	$ -	$ -
Security Access Control	$ 3,781	$ -	Enhancement	$ 3,781	$ -		AC	$ 3,781	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PlayGround Mulch	$ 1,275	$ -	Maint / Repair	$ -	$ 1,275		AC	$ 1,275	$ -	$ -	$ -	$ -	$ -	$ -	$ -
AW Trails/Haul Road Concourse Repairs	$ 1,300	$ -	Enhancement	$ 1,300	$ -		HR	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,300
Flagpole Landscape Hardscape and Shrubs etc	$ 5,000	$ -	Enhancement	$ 5,000	$ -		AC	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape Fallen Leaf	$ 23,071		Enhancement	$ 23,071	$ -		P3	$ -	$ -	$ -	$ 23,071	$ -	$ -	$ -	$ -
Landscape Champlain Projects		**$ 5,566**	Maint / Repair	$ -	$ 5,566		P2	$ -	$ -	$ 5,566	$ -	$ -	$ -	$ -	$ -
Fountains Pond 15 LED Repairs	$ 3,600	$ -	Maint / Repair	$ -	$ 3,600		P4	$ -	$ -	$ -	$ -	$ 3,600	$ -	$ -	$ -
AW Trails/Haul Road Concourse Repairs	$ 975	$ -	Maint / Repair	$ -	$ 975		HR	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 975
Ponds Fish Carps	$ -	$ 981	Maint / Repair	$ -	$ 981		All	$ -	$ -	$ -	$ -	$ -	$ -	$ 981	$ -
Bike Rack NTE ($500)	$ 250	$ -	Enhancement	$ 250	$ -		ALL	$ -	$ -	$ -	$ -	$ -	$ -	$ 250	$ -
Fountains Replacement (POND 6)	$ 14,166	$ -	Maint / Repair	$ -	$ 14,166		AC	$ 14,166	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity Center 75" Monitor	$ 760	$ -	Enhancement	$ 760	$ -		AC	$ 760	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pool Area - Pavers Replacing Dead Palm Tree	$ 1,243	$ -	Maint / Repair	$ -	$ 1,243		AC	$ 1,243	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pond 14 Fall River Bank Repair	$ 92,000	$ -	Maint / Repair	$ -	$ 92,000		P4	$ -	$ -	$ -	$ -	$ 92,000	$ -	$ -	$ -
AW Trails/Haul Road P4/P5 Pedestrian Vehicle Entrance	$ 3,100	$ -	Enhancement	$ 3,100	$ -		HR	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,100
Haul Road Trail Drainage Swale	$ 13,050	$ -	Maint / Repair	$ -	$ 13,050		P4	$ -	$ -	$ -	$ -	$ 13,050	$ -	$ -	$ -
Emergency Water Drainage P5 (Sagamore) + Diesel	$ 12,000		Maint / Repair	$ -	$ 12,000		P5	$ -	$ -	$ -	$ -	$ -	$ 12,000	$ -	$ -
Emergency Water Drainage P2 (Champlain/HR) + Diesel	$ 6,000		Maint / Repair	$ -	$ 6,000		P2	$ -	$ -	$ 6,000	$ -	$ -	$ -	$ -	$ -
P4/P5 Landscape Area 44	$ 4,252	$ -	Maint / Repair	$ -	$ 4,252		P4	$ -	$ -	$ -	$ -	$ 4,252	$ -	$ -	$ -
P4/P5 Landscape Area 47 & 62	$ 5,967	$ -	Maint / Repair	$ -	$ 5,967		P4	$ -	$ -	$ -	$ -	$ 5,967	$ -	$ -	$ -
AW Trails/Haul Road P1/P2 Pedestrian Access	$ 900	$ -	Enhancement	$ 900	$ -		AC	$ 900	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Replace Pool Pumps Motor	$ 5,000	$ -	Maint / Repair	$ -	$ 5,000		AC	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Totals	$ 261,920	$ 6,547		$ 71,912	$ 196,555		$268,467	$ 65,875	$ 30,480	$ 11,566	$ 23,071	$118,869	$ 12,000	$ 1,231	$ 5,375
				27%	73%			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 Infation uplift to Min		

Capital Reserve Projects
Finanical Planning Tool 2 Years

8/12/2025

Fiscal Year	2025	2026	2027
Date	Oct24 -Sept25	Oct25 -Sept26	Oct26 -Sept27
Annual Expenditures	**$ 408,606**	**$ 267,270**	**$ 69,509**
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 @ $1700) - BAD JEA Meter	$ 15,000	$ -	$ -
Landscape Area 45 (Northfield CT/Poplar Breeze)	$ -	$ 25,000	$ -
Amenity Center Landscaping reburbishment	$ -	$ 50,000	$ 60,000
Enhance Landscape Area 41 (Access Point # 4 Haul Road/Trail) ; 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 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	$ -	$ -	$ -
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)	$ -	$ -	$ -
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			
Projects with ($xx,xxx) are the amounts reflected in the 2020 conulting report on capital reserve. Report found on CDD website			

Project Expense Amounts
Actual / Estimates used tor FY25 Captial Reserve Planning Spending and
to determine Captial Reserve FY26 Budget Amount

Fiscal Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Date	Oct24 - Sept25	Oct25 - Sept26	Oct26 - Sept27	Oct27 - Sept28	Oct28 - Sept29	Oct29 - Sept30	Oct30 - Sept31	Oct31 - Sept32	Oct32 - Sept33	Oct33 - Sept34	Oct34 - Sept35	Oct35 - Sept36	Oct36 - Sept37	Oct37 - Sept38	Oct38 - Sept39	Oct39 - Sept40	Oct40 - Sept41	Oct41 - Sept42	Oct42 - Sept43	Oct43 - Sept44
Annual Expenditures	**$ 408,606**	**$ 267,270**	**$ 69,509**	**$ 181,140**	**$ -**	**$ -**	**$ 125,178**	**$ 290,123**	**$ 57,345**	**$ 22,403**	**$ 379,964**	**$ 519,716**	**$ 544,196**	**$ 210,395**	**$ 66,597**	**$ -**	**$ -**	**$ -**	**$ 365,004**	**$ 31,675**
Projects	=========	=========	=======	========	=======	=======	=========	========	=======	=======	========	========	========	========	=======	=======	=======	=======	========	=======
Irrigation Rock Deep Well/Pump/Clock Station VSD (NTE $75K) - Remaining Balance Approved but net spent	**$ 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 @ $1700) - BAD JEA Meter	$ 15,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape Area 45 (Northfield CT/Poplar Breeze)	$ -	$ 25,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity Center Landscaping reburbishment	$ -	$ 50,000	$ 60,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Enhance Landscape Area 41 (Access Point # 4 Haul Road/Trail) ; 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)	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,586	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,117	$ -
Shade Structure Fabric ($7,270)	$ -	$ 7,270	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,530	$ -	$ -	$ -	$ -	$ -	$ -
Clubroom Restroom Refurbish Allowance ($17,117)	$ -	$ -	$ -	$ 17,117	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pool/Fitness Restroom Refurbish Allowance ($41,010)	$ -	$ -	$ -	$ 41,010	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Clubhouse Roofing Asphalt Architecture Singles ($36,44)	$ -	$ -	$ -	$ 36,445	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Playground Equipment Allowance ($47,547)	$ -	$ -	$ -	$ 47,547	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 68,863	$ -
Pool Resurfacing Tile ($82,276)	$ -	$ -	$ -	$ -	$ -	$ -	$ 82,276	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 110,652	$ -
Wood Pergola Entry Feature Repair/Replace ($18,290)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,290	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Tennis Courts Chain Link Coated Fence 10Ft ($18,344)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,344	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Parking Lot Asphalt Mill & Overlay 1.5" ($ 39,021)	$ -	$ -	$ -	$ 39,021	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Phase 1 Asphalt Mill & Overlay 1.5" ($815,490)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
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)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 26,857	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Vinyl Ranch Fence Entry ($26,857)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 29,240	$ -	$ -	$ -	$ -	$ -	$ -
Street Signs/Pools ($29,240)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,563	$ -	$ -	$ -	$ -	$ -	$ -
Wood Bulkhead - Retention Pond ($9,434)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,434	$ -	$ -	$ -	$ -	$ -	$ -
Decorative Light Poles - Pool ($21,911)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 21,911	$ -	$ -	$ -	$ -	$ -	$ -
Decorative Light Poles - Site ($21,911)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 49,300	$ -	$ -	$ -	$ -	$ -	$ -
Wall Lanterns - Entry Feature ($10,043)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 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)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,676
Furniture Allowance Clubroom ($14,999)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,999
Wood Decking Covered Porch ($19,166)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Fiscal Year	2045	2046	2047	2048	2049	2050
Date	Oct44 - Sept45	Oct45 - Sept46	Oct46 - Sept47	Oct47 - Sept48	Oct48 - Sept49	Oct49 - 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	$ -		$ -	$ -	$ -
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)	$ -	$ -	$ -	$ -	$ -	$ -
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)	$ -	$ -	$ -	$ 63,941	$ -	$ -
Wood Cabinets / Counter Top Kitchen ($16,676)	$ -	$ -	$ -	$ -	$ -	$ -
Furniture Allowance Clubroom ($14,999)	$ -	$ -	$ -	$ -	$ -	$ -
Wood Decking Covered Porch ($19,166)	$ -	$ -	$ -	$ -	$ 19,166	$ -

Capital Reserve
Financial Model
What If Planner

Fiscal Year	Date	Annual Contribution	Annual Interest	Annual Inflation Uplift	Annual Capital Expenditures	Projected Ending Capital Reserves	Comments
					Starting ====>	$ 465,259	Fund Balance July 31, 2025
2025	Oct24 -Sept25	$ 22,918	$ 17,086	2.00%	$ 416,778	$ 88,485	One time $328K from Bond Debt Excess Revenue Funds $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	
2028	Oct27 -Sept28	$ 160,000	$ 10,665	2.00%	$ 184,763	$ 130,618	Parking Lot Milling Paving, Pool Tile Resurfice, 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	
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	
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)	
2050	Oct49 -Sept50	$ 195,230	$ (5,814)	3.30%	$ 53,315	$ (225,248)	
					$ 5,480,265		

Notes:
Current Year to 2050 projected Capital Reserve planning model
Annual Capital Expenditures are sums of Planned Detail Expenses Worksheet Adjusted for Inflation uplift
Details come from 2020 Capital Reserve planning document Plus projects approved or being discussed for this year and years in the near future

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 Statute*s; 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:

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

____
Secretary/Assistant Secretary

By:___________________________________

Its: Chairman

Exhibit A: Adopted Budget for Fiscal Year 2026

B.

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 ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Amelia Walk Community Development District ("**District**") is a local unit of special-purpose government 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

____
Secretary / Assistant Secretary

By: ____________________________

Its: Chairman

Exhibit A: Adopted Budget for Fiscal Year 2026
Exhibit B: Assessment Roll