

Amelia Walk
Community Development District

October 21, 2025

AGENDA

**Amelia Walk
Community Development District**

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

October 14, 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, October 21, 2025, at 6:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment Regarding Agenda Items Below
- III. Approval of the Consent Agenda
 - A. Minutes of the September 16, 2025 Meeting
 - B. Financial Statements as of September 30, 2025
 - C. Check Register
- IV. Staff Reports
 - A. Landscape
 1. Quality Site Assessment
 2. Proposal for Woodline Cut Back
 3. Proposals for Enhancement of Majestic Walk Circle Beds
 - B. District Counsel
 - C. District Engineer
 - D. District Manager – Update on the Fiscal Year 2025 Goals & Objectives
 - E. Amenity / Field Operations Manager – Report
- V. Discussion of Fountain Maintenance

- VI. Discussion of Design Plans for Landscape Areas 41 and 42
- VII. Discussion of Survey for Community Input on FY26 and FY27 Capital Reserve Fund Projects
- VIII. Consideration of Resolution 2026-01, Authorizing Spending Authority
- IX. Consideration of Resolution 2026-02, Adopting Revised Amenity Policies
- X. Discussion of Pond Maintenance
- XI. Audience Comments (Limited to three minutes)
- XII. Supervisor Requests
- XIII. Other Business
- XIV. Next Meeting Scheduled for November 18, 2025 at 2:00 p.m. at the Amelia Walk Amenity Center
- XV. Adjournment

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

THIRD ORDER OF BUSINESS

A.

MINUTES OF MEETING
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Amelia Walk Community Development District was held Tuesday, September 16, 2025 at 2:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida.

Present and constituting a quorum were:

Jeff Robinson	Chairman
Red Jentz	Vice Chairman
Lynne Murphy <i>by phone</i>	Supervisor
Steve Cook	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the September 16, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

Kathy Rusty thanked the Board for looking into alternative treatments for the ponds. She also commented that the Nassau County extension could be helpful and offered to provide a contact.

Jay Macserowski asked if the flooding and the drains will be discussed.

Mr. Laughlin responded that the engineer will provide an update. Plans have been submitted to the water management district for approval.

THIRD ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the August 19, 2025 Meeting

B. Financial Statements as of August 31, 2025

C. Check Register

Copies of the minutes, financial statements and check register totaling \$108,003.27 were included in the agenda package for the Board's review.

Mr. Cook asked if the updates to the engineer's report were made after the discussion at the previous meeting.

Mr. Yuro responded that they were. The revised report will be distributed to the board members.

Mr. Robinson provided a correction to be made to page three to clarify that the notice of commencement was in the process of being issued.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the consent agenda was approved.
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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. Ms. Mabus recommended cutting the wood line back along pond three. A proposal was submitted in the amount of \$5,914. The proposal will be included in the agenda package next month for the Board's consideration.

Mr. Robinson stated that due to ongoing construction near the entrance, the pipes have been broken twice, and internet access has been lost twice in the last 30 days due to lines being cut. He asked that any expenses incurred due to the damage be tracked. Lastly, Mr. Robinson asked that a quote be submitted to clean up the dead juniper along Majestic Walk Circle.

B. District Counsel

Ms. Gentry reminded the board members to complete four hours' worth of ethics training by the end of the year.

C. District Engineer – Acceptance of the 2025 Annual Engineer's Report

A copy of the engineer's report was included in the agenda package for the Board's review.

Mr. Yuro reported that he forwarded the wetland plans behind Sagamore Court for distribution to the board. The plans are under the water management district's review. If the plans are approved, the Board will then need to solicit bids and select a contractor. Next, Mr. Yuro reported that the roadway restoration project was slated to start the week after the meeting.

Jimmy Meadows at 85202 Majestic Walk Boulevard commented that the sidewalks are not graded correctly, so the water is backing up onto the sidewalk, and then into his yard causing it to flood.

Mr. Robinson asked Mr. Yuro to get pricing on dredging the haul road trail in case the Board decides not to give an easement to Dream Finders.

D. District Manager

There being nothing to report, the next item followed.

E. Amenity / Field Operations Manager – Report

A copy of the amenity and field operations report was included in the agenda package for the Board's review. Mr. Dellinger reported that Duck Duck Rooter was out to look at the pool deck drain. They were not able to get their snake past the edges of the shrubs. He believes the issue stems from the use of corrugated pipe and the pipes need to be replaced with PVC. The Board directed Mr. Dellinger to get quotes for the pipe repairs.

Next, Mr. Dellinger stated that he has seen issues with the pond drainage. A lot of ponds are not sitting at the appropriate level based on the inlets, specifically ponds 7, 8 and 9 along Majestic Walk. He suggested digging a ditch to allow some of the water to flow into the wetlands. Mr. Yuro recommended reaching out to the water management district to get permission before doing any digging. Mr. Laughlin asked Mr. Yuro to reach out to the water management district for permission.

Next, Mr. Robinson noted maintenance proposals for the air conditioning units will be brought to a future meeting for consideration.

Lastly, Mr. Robinson stated that there have been continuous issues with the fountains going down in various ponds. An item will be added to the October agenda to discuss how the Board would like to move forward with repairs or replacements of the fountains.

FIFTH ORDER OF BUSINESS**Consideration of Proposals for Fitness Equipment Preventative Maintenance**

Proposals for preventative maintenance plan for the fitness equipment in which a vendor would come onsite quarterly to clean, oil, and repair equipment as needed were included in the agenda package for the Board's further review. Mr. Dellinger recommended using Jax Fitness Equipment Services, whose fee is \$235.40 per quarter. He also noted one of the screens on the cardio equipment needs to be replaced and he can get comparable proposals for that.

On MOTION by Mr. Robinson seconded by Mr. Cook with all in favor the proposal from Jax Fitness Equipment Services was approved.

SIXTH ORDER OF BUSINESS**Discussion of Erosion at Ponds 16 and 17**

Mr. Robinson informed the Board that Tigris would be coming onsite to inspect erosion issues occurring on the banks of ponds 16 and 17.

Mr. Jentz suggested trying an alternative ground cover in those areas as a trial run as was discussed in the last meeting.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2025-10, Adopting Revised Public Comment Period Policies**

Ms. Gentry stated that the public comment period policy provides for allowing public comments of up to three minutes at the beginning of each meeting. The changes are due to recent case law and are meant to be more specific and to ensure the policies can be applied uniformly. The policy prohibits obscene remarks and provides a definition for what those would be. It also removes the prohibition of addressing one board member specifically.

Mr. Cook stated that he thinks audience members should be able to comment all throughout the agenda.

Mr. Laughlin stated that he leaves that decision to the Board.

Mr. Jentz asked if the public conduct paragraph at the end of the agenda would need to be updated.

Ms. Gentry responded that she would look at it.

Mr. Robinson asked that the public comment period policy be posted to the website.

On MOTION by Mr. Jentz seconded by Mr. Robinson with all in favor Resolution 2025-10, adopting revised public comment period policies was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2025-11, Setting a Public Hearing to Adopt Revised Rules of Procedure**

Ms. Gentry presented the revised rules of procedure, noting that the main changes are incorporating extended time periods for noticing public hearings, and changing the criteria that must be followed when evaluating construction bids. Some minor operations changes were made as well. Ms. Gentry recommended setting the public hearing for the November meeting to ensure there is enough time for publishing the required notices.

On MOTION by Mr. Robinson seconded by Mr. Cook with all in favor Resolution 2025-11, setting a public hearing for November 18, 2025 at 2:00 p.m. was approved.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2025-12, Authorizing Spending Authority**

Ms. Gentry stated that the current practice is for the District Manager and Chair to take care of emergency items between meetings. She recommended setting spending limits for those items to set in stone what can and cannot be done between meetings. This resolution allows the District Manager to authorize expenses up to \$2,500 per proposal, and for the Chair to authorize expenses up to \$10,000 per proposal. Together, the District Manager and Chair would have authority to authorize expenses up to \$25,000. Any payments would have to be brought back to the Board for ratification.

Mr. Cook suggested removing the word ‘approval’ under item three since the expenses would have already been authorized.

Mr. Jentz suggesting adding an exception in cases in which the staff or board members cannot be contacted.

This item was tabled and will be brought back to a future meeting for consideration after revisions are made.

TENTH ORDER OF BUSINESS**Audience Comments**

Alan Lay stated on September 10th Mr. Robinson and Mr. Dellinger called the Nassau County Sheriff's Department to have me forcibly removed from the common area at the corner of Fall River Parkway and end of Majestic Walk. Mr. Lay, who noted he has an FCC license, had set up a temporary, amateur radio station, also known as camp radio. He was using the empty lot to test a new portable antenna. The station consisted of a radio sitting on a TV tray table, a camp chair and four tent stakes to anchor the vertical telescoping antenna. It is a hobby of his used at local state parks or while camping, but it can be used to provide emergency communications in situations such as a hurricane or other large-scale disruptions. Mr. Lay went on to state Mr. Robinson confronted me and accused me of building a permanent structure on the lot and that he was worried about lightning striking my antenna. The sky was clear and blue. He ordered me to take the antenna down and vacate the property. I simply said no and continued with my test. Ten minutes later, a Sheriff's Officer arrived, conferred with Mr. Robinson, and then came over and talked to me. She affirmed that I was not trespassing. We enjoyed a brief conversation concerning my permanent structure and the unacceptable risk of a lightning strike. I voluntarily to end the silly confrontation, packed my equipment and went home. At a brief meeting in the office here later that morning, Mr. Dellinger explained to me that a pick-up game of ball with young kids is fine, but an old man playing with radio is suspicious and not a good optic for the neighborhood. Mr. Robinson clearly agreed with Mr. Dellinger; revealing is actual motivation for the confrontation. I bring this to the attention of the Board for two purposes. Number one, I'm asking for reference material to determine if I broke a written rule or regulation concerning acceptable use of this common property. Number two, did Robinson and Mr. Dellinger speak and act for a majority of supervisors that this is a neighborhood where kids playing ball is okay, and an old man enjoying a hobby is suspicious. Is this how we want to treat fellow residents?

Mr. Cook stated kids playing ball is different than an erected structure.

Jay Macsevowski stated that six to nine months ago his property was brought up in a meeting and a camera was run into the drain to see what was going on. Currently, the drain is four inches from the road, so when it rains, it will come up again. He has videos and pictures of a woman hydroplaning into his yard. He expressed concern for water making its way into his house, and the possibility of needing flood insurance.

Mr. Laughlin asked Mr. Yuro to do a site inspection at 85301 Fallen Leaf.

Tom Mulcahy commented that he's heard a lot of talk of the ponds not emptying for one reason or another and that must be addressed. He also commented that he wants to ensure that the ponds that are causing the problem with the roadway along Majestic Walk have been addressed and are now draining.

Mr. Robinson stated that the ponds were cleaned and addressed last year, and a quarterly maintenance scheduled has been implemented. Mr. Yuro added that the high groundwater table and the stormwater ponds are two separate issues. If the road were higher, or if the ponds were lower, there would be other options to deal with the groundwater.

Tom Mulcahy asked what has been done to address the high-water table.

Mr. Yuro responded that is the purpose of the black base road repairs.

A resident asked if the water pressure issue in Phase 4 has been resolved.

Mr. Robinson responded that it has. BrightView bypassed the JEA water meter for the District's irrigation to fix the issue.

The resident asked if the vegetation that died during the irrigation issue will be replaced.

Mr. Robinson responded that staff has been asked to monitor the vegetation to see what will come back and what needs to be replaced.

Kathy Rusty asked for an update on the alternative to the chemicals being sprayed in the ponds.

Mr. Robinson responded that the current process is within specs. The District has a fiduciary duty to maintain the stormwater management flow.

Kathy Rusty asked if anyone is looking at the State of Florida resources for that.

Mr. Jentz responded that there are options he's looking at that he will present to the Board in the future. He would also like the HOA to take the lead on educating the residents on how to manage their individual properties as runoff from the homes also needs to be considered.

Peter Ness commented on the flooding, stating that he's not sure why it's not an agenda item for every meeting until it is resolved. He also commented that Amelia Walk has had a lack of inspection and lack of property management over the last decade that has allowed the problem to become as big as it is. He added that problem is getting worse, so the issue needs to be kept front, and center and homeowners need to be kept informed.

A resident at 84879 Fall River added that a year ago her home had water into the lanai up to their slider door. Water is still currently standing in the preserve area, so if there is one more

rainstorm it will again make it way up to their home. She asked what the next steps are after the water management district's review is complete, and what the timeline is.

Mr. Robinson stated that Mr. Yuro has a design to install a control structure that will go behind a dozen homes behind Fall River and Sagamore.

The Board directed Mr. Yuro to put the control structure project out to bid so it's ready to go if the water management district gives their approval.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Jentz motioned to allow HAM radio operators to use their radios on the common areas.
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Mr. Robinson stated that he has asked the District Manager and District Counsel to come up with some proposed policy revisions related to activities on the common area properties to be discussed at a future meeting.

Mr. Jentz withdrew his motion.

Mr. Robinson stated that he will ask the landscape and operations staff to present something to the Board to improve landscaping in Phases 4 and 5 for consideration at a future meeting.

Mr. Jentz stated that the bike rack is over capacity and suggested purchasing one or two more.

On MOTION by Mr. Jentz seconded by Mr. Robinson with all in favor purchasing bike racks at an amount not to exceed \$300 was approved.
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TWELFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – October 21, 2025 at 6:00 p.m. at the Amelia Walk Amenity Center

FOURTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Amelia Walk
Community Development District

Unaudited Financial Reporting
September 30, 2025



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Amelia Walk
Community Development District
Combined Balance Sheet
September 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account-Wells Fargo Bank	\$ 51,859	\$ -	\$ -	\$ 51,859
Operating Account-Seacoast Bank	\$ 17,475	\$ -	\$ -	\$ 17,475
Due from Capital Projects	\$ 11,977	\$ -	\$ -	\$ 11,977
Due from Debt Service	\$ 12,582	\$ -	\$ -	\$ 12,582
Prepaid Expenses	\$ 46,734	\$ -	\$ -	\$ 46,734
Electric Deposits	\$ 2,215	\$ -	\$ -	\$ 2,215
<u>Investments:</u>				
US Bank Custody	\$ 62,568	\$ -	\$ -	\$ 62,568
State Board of Administration	\$ -	\$ -	\$ 442,204	\$ 442,204
<u>Series 2012</u>				
Reserve	\$ -	\$ 60,861	\$ -	\$ 60,861
Revenue	\$ -	\$ 94,321	\$ -	\$ 94,321
Prepayment	\$ -	\$ 7,806	\$ -	\$ 7,806
<u>Series 2016</u>				
Reserve	\$ -	\$ 174,600	\$ -	\$ 174,600
Revenue	\$ -	\$ 129,031	\$ -	\$ 129,031
Prepayment	\$ -	\$ 32,262	\$ -	\$ 32,262
Construction	\$ -	\$ -	\$ 1,580	\$ 1,580
<u>Series 2018</u>				
Reserve	\$ -	\$ 325,120	\$ -	\$ 325,120
Revenue	\$ -	\$ 316,753	\$ -	\$ 316,753
Prepayment	\$ -	\$ 92,678	\$ -	\$ 92,678
Construction	\$ -	\$ -	\$ 949	\$ 949
<u>Series 2018-3B</u>				
Reserve	\$ -	\$ 250,266	\$ -	\$ 250,266
Revenue	\$ -	\$ 354,736	\$ -	\$ 354,736
Prepayment	\$ -	\$ 27,982	\$ -	\$ 27,982
Construction	\$ -	\$ -	\$ 14,614	\$ 14,614
<u>Series 2023</u>				
Cap Interest	\$ -	\$ 2,813	\$ -	\$ 2,813
Revenue	\$ -	\$ 37,516	\$ -	\$ 37,516
Prepayment	\$ -	\$ 7,390	\$ -	\$ 7,390
Construction	\$ -	\$ -	\$ 62,776	\$ 62,776
Total Assets	\$ 205,410	\$ 1,914,135	\$ 522,123	\$ 2,641,667
Liabilities:				
Accounts Payable	\$ 47,084	\$ -	\$ 305,725	\$ 352,808
Deposit-Office Lease	\$ 200	\$ -	\$ -	\$ 200
Due to General Fund	\$ -	\$ 12,582	\$ 11,977	\$ 24,559
Total Liabilities	\$ 47,284	\$ 12,582	\$ 317,701	\$ 377,567
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 48,949	\$ -	\$ -	\$ 48,949
Restricted for:				
Debt Service - Series 2012	\$ -	\$ 161,956	\$ -	\$ 161,956
Debt Service - Series 2016	\$ -	\$ 334,181	\$ -	\$ 334,181
Debt Service - Series 2018	\$ -	\$ 730,380	\$ -	\$ 730,380
Debt Service - Series 2018-3B	\$ -	\$ 628,234	\$ -	\$ 628,234
Debt Service - Series 2023	\$ -	\$ 46,802	\$ -	\$ 46,802
Capital Projects - Series 2016	\$ -	\$ -	\$ 1,580	\$ 1,580
Capital Projects - Series 2018	\$ -	\$ -	\$ 949	\$ 949
Capital Projects - Series 2018-3B	\$ -	\$ -	\$ 14,614	\$ 14,614
Capital Projects - Series 2023	\$ -	\$ -	\$ 62,776	\$ 62,776
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 124,503	\$ 124,503
Unassigned	\$ 109,177	\$ -	\$ -	\$ 109,177
Total Fund Balances	\$ 158,126	\$ 1,901,553	\$ 204,421	\$ 2,264,100
Total Liabilities & Fund Balance	\$ 205,410	\$ 1,914,135	\$ 522,123	\$ 2,641,667

Amelia Walk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	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	\$ 3,825	\$ 14,425	\$ 10,600
Other Income-Clubhouse	\$ 500	\$ 500	\$ 8,714	\$ 8,214
Other Income-Comcast	\$ 10,614	\$ 10,614	\$ -	\$ (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	\$ 1,042,801	\$ 1,063,874	\$ 21,073
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 10,600	\$ 1,400
FICA Expense	\$ 842	\$ 842	\$ 811	\$ 31
Engineering Fees	\$ 10,000	\$ 10,000	\$ 32,964	\$ (22,964)
Assessment Roll Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Dissemination	\$ 3,675	\$ 3,675	\$ 5,225	\$ (1,550)
Dissemination-Amortization Schedules	\$ 1,200	\$ 1,200	\$ 1,500	\$ (300)
Trustee Fees	\$ 18,040	\$ 18,040	\$ 17,725	\$ 315
Arbitrage	\$ 2,400	\$ 2,400	\$ 1,800	\$ 600
Attorney Fees	\$ 50,000	\$ 50,000	\$ 62,295	\$ (12,295)
Annual Audit	\$ 4,000	\$ 4,000	\$ 3,850	\$ 150
Management Fees	\$ 56,261	\$ 56,261	\$ 56,261	\$ 0
Information Technology	\$ 840	\$ 840	\$ 840	\$ 0
Website Maintenance	\$ 420	\$ 420	\$ 420	\$ (0)
Travel & Per Diem	\$ 500	\$ 500	\$ -	\$ 500
Telephone	\$ 700	\$ 700	\$ 808	\$ (108)
Postage	\$ 500	\$ 500	\$ 740	\$ (240)
Printing	\$ 1,000	\$ 1,000	\$ 780	\$ 220
Insurance	\$ 11,829	\$ 11,829	\$ 11,006	\$ 823
Legal Advertising	\$ 5,500	\$ 5,500	\$ 561	\$ 4,940
Other Current Charges	\$ 2,700	\$ 2,700	\$ 2,062	\$ 638
Office Supplies	\$ 100	\$ 100	\$ 1	\$ 99
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 187,932	\$ 187,932	\$ 215,674	\$ (27,742)

Amelia Walk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
<u>Operations & Maintenance</u>				
Contract Services				
Landscaping & Fertilization Maintenance	\$ 175,000	\$ 175,000	\$ 169,165	\$ 5,835
Fountain Maintenance	\$ 2,650	\$ 2,650	\$ -	\$ 2,650
Lake Maintenance	\$ 28,620	\$ 28,620	\$ 33,842	\$ (5,222)
Security	\$ 8,684	\$ 8,684	\$ 5,719	\$ 2,965
Refuse	\$ 12,000	\$ 12,000	\$ 2,067	\$ 9,933
Management Company	\$ 16,670	\$ 16,670	\$ 16,670	\$ (0)
Subtotal Contract Services	\$ 243,624	\$ 243,624	\$ 227,463	\$ 16,161
Repairs and Maintenance				
Repairs & Maintenance	\$ 60,000	\$ 60,000	\$ 69,444	\$ (9,444)
Landscaping Extras (Flowers & Mulch)	\$ 18,309	\$ 18,309	\$ 34,355	\$ (16,045)
Irrigation Repairs	\$ 8,500	\$ 8,500	\$ 26,122	\$ (17,622)
Speed Control	\$ 12,000	\$ 12,000	\$ 14,475	\$ (2,475)
Subtotal Repairs and Maintenance	\$ 98,809	\$ 98,809	\$ 144,396	\$ (45,587)
				\$ -
Utilities				
Electric	\$ 35,000	\$ 35,000	\$ 23,236	\$ 11,764
Streetlighting	\$ 42,000	\$ 42,000	\$ 38,959	\$ 3,041
Water & Wastewater	\$ 75,000	\$ 75,000	\$ 52,254	\$ 22,746
Subtotal Utilities	\$ 152,000	\$ 152,000	\$ 114,448	\$ 37,552
				\$ -
Amenity Center				
Insurance	\$ 40,000	\$ 40,000	\$ 35,732	\$ 4,268
Pool Maintenance	\$ 15,000	\$ 15,000	\$ 30,564	\$ (15,564)
Pool Permit	\$ 300	\$ 300	\$ 265	\$ 35
Amenity Management	\$ 81,900	\$ 81,900	\$ 81,900	\$ -
Cable TV/Internet/Telephone	\$ 6,000	\$ 6,000	\$ 6,471	\$ (471)
Janitorial Service	\$ 12,736	\$ 12,736	\$ 12,736	\$ 0
Special Events	\$ 10,000	\$ 10,000	\$ 4,732	\$ 5,268
Decorations-Holiday	\$ 4,000	\$ 4,000	\$ 1,871	\$ 2,129
Facility Maintenance (including Fitness Equip)	\$ 5,500	\$ 5,500	\$ 7,552	\$ (2,052)
Lease	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Center	\$ 175,436	\$ 175,436	\$ 181,823	\$ (6,387)
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	\$ 854,870	\$ 853,131	\$ 1,738
Total Expenditures	\$ 1,042,801	\$ 1,042,801	\$ 1,068,805	\$ (26,004)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (4,931)	
Net Change in Fund Balance	\$ -		\$ (4,931)	
Fund Balance - Beginning			\$ 163,057	
Fund Balance - Ending			\$ 158,126	

Amelia Walk

Community Development District

Debt Service Fund Series 2012

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 111,206	\$ 111,206	\$ 109,886	\$ (1,319)
Assessments - Prepayments	\$ -	\$ -	\$ 15,380	\$ 15,380
Interest	\$ -	\$ -	\$ 7,009	\$ 7,009
Total Revenues	\$ 111,206	\$ 111,206	\$ 132,276	\$ 21,070
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)		\$ (7,449)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (14,069)		\$ (7,449)	
Fund Balance - Beginning	\$ 107,368		\$169,405	
Fund Balance - Ending	\$ 93,298		\$ 161,956	

Amelia Walk

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 187,055	\$ 187,055	\$ 182,341	\$ (4,715)
Assessments - Prepayments	\$ -	\$ -	\$ 58,474	\$ 58,474
Interest	\$ -	\$ -	\$ 13,206	\$ 13,206
Total Revenues	\$ 187,055	\$ 187,055	\$ 254,021	\$ 66,966
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	\$ 64,438	\$ 63,688	\$ 750
Special Call - 5/1	\$ -	\$ -	\$ 30,000	\$ (30,000)
Total Expenditures	\$ 175,113	\$ 175,113	\$ 229,438	\$ (54,325)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,943		\$ 24,584	
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		\$ (56,398)	
Fund Balance - Beginning	\$ 187,805		\$390,579	
Fund Balance - Ending	\$ 199,748		\$ 334,181	

Amelia Walk
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 453,911	\$ 453,911	\$ 444,233	\$ (9,679)
Interest	\$ -	\$ -	\$ 27,307	\$ 27,307
Total Revenues	\$ 453,911	\$ 453,911	\$ 704,604	\$ 250,693
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	\$ -	\$ -	\$ 925	\$ (925)
Special Call - 2/1	\$ -	\$ -	\$ 70,000	\$ (70,000)
Interest - 5/1	\$ 155,163	\$ 155,163	\$ 154,116	\$ 1,047
Special Call - 5/1	\$ -	\$ -	\$ 85,000	\$ (85,000)
Total Expenditures	\$ 467,825	\$ 467,825	\$ 627,703	\$ (159,878)
Excess (Deficiency) of Revenues over Expenditures	\$ (13,914)		\$ 76,901	
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)		\$ (33,308)	
Fund Balance - Beginning	\$ 418,416		\$ 763,688	
Fund Balance - Ending	\$ 404,503		\$ 730,380	

Amelia Walk

Community Development District

Debt Service Fund Series 2018-3B

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 520,619	\$ 520,619	\$ 505,591	\$ (15,028)
Assessments - Prepayments	\$ -	\$ -	\$ 140,189	\$ 140,189
Interest	\$ -	\$ -	\$ 34,946	\$ 34,946
Total Revenues	\$ 520,619	\$ 520,619	\$ 680,726	\$ 160,107
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	\$ 181,956	\$ 180,250	\$ 1,706
Interest - 8/1	\$ -	\$ -	\$ 1,186	\$ (1,186)
Special Call - 5/1	\$ -	\$ -	\$ 55,000	\$ (55,000)
Special Call - 8/1	\$ -	\$ -	\$ 90,000	\$ (90,000)
Total Expenditures	\$ 506,975	\$ 506,975	\$ 716,922	\$ (209,947)
Excess (Deficiency) of Revenues over Expendit	\$ 13,644		\$ (36,195)	
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		\$ (424,157)	
Fund Balance - Beginning	\$ 459,077		\$ 1,052,392	
Fund Balance - Ending	\$ 472,721		\$ 628,234	

Amelia Walk

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 102,229	\$ 102,229	\$ 97,610	\$ (4,619)
Assessments - Prepayments	\$ -	\$ -	\$ 23,968	\$ 23,968
Interest	\$ -	\$ -	\$ 2,560	\$ 2,560
Total Revenues	\$ 102,229	\$ 102,229	\$124,137	\$ 21,908
Expenditures:				
Interest - 11/1	\$ 35,878	\$ 35,878	\$ 35,497	\$ 381
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)
Special Call - 8/1	\$ -	\$ -	\$ 6,000	\$ (6,000)
Total Expenditures	\$ 136,755	\$ 136,755	\$ 156,533	\$ (19,778)
Excess (Deficiency) of Revenues over Expendit	\$ (34,526)		\$ (32,396)	
Net Change in Fund Balance	\$ (34,526)		\$ (32,396)	
Fund Balance - Beginning	\$ 75,918		\$ 79,197	
Fund Balance - Ending	\$ 41,392		\$ 46,802	

Amelia Walk
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 14,905	\$ 14,905
Total Revenues	\$ -	\$ -	\$ 14,905	\$ 14,905
Expenditures:				
Capital Outlay	\$ 185,000	\$ 185,000	\$ 462,766	\$ (277,766)
Total Expenditures	\$ 185,000	\$ 185,000	\$ 462,766	\$ (277,766)
Excess (Deficiency) of Revenues over Expenditures	\$ (185,000)		\$ (447,861)	
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	\$ -		\$ 66,026	
Fund Balance - Beginning			\$58,477	
Fund Balance - Ending			\$ 124,503	

Amelia Walk
Community Development District
Capital Projects Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 58	\$ 58
Total Revenues	\$ -	\$ -	\$ 58	\$ 58
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 58	
Net Change in Fund Balance	\$ -		\$ 58	
Fund Balance - Beginning			\$ 1,522	
Fund Balance - Ending			\$ 1,580	

Amelia Walk
Community Development District
Capital Projects Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 35	\$ 35
Total Revenues	\$ -	\$ -	\$ 35	\$ 35
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 35	
Net Change in Fund Balance	\$ -		\$ 35	
Fund Balance - Beginning			\$ 915	
Fund Balance - Ending			\$ 949	

Amelia Walk
Community Development District
Capital Projects Fund Series 2018-3B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 2,376	\$ 2,376
Total Revenues	\$ -	\$ -	\$ 2,376	\$ 2,376
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 240,127	\$ (240,127)
Total Expenditures	\$ -	\$ -	\$ 240,127	\$ (240,127)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (237,751)	
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	\$ -		\$ 12,514	
Fund Balance - Beginning			\$ 2,100	
Fund Balance - Ending			\$ 14,614	

Amelia Walk
Community Development District
Capital Projects Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 3,985	\$ 3,985
Total Revenues	\$ -	\$ -	\$ 3,985	\$ 3,985
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ (3,263)	\$ 3,263
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ (3,263)	\$ 3,263
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 7,248	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 7,248	
Fund Balance - Beginning			\$ 55,528	
Fund Balance - Ending			\$ 62,776	

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	\$ 687	\$ 340	\$ 14,425
Other Income-Clubhouse	\$500	\$ -	\$ 1,217	\$ 506	\$ 710	\$ -	\$ 1,458	\$ 673	\$ 1,241	\$ 1,315	\$ 795	\$ -	\$ 799	\$ 8,714
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	\$ 687	\$ 1,139	\$ 1,063,874
Expenditures:														
General & Administrative:														
Supervisor Fees	\$12,000	\$ 800	\$ 800	\$ 1,000	\$ 600	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ 800	\$ 10,600
FICA Expense	\$842	\$ 61	\$ 61	\$ 77	\$ 46	\$ 77	\$ 77	\$ 77	\$ 61	\$ 61	\$ 77	\$ 77	\$ 61	\$ 811
Engineering Fees	\$10,000	\$ 4,208	\$ 1,485	\$ 1,733	\$ 4,373	\$ 1,980	\$ 2,875	\$ 3,465	\$ 1,980	\$ 4,785	\$ 4,050	\$ 2,032	\$ -	\$ 32,964
Assessment Roll Administration	\$5,250	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Dissemination	\$3,675	\$ 306	\$ 306	\$ 306	\$ 306	\$ 306	\$ 306	\$ 1,256	\$ 306	\$ 306	\$ 906	\$ 306	\$ 306	\$ 5,225
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	\$ 6,140	\$ 4,103	\$ 4,842	\$ 62,295
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	\$ 4,688	\$ 4,688	\$ 56,261
Information Technology	\$840	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ 840
Website Maintenance	\$420	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 420
Travel & Per Diem	\$500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$700	\$ 108	\$ 58	\$ 65	\$ 62	\$ 40	\$ 90	\$ 65	\$ 59	\$ 85	\$ 56	\$ 73	\$ 46	\$ 808
Postage	\$500	\$ 39	\$ 8	\$ 84	\$ 158	\$ 112	\$ 70	\$ 62	\$ 17	\$ 60	\$ 54	\$ 47	\$ 29	\$ 740
Printing	\$1,000	\$ 17	\$ 77	\$ 66	\$ 55	\$ 50	\$ 65	\$ 37	\$ 39	\$ 126	\$ 82	\$ 41	\$ 125	\$ 780
Insurance	\$11,829	\$ 11,006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,006
Legal Advertising	\$5,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 228	\$ -	\$ -	\$ -	\$ 223	\$ 109	\$ -	\$ 561
Other Current Charges	\$2,700	\$ 171	\$ 137	\$ 242	\$ 183	\$ 203	\$ 171	\$ 137	\$ 147	\$ 151	\$ 141	\$ 216	\$ 162	\$ 2,062
Office Supplies	\$100	\$ -	\$ 0	\$ 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	\$ 18,122	\$ 12,797	\$ 11,164	\$ 215,674

Amelia Walk
Community Development District
Month to Month
FY 2025

	Adopted Budget	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
<u>Operations & Maintenance</u>														
Contract Services														
Landscaping & Fertilization Maintenance	\$175,000	\$ 12,002	\$ 12,836	\$ 12,002	\$ 12,002	\$ 12,002	\$ 12,836	\$ 12,002	\$ 32,702	\$ 12,836	\$ 12,362	\$ 13,221	\$ 12,362	\$ 169,165
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	\$ 2,515	\$ 2,515	\$ 33,842
Security	\$8,684	\$ 453	\$ 453	\$ 453	\$ 573	\$ 458	\$ 458	\$ 458	\$ 755	\$ 690	\$ 474	\$ 493	\$ -	\$ 5,719
Refuse	\$12,000	\$ 159	\$ 159	\$ 158	\$ 157	\$ 158	\$ 159	\$ 159	\$ 158	\$ 200	\$ 198	\$ 201	\$ 201	\$ 2,067
Management Company	\$16,670	\$ 1,389	\$ 1,389	\$ 1,389	\$ 1,389	\$ 1,389	\$ 1,389	\$ 1,389	\$ 1,389	\$ 1,389	\$ 1,389	\$ 1,389	\$ 1,389	\$ 16,670
Subtotal Contract Services	\$ 243,624	\$ 16,421	\$ 17,255	\$ 16,419	\$ 16,540	\$ 16,425	\$ 17,261	\$ 16,426	\$ 37,520	\$ 21,972	\$ 16,938	\$ 17,819	\$ 16,467	\$ 227,463
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	\$ 10,316	\$ 4,110	\$ 69,444
Landscaping Extras (Flowers & Mulch)	\$18,309	\$ 4,795	\$ -	\$ -	\$ 4,795	\$ -	\$ -	\$ -	\$ 4,795	\$ -	\$ 8,284	\$ -	\$ 11,686	\$ 34,355
Irrigation Repairs	\$8,500	\$ 3,907	\$ -	\$ 3,297	\$ -	\$ 348	\$ -	\$ 850	\$ 3,323	\$ 927	\$ 11,042	\$ -	\$ 2,427	\$ 26,122
Speed Control	\$12,000	\$ 1,220	\$ 1,632	\$ 1,428	\$ 1,512	\$ 1,728	\$ 1,296	\$ 864	\$ 1,296	\$ 1,987	\$ -	\$ -	\$ 1,512	\$ 14,475
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	\$ 10,316	\$ 19,734	\$ 144,396
Utilities														
Electric	\$35,000	\$ 1,920	\$ 1,915	\$ 1,583	\$ 1,888	\$ 1,907	\$ 1,626	\$ 1,812	\$ 2,064	\$ 2,150	\$ 2,080	\$ 2,316	\$ 1,975	\$ 23,236
Streetlighting	\$42,000	\$ 3,180	\$ 3,180	\$ 3,180	\$ 3,259	\$ 3,270	\$ 3,270	\$ 3,270	\$ 3,270	\$ 3,270	\$ 3,270	\$ 3,270	\$ 3,270	\$ 38,959
Water & Wastewater	\$75,000	\$ 8,781	\$ 4,619	\$ 3,337	\$ 1,456	\$ 4,140	\$ 2,335	\$ 9,068	\$ 4,477	\$ 3,044	\$ 3,965	\$ 3,193	\$ 3,839	\$ 52,254
Subtotal Utilities	\$ 152,000	\$ 13,882	\$ 9,714	\$ 8,100	\$ 6,603	\$ 9,316	\$ 7,230	\$ 14,149	\$ 9,811	\$ 8,463	\$ 9,315	\$ 8,780	\$ 9,084	\$ 114,448
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	\$ 3,209	\$ 1,812	\$ 30,564
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	\$ 6,825	\$ 6,825	\$ 81,900
Cable TV/Internet/Telephone	\$6,000	\$ 477	\$ 477	\$ 477	\$ 511	\$ 511	\$ 511	\$ 511	\$ 511	\$ 511	\$ 658	\$ 658	\$ 658	\$ 6,471
Janitorial Service	\$12,736	\$ 1,061	\$ 1,061	\$ 1,061	\$ 1,061	\$ 1,061	\$ 1,061	\$ 1,061	\$ 1,061	\$ 1,061	\$ 1,061	\$ 1,061	\$ 1,061	\$ 12,736
Special Events	\$10,000	\$ 645	\$ 8	\$ 1,348	\$ -	\$ -	\$ 237	\$ 809	\$ -	\$ -	\$ -	\$ 1,686	\$ -	\$ 4,732
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	\$ 288	\$ 2,349	\$ 7,552
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	\$ 13,727	\$ 12,704	\$ 181,823
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	\$ 48,484	\$ 76,826	\$ 46,968	\$ 60,956	\$ 50,641	\$ 57,990	\$ 853,131
Total Expenditures	\$ 1,042,801	\$ 134,251	\$ 60,735	\$ 62,715	\$ 251,219	\$ 60,457	\$ 61,147	\$ 65,018	\$ 94,373	\$ 67,219	\$ 79,078	\$ 63,439	\$ 69,155	\$ 1,068,805
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (134,251)	\$ 75,995	\$ 759,460	\$ (226,081)	\$ (39,641)	\$ (48,031)	\$ (35,250)	\$ (87,918)	\$ (61,068)	\$ (77,378)	\$ (62,752)	\$ (68,015)	\$ (4,931)
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)	\$ (35,250)	\$ (87,918)	\$ (61,068)	\$ (77,378)	\$ (62,752)	\$ (68,015)	\$ (4,931)

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)	(\$70,000.00)
	May 1, 2025 (Special Call)	(\$85,000.00)
Current Bonds Outstanding		\$5,710,000.00

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)
	August 1, 2025 (Special Call)	(\$90,000.00)
Current Bonds Outstanding		\$6,705,000.00

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)
Less:	August 1, 2025 (Prepayment)	(\$6,000.00)
Current Bonds Outstanding		\$1,028,000.00

Total Current Bonds Outstanding		\$16,483,000.00
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Amelia Walk
Community Development District
Capital Reserves

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

Opening Balance in Capital Reserve Fund		\$0.00
Source of Funds:	Interest Earned	\$36,407.50
	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)
	Roadways-Asphalt/Mill/Pave & Striping	(\$321,815.27)
	Other Capital Projects	(\$298,879.49)
	Professional Fees/Contingencies	(\$20,114.36)
Adjusted Balance in Capital Reserve Fund Account at September 30, 2025		<u><u>\$116,668.93</u></u>

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

Book Balance of Capital Reserve Fund at September 30, 2025		\$116,668.93
A. n/a		
	Contract Amount	\$0.00
	Paid to Date	\$0.00
	Balance on Contract	\$0.00
B. n/a		
	Contract Amount	\$0.00
	Paid to Date	\$0.00
	Balance on Contract	\$0.00
Capital Reserve Funds available at September 30, 2025		<u><u>\$116,668.93</u></u>

3. Investments - State Board of Administration

September 30, 2025	Type	Yield	Due	Maturity	Principal
Capital Reserve Fund	Overnight	4.39%	n/a	\$442,203.80	\$442,203.80
Contracts/Transfers in Transit					(\$325,534.87)
Balance at 9/30/2025					<u><u>\$116,668.93</u></u>

Amelia Walk
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

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

ON ROLL ASSESSMENTS

42.87%	4.69%	7.78%	18.94%	21.56%	4.16%	100.00%
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Date	Distribution	Gross Amount	Discount/Penalty	Commission	Net Receipts	O&M Portion	2012 Debt Service	2016 Debt Service	2018 Debt Service	2018-3B Debt Service	2023 Debt Service	Total
10/29/24	Distribution #1	\$11,755.13	\$470.21	\$225.70	\$11,059.22	\$4,740.95	\$518.26	\$859.98	\$2,095.15	\$2,384.53	\$460.36	\$10,598.87
11/14/24	PROP APPRAISER	\$0.00	\$0.00	\$22,023.00	(\$22,023.00)	(\$9,440.98)	(\$1,032.05)	(\$1,712.53)	(\$4,172.21)	(\$4,748.49)	(\$916.74)	(\$21,106.26)
11/21/24	Distribution #2	\$304,156.20	\$12,166.25	\$5,839.80	\$286,150.15	\$122,668.93	\$13,409.64	\$22,251.36	\$54,210.52	\$61,698.22	\$11,911.47	\$274,238.67
12/05/24	Distribution #3	\$1,914,077.17	\$76,563.09	\$36,750.28	\$1,800,763.80	\$771,964.55	\$84,387.85	\$140,029.46	\$341,150.79	\$388,271.41	\$74,959.74	\$1,725,804.06
12/20/24	Distribution #4	\$121,829.63	\$3,654.89	\$2,363.49	\$115,811.25	\$49,646.81	\$5,427.18	\$9,005.62	\$21,940.19	\$24,970.62	\$4,820.83	\$110,990.42
01/08/25	Distribution #5	\$53,410.24	\$1,602.31	\$1,036.16	\$50,771.77	\$21,765.21	\$2,379.28	\$3,948.07	\$9,618.60	\$10,947.15	\$2,113.46	\$48,658.31
02/07/25	Distribution #6	\$34,088.59	681.7718367	\$668.14	\$32,738.68	\$14,034.66	\$1,534.21	\$2,545.80	\$6,202.27	\$7,058.95	\$1,362.80	\$31,375.89
03/12/25	Distribution #7	\$21,951.62	\$219.52	\$434.64	\$21,297.46	\$9,129.95	\$998.05	\$1,656.12	\$4,034.76	\$4,592.05	\$886.54	\$20,410.93
04/08/25	Distribution #8	\$30,577.92	\$0.00	\$611.56	\$29,966.36	\$12,846.20	\$1,404.29	\$2,330.22	\$5,677.06	\$6,461.19	\$1,247.40	\$28,718.96
04/08/25	INTEREST	\$0.00	\$0.00	\$0.00	\$883.20	\$378.62	\$41.39	\$68.68	\$167.32	\$190.43	\$36.76	\$846.44
05/07/25	Distribution #9	\$9,181.28	(\$91.81)	\$185.46	\$9,087.63	\$3,895.75	\$425.87	\$706.66	\$1,721.63	\$1,959.43	\$378.29	\$8,709.34
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

October 21, 2025

Date	Check Numbers	Amount
WELLS FARGO BANK		
09/09/25	3966	\$1,410.90
10/13/25	3967	\$1,755.47
SEACOAST BANK		
09/18/25	582-588	\$48,231.45
09/30/25	589-590	\$864.00
09/30/25	AUTOPAY	\$5,245.06
10/02/25	591-602	\$43,517.64
10/10/25	603-610	\$341,609.91
Total		\$442,634.43

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/09/25	00279	9/03/25	6177-090 202508 320-57200-52000 CC PURCHASES THRU 9/3/25		*	1,141.07	
		9/03/25	6177-090 202508 320-57200-62000 CC PURCHASES THRU 9/3/25		*	269.83	
				WELLS FARGO-ACH			1,410.90 003966
10/13/25	00279	10/03/25	6177-100 202509 320-57200-52000 CC PURCHASES THRU 10/3/25		*	1,207.44	
		10/03/25	6177-100 202509 320-57200-62000 CC PURCHASES THRU 10/3/25		*	548.03	
				WELLS FARGO-ACH			1,755.47 003967
TOTAL FOR BANK A						3,166.37	

AWLK -AMELIA WALK - SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	 #
9/18/25	00276	9/16/25	9504327	202509	320-57200-46202	IRRIGATION INSPEC 09/25			BRIGHTVIEW LANDSCAPE SERVICES	*	226.98	226.98	000582
9/18/25	00049	9/10/25	29124	202509	300-15500-10000	FIA WC RENEW POLICY 10/25				*	850.00		
		9/15/25	29252	202509	300-15500-10000	RENEW POLICY 10/25-10/26			EGIS INSURANCE ADVISORS, LLC	*	45,884.00	46,734.00	000583
9/18/25	00021	9/19/25	33534-09	202509	300-15500-10100	SVCS 09/25			FPL-ACH	*	200.00	200.00	000584
9/18/25	00258	9/05/25	7190084	202509	320-57200-46500	SUPPLIES 09/25			HAWKINS, INC.	*	297.00	297.00	000585
9/18/25	00112	9/11/25	14371	202509	320-57200-34504	SECURITY SVCS 09/25			NASSAU COUNTY SHERIFF'S OFFICE	*	216.00	216.00	000586
9/18/25	00028	8/16/25	0687-001	202509	320-57200-43300	SVCS 09/25			REPUBLIC SERVICES #687(AUTO PAY)	*	201.47	201.47	000587
9/18/25	00055	9/11/25	1190	202508	320-57200-62000	PRESSURE WASHING 08/25			RIVERSIDE MANAGEMENT SERVICES, INC.	*	356.00	356.00	000588
9/30/25	00112	9/18/25	14376	202509	320-57200-34504	SECURITY SVCS 09/25			NASSAU COUNTY SHERIFF'S OFFICE	*	432.00	432.00	000589
9/30/25	00112	9/23/25	14388	202509	320-57200-34504	SECURITY SVCS 09/25			NASSAU COUNTY SHERIFF'S OFFICE	*	432.00	432.00	000590
10/02/25	00322	8/28/25	13541	202508	320-57200-62000	BALANCE 08/25			AMERICAN FLOORING	*	310.80	310.80	000591
10/02/25	00276	9/23/25	9509399	202509	320-57200-46202	REPAIR ZONES 09/25				*	2,200.00		
		10/01/25	951015	202510	320-57200-46200	MAINT 10/25			BRIGHTVIEW LANDSCAPE SERVICES	*	12,362.06	14,562.06	000592

AWLK -AMELIA WALK - SHENNING

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
10/02/25	00277	9/25/25 4415	202510 320-57200-46400			*	1,300.00	
		POOL SVCS 10/25			CBUSS ENTERPRISES			1,300.00 000593
10/02/25	00321	8/15/25 10639190	202508 300-13100-10000			*	8,257.14	
		INSTALL HDPE SDR 9 08/25						
		8/15/25 10639190	202508 320-53800-60000			*	8,257.14	
		INSTALL HDPE SDR 9 08/25						
		8/15/25 10639190	202508 300-20700-10000			*	8,257.14-	
		INSTALL HDPE SDR 9 08/25			DUCK DUCK ROOTER PLUMBING, SEPTIC			8,257.14 000594
10/02/25	00311	9/16/25 793665	202509 300-13100-10000			*	3,719.60	
		POPLAR EROSION PROJECT						
		9/16/25 793665	202509 320-53800-60000			*	3,719.60	
		POPLAR EROSION PROJECT						
		9/16/25 793665	202509 300-20700-10000			*	3,719.60-	
		POPLAR EROSION PROJECT			THE GREENERY INC			3,719.60 000595
10/02/25	00323	9/16/25 2125	202509 320-57200-62000			*	3,425.00	
		CONCRETE WORK 09/25			HAPPY DAYS OUTDOOR SERVICES			3,425.00 000596
10/02/25	00258	10/01/25 7214919	202510 320-57200-46500			*	942.00	
		SUPPLIES 10/25			HAWKINS, INC.			942.00 000597
10/02/25	00269	10/02/25 25-00213	202510 310-51300-48000			*	112.50	
		NOTICE OF RULE #25-00213N			JACKSONVILLE DAILY RECORD			112.50 000598
10/02/25	00036	9/30/25 31240504	202509 320-57200-43100			*	3,839.25	
		SVCS 09/25			JEA			3,839.25 000599
10/02/25	00263	9/11/25 13089	202508 310-51300-31500			*	4,102.57	
		SVCS 08/25			KILINSKI VAN WYK PLLC			4,102.57 000600
10/02/25	00112	10/01/25 14401	202509 320-57200-34504			*	432.00	
		SECURITY SVCS 09/25			NASSAU COUNTY SHERIFF'S OFFICE			432.00 000601
10/02/25	00220	10/01/25 PSI20959	202510 310-51300-60200			*	2,514.72	
		MAINT 10/25			SOLITUDE LAKE MANAGEMENT			2,514.72 000602

AWLK -AMELIA WALK - SHENNING

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
10/10/25	00276	9/23/25 9509553	202509 320-57200-46201	MOW DRAINAGE DITCH 09/25	*	5,800.00	
		9/23/25 9509631	202509 320-57200-46201	CUT DOWN PINE TREE 09/25	*	240.50	
		9/26/25 9528850	202509 320-57200-46201	HYDRO SEED 09/25	*	5,645.16	
				BRIGHTVIEW LANDSCAPE SERVICES			11,685.66 000603
10/10/25	00324	9/25/25 26789	202509 300-13100-10000	SVCS 09/25/25 IMPROVEMENT	*	305,724.51	
		9/25/25 26789	202509 320-53800-60000	SVCS 09/25/25 IMPROVEMENT	*	305,724.51	
		9/25/25 26789	202509 300-20700-10000	SVCS 09/25/25 IMPROVEMENT	*	305,724.51-	
				DUVAL ASPHALT			305,724.51 000604
10/10/25	00306	10/01/25 92981	202510 310-51300-54000	ANNUAL FEE 10/25	*	175.00	
				FLORIDACOMMERCE			175.00 000605
10/10/25	00001	9/15/25 370	202510 310-51300-31400	ASSESSMENT CERT FY2026	*	5,513.00	
		10/01/25 368	202510 320-57200-34700	CONTRACT ADMIN 10/25	*	1,458.67	
		10/01/25 368	202510 320-57200-34001	FACILITY MGMT 10/25	*	7,166.25	
		10/01/25 368	202510 320-57200-34200	JANITORIAL 10/25	*	1,114.42	
		10/01/25 369	202510 310-51300-34000	MGMT FEE 10/25	*	4,922.83	
		10/01/25 369	202510 310-51300-35100	WEBSITE ADMIN 10/25	*	36.75	
		10/01/25 369	202510 310-51300-35101	INFO TECH 10/25	*	73.50	
		10/01/25 369	202510 310-51300-31200	DISSEMINATION AGENT SVCS	*	321.58	
		10/01/25 369	202510 310-51300-51000	OFFICE SUPPLIES 10/25	*	.15	
		10/01/25 369	202510 310-51300-42000	POSTAGE 10/25	*	65.61	
		10/01/25 369	202510 310-51300-42500	COPIES 10/25	*	54.30	
		10/01/25 369	202510 310-51300-41000	TELEPHONE 10/25	*	69.20	
				GOVERNMENTAL MANAGEMENT SERVICES			20,796.26 000606

AWLK -AMELIA WALK - SHENNING

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
10/10/25	00258	10/06/25 7218296	202510 320-57200-46500		*	358.76	
		SUPPLIES 10/25					
		10/06/25 7218595	202510 320-57200-46500		*	45.00-	
		SUPPLIES 10/25					
				HAWKINS, INC.			313.76 000607
10/10/25	00269	10/09/25 25-0021N	202510 310-51300-48000		*	184.00	
		LEGAL AD #25-0021N					
				JACKSONVILLE DAILY RECORD			184.00 000608
10/10/25	00112	10/07/25 14424	202510 320-57200-34504		*	216.00	
		SECURITY SVCS 10/25					
				NASSAU COUNTY SHERIFF'S OFFICE			216.00 000609
10/10/25	00220	9/02/25 PS120209	202509 310-51300-60200		*	2,514.72	
		MAINT 09/25					
				SOLITUDE LAKE MANAGEMENT			2,514.72 000610
TOTAL FOR BANK B						434,223.00	

AWLK -AMELIA WALK - SHENNING

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/30/25	00021	9/18/25 SEPT25	202509 320-57200-43000		*	1,975.19	
		SERVICE THRU 9/18/25					
		9/18/25 SEPT25	202509 320-57200-43001		*	3,269.87	
		SERVICE THRU 9/18/25					
FPL-ACH							5,245.06 080001

TOTAL FOR BANK Z						5,245.06	
TOTAL FOR REGISTER						442,634.43	

AWLK -AMELIA WALK - SHENNING

AMELIA WALK CREDIT CARD PURCHASES

NAME: Chip Dellinger

Date	Amount	Description	Billing Code	
09/02/2025	(\$118.89)	AMAZON MKTPL*4S3B645G3 AMZN.COM/BILLWA	1-320-57200-52000	
08/30/2025	(\$49.00)	SKEDDA.COM DALLAS TX	1-320-57200-52000	
08/29/2025	(\$132.47)	AMAZON MKTPL*A16S324E3 AMZN.COM/BILLWA	1-320-57200-52000	
08/28/2025	(\$133.47)	AMAZON MKTPL*UC8T76GS3 AMZN.COM/BILLWA	1-320-57200-52000	
08/28/2025	(\$33.99)	AMAZON MKTPL*N58H81R62 AMZN.COM/BILLWA	1-320-57200-52000	
08/27/2025	(\$189.93)	AMAZON MKTPL*XB86R9ZO3 AMZN.COM/BILLWA	1-320-57200-62000	
08/23/2025	(\$79.20)	EIG*CONSTANTCONTACT.C WALTHAM MA	1-320-57200-52000	
08/14/2025	(\$79.90)	THE HOME DEPOT #6921 YULEE FL	1-320-57200-62000	
08/14/2025	\$51.92	THE HOME DEPOT #6921 YULEE FL	1-320-57200-52000	
08/13/2025	(\$51.92)	THE HOME DEPOT #6921 YULEE FL	1-320-57200-52000	
08/08/2025	(\$104.90)	THE HOME DEPOT #6921 YULEE FL	1-320-57200-52000	
08/04/2025	(\$489.15)	AMAZON MKTPL*G60CU7503 AMZN.COM/BILLWA	1-320-57200-52000	

001.320.57200.52000

\$1,141.07

001.320.57200.62000

\$269.83

Constant Contact Payment Receipt for Chip Dellinger

From Constant Contact Billing <notification@constantcontact.com>

Date Sat 8/23/2025 4:25 AM

To ameliawalkmanager@gmsnf.com <ameliawalkmanager@gmsnf.com>



Payment Receipt for August 23, 2025

Thank you for your recent payment. Your payment receipt is found below.

Attention: Chip Dellinger
Amelia Walk CDD
5385 N Nob Hill Road
Sunrise, FL 33351-4761
US
9046315135

User Name: ameliawalkmanager@gmsnf.com

Today's Date: August 23, 2025

Payment Date: August 23, 2025

Payment Method: MC (last 4 digits: 9986)

Amount: \$79.20

Thank you for your payment!

Amounts shown may reflect sales tax which is applicable in certain areas.

You can view payment receipts at any time in the Billing tab of your account.

We appreciate your business.
Best Regards,
Constant Contact Billing

If you have questions, please reach out out to [Customer Support](#).

All subscriptions automatically renew, at the then current list price (plus applicable taxes), unless cancelled prior to your next billing date. Your monthly bill may increase depending on your highest contact list size and email sends. [Overage Fees may apply. You may cancel at any time by calling us.](#)

Please do not reply to this email, as the reply address does not go to a monitored mailbox. If you have additional questions, please visit our Help Center at <https://www.constantcontact.com/help>.

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890 Winter St, Waltham, MA 02451

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Final Details for Order #114-2296543-9645060

Paid By: Amelia Walk CDD

Placed By: Kelly Mullins

Order Placed: July 29, 2025

Amazon.com order number: 114-2296543-9645060

Order Total: \$489.15

Shipped on July 30, 2025	
Items Ordered	Price
2 Of: Sunco 6 Pack LED Bug Light Bulbs Outdoor A15 Yellow Bug Repellent Porch Light 8W Dimmable 2000K Amber Glow, E26 Medium Base, Instant On, Flicker Free, UL Listed Sold by: Sunco Lighting (seller profile) Business Price Condition: New	\$19.59
Shipping Address: Kelly Mullins 85287 Majestic Walk Blvd. Fernandina Beach, FL 32034 United States	Item(s) Subtotal: \$39.18 Shipping & Handling: \$0.03 Free Shipping: -\$0.03 ----- Total before tax: \$39.18 Sales Tax: \$0.00 -----
Shipping Speed: FREE Shipping	Total for This Shipment: \$39.18 -----

Shipped on July 30, 2025	
Items Ordered	Price
1 Of: Commercial Zone-73290199 PolyTec 42 Gallon Square Waste Container with Dome Lid Color: Black Sold by: Amazon (seller profile) Business Price Condition: New	\$149.99
Shipping Address: Kelly Mullins 85287 Majestic Walk Blvd. Fernandina Beach, FL 32034 United States	Item(s) Subtotal: \$149.99 Shipping & Handling: \$2.32 Free Shipping: -\$2.32 ----- Total before tax: \$149.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Shipping	Total for This Shipment: \$149.99 -----

Shipped on July 30, 2025	
Items Ordered	Price

1 Of: <i>Commercial Zone-73290199 PolyTec 42 Gallon Square Waste Container with Dome Lid Color: Black</i>		\$149.99
Sold by: Amazon (seller profile)		
Business Price		
Condition: New		
Shipping Address:		
Kelly Mullins		Item(s) Subtotal: \$149.99
85287 Majestic Walk Blvd.		Shipping & Handling: \$2.32
Fernandina Beach, FL 32034		Free Shipping: -\$2.32
United States		-----
		Total before tax: \$149.99
Shipping Speed:		Sales Tax: \$0.00
FREE Shipping		-----
		Total for This Shipment: \$149.99

Shipped on August 3, 2025		
Items Ordered		Price
1 Of: <i>Commercial Zone-73290199 PolyTec 42 Gallon Square Waste Container with Dome Lid Color: Black</i>		\$149.99
Sold by: Amazon (seller profile)		
Business Price		
Condition: New		
Shipping Address:		
Kelly Mullins		Item(s) Subtotal: \$149.99
85287 Majestic Walk Blvd.		Shipping & Handling: \$2.32
Fernandina Beach, FL 32034		Free Shipping: -\$2.32
United States		-----
		Total before tax: \$149.99
Shipping Speed:		Sales Tax: \$0.00
FREE Shipping		-----
		Total for This Shipment: \$149.99

Payment information	
Payment Method:	
MasterCard Last digits: 9986	
	Item(s) Subtotal: \$489.15
	Shipping & Handling: \$6.99
	Promotion applied: -\$6.99

	Total before tax: \$489.15
	Estimated Tax: \$0.00

	Grand Total: \$489.15
Credit Card transactions	MasterCard ending in 9986: August 3, 2025: \$489.15

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #114-1615740-7000263

Paid By: Amelia Walk CDD
Placed By: Kelly Mullins
Order Placed: August 26, 2025
Amazon.com order number: 114-1615740-7000263
Seller's order number: 982868
Order Total: \$189.93

Shipped on August 27, 2025	
Items Ordered	Price
1 Of: <i>Gamma EZ Dri Soft Tennis Court Squeegee Sponge Roller (Silver/Blue) - Optional Replacement Roller</i>	\$169.94
Sold by: Do It Tennis (seller profile)	
Condition: New	
Shipping Address: Kelly Mullins 85287 Majestic Walk Blvd. Fernandina Beach, FL 32034 United States	Item(s) Subtotal: \$169.94 Shipping & Handling: \$19.99 ----- Total before tax: \$189.93 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$189.93 -----

Payment information	
Payment Method: MasterCard Last digits: 9986	Item(s) Subtotal: \$169.94 Shipping & Handling: \$19.99 ----- Total before tax: \$189.93 Estimated Tax: \$0.00 ----- Grand Total: \$189.93
Credit Card transactions	MasterCard ending in 9986: August 27, 2025: \$189.93

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #114-0042762-1817028

Paid By: Amelia Walk CDD

Placed By: Kelly Mullins

Order Placed: August 27, 2025

Amazon.com order number: 114-0042762-1817028

Order Total: \$33.99

Shipped on August 28, 2025	
Items Ordered	Price
1 Of: Bully Tools 99203 36" Soil Probe. Steel Tstyle Handle	\$33.99
Sold by: Bully Tools (seller profile)	
Business Price	
Condition: New	
Shipping Address: Kelly Mullins 85287 Majestic Walk Blvd. Fernandina Beach, FL 32034 United States	Item(s) Subtotal: \$33.99 Shipping & Handling: \$0.00 ----- Total before tax: \$33.99 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$33.99 -----

Payment information	
Payment Method: MasterCard Last digits: 9986	Item(s) Subtotal: \$33.99 Shipping & Handling: \$0.00 ----- Total before tax: \$33.99 Estimated Tax: \$0.00 ----- Grand Total: \$33.99
Credit Card transactions	MasterCard ending in 9986: August 28, 2025: \$33.99

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #114-1374069-3553819

Paid By: Amelia Walk CDD

Placed By: Kelly Mullins

Order Placed: August 26, 2025

Amazon.com order number: 114-1374069-3553819

Order Total: \$133.47

Shipped on August 27, 2025	
Items Ordered	Price
1 Of: <i>Naitesen Metal Slant Board Calf Stretcher for Squat 600lbs Weight Capacity Adjustable Incline Balance Board for Relieving Plantar Fasciitis Achilles Tendonitis Muscle Injuries Home Gym or Commercial</i> Sold by: MAIKEWAY (seller profile) Business Price Condition: New	\$37.96
Shipping Address: Kelly Mullins 85287 Majestic Walk Blvd. Fernandina Beach, FL 32034 United States	Item(s) Subtotal: \$37.96 Shipping & Handling: \$1.48 Free Shipping: -\$1.48 ----- Total before tax: \$37.96 Sales Tax: \$0.00 -----
Shipping Speed: FREE Shipping	
Total for This Shipment: \$37.96 -----	

Shipped on August 27, 2025	
Items Ordered	Price
1 Of: <i>AmazonCommercial 2-Ply Ultra Plus Toilet Paper/Bath Tissue, Septic Safe, FSC Certified, Unscented, 400 Sheets per Roll, 80 Individually Wrapped Rolls</i> Sold by: Amazon (seller profile) Business Price Condition: New	\$39.84
Shipping Address: Kelly Mullins 85287 Majestic Walk Blvd. Fernandina Beach, FL 32034 United States	Item(s) Subtotal: \$39.84 Shipping & Handling: \$4.04 Free Shipping: -\$4.04 ----- Total before tax: \$39.84 Sales Tax: \$0.00 -----
Shipping Speed: FREE Shipping	
Total for This Shipment: \$39.84 -----	

Shipped on August 27, 2025	
Items Ordered	Price

1 of: <i>GymWipes Antibacterial Fast 4 by 2XL Corporation, Towelettes Bucket Refill, 4 Rolls (Pack of 4)</i>		\$55.67
Sold by: Amazon (seller profile)		
Business Price		
Condition: New		
Shipping Address:	Item(s) Subtotal:	\$55.67
Kelly Mullins	Shipping & Handling:	\$1.47
85287 Majestic Walk Blvd.	Free Shipping:	-\$1.47
Fernandina Beach, FL 32034		-----
United States	Total before tax:	\$55.67
Shipping Speed:	Sales Tax:	\$0.00
FREE Shipping		-----
	Total for This Shipment:	\$55.67

Payment information	
Payment Method:	Item(s) Subtotal: \$133.47
MasterCard Last digits: 9986	Shipping & Handling: \$6.99
	Promotion applied: -\$6.99

	Total before tax: \$133.47
	Estimated Tax: \$0.00

	Grand Total: \$133.47
Credit Card transactions	MasterCard ending in 9986: August 27, 2025: \$133.47

To view the status of your order, return to [Order Summary](#) .

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Final Details for Order #114-9866213-4024209

Paid By: Amelia Walk CDD
Placed By: Kelly Mullins
Order Placed: August 27, 2025
Amazon.com order number: 114-9866213-4024209
Order Total: \$132.47

Shipped on August 28, 2025	
Items Ordered	Price
1 of: <i>DEWALT 20V Vacuum, Cordless Handheld Vacuum, HEPA, Battery Not Included (DCV501HB)</i> Sold by: Tool Master Outfitters (seller profile) Business Price Condition: New	\$126.00
Shipping Address: Kelly Mullins 85287 Majestic Walk Blvd. Fernandina Beach, FL 32034 United States	Item(s) Subtotal: \$126.00 Shipping & Handling: \$6.78 Free Shipping: -\$6.78 ----- Total before tax: \$126.00 Sales Tax: \$0.00 -----
Shipping Speed: FREE Shipping	
	Total for This Shipment: \$126.00 -----

Shipped on August 28, 2025	
Items Ordered	Price
1 of: <i>Camco RhinoFLEX 6-in-1 RV Sewer Wrench Compatible with 3-Inch and 4-Inch Male or Female Sewer Clean-out Plugs, Slotted or Flush Sewer Plugs, and All 4-in-1 Adapters (39755)</i> Sold by: Amazon (seller profile) Business Price Condition: New	\$6.47
Shipping Address: Kelly Mullins 85287 Majestic Walk Blvd. Fernandina Beach, FL 32034 United States	Item(s) Subtotal: \$6.47 Shipping & Handling: \$0.21 Free Shipping: -\$0.21 ----- Total before tax: \$6.47 Sales Tax: \$0.00 -----
Shipping Speed: FREE Shipping	
	Total for This Shipment: \$6.47 -----

Payment information	
Payment Method: MasterCard Last digits: 9986	Item(s) Subtotal: \$132.47

	Shipping & Handling:	\$6.99
	Promotion applied:	-\$6.99

	Total before tax:	\$132.47
	Estimated Tax:	\$0.00

	Grand Total:	\$132.47
Credit Card transactions	MasterCard ending in 9986: August 28, 2025: \$132.47	

To view the status of your order, return to [Order Summary](#) .

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Final Details for Order #114-2717234-2821807

Paid By: Amelia Walk CDD
Placed By: Kelly Mullins
Order Placed: September 2, 2025
Amazon.com order number: 114-2717234-2821807
Seller's order number: 6107684030
Order Total: \$118.89

Shipped on September 2, 2025	
Items Ordered	Price
1 Of: HP Original 902 Cyan, Magenta, Yellow / 902XL Black Ink Cartridges (4-Pack) Works OfficeJet 6950, 6960 Series OfficeJet Pro 6960, 6970 Series Eligible for Instant Ink T0A39AN Sold by: MyOfficeInnovations/Staples, Inc. (seller profile) Condition: New	\$118.89
Shipping Address: Kelly Mullins 85287 Majestic Walk Blvd. Fernandina Beach, FL 32034 United States	Item(s) Subtotal: \$118.89 Shipping & Handling: \$0.00 ----- Total before tax: \$118.89 Sales Tax: \$0.00 -----
Shipping Speed: Two-Day Shipping	Total for This Shipment: \$118.89 -----

Payment information	
Payment Method: MasterCard Last digits: 9986	Item(s) Subtotal: \$118.89 Shipping & Handling: \$0.00 ----- Total before tax: \$118.89 Estimated Tax: \$0.00 ----- Grand Total: \$118.89
Credit Card transactions	MasterCard ending in 9986: September 2, 2025: \$118.89

To view the status of your order, return to [Order Summary](#) .



**How doers
get more done.**

463785 STATE ROAD 200
YULEE, FL 32097 (904)225-2940

6921 00061 87231 08/08/25 02:07 PM
SALE CASHIER ALYSSA

047888356027 SPLNE ROLLER <A> 6.98N
WOODEN SPLINE ROLLER
032167700042 BL SILICONE <A> 7.98N
BLASTER SILICONE DRY SPRAY LUBE 110Z
076174831955 DW LG CLMP <A>
DEWALT 36" LARGE TRIGGER CLAMP 89.94N
2@44.97

SUBTOTAL 104.90
SALES TAX 0.00

TAX EXEMPT TOTAL \$104.90

XXXXXXXXXXXX9986 MASTERCARD USD\$ 104.90
TA

AUTH CODE 008410/1610120
Chip Read
AID A0000000041010 Mastercard

P.O.#/JOB NAME: 0

6921 08/08/25 02:07 PM



6921 61 87231 08/08/2025 8535

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
1 90 11/06/2025

A



**How doers
get more done.**

463785 STATE ROAD 200
YULEE, FL 32097 (904)225-2940

6921 00005 14968 08/14/25 10:22 AM
SALE CASHIER CRYSTAL

6972527310785 40-WATT EQUI <A>
UNB (40W) B11 E12 FRO SW 8PK BENT 79.90N
5@15.98

SUBTOTAL 79.90
SALES TAX 0.00

TAX EXEMPT TOTAL \$79.90

XXXXXXXXXXXX9986 MASTERCARD USD\$ 79.90
TA

AUTH CODE 014930/5054226
Contactless
AID A0000000041010 Mastercard

P.O.#/JOB NAME: 00

6921 08/14/25 10:22 AM



6921 05 14968 08/14/2025 0441

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
1 90 11/12/2025

A

Invoice



Invoice number 430D321-0024
Date of issue August 30, 2025
Date due August 30, 2025

Skedda Inc.
3839 Mckinney Avenue
Suite 155, PMB 2510
Dallas, Texas 75204
United States
info@skedda.com

Bill to
ameliawalkmanager@gmsnf.com
5391 N Nob Hill Rd
fort lauderdale, Florida 33351
United States

\$49.00 USD due August 30, 2025

[Pay online](#)

****We do not accept payment via paper cheque - please see bottom of invoice for bank details for electronic transfers****

Thanks so much for supporting Skedda!

Description	Qty	Unit price	Amount
Spaces Aug 30 – Sep 30, 2025	4		\$0.00
First 5	4	\$0.00	\$0.00
AllBooked Core Plan Aug 30 – Sep 30, 2025	1	\$49.00	\$49.00
Subtotal			\$49.00
Total			\$49.00
Amount due			\$49.00 USD



INVOICE

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

Customer #: 25249515
Invoice #: 9504327
Invoice Date: 9/16/2025
Sales Order: 8738525
Cust PO #:

Project Name: Amelia Walk - Irrigation inspection repair proposal
Project Description: Irrigation inspection completed on 8/14/2025

Job Number	Description	Qty	UM	Unit Price	Amount
346108420	Amelia Walk CDD				
	6" Spray head	3.000	EA	41.66	124.98
	Nozzle	4.000	EA	10.00	40.00
	6" Rotor	1.000	EA	62.00	62.00
Total Invoice Amount					226.98
Taxable Amount					
Tax Amount					
Balance Due					226.98

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 9-17-25
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 #: 9504327
Invoice Date: 9/16/2025

Amount Due: \$ 226.98

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	Chip Dellinger
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 - Irrigation inspection repair proposal

Project Description Irrigation inspection completed on 8/14/2025

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
3.00	EACH	6" Spray head	\$41.66	\$124.98
4.00	EACH	Nozzle	\$10.00	\$40.00
1.00	EACH	6" Rotor	\$62.00	\$62.00

For internal use only

SO# 8738525
JOB# 346108420
Service Line 150

Total Price \$226.98

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 other 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 for damage done to underground utilities such as but not limited to cables, wires, pipes and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

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

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

Customer

		Property Manager
Signature	Title	
Chip Dellinger		September 09, 2025
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

		Irrigation Manager
Signature	Title	
Gonzalo M. Castellon		September 09, 2025
Printed Name	Date	
Job #:	346108420	
SO #:	8738525	Proposed Price: \$226.98



Amelia Walk Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

INVOICE

Customer	Amelia Walk Community Development District
Acct #	277
Date	09/15/2025
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 45,884.00
Payment Amount	
Payment for:	Invoice#29252
100125573	

Thank You

Please remit payment to the address below



Customer: Amelia Walk Community Development District

Invoice	Effective	Transaction	Description	Amount
29252	10/01/2025	Renew policy	Policy #100125573 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/15/2025	45,884.00
Please Remit Payment To: Egis Insurance and Risk Advisors P.O. Box 748555				Total \$ 45,884.00



FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 accounting@egisadvisors.com	Date 09/15/2025
--	--	--------------------

001.300.15500.10000
Sept 2025



INVOICE

Customer	Amelia Walk Community Development District
Acct #	277
Date	09/10/2025
Customer Service	Kristina Rudez
Page	1 of 1

Amelia Walk Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Payment Information	
Invoice Summary	\$ 850.00
Payment Amount	
Payment for:	Invoice#29124
WC100125573	

Thank You

Please detach and return with payment



Customer: Amelia Walk Community Development District

Invoice	Effective	Transaction	Description	Amount
29124	10/01/2025	Renew policy	Policy #WC100125573 10/01/2025-10/01/2026 FIA WC Workers Compensation - Renew policy TRIA & Expense Constant - Renew policy Due Date: 9/10/2025 001.300.15500.10000 Sept 2025	689.85 160.15

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total

\$ 850.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/10/2025



001.300.15500.10100
Separate Check

Final Notice for Electric Service**Statement Date:** Sep 9, 2025

Account Number 63627-33534
Customer Name AMELIA WALK CDD
Service Address 85287 MAJESTIC WALK BLVD #PUMP, FERNANDINA BEACH, FL 32034

Please take immediate action on Total Past Due balance to avoid disconnection and additional fees.

PAST DUE

Total Past Due

\$200.00

Must Be Paid By

Sep 19, 2025

Security Deposit

\$200.00

Pay By Sep 19, 2025

Pay Online

Use a bank account to pay the free, secure way by visiting [FPL.com/billpay](https://www.fpl.com/billpay).

Use credit or debit card with Speedpay [FPL.com/paycard](https://www.fpl.com/paycard).

Pay by Phone

Use a bank account by calling **386-252-1541**.

Use credit or debit card with Speedpay **1-800-979-3967**.

Pay in Person

Find an authorized pay agent near you at [FPL.com/payagent](https://www.fpl.com/payagent) or call **386-252-1541**.

Keep in Mind

- Accounts disconnected for non-payment will be connected within **24 hours** of payment posting and will incur a **\$5.00** reconnect fee.
- Whenever payment for service is delinquent and a field visit is made to a customer's premise, a **\$26.00** fee will be added to a customer's bill for electric service. If service is disconnected during this visit, this charge will not be applied.

Important Information

- This notice does not show payments, payment arrangements, or payment assistance commitments made since issuance of this notice.
- Returned payments for Final Notice balances may result in disconnection of service without further notice.
- Use of payment locations not authorized by FPL may result in a delay of up to 7 business days to post to your FPL account and potential additional collection action.
- For questions, visit [FPL.com](https://www.fpl.com) or call the number below. If your matter remains unresolved, you may register your concern with the Florida Public Service Commission. FPL is committed to the fair treatment of all customers.
- All future past due notifications will only be sent electronically. You can update your email address at [FPL.com/UpdateEmail](https://www.fpl.com/UpdateEmail).
- FPL has the right to safe access to its facilities located in your property. Failure or neglect to provide safe access may result in FPL discontinuing service. Ref: Section 25-6.105 (5)(f) of the Florida Administrative Code.

Avoid delays from mailing your payment, use payment options above.

See Page 2 for more information

We're here to help

We're committed to supporting customers experiencing hardship. Visit [FPL.com/Help](https://www.fpl.com/Help).

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

Hearing/Speech Impaired: 711 (Relay Service)
Florida Public Service Commission: 1-800-342-3552

Stay up to date with important billing due dates. Please go to [FPL.com/Preferences](https://www.fpl.com/Preferences) to opt-in to receive account alerts.



/ 29

34106362733534 0000200000

AMELIA WALK CDD
85287 MAJESTIC WALK BLVD #PUMP
FERNANDINA BEACH FL 32034

September 9, 2025

FINAL NOTICE
Before Power Is
Turned Off

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

63627-33534

ACCOUNT NUMBER

\$200.00

TOTAL AMOUNT OWED

Sep 19, 2025

MUST BE PAID BY

\$

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
63627-33534

FPL.com Page 2 of 2

EFNR



Scan for Ways to Pay
Use your phone to scan
and pay or visit
[FPL.com/WaysToPay](https://www.fpl.com/WaysToPay)

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

Original



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

INVOICE

Total Invoice	\$297.00
Invoice Number	7190084
Invoice Date	9/5/25
Sales Order Number/Type	4930857 SL
Branch Plant	74
Shipment Number	5912438

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 #
10/5/25	Net 30	PPD Origin	HWTG			382

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	95.0000	GA	\$3.0000	GA	918.7 LB	\$285.00
		1 LB BLK (Mini-Bulk)		95.0000	GA			918.7 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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

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

Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total

\$297.00

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# 1666978

**Nassau County Sheriff's Office**

77151 Citizens Circle

Yulee, FL 32097

INVOICE

Invoice ID:	14371
Date:	09/11/2025
Customer #:	32
Due Date:	09/11/2025
Reference:	

Bill To:

Amelia Walk

Attention: Daniel Laughlin

475 West Town Plaza

St. Augustine, FL, US 00000

dlaughlin@gmsnf.com

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

001.320.57200.34504

\$216.00

Separate Check

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

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

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



8619 Western Way
Jacksonville FL 32256-036060

Customer Service (904) 731-2456
RepublicServices.com/Support

Important Information

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Account Number	3-0687-3534401
Invoice Number	0687-001558313
Invoice Date	August 16, 2025
Previous Balance	\$201.02
Payments/Adjustments	-\$201.02
Current Invoice Charges	\$201.47

Total Amount Due \$201.47	Payment Due Date September 05, 2025
--	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 08/05	5555555	-\$201.02

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Amelia Walk 85287 Majestic Walk Blvd CSA A910284640				
Fernandina Beach, FL Contract: 9687025 (C50)				
1 Waste Container 2 Cu Yd, 1 Lift Per Week				
Pickup Service 09/01-09/30			\$122.64	\$122.64
Total Fuel/Environmental Recovery Fee				\$49.56
Total Franchise - Local				\$29.27
CURRENT INVOICE CHARGES				\$201.47

001.320.57200.43300

Simple account access at your fingertips.

Download the Republic Services app or visit
RepublicServices.com today.



8619 Western Way
Jacksonville FL 32256-036060

Thank You For Choosing Paperless

Total Enclosed

Return Service Requested

AMELIA WALK COMMUNITY
SHARYN HENNING
5385 N NOB HILL RD
SUNRISE FL 33351-4761

Total Amount Due	\$201.47
Payment Due Date	September 05, 2025
Account Number	3-0687-3534401
Invoice Number	0687-001558313

☐

For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

REPUBLIC SERVICES #687
PO BOX 71068
CHARLOTTE NC 28272-1068



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

Visit Republicservices.com/customer-support/fee-disclosures

Responsible Party

All waste services are managed, performed, and billed for by individual operating subsidiaries of Republic Services, Inc. Republic Services, Inc. itself does not perform any waste services, nor does it contract for such services. The operating entity providing your waste service is identified on your invoice. Accordingly, all obligations to you, including providing quality service and billing you for service, rests with the operating entity identified on your invoice.

Residential Customers

If you are a residential customer receiving service without a signed customer service agreement, your service is subject to and governed by the Service Terms for Residential Customers located at Republicservices.com/customer-support/residential-service-terms, which include a **CLASS ACTION WAIVER** and **ARBITRATION CLAUSE**, and our right to charge you a container removal fee upon termination of service, among other terms. These terms are subject to change so please review them upon receipt of your invoice. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice. Please note that some or all of the Service Terms for Residential Customers may not apply if your services are subject to terms mandated by a governmental entity in your locality.

Check Processing

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

Cancellation & Payment Policy

Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

Understanding Our Rates, Charges and Fees

If you are receiving service without a signed customer service agreement, please visit RepublicServices.com/Fees to review the financial terms and conditions relating to your service. If you are receiving service pursuant to a written contract, but have questions relating to any charges or fees, RepublicServices.com/Fees provides a detailed description of our most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

Riverside Management Services, Inc

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

Invoice

Invoice #: 1190
Invoice Date: 9/11/2025
Due Date: 9/11/2025
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Pressure Washing Service - August 2025		356.00	356.00
Approved Chip Dellinger, Amenity & Operations Manager Governmental Management Services for Amelia Walk CDD Date: 9-17-25 Acct. # 1-320-57200-62000 Alison Moring 9-17-25			
Total			\$356.00
Payments/Credits			\$0.00
Balance Due			\$356.00

Riverside Management Services, Inc.

9655 Florida Mining Blvd. W., Bldg. 300, Suite 305, Jacksonville, Florida 32257

Service Detail

Bill To: Amelia Walk CDD

Invoice Date: 9/1/25

Due Date: Upon Receipt

Amount Due: \$ 356.00

<u>Date</u>	<u>Description</u>	<u>Amount</u>
	Pressure washed cobwebs from building soffit, gutters and playground slide	\$ 356.00

Hot Water and Chemical Treatment to remove dirt, mildew, and algae.

TOTAL AMOUNT DUE: \$ 356.00

Should you have any questions, please contact Rich Gray @ (904) 759-8890 or rgray@msnf.com

Remit Payment

**Nassau County Sheriff's Office**

77151 Citizens Circle

Yulee, FL 32097

INVOICE

Invoice ID:	14376
Date:	09/18/2025
Customer #:	32
Due Date:	09/18/2025
Reference:	

Bill To:

Amelia Walk

Attention: Daniel Laughlin

475 West Town Plaza

St. Augustine, FL, US 00000

dlaughlin@gmsnf.com

DESCRIPTION	QTY	RATE	TOTAL
Traffic Control	4.000	\$48.00	\$192.00
Admin Fee Per Hour	4.000	\$2.00	\$8.00
Traffic Control	4.000	\$48.00	\$192.00
Admin Fee Per Hour	4.000	\$2.00	\$8.00
Platform Fee	1.000	8.00%	\$32.00
TOTAL:	17.000		\$432.00

001.320.57200.34504

\$432.00

Separate Check

Amount Paid: \$0.00**Balance Due: \$432.00****Notes****Invoice due on receipt.****All invoice payments must be made via the PowerDetails site.**

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

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

**Nassau County Sheriff's Office**

77151 Citizens Circle

Yulee, FL 32097

INVOICE

Invoice ID: 14388

Date: 09/23/2025

Customer #: 32

Due Date: 09/23/2025

Reference:

Bill To:

Amelia Walk

Attention: Daniel Laughlin

475 West Town Plaza

St. Augustine, FL, US 00000

dlaughlin@gmsnf.com

DESCRIPTION	QTY	RATE	TOTAL
Traffic Control	4.000	\$48.00	\$192.00
Admin Fee Per Hour	4.000	\$2.00	\$8.00
Traffic Control	4.000	\$48.00	\$192.00
Admin Fee Per Hour	4.000	\$2.00	\$8.00
Platform Fee	1.000	8.00%	\$32.00
TOTAL:	17.000		\$432.00

001.320.57200.34504

\$432.00

Separate Check

Amount Paid: \$0.00

Balance Due: \$432.00

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

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

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

Amelia Walk CDD

FPL Electric

September-25

73913-05054	85057 MAJESTIC WALK BLVD.#LS	\$	418.34
76801-07336	85359 MAJESTIC WALK BLVD.	\$	34.16
79966-25336	85287 MAJESTIC WALK BLVD. CLUB	\$	961.86
90653-46331	85257 MAJESTIC WALK BLVD. FTN	\$	395.66
14381-88177	85108 MAJESTIC WALK BLVD. # IRR	\$	25.75
84322-19536	85059 MAJESTIC WALK BLVD.	\$	26.48
64677-16194	85254 FALL RIVER PKWY ENTRANCE	\$	86.92
81986-72449	85633 FALL RIVER PKWY #IRR	\$	26.02
		\$	1,975.19
	V#21		001.320.57200.43000
78458-32232	000 AMELIA CONCOURSE	\$	3,269.87
	V#21		001.320.57200.43001

**Electric Bill Statement****For:** Aug 19, 2025 to Sep 18, 2025 (30 days)**Statement Date:** Sep 18, 2025**Account Number:** 14381-88177**Service Address:**85108 MAJESTIC WALK BLVD # IRRIGATION
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$25.75**

TOTAL AMOUNT YOU OWE

Oct 9, 2025

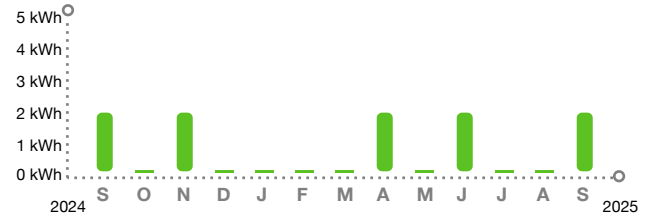
NEW CHARGES DUE BY

BILL SUMMARY

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

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after December 08, 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 September 29, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit [FPL.com/Answers](https://www.fpl.com/Answers).

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

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



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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

14381-88177

ACCOUNT NUMBER

\$25.75

TOTAL AMOUNT YOU OWE

Oct 9, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
14381-88177

FPL.com Page 2

E001

BILL DETAILS

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

New Charges

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

Base charge: \$12.87

Minimum base bill charge: \$11.98

Non-fuel: (\$0.096100 per kWh) \$0.19

Fuel: (\$0.027180 per kWh) \$0.05

Electric service amount 25.09

Gross receipts tax (State tax) 0.64

Taxes and charges 0.64

Regulatory fee (State fee) 0.02

Total new charges \$25.75

Total amount you owe \$25.75

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94981. Next meter reading Oct 20, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00227		00225		2

ENERGY USAGE COMPARISON

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

KEEP IN MIND

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

Enhanced HVAC rebates

Take advantage of increased A/C and new variable frequency drive rebates. Upgrade today to maximize savings and comfort.

[See all rebates](#)

Download the app

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

[Download now](#)

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

**Electric Bill Statement****For:** Aug 7, 2025 to Sep 8, 2025 (32 days)**Statement Date:** Sep 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.

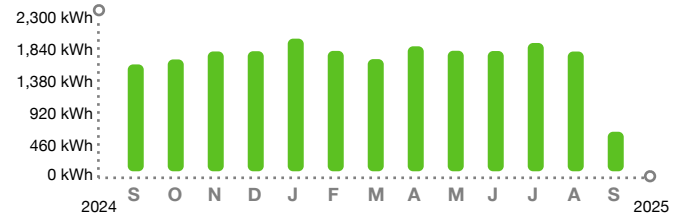
CURRENT BILL**\$86.92**

TOTAL AMOUNT YOU OWE

Sep 29, 2025

NEW CHARGES DUE BY

Receive predictable bills
all year long with FPL
Budget Billing®.
[FPL.com/BB](https://www.fpl.com/BB)

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	261.33
Payments received	-261.33
Balance before new charges	0.00
Total new charges	86.92
Total amount you owe	\$86.92

FPL automatic bill pay - DO NOT PAY*(See page 2 for bill details.)***KEEP IN MIND**

- Payment received after December 01, 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 September 19, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit [FPL.com/Answers](https://www.fpl.com/Answers).

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

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

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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

64677-16194

ACCOUNT NUMBER

\$86.92

TOTAL AMOUNT YOU OWE

Sep 29, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
Amelia Walk Cdd

Account Number:
64677-16194

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	261.33
Payment received - Thank you	-261.33
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) \$60.14
(Over 1000 kWh at \$0.107050)

Fuel: (First 1000 kWh at \$0.024080) \$14.93
(Over 1000 kWh at \$0.034080)

Electric service amount 84.68

Gross receipts tax (State tax) 2.17

Taxes and charges 2.17

Regulatory fee (State fee) 0.07

Total new charges \$86.92

Total amount you owe \$86.92

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD5703. Next meter reading Oct 8, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	82331		81711		620

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 8, 2025	Aug 7, 2025	Sep 7, 2024
kWh Used	620	1878	1676
Service days	32	30	31
kWh/day	19	63	54
Amount	\$86.92	\$261.33	\$210.37

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.

Boost your A/C savings

Get \$200 on a new A/C with a certified contractor - plus, tax credits up to \$2,000 ending this year.

[Find a contractor](#)

Download the app

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

[Download now](#)

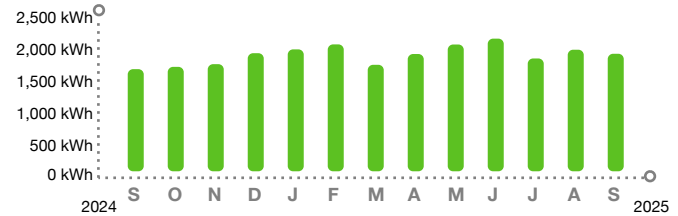
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not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

**Electric Bill Statement****For:** Aug 19, 2025 to Sep 18, 2025 (30 days)**Statement Date:** Sep 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****\$418.34**

TOTAL AMOUNT YOU OWE

Oct 9, 2025

NEW CHARGES DUE BY

Enroll in FPL Budget
Billing® and have
\$356.66 withdrawn
instead of \$418.34.
FPL.com/AutoBB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	340.07
Payments received	-340.07
Balance before new charges	0.00
Total new charges	418.34
Total amount you owe	\$418.34

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 \$356.66 instead of \$418.34 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after December 08, 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 September 29, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit FPL.com/Answers.

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

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

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SUNRISE FL 33351-4761FPL
GENERAL MAIL FACILITY
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for ways to pay.

73913-05054

ACCOUNT NUMBER

\$418.34

TOTAL AMOUNT YOU OWE

Oct 9, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
73913-05054

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	340.07
Payment received - Thank you	-340.07
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$30.41

Non-fuel: (\$0.033890 per kWh) \$67.89

Fuel: (\$0.027180 per kWh) \$54.44

Demand: (\$13.41 per KW) \$254.79

Electric service amount 407.53

Gross receipts tax (State tax) 10.46

Taxes and charges 10.46

Regulatory fee (State fee) 0.35

Total new charges \$418.34

Total amount you owe \$418.34

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN20453. Next meter reading Oct 20, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	35659		33656		2003
Demand KW	19.35				19

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 18, 2025	Aug 19, 2025	Sep 18, 2024
kWh Used	2003	2072	1741
Service days	30	32	30
kWh/day	66	64	58
Amount	\$418.34	\$340.07	\$348.34

KEEP IN MIND

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

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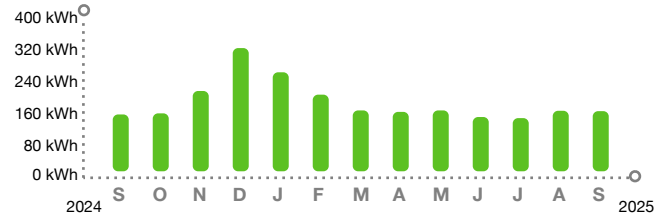
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**Electric Bill Statement****For:** Aug 19, 2025 to Sep 18, 2025 (30 days)**Statement Date:** Sep 18, 2025**Account Number:** 76801-07336**Service Address:**85359 MAJESTIC WALK BLVD #ENTRANCE
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$34.16**

TOTAL AMOUNT YOU OWE

Oct 9, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	34.19
Payments received	-34.19
Balance before new charges	0.00
Total new charges	34.16
Total amount you owe	\$34.16

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 08, 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 September 29, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit [FPL.com/Answers](https://www.fpl.com/Answers).

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76801-07336

ACCOUNT NUMBER

\$34.16

TOTAL AMOUNT YOU OWE

Oct 9, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
76801-07336

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	34.19
Payment received - Thank you	-34.19
Balance before new charges	\$0.00

New Charges

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

Base charge: \$12.87

Minimum base bill charge: \$0.19

Non-fuel: (\$0.096100 per kWh) \$15.76

Fuel: (\$0.027180 per kWh) \$4.46

Electric service amount 33.28

Gross receipts tax (State tax) 0.85

Taxes and charges 0.85

Regulatory fee (State fee) 0.03

Total new charges \$34.16

Total amount you owe \$34.16

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD4413. Next meter reading Oct 20, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	28655		28491		164

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 18, 2025	Aug 19, 2025	Sep 18, 2024
kWh Used	164	165	155
Service days	30	32	30
kWh/day	5	5	5
Amount	\$34.16	\$34.19	\$31.96

KEEP IN MIND

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

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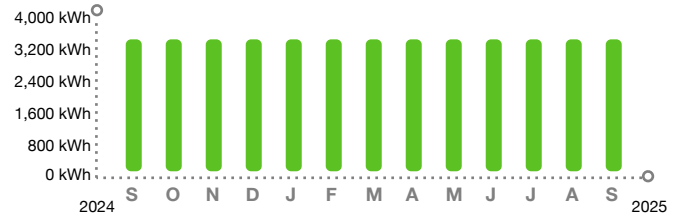
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not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

**Electric Bill Statement****For:** Aug 19, 2025 to Sep 18, 2025 (30 days)**Statement Date:** Sep 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

Oct 9, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

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

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 08, 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 September 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.

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit [FPL.com/Answers](https://www.fpl.com/Answers).

Customer Service: (386) 255-3020
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Hearing/Speech Impaired: 711 (Relay Service)

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78458-32232

ACCOUNT NUMBER

\$3,269.87

TOTAL AMOUNT YOU OWE

Oct 9, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

FPL.com Page 2

E001

BILL DETAILS

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

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

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

FPL automatic bill pay - DO NOT PAY

** Your electric service amount includes the following charges:

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

METER SUMMARY

Next bill date Oct 20, 2025.

Usage Type

Total kWh used

Usage

3598

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 18, 2025	Aug 19, 2025	Sep 18, 2024
kWh Used	3598	3598	3598
Service days	30	32	30
kWh/day	120	112	120
Amount	\$3,269.87	\$3,269.87	\$3,180.14

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.

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Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

For: 08-19-2025 to 09-18-2025 (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					9.610000		547.77
Fixtures					1.470000		83.79
Maintenance							
F861207	74	6746	F	16		416	
Energy					0.800000		12.80
Non-energy					7.500000		120.00
Fixtures					1.470000		23.52
Maintenance							
F861227	73	6000	F	68		1,700	
Energy					0.800000		54.40
Non-energy					7.500000		510.00
Fixtures					1.470000		99.96
Maintenance							
PMF0001				141			
Non-energy					9.740000		1,373.34
Fixtures							
UCNP				4,102			
Non-energy					0.049350		202.43
Maintenance							

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



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



Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

FPL.com Page 2

ESLA

For: 08-19-2025 to 09-18-2025 (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

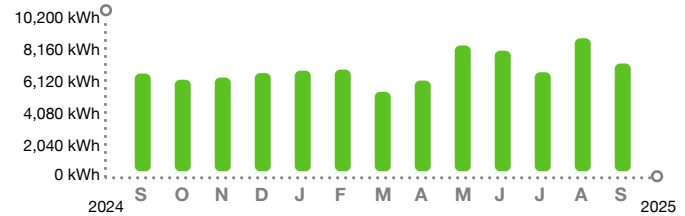
* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement****For:** Aug 19, 2025 to Sep 18, 2025 (30 days)**Statement Date:** Sep 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****\$961.86**

TOTAL AMOUNT YOU OWE

Oct 9, 2025

NEW CHARGES DUE BY

Enroll in FPL Budget
Billing® and have
\$789.34 withdrawn
instead of \$961.86.
FPL.com/AutoBB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	1,183.68
Payments received	-1,183.68
Balance before new charges	0.00
Total new charges	961.86
Total amount you owe	\$961.86

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 \$789.34 instead of \$961.86 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after December 08, 2025 is considered LATE; a late payment charge of 1% will apply.
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FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit FPL.com/Answers.

Customer Service: 1-800-375-2434
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79966-25336

ACCOUNT NUMBER

\$961.86

TOTAL AMOUNT YOU OWE

Oct 9, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
79966-25336

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,183.68
Payment received - Thank you	-1,183.68
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) \$720.38

Fuel: (\$0.027180 per kWh) \$203.74

Electric service amount 936.99

Gross receipts tax (State tax) 24.05

Taxes and charges 24.05

Regulatory fee (State fee) 0.82

Total new charges \$961.86

Total amount you owe \$961.86

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2800. Next meter reading Oct 20, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	07514		00018		7496

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 18, 2025	Aug 19, 2025	Sep 18, 2024
kWh Used	7496	9249	6795
Service days	30	32	30
kWh/day	249	289	226
Amount	\$961.86	\$1,183.68	\$688.83

KEEP IN MIND

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

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**Electric Bill Statement****For:** Aug 7, 2025 to Sep 8, 2025 (32 days)**Statement Date:** Sep 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**\$26.02**

TOTAL AMOUNT YOU OWE

Sep 30, 2025

NEW CHARGES DUE BY

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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	26.02
Total amount you owe	\$26.02

FPL automatic bill pay - DO NOT PAY*(See page 2 for bill details.)***KEEP IN MIND**

- Payment received after December 01, 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 September 20, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit [FPL.com/Answers](https://www.fpl.com/Answers).

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Hearing/Speech Impaired: 711 (Relay Service)

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for ways to pay.

81986-72449

ACCOUNT NUMBER

\$26.02

TOTAL AMOUNT YOU OWE

Sep 30, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
Amelia Walk Cdd

Account Number:
81986-72449

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	25.87
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: \$14.89

Non-fuel: (First 1000 kWh at \$0.096990) \$0.68
(Over 1000 kWh at \$0.107050)

Fuel: (First 1000 kWh at \$0.024080) \$0.17
(Over 1000 kWh at \$0.034080)

Electric service amount 25.35

Gross receipts tax (State tax) 0.65

Taxes and charges 0.65

Regulatory fee (State fee) 0.02

Total new charges \$26.02

Total amount you owe \$26.02

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	46824		46817		7

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 8, 2025	Aug 7, 2025	Sep 7, 2024
kWh Used	7	4	1951
Service days	32	30	31
kWh/day	0	0	63
Amount	\$26.02	\$25.87	\$246.65

KEEP IN MIND

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

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**Electric Bill Statement****For:** Aug 19, 2025 to Sep 18, 2025 (30 days)**Statement Date:** Sep 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.

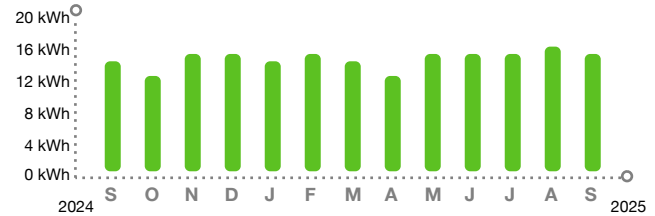
CURRENT BILL**\$26.48**

TOTAL AMOUNT YOU OWE

Oct 9, 2025

NEW CHARGES DUE BY

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ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	26.52
Payments received	-26.52
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 December 08, 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 September 29, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit [FPL.com/Answers](https://www.fpl.com/Answers).

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

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

**/ 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](https://www.fpl.com/PayBill)
for ways to pay.

84322-19536

ACCOUNT NUMBER

\$26.48

TOTAL AMOUNT YOU OWE

Oct 9, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
Amelia Walk Cdd

Account Number:
84322-19536

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	26.52
Payment received - Thank you	-26.52
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) \$1.56
(Over 1000 kWh at \$0.107050)

Fuel: (First 1000 kWh at \$0.024080) \$0.39
(Over 1000 kWh at \$0.034080)

Electric service amount 25.80

Gross receipts tax (State tax) 0.66

Taxes and charges 0.66

Regulatory fee (State fee) 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 Oct 20, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00544		00528		16

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 18, 2025	Aug 19, 2025	Sep 18, 2024
kWh Used	16	17	15
Service days	30	32	30
kWh/day	1	1	1
Amount	\$26.48	\$26.52	\$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.

Boost your A/C savings

Get \$200 on a new A/C with a certified contractor - plus, tax credits up to \$2,000 ending this year.

[Find a contractor](#)

Download the app

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

[Download now](#)

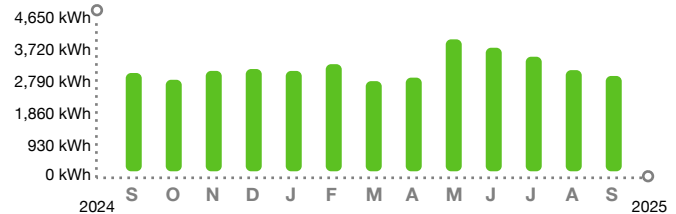
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not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

**Electric Bill Statement****For:** Aug 19, 2025 to Sep 18, 2025 (30 days)**Statement Date:** Sep 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****\$395.66**

TOTAL AMOUNT YOU OWE

Oct 9, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	419.06
Payments received	-419.06
Balance before new charges	0.00
Total new charges	395.66
Total amount you owe	\$395.66

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 08, 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 September 29, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit [FPL.com/Answers](https://www.fpl.com/Answers).

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

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



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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

90653-46331

ACCOUNT NUMBER

\$395.66

TOTAL AMOUNT YOU OWE

Oct 9, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
90653-46331

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	419.06
Payment received - Thank you	-419.06
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) \$290.42

Fuel: (\$0.027180 per kWh) \$82.14

Electric service amount 385.43

Gross receipts tax (State tax) 9.89

Taxes and charges 9.89

Regulatory fee (State fee) 0.34

Total new charges \$395.66

Total amount you owe \$395.66

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD7475. Next meter reading Oct 20, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	78898		75876		3022

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 18, 2025	Aug 19, 2025	Sep 18, 2024
kWh Used	3022	3207	3116
Service days	30	32	30
kWh/day	101	100	104
Amount	\$395.66	\$419.06	\$371.07

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.

Enhanced HVAC rebates

Take advantage of increased A/C and new variable frequency drive rebates. Upgrade today to maximize savings and comfort.

[See all rebates](#)

Download the app

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

[Download now](#)

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

Invoice

Page 1
9/19/2025



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

Invoice #: **13541**
Sale Date: **8/28/2025**
Next Install: **9/18/2025**
Sales Rep: **Zach Sowell**

SOLD TO:

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

SHIPPED TO

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

MATERIALS

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

LABOR

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

Deposit Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 9.24.2025
Acct. # 1-320-57200-62000

Comments: *WATCH FOR DEPOSIT CHECK!

SubTotal:	\$1,710.80
Misc Chg:	\$0.00
Total:	\$1,710.80
Payments:	\$1,400.00
Balance:	\$310.80

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

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

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

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

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

X: _____ Date: ____/____/20____

TERMS AND CONDITIONS

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

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

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

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

Quarter round: Will be painted gloss white, caulked and the nail holes filled. The ends WILL NOT be painted. It is the homeowners responsibility to touch-up the filled nail holes and paint the ends, if desired. If any color other than gloss white is needed, it is the homeowner's responsibility to provide the custom pain or stain color.

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

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

NO CARPET SEAMS ARE COMPLETELY INVISIBLE

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

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

PREPARING FOR DAY(S) OF INSTALLATION

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

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

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

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

X: _____ Date: _____/_____/20____



INVOICE

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

Customer #: 25249515
Invoice #: 9513015
Invoice Date: 10/1/2025
Cust PO #:

Job Number	Description	Amount
346108420	Amelia Walk CDD Exterior Maintenance For October Approved Chip Dellinger, Amenity & Operations Manager Governmental Management Services for Amelia Walk CDD Date: 10-2-25 Acct. # 1-320-57200-46200	12,362.06
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 #: 9513015
Invoice Date: 10/1/2025

Amount Due:	\$12,362.06
-------------	-------------

Thank you for allowing us to serve you

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

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

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



INVOICE

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

Customer #: 25249515
Invoice #: 9509399
Invoice Date: 9/23/2025
Sales Order: 8738546
Cust PO #:

Project Name: Amelia Walk - Not to Exceed - Proposal to locate valves and repair zones not working

Project Description: Located on Clocks B and C

Job Number	Description	Qty	UM	Unit Price	Amount
346108420	Clock B - Locate valves on Zones 6, 24 Clock C - Locate valve, replace solenoid on Zone 7 Locate cut cable between the valve in Zone 32, 33 Amelia Walk CDD NTE - Tech to locate valves and repair zones not working 001.320.57200.46202	1.000	LS	2200.00	2,200.00
Total Invoice Amount					2,200.00
Taxable Amount					
Tax Amount					
Balance Due					2,200.00

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 25249515
Invoice #: 9509399
Invoice Date: 9/23/2025

Amount Due: \$ 2,200.00

Thank you for allowing us to serve you

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

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

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

Proposal for Extra Work at Amelia Walk CDD

Property Name	Amelia Walk CDD	Contact	Chip Dellinger
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 - Not to Exceed - Proposal to locate valves and repair zones not working		
Project Description	Located on Clocks B and C		

Scope of Work

Clock B - Locate valves on Zones 6, 24

Clock C - Locate valve, replace solenoid on Zone 7

Locate cut cable between the valve in Zone 32, 33

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	NTE - Tech to locate valves and repair zones not working

For internal use only

SO# 8738546
JOB# 346108420
Service Line 150

Total Price \$2,200.00

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.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all, or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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

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

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

Acceptance of this Contract

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

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

Customer

		Property Manager
Signature:	Title:	
Chip Dellinger		September 09, 2025
Printed Name:	Date:	

BrightView Landscape Services, Inc. "Contractor"

		Irrigation Manager
Signature:	Title:	
Gonzalo M. Castellon		September 09, 2025
Printed Name:	Date:	

Job #:	346108420		
SO #:	8738546	Proposed Price:	\$2,200.00

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

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia
Walk CDD
Date: 9.25.2025
Acct. # 1-320-57200-46400

Invoice details
Invoice no.: 4415
Terms: Net 30
Invoice date: 09/25/2025
Due date: 10/25/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: OCTOBER	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



Duck Duck Rooter Plumbing, Septic & Air Conditioning
4567 Blanding Blvd, Jacksonville FL 32210
www.DuckDuckRooter.com
904-862-6769

Certified Plumbing Contractor - CFC 1429193
Mechanical Contractor - CMC 1250980
Master Septic Tank Contractor - SM0051487

Certified Underground Utility and Excavation Contractor - CUC 1225195

BILL TO

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

ESTIMATE
106391905

ESTIMATE DATE
Aug 15, 2025

JOB ADDRESS

Amelia Walk CDD
85784 Stonehurst Parkway
Fernandina Beach, FL 32034 USA

Project: 106310127

ESTIMATE DETAILS

Water Main Installation:

Scope of Work

Install 1" HDPE SDR 9 Water Piping Under Stonehurst Pkwy

001.300.13100.10000 \$8257.14
005.320.53800.60000 \$8257.14
005.300.20700.10000 (\$8257.14)

1. Excavate access pits on south and northside of Stonehurst Pkwy.
2. Mobilize and set up horizontal directional boring equipment.
3. Install 1" blue HDPE water main piping under roadway.
4. Connect water main piping to backflow device and cap.
5. Backfill excavated area compact and rake to finish grade. (Sod, Landscaping restoration not included).
6. Permit as required.

Terms 50% down 50% at completion

90 Day warranty

SUB-TOTAL \$8,257.14

TAX \$0.00

TOTAL \$8,257.14

EST. FINANCING \$126.00

Thank you for choosing Duck Duck Rooter Plumbing, Septic & Air Conditioning. We greatly appreciate your business.

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. You have the option to cancel this transaction within 3 business days

of signing the estimate without incurring any penalties, provided that no products have been ordered for the job or installed on the specified date. The summary above is furnished by Duck Duck Rooter Plumbing, Septic & Air Conditioning as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

Sign here

Date



PO Box 6569
Hilton Head Island, SC 29938

Bill To
Amelia Concourse CDD 85200 Amaryllis Ct Fernandina Beach, FL 32034 , 32097

Invoice 793665	
Date	PO/Contract#
09/16/25	
Account Manager	Terms
WILLIAM FLANNERY	Due on Receipt

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

Please detach and return with payment. *PAYMENTS DUE UPON RECEIPT* Thank You!

Description	Qty/UOM	Rate	Amount
#80587 - Poplar Erosion Project			
Landscape Enhancement Work - 09/11/2025			\$6,640.56
Hand Watering - 09/10/2025			\$798.63

Invoice Total	\$7,439.19
Credits/Payments	(\$3,719.59)
Invoice Balance Due	\$3,719.60

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 9.24.2025
Acct. # 1-320-57200-60000

001.300.13100.10000 \$3719.60
005.320.53800.60000 \$3719.60
005.300.20700.10000 (\$3719.60)

Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:

P.O. Box 6569 Hilton Head Island, SC 29938.

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$3,719.60	\$0.00	\$0.00	\$0.00

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com

HAPPY DAYS OUTDOOR SERVICES

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

**BILL TO**

Chip Dellinger
Amelia Walk CDD
Fernandina Beach, FL

SHIP TO

Chip Dellinger
Amelia Walk CDD
Fernandina Beach, FL

INVOICE 2125**DATE** 09/16/2025 **TERMS** Net 10**DUE DATE** 09/26/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Concrete Work	Grind 37 spots on sidewalk. Tear out and replace 5 sections (2-5' sections, 2-6' section & 1-6.5' section) of sidewalk. Grind 1 metal cover. Remaining balance after deposit.	1	2,525.00	2,525.00
	Sales	Grind 15 spots on sidewalk.	1	900.00	900.00
SUBTOTAL					3,425.00
TAX					0.00
TOTAL					3,425.00
TOTAL DUE				\$3,425.00	

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services
for Amelia Walk CDD
Date: 9-17-2025
Acct. # 1-320-57200-62000

Original



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

INVOICE

Total Invoice	\$942.00
Invoice Number	7214919
Invoice Date	10/1/25
Sales Order Number/Type	4952946 SL
Branch Plant	74
Shipment Number	5941049

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 #
10/31/25	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	310.0000	GA	\$3.0000	GA	2,997.7 LB	\$930.00
		1 LB BLK (Mini-Bulk)		310.0000	GA			2,997.7 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 10/2/2025
Acct. # 1-320-57200-46500

Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total

\$942.00

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# 1773756

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

October 2, 2025

Date

Attn: Courtney Hogge

GMS, LLC

475 West Town Place, Ste 114

Saint Augustine

FL 32092

001.310.51300.48000

Serial # 25-00213N	PO/File #	\$112.50
Notice of Rule Development		Payment Due
		\$112.50
Amelia Walk Community Development District		Publication Fee
Case Number		Amount Paid
Publication Dates 10/2	Payment Due Upon Receipt	
County Nassau	For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment .	

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

If your payment is being mailed, please reference Serial # 25-00213N on your check or remittance advice.

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

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

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

In accordance with Chapters 120 and 190, *Florida Statutes*, the Amelia Walk Community Development District ("District") hereby gives notice of its intention to develop Amended and Restated Rules of Procedure, Rule No. 2025-01, to govern the operations of the District.

The Amended and Restated Rules of Procedure will address such topics as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes* (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.0992, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes* (2025).

A copy of the proposed Amended and Restated Rules of Procedure and any material proposed to be incorporated by reference may be obtained by contacting Daniel Laughlin at the District Manager's Office by mail at c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092, by telephone at (904) 940-5850, or by email at dlaughlin@gmsnf.com.

District Manager
Amelia Walk

Community Development District
Oct. 2 00 (25-00213N)



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



**AMELIA WALK COMMUNITY DEV
DISTRICT**



Phone: (904) 665-6000



Online: jea.com



Business Customers: (904) 665-6250

Account #: 3124050420

Bill Date: 09/30/25

Cycle: 03

**Amount Due
\$3,839.25**

Please pay by 10/22/25 to avoid
1.5% late payment charge.

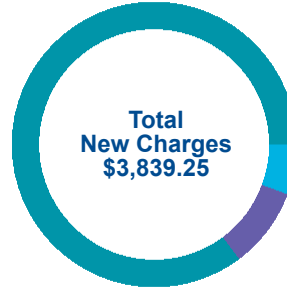
TOTAL SUMMARY OF CHARGES

Water	\$	154.16
Sewer		295.31
Irrigation		3,389.78
Total New Charges	\$	3,839.25

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

Previous Balance	\$	3,193.46
Payment(s) Received		-3,193.46
Balance Before New Charges		0.00
New Charges		3,839.25

A late payment charge will be assessed for unpaid balance. \$ **3,839.25** 001.320.57200.43100



Water	\$154.16
Sewer	\$295.31
Irrigation	\$3,389.78

MESSAGES



Please pay \$3,839.25 by 10/22/25 to avoid 1.5% late payment charge and service disconnections.



Water leaks, especially in toilets, are a common cause of increased water consumption. Identify and fix any running toilets as needed.

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

Additional information on reverse side. →

☐

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: **09/30/25**

Please pay by 10/22/25 to avoid 1.5% late payment charge.

TOTAL AMOUNT PAID

\$3,839.25

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

*** JEA ***
PO BOX 45047
JACKSONVILLE FL 32232-5047

420431240504200000000000004000383925010100000000300011

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Pay Your Bill



Manage Your Alerts



Transfer Service

[Report or View Outages](#)

Email Us



Update Your Information



Learn About Rates



Understand Your Bill

Stay Storm-Ready

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



Scan to explore our
Storm Center.

Solutions to Help You Save

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

Scan to find more ways to save.



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 by 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: [redacted] — [redacted]

Address:

City: State: Zip Code:

E-mail:



AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420

Bill Date: 09/30/25

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: 08/26/25 - 09/25/25

Reading Date: 09/25/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
76553197	30	1493	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: 08/26/25 - 09/25/25

Reading Date: 09/25/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157379	30	2009	Regular	1	82000 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) 351.74

Total Current Irrigation Charges \$ 402.70

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85108 MAJESTIC WALK BLVD

Service Period: 08/26/25 - 09/25/25

Reading Date: 09/25/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89240369	30	1115	Regular	1	63000 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) 262.63

Total Current Irrigation Charges \$ 313.59

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85254 FALL RIVER PY APT IR01

Service Period: 08/26/25 - 09/25/25

Reading Date: 09/25/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89140510	30	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: 08/26/25 - 09/25/25

Reading Date: 09/25/25

Service Point: Commercial - Water

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514098892	30	114	Regular	3/4	14000 GAL

Basic Monthly Charge \$ 17.67

Water Consumption Charge 42.84

Total Current Water Charges \$ 60.51

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 08/28/25 - 09/30/25

Reading Date: 09/30/25

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
93021993	33	828	Regular	2	6000 GAL

Basic Monthly Charge \$ 75.29

Water Consumption Charge 18.36

Total Current Water Charges \$ 93.65



AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420

Bill Date: 09/30/25

Cycle: 03



Phone: (904) 665-6000



Online: jea.com

SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 08/28/25 - 09/30/25

Reading Date: 09/30/25

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
93021993	33	828	Regular	2	6000 GAL

Basic Monthly Charge \$ 266.03

Sewer Usage Charge 29.28

Total Current Sewer Charges \$ 295.31

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 08/26/25 - 09/25/25

Reading Date: 09/25/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
98497959	30	7129	Regular	2	232000 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) 1,055.25

Total Current Irrigation Charges \$ 1,154.97

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 08/26/25 - 09/25/25

Reading Date: 09/25/25

Service Point: Irrigation 2 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
67133220	30	1801	Regular	1 1/2	195000 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) 881.72

Total Current Irrigation Charges \$ 954.85

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85377 MAJESTIC WALK BV APT IR01

Service Period: 08/26/25 - 09/25/25

Reading Date: 09/25/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157504	30	1365	Regular	1	61000 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) 253.25

Total Current Irrigation Charges \$ 304.21

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85633 FALL RIVER PY APT IR01

Service Period: 08/26/25 - 09/25/25

Reading Date: 09/25/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89240294	30	1413	Regular	1	33000 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) 121.93

Total Current Irrigation Charges \$ 172.89

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85784 STONEHURST PY APT IR01

Service Period: 08/26/25 - 09/25/25

Reading Date: 09/25/25

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99295544	30	0	Regular	1	0 GAL

Basic Monthly Charge \$ 26.53

Total Current Irrigation Charges \$ 26.53

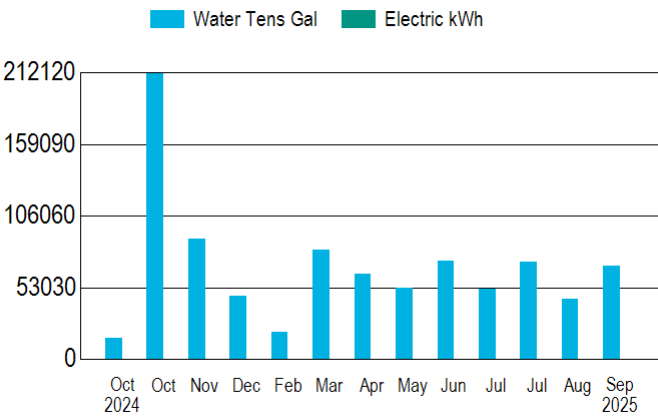


 AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420	Bill Date: 09/30/25	Cycle: 03
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 Phone: (904) 665-6000	 Online: jea.com
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CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	159,000	443,000	688,001	20,849



Small Changes Now Can Help You Save Later

Earlier this year, the JEA board of directors approved a rate adjustment that's effective **October 1**.

While the impact on each customer will vary, there are steps you can take now to help minimize the potential impact on your bill later.

Savings Tips & Tools



Free Efficiency Assessments

Schedule an in-home assessment to get personalized tips to reduce your energy and water use.



Free Water Conservation Kits

Save up to \$75 per year with water-saving products for your home.



Efficiency Rebates

Lower the upfront cost of efficiency upgrades and reduce future utility costs.



Payment Solutions & Community Assistance

We offer flexible payment options and can connect you with local resources if needed.

Learn more at jea.com/waystosave



Rate Adjustments: What You Need to Know

Like many other industries, rising costs and stricter regulatory requirements have increased the expense of serving our customers. To continue providing the reliable utility services our customers depend on each day, rate adjustments are being made to electric and water rates. These adjustments will not only align revenue requirements with the cost to serve but also support continued investments in infrastructure to meet our community's future needs.



Scan to learn more



Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

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

INVOICE

Invoice # 13089
Date: 09/11/2025
Due On: 10/11/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$4,102.57	) - (\$0.00	) = \$4,102.57

AWCDD-01

Amelia Walk CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LG	08/01/2025	Review agreement with The Greenery for erosion repair; receive signatures for Greenpointe requisition; review engineer response regarding Duval Asphalt contract.	0.30	\$315.00	-	\$94.50
Service	MGH	08/01/2025	Exchange correspondence with District staff regarding revised Happy Days proposal for office flooring replacement.	0.20	\$275.00	-	\$55.00
Service	LG	08/04/2025	Finalize revisions to Duval Asphalt contract.	1.10	\$315.00	25.0%	\$259.87
Service	MGH	08/04/2025	Further prepare and distribute erosion repair agreement with the Greenery; update pricing and exhibit for Happy Days agreement for office	0.60	\$275.00	-	\$165.00

			flooring replacement; analyze North Hampton resident complaint regarding wetland flooding.				
Service	LG	08/05/2025	Review North Hampton demand letter regarding tree removal; review information regarding CLAM land acquisition program; forward Duval contract for signature.	1.00	\$315.00	-	\$315.00
Service	MGH	08/05/2025	Advise Dellinger regarding insurance information needed for American Flooring agreement; analyze notice from Nassau County regarding potential acquisition of conservation areas.	0.50	\$275.00	-	\$137.50
Service	MGH	08/06/2025	Prepare FY26 budget appropriation resolution; prepare FY26 annual assessment resolution.	0.40	\$275.00	-	\$110.00
Service	LG	08/07/2025	Review appropriation and assessment resolutions; review draft agenda; attend agenda planning call; update addendum for sidewalk agreement; prepare amendment for Peacock Electric agreement.	1.70	\$315.00	-	\$535.50
Service	MGH	08/07/2025	Call with Chair to discuss CrittterPro agreement; analyze contractor request to waive automobile liability insurance requirement and advise regarding same.	0.60	\$275.00	-	\$165.00
Service	LG	08/08/2025	Review July minutes.	0.30	\$315.00	-	\$94.50
Service	LG	08/11/2025	Prepare form of NTP for Duval Asphalt work.	0.30	\$315.00	-	\$94.50
Service	MGH	08/11/2025	Field call from Amenity Manager regarding pending contracts; review Certificate of Insurance	0.30	\$275.00	-	\$82.50

from Nassau Design Center.							
Service	MGH	08/18/2025	Review and analyze agenda package and materials for Board consideration, including meeting minutes, financial statements, proposals, staff reports and backup items, budget documents, and other pertinent District documents, in preparation for Board meeting.	0.70	\$275.00	-	\$192.50
Service	LG	08/18/2025	Review agenda and prepare for Board meeting.	0.50	\$315.00	-	\$157.50
Service	MGH	08/19/2025	Prepare for and attend Board meeting.	3.80	\$275.00	-	\$1,045.00
Expense	KB	08/19/2025	Travel: Mileage - MGH.	41.00	\$0.70	-	\$28.70
Service	MGH	08/21/2025	Update and transmit office flooring replacement agreement; review documentation from District Engineer regarding minor modification application.	0.50	\$275.00	-	\$137.50
Service	LG	08/22/2025	Review correspondence regarding Nassau County land trust meeting.	0.20	\$315.00	-	\$63.00
Service	MGH	08/22/2025	Review and analyze Board Chair notes and documentation following Nassau County CLAM meeting; analyze Nassau County records and CLAM information; review portion of recorded meeting video.	0.90	\$275.00	-	\$247.50
Service	MGH	08/25/2025	Correspond with Dellinger regarding status of District agreements.	0.10	\$275.00	-	\$27.50
Service	LG	08/26/2025	Advise Supervisor Murphy regarding role of landscape group and liaison.	0.30	\$315.00	-	\$94.50
Non-billable entries							

Service	LG	08/19/2025	Attend Board meeting.	2.00	\$315.00	-	\$630.00
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Line Item Discount Subtotal	-\$86.63
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Total	\$4,102.57
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001.310.51300.31500

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

Please pay within 30 days.

**Nassau County Sheriff's Office**

77151 Citizens Circle

Yulee, FL 32097

INVOICE

Invoice ID: 14401

Date: 10/01/2025

Customer #: 32

Due Date: 10/01/2025

Reference:

Bill To:

Amelia Walk

Attention: Daniel Laughlin

475 West Town Plaza

St. Augustine, FL, US 00000

dlaughlin@gmsnf.com

DESCRIPTION	QTY	RATE	TOTAL
Traffic Control	4.000	\$48.00	\$192.00
Admin Fee Per Hour	4.000	\$2.00	\$8.00
Traffic Control	4.000	\$48.00	\$192.00
Admin Fee Per Hour	4.000	\$2.00	\$8.00
Platform Fee	1.000	8.00%	\$32.00
TOTAL:		17.000	\$432.00

001.320.57200.34504

\$432.00

Separate Check

Amount Paid: \$0.00

Balance Due: \$432.00

Notes**Invoice due on receipt.**

All invoice payments must be made via the PowerDetails site.

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

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



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: PSI209590
Invoice Date: 10/1/2025

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 10/1/2025
Due Date 10/31/2025
Terms Net 30

Customer ID 12909
P.O. Number
P.O. Date 10/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	2,514.72	2,514.72
October Billing					
10/1/2025 - 10/31/2025					
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: 10-2-25
Acct. # 1-320-51300-64000

001.310.51300.60200
Oct 2025

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



INVOICE

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

Customer #: 25249515
Invoice #: 9509553
Invoice Date: 9/23/2025
Sales Order: 8715185
Cust PO #:

Project Name: Amelia Walk CDD - Haul road ditch
Project Description: Mow both sides of the drainage ditch

Job Number	Description	Qty	UM	Unit Price	Amount
346108420	Amelia Walk CDD Mow both sides of the drainage ditch with a mower attachment Approved Chip Dellinger, Amenity & Operations Manager Governmental Management Services for Amelia Walk CDD Date: 10-2-25 Acct. # 1-320-57200-xxxx46201	1.000	LS	5800.00	5,800.00
Total Invoice Amount					5,800.00
Taxable Amount					
Tax Amount					
Balance Due					5,800.00

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 25249515
Invoice #: 9509553
Invoice Date: 9/23/2025

Amount Due: \$ 5,800.00

Thank you for allowing us to serve you

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

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

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

Proposal for Extra Work at Amelia Walk CDD

Property Name	Amelia Walk CDD	Contact	Chip Dellinger
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 - Haul road ditch

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

Scope of Work

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

For internal use only

SO# 8715185
JOB# 346108420
Service Line 130

Total Price \$5,800.00

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

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Acceptance of this Contract

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

Customer

Signature	Title	Property Manager
Chip Dellinger		
Printed Name	Date	September 23, 2025

BrightView Landscape Services, Inc. "Contractor"

		Account Manager, Senior
Signature	Title	
Jennifer L. Mabius		
Printed Name	Date	September 23, 2025
Job #:	346108420	
SO #:	8715185	Proposed Price: \$5,800.00



INVOICE

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

Customer #: 25249515
Invoice #: 9509631
Invoice Date: 9/23/2025
Sales Order: 8733373
Cust PO #:

Project Name: Amelia Walk CDD - leaning pine on Cherry Creek

Project Description: Cut down leaning pine tree over sidewalk, place in preserve

Job Number	Description	Qty	UM	Unit Price	Amount
346108420	Amelia Walk CDD Cut down leaning pine tree over sidewalk, leave debris in th	1.000	LS	240.50	240.50
Approved Chip Dellinger, Amenity & Operations Manager Governmental Management Services for Amelia Walk CDD Date: 10-7-25 Acct. # 1-320-57200-46200 xxxxxx 46201					
Total Invoice Amount					240.50
Taxable Amount					
Tax Amount					
Balance Due					240.50

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 #: 9509631
Invoice Date: 9/23/2025

Amount Due: \$ 240.50

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	Chip Dellinger
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 - leaning pine on Cherry Creek

Project Description Cut down leaning pine tree over sidewalk, place in preserve

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Cut down leaning pine tree over sidewalk, leave debris in the preserve.

For internal use only

SO# 8733373
JOB# 346108420
Service Line 130

Total Price \$240.50

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.
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- 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, as the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or 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.

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- 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 for damage done to underground utilities such as but not limited to: cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- 17 Waiver of Liability Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

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Customer

		Property Manager
Signature	Title	
Chip Dellinger		September 23, 2025
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

		Account Manager, Senior
Signature	Title	
Jennifer L. Mabus		September 23, 2025
Printed Name	Date	
Job #:	346108420	
SO #:	8733373	Proposed Price: \$240.50



INVOICE

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

Customer #: 25249515
Invoice #: 9528850
Invoice Date: 9/26/2025
Sales Order: 8639984
Cust PO #:

Project Name: Hydro seeding

Project Description: Hydro seed an acre (areas TBD)

Job Number	Description	Qty	UM	Unit Price	Amount
346108420	Amelia Walk CDD Hydro - seed	1.000	LS	5645.16	5,645.16
Approved Chip Dellinger, Amenity & Operations Manager Governmental Management Services for Amelia Walk CDD Date: 10-2-25 Acct. # 1-320-57200-xxxx 46201					
Total Invoice Amount					5,645.16
Taxable Amount					
Tax Amount					
Balance Due					5,645.16

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 #: 9528850
Invoice Date: 9/26/2025

Amount Due: \$ 5,645.16

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
Property Address 85287 Majestic Walk Run
 Fernandina Beach, FL 32034

Contact Kelly Mullins
To Amelia Walk CDD
Billing Address 5385 N Nob Hill Road
 Sunrise, FL 33351-4761

Project Name Hydro seeding
Project Description Hydro seed an acre (areas TBD)

Scope of Work

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

For Internal use only

SO# 8639984
JOB# 346108420
Service Line 130

Total Price \$5,645.16

THIS IS NOT AN INVOICE

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

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Customer:

		Property Manager
Signature	Title	
Kelly Mullins		September 26, 2025
Printed Name	Title	

BrightView Landscape Services, Inc. "Contractor"

		Account Manager, Senior
Signature	Title	
Jennifer L. Mabus		September 26, 2025
Printed Name	Date	

Job #: 346108420

SO #: 8639984 **Proposed Price:** \$5,645.16

7544 PHILIPS HWY
JACKSONVILLE, FL 32256



(904) 296-2020

Regular Invoice

Bill To: AMEC33 AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT 475 WEST TOWN PLACE, #114 ST. AUGUSTINE, FL 32092	Page 1
Invoice No. - 26789	Transaction Date - 09/25/25

Due Date	Project Number	Reference	Terms
//	A2809X	AMELIA WALK ROAD IMPROVEMENTS	NET 30 DAYS

Description	Quantity	UOM	Unit Price	Amount
MILL/PAVE 6" SP12.5 & 1.5" SP9.5	3,512.000	SY	88.160	309,617.92
BOND REQUIREMENT	1.000	LS	7,960.950	7,960.95
STRIPING/THERMO REPAVED AREAS	1.000	LS	4,236.400	4,236.40
AMELIA WALK C.D.D.				
AMELIA WALK ROAD IMPROVEMENTS				
MAJESTIC WALK BOULEVARD				
FERNANDINA BCH, NASSAU CO., FL				
INSTALLED 9-22,9-23,9-24 & 9-25-25				
001.300.13100.10000 \$305,724.51				
005.320.53800.60000 \$305,724.51				
005.300.20700.10000 \$305,724.51				
Sept 2025				

Subtotal:	321,815.27
Retainage	-16,090.76
Sales Tax	0.00
Discount:	0.00
Total:	305,724.51



ORIGINAL

7544 PHILIPS HWY
JACKSONVILLE, FL 32256



(904) 296-2020

Regular Invoice

Bill To: AMEC33 AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT 475 WEST TOWN PLACE, #114 ST. AUGUSTINE, FL 32092		Page 1	
Invoice No. - 26789		Transaction Date - 09/25/25	

Due Date	Project Number	Reference	Terms
//	A2809X	AMELIA WALK ROAD IMPROVEMENTS	NET 30 DAYS

Description	Quantity	UOM	Unit Price	Amount
MILL/PAVE 6" SP12.5 & 1.5" SP9.5	3,512.000	SY	88.160	309,617.92
BOND REQUIREMENT	1.000	LS	7,960.950	7,960.95
STRIPING/THERMO REPAVED AREAS	1.000	LS	4,236.400	4,236.40
AMELIA WALK C.D.D.				
AMELIA WALK ROAD IMPROVEMENTS				
MAJESTIC WALK BOULEVARD				
FERNANDINA BCH, NASSAU CO., FL				
INSTALLED 9-22,9-23,9-24 & 9-25-25				

Subtotal:	321,815.27
Retainage	-16,090.76
Sales Tax	0.00
Discount:	0.00
Total:	305,724.51

A red rectangular stamp with the word "COPY" in a bold, sans-serif font. To the left of the text is a small icon consisting of a square with the letter "C" inside.

TO GENERAL CONTRACTOR:
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
475 WEST TOWN PLACE, #114
ST. AUGUSTINE, FL 32092

PROJECT:
AMELIA WALK C.D.D.

APPLICATION NO: #1
PERIOD TO: 9/25/2025

Distribution to:
☐ OWNER
☐ ARCHITECT
☒ CONTRACTOR

FROM SUBCONTRACTOR:
Duval Asphalt
7544 Philips Hwy
Jacksonville, FL 32256

VIA ARCHITECT ENGINEER:

INVOICE NOS: 26789

CONTRACT FOR: ASPHALT MILL/PAVE & STRIPING

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM	<u>\$321,815.27</u>
2. Net change by Change Orders	<u>\$0.00</u>
3. CONTRACT SUM TO DATE (Line 1 + 2)	<u>\$321,815.27</u>
4. TOTAL COMPLETED & STORED TO DATE (Column G on Continuation Sheet)	<u>\$321,815.27</u>
5. RETAINAGE: a. <u>5</u> % of Complete Work	<u>\$16,090.76</u>
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	<u>\$305,724.51</u>
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	<u>\$0.00</u>
8. CURRENT PAYMENT DUE	<u>\$305,724.51</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	<u>\$16,090.76</u>

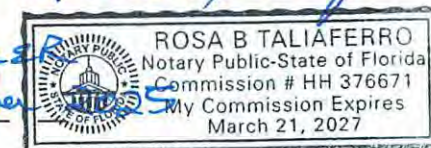
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this month		
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which Certificates for payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: DUVAL ASPHALT PRODUCTS, INC

By: Marie E. Miller Date: 9/25/2025
Marie E. Miller, Assistant Secretary
State of: Florida
County of: Duval

Subscribed and sworn to before MARIE E. MILLER
me this 30th day of September



ARCHITECT'S ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified)

ARCHITECT ENGINEER:

By: _____ Date: _____

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract

CONTINUATION SHEET

APPLICATION NO: #1 INVOICE #26789
APPLICATION DATE: 9/25/2025
PERIOD TO: 9/25/2025
ECT'S PROJECT NO: N/A

NO	ITEM NO.	DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT PRICE	SCHEDULED VALUE	QUANTITY OF WORK COMPLETED		VALUE OF WORK COMPLETED		MATERIALS PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE (IF VARIABLE RATE)
							FROM PREVIOUS APPLICATION	THIS PERIOD	FROM PREVIOUS APPLICATION	THIS PERIOD					
		MILL/PAVE ASPHALT 6" SP12.5 & 1.5" SP9.5	3512	SY	\$88.16	\$309,617.92	0	3512	\$0.00	\$309,617.92		\$309,617.92	100%	\$0.00	\$15,480.90
		BOND REQUIREMENT	1	LS	\$7,960.95	\$7,960.95	0	1	\$0.00	\$7,960.95		\$7,960.95	100%	\$0.00	\$398.05
		STRIPING/THERMO REPAVED AREAS	1	LS	\$4,236.40	\$4,236.40	0	1	\$0.00	\$4,236.40		\$4,236.40	100%	\$0.00	\$211.82
		GRAND TOTALS				\$321,815.27	0.00	3,514.00	\$0.00	\$321,815.27	\$0.00	\$321,815.27	100%	\$0.00	\$16,090.77

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

ate Invoiced: 10/01/2025				Invoice No: 92981
nnual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

TEP 1: Review the following profile and make any needed changes.

. Special District's Name, Registered Agent's Name and Registered Office Address:

Amelia Walk Community Development District

Mr. Daniel Laughlin

Governmental Management Services, LLC

475 West Town Place, Suite 114

St. Augustine, Florida 32092

001.310.51300.54000
Oct 2025



. Telephone: 904-940-5850 Ext:
. Fax: 904-940-5899
. Email: dlaughlin@gmsnf.com
. Status: Independent
. Governing Body: Elected
. Website Address: www.ameliawalkcdd.com
. County(ies): Nassau
. Special Purpose(s): Community Development
0. Boundary Map on File: 01/19/2006
1. Creation Document on File: 01/19/2006
2. Date Established: 12/12/2005
3. Creation Method: Local Ordinance
4. Local Governing Authority: Nassau County
5. Creation Document(s): County Ordinance 2005-81
6. Statutory Authority: Chapter 190, Florida Statutes
7. Authority to Issue Bonds: Yes
8. Revenue Source(s): Assessments

TEP 2: Sign and date to certify accuracy and completeness.

y signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: Dip Se Date 10/6/25

TEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

1. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

2. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, BOTH of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

TEP 4: Make a copy of this document for your records.

TEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

Governmental Management Services, LLC

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

Invoice**Invoice #:** 369**Invoice Date:** 10/1/25**Due Date:** 10/1/25**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 - October 2025	001.310.51300.34000	4,922.83	4,922.83
Website Administration - October 2025	001.310.51300.35100	36.75	36.75
Information Technology - October 2025	001.310.51300.35101	73.50	73.50
Dissemination Agent Services - October 2025	001.310.51300.31200	321.58	321.58
Office Supplies	001.310.51300.51000	0.15	0.15
Postage	001.310.51300.42000	65.61	65.61
Copies	001.310.51300.42500	54.30	54.30
Telephone	001.310.51300.41000	69.20	69.20

Total \$5,543.92**Payments/Credits** \$0.00**Balance Due** \$5,543.92

Governmental Management Services, LLC

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

Invoice

Invoice #: 370
Invoice Date: 9/15/25
Due Date: 9/15/25
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2026		5,513.00	5,513.00
001.310.51300.31400 October 2025			
Total			\$5,513.00
Payments/Credits			\$0.00
Balance Due			\$5,513.00

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

Invoice

Invoice #: 368**Invoice Date:** 10/1/25

Due Date: 10/1/25

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 - October 2025	001.320.57200.34700		1,458.67	1,458.67
Facility Management - October 2025	001.320.57200.34001		7,166.25	7,166.25
Janitorial - October 2025	001.320.57200.34200		1,114.42	1,114.42

Alison Mossing
10-6-25

Total	\$9,739.34
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Payments/Credits	\$0.00
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Balance Due	\$9,739.34
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Original



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

INVOICE

Total Invoice	\$358.76
Invoice Number	7218296
Invoice Date	10/6/25
Sales Order Number/Type	4956316 SL
Branch Plant	74
Shipment Number	5945287

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 #
11/5/25	Net 30	PPD Origin	HWTG			382

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	42871	Sulfuric Acid 38-40%	N	4.0000	DD	\$71.6890	DD	648.0 LB	\$286.76
		15 GA DD		4.0000	DD			688.0 GW	
1.001	699922	15 GA Blu/Black Deldrum	N	4.0000	DD	\$15.0000	RD	40.0 LB	\$60.00
		DELDRL 1H1/X1.9/250		4.0000	RD			40.0 GW	
Related Order #: 04956316									
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: 10/7/2025
Acct. # 1-320-57200-46500

Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total

\$358.76

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# 1790735

Original



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

CREDIT MEMO

Total Invoice	(\$45.00)
Invoice Number	7218595
Invoice Date	10/6/25
Sales Order Number/Type	4956869 CO
Branch Plant	74
Shipment Number	5946025

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 #
11/5/25	Net 30	COL Origin	HWTG	EMPTIES		382

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.001	699922	15 GA Blu/Black Deldrum	N	2.0000-	DD	\$15.0000	DD	20.0- LB	(\$30.00)
		DELDRM 1H1/X1.9/250		2.0000-	DD			20.0- GW	

Related Order #: 04811435

1.002	699922	15 GA Blu/Black Deldrum	N	1.0000-	DD	\$15.0000	DD	10.0- LB	(\$15.00)
		DELDRM 1H1/X1.9/250		1.0000-	DD			10.0- GW	

Related Order #: 04901629

***** 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: 10/7/2025
Acct. # 1-320-57200-46500

Page 1 of 1

Tax Rate	Sales Tax
0 %	\$0.00

Invoice Total	(\$45.00)
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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# 1790753

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

October 9, 2025

Date

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

001.310.51300.48000

Serial # 25-00221N	PO/File #	\$184.00
Notice of Rulemaking Regarding the Amended and Restated Rules of Procedure		Payment Due
Amelia Walk Community Development District		\$184.00
		Publication Fee
Case Number		Amount Paid
Publication Dates 10/9		Payment Due Upon Receipt
County Nassau		For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment .

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

If your payment is being mailed, please reference Serial # 25-00221N 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.

**Nassau County Sheriff's Office**

77151 Citizens Circle

Yulee, FL 32097

INVOICE

Invoice ID: 14424

Date: 10/07/2025

Customer #: 32

Due Date: 10/07/2025

Reference:

Bill To:

Amelia Walk

Attention: Daniel Laughlin

475 West Town Plaza

St. Augustine, FL, US 00000

dlaughlin@gmsnf.com

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

.001.320.57200.34504

\$216.00

Separate Check

Amount Paid: \$0.00

Balance Due: \$216.00

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

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

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



INVOICE

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: PSI202094
Invoice Date: 9/2/2025

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		Customer ID	12909
Ship Date	9/2/2025	P.O. Number	
Due Date	10/2/2025	P.O. Date	9/2/2025
Terms	Net 30	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	2,514.72	2,514.72
September Billing					
9/1/2025 - 9/30/2025					
Pond 16					
Pond 17					
Pond 14					
Pond 15					
Pond 13					
Pond 2					
Pond 3					
Pond 4					
Pond 5					
Pond 6					
Pond 7					
Pond 8					
Pond 9					
Pond 10					
Pond 11					
Lake 12					
Fountain 6 - Pond 15					
Fountain 1 - Pond 2					
Fountain 2 - Pond 3					
Fountain 3 - Pond 5					
Fountain 4 - Pond 6 (replaced)					
Fountain 5 - Pond 14					

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk
CDD
Date: 10-2-25
Acct. # 1-~~888-51300-61000~~
310 60200

Amount Subject to Sales Tax	0.00	Subtotal:	2,514.72
Amount Exempt from Sales Tax	2,514.72	Invoice Discount:	0.00
		Total Sales Tax:	0.00
		Payment Amount:	0.00
		Total:	2,514.72

AMELIA WALK CREDIT CARD PURCHASES

NAME: Chip Dellinger

Sep-25

Date	Amount	Description	Billing Code
9/30/25	(\$49.00)	SKEDDA.COM DALLAS TX	1-320-57200-52000
9/29/25	(\$356.70)	BERT NORMAN PLUMBING YULEE FL	1-320-57200-62000
9/29/25	(\$25.81)	THE HOME DEPOT #6921 YULEE FL	1-320-57200-52000
9/26/25	(\$191.33)	SPORTSMITH LLC 9186153210 OK	1-320-57200-62000
9/24/25	(\$285.97)	THE HOME DEPOT #6921 YULEE FL	1-320-57200-52000
9/23/25	(\$23.50)	AMAZON MKTPL*Z09G11PP3 AMZN.COM/BILLWA	1-320-57200-52000
9/23/25	(\$399.98)	AMAZON MKTPL*RS2X56073 AMZN.COM/BILLWA	1-320-57200-52000
9/23/25	(\$79.20)	CCI*CONSTANT-CONTACT WALTHAM MA	1-320-57200-52000
9/22/25	(\$74.61)	THE HOME DEPOT #6921 YULEE FL	1-320-57200-52000
9/13/25	(\$62.66)	AMAZON.COM*R12OW7EK3 AMZN.COM/BILLWA	1-320-57200-52000
9/12/25	(\$58.02)	AMAZON MKTPL*T91XC9WO3 AMZN.COM/BILLWA	1-320-57200-52000
9/4/25	(\$50.95)	THE HOME DEPOT #6921 YULEE FL	1-320-57200-52000
9/4/25	(\$97.74)	THE HOME DEPOT #6921 YULEE FL	1-320-57200-52000

001.320.57200.52000 \$1,207.44

001.320.57200.62000 \$548.03



Final Details for Order #114-8756986-0066601

Paid By: Amelia Walk CDD
Placed By: Kelly Mullins
Order Placed: September 8, 2025
Amazon.com order number: 114-8756986-0066601
Order Total: \$58.02

Shipped on September 10, 2025		
Items Ordered		Price
1 of: AmazonCommercial FSC Certified Ultra Plus Universal Multifold Paper Towels, 2400 Count, 16 Pack of 150, White Sold by: Amazon (seller profile) Business Price Condition: New		\$30.59
Shipping Address: Kelly Mullins 85287 Majestic Walk Blvd. Fernandina Beach, FL 32034 United States	Item(s) Subtotal:	\$30.59
	Shipping & Handling:	\$6.58
	Free Shipping:	-\$6.58

	Total before tax:	\$30.59
Shipping Speed: FREE Shipping	Sales Tax:	\$0.00

	Total for This Shipment:	\$30.59

Shipped on September 12, 2025		
Items Ordered		Price
1 of: Heavy-Duty Wrap-It Storage Straps (Assorted 12 Pack) - Hook and Loop Hanging Extension Cord Organizer for Cable Management and Storage on Garage Wall, RV Gadgets and Appliances Sold by: Wrap-It Storage (seller profile) Business Price Condition: New		\$27.43
Shipping Address: Kelly Mullins 85287 Majestic Walk Blvd. Fernandina Beach, FL 32034 United States	Item(s) Subtotal:	\$27.43
	Shipping & Handling:	\$0.41
	Free Shipping:	-\$0.41

	Total before tax:	\$27.43
Shipping Speed: FREE Shipping	Sales Tax:	\$0.00

	Total for This Shipment:	\$27.43

Payment information	
Payment Method: MasterCard Last digits: 9986	Item(s) Subtotal: \$58.02

	Shipping & Handling:	\$6.99
	Promotion applied:	-\$6.99

	Total before tax:	\$58.02
	Estimated Tax:	\$0.00

	Grand Total:	\$58.02
Credit Card transactions	MasterCard ending in 9986: September 12, 2025: \$58.02	

To view the status of your order, return to [Order Summary](#) .

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Final Details for Order #114-0228158-7673836

Order Placed: September 12, 2025

Amazon.com order number: 114-0228158-7673836

Order Total: \$62.66

Shipped on September 13, 2025	
Items Ordered	Price
1 Of: <i>GymWipes Antibacterial Fast 4 by 2XL Corporation, Towelettes Bucket Refill, 4 Rolls (Pack of 4)</i> Sold by: Amazon (seller profile) Business Price Condition: New	\$55.67
Shipping Address: Kelly Mullins 85287 Majestic Walk Blvd. Fernandina Beach, FL 32034 United States	Item(s) Subtotal: \$55.67 Shipping & Handling: \$6.99 ----- Total before tax: \$62.66 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$62.66 -----

Payment information	
Payment Method: MasterCard Last digits: 9986	Item(s) Subtotal: \$55.67 Shipping & Handling: \$6.99 -----
Billing address Kelly Mullins 5385 N Nob Hill Rd Sunrise, FL 33351 United States	Total before tax: \$62.66 Estimated Tax: \$0.00 ----- Grand Total: \$62.66
Credit Card transactions	MasterCard ending in 9986: September 13, 2025: \$62.66

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #114-7296581-4490612

Paid By: Amelia Walk CDD
Placed By: Kelly Mullins
Order Placed: September 22, 2025
Amazon.com order number: 114-7296581-4490612
Order Total: \$423.48

Shipped on September 23, 2025	
Items Ordered	Price
1 Of: <i>Gordon Glass Cerium Oxide - 1Lb</i> Sold by: TechnologyLK (seller profile) Condition: New	\$23.50
Shipping Address: Kelly Mullins 85287 Majestic Walk Blvd. Fernandina Beach, FL 32034 United States	Item(s) Subtotal: \$23.50 Shipping & Handling: \$0.07 Free Shipping: -\$0.07 ----- Total before tax: \$23.50 Sales Tax: \$0.00 -----
Shipping Speed: FREE Shipping	Total for This Shipment: \$23.50 -----

Shipped on September 23, 2025	
Items Ordered	Price
2 Of: <i>Retrospec Commercial Grid Bike Rack - Single & Double Sided - Bicycle Storage Stand for Garages, Stores, Schools &am p; Universities Power Coated Steel - Black 10 Bike/Double Sided</i> Sold by: Amazon.com Condition: New	\$199.99
Shipping Address: Kelly Mullins 85287 Majestic Walk Blvd. Fernandina Beach, FL 32034 United States	Item(s) Subtotal: \$399.98 Shipping & Handling: \$6.92 Free Shipping: -\$6.92 ----- Total before tax: \$399.98 Sales Tax: \$0.00 -----
Shipping Speed: FREE Shipping	Total for This Shipment: \$399.98 -----

Payment information	
Payment Method: MasterCard Last digits: 9986	Item(s) Subtotal: \$423.48 Shipping & Handling: \$6.99 Promotion applied: -\$6.99 -----

Total before tax: \$423.48

Estimated Tax: \$0.00

Grand Total: \$423.48

Credit Card transactions

MasterCard ending in 9986: September 23, 2025: \$23.50

MasterCard ending in 9986: September 23, 2025: \$399.98

To view the status of your order, return to [Order Summary](#) .

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Bert Normans Plumbing Inc.
PO Box 159
Yulee, FL 32041

Phone: (904) 225-5888
normansplumbing@bellsouth.net
<https://normansplumbing.com/>

Bill to
Governmental Management Service
9655 Florida Mining
Blvd 300 Ste 305
Jacksonville, FL 32257

Ship to
Amelia Walk CDC
85287 Majestic Walk BLVD
Fernandina Beach, FL 32034

Work Order Description
DIAGNOSIS FEE - \$99
WHO IS MEETING? Chip
HOW ARE THEY PAYING? CCC
HOW DO WE GET IN? Chip

Urinal over flowing
Located The amenities center (Club house)
American standard 1 gallon

Work Summary

Responded to a service call for the men's restroom first stall urinal, which was clogged. After further investigation, determined the line needed to be cleared with an auger, with a possible calcium buildup requiring treatment with Kelsey sauce.

Received approval to proceed. Ran the cable auger through the urinal several times to restore drainage, then applied a full bottle of Kelsey sauce and allowed it to sit for 30 minutes to break down calcium buildup. Flushed the urinal multiple times and confirmed it is now draining properly, equivalent to the adjacent urinal.

Cleaned and sanitized the work area, mopped the floor, replaced the mat, and put away all cleaning supplies.

Payment processed using the card on file.

Work Order #: 30876

Transaction Date: 9/26/2025

Terms: COD

Sales Rep: Elvis M.

Invoice #: i28823

Item	Description	Quantity	Price	Amount
------	-------------	----------	-------	--------



**BERT
NORMAN'S
PLUMBING Inc.**

Bert Normans Plumbing Inc.
PO Box 159
Yulee, FL 32041

Phone: (904) 225-5888
normansplumbing@bellsouth.net
<https://normansplumbing.com/>

Item	Description	Quantity	Price	Amount
Diagnosis Fee - \$99	Diagnosis Fee Thank you for choosing Bert Norman's Plumbing. Work Order Description Urinal over flowing Located The amenities center (Club house) American standard 1 gallon Work Summary Responded to a service call for the men's restroom first stall urinal, which was clogged. After further investigation, determined the line needed to be cleared with an auger, with a possible calcium buildup requiring treatment with Kelsey sauce. Received approval to proceed. Ran the cable auger through the urinal several times to restore drainage, then applied a full bottle of Kelsey sauce and allowed it to sit for 30 minutes to break down calcium buildup. Flushed the urinal multiple times and confirmed it is now draining properly, equivalent to the adjacent urinal. Cleaned and sanitized the work area, mopped the floor, replaced the mat, and put away all cleaning supplies. Payment processed using the card on file.	1	\$99.00	\$99.00
DrainCleaning-LavORTubStoppage	PRICE IS PER ONE - DrainCleaning-Lav or Tub Or Shower NO WARRANTY ON STOPPAGES	1	\$249.00	\$249.00
Credit Card Service	2.5% (of total) additional for Credit Card Charges	1	\$8.70	\$8.70



Subtotal: \$356.70
Tax: \$0.00
Total: \$356.70



BERT
NORMAN'S
PLUMBING Inc.

Bert Normans Plumbing Inc.
PO Box 159
Yulee, FL 32041

Phone: (904) 225-5888
normansplumbing@bellsouth.net
<https://normansplumbing.com/>

Payments: \$356.70

Balance Due: \$0.00

Acceptance

I accept the services performed by () are to my satisfaction. ***Acceptance of Work Performed: I acknowledge satisfactory completion of the above described work and that the premises has been left in satisfactory condition. I understand that if my check does not clear, I am liable for the check and any charges from the bank. I agree to pay 1.75% per month for past-due contracts (minimum charge \$15). In the event that collection efforts are initiated against me, I shall pay for all associated fees at the posted rates as well as all collection fees and reasonable attorney fees. I agree that the amount set forth in the space marked "Total Amount Due" is the total upfront price that I have agreed to.

***Acknowledgement of Inspection Requirements: I acknowledge that the work performed requires a permit for inspection for the county or city that the property is located in. I understand that that once the inspection is set for a day/time in the future that I agreed to that if I become unavailable or miss the inspection time that a \$25 reinspection fee will be billed and will be required to be paid in full before a new inspection can be scheduled with the governing body.



How doers
get more done™

463785 STATE ROAD 200
YULEE, FL 32097 (904)225-2940

6921 00051 74552 09/02/25 11:33 AM
SALE CASHIER TONJA

648846002262 1-1/4EXTWAND <A> 10.97N
RIDGID 1-1/4 EXTENSION WAND
095691801685 EZ SPIN <A> 39.98N
RIDGID EZ SPIN DRAIN SNAKE

SUBTOTAL 50.95
SALES TAX 0.00

TAX EXEMPT TOTAL \$50.95

XXXXXXXXXXXX9986 MASTERCARD USD\$ 50.95

AUTH CODE 00235Q/6513076 TA

Contactless

AID A0000000041010 Mastercard

P.O.#/JOB NAME: AW

6921 09/02/25 11:33 AM



6921 51 74552 09/02/2025 2083

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
1	90	12/01/2025

A



How doers
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463785 STATE ROAD 200
YULEE, FL 32097 (904)225-2940

6921 00052 29778 09/22/25 02:32 PM
SALE CASHIER HANNAH

086093925482 ALL WEATHER <A>
ALL WEATHER CHARCOAL 24 IN. X 36 IN.
3@19.88 59.64N
033287210282 RYBBUFPOLAS4 <A> 14.97N
RYB BUFFING & POLISH DRILL SET 4PC

SUBTOTAL 74.61
SALES TAX 0.00

TAX EXEMPT

TOTAL \$74.61

XXXXXXXXXXXX9986 MASTERCARD

USD\$ 74.61

AUTH CODE 02221Q/6525145 TA
Contactless

AID A00000000041010 Mastercard

P.O.#/JOB NAME: AW

6921 09/22/25 02:32 PM



6921 52 29778 09/22/2025 4835

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	12/21/2025



How doers
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463785 STATE ROAD 200
YULEE, FL 32097 (904)225-2940

6921 00052 33176 09/24/25 09:09 AM
SALE CASHIER MARIANA

885911994378 DCCS621P1 <A> 279.00N
DEWALT 20VMAX 12IN CHAINSAW KIT
071621667873 PC BARCN QT <A> 6.97N
PC QUART BAR/CHAIN OIL

SUBTOTAL 285.97
SALES TAX 0.00

TAX EXEMPT

TOTAL \$285.97

XXXXXXXXXXXX9986 MASTERCARD

USD\$ 285.97

AUTH CODE 02420Q/4525329 TA
Contactless

AID A00000000041010 Mastercard

P.O.#/JOB NAME: AW



6921 52 33176 09/24/2025 8244

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	12/23/2025



How doers
get more done™

463785 STATE ROAD 200
YULEE, FL 32097 (904)225-2940

6921 00052 44066 09/29/25 03:09 PM
SALE CASHIER HANNAH

755625047427 4LB ENGHAM <A> 21.34N
HUSKY 4LB ENGINEER HAMMER FGL
030772002087 DWNEZS220Z <A> 4.47N
DAWN ULTRA EZ-SQUEEZE 220Z

SUBTOTAL 25.81
SALES TAX 0.00

TAX EXEMPT

TOTAL \$25.81

XXXXXXXXXXXX9986 MASTERCARD

USD\$ 25.81

AUTH CODE 02906Q/9525862 TA

Chip Read

AID A00000000041010 Mastercard

P.O.#/JOB NAME: AW



6921 52 44066 09/29/2025 7002

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
1	90	12/28/2025

A



How doers
get more done™

463785 STATE ROAD 200
YULEE, FL 32097 (904)225-2940

6921 00052 88949 09/03/25 03:04 PM
SALE CASHIER KIMBERLY

887480260113 LOCK NUT <A>	
LOCK NUT SS #10-24	
2@1.47	2.94N
887480263817 MACH SCREW <A>	
MCH SCRW SS COMB RND #10 X 1	
2@1.47	2.94N
030699180462 10PC HOOK <A>	11.98N
10PC STORAGE HOOK VALUE PACK	
030699180271 ORGANIZER <A>	19.98N
EVERBILT 43PC PEGBOARD ORGANIZER KIT	
887480163803 PEGBOARD <A>	12.98N
HUSKY BLACK STEEL PEGBOARD	
030772093986 DWOR75 <A>	9.97N
DAWN ULTRA ORIGINAL 6/700Z	
074182463250 SS LHS 50 CR <A>	6.98N
SOFTSOAP HS REFILL CLEAN 500Z	
073257005357 HUSKY 50CT <A>	29.97N
HUSKY 42G CONTRACTOR BAGS 50CT	

SUBTOTAL	97.74
SALES TAX	0.00

TAX EXEMPT

TOTAL	\$97.74
-------	---------

XXXXXXXXXXXX9986 MASTERCARD

USD\$ 97.74

AUTH CODE 00353Q/5523214

TA

Contactless

AID A00000000041010

Mastercard

P.O.#/JOB NAME: AW

6921 09/03/25 03:04 PM



6921 52 88949 09/03/2025 4166

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	12/02/2025

Receipt



Invoice number 430D321-0025
Date paid September 30, 2025

Skedda Inc.
3839 Mckinney Avenue
Suite 155, PMB 2510
Dallas, Texas 75204
United States
info@skedda.com

Bill to
ameliawalkmanager@gmsnf.com
5391 N Nob Hill Rd
fort lauderdale, Florida 33351
United States

\$49.00 paid on September 30, 2025

****We do not accept payment via paper cheque - please see bottom of invoice for bank details for electronic transfers****

Thanks so much for supporting Skedda!

Description	Qty	Unit price	Amount
Spaces Sep 30 – Oct 30, 2025	4		\$0.00
First 5	4	\$0.00	\$0.00
AllBooked Core Plan Sep 30 – Oct 30, 2025	1	\$49.00	\$49.00
Subtotal			\$49.00
Total			\$49.00
Amount paid			\$49.00

Payment history

Payment method	Date	Amount paid	Receipt number
Mastercard - 9986	September 30, 2025	\$49.00	2994-1035

Your Sportsmith Order Confirmation (#1094760)

From Sportsmith <info@sportsmith.com>

Date Fri 9/26/2025 12:52 PM

To cdellinger@gmsnf.com <cdellinger@gmsnf.com>



Thank you for your order!

We have received your order. You will receive a shipping confirmation email with tracking information once your order has shipped.



Shipping Note: The estimated delivery date applies ONLY to our in stock items. **Back-ordered** items ship out at a later date, when they arrive in our warehouse.



Local Pickup Customers: Please wait for a shipping confirmation or a direct phone call from us to pick up your order from our Tulsa warehouse.

Order Summary

Order #**1094760**



**Cable Assembly, OSBT,
Bicep, LifeFitness**

107752

\$163.13

Qty: 1

\$163.13

Subtotal: \$163.13

Shipping: \$16.78
Tax: \$11.42
Grand total: \$191.33
Payment Method: Credit Card

 **Delivery:** Estimated Oct 1st for \$16.78

Shipping To

chip dellinger
GMS
85287 MAJESTIC WALK BLVD
FERNANDINA BEACH, FLORIDA
32034
UNITED STATES
904 631 5135

Billing To

Chip Dellinger
GMS
5385 NORTH NOB HILL ROAD
SUNRISE, FLORIDA 33351
UNITED STATES
904 631 5135

Order comments

Please note that some products are on back order which will be shipping in a later date



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FAQ

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Returns

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Your source for all things fitness

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Constant Contact Payment Receipt for Chip Dellinger

From Constant Contact Billing <notification@constantcontact.com>

Date Tue 9/23/2025 4:23 AM

To ameliawalkmanager@gmsnf.com <ameliawalkmanager@gmsnf.com>



Payment Receipt for September 23, 2025

Thank you for your recent payment. Your payment receipt is found below.

Attention: Chip Dellinger
Amelia Walk CDD
5385 N Nob Hill Road
Sunrise, FL 33351-4761
US
9046315135

User Name: ameliawalkmanager@gmsnf.com

Today's Date: September 23, 2025

Payment Date: September 23, 2025

Payment Method: MC (last 4 digits: 9986)

Amount: \$79.20

Thank you for your payment!

Amounts shown may reflect sales tax which is applicable in certain areas.

You can view payment receipts at any time in the Billing tab of your account.

We appreciate your business.

Best Regards,

Constant Contact Billing

If you have questions, please reach out to [Customer Support](#).

All subscriptions automatically renew, at the then current list price (plus applicable taxes), unless cancelled prior to your next billing date. Your monthly bill may increase depending on your highest contact list size and email sends.

[Overage Fees may apply. You may cancel at any time by calling us.](#)

Please do not reply to this email, as the reply address does not go to a monitored mailbox.

If you have additional questions, please visit our Help Center at

<https://www.constantcontact.com/help>.

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FOURTH ORDER OF BUSINESS

A.

1.

Quality Site Assessment

Prepared for: **Amelia Walk CDD**

General Information

DATE: Friday, Oct 10, 2025
NEXT QSA DATE: Tuesday, Nov 11, 2025
CLIENT ATTENDEES:
BRIGHTVIEW ATTENDEES: Jennifer Mabus

Customer Focus Areas

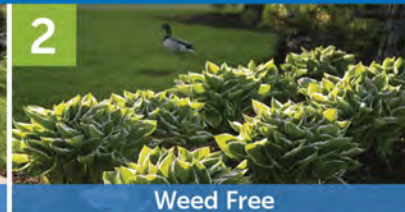
Main Entrance, Amenity Center, and Common areas

Quality you can count on.

7 Seven Standards of Excellence



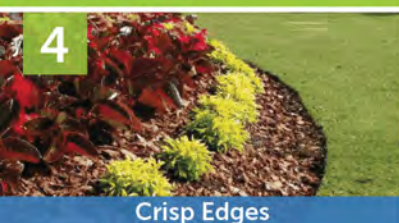
Site Cleanliness



Weed Free



Green Turf



Crisp Edges



Spectacular Flowers



Uniformly Mulched Beds



Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

Amelia Walk CDD

Maintenance Items



1 Pink Muhly grass are in bloom through out the property.

2 Lift station on Fall River Parkway is pruned, beds are weed free. Rotational pruning and spraying is sequenced through the property during 3 weeks intervals.

3 Last turf application was in mid- September and included fertilization, insecticide, and post emergent weed control. The next application will be in November and will consist of pre-emergent weed control, potassium for root strengthening (for winter), and post emergent weed control. Insecticide will be applied as needed, if insects are found. Turf areas have continued to grow in since the pressure was improved in the irrigation system.

4 Shrubs in the center median have been pruned and beds are free of weeds and sprayed.

QUALITY SITE ASSESSMENT

Amelia Walk CDD

Maintenance Items

5



5

Ornamental grasses will start to be cut back after the muhly blooms. This is done as the grass slows down and after we go into the fall/winter mowing schedule of every other week on main common areas.

QUALITY SITE ASSESSMENT

Amelia Walk CDD

Recommendations for Property Enhancements

1



1 Proposal was submitted to remove the juniper and some grasses on the two end of Majestic Circle/Majestic Way. Recommendation is to install sod between the sidewalk and curb to open up the walking paths make a clean edge along the curb line.

2



2 Proposal submitted to remove the leaning willows and wax myrtles from the wood line along the back of the Amenity Center (picture) and cut back other wood line growth that has grown out over the landscaped area.

Notes to Owner / Client

1



1

Fall annuals of red 'Big' Begonias, yellow Marigolds, and Blue Salvia in a random mixture are being installed on October 17th. It was the same mix we used last year and received a lot of compliments on it.

2.

Proposal for Extra Work at Amelia Walk CDD

Property Name	Amelia Walk CDD	Contact	Chip Dellinger
Property Address	85287 Majestic Walk Run Fernandina Beach, FL 32034	To Billing Address	Amelia Walk CDD 5385 N Nob Hill Road Sunrise, FL 33351-4761
Project Name	Amelia Walk - wood line cut back		
Project Description	Cut wood line back to the turf edge (map attached)		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Cut back wood line to the turf edge. Some select Carolina willows and wax myrtles that are leaning way out over the turf area will be removed.	\$5,914.29	\$5,914.29

For internal use only

SO# 8747579
JOB# 346108420
Service Line 300

Total Price \$5,914.29

THIS IS NOT AN INVOICE

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

THIS IS NOT AN INVOICE

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

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

Enhancement Manager

Certified Arborist #FL-6354A

Certified Pest Control Operator JF95758

TERMS & CONDITIONS

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

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

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

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

Acceptance of this Contract

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**

Chip Dellinger **August 29, 2025**
Printed Name Date

BrightView Landscape Services, Inc. "Contractor"
Enhancement Manager

Signature _____ Title
Jen Mabus **August 29, 2025**
Printed Name Date

Job #: 346108420

SO #: 8747579

Proposed Price: \$5,914.29



3.

Proposal for Extra Work at Amelia Walk CDD

Property Name	Amelia Walk CDD	Contact	Chip Dellinger
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 - Majestic Walk Circle (southern beds) enhancement		
Project Description	Remove juniper on 2 corners and some grasses. Prep areas and install sod between sidewalk and curb.		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Mobilization and demo of juniper and some grasses on two corners (map attached). Deep edge along curb and prep for sod	\$2,020.20	\$2,020.20
1.00	LUMP SUM	Disposal of debris	\$716.67	\$716.67
6.00	LUMP SUM	Soil amendments	\$159.53	\$957.17
1,800.00	SQUARE FEET	St Augustine turf installed	\$1.11	\$2,003.76
1.00	EACH	Irrigation modifications for sod	\$452.10	\$452.10
18.00	EACH	Fill in two bare spots with ornamental grasses to match existing (different grasses) Touch up with mulch	\$28.62	\$515.19

For internal use only

SO# 8779497
JOB# 346108420
Service Line 130

Total Price \$6,665.09

THIS IS NOT AN INVOICE

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

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Enhancement Manager

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Certified Pest Control Operator JF95758

TERMS & CONDITIONS

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

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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 Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

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

Customer

Signature _____ Title **Property Manager**

Chip Dellinger Date **October 13, 2025**
Printed Name

BrightView Landscape Services, Inc. "Contractor"
Enhancement Manager

Signature _____ Title
Jen Mabus Date **October 13, 2025**
Printed Name

Job #: 346108420

SO #: 8779497

Proposed Price: \$6,665.09

Proposal for Extra Work at Amelia Walk CDD

Property Name	Amelia Walk CDD	Contact	Chip Dellinger
Property Address	85287 Majestic Walk Run Fernandina Beach, FL 32034	To Billing Address	Amelia Walk CDD 5385 N Nob Hill Road Sunrise, FL 33351-4761
Project Name	Amelia Walk - Majestic Walk Circle (northern beds)		
Project Description	Remove declining juniper and fill in with existing 1 gallon		

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Remove declining junipers and fill in with existing 1 gallon plants
25.00	EACH	Juniper 'Blue Pacific 1 gallon installed
3.00	EACH	Touch up mulch (bag)

For internal use only

SO# 8779537
JOB# 346108420
Service Line 130

Total Price \$740.56

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

Enhancement Manager

Certified Arborist #FL-6354A

Certified Pest Control Operator JF95758

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Customer

Signature _____ Title **Property Manager**

Chip Dellinger Date **October 13, 2025**
Printed Name

BrightView Landscape Services, Inc. "Contractor"
Enhancement Manager

Signature _____ Title
Jen Mabus Date **October 13, 2025**
Printed Name

Job #: 346108420

SO #: 8779537

Proposed Price: \$740.56

Proposal for Extra Work at Amelia Walk CDD

Property Name	Amelia Walk CDD	Contact	Chip Dellinger
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 - Majestic Circle (southern bed with hydrant)		
Project Description	Remove juniper on the corner and install pink muhly grass to match the rest of the bed.		

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Mobilization and removal of the juniper. Disposal included.
20.00	EACH	Pink muhly grass 3 gallon installed, leave opening for the hydrant
8.00	EACH	Touch up mulch (bag)

For internal use only

SO# 8779556
JOB# 346108420
Service Line 130

Total Price \$1,491.03

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

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Signature _____ Title **Property Manager**

Chip Dellinger Date **October 13, 2025**
Printed Name

BrightView Landscape Services, Inc. "Contractor"
Enhancement Manager

Signature _____ Title
Jen Mabus Date **October 13, 2025**
Printed Name

Job #: 346108420

SO #: 8779556

Proposed Price: \$1,491.03

Proposal SO 8779497



Proposal SO 8779537



Proposal SO 8779497



Proposal SO 8779556



D.

**Amelia Walk Community Development District Performance
Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025**

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.

10/21/2025

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
October 21st, 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
 - Halloween event/Haunted house

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 – September 2025

Total Monthly Usage (Based on Door and Gate Entrances) – 3,026 patrons

Average Daily Usage - 100 patrons

Total Gym Usage – 1,261 patrons

Total Social Room Usage – 289 patrons

Tennis/Pickleball Courts – 142 patrons

Social Room Rentals – 4

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



Completed Projects – Maintenance

- Urinal repaired in gym restroom by Bert Norman Plumbing.
- Pool heater pump was serviced by Solar Tech.
- Beaver monitoring cameras were installed by Critter Pro.
- Road repaving project completed by Duval Asphalt.
- New routine maintenance provider for Gym installed.
- Office flooring installation completed by American Flooring.
- Pond control structures cleaned up and cut back by Critter Pro.

Completed Projects – Landscaping



- Lateral line ran from area 41 to adjacent landscaping area by Duck Duck Rooter.
- Irrigation repairs continue to be made throughout the community.
- The irrigation well pump and electric components installed by M&M (testing scheduled 10/16).
- Resent Area 41 landscaping proposal requests with updated plans.
- The three down pond fountains were inspected by Future Horizons the first week of October, waiting diagnostic report.
- The haul road drainage ditch was cut back by Bright View.

Homeowner Requests

- Residents made comments about depth of repaving. Dump trucks left mess on Cherry Creek (hydraulic oil, tar clumps)
- Resident mentioned poor conditions of outdoor seating area (has been cleaned, outdoor furniture showing signs of wear).
- Resident complaints of non-operational fountains.

In Progress Projects/Action Items

	Vendor/contractor	Status (as of 10/10)
Poplar Breeze Erosion Project	The Greenery	Completed
Well Pump	M&M	completed (testing required)
	Peacock Electric	completed/inspected
	Brightview	completed- final tie in to be scheduled
	Partridge Well	completed
Watch Tower	Wyatt Contracting	Inspected on 8/7
	All Weather Contractor	Waiting to schedule inspection
	GMS	Will provide bid
Area 41	Coastal Greenery	working on new proposals with updated plans
	The Greenery	working on new proposals with updated plans
	Bright View	working on new proposals with updated plans
	Duck Duck Rooter (backflow)	completed
	Duck Duck Rooter (to run line under road)	Completed
Gym Equipment	Jax Fitness Equipment Services	Installed as new service provider
	First Place Fitness Equipment	proposal
Bathroom Ventilation	Peacock	completed/inspected
Fountains	Future Horizons	Fountains inspected again first week of October. Waiting to hear update. Warranty still covering repairs
Office Flooring	American Flooring	Completed
Sidewalk Repair	Happy Days	Completed
Pool Lounger Slings	GMS	Completed 3- will order more replacements for next season
Pond Control Spreaders	Critter Pro	Completed clean up around spreaders/trenching

Conclusion

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

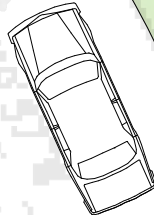
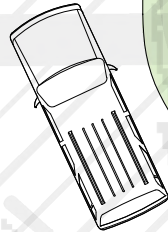
Respectfully,

Chip Dellinger



SIXTH ORDER OF BUSINESS

PLANT SCHEDULE					
<i>Client / Location: Amelia Walk - Stonehurst & Fall River Pkwy / Fernandina Beach, FL 32034</i>					
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	SPECIFICATIONS
	TREES				
11	Pink Velour Crape Myrtle	Lagerstroemia indica 'Whit III	30 GAL.	As Shown	Attractive Form
19	Leyland Cypress	Cuprocyparis leylandii	30 GAL.	As Shown	Attractive Form
	SHRUBS				
45	Podocarpus	Podocarpus macrophyllus	7 GAL.	As Shown	Full & Bushy
13	Sunshine Ligustrum	Ligustrum sinense 'Sunshine'	3 GAL.	As Shown	Dense, Colorful
22	Burgundy Loropetalum	Loropetalum chinense var. rubrum	3 GAL.	As Shown	Full & Bushy
35	African Iris	Dietes iridioides	3 GAL.	As Shown	Dense, Colorful
	GRASSES				
54	Dwarf Fakahatchee Grass	Tripsacum floridanum	3 GAL.	As Shown	Full & Bushy
	GROUNDCOVERS				
4	Boulder		4' X 5' WIDE	As Shown	Large Sized
	Pine Nugget Mulch				At bid to be determined



PLANTING NOTES
SECTION 1 - GENERAL
These notes are intended as a field reference for the Contractor. The Contractor will thoroughly review these notes, specifications and drawings prior to start of work.

The Contractor shall be responsible for obtaining all licenses and permits required by federal, state, and local codes to accomplish the scope of work for project.

Contractor shall add compost (mushroom compost / soil conditioner) to all planting areas. Compost should be evenly spread and raked into the top layer of existing soil.

The Contractor shall check all material for specified requirements, shipping damage, pests, and diseases, and shall reject all unsatisfactory materials. All plant material is to be carefully handled by the rootball, not the trunk, branches, and/or foliage of the plant.

Plants shall be well formed, vigorous, growing specimens with growth typical of variety specified and shall be free from injury, insects and diseases. All plant material is to be well rooted, not root bound, such that the rootball remains intact throughout the planting process.

Contractor shall guarantee all plant material for thirty (30) days from final completion. Exceptions are: owner neglect, hurricanes, tornadoes, theft or vandalism, other contractors work, damage from the application of fertilizers, pesticides, or herbicides by others. It is the contractor's responsibility to ensure the availability of water to the plants at all times until project completion. It is recommended that the owner contract with contractor for maintenance in turn for additional (11) month warranty.

Contractor shall fine grade all areas for approval by the LA. Contractor shall be responsible for providing 2% positive drainage in all planting areas. All planting or mulching will not take place until all construction, cleanup, fine grading, and irrigation is complete in the immediate area.

Scanify all rootballs to prevent plants from becoming pot-bound.

Plants shall be set so that the top of the root ball is flush with finish grade after settlement.

Water in and compact planting backfill to prevent formation of air pockets.

All planting beds shall be mulched with a layer of pine nuggets (at least 2" after settlement).

PLANT SCHEDULE					
Client / Location: Amelia Walk - Stonehurst & Fall River Pkwy / Fernandina Beach, FL 32034					
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TREES					
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19	Leyland Cypress	Cuprocyparis leylandii	30 GAL.	As Shown	Attractive Form
SHRUBS					
45	Podocarpus	Podocarpus macrophyllus	7 GAL.	As Shown	Full & Bushy
13	Sunshine Ligustrum	Ligustrum sinense 'Sunshine'	3 GAL.	As Shown	Dense, Colorful
22	Burgundy Loropetalum	Loropetalum chinense var. rubrum	3 GAL.	As Shown	Full & Bushy
35	African Iris	Dietes iridioides	3 GAL.	As Shown	Dense, Colorful
GRASSES					
54	Dwarf Fakahatchee Grass	Tripsacum floridanum	3 GAL.	As Shown	Full & Bushy
GROUNDCOVERS					
4	Boulder		4' X 5' WIDE	As Shown	Large Sized
	Pine Nugget Mulch				At bid to be determined

SYMBOL SCHEDULE	
	PINK VELOUR CRAPE MYRTLE - 30 GAL.
	LEYLAND CYPRESS - 30 GAL.
	PODOCARPUS PRINGLE'S - 7 GAL.
	SUNSHINE LIGUSTRUM - 3 GAL.
	BURGUNDY LOROPETALUM - 3 GAL.
	DWARF FAKAHATCHEE GRASS - 3 GAL.
	AFRICAN IRIS - 3 GAL.
	BOULDER (LARGE SIZE) 4'-5' WIDE

**SCOTT A SMITH
LANDSCAPE DESIGNS**
84762 FALL RIVER PKWY.
FERNANDINA BEACH, FL 32034
TEL: (941) 730-9253

Designed By:
Scott A Smith
Landscape Designs

THESE DRAWINGS ARE THE
PROPERTY OF SCOTT A SMITH.
THEY MAY NOT BE
REPRODUCED, MODIFIED OR
REVISED WITHOUT THE
WRITTEN PERMISSION OF
SCOTT A SMITH.

Sitescape Design, Details & Notes
Amelia Walk
(Stonehurst & Fall River Pkwy)
Fernandina Beach, FL

DATE: 10/1/2025
SCALE: 3/32" = 1' - 0"
FILE NAME: AMELIA WALK
DESIGN BY: S. SMITH
DRAWN BY: S. SMITH
REV:
SHEET: L001

DESIGN SERVICES

EIGHTH ORDER OF BUSINESS

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO TIME SENSITIVE AND EMERGENCY CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Section 190.011(5), *Florida Statutes*, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) typically meets on an as needed basis, and in no event more than monthly, to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board contracted with the District Manager to timely pay the District’s vendors and perform other management functions; and

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment; and

WHEREAS, the Board recognizes that certain time sensitive or emergency issues may arise from time to time that require approval outside of regular monthly meetings; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring, and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets and facilities, to authorize

limited spending authority to the Chair (or Vice Chair, if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings, for work and services that are time sensitive and/or emergency in nature.

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

1. **Authorization to Pay Invoices for Work Previously Approved.** The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.
2. **Limited Spending Authorization.** The Board hereby authorizes the individuals stated below to exercise their judgment to enter into time-sensitive and emergency contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses (1) that are required to provide for the health, safety, and welfare of the residents within the District; (2) for the maintenance, repair, or replacement of a District asset; or (3) to remedy an unforeseen disruption in services relating to the District's facilities or assets, if such disruption would result in significantly higher expenses unless the contract is entered into immediately.
 - a. The District Manager may individually authorize such expense up to \$2,500 per proposal and/or event.
 - b. The Chair (or Vice Chair, if the Chair is unavailable) may individually authorize such expenses up to \$10,000 per proposal and/or event.
 - c. The District Manager and Chair (or Vice Chair, if the Chair is unavailable) may jointly authorize such expenses up to \$25,000 per proposal and/or event.
 - i. In the event that emergency circumstances render communications technology inoperable, the District Manager or Chair (or Vice Chair if the Chair is unavailable) may, after making good faith efforts to contact the other party, individually authorize such expenses up to \$25,000 per proposal and/or event. The burden of showing that communications technology was inoperable and good faith efforts were made lies with the party authorizing the expense.
3. **Ratification of Spending Authorization at Future Meeting.** Any payment made or contract entered into pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for ratification.
4. **Repeal of Prior Spending Authorizations.** All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.
5. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 16TH DAY OF SEPTEMBER 2025.

ATTEST:

**AMELIA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

NINTH ORDER OF BUSINESS

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISED AMENITY POLICIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District previously adopted *Policies Regarding Use of the District’s Amenity Center* (“Policies”) and now wishes to modify said Policies as set forth at **Exhibit A**; and

WHEREAS, the Board of Supervisors of the District (“Board”) accordingly finds that it is in the best interest of the District to adopt amended Policies, as may be further amended or updated from time to time for immediate use and application.

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

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

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

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

PASSED AND ADOPTED this 21st day of October 2025

ATTEST:

**AMELIA WALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Proposed Amendments to Policies

EXHIBIT A

[ATTACHED BEGINNING AT FOLLOWING PAGE]

**AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT**

Policies Regarding Use of the District's Amenity Center

(Updated as of ~~June 20, 2023~~ October __, 2025)

USER FEE STRUCTURE

1. The annual user fee for an individual not owning property within the District is \$2,000.00. The annual user fee for a non-owner is valid for a maximum of two (2) adults and their dependents, if any.
2. Two facility access cards will be issued to each family **owning** property within the District and nonresident fee-paying families. There shall be a \$25.00 charge to replace any lost, stolen, or broken card. Replacement cards may be obtained by (i) setting up an appointment with the Amenity Manager by calling (904) 225-3147, (ii) sending an e-mail to the Amenity Manager at Ameliawalkmanager@gmsnf.com.
3. All Guests must be accompanied by a Patron (as defined below) at all times. Patrons are limited to a maximum of five (5) guests, per household, at a time. Children fourteen (14) years of age and younger are not considered "registered guests." Patrons must be present in order for guests to use District property.

GENERAL PROVISIONS

The following provisions apply to all district property unless otherwise noted herein.

1. District property owners and non-resident fee payers ("**Patrons**") must present their access cards or register upon entering the Amelia Walk Amenity Center ("**Amenity Center**") or when using District property.
2. Children under fourteen (14) years of age must be accompanied by a parent or authorized person eighteen (18) years or older.
3. Except for the Fitness Center, the Amenity Center's hours of operation will be 4:00 a.m. to 10:00 p.m., or as established and published by the District from time to time.
- ~~4. Alcoholic beverages shall not be served or sold, nor are they permitted to be consumed on the Amenity Center's premises, except at pre-approved special events. Approval may only be granted by the District's Board of Supervisors (Request must be presented to the Amenity Manager at least 48 hours in advance of the meeting) and will be contingent upon providing proof of event insurance with the District's named as an additional insured.~~
- ~~5.4.~~ Dogs or other pets (with the exception of service animals, such as "Seeing Eye Dogs") are not permitted at the Amenity Center facilities or grounds. Where dogs are permitted on the grounds, they must be leashed at all times.
- ~~6.5.~~ Vehicles must be parked in designated areas. Vehicles may not be parked on grass lawns, pond banks, open areas, or in any way which blocks the normal flow of traffic.
- ~~7.6.~~ Fireworks and open flames of any kind are ~~not permitted anywhere prohibited~~ on all the facilities or adjacent areas. District property.
- ~~8.7.~~ No Patron, visitor or guest is allowed in the service areas of the facility.
- ~~9.8.~~ The Board of Supervisors reserves the right to amend or modify these policies when necessary and will notify the Patrons of any changes.

~~10.9.~~ The Board of Supervisors and Amenity Center personnel have full authority to enforce these rules and regulations.

~~11.10.~~ Facility Access Cards will be issued to Patrons at the time they become entitled to use the facilities. All Patrons must use their card for entrance to the Amenity Center. All lost or stolen swipe cards should be reported immediately to Governmental Management Services by calling (904) 225-3147 or by e-mailing the Amenity Manager at Ameliawalkmanager@gmsnf.com.

~~12.11.~~ Unauthorized or non-emergency use of the emergency exit door release boxes is prohibited.

~~13. Smoking is not permitted anywhere in the Amenity Center.~~

~~14.12.~~ Guests must be registered or accompanied by a Patron before entering the Amenity Center or when using District property.

~~15.13.~~ Disregard for any ~~Amenity Center~~District rules or policies may result in expulsion from the facility and/or loss of ~~Amenity Center~~amenity privileges in accordance with the *Suspension and Termination of Access Rule*.

~~16.14.~~ Glass and other breakable items are not permitted at the Amenity Center.

~~17.15.~~ Patrons and their guests shall treat any staff members and other Patrons with courtesy and respect.

~~18.16.~~ Children fourteen (14) years of age or younger, are not considered a “registered guest” when accompanying a Patron on District property or when attending a private event.

~~19.17.~~ Skateboarding is not permitted in or at the Amenity Center, including all parking lots and sidewalks encompassing the Amenity Center.

~~18.~~ Bicycles, skateboards, roller blades, scooters and golf carts are not permitted in the Amenity Center.

~~19. No structures (bounce houses, tents, antennae, etc.) may be erected on District property unless permission is granted by the District. If permission is granted, structures must be adequately secured through the use of stakes or otherwise to prevent injury and property damage.~~

~~20. Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities. The District may, in its sole discretion, authorize exceptions to these Amenity Policies as needed to facilitate District services performed or provided by District vendors.~~

~~21. Any organized activities taking place on District property must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, etc.~~

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the amenity facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or

other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District-owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the amenities and on all other District-owned property (except for alcoholic beverages approved for special events). Any person that appears to be under the influence of drugs or alcohol will be asked to leave the amenities. Violation of this policy may result in suspension or termination of amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of “Service Animals” as defined by Florida law, trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, amenity buildings (offices, clubhouse, and fitness center), pools, various sport courts and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

1. Each Patron and each guest as a condition of invitation to the premises of the Amenity Center assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss of damage to any private property used or stored on the premises of the Amenity Center.
2. No person shall remove from the room in which it is placed or from the Amenity Center's premises any property or furniture belonging to the District or its contractors without proper authorization. Amenity Center Patrons shall be liable for any property damage and/or personal injury at the Amenity Center, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the patron, any guests or any family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.
3. Any Patron, guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the club, either on or off the Amenity Center's premises, shall do so at his or her own risk, and shall hold the Amenity Center, the District, the Board of Supervisors, District employees, District representatives, District contractors, and District agents harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the

District, or its respective operators, Supervisors, employees, representatives, contractors, or agents. Any Patron shall have, owe, and perform the same obligation to the Amenity Center or District and their respective operators, Supervisors, employees, representative, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any guest or family member of such Patron.

4. Should any party bound by these District Policies bring suit against the District or its affiliates, Amenity Center operator, officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or its Amenity Center operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

GENERAL SWIMMING POOL RULES

1. At any given time, a Patron may accompany up to five (5) guests at the swimming pool. Patrons and their guests are limited to a maximum of two (2) vehicles at the Amenity Center.
2. Patrons swim at their own risk. Lifeguards are not on duty.
3. Children fourteen (14) years of age and younger must be accompanied by an adult at least eighteen (18) years of age at all times for usage of the pool facility.
4. Radios, televisions, and the like may be listened to if; no offensive music, lyrics and played at a volume that is not offensive to other members and guests. Electrical equipment is not allowed around the pool facility.
5. Swimming is permitted only during designated hours. Hours are seasonal and subject to change.
6. Showers are required before entering the pool.
7. Glass containers and products are not permitted in the pool area.
8. Children under three (3) years of age and those who are not reliably toilet trained must wear rubber-lined swim diapers, as well as a swim suit over the swim-diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
9. Play equipment, such as floats, rafts, snorkels, dive sticks, and flotation devices are not permitted in the pool. However, children that are learning to swim are permitted to have flotation devices in the pool.
10. Pool availability may be rotated in order to facilitate maintenance of the Amenity Center.
11. Pets, bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area inside the pool gates at any time.
12. The District staff reserves the right to authorize all programs and activities, including the number of guest participants, equipment and supplies usage, etc., conducted at the pool including Swim Lessons, Aquatic/Recreational Programs and Pool Parties.

13. Any person swimming when the Amenity Center is closed may be suspended from using the facility. Swimming pool hours will be posted. The swimming pool may be closed one day weekly (to be determined) for maintenance. Guests must be registered or accompanied by a Patron before entering the Amenity Center.
14. Proper swim attire must be worn in the pool. Cut-offs and thong bathing suits are not allowed.
15. No chewing gum is permitted in the pool or on the pool deck area.
16. Alcoholic beverages are not permitted in the pool area.
17. No diving, jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.
18. For the comfort of others, the changing of diapers or clothes is not allowed at poolside.
19. No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
20. Radio controlled water craft are not allowed in the pool area.
21. Pool entrances must be kept clear at all times.
22. Smoking is not permitted at the Amenity Center or around the pool area.
23. No swinging on ladders, fences, or railings is allowed.
24. Pool furniture is not to be removed from the pool area.
25. Loud, profane, or abusive language is prohibited.
26. Food and drink are not allowed within six (6) feet of the pool.

SWIMMING POOL: THUNDERSTORM POLICY

1. The Amenity Manager is in control of the operation of the pool area during thunderstorms, heavy rain and other inclement weather. The Amenity Manager will determine whether swimming is permitted or not during the times the swimming pool is attended.
2. During periods of heavy rain, thunderstorms and other inclement weather, the pool area will be closed. If heavy rain, thunder and/or lightning occur, Patrons and their guests will be required to exit the pool and pool area at the first sound of thunder and/or sighting of lightning for a waiting period of at least 30 minutes.
3. At any point during the 30-minute waiting period, if thunder and/or lightning is heard or seen, the waiting period will be extended 30-minutes from the last sighting or sound.

SWIMMING POOL: FECES POLICY

1. Children under three years of age, and those who are not reliably toilet trained, must wear a rubber lined swim diaper, and a swimsuit over the swim-diaper. Parents should take their children to the restroom before entering the pool.

2. If contamination occurs that is not formed, the pool will be closed for a minimum of 12.75 hours and the water will be shocked with chlorine to kill the bacteria.

FITNESS CENTER POLICIES

1. All Patrons and guests using the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the Amelia Walk Community Development District governing the Amenity Center. Disregard or violation of the District's policies and rules and misuse or destruction of Fitness Center equipment may result in the suspension or termination of Fitness Center privileges. Patrons must present their access cards and guests must be registered before entering the Fitness Center.
2. Please note that the Fitness Center is an unattended facility and persons using this facility do so **AT THEIR OWN RISK**. Persons interested in using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.
3. The Fitness Center is available twenty-four (24) hours per day for use by Patrons. This is the **ONLY** facility open during these hours – use of the swimming pool and other areas are prohibited except for the hours provided for herein, or as may be posted from time to time.
4. All emergencies and injuries must be reported to 911 and Governmental Management Services by calling (904) 225-3147 or by e-mailing the Amenity Manager at Ameliawalkmanager@gmsnf.com.
5. Patrons sixteen (16) years of age and older are permitted to use the Fitness Center during designated operating hours. Children who are thirteen (13) to fifteen (15) years of age may use the Fitness Center only when accompanied by an Adult. No children twelve (12) years of age and under are permitted in the Fitness Center. Guests may use the Fitness Center if accompanied by an adult Patron.
6. Persons under the age of eighteen (18) must have an executed Parental Release of Liability Form on file at Amenity Center prior to using the Fitness Center. (See attachment)
7. Appropriate attire including shorts, shirts and closed toed athletic footwear must be worn at all times in the fitness center. To maintain clean and sweat-free equipment, clothing must cover any part of the body exposed to direct contact with the equipment.
8. Food (including chewing gum) is not permitted within the Fitness Center. Beverages, however, are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.
9. General Policies:
 - a) Each individual is responsible for wiping off fitness equipment after use.
 - b) Use of personal trainers is not permitted in the Fitness Center.
 - c) Hand chalk is not permitted to be used in the Fitness Center.
 - d) Radios, tape players ~~and~~, CD players, speakers, and other audio devices are not permitted unless they are personal units equipped with headphones.
 - e) No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment.
 - f) Weights or other fitness equipment may not be removed from the Fitness Center.
 - g) Please limit use of cardiovascular equipment to 30-minutes and step aside between multiple sets on weight equipment if other persons are waiting.
 - h) Any fitness program operated, established and run by the Amelia Walk Amenity Center may have priority over other users of the Fitness Center.
 - i) Wet bathing suits are not allowed in the Fitness Center.
 - j) Strollers and infant carry seats are not allowed in the Fitness Center.

TENNIS/PICKLEBALL FACILITY POLICIES

1. All Patrons and guests using the Tennis/Pickleball Facility are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the Amelia Walk Community Development District governing the amenity facilities. Disregard or violation of the District's policies and rules and misuse or destruction of Tennis/Pickleball Facility equipment may result in the suspension or termination of Tennis/Pickleball Facility privileges. Guests may use the Tennis/Pickleball Facility if accompanied by an adult Patron.
2. Please note that the Tennis/Pickleball Facility is an unattended facility and persons using the facility do so at their own risk. Persons interested in using the Tennis/Pickleball Facility are encouraged to consult with a physician prior to using the facility.
3. All emergencies and injuries must be reported to 911 and Governmental Management Services by calling (904) 225-3147 or by e-mailing the Amenity Manager at Ameliawalkmanager@gmsnf.com.
4. Proper tennis shoes and attire are required at all times while on the courts.
5. The District reserves the right to implement a scheduling system which is required to be utilized. If a scheduling system is not in place, the courts are available on a first come, first serve basis. Each Patron and the Patron's guests are limited to the use of one (1) court for a period no longer than one (1) hour when others are waiting.

PICKLEBALL OPEN PLAY - Is for people of all ages and skill levels and groups. The goal for open play is to have fairness and allow everyone the opportunity to play, particularly when the courts are full and people are waiting to play.

- SINGLES OR DOUBLES ALLOWED.
- If all 4 pickleball courts are being used, there is no drilling allowed.
- When 4 or more people are waiting to play, the 4 off/4 on rotation will be used. Please limit court time to one game to 11, win by 2.
- When the 4 off/4 on rotation is in effect, if the next 2 players with paddles in the paddle rack are playing singles, they must announce that they're playing singles, then rotate onto the next available court. The singles and doubles players must limit their court time to one game to 11, win by 2.

BE FAIR - SHOW GOOD SPORTSMANSHIP - HAVE FUN!

6. General Policies:
 - a) Proper tennis/pickleball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
 - b) Persons using the Tennis/Pickleball Facility must supply their own equipment (rackets, balls, etc.).
 - c) The Tennis/Pickleball Facility is for the play of tennis and pickleball only. Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited within the tennis facility.
 - d) Beverages are permitted at the Tennis/Pickleball Facility if contained in non-breakable containers with screw top or sealed lids. No glass containers or alcohol are permitted on the courts.
 - e) No chairs other than those provided by the District are permitted on the courts.
 - f) Chairs, trash cans, benches and any additional District property used for the Tennis/Pickleball Facility shall remain in the Tennis/Pickleball Facility.

- g) Children under the age of fourteen (14) are not allowed to use the Tennis/Pickleball Facility unless accompanied by an adult Patron.

PLAYGROUND POLICIES

1. The playground shall be available for use from dawn to dusk.
2. Children under the age of eight (8) must be accompanied by an adult Patron.
3. Children eleven (11) years and older are not permitted to play on the playground equipment.
4. No roughhousing on the playground.
5. Persons using the playground must clean up all food, beverages and miscellaneous trash brought to the playground.
6. Use of the playground may be limited from time to time due to a sponsored event, which must be approved by the District Manager.
7. The use of profanity or disruptive behavior is prohibited.

MULTIPURPOSE FIELD POLICIES

1. All Patrons and guest(s) using the Multipurpose Field are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the Amelia Walk Community Development District governing the amenity facilities. Disregard or violation of the District's policies and rules and misuse or destruction of Multipurpose Field equipment may result in the suspension or termination of Multipurpose Field privileges. Guest(s) may use the Multipurpose Field is accompanied by an adult Patron.
2. Please note that the Multipurpose Field is an unattended facility and persons using the facility do so at their own risk. Persons interested in using the Multipurpose Field are encouraged to consult with a physician prior to using the facility.
3. Patrons and guest(s) ten (10) years of age and older are permitted to use the Multipurpose Field. Children under the age of ten (10) must be accompanied by an adult eighteen (18) years of age or older. Households may accompany up to five (5) guests.
4. The Multipurpose Field shall be available from dawn until dusk.
5. All emergencies and injuries must be reported to 911 and Governmental Management Services by calling (904) 225-3147 or by e-mailing the Amenity Manager at Ameliawalkmanager@gmsnf.com.
6. Patrons may reserve the Multipurpose Field by submitting a request to the Amenity Center Manager. Reservations may be made up to a week in advance per three (3) hour period. A household may hold only one (1) reservation at any given time. If the Patron is twenty (20) minutes late for their reservation, the reservation shall be forfeited. When not subject to a reservation, the Multipurpose Field is available for a first-come, first serve basis.

7. The Multipurpose Field is not to be used for events other than athletic events, Board approved reservations or District sponsored events.
8. Pets shall be leashed at all times. Bicycles, skates, skateboards, roller blades, scooters and motorized vehicles of any kind are not permitted on the Multipurpose Field.
9. Alcoholic beverages, glass containers and other breakable items are prohibited.
10. The use of profanity or disruptive behavior is prohibited.
11. Patrons must bring their own sports equipment (i.e. soccer balls, footballs, etc.).
12. Persons using the Multipurpose Field must clean up all food, beverage and miscellaneous trash brought to the Multipurpose Field.
13. The use of the Multipurpose Field may be limited from time to time due to a District sponsored event.
14. Athletic Teams that wish to use the Multipurpose Field are required to obtain the Board's approval. If approved, proper documentation will be required, in addition to signing and fulfilling a Third Party Agreement with Amelia Walk Community Development District.

FACILITY RENTAL POLICIES

1. Patrons may reserve for rental certain portions of the Amenity Center for private events. Only a portion of the Amenity Center is available for rental at any given time and reservations must be made and approved at least two (2) weeks and no more than four (4) months prior to the event. In addition, each household may rent a portion of the Amenity Center only once per quarter of the calendar year. Persons interested in doing so should contact Governmental Management Services regarding the anticipated date and time of the event to determine availability by (i) calling (904) 225-3147, (ii) sending an e-mail to the Amenity Manager at Ameliawalkmanager@gmsnf.com.
2. Except for the Covered Pavilion at the Tennis Courts and the Multipurpose Field, please note that the balance of the Amenity Center is unavailable for private events on the following holidays:

Easter Sunday	Thanksgiving
Memorial Day Weekend	Christmas Eve
4th of July	Christmas Day
Labor Day Weekend	New Year's Eve
	New Year's Day
3. Certain areas of the Amenity Center available for private rental (capacity; rental fee established by rule) for up to four (4) total hours (including set-up and post-event cleanup). Those areas include:
 - a) Gathering Room (Including the kitchen, screened porch, covered veranda and sun deck.)
 - b) Activity Room
 - c) Covered Pavilion at the Tennis Court
 - d) Multipurpose Field

4. The pool and pool deck area of the Amenity Center is not available for private rental and shall remain open to other Patrons and their guests during normal operating hours.
 5. The Patron renting any portion of the Amenity Center shall be responsible for any and all damage and expenses arising from the event.
 6. Patrons interested in reserving certain areas of the Amenity Facility must submit a completed Amenity Central Rental Application and Agreement to Governmental Management Services by submitting a hardcopy via e-mail to the Amenity Manager at Ameliawalkmanager@gmsnf.com or bringing a copy to the office at the amenity center.
 7. At the time of submittal, Patron will be required to pay to the Amelia Walk Community Development District a Rental Fee and Deposit in order to reserve the desired area of the Amenity Center. If application is submitted on online, Patron will be required to pay with two checks. One (1) check should be in the amount of the Rental Fee and the other check should be in the amount of the Deposit. Governmental Management Services will review and approve the Amenity Center Rental Application and Agreement on a case-by-case basis and shall have the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration.
 8. Additional hours are available at the per-additional hourly rate. Patrons may reserve the Covered Veranda, Sun Deck, Covered Pavilion at the Tennis Court and the Multipurpose Field by contacting the Amenity Center Manager. When not the subject of a reservation, the Covered Veranda, Sun Deck, Covered Pavilion at the Tennis Court and the Multipurpose Field are available on a first come, first serve basis.
 9. Alcoholic beverages shall not be served or sold unless approval is granted by the District. Approval may only be granted by the District's Board of Supervisors (Request must be presented to the Amenity Manager at least 48 hours in advance of the meeting) and will be contingent upon providing proof of special event insurance with the District's named as an additional insured.
- ~~9~~10. The rental rates as set forth below include a four (4) hour block of time. Additional hours beyond four (4) are available at the designated per hour rental fee.

- ~~10~~11. The rental fees and deposits for the use of the District's recreational facilities for private social gatherings are as follows:

Amelia Walk Facility Rental Fee (4 hours)	Fee	Deposit
Gathering Room (including the kitchen, screened porch, covered veranda, and sun deck.)	\$114.00	\$250 – Private Party (1-25 attendees) \$500 – Private Party (25-50 attendees)
Activity Room	\$89.00	\$75
Covered Pavilion at Tennis Court and the Multipurpose Field	\$89.00	\$75
	\$15.00	\$35
Additional Hourly Rental Fee (per additional hour except when renting Covered Pavilion; only \$10)	\$26.00	N/A

- ~~11~~12. Refund of Deposit: To receive a full refund of the deposit, the following must be completed where applicable:

- a) Ensure that all garbage is removed and placed in the dumpster.
- b) Remove all displays, favors or remnants of the event.
- c) Restore the furniture and other items to their original position.
- d) Wipe off counters, tabletops and sink area.
- e) Replace garbage liner.
- f) Clean out and wipe down the refrigerator, and all cabinets and appliances used.
- g) Clean any windows and doors in the rented area.
- h) Ensure that no damage has occurred to the Amenity Center and its property.
- i) Patron and Patron's guests are required to adhere to all Amenity Center and pool rules and regulations.
- j) Failure to comply with such rules and regulations may result in the forfeiture of Patron's deposit.

~~12.~~13. If additional cleaning is required, the Patron reserving the area under the Pavilion area will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, Patrons may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District. The Amenity Manager shall determine the amount of deposit to return, if any.

~~13.~~14. General Policies:

- a) Patrons are responsible for ensuring that their guests adhere to the policies set forth herein.
- b) Certain areas of the Amenity Center may be rented after its normal operating hours until 12 a.m.
- c) The volume of live or recorded music must not violate applicable Nassau County noise ordinances.
- d) No glass, breakable items or alcohol are permitted in or around the pool deck area.

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2022)
Effective Date: April 18, 2023

In accordance with Chapters 190 and 120 of the Florida Statutes, and on April 18, 2023 at a duly noticed public meeting, the Board of Supervisors ("Board") of the Amelia Walk Community Development District ("District") adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District ("Amenity Center" or "Amenity Facilities").

2. General Rule. All persons using the Amenity Facilities and entering District properties are responsible for compliance with the rules and policies established for the safe operations of the District's Amenity Facilities.

3. Patron Card. Patron Cards are the property of the District. The District may request

surrender of, or may deactivate, a person's Patron Card for violation of the District's rules and policies established for the safe operations of the District's Amenity Facilities.

4. Suspension and Termination of Rights. The District, through its Board, District Manager, and Amenity Manager shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenity Facilities access of any Patron and members of their household or Guests to use all or a portion of the Amenity Facilities for any of the following acts (each, a "Violation"):

- a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a Patron Card or otherwise facilitating or allowing unauthorized use of the Amenity Facilities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Amenity Policies);
- g. Treating the District's staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
- i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, amenities management, contractors, representatives, residents, Patrons or Guests;
- k. Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, Patrons or Guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's guest or a member of their household committing any of the above Violations.

Termination of access to the District's Amenity Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

5. Authority of District Manager and Amenity Manager. The District Manager, Amenity Manager or their designee has the ability to remove any person from one or all Amenities if a Violation occurs or if in his/her reasonable discretion it is the District's best interests to do so. The District Manager,

Amenity Manager or their designee may each independently at any time restrict or suspend for cause or causes, including but not limited to those Violations described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or longer if such individual requests deferment of his or her right to due process. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

6. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

7. Property Damage Reimbursement. If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

8. Initial Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

- a. If a person's Amenity Facilities privileges are suspended, as referenced in Section 5, a hearing shall be held at the next regularly scheduled Board meeting that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, during which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the suspendee.
- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
- c. After the presentations by District staff and the person subject to the suspension, the

Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.

- d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- f. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.

9. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted in accordance with Section 8.

10. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.

11. Appeal of Board Suspension. After the hearing held by the Board required by Section 8, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"), as referenced in Section 8(e). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 8(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

12. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenity Facilities after expiration of a suspension imposed by the District.

13. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

TENTH ORDER OF BUSINESS

Amelia Walk CDD

Low Impact Landscape and Pond Options

September 30, 2025

Purpose: Amelia Walk CDD strives to manage our property in an environmentally and fiscally responsible manner. This document explores various options to lower our impact on the environment within our community while maintaining a high standard for the appearance of land and water resources.

Discussion: Amelia Walk is a 563 - acre community with 749 homes. CDD owned property is approximately XX% of the surface area including common areas, roads and retention ponds. Retention ponds make up XX acres or XX%, roads XX acres or XX% and wetlands/green space XX acre or XX% of the community's surface area. Roads, wetlands and green space do not regularly receive applications of chemicals and require minimal attention other than maintaining water flow or repair of roads. Chemical use may include fertilizers, pesticides, herbicides and fungicides. Both the landscape and pond management companies were vetted prior to awarding business and again in August 2025 to ensure they are permitted to apply treatments and do so in accordance with best practices set by government agencies as well as the manufacturers recommendations. Both companies provide training for their employees on handling these chemicals.

Options were developed and input was received from The University of Florida Institute of Food and Agricultural Sciences (UF/IFAS), Government Management Services (GMS – our property management company) and our landscape and pond maintenance providers, both of which have staff that ensure that best practices are considered when performing these services. Once all options have been developed, they will be presented to the CDD Board for review and selection of the best path forward for the community.

Option 1: Continue with the current landscape and pond maintenance strategy while working with our service providers to periodically check that no new chemicals have become available that lessen impact to the environment and all agents are being applied correctly.

Option 2: Option 1 with reduced mowing around the retention pond banks. This could be reducing the frequency of mowing for 1 – 2 mower deck widths around the pond to 1 or twice per month. The buffer zone would serve as a filter to reduce run off from both the CDD easements and residents' yards into the pond. Reducing the amount of chemicals

entering the ponds would reduce algae and plant growth in the ponds, thereby reducing the amount of chemicals necessary to treat the ponds. It would also reduce the amount of herbicides, pesticides, insecticides etc contributing to a healthier aquatic ecosystem.

Option 3: Plant ground cover species in all CDD common areas that require less water, reduced mowing and little to no application of agricultural chemicals to thrive. Work with UF/IFAS resources to identify which plant species for each environment. We currently have agreement from the CDD Board to conduct a trial on a portion of the pond 16 banks to improve them aesthetically while solving erosion problems. If successful, this could be rolled out across the common areas in the community.

Education: CDD Management to take the lead and gain alignment with the HOA to educate residents on the benefits to properly applying landscape and household chemicals to reduce the negative affects on people, pets, and wildlife.