

*Amelia Walk*  
*Community Development District*

*April 21, 2026*

# *AGENDA*

April 14, 2026

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 Audit Committee and Board of Supervisors Meetings are scheduled to be held **Tuesday, April 21, 2026, at 6:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034.** Following are the agendas for the meetings:

**Audit Committee Meeting**

- I. Roll Call
- II. Review and Ranking of Proposals for Audit Services
- III. Other Business
- IV. Adjournment

**Board of Supervisors Meeting**

- I. Roll Call
- II. Public Comment Regarding Agenda Items Below
- III. Approval of the Consent Agenda
  - A. Minutes of the March 17, 2026 Board of Supervisors Meeting
  - B. Financial Statements as of March 31, 2026
  - C. Check Register
- IV. Staff Reports
  - A. Landscape – Quality Site Assessment
  - B. District Counsel

- C. District Engineer
- D. District Manager
- E. Amenity / Field Operations Manager – Report
- V. Discussion of Landscape Improvements to Area 43
- VI. Discussion of Entry Landscape Plans
- VII. Consideration of Proposals for Amenity Center Drainage and Landscape Improvements
- VIII. Acceptance of the Audit Committee’s Recommendation
- IX. Acceptance of the Fiscal Year 2025 Audit Report
- X. Discussion of Cost Share with AEA
- XI. Discussion of the Fiscal Year 2027 Budget
- XII. Audience Comments (Limited to three minutes)
- XIII. Supervisor Requests
- XIV. Other Business
- XV. Next Meeting Scheduled for May 19, 2026 at 2:00 p.m. at the Amelia Walk  
Amenity Center
- XVI. 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.



*SECOND ORDER OF BUSINESS*

**Amelia Walk Community Development District**  
Auditor Selection Evaluation Criteria

	<b>Ability of Personnel</b>	<b>Proposer's Experience</b>	<b>Understanding of Scope of Work</b>	<b>Ability to Furnish the Required Services</b>	<b>Price</b>	
	(e.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)	(e.g., past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character; integrity; reputation of respondent, etc.)	Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.	Extent to which the proposal demonstrates the adequacy of proposer's financial resources and stability as a business entity necessary to complete the services required (e.g., the existence of any natural disaster plan for business operations).	Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to services.	<b>Point Total</b>
<b>Proposer</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>100</b>
Grau & Associates						



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# Proposal to Provide Financial Auditing Services:

**AMELIA WALK**

**COMMUNITY DEVELOPMENT DISTRICT**

Proposal Due: March 26, 2026  
5:00PM

**Submitted to:**

Amelia Walk  
Community Development District  
c/o District Manager  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092

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**Submitted by:**

Antonio J. Grau, Partner  
Grau & Associates  
1001 Yamato Road, Suite 301  
Boca Raton, Florida 33431

**Tel** (561) 994-9299  
(800) 229-4728

**Fax** (561) 994-5823

[tgrau@graucpa.com](mailto:tgrau@graucpa.com)

[www.graucpa.com](http://www.graucpa.com)



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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

March 26, 2026

Amelia Walk Community Development District  
c/o District Manager  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2026, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Amelia Walk Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

## Why Grau & Associates:

### Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

### Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

### Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating, and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

### Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

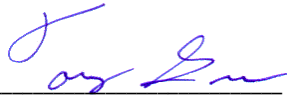
### Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA ([tgrau@graucpa.com](mailto:tgrau@graucpa.com)) or Ben Steets, CPA ([bsteets@graucpa.com](mailto:bsteets@graucpa.com)) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,  
Grau & Associates



Antonio J. Grau

# Firm Qualifications



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# Grau's Focus and Experience

## Our Team



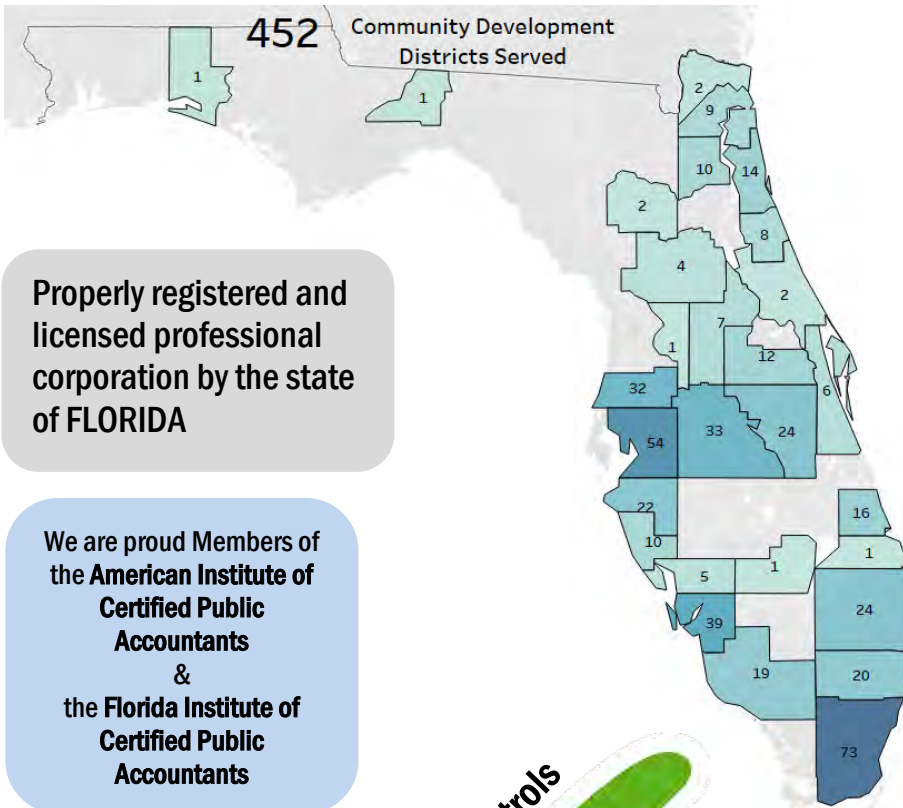
3 Partners  
12 Professional Staff  
2 Administrative Professionals



# 2005

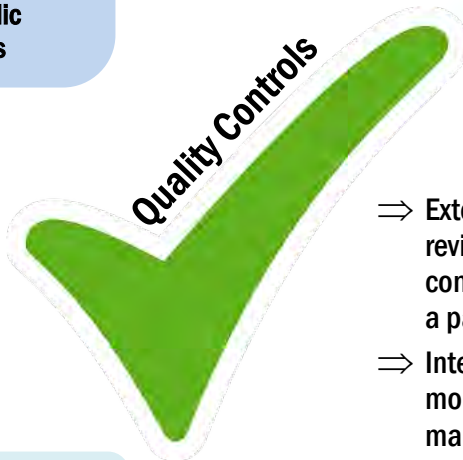
Year founded

## Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

November 18, 2025

Antonio Grau  
Grau & Associates  
1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee  
paul@ficpa.org  
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

October 3, 2025

To the Partners of Grau & Associates  
And the Peer Review Committee of the  
Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Grau & Associates (the firm), in effect for the year ended June 30, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at [www.aicpa.org/prsummary](http://www.aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported on conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

**Firm's Responsibility**

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

**Peer Reviewer's Responsibility**

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

**Required Selections and Considerations**

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

**Opinion**

In our opinion, the system of quality control for the accounting and auditing practice of Grau & Associates in effect for the year ended June 30, 2025, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Grau & Associates has received a peer review rating of *pass*.

*Prida Guida & Perez*

Prida Guida & Perez, P.A.

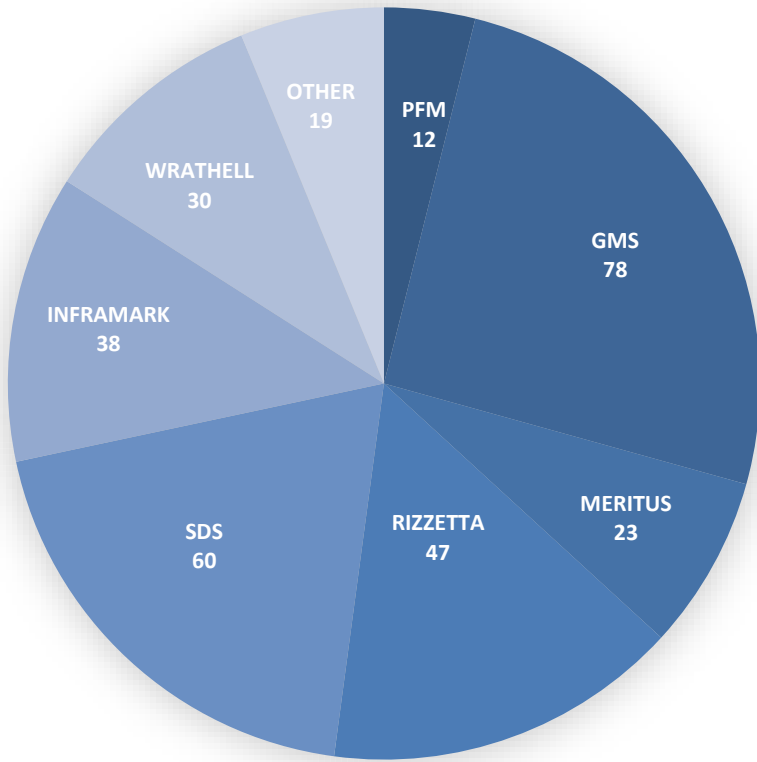
MEMBER AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS  
MEMBER FLORIDA INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS

# Firm & Staff Experience



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



### *Profile Briefs:*

**Antonio J GRAU, CPA (Partner)**

*Years Performing Audits: 35+  
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours  
Professional Memberships: AICPA, FICPA, FGFOA, GFOA*

**Ben Steets, CPA (Partner)**

*Years Performing Audits: 10+  
CPE (last 2 years): Government Accounting, Auditing: 28 hours; Accounting, Auditing and Other: 88 hours  
Professional Memberships: AICPA, FICPA, FGFOA, FASD*

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

- Ben Steets

## YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



# Antonio 'Tony' J. Grau, CPA Partner

Contact: [tgrau@graucpa.com](mailto:tgrau@graucpa.com) | (561) 939-6672

## Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

## Education

University of South Florida (1983)  
Bachelor of Arts  
Business Administration

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## Clients Served (partial list)

(>300) Various Special Districts, including:

- |  |  |
|--|--|
| Bayside Improvement Community Development District   | St. Lucie West Services District                 |
| Dunes Community Development District                 | Ave Maria Stewardship Community District         |
| Fishhawk Community Development District (I,II,IV)    | Rivers Edge II Community Development District    |
| Grand Bay at Doral Community Development District    | Bartram Park Community Development District      |
| Heritage Harbor North Community Development District | Bay Laurel Center Community Development District |
|  |  |
| Boca Raton Airport Authority                         |  |
| Greater Naples Fire Rescue District                  |  |
| Key Largo Wastewater Treatment District              |  |
| Lake Worth Drainage District                         |  |
| South Indian River Water Control                     |  |

## Professional Associations/Memberships

- |  |   |
|--|---|
| American Institute of Certified Public Accountants | Florida Government Finance Officers Association |
| Florida Institute of Certified Public Accountants  | Government Finance Officers Association Member  |
| City of Boca Raton Financial Advisory Board Member |   |

## Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	<u>56</u>
Total Hours	<u>80</u> (includes of 4 hours of Ethics CPE)



**Ben Steets, CPA, Partner**

Contact : [bsteets@graucpa.com](mailto:bsteets@graucpa.com) / (561) 939-6669

**Experience**

Grau & Associates	Partner	2023-Present
Grau & Associates	Manager	2021-2023
Grau & Associates	Senior Auditor	2018-2021
Grau & Associates	Staff Auditor	2016-2018
PCAOB Registered Firm	Staff Auditor	2015-2016

**Education**

Florida Atlantic University (2015)

**Clients Served (partial list)**

(>300) Various Special Districts	San Carlos Park Fire and Rescue Service District
Careersource Polk	Sanibel Fire and Rescue District
Central Broward Water Control District	South Broward Drainage District
Dunes Community Development District	South Trail Fire and Rescue District
Greater Naples Fire Rescue District	Town of Highland Beach
Key Marco Community Development District	Town of Lauderdale-By-The-Sea
Lake Worth Drainage District	Verano Walk Community Development District
Mae Volen Senior Center	West Villages Improvement District
Port of the Islands Community Improvement District	Winding Cypress Community Development District

**Professional Education (over the last two years)**

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	28
Accounting, Auditing and Other	88
Total Hours	<u>116</u> (includes 4 hours of Ethics CPE)

**Professional Associations/Memberships**

- American Institute of Certified Public Accountants
- Florida Institute of Certified Public Accountants

# References



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

### Dunes Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 1998
<b>Client Contact</b>	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

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### Two Creeks Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 2007
<b>Client Contact</b>	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

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### Journey's End Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 2004
<b>Client Contact</b>	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

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# **Specific Audit Approach**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# **AUDIT APPROACH**

## **Grau's Understanding of Work Product / Scope of Services:**

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

## **Proposed segmentation of the engagement**

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



### **Phase I - Preliminary Planning**

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

#### **During this phase we will perform the following activities:**

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

## Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

## Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

### **Communications**

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

# Cost of Services



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2026-2030 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2026	\$4,000
2027	\$4,100
2028	\$4,200
2029	\$4,300
2030	<u>\$4,400</u>
<b>TOTAL (2026-2030)</b>	<b><u>\$21,000</u></b>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

# Supplemental Information



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## PARTIAL LIST OF CLIENTS

<b>SPECIAL DISTRICTS</b>	<b>Governmental Audit</b>	<b>Single Audit</b>	<b>Utility Audit</b>	<b>Current Client</b>	<b>Year End</b>
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
<b>TOTAL</b>	<b>491</b>	<b>5</b>	<b>4</b>	<b>484</b>	

## **ADDITIONAL SERVICES**

### **CONSULTING / MANAGEMENT ADVISORY SERVICES**

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

### **ARBITRAGE**

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

**73**

Current  
Arbitrage  
Calculations

**We look forward to providing *Amelia Walk Community Development District* with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!**

**For even more information on Grau & Associates  
please visit us on [www.graucpa.com](http://www.graucpa.com).**



*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, March 17, 2026, at 2:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida.

Present and constituting a quorum were:

Jeff Robinson	Chairman
Red Jentz	Vice Chairman
Lynne Murphy	Supervisor
Steve Cook	Supervisor
David Swan	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the February 17, 2026 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**

Mr. DeCanio stated that he was disappointed that at the last meeting Mr. Yuro stated that he found a depression and crack on Majestic Walk as he personally met with him and showed him the issues in the roadway before the black top project was done and if it had been addressed at that time, it likely could have been covered under warranty. Now it's been observed, and the District will foot the bill. Next, Mr. DeCanio stated that he thinks the Phase 1 roadway project needs to be included in the capital fund expenditures list. He asked that the data be sent to him.

Mr. Laughlin stated that he would have a list of expenditures sent to Mr. DeCanio. He also noted the Phase 1 roadways project was paid for by the bonds, not the capital reserve funds, so it would not be included on that expenditures list.

Next, Mr. DeCanio stated that the road repairs for Phases 2, 3, 4 and 5 seem to be grossly underestimated.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

- A. Minutes of the February 17, 2026 Board of Supervisors and Audit Committee Meetings**
- B. Financial Statements as of February 28, 2026**
- C. Check Register**

Copies of the minutes, financial statements and check register totaling \$256,463.64 were included in the agenda package for the Board’s review. Mr. Laughlin noted the check register includes a large transfer of funds to the State Board of Administration account.

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

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

- A. Landscape – Quality Site Assessment**

A copy of the landscape report was included in the agenda package for the Board’s review.

Mr. Robinson informed the Board that an individual in the Poplar Breeze Court area was found to be digging holes and transferring the dirt to a slope to make a dirt bike ramp. BrightView has provided a quote totaling \$535.72 to make the repairs. He recommended sending a reminder to homeowners that the common areas are not to be disturbed.

- B. District Counsel**

Ms. Gentry reported that the regular legislative session has ended and there are a few bills awaiting the Governor’s signature that impact special districts. One would allow residents to remove a resident Board member if certain parameters are met. Another bill would increase sovereign immunity limits moderately. Staff will monitor for any impacts on insurance premiums. Another bill requires local governments to accept credit card payments and provide an online payment option by January 1, 2027, for certain expenses like rentals. Assessments will still be

collected on the tax roll. Lastly, an e-bike bill passed, however it was more limited than many people wanted, and it is not likely to result in significant changes to e-bike activity.

Mr. Robinson stated that the school being built adjacent to the CDD is close to being built and asked that a cost share agreement be put in place.

**C. District Engineer**

Mr. Yuro reported that the contractor for the haul road project has indicated that the outfall was cleaned and graded, all disturbed areas were seeded and as-built drawings were provided. The drawings show a consistent grade. He will inspect the area before he signs-off on the project.

Next, Mr. Yuro stated that he was working on getting updated proposals for the Sagamore wetland popoff. Two proposals were received from AJ Johns totaling \$266,676 and Highwater Site Solutions totaling \$94,500. Tigris indicated they would be submitted a proposal as well. The Board discussed not wanting to hold off longer than necessary. Mr. Laughlin suggested a not to exceed amount pending receipt of the Tigris proposal. Mr. Yuro was asked to ensure all the proposal include all necessary items.

On MOTION by Mr. Robinson seconded by Mr. Swan with all in favor proceeding with the Sagamore Court wetland popoff project at an amount not to exceed \$100,000 was approved with the Chairman authorized to give final approval.

**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 he’s having some issues with kids forcing their way through the entrance gate and he is working to get the gate adjusted. He is also working on fixing some toilet handles. Additionally, he is working on getting a refurbished screen for a recumbent bike. Lastly, he reported that Island Home Services does not agree with the insurance requirements for

the tower door repair project, so he will need to proceed with the \$4,600 quote from Happy Days, which is a \$1,300 increase over the Island Home Services quote that was previously approved.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the proposal from Happy Days for the tower door repairs totaling \$4,600 was approved.

Mr. Laughlin presented two proposals for landscape improvements around the amenity center totaling \$16,700 and \$48,000. He noted no action would be taken on this item as the proposals were just received. The proposal from Fresh Cuts will need to be updated as it does not include mulch, flowers or sod.

**FIFTH ORDER OF BUSINESS**

**Discussion of Letter from North Florida Land Trust**

Mr. Robinson stated that the request from North Florida Land Trust is to conserve a 55-acre parcel that includes parts of Phases 1, 2 and 3, and all of Phases 4 and 5. He recommended declining the offer as residents would have to go through the land trust in the event a tree fell to have them address it and they were evasive in their response when asked how it would be handled. He does not see a benefit in accepting the offer.

On MOTION by Mr. Robinson seconded by Ms. Murphy with all in favor declining the offer from North Florida Land Trust was approved.

**SIXTH ORDER OF BUSINESS**

**Discussion of Updated Policies**

Ms. Henley presented the updated policies, which include updates to the policies related to pickleball and e-bikes. Additionally, definitions were added for clarification. Some of the changes were the number of guests for pickleball and tennis was limited to three, rotation rules for the courts were added, e-bikes and motorized scooters were prohibited on District property, and stronger language regarding encroachment on conservation areas was added.

Mr. Swan suggested changing the pickleball policy to state that there is no reservation system for the pickleball courts and they are available on a first come, first serve basis.

Ms. Murphy stated that she has received complaints from residents regarding being excluded from playing with groups using the courts, parking issues due to multiple guests, and the same guests showing up multiple times per week to play.

Mr. Robinson suggested a board member be authorized to approve the final policies, and that the final policies be laminated and posted at the courts, as well as sent to the residents via e-blast.

On MOTION by Mr. Swan seconded by Mr. Jentz with all in favor the updated amenity facility policies were approved as amended with Supervisor Swan authorized to provide final approval.

**SEVENTH ORDER OF BUSINESS**

**Update on Planting Dates for Areas 41 and 62 and Majestic Walk Corners**

Ms. Mabus stated that plantings for areas 41 and 62 were starting on March 18<sup>th</sup> and the Majestic Walk corners were to start on March 23<sup>rd</sup>.

**EIGHTH ORDER OF BUSINESS**

**Discussion of Capital Projects – Capital Reserve Funds Financial Planning Tool**

Mr. Robinson stated that the Sagamore wetland popoff would be updated to \$150,000, up from \$100,000. As long as the popoff remains under budget, there are enough funds for the drainage issue repairs. The estimate for the dog park needs to be increased above the current \$10,000 estimate.

Ms. Gentry stated that there are two pots of money potentially available from leftover bond funds that staff will look into the possibility of using. The most viable option has around \$60,000, but staff still needs to investigate legal limitations on use of the funds. She will update the Board at the next meeting.

**NINTH ORDER OF BUSINES**

**Consideration of Resolution 2026-05, Instructing the Nassau County Supervisor of Elections to Conduct the District’s 2026 General Election**

Mr. Laughlin stated that Seat 4, currently held by Mr. Robinson, Seat 2, currently held by Mr. Swan, and Seat 1, currently held by Mr. Cook, are up for election in November of 2026. The qualifying period will be held in June.

On MOTION by Mr. Jentz seconded by Mr. Swan with all in favor Resolution 2026-05, instructing the Nassau County Supervisor of Elections to conduct the District's 2026 general election was approved.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

Don DeCanio asked if there is a plan to repair the sidewalk issues throughout the community. He also stated that he would like to see a conclusion to the road depressions and potholes on Majestic Walk from Phase 3 to Phase 4. There are also numerous depressions in Phases 4 and 5. Lastly, Mr. DeCanio stated that the potholes in Phase 1 should be fixed to even out the roadway.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Robinson stated that he and the GMS staff are continuously working on building a system to match access FOBs and email addresses to property addresses and keeping the system updated. Next, he stated that the preliminary plans for Hidden Lake have not changed since they first came out 18 months ago. There are 28 homes planned to be built along the back of the haul road trail, and the plans show an easement connecting the development to the haul road. He requested staff to look into this and ensure that the County is not permitting unauthorized access to the haul road trail.

Ms. Murphy asked Mr. Dellinger to send an e-blast regarding the prohibition on dumping material into common area and preserves. It appears some pool construction material was dumped in one of the preserve areas. Mr. Laughlin stated that a letter can be sent to the nearby homeowner.

**TWELFTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – April 21, 2026 at 6:00 p.m. at the Amelia Walk Amenity Center**

**FOURTEENTH ORDER OF BUSINESS      Adjournment**

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

*B.*

# ***Amelia Walk***

***Community Development District***

***Unaudited Financial Reporting***

***March 31, 2026***



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**Amelia Walk**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2026**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account-Wells Fargo Bank	\$ 5,642	\$ -	\$ -	\$ 5,642
Operating Account-Seacoast Bank	\$ 24,633	\$ -	\$ -	\$ 24,633
Due from Capital Projects	\$ 63,245	\$ -	\$ -	\$ 63,245
Due from Debt Service	\$ 26,191	\$ -	\$ -	\$ 26,191
Electric Deposits	\$ 2,215	\$ -	\$ -	\$ 2,215
<b>Investments:</b>				
US Bank Custody	\$ 461,433	\$ -	\$ -	\$ 461,433
State Board of Administration	\$ -	\$ -	\$ 294,139	\$ 294,139
<b>Series 2012</b>				
Reserve	\$ -	\$ 60,861	\$ -	\$ 60,861
Revenue	\$ -	\$ 176,154	\$ -	\$ 176,154
Prepayment	\$ -	\$ 14,658	\$ -	\$ 14,658
<b>Series 2016</b>				
Reserve	\$ -	\$ 171,200	\$ -	\$ 171,200
Revenue	\$ -	\$ 197,492	\$ -	\$ 197,492
Prepayment	\$ -	\$ 24,552	\$ -	\$ 24,552
Construction	\$ -	\$ -	\$ 1,608	\$ 1,608
<b>Series 2018</b>				
Reserve	\$ -	\$ 316,111	\$ -	\$ 316,111
Revenue	\$ -	\$ 459,488	\$ -	\$ 459,488
Prepayment	\$ -	\$ 24,470	\$ -	\$ 24,470
Construction	\$ -	\$ -	\$ 966	\$ 966
<b>Series 2018-3B</b>				
Reserve	\$ -	\$ 245,356	\$ -	\$ 245,356
Revenue	\$ -	\$ 531,798	\$ -	\$ 531,798
Prepayment	\$ -	\$ 59,731	\$ -	\$ 59,731
Construction	\$ -	\$ -	\$ 14,872	\$ 14,872
<b>Series 2023</b>				
Revenue	\$ -	\$ 99,239	\$ -	\$ 99,239
Interest	\$ -	\$ 2,815	\$ -	\$ 2,815
Prepayment	\$ -	\$ 7,112	\$ -	\$ 7,112
Construction	\$ -	\$ -	\$ 63,885	\$ 63,885
<b>Total Assets</b>	<b>\$ 583,360</b>	<b>\$ 2,391,037</b>	<b>\$ 375,469</b>	<b>\$ 3,349,866</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 28,921	\$ -	\$ -	\$ 28,921
Deposit-Office Lease	\$ 200	\$ -	\$ -	\$ 200
Due to General Fund	\$ -	\$ 26,191	\$ 63,245	\$ 89,437
<b>Total Liabilities</b>	<b>\$ 29,121</b>	<b>\$ 26,191</b>	<b>\$ 63,245</b>	<b>\$ 118,557</b>
<b>Fund Balance:</b>				
<b>Nonspendable:</b>				
Prepaid Items	\$ 2,215	\$ -	\$ -	\$ 2,215
<b>Restricted for:</b>				
Debt Service - Series 2012	\$ -	\$ 249,519	\$ -	\$ 249,519
Debt Service - Series 2016	\$ -	\$ 389,677	\$ -	\$ 389,677
Debt Service - Series 2018	\$ -	\$ 791,444	\$ -	\$ 791,444
Debt Service - Series 2018-3B	\$ -	\$ 826,956	\$ -	\$ 826,956
Debt Service - Series 2023	\$ -	\$ 107,250	\$ -	\$ 107,250
Capital Projects - Series 2016	\$ -	\$ -	\$ 1,608	\$ 1,608
Capital Projects - Series 2018	\$ -	\$ -	\$ 966	\$ 966
Capital Projects - Series 2018-3B	\$ -	\$ -	\$ 14,872	\$ 14,872
Capital Projects - Series 2023	\$ -	\$ -	\$ 63,885	\$ 63,885
<b>Assigned for:</b>				
Capital Reserves	\$ -	\$ -	\$ 230,894	\$ 230,894
Unassigned	\$ 552,024	\$ -	\$ -	\$ 552,024
<b>Total Fund Balances</b>	<b>\$ 554,239</b>	<b>\$ 2,364,846</b>	<b>\$ 312,224</b>	<b>\$ 3,231,309</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 583,360</b>	<b>\$ 2,391,037</b>	<b>\$ 375,469</b>	<b>\$ 3,349,866</b>

# Amelia Walk

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 1,000,786	\$ 1,000,786	\$ 977,735	\$ (23,051)
Interlocal Agreement	\$ 27,076	\$ 13,538	\$ 13,538	\$ (0)
Interest Income	\$ 3,825	\$ 1,913	\$ 5,531	\$ 3,619
Other Income-Clubhouse	\$ 500	\$ 250	\$ 2,474	\$ 2,224
Other Income-Non Resident User Fees	\$ -	\$ -	\$ 4,000	\$ 4,000
<b>Total Revenues</b>	<b>\$ 1,032,188</b>	<b>\$ 1,016,487</b>	<b>\$ 1,003,278</b>	<b>\$ (13,209)</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 5,400	\$ 600
FICA Expense	\$ 842	\$ 421	\$ 413	\$ 8
Engineering Fees	\$ 30,000	\$ 15,000	\$ 16,048	\$ (1,048)
Assessment Roll Administration	\$ 5,513	\$ 5,513	\$ 5,513	\$ (1)
Dissemination	\$ 3,859	\$ 1,929	\$ 1,929	\$ (0)
Dissemination-Amortization Schedules	\$ 1,200	\$ 600	\$ 1,500	\$ (900)
Trustee Fees	\$ 18,603	\$ 14,001	\$ 14,001	\$ -
Arbitrage	\$ 2,400	\$ 1,200	\$ 1,200	\$ -
Attorney Fees	\$ 60,000	\$ 30,000	\$ 25,289	\$ 4,711
Annual Audit	\$ 3,900	\$ 3,900	\$ 3,900	\$ -
Management Fees	\$ 59,074	\$ 29,537	\$ 29,537	\$ 0
Information Technology	\$ 882	\$ 441	\$ 441	\$ -
Website Maintenance	\$ 441	\$ 221	\$ 221	\$ -
Travel & Per Diem	\$ 500	\$ 250	\$ -	\$ 250
Telephone	\$ 900	\$ 450	\$ 364	\$ 86
Postage	\$ 1,000	\$ 500	\$ 258	\$ 242
Printing	\$ 750	\$ 375	\$ 369	\$ 6
Insurance	\$ 12,657	\$ 12,657	\$ 11,667	\$ 990
Legal Advertising	\$ 2,500	\$ 1,250	\$ 518	\$ 732
Other Current Charges	\$ 2,700	\$ 1,350	\$ 1,183	\$ 167
Office Supplies	\$ 100	\$ 50	\$ 1	\$ 49
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 219,995</b>	<b>\$ 125,819</b>	<b>\$ 119,926</b>	<b>\$ 5,893</b>

# Amelia Walk

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Contract Services</b>				
Landscaping & Fertilization Maintenance	\$ 180,171	\$ 90,086	\$ 76,749	\$ 13,336
Fountain Maintenance	\$ 2,650	\$ 1,325	\$ 270	\$ 1,055
Lake Maintenance	\$ 29,016	\$ 14,508	\$ 15,088	\$ (580)
Security	\$ 9,040	\$ 4,520	\$ 3,078	\$ 1,442
Refuse Management Company	\$ 2,500	\$ 1,250	\$ 1,001	\$ 249
	\$ 17,504	\$ 8,752	\$ 8,752	\$ (0)
<b>Subtotal Contract Services</b>	<b>\$ 240,881</b>	<b>\$ 120,440</b>	<b>\$ 104,939</b>	<b>\$ 15,502</b>
<b>Repairs and Maintenance</b>				
Repairs & Maintenance	\$ 60,000	\$ 30,000	\$ 21,571	\$ 8,429
Landscaping Extras (Flowers & Mulch)	\$ 18,309	\$ 9,155	\$ 15,486	\$ (6,331)
Irrigation Repairs	\$ 8,500	\$ 4,250	\$ 8,837	\$ (4,587)
Speed Control	\$ 12,000	\$ 6,000	\$ 3,456	\$ 2,544
				\$ -
<b>Subtotal Repairs and Maintenance</b>	<b>\$ 98,809</b>	<b>\$ 49,405</b>	<b>\$ 49,350</b>	<b>\$ 55</b>
<b>Utilities</b>				
Electric	\$ 30,000	\$ 15,000	\$ 13,859	\$ 1,141
Streetlighting	\$ 42,000	\$ 21,000	\$ 20,102	\$ 898
Water & Wastewater	\$ 33,835	\$ 16,918	\$ 10,777	\$ 6,140
				\$ -
<b>Subtotal Utilities</b>	<b>\$ 105,835</b>	<b>\$ 52,918</b>	<b>\$ 44,737</b>	<b>\$ 8,180</b>
<b>Amenity Center</b>				
Insurance	\$ 40,000	\$ 40,000	\$ 35,067	\$ 4,933
Pool Maintenance	\$ 15,000	\$ 7,500	\$ 12,930	\$ (5,430)
Pool Permit	\$ 300	\$ 150	\$ -	\$ 150
Amenity Management	\$ 85,995	\$ 42,998	\$ 42,998	\$ -
Cable TV/Internet/Telephone	\$ 6,000	\$ 3,000	\$ 4,096	\$ (1,096)
Janitorial Service	\$ 13,373	\$ 6,686	\$ 6,687	\$ (0)
Special Events	\$ 10,000	\$ 5,000	\$ 762	\$ 4,238
Decorations-Holiday	\$ 4,000	\$ 2,000	\$ 220	\$ 1,780
Facility Maintenance (including Fitness Equip)	\$ 7,000	\$ 3,500	\$ 2,828	\$ 672
<b>Subtotal Amenity Center</b>	<b>\$ 181,668</b>	<b>\$ 110,834</b>	<b>\$ 105,587</b>	<b>\$ 5,247</b>
<b>Reserves</b>				
Capital Reserves (Transfer out to CRF)	\$ 185,000	\$ 185,000	\$ 185,000	\$ -
				\$ -
<b>Subtotal Reserves</b>	<b>\$ 185,000</b>	<b>\$ 185,000</b>	<b>\$ 185,000</b>	<b>\$ -</b>
				\$ -
<b>Total Operations &amp; Maintenance</b>	<b>\$ 812,193</b>	<b>\$ 518,596</b>	<b>\$ 489,613</b>	<b>\$ 28,983</b>
<b>Total Expenditures</b>	<b>\$ 1,032,188</b>	<b>\$ 644,415</b>	<b>\$ 609,539</b>	<b>\$ 34,876</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 393,739</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 393,739</b>	
<b>Fund Balance - Beginning</b>			<b>\$ 160,500</b>	
<b>Fund Balance - Ending</b>			<b>\$ 554,239</b>	

# Amelia Walk

## Community Development District

### Debt Service Fund Series 2012

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 111,206	\$ 111,206	\$ 104,238	\$ (6,968)
Assessments - Prepayments	\$ -	\$ -	\$ 14,658	\$ 14,658
Interest	\$ -	\$ -	\$ 2,834	\$ 2,834
<b>Total Revenues</b>	<b>\$ 111,206</b>	<b>\$ 111,206</b>	<b>\$ 121,730</b>	<b>\$ 10,524</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 25,300	\$ 25,300	\$ 25,300	\$ -
Principal - 5/1	\$ 55,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 25,300	\$ -	\$ -	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 10,000	\$ (10,000)
<b>Total Expenditures</b>	<b>\$ 105,600</b>	<b>\$ 25,300</b>	<b>\$ 35,300</b>	<b>\$ (10,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,606</b>		<b>\$ 86,430</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 5,606</b>		<b>\$ 86,430</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 80,653</b>		<b>\$163,089</b>	
<b>Fund Balance - Ending</b>	<b>\$ 86,259</b>		<b>\$ 249,519</b>	

# Amelia Walk

## Community Development District

### Debt Service Fund Series 2016

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 187,055	\$ 187,055	\$ 172,157	\$ (14,899)
Assessments - Prepayments	\$ -	\$ -	\$ 24,552	\$ 24,552
Interest	\$ -	\$ -	\$ 4,581	\$ 4,581
<b>Total Revenues</b>	<b>\$ 187,055</b>	<b>\$ 187,055</b>	<b>\$ 201,290</b>	<b>\$ 14,234</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 62,800	\$ 62,800	\$ 62,800	\$ -
Principal - 11/1	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
Interest - 2/1	\$ -	\$ -	\$ 75	\$ (75)
Special Call - 11/1	\$ -	\$ -	\$ 35,000	\$ (35,000)
Special Call - 2/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Interest - 5/1	\$ 61,563	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 169,363</b>	<b>\$ 107,800</b>	<b>\$ 147,875</b>	<b>\$ (40,075)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 17,693</b>		<b>\$ 53,415</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 17,693</b>		<b>\$ 53,415</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 204,920</b>		<b>\$336,263</b>	
<b>Fund Balance - Ending</b>	<b>\$ 222,613</b>		<b>\$ 389,677</b>	

# Amelia Walk

## Community Development District

### Debt Service Fund Series 2018

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 453,911	\$ 453,911	\$ 413,338	\$ (40,573)
Interest	\$ -	\$ -	\$ 9,532	\$ 9,532
<b>Total Revenues</b>	<b>\$ 453,911</b>	<b>\$ 453,911</b>	<b>\$ 446,636</b>	<b>\$ (7,275)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 154,116	\$ 154,116	\$ 150,159	\$ 3,956
Principal - 11/1	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 100,000	\$ (100,000)
Interest - 2/1	\$ -	\$ -	\$ 134	\$ (134)
Special Call - 2/1	\$ -	\$ -	\$ 10,000	\$ (10,000)
Interest - 5/1	\$ 151,028	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 435,144</b>	<b>\$ 284,116</b>	<b>\$ 390,294</b>	<b>\$ (106,178)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 18,768</b>		<b>\$ 56,343</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 18,768</b>		<b>\$ 56,343</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 425,577</b>		<b>\$ 735,102</b>	
<b>Fund Balance - Ending</b>	<b>\$ 444,345</b>		<b>\$ 791,444</b>	

# Amelia Walk

## Community Development District

### Debt Service Fund Series 2018-3B

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 520,619	\$ 520,619	\$ 481,059	\$ (39,560)
Assessments - Prepayments	\$ -	\$ -	\$ 85,613	\$ 85,613
Interest	\$ -	\$ -	\$ 9,022	\$ 9,022
<b>Total Revenues</b>	<b>\$ 520,619</b>	<b>\$ 520,619</b>	<b>\$ 575,694</b>	<b>\$ 55,075</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 178,806	\$ 178,806	\$ 176,434	\$ 2,372
Principal - 11/1	\$ 140,000	\$ 140,000	\$ 140,000	\$ -
Special Call - 11/1	\$ 30,000	\$ 30,000	\$ 35,000	\$ (5,000)
Special Call - 2/1	\$ -	\$ -	\$ 30,000	\$ (30,000)
Interest - 2/1	\$ -	\$ -	\$ 391	\$ (391)
Interest - 5/1	\$ 175,481	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 524,288</b>	<b>\$ 348,806</b>	<b>\$ 381,825</b>	<b>\$ (33,019)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (3,668)</b>		<b>\$ 193,869</b>	
<b>Net Change in Fund Balance</b>	<b>\$ (3,668)</b>		<b>\$ 193,869</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 383,794</b>		<b>\$ 633,086.38</b>	
<b>Fund Balance - Ending</b>	<b>\$ 380,125</b>		<b>\$ 826,956</b>	

# Amelia Walk

## Community Development District

### Debt Service Fund Series 2023

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 102,229	\$ 102,229	\$ 92,674	\$ (9,555)
Assessments - Prepayments	\$ -	\$ -	\$ 9,807	\$ 9,807
Interest	\$ -	\$ -	\$ 956	\$ 956
<b>Total Revenues</b>	<b>\$ 102,229</b>	<b>\$ 102,229</b>	<b>\$103,437</b>	<b>\$ 1,208</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 32,830	\$ 32,830	\$ 32,639	\$ 191
Principal - 5/1	\$ 29,000	\$ -	\$ -	\$ -
Interest - 2/1	\$ -	\$ -	\$ 48	\$ (48)
Interest - 5/1	\$ 32,830	\$ -	\$ -	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 8,000	\$ (8,000)
Special Call - 2/1	\$ -	\$ -	\$ 3,000	\$ (3,000)
<b>Total Expenditures</b>	<b>\$ 94,659</b>	<b>\$ 32,830</b>	<b>\$ 43,687</b>	<b>\$ (10,857)</b>
<b>Excess (Deficiency) of Revenues over Expendit</b>	<b>\$ 7,570</b>		<b>\$ 59,750</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 7,570</b>		<b>\$ 59,750</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 45,703</b>		<b>\$ 47,500</b>	
<b>Fund Balance - Ending</b>	<b>\$ 53,273</b>		<b>\$ 107,250</b>	

**Amelia Walk**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 3,050	\$ 3,050
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,050</b>	<b>\$ 3,050</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 185,000	\$ 92,500	\$ 62,205	\$ 30,296
<b>Total Expenditures</b>	<b>\$ 185,000</b>	<b>\$ 92,500</b>	<b>\$ 62,205</b>	<b>\$ 30,296</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (185,000)</b>		<b>\$ (59,155)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 185,000	\$ 185,000	\$ 185,000	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 185,000</b>	<b>\$ 185,000</b>	<b>\$ 185,000</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 125,845</b>	
<b>Fund Balance - Beginning</b>			<b>\$105,048</b>	
<b>Fund Balance - Ending</b>			<b>\$ 230,894</b>	

**Amelia Walk**  
**Community Development District**  
**Capital Projects Fund Series 2016**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 23	\$ 23
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23</b>	<b>\$ 23</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 23</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 23</b>	
<b>Fund Balance - Beginning</b>			<b>\$ 1,585</b>	
<b>Fund Balance - Ending</b>			<b>\$ 1,608</b>	

**Amelia Walk**  
**Community Development District**  
**Capital Projects Fund Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 14	\$ 14
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14</b>	<b>\$ 14</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 14</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 14</b>	
<b>Fund Balance - Beginning</b>			<b>\$ 952</b>	
<b>Fund Balance - Ending</b>			<b>\$ 966</b>	

**Amelia Walk**  
**Community Development District**  
**Capital Projects Fund Series 2018-3B**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 212	\$ 212
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 212</b>	<b>\$ 212</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 212</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 212</b>	
<b>Fund Balance - Beginning</b>			<b>\$ 14,660</b>	
<b>Fund Balance - Ending</b>			<b>\$ 14,872</b>	

**Amelia Walk**  
**Community Development District**  
**Capital Projects Fund Series 2023**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 910	\$ 910
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 910</b>	<b>\$ 910</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 910</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 910</b>	
<b>Fund Balance - Beginning</b>			<b>\$ 62,974</b>	
<b>Fund Balance - Ending</b>			<b>\$ 63,885</b>	

**Amelia Walk**  
**Community Development District**  
 Month to Month  
 FY 2026

	Adopted Budget	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Total
<b>Revenues:</b>														
Assessments - Tax Roll	\$ 1,000,786	\$ 1,560	\$ 130,347	\$ 804,338	\$ 19,461	\$ 11,272	\$ 10,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 977,735
Interlocal Agreement	\$ 27,076	\$ -	\$ -	\$ 13,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,538
Interest Income	\$ 3,825	\$ -	\$ 9	\$ 153	\$ 1,650	\$ 2,236	\$ 1,483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,531
Other Income-Clubhouse	\$ 500	\$ -	\$ 840	\$ -	\$ 1,634	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,474
Other Income-Non Resident User Fees	\$ -	\$ -	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
<b>Total Revenues</b>	<b>\$ 1,032,188</b>	<b>\$ 1,560</b>	<b>\$ 133,196</b>	<b>\$ 818,029</b>	<b>\$ 24,745</b>	<b>\$ 13,508</b>	<b>\$ 12,241</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,003,278</b>
<b>Expenditures:</b>														
<b>General &amp; Administrative:</b>														
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,400
FICA Expense	\$ 842	\$ 77	\$ 77	\$ 61	\$ 77	\$ 61	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 413
Engineering Fees	\$ 30,000	\$ 3,465	\$ 2,683	\$ 2,775	\$ 2,960	\$ 2,500	\$ 1,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,048
Assessment Roll Administration	\$ 5,513	\$ 5,513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,513
Dissemination	\$ 3,859	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,929
Dissemination-Amortization Schedules	\$ 1,200	\$ 950	\$ -	\$ -	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Trustee Fees	\$ 18,603	\$ -	\$ -	\$ 4,256	\$ 4,445	\$ -	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,001
Arbitrage	\$ 2,400	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Attorney Fees	\$ 60,000	\$ 3,962	\$ 5,481	\$ 3,120	\$ 5,578	\$ 3,648	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,289
Annual Audit	\$ 3,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,900
Management Fees	\$ 59,074	\$ 4,923	\$ 4,923	\$ 4,923	\$ 4,923	\$ 4,923	\$ 4,923	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,537
Information Technology	\$ 882	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 441
Website Maintenance	\$ 441	\$ 37	\$ 37	\$ 37	\$ 37	\$ 37	\$ 37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 221
Travel & Per Diem	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$ 900	\$ 69	\$ 88	\$ 20	\$ 82	\$ 51	\$ 54	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 364
Postage	\$ 1,000	\$ 99	\$ 11	\$ 80	\$ 0	\$ 12	\$ 56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 258
Printing	\$ 750	\$ 54	\$ 49	\$ 50	\$ 178	\$ 34	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 369
Insurance	\$ 12,657	\$ 11,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,667
Legal Advertising	\$ 2,500	\$ 297	\$ -	\$ -	\$ -	\$ 113	\$ 109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 518
Other Current Charges	\$ 2,700	\$ 160	\$ 193	\$ 257	\$ 197	\$ 190	\$ 188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,183
Office Supplies	\$ 100	\$ 0	\$ 0	\$ 0	\$ -	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 219,995</b>	<b>\$ 32,842</b>	<b>\$ 14,936</b>	<b>\$ 16,774</b>	<b>\$ 21,021</b>	<b>\$ 12,763</b>	<b>\$ 21,591</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 119,926</b>

**Amelia Walk**  
**Community Development District**  
 Month to Month  
 FY 2026

	Adopted Budget	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Total
<b>Operations &amp; Maintenance</b>														
<b>Contract Services</b>														
Landscaping & Fertilization Maintenance	\$ 180,171	\$ 12,362	\$ 13,221	\$ 12,362	\$ 12,362	\$ 13,221	\$ 13,221	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,749
Fountain Maintenance	\$ 2,650	\$ 270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270
Lake Maintenance	\$ 29,016	\$ 2,515	\$ 2,515	\$ 2,515	\$ 2,515	\$ 2,515	\$ 2,514	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,088
Security	\$ 9,040	\$ 493	\$ 493	\$ 493	\$ 533	\$ 533	\$ 533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,078
Refuse	\$ 2,500	\$ 201	\$ 201	\$ 202	\$ 202	\$ -	\$ 195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,001
Management Company	\$ 17,504	\$ 1,459	\$ 1,459	\$ 1,459	\$ 1,459	\$ 1,459	\$ 1,459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,752
<b>Subtotal Contract Services</b>	<b>\$ 240,881</b>	<b>\$ 17,300</b>	<b>\$ 17,889</b>	<b>\$ 17,031</b>	<b>\$ 17,070</b>	<b>\$ 17,728</b>	<b>\$ 17,922</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 104,939</b>
<b>Repairs and Maintenance</b>														
Repairs & Maintenance	\$ 60,000	\$ 888	\$ 7,100	\$ 6,868	\$ 3,036	\$ 1,745	\$ 1,934	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,571
Landscaping Extras (Flowers & Mulch)	\$ 18,309	\$ 4,570	\$ -	\$ -	\$ 4,500	\$ -	\$ 6,416	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,486
Irrigation Repairs	\$ 8,500	\$ 1,370	\$ 610	\$ -	\$ 1,798	\$ 3,435	\$ 1,624	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,837
Speed Control	\$ 12,000	\$ 1,080	\$ 1,080	\$ 1,296	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,456
<b>Subtotal Repairs and Maintenance</b>	<b>\$ 98,809</b>	<b>\$ 7,908</b>	<b>\$ 8,790</b>	<b>\$ 8,164</b>	<b>\$ 9,334</b>	<b>\$ 5,180</b>	<b>\$ 9,974</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 49,350</b>
<b>Utilities</b>														
Electric	\$ 30,000	\$ 1,813	\$ 1,985	\$ 2,401	\$ 2,486	\$ 2,717	\$ 2,456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,859
Streetlighting	\$ 42,000	\$ 3,270	\$ 3,270	\$ 3,270	\$ 3,431	\$ 3,431	\$ 3,431	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,102
Water & Wastewater	\$ 33,835	\$ 4,018	\$ 2,126	\$ 1,622	\$ 948	\$ 1,016	\$ 1,047	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,777
<b>Subtotal Utilities</b>	<b>\$ 105,835</b>	<b>\$ 9,100</b>	<b>\$ 7,381</b>	<b>\$ 7,293</b>	<b>\$ 6,865</b>	<b>\$ 7,164</b>	<b>\$ 6,934</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 44,737</b>
<b>Amenity Center</b>														
Insurance	\$ 40,000	\$ 35,067	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,067
Pool Maintenance	\$ 15,000	\$ 4,184	\$ 2,082	\$ 522	\$ 1,768	\$ 1,743	\$ 2,630	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,930
Pool Permit	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Management	\$ 85,995	\$ 7,166	\$ 7,166	\$ 7,166	\$ 7,166	\$ 7,166	\$ 7,166	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,998
Cable TV/Internet/Telephone	\$ 6,000	\$ 658	\$ 658	\$ 684	\$ 699	\$ 698	\$ 698	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,096
Janitorial Service	\$ 13,373	\$ 1,114	\$ 1,114	\$ 1,114	\$ 1,114	\$ 1,114	\$ 1,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,687
Special Events	\$ 10,000	\$ -	\$ -	\$ 117	\$ 645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 762
Decorations-Holiday	\$ 4,000	\$ -	\$ -	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 220
Facility Maintenance (including Fitness Equip)	\$ 7,000	\$ -	\$ 375	\$ 745	\$ 214	\$ 1,009	\$ 485	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,828
Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Amenity Center</b>	<b>\$ 181,668</b>	<b>\$ 48,190</b>	<b>\$ 11,397</b>	<b>\$ 10,570</b>	<b>\$ 11,606</b>	<b>\$ 11,731</b>	<b>\$ 12,094</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 105,587</b>
<b>Reserves</b>														
Capital Reserves (Transfer out to CRF)	\$ 185,000	\$ -	\$ -	\$ -	\$ -	\$ 185,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185,000
<b>Subtotal Reserves</b>	<b>\$ 185,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 185,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 185,000</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 812,193</b>	<b>\$ 82,498</b>	<b>\$ 45,456</b>	<b>\$ 43,058</b>	<b>\$ 44,875</b>	<b>\$ 226,803</b>	<b>\$ 46,923</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 489,613</b>
<b>Total Expenditures</b>	<b>\$ 1,032,188</b>	<b>\$ 115,340</b>	<b>\$ 60,392</b>	<b>\$ 59,832</b>	<b>\$ 65,896</b>	<b>\$ 239,566</b>	<b>\$ 68,514</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 609,539</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ (113,780)</b>	<b>\$ 72,803</b>	<b>\$ 758,197</b>	<b>\$ (41,151)</b>	<b>\$ (226,058)</b>	<b>\$ (56,273)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 393,739</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ (113,780)</b>	<b>\$ 72,803</b>	<b>\$ 758,197</b>	<b>\$ (41,151)</b>	<b>\$ (226,058)</b>	<b>\$ (56,273)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 393,739</b>

**Amelia Walk**  
**Community Development District**  
**Long Term Debt Report**  
**FY 2026**

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 - 9/30/2025		\$920,000.00
Less:	November 1, 2025 (Prepayment)	(\$10,000.00)
<b>Current Bonds Outstanding</b>		<b>\$910,000.00</b>

Series 2016A-2, Special Assessment Bonds		
Interest Rate;	5.50%	
Maturity Date:	11/1/30	\$320,000.00
Interest Rate;	6.00%	
Maturity Date:	11/1/47	\$1,800,000.00
Reserve Fund Definition:	Maximum Annual Debt Assessment	
Reserve Fund Requirement:	\$183,575.00	
Reserve Fund Balance:	\$183,875.00	
Less:	November 1, 2025 (Mandatory)	(\$45,000.00)
	November 1, 2025 (Special Call)	(\$35,000.00)
	February 1, 2026 (Special Call)	(\$5,000.00)
<b>Current Bonds Outstanding</b>		<b>\$2,035,000.00</b>

Series 2018A-3, Special Assessment Bond		
Interest Rate;	4.75%	
Maturity Date:	11/1/29	\$715,000.00
Interest Rate;	5.25%	
Maturity Date:	11/1/38	\$1,820,000.00
Interest Rate;	5.375%	
Maturity Date:	11/1/48	\$3,325,000.00
Reserve Fund Definition:	75% Maximum Annual Debt Assessment	
Reserve Fund Requirement:	\$341,414.06	
Reserve Fund Balance:	\$341,414.07	
Less:	November 1, 2025 (Mandatory)	(\$130,000.00)
	November 1, 2025 (Special Call)	(\$100,000.00)
	February 1, 2026 (Special Call)	(\$10,000.00)
<b>Current Bonds Outstanding</b>		<b>\$5,620,000.00</b>

Series 2018A Area B, Special Assessment Bond		
Interest Rate;	4.75%	
Maturity Date:	11/1/29	\$779,000.00
Interest Rate;	5.25%	
Maturity Date:	11/1/39	\$2,245,000.00
Interest Rate;	5.375%	
Maturity Date:	11/1/49	\$3,780,000.00
Reserve Fund Definition:	100% Maximum Annual Debt Assessment	
Reserve Fund Requirement:	\$532,362.50	
Reserve Fund Balance:	\$559,650.00	
Less:	November 1, 2025 (Mandatory)	(\$140,000.00)
	November 1, 2025 (Special Call)	(\$35,000.00)
	February 1, 2026 (Special Call)	(\$30,000.00)
<b>Current Bonds Outstanding</b>		<b>\$6,599,000.00</b>

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 - 9/30/2025		\$1,034,000.00
Less:	November 1, 2025 (Prepayment)	(\$8,000.00)
Less:	February 1, 2026 (Prepayment)	(\$3,000.00)
<b>Current Bonds Outstanding</b>		<b>\$1,023,000.00</b>

<b>Total Current Bonds Outstanding</b>		<b>\$16,187,000.00</b>
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**Amelia Walk**  
**Community Development District**  
**Capital Reserves**

**1. Recap of Capital Reserve Fund Activity Through March 31, 2026**

Opening Balance in Capital Reserve Fund		\$0.00
Source of Funds:	Interest Earned	\$39,457.25
	Capital Reserve Transfers	\$1,169,220.71
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	(\$36,360.38)
	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	(\$361,203.13)
	Professional Fees/Contingencies	(\$20,114.36)
<b>Adjusted Balance in Capital Reserve Fund Account at March 31, 2026</b>		<b><u><u>\$239,031.66</u></u></b>

**2. Funds Available For Capital Reserve projects at March 31, 2026**

Book Balance of Capital Reserve Fund at March 31, 2026		\$239,031.66
A. <b>n/a</b>		
	Contract Amount	\$0.00
	Paid to Date	\$0.00
	Balance on Contract	\$0.00
B. <b>n/a</b>		
	Contract Amount	\$0.00
	Paid to Date	\$0.00
	Balance on Contract	\$0.00
Capital Reserve Funds available at March 31, 2026		<b><u><u>\$239,031.66</u></u></b>

**3. Investments - State Board of Administration**

March 31, 2026	Type	Yield	Due	Maturity	Principal
Capital Reserve Fund	Overnight	3.83%	n/a	\$294,138.92	\$294,138.92
					Contracts/Transfers in Transit
					(\$55,107.26)
					Balance at 3/31/26
					<b><u><u>\$239,031.66</u></u></b>

**Amelia Walk**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2026**

Gross Assessments \$ 1,076,110.77 \$ 114,725.48 \$ 189,478.38 \$ 454,927.03 \$ 529,461.49 \$ 101,998.20 \$ 2,466,701.37  
 Net Assessments \$ 1,000,783.02 \$ 106,694.70 \$ 176,214.89 \$ 423,082.14 \$ 492,399.19 \$ 94,858.33 \$ 2,294,032.27

ON ROLL ASSESSMENTS

43.63%      4.65%      7.68%      18.44%      21.46%      4.14%      100.00%

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
10/27/25	#1	\$17,922.13	\$716.89	\$344.10	\$16,861.14	\$7,355.76	\$784.21	\$1,295.18	\$3,109.65	\$3,619.13	\$697.21	\$16,163.93
11/20/25	#2	\$303,465.61	\$12,138.62	\$5,826.54	\$285,500.45	\$124,550.99	\$13,278.53	\$21,930.57	\$52,654.07	\$61,280.82	\$11,805.46	\$273,694.98
12/09/25	#3	\$1,892,071.82	\$75,682.87	\$36,327.78	\$1,780,061.17	\$776,560.56	\$82,790.07	\$136,734.47	\$328,291.85	\$382,078.62	\$73,605.60	\$1,706,455.57
11/14/25	PROP APPRAISER	\$0.00	\$0.00	\$24,141.00	(\$24,141.00)	(\$10,531.63)	(\$1,122.79)	(\$1,854.38)	(\$4,452.26)	(\$5,181.71)	(\$998.23)	(\$23,142.77)
12/19/25	#4	\$92,377.05	\$2,771.31	\$1,792.12	\$87,813.61	\$38,309.13	\$4,084.18	\$6,745.36	\$16,195.23	\$18,848.62	\$3,631.10	\$84,182.52
01/13/26	#5	\$46,926.41	\$1,407.79	\$910.37	\$44,608.25	\$19,460.57	\$2,074.72	\$3,426.56	\$8,226.98	\$9,574.87	\$1,844.55	\$42,763.70
02/06/26	#6	\$26,902.59	538.0518	\$527.29	\$25,837.25	\$11,271.63	\$1,201.68	\$1,984.67	\$4,765.09	\$5,545.80	\$1,068.37	\$24,768.87
03/04/26	#7	\$25,416.82	\$254.17	\$503.25	\$24,659.40	\$10,757.79	\$1,146.90	\$1,894.20	\$4,547.87	\$5,292.98	\$1,019.67	\$23,639.74
<b>TOTAL</b>		<b>\$ 2,405,082.43</b>	<b>\$ 93,509.71</b>	<b>\$ 70,372.46</b>	<b>\$ 2,241,200.26</b>	<b>\$ 977,734.80</b>	<b>\$ 104,237.50</b>	<b>\$ 172,156.63</b>	<b>\$ 413,338.48</b>	<b>\$ 481,059.13</b>	<b>\$ 92,673.73</b>	<b>\$ 2,148,526.54</b>

<b>97.50%</b>	<b>Net Percent Collected</b>
<b>\$ 61,618.94</b>	<b>Balance Remaining to Collect</b>

*C.*

**Amelia Walk**  
Community Development District

Check Run Summary

**April 21, 2026**

<b>Date</b>	<b>Check Numbers</b>	<b>Amount</b>
<b>WELLS FARGO BANK</b>		
03/17/26	3973	\$1,667.70
<b>SEACOAST BANK</b>		
03/12/26	683-687	\$27,032.21
03/19/26	688-694	\$12,504.91
03/26/26	695-697	\$4,327.58
04/09/26	698-705	\$43,816.93
<b>SEACOAST BANK-AUTOPAY</b>		
03/27/26	80036-80040	\$2,527.36
03/31/26	80041	\$5,268.83
<b>Total</b>		<b>\$97,145.52</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/17/26	00279	3/03/26 6177-030	202602 320-57200-52000	CC PURCHASES THRU 3/3/26	*	485.06	
		3/03/26 6177-030	202602 320-57200-62000	CC PURCHASES THRU 3/3/26	*	1,182.64	
							1,667.70 003973
-----							
TOTAL FOR BANK A						1,667.70	

AWLK -AMELIA WALK - SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/12/26	00276	2/24/26	9684202	202602	320	57200	46201		ANNUAL SOIL INSTALL 02/26	*	4,570.02		
		2/26/26	9699782	202602	320	57200	46201		ARBORNOTE PINE DROP 02/26	*	1,846.00		
BRIGHTVIEW LANDSCAPE SERVICES												6,416.02	000683
3/12/26	00003	2/24/26	91900442	202602	310	51300	42000		DELIVERY THRU 02/13/26	*	44.45		
FEDEX												44.45	000684
3/12/26	00001	3/01/26	379	202603	320	57200	34700		CONTRACT ADMIN 03/26	*	1,458.67		
		3/01/26	379	202603	320	57200	34001		FACILITY MGMT 03/26	*	7,166.25		
		3/01/26	379	202603	320	57200	34200		JANITORIAL 03/26	*	1,114.42		
		3/01/26	380	202603	310	51300	34000		MGMT FEE 03/26	*	4,922.83		
		3/01/26	380	202603	310	51300	35101		WEBSITE ADMIN 03/26	*	36.75		
		3/01/26	380	202603	310	51300	35100		INFO TECH 03/26	*	73.50		
		3/01/26	380	202603	310	51300	31200		DISSEMINATION AGENT SVCS	*	321.58		
		3/01/26	380	202603	310	51300	51000		OFFICE SUPPLIES 03/26	*	.15		
		3/01/26	380	202603	310	51300	42000		POSTAGE 03/26	*	11.05		
		3/01/26	380	202603	310	51300	42500		COPIES 03/26	*	3.15		
		3/01/26	380	202603	310	51300	41000		TELEPHONE 03/26	*	54.14		
GOVERNMENTAL MANAGEMENT SERVICES												15,162.49	000685
3/12/26	00269	2/26/26	26-00061	202602	310	51300	48000		ANNUAL AUDIT #26-00061N	*	109.25		
JACKSONVILLE DAILY RECORD												109.25	000686
3/12/26	00019	2/25/26	8090534	202602	310	51300	31300		ADMIN 02/01/26-01/31/27	*	5,300.00		
U.S. BANK												5,300.00	000687
3/19/26	00276	3/11/26	9710393	202603	320	57200	46202		REPLACE VAUVES 03/26	*	589.64		
BRIGHTVIEW LANDSCAPE SERVICES												589.64	000688

AWLK -AMELIA WALK - SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/19/26	00277	2/25/26	5455	202603	320	57200	46400			*	1,536.27		
			POOL SVCS	03/26					CBUSS ENTERPRISES			1,536.27	000689
3/19/26	00321	1/15/26	11868361	202601	320	57200	62000			*	75.00		
			BACKFLOW TEST	01/26									
		1/15/26	11868613	202601	320	57200	62000			*	75.00		
			BACKFLOW TEST	01/26					DUCK DUCK ROOTER PLUMBING, SEPTIC			150.00	000690
3/19/26	00318	3/05/26	88026228	202603	320	57200	62000			*	250.00		
			MAINT ON SYSTEM #2	03/26					ED'S COMFORT SOLUTIONS INC			250.00	000691
3/19/26	00055	3/12/26	1194	202602	320	57200	62000			*	176.00		
			FACILITY MAINT	02/26					RIVERSIDE MANAGEMENT SERVICES, INC.			176.00	000692
3/19/26	00314	12/31/25	4406332	202512	300	13100	10000			*	8,138.00		
			STORMWATER MGMT	12/25									
		12/31/25	4406332	202512	320	53800	60000			*	8,138.00		
			STORMWATER MGMT	12/25									
		12/31/25	4406332	202512	300	20700	10000			*	8,138.00		
			STORMWATER MGMT	12/25					TIGRIS AQUATIC SERVICES LLC			8,138.00	000693
3/19/26	00300	3/13/26	4025	202602	310	51300	31100			*	1,665.00		
			SVCS	02/26					YURO & ASSOCIATES, LLC			1,665.00	000694
3/26/26	00172	4/01/26	8044269	202604	320	57200	34501			*	532.80		
			SVCS	04/26					BATES SECURITY LLC			532.80	000695
3/26/26	00258	3/17/26	7364844	202603	320	57200	46500			*	192.00		
			SUPPLIES	03/26									
		3/24/26	7370506	202603	320	57200	46500			*	45.00		
			SUPPLIES	03/26					HAWKINS, INC.			147.00	000696
3/26/26	00263	3/18/26	14424	202602	310	51300	31500			*	3,647.78		
			SVCS	02/26					KILINSKI VAN WYK PLLC			3,647.78	000697
4/09/26	00276	3/30/26	9737773	202603	320	57200	46202			*	1,034.54		
			MAINLINE REPAIR	03/26									

AWLK -AMELIA WALK - SHENNING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		4/01/26 9720107	202604 320-57200-46200		*	12,362.06	
		MAINT 04/26		BRIGHTVIEW LANDSCAPE SERVICES			13,396.60 000698
4/09/26	00277	3/25/26 5704	202604 320-57200-46400		*	1,459.32	
		POOL SVCS 04/26		CBUSS ENTERPRISES			1,459.32 000699
4/09/26	00233	4/07/26 90118018	202603 310-51300-35200		*	3,900.00	
		SVCS AUDIT 03/30/25		DIBARTOLOMEO,MCBEE,HARTLEY &			3,900.00 000700
4/09/26	00321	3/11/26 12106877	202603 320-57200-62000		*	175.00	
		MAINT 03/26		DUCK DUCK ROOTER PLUMBING, SEPTIC			175.00 000701
4/09/26	00001	4/01/26 379-0426	202604 320-57200-34700		*	1,458.67	
		CONTRACT ADMIN 04/26			*	7,166.25	
		4/01/26 379-0426	202604 320-57200-34001		*		
		FACILITY MGMT 04/26			*	1,114.42	
		4/01/26 379-0426	202604 320-57200-34200		*		
		JANITORIAL 04/26			*	4,922.83	
		4/01/26 381	202604 310-51300-34000		*		
		MGMT FEE 04/26			*	36.75	
		4/01/26 381	202604 310-51300-35101		*		
		WEB ADMIN 04/26			*	73.50	
		4/01/26 381	202604 310-51300-35100		*		
		INFO TECH 04/26			*	321.58	
		4/01/26 381	202604 310-51300-31200		*		
		DISSEMINATION AGENT SVCS			*	1.47	
		4/01/26 381	202604 310-51300-51000		*		
		OFFICE SUPPLIES 04/26			*	177.19	
		4/01/26 381	202604 310-51300-42000		*		
		POSTAGE 04/26			*	15.90	
		4/01/26 381	202604 310-51300-42500		*		
		COPIES 04/26			*	45.03	
		4/01/26 381	202604 310-51300-41000		*		
		TELEPHONE 04/26		GOVERNMENTAL MANAGEMENT SERVICES			15,333.59 000702
4/09/26	00015	4/03/26 29220	202603 310-51300-31600		*	600.00	
		SERIES 2012 FYE 02/28/26		GRAU AND ASSOCIATES			600.00 000703
4/09/26	00258	3/24/26 7372970	202603 320-57200-46500		*	946.26	
		SUPPLIES 03/26					

AWLK -AMELIA WALK - SHENNING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/07/26		7383196	202604	320-57200-46500	SUPPLIES 04/26	*	462.00	
HAWKINS, INC.								1,408.26 000704
4/09/26	00220	2/01/26 PSI23688	202602	310-51300-60200	MAINT 02/26	*	2,514.72	
		3/02/26 PSI24354	202603	310-51300-60200	MAINT 03/26	*	2,514.72	
		4/01/26 PSI25173	202604	310-51300-60200	MAINT 04/26	*	2,514.72	
SOLITUDE LAKE MANAGEMENT								7,544.16 000705
TOTAL FOR BANK B							87,681.63	

AWLK -AMELIA WALK - SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/27/26	00156	2/21/26	0350808- SVCS 03/26	202603		320-57200-41050			COMCAST (AUTO PAY)	*	698.46	698.46	080036
3/27/26	00021	3/09/26	16194-03 SVCS 03/26	202603		320-57200-43000			FPL-ACH	*	277.14	277.14	080037
3/27/26	00021	3/09/26	72449-03 SVCS 03/26	202603		320-57200-43000			FPL-ACH	*	340.66	340.66	080038
3/27/26	00036	2/27/26	31240504 SVCS 02/26	202602		320-57200-43100			JEA	*	1,016.31	1,016.31	080039
3/27/26	00028	2/16/26	0687-001 SVCS 03/26	202603		320-57200-43300			REPUBLIC SERVICES #687(AUTO PAY)	*	194.79	194.79	080040
3/31/26	00021	3/19/26	MARCH26 SVCS MARCH 2026	202603		320-57200-43000				*	1,838.17		
		3/19/26	MARCH26 SVCS MARCH 2026	202603		320-57200-43001				*	3,430.66		
									FPL-ACH			5,268.83	080041
TOTAL FOR BANK Z											7,796.19		
TOTAL FOR REGISTER											97,145.52		

AWLK -AMELIA WALK - SHENNING



# INVOICE

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

**Customer #:** 25249515  
**Invoice #:** 9699782  
**Invoice Date:** 2/26/2026  
**Sales Order:** 8852332  
**Cust PO #:**

**Project Name:** ArborNote 1229902 Pine Drop  
**Project Description:** ArborNote 1229902 Pine Drop

Job Number	Description	Qty	UM	Unit Price	Amount
346108420	Amelia Walk CDD ArborNote 1229902 Pine Drop	1.000	EA	1846.00	1,846.00
<b>Total Invoice Amount</b>					<b>1,846.00</b>
<b>Taxable Amount</b>					
<b>Tax Amount</b>					
<b>Balance Due</b>					<b>1,846.00</b>

**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 #: 9699782  
 Invoice Date: 2/26/2026

<b>Amount Due:</b>	<b>\$ 1,846.00</b>
--------------------	--------------------

*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      ArborNote 1229902 Pine Drop  
Project Description      ArborNote 1229902 Pine Drop

### Scope of Work

Material/Description	Total
ArborNote 1229902 Pine Drop	

For internal use only

SO#                      8852332  
JOB#                    346108420  
Service Line            300

**Total Price**                      \$1,846.00

**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:**

	<b>Property Manager</b>
Signature	Title
<b>Chip Dellinger</b>	<b>February 26, 2026</b>
Printed Name	Date

**BrightView Landscape Services, Inc. "Contractor"**

	<b>TCS Business Developer</b>
Signature	Title
<b>Charles Michael Berker</b>	<b>February 26, 2026</b>
Printed Name	Date

<b>Job #:</b>	<b>346108420</b>		
<b>SO #:</b>	<b>8852332</b>	<b>Proposed Price:</b>	<b>\$1,846.00</b>



# INVOICE

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

**Customer #:** 25249515  
**Invoice #:** 9684202  
**Invoice Date:** 2/24/2026  
**Sales Order:** 8792468  
**Cust PO #:**

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

Job Number	Description	Qty	UM	Unit Price	Amount
346108420	Amelia Walk CDD 4" Annual installed	1538.000	EA	2.25	3,459.12
	Annual Soil refresh - 7 yds	1.000	EA	1110.90	1,110.90
<b>Total Invoice Amount</b>					<b>4,570.02</b>
<b>Taxable Amount</b>					
<b>Tax Amount</b>					
<b>Balance Due</b>					<b>4,570.02</b>

**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 #: 9684202  
 Invoice Date: 2/24/2026

**Amount Due: \$ 4,570.02**

*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 - Winter 2026 Annuals Install  
 Project Description      Annuals install and annuals soil install

### Scope of Work

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

For internal use only

SO#                      8792468  
 JOB#                    346108420  
 Service Line            140

**Total Price**                      \$4,570.02

**THIS IS NOT AN INVOICE**

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

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

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- 17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

**Acceptance of this Contract**

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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
<b>Chip Dellinger</b>		
Printed Name:	Date:	February 24, 2026

**BrightView Landscape Services, Inc. - Contractor**

Signature:	Title:	Account Manager, Senior
<b>Jennifer L. Mabus</b>		
Printed Name:	Date:	February 24, 2026

Job #:	346108420		
SO #:	8792468	Proposed Price:	\$4,570.02

**ADDITIONAL SERVICES ORDER  
FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES  
[LANDSCAPE ENHANCEMENTS – 2026 ANNUALS INSTALL]**

THIS ADDITIONAL SERVICES ORDER (“ASO”) dated February 3<sup>rd</sup>, 2026, is presented according to the requirements within the executed *Landscape & Irrigation Maintenance Services Agreement*, dated June 1, 2023 (“**Agreement**”), by and between:

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Nassau County, Florida, with a mailing address c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District**”); and

**BRIGHTVIEW LANDSCAPE SERVICES, INC.**, a Florida corporation, with a local address of 11530 Davis Creek Court, Jacksonville, Florida 32256 (“**Contractor**” and, together with the District, “**Parties**”).

**SECTION 1. SCOPE OF WORK.** In addition to the services described in the Agreement and any Exhibits or Amendments thereto, Contractor will provide the additional work described in the proposal attached as **Exhibit A** hereto and incorporated herein by this reference (“**Additional Work**”).

**SECTION 2. COMPENSATION.** It is understood and agreed that the payment of compensation for the Additional Work specified in **Exhibit A** to this ASO shall be **Four Thousand, Five Hundred Seventy and 02/100 Dollars (\$4,570.02)**, in accordance with the unit prices or lump sum pricing provided in **Exhibit A**. Contractor shall invoice the District for the Additional Work actually performed, and the District shall remit payment for such Additional Work pursuant to the terms of the Agreement. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise to provide the District the maximum benefit of the Additional Work.

**SECTION 3. ACCEPTANCE.** Execution of this ASO will authorize Contractor to complete the Additional Work as outlined above in addition to the services as set forth in the Agreement. Contractor shall commence the aforesaid authorized Additional Work as provided herein, and shall perform the same in accordance with the terms and conditions of the Agreement which, except to the extent previously altered or changed in this ASO, remain in full force and effect. To the extent that any other terms provided in **Exhibit A** conflict with the terms of the executed Agreement, the terms of the Agreement shall control.

[SIGNATURES ON FOLLOWING PAGE]

**AMELIA WALK COMMUNITY  
DEVELOPMENT DISTRICT**

DocuSigned by:  
*Jeffrey Robinson*

F28FDA504C824B1  
Signature

By: Jeffrey Robinson  
Print Name

Chairman  
Title

**BRIGHTVIEW LANDSCAPE SERVICES, INC.**

Signed by:  
*Rodney Hicks*

4AB9700C92604DA  
Signature

By: Rodney Hicks  
Print Name

Senior Branch Manager  
Title

**Exhibit A:** Contractor's Proposal

**Exhibit A**  
**Contractor's Proposal**



January 09, 2026  
Page 1 of 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 - Winter 2026 Annuals Install		
Project Description	Annuals install and annuals soil install		

**Scope of Work**

QTY	UoM/Size	Material/Description	Unit Price	Total
1,538.00	EACH	4" Annual installed	\$2.25	\$3,459.12
1.00	EACH	Annual Soil refresh - 7 yds	\$1,110.00	\$1,110.00

For internal use only

SOF 8792468  
JOB# 346108420  
Service Line 140

**Total Price \$4,570.02**

**THIS IS NOT AN INVOICE**

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
11530 Davis Creek Court, Jacksonville, FL 32256 ph: (904) 292-0716 fax: (904) 292-1044  
Enhancement Manager  
Certified Arborist #FL-6354A  
Certified Pest Control Operator JF95758

**Governmental Management Services, LLC**

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

**Invoice**

**Invoice #:** 379  
**Invoice Date:** 3/1/26  
**Due Date:** 3/1/26  
**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 - March 2026 001.320.57200.34700		1,458.67	1,458.67
Facility Management - March 2026 001.320.57200.34001		7,166.25	7,166.25
Janitorial - March 2026 001.320.57200.34200		1,114.42	1,114.42
<i>Alison Moring</i> 3-5-26			

**Total** \$9,739.34

**Payments/Credits** \$0.00

**Balance Due** \$9,739.34

**Governmental Management Services, LLC**

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

**Invoice**

**Invoice #:** 380  
**Invoice Date:** 3/1/26  
**Due Date:** 3/1/26  
**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 - March 2026	001.310.51300.34000	4,922.83	4,922.83
Website Administration - March 2026	001.310.51300.35101	36.75	36.75
Information Technology - March 2026	001.310.51300.35100	73.50	73.50
Dissemination Agent Services - March 2026	001.310.51300.31200	321.58	321.58
Office Supplies	001.310.51300.51000	0.15	0.15
Postage	001.310.51300.42000	11.05	11.05
Copies	001.310.51300.42500	3.15	3.15
Telephone	001.310.51300.41000	54.14	54.14
<b>Total</b>			<b>\$5,423.15</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$5,423.15</b>

# Jacksonville Daily Record

*A Division of*  
**DAILY RECORD & OBSERVER, LLC**

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

## INVOICE

February 26, 2026

**Date**

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

<b>Serial #</b> <u>26-00061N</u>	<b>PO/File #</b> _____	<u>\$109.25</u>
		<b>Payment Due</b>
Request for Proposals for Annual Audit Services		
	001.310.51300.48000	
_____		<u>\$109.25</u>
Amelia Walk Community Development District		<b>Publication Fee</b>
_____		
<b>Case Number</b> _____		<b>Amount Paid</b>
<b>Publication Dates</b> <u>2/26</u>		
<b>County</b> <u>Nassau</u>		

**Payment Due Upon Receipt**  
For your convenience, you may remit payment online at [www.jaxdailyrecord.com/send-payment](http://www.jaxdailyrecord.com/send-payment).

If your payment is being mailed, please reference Serial # 26-00061N on your check or remittance advice.

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

**Your notice was published on both [jaxdailyrecord.com](http://jaxdailyrecord.com) and [floridapublicnotices.com](http://floridapublicnotices.com).**

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

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

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

**AMELIA WALK COMMUNITY  
DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS  
FOR ANNUAL AUDIT  
SERVICES**

The Amelia Walk Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2021, with an option for four (4) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Nassau County and has a general fund and debt service fund.

Each auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes* and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager's Office at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, via email at [chogge@gmsnf.com](mailto:chogge@gmsnf.com), and by telephone at (904) 940-5850. Any protest regarding the Proposal Documents must be filed in writing at the offices of the District Manager, within seventy-two (72) hours after the Proposal Documents are first made available.

Proposers must submit an electronic copy of their proposal to the District's Recording Secretary, Courtney Hogge, at [chogge@gmsnf.com](mailto:chogge@gmsnf.com). Proposals must be received by Thursday, March 26, 2026, at 5:00 p.m. Proposals received after this time will not be eligible for consideration. The District has the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities, as it deems appropriate, if it determines in its discretion it is in the District's best interest to do so. Please direct all questions regarding this Notice to the District's Recording Secretary.

Amelia Walk Community  
Development District  
Daniel Laughlin, District Manager  
Feb. 26 00 (26-00061N)



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

Invoice Number: 8090534  
Invoice Date: 02/25/2026  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

AMELIA WALK CDD  
ATTN DISTRICT MANAGER  
475 W TOWN PLACE STE 114  
SAINT AUGUSTINE FL 32092

**Amelia Walk Community Development District Special Assessment Bonds, Series 2016  
(Assessment Area A-2)**

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

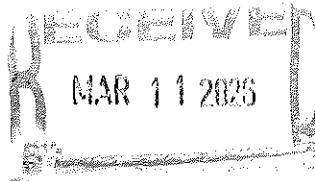
**STATEMENT SUMMARY**

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

**TOTAL AMOUNT DUE \$5,300.00**

All invoices are due upon receipt.

001.310.51300.31300



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

**Amelia Walk Community Development District  
Special Assessment Bonds, Series 2016  
(Assessment Area A-2)**

Invoice Number: 8090534  
Current Due: \$5,300.00  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

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





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

Invoice Number: 8090534  
 Invoice Date: 02/25/2026  
 /  
 Direct Inquiries to: Schunle, Scott A  
 Phone: (954)-938-2476

Amelia Walk Community Development District  
 Special Assessment Bonds, Series 2016  
 (Assessment Area A-2)

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	5,000.00	100.00%	\$5,000.00
<b>Subtotal Administration Fees - In Advance 02/01/2026 - 01/31/2027</b>				<b>\$5,000.00</b>
Incidental Expenses 02/01/2026 to 01/31/2027	5,000.00	0.06		\$300.00
<b>Subtotal Incidental Expenses</b>				<b>\$300.00</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$5,300.00</b>



---

**Your Absolute Patio Furniture order has been received!**

---

**From** Absolute Patio Furniture <absolute@emailcloud.info>

**Date** Mon 3/2/2026 1:19 PM

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



# Thank you for your order

Hi Chip,

Just to let you know — we've received your order, and it is now being processed.

Here's a reminder of what you've ordered:

## Order summary

Order #21036 (March 2, 2026)

Product	Quantity	Price
 Replacement Slings – Chaise Lounge 2 piece	×10	\$950.00

- YES, I have read all the DISCLAIMERS below on this page.
- YES, I have read the RETURN POLICY below on this page.
- Do you have sling rails that are non-removable or welded to the frame OR spreader bars that are fixed in place?:  
No

Product	Quantity	Price
<ul style="list-style-type: none"> <li>• Select the BACK TOP WIDTH of your furniture:: 21 1/2 in</li> <li>• Select the BACK LENGTH of your furniture:: 34 1/2 in</li> <li>• Select the BACK BOTTOM WIDTH of your furniture:: 21 1/2 in</li> <li>• Select the SEAT TOP WIDTH of your furniture:: 22 3/4 in</li> <li>• Select the SEAT LENGTH of your furniture:: 46 in</li> <li>• Select the SEAT BOTTOM WIDTH of your furniture:: 22 3/4 in</li> <li>• Fabrics: FT-121 Martinique</li> <li>• Select the BACK SPLINE ORIENTATION: Vertical Up &amp; Down on each side (like example)</li> <li>• Select a sling rod (optional):: Large 1/4 in diameter</li> </ul>		

Subtotal:		\$950.00
Shipping: Based on Total		\$112.00
	2-piece Sling Shipping.	
Florida Sales Tax:		\$61.75
<b>Total:</b>		<b>\$1,123.75</b>
Payment method:		Credit / Debit Card

**Residential or Commercial?:** Commercial

**List Sales Tax ID if wholesale or non-profit:** 85-8013573043c-1

**Billing address**

Chip Dellinger  
Amelia Walk CDD  
85287 Majestic Walk Boulevard  
Fernandina Beach, FL 32034  
United States (US)  
904 631 5135  
ameliawalkmanager@gmsnf.com

Thanks again! If you need any help with your order, please contact us at  
[quotes@absolutepowdercoat.com](mailto:quotes@absolutepowdercoat.com).

---

**Absolute Patio Furniture**

Questions? Visit [www.absolutepatiofurniture.com](http://www.absolutepatiofurniture.com) or call [\(954\) 755-0290](tel:9547550290).



1470 Sadler Rd  
Fernandina Beach, FL 32034  
904.277.4037

02/03/26 9:21 AM DEP10  
# 16PKK00729

Priority Print \$50+  
1 @ \$17.5000

Retail Subtotal \$95.50

Tax \$6.69  
Total \$102.19

\*\*\*\*\* PURCHASE \*\*\*\*\*  
APPROVED

000041010  
000008001  
0310A04001220000000000000000000000  
TSI:  
ARC: 00  
AC: 251E194E56F25830  
CVM: 1F0302

Total Tender \$102.19

the Fed...  
conditions, includi...  
ces of liability, located at...  
k.com/officeservice/terms or you...  
may request copy of our terms...  
and conditions which will be made...  
available to you upon request.

THANK YOU FOR YOUR PATRONAGE  
HAGAN ACE YULEE #17647  
(904) 694-2426

02/03/26 9:21AM DEP10 411 SALE

500 2 EA .19 EA  
MISC SCREWS NUTS OR BOLTS \$ .38  
500 2 EA \$1.19 EA  
MISC SCREWS NUTS OR BOLTS \$2.38  
500 1 EA .95 EA  
MISC SCREWS NUTS OR BOLTS \$ .95  
87211 1 EA \$4.59 EA  
GREASE WHT LITH PANEF \$4.59

SUB-TOTAL: \$ 8.30 TAX: \$ .59  
TOTAL: \$ 8.89  
BC AMT: \$ 8.89

BK CARD#: XXXXXXXXXXXX9986  
MID:\*\*\*\*\*3886 TID:\*\*\*8335  
AUTH: 003700 AMT: \$ 8.89  
Host reference #:413925 Bat#

Authorizing Network: MASTERCARD

Contactless  
CARD TYPE:MASTERCARD EXPR: XXXX  
AID : A0000000041010  
TVR : 0000008001  
IAD : 0310A04001220000000000000000000000  
TSI :  
ARC : 00  
MODE : Issuer  
CVM : No CVM  
Name : Mastercard  
ATC :0022  
AC : E527DA891FC85FF3  
TxnID/ValCode: 473776



==> JRNL# E13925/A  
CUST NO: \*10

Acct: CASH CUSTOMER  
Customer Copy

Scan QR Code Below to Download  
The Ace Rewards Mobile APP

\*\*\*\*\*  
Tell us about your experience  
today and Enter to win a \$500  
gift card!  
\*\*\*\*\*  
To participate  
\* Visit: TalkTo.AceHardware.com  
or text HELPFUL to 223439

\* This survey invitation is  
valid for 72 hours  
\* Store # 17647  
\* Survey approximately 5 mins

No purchase necessary.  
Must be 18 or older to  
enter sweepstakes. Void  
where prohibited. See rules



Final Details for Order #114-4191798-8129856

**Paid By:** Amelia Walk CDD  
**Placed By:** Kelly Mullins  
**Order Placed:** February 12, 2026  
**Amazon.com order number:** 114-4191798-8129856  
**Order Total:** \$87.58

Shipped on February 13, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: AmazonCommercial FSC Certified Ultra Plus Universal Multifold Paper Towels, 2400 Count, 16 Pack of 150, White Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	\$30.59
<b>Shipping Address:</b> Kelly Mullins 85287 Majestic Walk Blvd. Fernandina Beach, FL 32034 United States	Item(s) Subtotal: \$30.59 Shipping & Handling: \$2.66 Free Shipping: -\$2.66 ----- Total before tax: \$30.59 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Shipping	
	<b>Total for This Shipment: \$30.59</b> -----

Shipped on February 16, 2026	
<b>Items Ordered</b>	<b>Price</b>
1 of: Tazza TAZZAWP1200 Wet Wipes - Bulk 4 x 1200 Ct, Durable Pre-Saturated Cleaning Gym Wipes. 1 penny a wipe! Sold by: TazzaDirect ( <a href="#">seller profile</a> ) Business Price Condition: New	\$56.99
<b>Shipping Address:</b> Kelly Mullins 85287 Majestic Walk Blvd. Fernandina Beach, FL 32034 United States	Item(s) Subtotal: \$56.99 Shipping & Handling: \$4.33 Free Shipping: -\$4.33 ----- Total before tax: \$56.99 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Shipping	
	<b>Total for This Shipment: \$56.99</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 9986	Item(s) Subtotal: \$87.58 Shipping & Handling: \$6.99 Promotion applied: -\$6.99

-----  
Total before tax: \$87.58  
Estimated Tax: \$0.00  
-----  
**Grand Total: \$87.58**

<b>Credit Card transactions</b>	MasterCard ending in 9986: February 16, 2026: \$87.58
---------------------------------	---

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

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**Final Details for Order #112-8086775-9893822**

**Paid By:** Amelia Walk CDD  
**Placed By:** Kelly Mullins  
**Order Placed:** February 23, 2026  
**Amazon.com order number:** 112-8086775-9893822  
**Seller's order number:** 004BKF2J3  
**Order Total:** \$54.70

<b>Shipped on February 24, 2026</b>	
<b>Items Ordered</b>	<b>Price</b>
1 Of: <i>GymWipes Antibacterial Wipes by 2XL Corporation, Towelettes Bucket Refill, 4 Rolls (Pack of 4) - Clean, Deodorize &amp; Kills Bacteria, Viruses &amp; Fungi</i>	\$54.70
Sold by: Boston Mart LLC ( <a href="#">seller profile</a> )	
Business Price	
Condition: New	
<b>Shipping Address:</b> Kelly Mullins 85287 Majestic Walk Blvd. Fernandina Beach, FL 32034 United States	Item(s) Subtotal: \$54.70 Shipping & Handling: \$0.00 ----- Total before tax: \$54.70 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Local Express Shipping	<b>Total for This Shipment: \$54.70</b> -----

<b>Payment information</b>	
<b>Payment Method:</b> MasterCard   Last digits: 9986	Item(s) Subtotal: \$54.70 Shipping & Handling: \$0.00 ----- Total before tax: \$54.70 Estimated Tax: \$0.00 ----- <b>Grand Total: \$54.70</b>

<b>Credit Card transactions</b>	MasterCard ending in 9986: February 25, 2026: \$54.70
---------------------------------	---

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



**Final Details for Order #114-7507045-0214612**

**Paid By:** Amelia Walk CDD  
**Placed By:** Kelly Mullins  
**Order Placed:** February 27, 2026  
**Amazon.com order number:** 114-7507045-0214612  
**Order Total:** \$54.16

<b>Shipped on March 2, 2026</b>	
<b>Items Ordered</b>	<b>Price</b>
1 Of: <i>Scott Professional 100% Recycled Fiber Standard Roll Bulk Toilet Paper (13217), 2-Ply, Elevated Design, White, Individually Wrapped (80 Rolls of 473 Sheets, 37,840 Sheet Total)</i> Sold by: Amazon.com Condition: New	\$54.16
<b>Shipping Address:</b> Kelly Mullins 85287 Majestic Walk Blvd. Fernandina Beach, FL 32034 United States	Item(s) Subtotal: \$54.16 Shipping & Handling: \$6.99 Free Shipping: -\$6.99 ----- Total before tax: \$54.16 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Shipping	
	<b>Total for This Shipment: \$54.16</b> -----

<b>Payment information</b>	
<b>Payment Method:</b> MasterCard   Last digits: 9986	Item(s) Subtotal: \$54.16 Shipping & Handling: \$6.99 Promotion applied: -\$6.99 ----- Total before tax: \$54.16 Estimated Tax: \$0.00 -----
	<b>Grand Total: \$54.16</b>
<b>Credit Card transactions</b>	MasterCard ending in 9986: March 2, 2026: \$54.16

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

---

**Constant Contact Payment Receipt for Chip Dellinger**

---

**From** Constant Contact Billing <notification@constantcontact.com>

**Date** Mon 2/23/2026 3:21 AM

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



## Payment Receipt for February 23, 2026

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:** February 23, 2026

**Payment Date:** February 23, 2026

**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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890 Winter St, Waltham, MA 02451

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How doers  
get more done.

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

6921 00001 91452 02/03/26 01:49 PM  
SALE CASHIER LIGIA

037000719328 FEBPLUGOCEAN <A>  
FBRZ PISO OCEAN 3PK  
2@14.97 29.94N  
030699730377 NYLN POLY <A> 10.98N  
3/16"X 50' BRAIDED NYLN/POLY ROPE

SUBTOTAL 40.92  
SALES TAX 0.00

TAX EXEMPT

TOTAL \$40.92

XXXXXXXXXXXX9986 MASTERCARD

USD\$ 40.92

AUTH CODE 00355Q/2014270 TA

Chip Read

AID A0000000041010 Mastercard

P.O.#/JOB NAME: AW



6921 01 91452 02/03/2026 1370

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	05/04/2026



How doers  
get more done.

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

6921 00011 12309 02/26/26 03:37 PM  
SALE CASHIER HANNAH

043156889914 LOCKSET <A>	31.97N
SCHLAGE ACC HALL/CLOSET ABZ	
044600002736 CLXTBC2X24 <A>	
CLX TBC 24OZ 2CT	
2@6.98	13.96N
030772160206 BTY6TR <A>	22.47N
BOUNTY SAS 6 TRIPLE ROLLS	

SUBTOTAL	68.40
SALES TAX	0.00

TAX EXEMPT

TOTAL \$68.40

XXXXXXXXXXXX9986 MASTERCARD USD\$ 68.40

AUTH CODE 02686Q/9114206 TA  
Chip Read

AID A0000000041010 Mastercard

P.O.#/JOB NAME: AW



6921 11 12309 02/26/2026 7354

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	05/27/2026



How doers  
get more done.

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

6921 00052 96355 02/27/26 09:33 AM  
SALE CASHIER TONJA

850650002400 4.5 DIABLD <A> 17.97N  
RIDGID 4.5" METAL CUTTING DIA BLD

SUBTOTAL 17.97  
SALES TAX 0.00

TAX EXEMPT

TOTAL \$17.97

XXXXXXXXXXXX9986 MASTERCARD 17.97

AUTH CODE 02745Q/8524703 TA

P.O.#/JOB NAME: AW

6921 02/27/26 09:33 AM



6921 52 96355 02/27/2026 0856

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON

A 1 90 05/28/2026

# Receipt



Invoice number 430D321-0030  
Receipt number 2760-0193  
Date paid February 28, 2026

**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 February 28, 2026

\*\*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 Feb 28-Mar 30, 2026	4		\$0.00
First 5	4	\$0.00	\$0.00
AllBooked Core Plan Feb 28-Mar 30, 2026	1	\$49.00	\$49.00
Subtotal			\$49.00
Total			\$49.00
<b>Amount paid</b>			<b>\$49.00</b>

## Payment history

Payment method	Date	Amount paid	Receipt number
Mastercard - 9986	February 28, 2026	\$49.00	2760-0193



# INVOICE

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

**Customer #:** 25249515  
**Invoice #:** 9710393  
**Invoice Date:** 3/11/2026  
**Sales Order:** 8862040  
**Cust PO #:**

**Project Name:** Amelia Walk - Proposal to replace (2) 2" irrigation valves at the Tennis Court that are inoperable  
**Project Description:** Located at the Tennis Court

Job Number	Description	Qty	UM	Unit Price	Amount
346108420	Amelia Walk CDD				
	24V solenoid	2.000	EA	119.44	238.89
	Splice kit	3.000	EA	3.58	10.75
	Labor to investigate to see where the leak was coming from	4.000	HR	85.00	340.00
	001.320.57200.46202				
				<b>Total Invoice Amount</b>	<b>589.64</b>
				<b>Taxable Amount</b>	
				<b>Tax Amount</b>	
				<b>Balance Due</b>	<b>589.64</b>

**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 #: 9710393  
 Invoice Date: 3/11/2026

<b>Amount Due: \$ 589.64</b>
------------------------------

*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 - Proposal to replace (2) 2" irrigation valves at the Tennis Court that are inoperable

Project Description      Located at the Tennis Court

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
2.00	EACH	24V solenoid	\$119.44	\$238.89
3.00	EACH	Splice kit	\$3.58	\$10.75
4.00	HOUR	Labor to investigate to see where the leak was coming from	\$85.00	\$340.00

For internal use only

SO#                    8862040  
 JOB#                346108420  
 Service Line        150

**Total Price                    \$589.64**

**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) 292-0718 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 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:

Signature	Title	<b>Property Manager</b>
<b>Chip Dellinger</b>	Date	<b>March 10, 2026</b>
Printed Name		

<b>BrightView Landscape Services, Inc. "Contractor"</b>		
Signature	Title	<b>Irrigation Manager</b>
<b>Juwan Lamar Dupree</b>	Date	<b>March 10, 2026</b>
Printed Name		

Job #:	<b>346103420</b>		
SO #:	<b>8862040</b>	Proposed Price:	<b>\$589.64</b>

# INVOICE

C Buss Enterprises Inc  
152 Lipizzan Trl  
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com  
+1 (904) 710-8161  
www.cbussenterprises.com



## Bill to

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

## Invoice details

Invoice no.: 5455  
Terms: Net 30  
Invoice date: 02/25/2026  
Due date: 03/27/2026

Approved  
Chip Dellinger, Amenity & Operations Manager  
Governmental Management Services for Amelia Walk CDD  
Date: 3.16.2026  
Acct. # 1-320-57200-46400

#	Product or service	Description	Qty	Rate	Amount
1.	<b>POOL SERVICE</b>	MONTHLY POOL SERVICE: MARCH	1	\$1,300.00	\$1,300.00
2.	<b>TRICHLOR</b>	PER LB	11	\$7.95	\$87.45
3.	<b>LIQUID BLEACH</b>	PER GAL	5	\$4.75	\$23.75
4.	<b>MURIATIC ACID</b>	PER GAL	2	\$11.12	\$22.24
5.	<b>DE POWDER</b>	DIATOMACEOUS EARTH POWDER, PER LB	50	\$1.29	\$64.50
6.	<b>TILE SOAP</b>	PER GAL	0.5	\$76.65	\$38.33

**Total** **\$1,536.27**

## Ways to pay

BANK

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

View and pay



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

<b>INVOICE</b>	<b>INVOICE DATE</b>
118686139	Jan 15, 2026

**JOB ADDRESS**

Amelia Walk CDD  
 85633 Fall River Pkwy  
 Fernandina Beach, FL 32034 USA

**Completed Date:** 1/15/2026  
**Payment Term:** Due Upon Receipt  
**Due Date:** 1/15/2026

**DESCRIPTION OF WORK**

Tested backflow preventer and submitted results to JEA.

Approved  
 Chip Dellinger, Amenity & Operations Manager  
 Governmental Management Services for Amelia Walk CDD  
 Date: 3.16.2026  
 Acct. # 1-320-57200-62000

<b>SUB-TOTAL</b>	\$75.00
<b>TAX</b>	\$0.00
<b>TOTAL DUE</b>	\$75.00
<b>BALANCE DUE</b>	<b>\$75.00</b>

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

**CUSTOMER AUTHORIZATION**

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts. You have the option to cancel this transaction within 3 business days of signing the contract without incurring any penalties unless products have been installed on the specified date.

*N/A*

Sign here \_\_\_\_\_ Date 1/15/2026

**CUSTOMER ACKNOWLEDGEMENT**

I find and agree that all work performed by Duck Duck Rooter Plumbing, Septic & Air Conditioning has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

*N/A*

Sign here \_\_\_\_\_ Date 1/15/2026



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

<b>INVOICE</b>	<b>INVOICE DATE</b>
118683610	Jan 15, 2026

**JOB ADDRESS**

Amelia Walk CDD  
 85377 Majestic Walk Boulevard  
 Fernandina Beach, FL 32034 USA

**Completed Date:** 1/15/2026  
**Payment Term:** Due Upon Receipt  
**Due Date:** 1/15/2026

**DESCRIPTION OF WORK**

Tested backflow preventer and submitted passing results to JEA

<b>SUB-TOTAL</b>	\$75.00
<b>TAX</b>	\$0.00
<b>TOTAL DUE</b>	\$75.00
<b>BALANCE DUE</b>	<b>\$75.00</b>

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

**CUSTOMER AUTHORIZATION**

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts. You have the option to cancel this transaction within 3 business days of signing the contract without incurring any penalties unless products have been installed on the specified date.

*N/A*

Sign here \_\_\_\_\_ Date 1/14/2026

**CUSTOMER ACKNOWLEDGEMENT**

I find and agree that all work performed by Duck Duck Rooter Plumbing, Septic & Air Conditioning has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

*N/A*

Sign here \_\_\_\_\_ Date 1/14/2026



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

Approved  
 Chip Dellinger, Amenity & Operations Manager  
 Governmental Management Services for Amelia Walk CDD  
 Date: 3/16/2026  
 Acct. # 1-320-57200-62000

**BILL TO**

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

<b>INVOICE</b> 88026228	<b>INVOICE DATE</b> 3/5/2026
----------------------------	---------------------------------

**JOB ADDRESS**

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

**Completed Date** 3/5/2026  
**Technician** Charlie McIntyre  
**Customer PO #**  
**Payment Term** Due Upon Receipt  
**Due Date** 3/5/2026

**DESCRIPTION OF WORK**

Noticed dining hall system short cycling and freezing up when I arrived. Blower fan not receiving 24v when fan setting on "auto", however when fan "on" is selected, blower motor receives 24v and operates as it should. Recommend new thermostat. Spoke to maintenance coordinator chip and he said he would replace thermostat in main dinner hall. Aside from thermostat issues in dining hall both systems are working as they should. Changed customer provided filters, cleared drains, checked pressures.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
PMA 1	Tune Up on system #1. Includes the following services: *CHECK FILTER *CLEAN CONDENSATE LINE *VISUALLY CHECK CONDITION OF SYSTEMS *CHECK SYSTEM OPERATION *CHECK TEMPERATURE DIFFERENCE ACROSS EVAPORATOR COIL *CHECK CLEANLINESS OF COILS *CHECK ELECTRICAL CONNECTIONS AND COMPONENTS *CHECK VOLTAGE AND AMPERAGE *CHECK SYSTEM PRESSURES, SUPERHEAT & SUBCOOLING TO ENSURE THE UNIT IS OPERATING PROPERLY.	1.00	\$97.00	\$97.00
PMA 2	Maintenance on systems #2 +.	1.00	\$55.00	\$55.00
101004	Located short in low voltage wiring on condenser, level 2 (more time required).	1.00	\$98.00	\$98.00

<b>SUB-TOTAL</b>	\$250.00
<b>TOTAL DUE</b>	\$250.00
<b>PAYMENT</b>	\$0.00
<b>BALANCE DUE</b>	\$250.00

Thank you for choosing Ed's Comfort Solutions Inc

**CUSTOMER AUTHORIZATION**

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

Sign here

Date 3/5/2026

---

**CUSTOMER ACKNOWLEDGEMENT**

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

Sign here

Date 3/5/2026

---

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

# Invoice

Invoice #: 1194  
Invoice Date: 3/12/2026  
Due Date: 3/12/2026  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance February 1 - February 28, 2026  Approved Chip Dellinger, Amenity & Operations Manager Governmental Management Services for Amelia Walk CDD Date: 3/16/2026 Acct. # 1-320-57200-62000	4.4	40.00	176.00
<i>Alison Moring</i> 3-17-26			

<b>Total</b>	\$176.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$176.00

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF FEBRUARY 2026

---

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/13/26	1.85	T.M.	Walked pond sixteen and removed debris
2/19/26	2.55	T.M.	Removed spider webs and debris off entry way ceiling, blew leaves and debris off entry way after cleaning ceiling, removed debris around amenity center
<b>TOTAL</b>	<u>4.4</u>		
<b>MILES</b>	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

**Remit To**  
**TIGRIS Aquatic Services LLC**  
P.O. Box 749738  
Atlanta, GA 30374-9738  
smetzger@tigrisusa.com  
904-714-5815



**Invoice: 4406332**  
**Invoice Date:** 12/31/2025  
**Due Date:** 01/30/2026  
**Balance Due: \$8,138.00**

**Bill To**  
Amelia Walk CDD  
c/o GMS LLC  
475 West Town Place, Ste 114  
St. Augustine, Florida 32092

**Customer: Amelia Walk CDD**  
85287 Majestic Walk Blvd.  
Fernandina Beach, Florida 32034

Description	Unit Price	Qty	Amount
Stormwater Management - As Requested Amelia Walk Haul Road: Regrade Ditch	\$24,138.00	0.337	\$8,138.00
<ul style="list-style-type: none"> <li>Dredge an approx. 2800' X 5' drainage ditch to improve flow. Price includes all Labor, Equipment, Disposal, and Remediation.</li> </ul>			

Approved  
Chip Dellinger, Amenity & Operations Manager  
Governmental Management Services for Amelia Walk CDD  
Date: 3.16.2026  
Acct. # ~~001.300.51800.64000~~  
001.300.13100.10000 \$8138.00  
005.320.53800.60000 \$8138.00  
005.300.20700.10000 (\$8138.00)

**Summary**

Subtotal:	\$8,138.00
<b>Total Due: \$8,138.00</b>	

**Payment**

<b>Balance Due: \$8,138.00</b>
--------------------------------

**Terms & Conditions**

**ACH Remittance:**  
Live Oak Bank  
**Account Type: Checking**  
**Account Number: 3048334**  
**Routing Number: 053112916**

Email remittance advice to: remittance@tigrisusa.com

Please Note: If you're mailing a check, please put the invoice number in the memo line.



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

# Invoice

Date	Invoice #
3/13/26	4025

<b>Bill To</b>
AMELIA WALK CDD C/O Daniel Laughlin - District Manager GMS 475 West Town Place, Suite 114 St. Augustine, FL 32092
<b>P.O. No</b>

<b>Yuro &amp; Assoc. - Job No.</b>
Y24-1378

Item	Date	Description	Hours	Rate	Amount
AMELIA WALK - FEBRUARY ENGINEERING					
CDD Amelia ...	2/2/26	Haul road inspection email	0.5	185.00	92.50
CDD Amelia ...	2/3/26	review soft dig info	1	185.00	185.00
CDD Amelia ...	2/11/26	review updated wetland design & coordinate with contractors	1.5	185.00	277.50
CDD Amelia ...	2/16/26	haul road & wetland contractor coord	1.5	185.00	277.50
CDD Amelia ...	2/17/26	CDD meeting	4	185.00	740.00
CDD Amelia ...	2/25/26	emails	0.5	185.00	92.50
001.310.51300.31100					

<b>Total</b>	<b>\$1,665.00</b>
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Bates Security  
 A Pye-Barker Fire & Safety Company  
 9700 Phillips Highway, Suite #108  
 Jacksonville, FL 32256  
 (904) 900-1640

Invoice	
Invoice Number <b>8044269</b>	Date <b>04/01/2026</b>
Customer Number <b>B-21054</b>	Due Date <b>04/01/2026</b>
TO VIEW AND PAY ONLINE GO TO:	myaccount.pyebarkerfs.com
REFERENCE CODE:	PBFS-SA

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Amelia Walk CDD	B-21054		8044269	Due On Receipt

Quantity	Description	Rate	Amount
<i>Amelia Walk CDD, 85287 Majestic Walk Blvd., Fernandina Beach, FL</i>			
1.00	Monthly Service-Access 04/01/2026-04/30/2026	327.97	\$327.97
1.00	Monthly Service-Video 04/01/2026-04/30/2026	204.83	\$204.83
	Sales Tax		\$0.00
	Payments/Credits Applied		\$0.00
<b>Invoice Balance Due:</b>			<b>\$532.80</b>

001.320.57200.34501  
 April 2026

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

Date	Invoice #	Description	Amount	Balance Due
04/01/2026	8044269	Recurring Services	\$532.80	\$532.80

PLEASE SEE REVERSE SIDE FOR IMPORTANT INFORMATION



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

Invoice	
Invoice Number <b>8044269</b>	Date <b>04/01/2026</b>
Customer Number <b>B-21054</b>	Due Date <b>04/01/2026</b>

**Net Due: \$532.80**  
**Amount Enclosed:** \_\_\_\_\_

16371 1 MB 0.672 E0464X I0501 D14968469302 S2 P11013005 0001:0001



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

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



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

Original

# INVOICE

Total Invoice	<b>\$192.00</b>
Invoice Number	7364844
Invoice Date	3/17/26
Sales Order Number/Type	5092546 SL
Branch Plant	74
Shipment Number	6121145

**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 #
4/16/26	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	60.0000	GA	\$3.0000	GA	580.2 LB	\$180.00
		1 LB BLK (Mini-Bulk)		60.0000	GA			580.2 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](mailto: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: 3/25/2026  
Acct. # 1-320-57200-46500

Page 1 of 1

Tax Rate      Sales Tax  
0 %              \$0.00

**Invoice Total**

**\$192.00**

**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](mailto:Credit.Dept@Hawkinsinc.com)  
Phone Number: (612) 331-6910  
Fax Number: (612) 225-6702

**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](mailto: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.

Original



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

# CREDIT MEMO

Total Invoice	<b>(\$45.00)</b>
Invoice Number	7370506
Invoice Date	3/24/26
Sales Order Number/Type	5098846 CO
Branch Plant	74
Shipment Number	6129558

**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 #
4/23/26	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	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

1.002	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 #: 04956316

\*\*\*\*\* 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: 3/25/2026  
Acct. # 1-320-57200-46500

Page 1 of 1

Tax Rate	Sales Tax
0 %	\$0.00

**Invoice Total (\$45.00)**

**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

**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.



KILINSKI | VAN WYK

# Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314  
United States

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

## INVOICE

Invoice # 14424  
Date: 03/18/2026  
Due On: 04/17/2026

### Statement of Account

Outstanding Balance	New Charges	Payments Received	<b>Total Amount Outstanding</b>
( \$0.00	+ \$3,647.78	) - ( \$0.00	) = <b>\$3,647.78</b>

### AWCDD-01

#### Amelia Walk CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	MGH	02/01/2026	Review District Engineer comments regarding drainage swale.	0.10	\$315.00	-	\$31.50
Service	MGH	02/02/2026	Review draft agenda and identify legal follow-up items needed; review and revise agreements for HVAC/heat pump maintenance services (Ed's Comfort Solutions) and entry monument/ tower door repairs (Island Home Services); review and revise Brightview Additional Services Orders (ASOs) for 2026 annuals installation, irrigation mainline relocation, and hydroseeding; confirm Brightview master contract term.	1.80	\$315.00	-	\$567.00

Service	LG	02/02/2026	Review draft agenda and status of legal action items.	0.30	\$365.00	-	\$109.50
Service	LG	02/03/2026	Review comcast easement request; review update from preschool regarding restoration of CDD property.	0.20	\$365.00	-	\$73.00
Service	MGH	02/03/2026	Review and advise regarding update to Brightview hydroseeding proposal/ASO; review update regarding AEA/ sidewalk construction; analyze request from Comcast regarding marketing agreement.	0.30	\$315.00	-	\$94.50
Service	LG	02/04/2026	Send 2026 ethics reminder.	0.30	\$365.00	-	\$109.50
Service	LG	02/05/2026	Attend agenda planning call.	0.50	\$365.00	-	\$182.50
Service	MGH	02/05/2026	Prepare for and attend agenda planning call with District staff and Chair.	0.50	\$315.00	100.0%	\$0.00
Service	LG	02/06/2026	Confer with Robinson regarding HOA language regarding CDD supervisor qualifications; advise regarding same.	0.40	\$365.00	-	\$146.00
Service	LG	02/10/2026	Provide information on e-bike bills; review communication from Land Trust regarding conservation property; confer with chairman regarding e-bikes and wetland trespassing.	1.40	\$365.00	-	\$511.00
Service	MGH	02/10/2026	Analyze letter from Nassau County Land Trust; update Brightview ASO for hydroseeding with revised proposal.	0.30	\$315.00	-	\$94.50
Service	MGH	02/11/2026	Review Chair updates to January meeting minutes.	0.10	\$315.00	-	\$31.50
Service	MGH	02/16/2026	Review and analyze agenda package and materials for Board	0.90	\$315.00	-	\$283.50

			consideration in preparation for Board meeting; confer with District staff in preparation for same.				
Service	LG	02/17/2026	Review agenda and prepare for Board meeting.	0.30	\$365.00	-	\$109.50
Service	MGH	02/17/2026	Prepare for and attend Board meeting.	3.00	\$315.00	-	\$945.00
Service	LG	02/17/2026	Attend audit committee meeting and regular board meeting.	1.80	\$365.00	100.0%	\$0.00
Expense	KB	02/17/2026	Travel: Mileage - MGH.	39.00	\$0.725	-	\$28.28
Service	LG	02/19/2026	Provide sample updated amenity policies to Robinson.	0.30	\$365.00	-	\$109.50
Service	MGH	02/19/2026	Review Chair feedback on guest policies.	0.20	\$315.00	-	\$63.00
Service	SH	02/23/2026	Monitor and report on bills affecting special districts.	0.20	\$295.00	-	\$59.00
Service	MGH	02/23/2026	Review and advise regarding contractor refusal to sign District form of agreement.	0.20	\$315.00	-	\$63.00
Service	LG	02/27/2026	Analyze legislative updates for bills affecting special district clients.	0.10	\$365.00	-	\$36.50
<b>Line Item Discount Subtotal</b>							<b>-\$814.50</b>
<b>Total</b>							<b>\$3,647.78</b>

001.310.51300.31500

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

Please pay within 30 days.

# Hello Amelia Walk Cdd,

Thanks for choosing Comcast Business.

Your bill at a glance		
For 85287 MAJESTIC WALK BLVD, FERNANDINA BEACH, FL, 32034-3785		
Previous balance		\$698.46
EFT Payment - thank you	Feb 13	-\$698.46
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$656.10
Taxes, fees and other charges	Page 3	\$42.36
<b>New charges</b>		<b>\$698.46</b>
<b>Amount due</b>		<b>\$698.46</b>

← Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

001.320.57200.41050  
March 2026

**!** Thanks for paying by Automatic Payment  
Your automatic payment on Mar 12, 2026, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

**Need help?**  
Visit [business.comcast.com/help](https://business.comcast.com/help) or see page 2 for other ways to contact us.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment



1401 NORTHPOINT PKWY W PALM  
BCH FL 33407-1937

AMELIA WALK CDD  
ATTN KELLY MULLINS  
85287 MAJESTIC WALK BLVD  
FERNANDINA BEACH, FL 32034-3785

Account number **8495 74 170 0350808**

Automatic payment **Mar 12, 2026**

**Please pay \$698.46**

**Electronic payment will be applied Mar 12, 2026**

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

849574170035080800698464

## Download the Comcast Business App

Business is always moving. Our app was built for this. Manage your account anytime, anywhere with the Comcast Business App – the easy way to manage your services on the go.

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- Pay your bill and customize billing options
- View upcoming appointments

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### Visit us online

Get help and support at [business.comcast.com/help](https://business.comcast.com/help)



### Call us anytime

800-391-3000

Open 24 hours, 7 days a week for billing and technical support

## Useful information

### Moving?

We can help ensure it's a smooth transition.

Visit [business.comcast.com/learn/moving](https://business.comcast.com/learn/moving) to learn more.

### Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at [support.xfinity.com/accessibility](https://support.xfinity.com/accessibility), email [accessibility@comcast.com](mailto:accessibility@comcast.com), fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838  
Attn: M. Gifford.

## Ways to pay



### No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



### Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) to get started.

## Additional billing information

### More ways to pay:



#### Online

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#### Comcast Business App

Download the Comcast Business App



#### In-Store

Visit [business.comcast.com/servicecenter](https://business.comcast.com/servicecenter) to find a store near you

<b>Regular monthly charges</b>		<b>\$656.10</b>
<b>Comcast Business</b>		<b>\$634.10</b>
<b>Bundled services</b>		<b>\$362.90</b>
Data, Voice Package Package Includes: Business Internet 300+ and 1 Mobility Voice Line.	\$334.95	
Equipment Fee Voice.	\$27.95	
<b>TV services</b>		<b>\$191.30</b>
TV Standard Business Video.	\$124.95	
TV Box + Remote	\$11.95	
Broadcast TV Fee	\$49.70	
Regional Sports Fee	\$4.70	
<b>Internet services</b>		<b>\$39.95</b>
Static IP - 5	\$39.95	
<b>Voice services</b>		<b>\$49.95</b>
Voice Mail Service	\$5.00	
Mobility Voice Line Business Voice.	\$44.95	
<b>Other credits and discounts</b>		<b>-\$10.00</b>
Automatic Payments Discount Including Paperless Billing	-\$10.00	

<b>Service fees</b>		<b>\$22.00</b>
Directory Listing Management Fee	\$11.00	
Voice Network Investment	\$11.00	

<b>Taxes, fees and other charges</b>		<b>\$42.36</b>
<b>Other charges</b>		<b>\$9.10</b>
Federal Universal Service Fund	\$4.15	
Regulatory Cost Recovery	\$4.95	

<b>Taxes &amp; government fees</b>		<b>\$33.26</b>
Sales Tax	\$2.80	
State Communications Services Tax	\$22.34	
Local Communications Services Tax	\$7.32	
911 Fees	\$0.80	

### What's included?



**Internet:** Fast, reliable internet on our Gig-speed network



**TV:** Keep your employees informed and customers entertained



**Voice Numbers:** (904)225-3147, (904)225-3199

Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

You've saved \$10.00 this month with your automatic payments discount.

## Additional information

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

**Parental Controls:** With parental controls, you can choose and manage the programming that is right for your family. Learn more at: [business.comcast.com/support/article/tv/x1-parental-controls-safe-browse](https://business.comcast.com/support/article/tv/x1-parental-controls-safe-browse).

**Recent and Upcoming Programming Changes:** Information on recent and upcoming programming changes can be found at [xfinity.com/programmingchanges/](https://xfinity.com/programmingchanges/) or by calling 866-216-8634.



**Electric Bill Statement**

**For:** Feb 6, 2026 to Mar 9, 2026 (31 days)

**Statement Date:** Mar 9, 2026

**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**

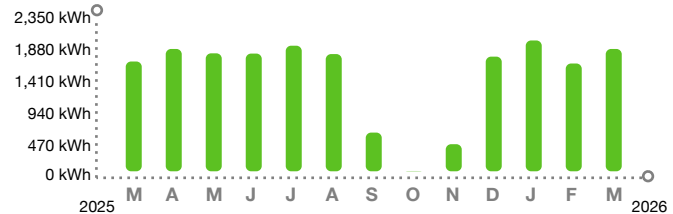
**\$277.14**

TOTAL AMOUNT YOU OWE

**Mar 30, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	243.05
Payments received	-243.05
Balance before new charges	0.00
-----	
Total new charges	277.14
<b>Total amount you owe</b>	<b>\$277.14</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after May 28, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 20, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

001.320.57200.43000  
March 2026

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

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



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

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

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

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

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

64677-16194	\$277.14	Mar 30, 2026	\$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name:  
Amelia Walk Cdd

Account Number:  
64677-16194

### BILL DETAILS

Amount of your last bill	243.05
Payment received - Thank you	-243.05
Balance before new charges	\$0.00

#### New Charges

Rate: RS-1 RESIDENTIAL SERVICE	
Base charge:	\$10.52
Non-fuel: <small>(First 1000 kWh at \$0.093650)</small>	\$193.15
<small>(Over 1000 kWh at \$0.103650)</small>	
Fuel: <small>(First 1000 kWh at \$0.028930)</small>	\$66.30
<small>(Over 1000 kWh at \$0.038930)</small>	
Electric service amount	269.97
Gross receipts tax (State tax)	6.93
Taxes and charges	6.93
Regulatory fee (State fee)	0.24
Total new charges	\$277.14
<b>Total amount you owe</b>	<b>\$277.14</b>

**FPL automatic bill pay - DO NOT PAY**

### METER SUMMARY

Meter reading - Meter ACD5703. Next meter reading Apr 7, 2026.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	90390		88430		1960

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 9, 2026	Feb 6, 2026	Mar 7, 2025
kWh Used	1960	1727	1759
Service days	31	30	28
kWh/day	63	58	63
Amount	\$277.14	\$243.05	\$244.11

### KEEP IN MIND

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

### Download the app

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

[Download now](#)

### Seal in lower bills

Proper insulation helps reduce energy costs and improve comfort - with rebates to help offset the upgrade.

[See savings](#)

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:** Feb 6, 2026 to Mar 9, 2026 (31 days)

**Statement Date:** Mar 9, 2026

**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**

**\$340.66**

TOTAL AMOUNT YOU OWE

**Mar 30, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	243.92
Payments received	-243.92
<hr/>	
Balance before new charges	0.00
<hr/>	
Total new charges	340.66
<hr/>	
<b>Total amount you owe</b>	<b>\$340.66</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after May 28, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 20, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

001.320.57200.43000  
March 2026

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

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



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

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

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

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

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

81986-72449	\$340.66	Mar 30, 2026	\$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name:  
Amelia Walk Cdd

Account Number:  
81986-72449

### BILL DETAILS

Amount of your last bill	243.92
Payment received - Thank you	-243.92
Balance before new charges	\$0.00

#### New Charges

Rate: RS-1 RESIDENTIAL SERVICE	
Base charge:	\$10.52
Non-fuel: <small>(First 1000 kWh at \$0.093650) (Over 1000 kWh at \$0.103650)</small>	\$238.13
Fuel: <small>(First 1000 kWh at \$0.028930) (Over 1000 kWh at \$0.038930)</small>	\$83.20
Electric service amount	331.85
Gross receipts tax (State tax)	8.52
Taxes and charges	8.52
Regulatory fee (State fee)	0.29
Total new charges	\$340.66
<b>Total amount you owe</b>	<b>\$340.66</b>

**FPL automatic bill pay - DO NOT PAY**

### METER SUMMARY

Meter reading - Meter ACD0023. Next meter reading Apr 7, 2026.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	55805		53411		2394

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 9, 2026	Feb 6, 2026	Mar 7, 2025
kWh Used	2394	1733	3
Service days	31	30	28
kWh/day	77	58	0
Amount	\$340.66	\$243.92	\$25.81

### KEEP IN MIND

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

### Download the app

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

[Download now](#)

### Seal in lower bills

Proper insulation helps reduce energy costs and improve comfort - with rebates to help offset the upgrade.

[See savings](#)

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

**AMELIA WALK COMMUNITY DEV  
DISTRICT**

Account #: 3124050420  
Bill Date: 02/27/26  
Cycle: 03

**Amount Due  
\$1,016.31**  
Do not pay. AutoPay will process  
your payment on 03/23/26.

Phone: (904) 665-6000

Online: jea.com

Business Customers: (904) 665-6250

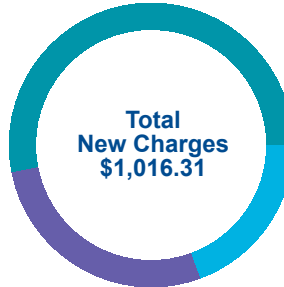
**TOTAL SUMMARY OF CHARGES**

Water .....	\$	188.43
Sewer .....		276.37
Irrigation .....		551.51
<b>Total New Charges .....</b>	<b>\$</b>	<b>1,016.31</b>

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

Previous Balance .....	\$	948.30
Payment(s) Received .....		-948.30
Balance Before New Charges .....		0.00
New Charges .....		1,016.31

**Do not pay. AutoPay will process your  
payment on 03/23/26.** \$ **1,016.31**



- Water \$188.43
- Sewer \$276.37
- Irrigation \$551.51

**MESSAGES**



**If your business has showers, be sure you have low-flow showerheads installed to save water and save on your water heating costs.**

001.320.57200.43100  
Feb 2026

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: **02/27/26**

Do not pay. AutoPay will process your payment on 03/23/26.	TOTAL AMOUNT PAID
<b>\$1,016.31</b>	

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





**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service  
 Service Address: 84703 FALL RIVER PY APT IR01  
 Service Period: 01/28/26 - 02/26/26 Reading Date: 02/26/26  
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
76553197	29	1496	Regular	1	0 GAL

Basic Monthly Charge \$ 27.48

**Total Current Irrigation Charges \$ 27.48**

**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service  
 Service Address: 85059 MAJESTIC WALK BV APT IR01  
 Service Period: 01/28/26 - 02/26/26 Reading Date: 02/26/26  
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157379	29	2150	Regular	1	0 GAL

Basic Monthly Charge \$ 27.48

**Total Current Irrigation Charges \$ 27.48**

**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service  
 Service Address: 85108 MAJESTIC WALK BLVD  
 Service Period: 01/28/26 - 02/24/26 Reading Date: 02/24/26  
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89240369	27	1223	Final	1	0 GAL

Basic Monthly Charge \$ 27.48

**Total Current Irrigation Charges \$ 27.48**

**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service  
 Service Address: 85254 FALL RIVER PY APT IR01  
 Service Period: 01/28/26 - 02/24/26 Reading Date: 02/24/26  
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89140510	27	2421	Final	1	0 GAL

Basic Monthly Charge \$ 27.48

**Total Current Irrigation Charges \$ 27.48**

**WATER SERVICE**

Billing Rate: Commercial Water Service  
 Service Address: 85287 MAJESTIC WALK BLVD  
 Service Period: 01/28/26 - 02/26/26 Reading Date: 02/26/26  
 Service Point: Commercial - Water

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514098892	29	212	Regular	3/4	28000 GAL

Basic Monthly Charge \$ 18.23

Water Consumption Charge 85.68

**Total Current Water Charges \$ 103.91**

**WATER SERVICE**

Billing Rate: Commercial Water Service  
 Service Address: 85287 MAJESTIC WALK BLVD  
 Service Period: 01/28/26 - 02/26/26 Reading Date: 02/26/26  
 Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
93021993	29	838	Regular	2	2000 GAL

Basic Monthly Charge \$ 78.40

Water Consumption Charge 6.12

**Total Current Water Charges \$ 84.52**

**SEWER SERVICE**

Billing Rate: Commercial Sewer Service  
 Service Address: 85287 MAJESTIC WALK BLVD  
 Service Period: 01/28/26 - 02/26/26 Reading Date: 02/26/26  
 Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
93021993	29	838	Regular	2	2000 GAL

Basic Monthly Charge \$ 266.03

Sewer Usage Charge 10.34

**Total Current Sewer Charges \$ 276.37**



Account #: 3124050420

Bill Date: 02/27/26

Cycle: 03



Phone: (904) 665-6000



Online: jea.com

**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service  
 Service Address: 85287 MAJESTIC WALK BLVD  
 Service Period: 01/28/26 - 02/24/26 Reading Date: 02/24/26  
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
98497959	27	7499	Final	2	0 GAL

Basic Monthly Charge \$ 78.40

**Total Current Irrigation Charges \$ 78.40**

**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service  
 Service Address: 85287 MAJESTIC WALK BLVD  
 Service Period: 01/28/26 - 02/24/26 Reading Date: 02/24/26  
 Service Point: Irrigation 2 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
67133220	27	2027	Final	1 1/2	4000 GAL

Basic Monthly Charge \$ 50.63

Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) 15.96

**Total Current Irrigation Charges \$ 66.59**

**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service  
 Service Address: 85377 MAJESTIC WALK BV APT IR01  
 Service Period: 01/28/26 - 02/26/26 Reading Date: 02/26/26  
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157504	29	1608	Regular	1	41000 GAL

Basic Monthly Charge \$ 27.48

Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) 27.94

Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal) 182.23

**Total Current Irrigation Charges \$ 237.65**

**IRRIGATION SERVICE**

Billing Rate: Commercial Irrigation Service  
 Service Address: 85633 FALL RIVER PY APT IR01  
 Service Period: 01/28/26 - 02/26/26 Reading Date: 02/26/26  
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89240294	29	1483	Regular	1	1000 GAL

Basic Monthly Charge \$ 27.48

Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) 3.99

**Total Current Irrigation Charges \$ 31.47**

**IRRIGATION SERVICE**

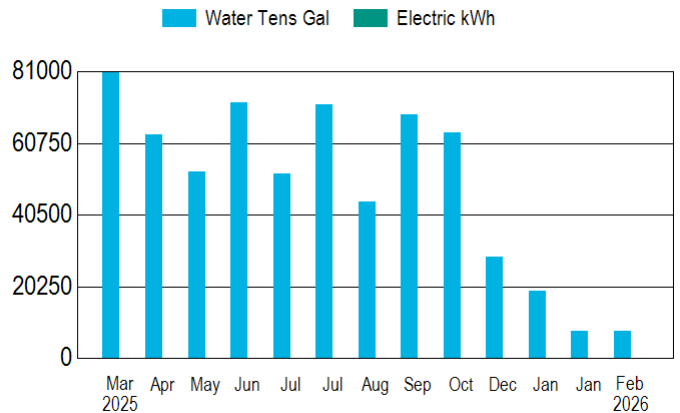
Billing Rate: Commercial Irrigation Service  
 Service Address: 85784 STONEHURST PY APT IR01  
 Service Period: 01/28/26 - 02/26/26 Reading Date: 02/26/26  
 Service Point: Irrigation 1 - Commercial

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

Basic Monthly Charge \$ 27.48

**Total Current Irrigation Charges \$ 27.48**

**CONSUMPTION HISTORY**



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	810,001	76,000	76,000	2,621



8619 Western Way  
 Jacksonville FL 32256-036060  
**Customer Service** (904) 731-2456  
 RepublicServices.com/Support

**Important Information**  
 A rate adjustment has been applied to your account.  
 Please contact us with any questions.

**Account Number** 3-0687-3534401  
**Invoice Number** 0687-001606947  
**Invoice Date** February 16, 2026  
**Previous Balance** \$202.15  
**Payments/Adjustments** -\$202.15  
**Current Invoice Charges** \$194.79

<b>Total Amount Due</b> \$194.79	<b>Payment Due Date</b> March 08, 2026
-------------------------------------	---

**PAYMENTS/ADJUSTMENTS**

Description	Reference	Amount
Payment - Thank You 02/05	5555555	-\$202.15

**CURRENT INVOICE CHARGES**

Description	Reference	Quantity	Unit Price	Amount
<b>Amelia Walk 85287 Majestic Walk Blvd CSA A910284640</b>				
<b>Fernandina Beach, FL Contract: 9687025 (C50)</b>				
<b>1 Waste Container 2 Cu Yd, 1 Lift Per Week</b>				
Pickup Service 03/01-03/31			\$122.64	\$122.64
<b>Total Fuel/Environmental Recovery Fee</b>				\$43.84
<b>Total Franchise - Local</b>				\$28.31
<b>CURRENT INVOICE CHARGES</b>				<b>\$194.79</b>

001.320.57200.43300  
 March 2026

Simple account access at your fingertips.

Download the Republic Services app or visit  
[RepublicServices.com](http://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** \$194.79  
**Payment Due Date** March 08, 2026  
**Account Number** 3-0687-3534401  
**Invoice Number** 0687-001606947

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](http://RepublicServices.com/MyBill)

**UNDERSTANDING OUR RATES, CHARGES, AND FEES**

Visit [Republicservices.com/customer-support/fee-disclosures](http://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](http://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](http://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](http://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.

**IMPORTANT INFORMATION**

(Continued from Page 1)

Credit for fuel recovery fee error on Jan invoice

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

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	

# Amelia Walk CDD

FPL Electric

March-26

73913-05054	85057 MAJESTIC WALK BLVD.#LS	\$	309.36
76801-07336	85359 MAJESTIC WALK BLVD.	\$	38.48
79966-25336	85287 MAJESTIC WALK BLVD. CLUB	\$	1,036.99
90653-46331	85257 MAJESTIC WALK BLVD. FTN	\$	391.01
14381-88177	85108 MAJESTIC WALK BLVD. # IRR	\$	30.89
84322-19536	85059 MAJESTIC WALK BLVD.	\$	31.44
64677-16194	85254 FALL RIVER PKWY ENTRANCE		
81986-72449	85633 FALL RIVER PKWY #IRR		
63627-33534	85287 MAJESTIC WALK BLVD. #PUMP		

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\$ 1,838.17

V#21

001.320.57200.43000

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78458-32232	000 AMELIA CONCOURSE	\$	3,430.66
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V#21

001.320.57200.43001



**Electric Bill Statement**

**For:** Feb 18, 2026 to Mar 19, 2026 (29 days)

**Statement Date:** Mar 19, 2026

**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**

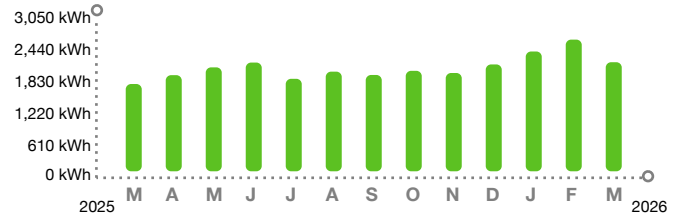
**\$309.36**

TOTAL AMOUNT YOU OWE

**Apr 9, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	370.45
Payments received	-370.45
Balance before new charges	0.00
<hr/>	
Total new charges	309.36
<b>Total amount you owe</b>	<b>\$309.36</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after June 09, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 30, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545

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



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73913-05054

ACCOUNT NUMBER

\$309.36

TOTAL AMOUNT YOU OWE

Apr 9, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:  
AMELIA WALK CDD

Account Number:  
73913-05054

### BILL DETAILS

Amount of your last bill	370.45
Payment received - Thank you	-370.45
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Non-fuel: (\$0.094600 per kWh)	\$214.55
Fuel: (\$0.032020 per kWh)	\$72.62
Electric service amount	301.37
Gross receipts tax (State tax)	7.73
Taxes and charges	7.73
Regulatory fee (State fee)	0.26
Total new charges	\$309.36
<b>Total amount you owe</b>	<b>\$309.36</b>

FPL automatic bill pay - DO NOT PAY

### METER SUMMARY

Meter reading - Meter KN20453. Next meter reading Apr 17, 2026.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	49511		47243		2268

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 19, 2026	Feb 18, 2026	Mar 19, 2025
kWh Used	2268	2738	1815
Service days	29	33	28
kWh/day	78	82	64
Amount	\$309.36	\$370.45	\$282.65

### 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:** Feb 18, 2026 to Mar 19, 2026 (29 days)

**Statement Date:** Mar 19, 2026

**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**

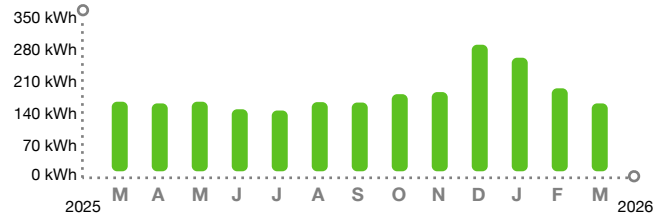
**\$38.48**

TOTAL AMOUNT YOU OWE

**Apr 9, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	40.33
Payments received	-40.33
Balance before new charges	0.00
Total new charges	38.48
<b>Total amount you owe</b>	<b>\$38.48</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after June 09, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 30, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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



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76801-07336  
ACCOUNT NUMBER

\$38.48  
TOTAL AMOUNT YOU OWE

Apr 9, 2026  
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY  
AMOUNT ENCLOSED



Customer Name:  
AMELIA WALK CDD

Account Number:  
76801-07336

### BILL DETAILS

Amount of your last bill	40.33
Payment received - Thank you	-40.33
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$2.78
Non-fuel: (\$0.094600 per kWh)	\$15.32
Fuel: (\$0.032020 per kWh)	\$5.19
Electric service amount	37.49
Gross receipts tax (State tax)	0.96
Taxes and charges	0.96
Regulatory fee (State fee)	0.03
Total new charges	\$38.48
<b>Total amount you owe</b>	<b>\$38.48</b>

FPL automatic bill pay - DO NOT PAY

### METER SUMMARY

Meter reading - Meter ACD4413. Next meter reading Apr 17, 2026.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	29961		29799		162

### ENERGY USAGE COMPARISON

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Mar 19, 2026	Feb 18, 2026	Mar 19, 2025
kWh Used	162	198	166
Service days	29	33	28
kWh/day	6	6	6
Amount	\$38.48	\$40.33	\$34.27

### KEEP IN MIND

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**Electric Bill Statement**

**For:** Feb 18, 2026 to Mar 19, 2026 (29 days)

**Statement Date:** Mar 19, 2026

**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**

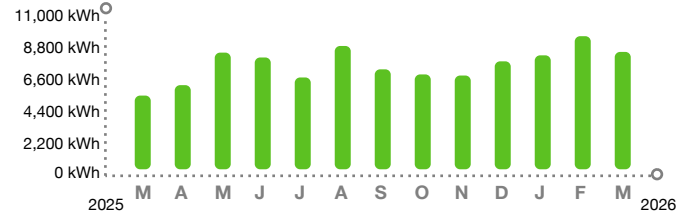
**\$1,036.99**

TOTAL AMOUNT YOU OWE

**Apr 9, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	1,082.53
Payments received	-1,082.53
Balance before new charges	0.00
<hr/>	
Total new charges	1,036.99
<b>Total amount you owe</b>	<b>\$1,036.99</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after June 09, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 30, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545

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



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79966-25336

ACCOUNT NUMBER

\$1,036.99

TOTAL AMOUNT YOU OWE

Apr 9, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:  
AMELIA WALK CDD

Account Number:  
79966-25336

### BILL DETAILS

Amount of your last bill	1,082.53
Payment received - Thank you	-1,082.53
Balance before new charges	\$0.00

#### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$33.71
Non-fuel: (\$0.031110 per kWh)	\$273.86
Fuel: (\$0.032010 per kWh)	\$281.78
Demand: (\$15.03 per KW)	\$420.84
Electric service amount	1,010.19
Gross receipts tax (State tax)	25.92
Taxes and charges	25.92
Regulatory fee (State fee)	0.88
Total new charges	\$1,036.99

**Total amount you owe \$1,036.99**

**FPL automatic bill pay - DO NOT PAY**

### METER SUMMARY

Meter reading - Meter KLL2800. Next meter reading Apr 17, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	57088		48285		8803
Demand KW	27.80				28

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 19, 2026	Feb 18, 2026	Mar 19, 2025
kWh Used	8803	9982	5528
Service days	29	33	28
kWh/day	303	302	197
Amount	\$1,036.99	\$1,082.53	\$611.79

### 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:** Feb 18, 2026 to Mar 19, 2026 (29 days)

**Statement Date:** Mar 19, 2026

**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**

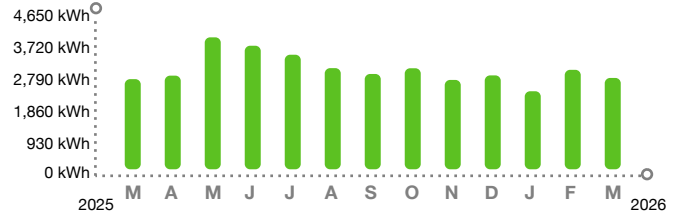
**\$391.01**

TOTAL AMOUNT YOU OWE

**Apr 9, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**KEEP IN MIND**

- Payment received after June 09, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 30, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

**BILL SUMMARY**

Amount of your last bill	424.41
Payments received	-424.41
Balance before new charges	0.00
<hr/>	
Total new charges	391.01
<b>Total amount you owe</b>	<b>\$391.01</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

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)



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90653-46331

ACCOUNT NUMBER

\$391.01

TOTAL AMOUNT YOU OWE

Apr 9, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:  
AMELIA WALK CDD

Account Number:  
90653-46331

### BILL DETAILS

Amount of your last bill	424.41
Payment received - Thank you	-424.41
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Non-fuel: (\$0.094600 per kWh)	\$273.97
Fuel: (\$0.032020 per kWh)	\$92.73
Electric service amount	380.90
Gross receipts tax (State tax)	9.78
Taxes and charges	9.78
Regulatory fee (State fee)	0.33
Total new charges	\$391.01
<b>Total amount you owe</b>	<b>\$391.01</b>

**FPL automatic bill pay - DO NOT PAY**

### METER SUMMARY

Meter reading - Meter ACD7475. Next meter reading Apr 17, 2026.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	96434		93538		2896

### ENERGY USAGE COMPARISON

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Mar 19, 2026	Feb 18, 2026	Mar 19, 2025
kWh Used	2896	3153	2858
Service days	29	33	28
kWh/day	100	96	102
Amount	\$391.01	\$424.41	\$374.89

### KEEP IN MIND

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

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**Electric Bill Statement**

**For:** Feb 18, 2026 to Mar 19, 2026 (29 days)

**Statement Date:** Mar 19, 2026

**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**

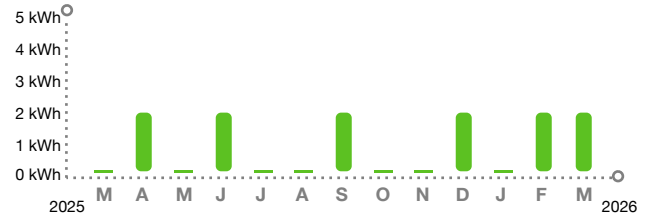
**\$30.89**

TOTAL AMOUNT YOU OWE

**Apr 9, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	30.89
Payments received	-30.89
Balance before new charges	0.00
-----	
Total new charges	30.89
<b>Total amount you owe</b>	<b>\$30.89</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after June 09, 2026 is considered LATE; a late payment charge of 1% will apply.
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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)



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14381-88177  
ACCOUNT NUMBER

\$30.89  
TOTAL AMOUNT YOU OWE

Apr 9, 2026  
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY  
AMOUNT ENCLOSED



Customer Name:  
AMELIA WALK CDD

Account Number:  
14381-88177

### BILL DETAILS

Amount of your last bill	30.89
Payment received - Thank you	-30.89
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$15.64
Non-fuel: (\$0.094600 per kWh)	\$0.19
Fuel: (\$0.032020 per kWh)	\$0.06
Electric service amount	30.09
Gross receipts tax (State tax)	0.77
Taxes and charges	0.77
Regulatory fee (State fee)	0.03
Total new charges	\$30.89
<b>Total amount you owe</b>	<b>\$30.89</b>

FPL automatic bill pay - DO NOT PAY

### METER SUMMARY

Meter reading - Meter AC94981. Next meter reading Apr 17, 2026.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	00233		00231		2

### ENERGY USAGE COMPARISON

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Mar 19, 2026	Feb 18, 2026	Mar 19, 2025
kWh Used	2	2	0
Service days	29	33	28
kWh/day	0	0	0
Amount	\$30.89	\$30.89	\$25.66

### KEEP IN MIND

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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:** Feb 18, 2026 to Mar 19, 2026 (29 days)

**Statement Date:** Mar 19, 2026

**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**

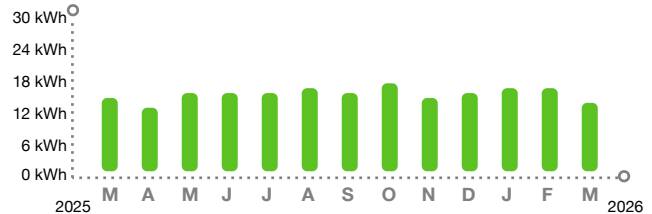
**\$31.44**

TOTAL AMOUNT YOU OWE

**Apr 9, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	31.57
Payments received	-31.57
Balance before new charges	0.00
-----	
Total new charges	31.44
<b>Total amount you owe</b>	<b>\$31.44</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after June 09, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 30, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 255-3020  
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

\$31.44  
TOTAL AMOUNT YOU OWE

Apr 9, 2026  
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY  
AMOUNT ENCLOSED



Customer Name:  
Amelia Walk Cdd

Account Number:  
84322-19536

### BILL DETAILS

Amount of your last bill	31.57
Payment received - Thank you	-31.57
Balance before new charges	\$0.00

#### New Charges

Rate: RS-1 RESIDENTIAL SERVICE	
Base charge:	\$10.52
Minimum base bill charge:	\$18.38
Non-fuel: <small>(First 1000 kWh at \$0.093650) (Over 1000 kWh at \$0.103650)</small>	\$1.31
Fuel: <small>(First 1000 kWh at \$0.028930) (Over 1000 kWh at \$0.038930)</small>	\$0.41
Electric service amount	30.62
Gross receipts tax (State tax)	0.79
Taxes and charges	0.79
Regulatory fee (State fee)	0.03
Total new charges	\$31.44
<b>Total amount you owe</b>	<b>\$31.44</b>

**FPL automatic bill pay - DO NOT PAY**

### METER SUMMARY

Meter reading - Meter ACD3749. Next meter reading Apr 17, 2026.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	00641		00627		14

### ENERGY USAGE COMPARISON

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Mar 19, 2026	Feb 18, 2026	Mar 19, 2025
kWh Used	14	17	15
Service days	29	33	28
kWh/day	0	1	1
Amount	\$31.44	\$31.57	\$26.42

### 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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### Seal in lower bills

Proper insulation helps reduce energy costs and improve comfort - with rebates to help offset the upgrade.

[See savings](#)

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:** Feb 18, 2026 to Mar 19, 2026 (29 days)

**Statement Date:** Mar 19, 2026

**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**

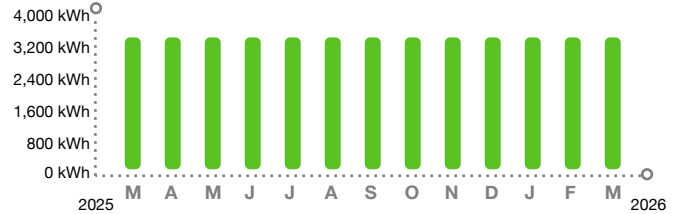
**\$3,430.66**

TOTAL AMOUNT YOU OWE

**Apr 9, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	3,430.66
Payments received	-3,430.66
Balance before new charges	0.00
Total new charges	3,430.66
<b>Total amount you owe</b>	<b>\$3,430.66</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after June 09, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 30, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service: (386) 255-3020  
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.

78458-32232

ACCOUNT NUMBER

\$3,430.66

TOTAL AMOUNT YOU OWE

Apr 9, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:  
AMELIA WALK CDD

Account Number:  
78458-32232

### BILL DETAILS

Amount of your last bill	3,430.66
Payment received - Thank you	-3,430.66
Balance before new charges	\$0.00

#### New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	3,420.91
Gross receipts tax (State tax)	6.84
Taxes and charges	6.84
Regulatory fee (State fee)	2.91
Total new charges	\$3,430.66

**Total amount you owe \$3,430.66**

**FPL automatic bill pay - DO NOT PAY**

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

Non-fuel energy charge:	\$0.041940 per kWh
Fuel charge:	\$0.031560 per kWh

### METER SUMMARY

Next bill date Apr 17, 2026.

<b>Usage Type</b>	<b>Usage</b>
Total kWh used	3598

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 19, 2026	Feb 18, 2026	Mar 19, 2025
kWh Used	3598	3598	3598
Service days	29	33	28
kWh/day	124	109	129
Amount	\$3,430.66	\$3,430.66	\$3,269.87

### 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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### Find hidden savings

Understand when and where your business uses energy - and uncover ways to reduce costs.

[Get insights](#)

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.



Customer Name:  
AMELIA WALK CDD

Account Number:  
78458-32232

For: 02-18-2026 to 03-19-2026 (29 days)  
kWh/Day: 124  
Service Address:  
100 MAJESTIC WALK BLVD # SL  
FERNANDINA BEACH, FL 32034

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
C861207 Energy	74	6746	F	57	1.000000	1,482	57.00
Non-energy Fixtures					9.610000		547.77
Maintenance					1.650000		94.05
F861207 Energy	74	6746	F	16	1.000000	416	16.00
Non-energy Fixtures					7.500000		120.00
Maintenance					1.650000		26.40
F861227 Energy	73	6000	F	68	1.000000	1,700	68.00
Non-energy Fixtures					7.500000		510.00
Maintenance					1.650000		112.20
PMF0001 Non-energy Fixtures				141	10.780000		1,519.98
UCNP Non-energy Maintenance				4,102	0.054620		224.05

\* 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

For: 02-18-2026 to 03-19-2026 (29 days)  
 kWh/Day: 124  
 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		141.00
					Non-energy sub total		3,154.45
					Sub total	3,598	3,295.45
					Energy conservation cost recovery		1.80
					Capacity payment recovery charge		0.22
					Environmental cost recovery charge		2.12
					Transition rider credit		-3.74
					Storm protection recovery charge		11.51
					Fuel charge		113.55
					<b>Electric service amount</b>		<b>3,420.91</b>
					Gross receipts tax (State tax)		6.84
					Regulatory fee (State fee)		2.91
					<b>Total</b>	<b>3,598</b>	<b>3,430.66</b>

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



**INVOICE**

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

**Customer #:** 25249515  
**Invoice #:** 9720107  
**Invoice Date:** 4/1/2026  
**Cust PO #:**

Job Number	Description	Amount
346108420	Amelia Walk CDD Exterior Maintenance For April  Approved Chip Dellinger, Amenity & Operations Manager Governmental Management Services for Amelia Walk CDD Date: 3.27.2026 Acct. # 1-320-57200-46200	12,362.06
<b>Total invoice amount</b>		<b>12,362.06</b>
<b>Tax amount</b>		
<b>Balance due</b>		<b>12,362.06</b>

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](mailto: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 #: 9720107  
Invoice Date: 4/1/2026

**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 #:** 9737773  
**Invoice Date:** 3/30/2026  
**Sales Order:** 8879995  
**Cust PO #:**

**Project Name:** Amelia Walk CDD: 3" Mainline repair on Majestic walk  
**Project Description:** Amelia Walk CDD: 3" Mainline repair on Majestic walk

Job Number	Description	Qty	UM	Unit Price	Amount
346108420	Amelia Walk CDD				
	Amelia Walk CDD: 3" Mainline repair on Majestic walk	1.000	LS	0.00	
	3" PVC pipe and fittings	1.000	LS	184.54	184.54
	Labor	10.000	HR	85.00	850.00
<p>Approved            Chip Dellinger, Amenity &amp; Operations Manager            Governmental Management Services for Amelia Walk CDD            Date: 4.6.2026            Acct. # 1-320-57200-<del>xxxx</del>46202</p>					
<b>Total Invoice Amount</b>					<b>1,034.54</b>
<b>Taxable Amount</b>					
<b>Tax Amount</b>					
<b>Balance Due</b>					<b>1,034.54</b>

**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 #: 9737773  
 Invoice Date: 3/30/2026

<b>Amount Due: \$ 1,034.54</b>
--------------------------------

*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: 3" Mainline repair on Majestic walk  
 Project Description    Amelia Walk CDD: 3" Mainline repair on Majestic walk

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Amelia Walk CDD: 3" Mainline repair on Majestic walk	\$0.00	\$0.00
1.00	LUMP SUM	3" PVC pipe and fittings	\$184.54	\$184.54
10.00	HOUR	Labor	\$85.00	\$850.00

For internal use only

SO#                    8879995  
 JOB#                346108420  
 Service Line        150

**Total Price**                    \$1,034.54

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

### Acceptance of this Contract

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

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

Customer:

		<b>Property Manager</b>	
Signature	Title		
Chip Dellinger			
Printed Name	Date	March 27, 2026	
<b>BrightView Landscape Services, Inc. "Contractor"</b>			
		<b>Irrigation Manager</b>	
Signature	Title		
Juwan Lamar Dupree			
Printed Name	Date	March 27, 2026	
Job #:	346108420		
SO #:	8879995	Proposed Price:	\$1,034.54

# INVOICE

**C Buss Enterprises Inc**  
152 Lipizzan Trl  
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com  
+1 (904) 710-8161  
www.cbussenterprises.com



## Bill to

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

## Invoice details

Invoice no.: 5704  
Terms: Net 30  
Invoice date: 03/25/2026  
Due date: 04/24/2026

Approved  
Chip Dellinger, Amenity & Operations Manager  
Governmental Management Services for Amelia Walk CDD  
Date: 3.27.2026  
Acct. # 1-320-57200-46400

#	Product or service	Description	Qty	Rate	Amount
1.	<b>POOL SERVICE</b>	MONTHLY POOL SERVICE: APRIL	1	\$1,300.00	\$1,300.00
2.	<b>TRICHLOR</b>	PER LB	9	\$7.95	\$71.55
3.	<b>MURIATIC ACID</b>	PER GAL	1	\$11.12	\$11.12
4.	<b>TILE SOAP</b>	PER GAL	1	\$76.65	\$76.65

**Total** **\$1,459.32**

## Ways to pay

BANK

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

[View and pay](#)

# Dibartolomeo, McBee, Hartley & Barnes, PA

2222 Colonial Road, Suite 201

Fort Pierce, FL 34950

Tel: 461-8833

Fax: (772) 461-8872

Amelia Walk CDD  
Governmental Mgt Svcs-SF LLC  
5385 N Nob Hill Rd  
Sunrise, FL 33351

April 7, 2026  
Invoice: 90118018

---

Services rendered regarding audited financial statements for the year ended September 30, 2025. \$3,900.00

001.310.51300.35200  
March 2026

**Invoice Total** \$3,900.00

INVOICE AMOUNT DUE IN 30 DAYS

We accept all major credit cards

Current	31 to 60	61 to 90	91 and Over	Total
3,900.00	0.00	0.00	0.00	3,900.00



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

<b>INVOICE</b>	<b>INVOICE DATE</b>
121068779	Mar 11, 2026

**JOB ADDRESS**

Amelia Walk CDD  
 85633 Fall River Pkwy  
 Fernandina Beach, FL 32034 USA

**Completed Date:** 3/11/2026  
**Payment Term:** Due Upon Receipt  
**Due Date:** 3/11/2026

**DESCRIPTION OF WORK**

Took all art both checks flushed cleaned. Put back together turned tested. No longer dumping.

Approved  
 Chip Dellinger, Amenity & Operations Manager  
 Governmental Management Services for Amelia Walk CDD  
 Date: 3.26.2026  
 Acct. # 1-320-57200-62000

<b>SUB-TOTAL</b>	\$175.00
<b>TAX</b>	\$0.00
<b>TOTAL DUE</b>	\$175.00
<b>BALANCE DUE</b>	<b>\$175.00</b>

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

**CUSTOMER AUTHORIZATION**


This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts. You have the option to cancel this transaction within 3 business days of signing the contract without incurring any penalties unless products have been installed on the specified date.

Sign here 

Date 3/11/2026

**CUSTOMER ACKNOWLEDGEMENT**

I find and agree that all work performed by Duck Duck Rooter Plumbing, Septic & Air Conditioning has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

Sign here 

Date 3/11/2026

**Governmental Management Services, LLC**  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

# Invoice

**Invoice #:** 379  
**Invoice Date:** 4/1/26  
**Due Date:** 4/1/26  
**Case:**  
**P.O. Number:**

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

Description	Hours/Qty	Rate	Amount
Contract Administration - April 2026	001.320.57200.34700	1,458.67	1,458.67
Facility Management - April 2026	001.320.57200.34001	7,166.25	7,166.25
Janitorial - April 2026	001.320.57200.34200	1,114.42	1,114.42

*Alison Mossing*  
4-3-26

---

**Total** \$9,739.34

---

**Payments/Credits** \$0.00

---

**Balance Due** \$9,739.34

---

**Governmental Management Services, LLC**

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

**Invoice**

**Invoice #:** 381  
**Invoice Date:** 4/1/26  
**Due Date:** 4/1/26  
**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 - April 2026	001.310.51300.34000	4,922.83	4,922.83
Website Administration - April 2026	001.310.51300.35101	36.75	36.75
Information Technology - April 2026	001.310.51300.35100	73.50	73.50
Dissemination Agent Services - April 2026	001.310.51300.31200	321.58	321.58
Office Supplies	001.310.51300.51000	1.47	1.47
Postage	001.310.51300.42000	177.19	177.19
Copies	001.310.51300.42500	15.90	15.90
Telephone	001.310.51300.41000	45.03	45.03

**Total** \$5,594.25

**Payments/Credits** \$0.00

**Balance Due** \$5,594.25

# Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 29220  
Date 04/03/2026

---

SERVICE	AMOUNT
<b>Project: Arbitrage - Series 2012 FYE 2/28/26</b>	
<b>Arbitrage Services</b>	
Arbitrage	\$ <u>600.00</u>
<b>Subtotal:</b>	<u>600.00</u>
Total	600.00
Current Amount Due	\$ <u>600.00</u>

001.310.51300.31600  
March 2026

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

Payment due upon receipt.



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

Original

# INVOICE

Total Invoice **\$946.26**  
 Invoice Number 7372970  
 Invoice Date 3/24/26  
 Sales Order Number/Type 5098553 SL  
 Branch Plant 74  
 Shipment Number 6129195

**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

Approved  
 Chip Dellinger, Amenity & Operations Manager  
 Governmental Management Services for Amelia Walk CDD  
 Date: 3/27/2026  
 Acct. # 1-320-57200-46500

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
4/23/26	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	160.0000	GA	\$3.0000	GA	1,547.2 LB	\$480.00
		1 LB BLK (Mini-Bulk)		160.0000	GA			1,547.2 GW	

1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
-------	----------------	---------	---	--------	----	-----------	--	--	---------

2.000	42871	Sulfuric Acid 38-40%	N	3.0000	DD	\$73.4200	DD	486.0 LB	\$220.26
		15 GA DD		3.0000	DD			516.0 GW	

2.001	699922	15 GA Blu/Black Deldrum	N	3.0000	DD	\$15.0000	RD	30.0 LB	\$45.00
		DELDRM 1H1/X1.9/250		3.0000	RD			30.0 GW	

Related Order #: 05098553

3.000	60953	Cyanuric Acid	N	1.0000	PA	\$189.0000	PA	45.0 LB	\$189.00
		45 LB PA		1.0000	PA			45.9 GW	

Lot/SN: 2025

\*\*\*\*\* 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.

Page 1 of 1

Tax Rate 0 %  
 Sales Tax \$0.00

Invoice Total

**\$946.26**

**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

**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.

Original



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

# INVOICE

Total Invoice	<b>\$462.00</b>
Invoice Number	7383196
Invoice Date	4/7/26
Sales Order Number/Type	5112581 SL
Branch Plant	74
Shipment Number	6147322

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

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

**Approved**  
 Chip Dellinger, Amenity & Operations Manager  
 Governmental Management Services for Amelia Walk CDD  
 Date: 4/8/2026  
 Acct. # 1-320-57200-46500

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
5/7/26	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	150.0000	GA	\$3.0000	GA	1,450.5 LB	\$450.00
		1 LB BLK (Mini-Bulk)		150.0000	GA			1,450.5 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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Page 1 of 1

Tax Rate	Sales Tax
0 %	\$0.00

**Invoice Total \$462.00**

**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

**FINANCIAL INSTITUTION:**

**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

**WIRING CONTACT INFORMATION:**  
 Email: Credit.Dept@Hawkinsinc.com  
 Phone Number: (612) 331-6910  
 Fax Number: (612) 225-6702

**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.



# 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: PSI236885  
 Invoice Date: 2/1/2026

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 2/1/2026  
 Due Date 3/3/2026  
 Terms Net 30

Customer ID 12909  
 P.O. Number  
 P.O. Date 2/1/2026  
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance February Billing 2/1/2026 - 2/28/2026		1	1	2,514.72	2,514.72
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					

Feb 2026  
 001.310.51300.60200

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

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



# 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: PSI243547  
 Invoice Date: 3/2/2026

Bill To: Amelia Walk CDD  
 Amenity & Operations Manager

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

Ship Via		Customer ID	12909
Ship Date	3/2/2026	P.O. Number	
Due Date	4/1/2026	P.O. Date	3/2/2026
Terms	Net 30	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance March Billing 3/1/2026 - 3/31/2026		1	1	2,514.72	2,514.72
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					

March 2026  
 001.310.51300.60200

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



# 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: PSI251732  
 Invoice Date: 4/1/2026

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 4/1/2026  
 Due Date 5/1/2026  
 Terms Net 30

Customer ID 12909  
 P.O. Number  
 P.O. Date 4/1/2026  
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance April Billing 4/1/2026 - 4/30/2026 Pond 16 Pond 17 Pond 14 Pond 15 Pond 13 Pond 2 Pond 3 Pond 4 Pond 5 Pond 6 Pond 7 Pond 8 Pond 9 Pond 10 Pond 11 Lake 12 Fountain 6 - Pond 15 Fountain 1 - Pond 2 Fountain 2 - Pond 3 Fountain 3 - Pond 5 Fountain 4 - Pond 6 (replaced) Fountain 5 - Pond 14		1	1	2,514.72	2,514.72

Approved  
 Chip Dellinger, Amenity & Operations Manager  
 Governmental Management Services for Amelia Walk CDD  
 Date: 4-6-26  
 Acct. # 1-320-51300-64000 60200  
 April 2026

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

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

*FOURTH ORDER OF BUSINESS*

*A.*



# Quality Site Assessment

Prepared for: **Amelia Walk CDD**

## General Information

**DATE:** Monday, Apr 13, 2026  
**NEXT QSA DATE:** Monday, May 11, 2026  
**CLIENT ATTENDEES:**  
**BRIGHTVIEW ATTENDEES:** Jennifer Mabus

## Customer Focus Areas

Main Entrance, Amenity Center, and Common areas, Ponds

### Quality you can count on.

<b>7</b> Seven Standards of Excellence	<b>1</b>  Site Cleanliness	<b>2</b>  Weed Free	<b>3</b>  Green Turf
	<b>4</b>  Crisp Edges	<b>5</b>  Spectacular Flowers	<b>6</b>  Uniformly Mulched Beds

# QUALITY SITE ASSESSMENT

## Amelia Walk CDD

### Maintenance Items



**1** Spring annuals look good. Blue salvia with red begonias catch your eye.

**2** Nandina has new colorful growth and Society Garlic is starting to bloom.

**3** There is new growth on the liriopie by the round about. We will add fertilizer to increase new growth.

**4** The turf application was to apply a granular fertilizer with a good micro nutrient package to aid in green up after this cold winter. The application was made on 4/6 and 4/7, and it contained a pre-emergent and post emergent herbicide. Should see green up in 14 days, and will monitor weeds.

# QUALITY SITE ASSESSMENT

## Amelia Walk CDD

### Maintenance Items



- 5** This area was seeded in the fall and is coming in good. (with the exception of the damage from the mini bike)
- 6** The shrubs around the tennis/pickle ball courts are pruned.
- 7** Leaves have stopped dropping, but the crew has kept all the turf areas from being covered in leaves on a weekly basis. They have used the leaf vacuum to help remove excessive leave along the roadway and in the parking lot.
- 8** Turf areas by MWC and MWB were completely brown and are greening up. Addition water with the new well should help increase efficacy of the fertilizers this spring and summer.

*E.*

4/21/2026

# *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  
April 21<sup>st</sup>, 2026

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
  - Online event calendar updated with 2026 reoccurring club events. (compiled club contact list)
  - Spring party was a huge success
  - Planning summer party

## 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](mailto: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 – March 2026

Total Monthly Usage (Based on Door and Gate Entrances) – 2,762 patrons

Average Daily Usage - 89 patrons

Total Gym Usage – 1,362 patrons

Total Social Room Usage – 304 patrons

Tennis/Pickleball Courts – 153 patrons

Social Room Rentals – 2

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



## Completed Projects – Maintenance

- Leaves cleaned from tennis and pickleball courts by GMS.
- Gym equipment deep cleaned and sanitized by GMS.
- Playground mulch installed by Mulch Masters (full truck, 30 yrds).
- GMS installed new auto top off valve for pool level.



## Completed Projects – Landscaping



- Amenity center landscaping plans have been sent to landscaping vendors for proposal.
- Landscaping plans for entrance enhancement put together by resident architect.
- Majestic Walk Circle bed enhancement complete (worked with architect to come up with further modification- shrinking beds down, adding sod).
- Area 41/62 enhancement installed.

## **Homeowner Requests**

- Pond banks needing mowing, mowing on pond banks has since resumed.
- Received positive feedback regarding recent landscaping enhancements.

## In Progress Projects/Action Items

<b>Current Projects</b>			
	<b>Vendor/contractor</b>	<b>Status (as of 4/14/2026)</b>	<b>Price</b>
<b>Watch Tower</b>	Happy Days	scheduling- agreement signed	
<b>Area 41/62</b>	Bright View	Completed- monitoring for grass growth through mulch	
<b>Majestic Walk Circle Enhancement</b>	Bright View	Completed- monitoring irrigation issues on new plant material. Working with architect to come up with a plan to shrink beds	
<b>Hydroseeding/ Sod</b>	Brightview	waiting to schedule	
<b>Pool Lounger Strapping</b>	GMS	10 replacemnets ordered	
<b>Entrance enhancment Plans</b>	Resident Atchitect	Plans included in package	
<b>Amenity Center Enhancement</b>	Coastal Greenery	Proposal	\$ 48,934.92
	Fresh Cut	Proposal	\$ 16,729.00
	Brightview	Proposal	\$ 48,725.15

## Conclusion

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

Respectfully,

Chip Dellinger



*SIXTH ORDER OF BUSINESS*



**PLANT SCHEDULE**

*Client / Location: Amelia Walk - Main Entry / Fernandina Beach, FL 32034*

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	SPECIFICATIONS
<b>SHRUBS</b>					
24	Viburnum	Viburnum odoratissimum (Sweet Viburnum)	7 GAL.	As Shown	Full & Bushy
12	'Little Joey' Dwarf Bottlebrush	Callitamon viminalis 'Little Joey' (Bottlebrush)	7 GAL.	As Shown	Dense, Colorful
<b>GROUNDCOVERS</b>					
	Recycled Brown Mulch				As bid to be determined



**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 Entry**  
Fernandina Beach, FL

DATE: 4/10/2026  
SCALE: 1" = 20' - 0"  
FILE NAME: AMELIA WALK  
DESIGN BY: S. SMITH  
DRAWN BY: S. SMITH  
REV:

SHEET: L.004

DESIGN SERVICES

*SEVENTH ORDER OF BUSINESS*

## 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: Drainage Near Pool and Rear of Clubhouse		
Project Description	Alta Lakes: Drainage Near Pool and Rear of Clubhouse		

### Scope of Work

QTY	UoM/Size	Material/Description	Total
<b>Left Side:</b>			<b>\$8,879.01</b>
1.00	LUMP SUM	Labor to remove existing Shrubs Dig trench line for Drainage. Install all Drainage pipes and connect them. Labor to re-bury pipe and grade area. Remove any debris from site. Dig Under Sidewalk.	
1.00	EACH	Connection to Existing Channel Drain	
3.00	EACH	4" N 12	
3.00	EACH	4" Inner Coupling	
9.00	EACH	6" N 12	
9.00	EACH	6" Inner Coupling	
1.00	EACH	18" Drain Box (4way 3 open 1closed)	
0.25	EACH	Creek Rock - Installed (For Around Drain box)	
8.00	EACH	Pittosporum 15 gal - Installed (For Shrubs Removed)	
10.00	EACH	Mulch - Installed (Touch Up)	
1.00	LUMP SUM	Inspection, enhancement and/or adjustments to provide proper coverage to all specified areas	
<b>Right Side:</b>			<b>\$5,179.24</b>
1.00	LUMP SUM	Labor to remove existing Shrubs Dig trench line for Drainage. Install all Drainage pipes and connect them. Labor to re-bury pipe and grade area. Remove any debris from site. Dig Under Sidewalk.	
1.00	EACH	Connection to Existing Channel Drain	
3.00	EACH	4" N 12	
3.00	EACH	4" Inner Coupling	
0.25	EACH	Creek Rock - Installed (For Around Existing Drain box)	
6.00	EACH	Pittosporum 15 gal - Installed (For Shrubs Removed)	
8.00	EACH	Mulch - Installed (Touch Up)	
500.00	SQUARE FEET	St Augustine Sod - Installed	
1.00	LUMP SUM	Inspection, enhancement and/or adjustments to provide proper coverage to all specified areas	
<b>Optional Drainage:</b>			<b>\$2,735.67</b>

**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

## Proposal for Extra Work at Amelia Walk CDD

1.00	LUMP SUM	Labor to remove existing Shrubs Dig trench line for Drainage. Install all Drainage pipes and connect them. Labor to re-burry pipe and grade area. Remove any debris from site. Dig Under Sidewalk.
3.00	EACH	4" N 12
3.00	EACH	4" Inner Coupling
1.00	EACH	18" Drain Box (4way 2 open 2 closed)
0.25	EACH	Creek Rock - Installed (For Around Drain box)
1.00	LUMP SUM	Inspection, enhancement and/or adjustments to provide proper coverage to all specified areas

For internal use only

**SO#** 8871148  
**JOB#** 346108420  
**Service Line** 130

**Total Price** \$16,793.92

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

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

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

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

### Acceptance of this Contract

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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

**Property Manager**

Signature Title

**Chip Dellinger**  
Printed Name

**March 12, 2026**  
Date

**BrightView Landscape Services, Inc. "Contractor"**

**Bus Developer Maint Install**

Signature Title

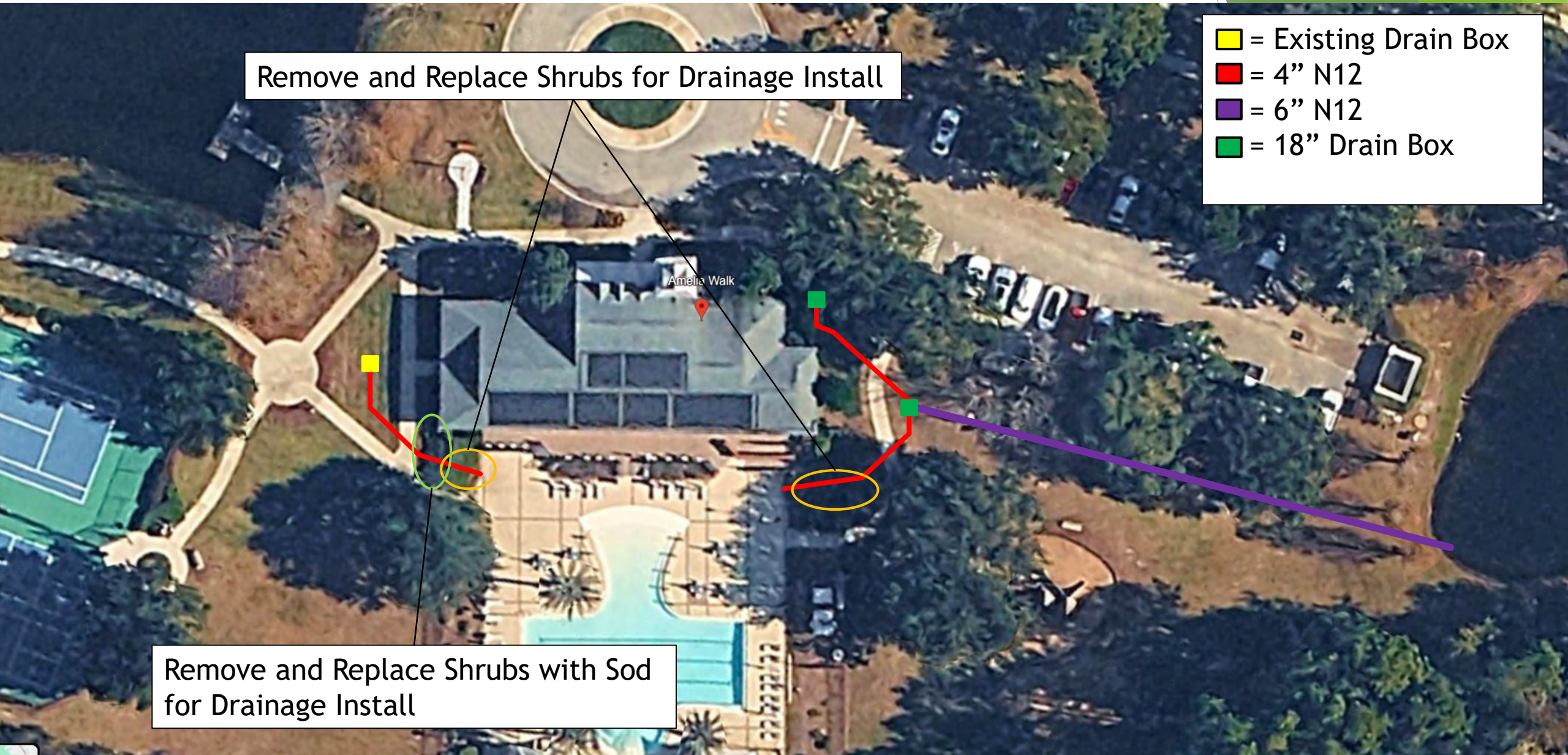
**James Chadwick Knight**  
Printed Name

**March 12, 2026**  
Date

**Job #: 346108420**

**SO #: 8871148**

**Proposed Price: \$16,793.92**



Remove and Replace Shrubs for Drainage Install

- = Existing Drain Box
- = 4" N12
- = 6" N12
- = 18" Drain Box

Remove and Replace Shrubs with Sod for Drainage Install



Down Spout



Y Connection



4" and 6"  
Drain Pipe



6-4" Reducer



18" Drain Box



# Fresh Cut Lawn Care of Nassau, Inc.

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

## Prepared For:

Amelia Walk H.O.A.  
Fernandina Beach Fl.

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

Remove plants that are obstructing the repairing of drainage .

Install new drain system that connects the pool drainage and 2 drains (approximately 50 ft apart ) on the left of the building to a 4 in pipe that extends to the pond (approximately 225 ft )

connect pipe to 1 gutter run off on left of building

connect 1 gutter run off on right of building

Connect new drainpipe of right side of pool to drain .

\$8,200.00 (Does not include replacing any plants)

## **Fresh Cut Lawn Care of Nassau County, Inc.**

\_\_\_\_\_ Date \_\_\_\_\_

## **Client**

\_\_\_\_\_ Date \_\_\_\_\_



**COASTAL  
GREENERY**

# Client Agreement

## Enhancement Services

Prepared for: Amelia Walk CDD

Prepared by: Max Englert

Date: March 7, 2026

Opportunity No.: 40994





March 07, 2026

Opportunity No. -  
40994

Amelia Walk CDD

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

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

*-Jeffrey Johns*

**ENHANCEMENT PROPOSAL**

**Amenity Center**

**Scope of Work:**

Select beds will have Junipers cut back and reshaped according to design.

Specified plant material will be removed and disposed of.

Existing Holly and two Magnolia trees will be removed and stumps ground.

Turf areas indicated on site plan will be removed and topsoil added for preparation of new sod.

When plant/sod removal is complete irrigation repairs/additions will be made for proper coverage in beds with new plantings.

**Drainage:**

Located on the right side of the pool from the edge of fence to existing drain box- 4" SDR pipe will be installed in place of old collapsed pipe.

On the left side of the property the channel drain will be connected to 4"SDR pipe from edge of

fence line along with one gutter pipe.

This pipe will connect with two existing drain boxes that will be replaced with larger ones and pipe will be trenched to lake bank edge.

\*\*\*Note\*\*\* In optional services it has been quoted to connect with two existing gutters on the left side of the building and tie into the drainbox.

After completion of the drainage work the plants/topsoil/rock and sod will be installed.

Topsoil is included to mix with the new plantings and sod.

## WORK ORDER SUMMARY

AREA/SERVICES	TOTAL PRICE
<b>Amenity Center</b>	
Sitework	\$7,633.11
Plants/Shrubs/Trees/Mulch	\$9,040.82
Drainage	\$6,538.57
Rocks and Gravel	\$849.46
Water Management Repairs	\$2,518.23
Sod	\$20,949.96
<b>Amenity Center</b>	<b>\$47,530.15</b>
<b>Optional Services</b>	
Left Side Additional Gutter Drainage	\$1,404.77
<b>Optional Services</b>	<b>\$1,404.77</b>
<b>Grand Total: \$48,934.92</b>	

ITEM	QUANTITY	UNITS
Yard Debris Disposal - Liberty	4	Each
Skid Steer Loader 1750 lb - Day	1	Day
Bottlebrush Red Cluster 45 gal -Install Kit	1	45 gal
Podocarpus Macrophyllum - Install Kit- 7 gal	40	7 gal
Ligustrum 'Sunshine' - Install Kit- 3 gal	17	3 gal
Loropetalum Ruby, Plum - Install Kit- 3 gal	16	3 gal
Azalea - Encore - Install Kit - 3 gal	35	3 gal
African Iris- White - Install Kit- 3 gal	12	3 gal
Coontie Palm - Install Kit- 3 gal	47	3 gal
Ginger - Install Kit- 3 gal	14	3 gal
Topsoil Spread (Hand)	3	Yd.
Boulders - Rock/Gravel Spread Kit	1	Ton
Drainage Materials		
Install 20" Round Catch Basin	2	Each
Trencher 36" - Day	1	Day
Irrigation Installation Material		
St. Augustine Sod - Install Kit- Sod	21	450 sf
Sod Cutter (Day)	1	Day
Topsoil Spread include Skid Steer	8	Yd.
Drainage Materials		

## **Agreement Terms and Conditions**

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

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

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

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

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

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

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

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

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

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

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



## 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 - Amenity Center Enhancement		
Project Description	Proposal based on plan provided		

### Scope of Work

The proposal is based off of the drawings by Scott Smith.

The Parsonii juniper at the entrance that had the note to trim back will not look any better, and it should be looked for removal and replacement with some other plant. Replacement with another plant is not included in this proposal.

Turf is proposed up to 9000 SF of turf. Any additional turf needed will be at an additional cost.

Pots are proposed, but there is no irrigation so these would have to be watered by someone on site. Depending on the location, they may be able to add some drip to them. But the drip would water the same schedule as the zone it is tied in to. This can be priced separately and is not included in this proposal.

Seville turf is specified in the proposal, but this turf is not widely used in this area. Speaking with a grower here that we get sod from, they say it's not very cold tolerant and can be damaged with cold winter. Discuss this and other options.

QTY	UoM/Size	Material/Description	Unit Price	Total	
				<b>Subtotal</b>	<b>\$21,878.91</b>
<b>Landscape planting areas</b>					
1.00	LUMP SUM	Mobilization and prep of the planting areas (not the sod areas)	\$3,095.17	\$3,095.17	
1.00	EACH	Weeping Bottlebrush 45 gal. installed (Callistemon viminalis 'Boyette' )	\$750.96	\$750.96	
40.00	EACH	Podocarpus Pringle 7 gal. installed	\$84.23	\$3,369.25	
17.00	EACH	Sunshine Ligustrum 3 gal. installed	\$40.07	\$681.25	
16.00	EACH	Burgundy Loropetalum (rubrum) 3 gal. installed	\$23.00	\$368.06	
35.00	EACH	Encore Azalea Autumn Express 3 gal. installed	\$52.07	\$1,822.42	
12.00	EACH	African Iris 3 gal. installed	\$24.39	\$292.65	
14.00	EACH	Shell Ginger 3 gal. installed	\$31.77	\$444.77	
47.00	EACH	Coontie palms 3 gal. installed	\$36.38	\$1,710.00	
1.00	EACH	Coquina boulder 4 x 5 (shorter and wider) installed	\$1,107.25	\$1,107.25	
125.00	EACH	Brown mulch installed	\$11.97	\$1,496.29	

**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

## Proposal for Extra Work at Amelia Walk CDD

10.00	EACH	Composted top soil spread approx. 1 inch in planting beds	\$121.73	\$1,217.33
1.00	LUMP SUM	Removal of 2 Magnolia trees, grind stumps, remove grindings. Removal of 1 Magnolia in circle and 1 Holly by the monument sign.	\$3,000.00	\$3,000.00
1.00	EACH	Irrigation modifications for coverage of new plants	\$1,482.95	\$1,482.95
1.00	LUMP SUM	Delivery and unloading of plant material	\$1,040.56	\$1,040.56
<b>Sod</b>			<b>Subtotal</b>	<b>\$17,600.60</b>
1.00	LUMP SUM	Mobilization and prep of 9000 SF of sod, disposal included	\$5,128.40	\$5,128.40
9,000.00	SQUARE FEET	Seville St Augustine sod installed (up to 9000 SF only)	\$1.39	\$12,472.20
<b>Tree Pruning</b>			<b>Subtotal</b>	<b>\$4,571.43</b>
1.00	LUMP SUM	Prune 20 Live oak trees, elevate canopies to 16 feet, thin out, and remove dead wood greater than 2 inches in diameter. Clear away from light poles. Prune 2 crape myrtles to elevate.	\$4,571.43	\$4,571.43
<b>Pots - 7 with seasonal color</b>			<b>Subtotal</b>	<b>\$4,674.21</b>
1.00	EACH	Decorative pots (based on availability and colors) various sizes ranging from 20" x 28" to 12" x 19" (ceramic)	\$3,867.61	\$3,867.61
1.00	CUBIC FEET	Foam and rocks for bottom	\$158.64	\$158.64
60.00	CUBIC FEET	Potting soil mix	\$7.50	\$450.03
70.00	EACH	Seasonal color for pots	\$2.83	\$197.93

For internal use only

**SO#** 8893318  
**JOB#** 346108420  
**Service Line** 130

**Total Price** \$48,725.15

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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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Customer

	<b>Property Manager</b>
Signature	Title
<b>Chip Dellinger</b>	<b>April 13, 2026</b>
Printed Name	Date

**BrightView Landscape Services, Inc. "Contractor"**

	<b>Enhancement Manager</b>
Signature	Title
<b>Jen Mabus</b>	<b>April 13, 2026</b>
Printed Name	Date

<b>Job #:</b>	<b>346108420</b>		
<b>SO #:</b>	<b>8893318</b>	<b>Proposed Price:</b>	<b>\$48,725.15</b>

*NINTH ORDER OF BUSINESS*

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**

**FINANCIAL STATEMENTS**

September 30, 2025

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**FINANCIAL STATEMENTS**  
September 30, 2025

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INDEPENDENT AUDITORS' REPORT

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

**Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Amelia Walk Community Development District, Nassau County, Florida ("District") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Basis for Opinions**

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

**Responsibilities of Management for the Financial Statements**

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

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

**Auditor's Responsibilities for the Audit of the Financial Statements**

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

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

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

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

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

### **Required Supplementary Information**

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

### **Other Reporting Required by Government Auditing Standards**

In accordance with Government Auditing Standards, we have also issued our report dated April 6, 2026, on our consideration of the Amelia Walk Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

### **Report on Other Legal and Regulatory Requirements**

We have also issued our report dated April 6, 2026 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

*DiBartolomeo, McBee, Hartley & Barnes*

DiBartolomeo, McBee, Hartley & Barnes, P.A.  
Fort Pierce, Florida  
April 6, 2026

# AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

## MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

Our discussion and analysis of Amelia Walk Community Development District, Nassau County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$5,348,989.
- The change in the District's total net position in comparison with the prior fiscal year was \$525,590, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$2,260,757. A portion of fund balance is restricted for nonspendable prepaid items and deposits, debt service and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

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

#### **Government-Wide Financial Statements**

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

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

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

# AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

## MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

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

### **Fund Financial Statements**

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

### **Governmental Funds**

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

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

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

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

### **Notes to the Financial Statements**

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

# AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

## MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

### GOVERNMENT WIDE FINANCIAL ANALYSIS

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

Key components of net position were as follows:

Statement of Net Position		
	2025	2024
Current assets	\$ 642,798	\$ 305,950
Restricted assets	1,994,055	2,653,701
Capital assets	19,829,944	19,780,344
Total assets	<u>22,466,797</u>	<u>22,739,995</u>
Deferred outflows of resources	<u>7,525</u>	<u>8,174</u>
Current liabilities	1,147,062	1,010,166
Long-term liabilities	15,978,271	16,914,604
Total liabilities	<u>17,125,333</u>	<u>17,924,770</u>
Net position		
Net invested in capital assets	3,444,107	2,340,538
Restricted for capital projects	96,264	198,442
Restricted for debt service	1,543,071	2,062,886
Unrestricted	<u>265,547</u>	<u>221,533</u>
Total net position	<u>\$ 5,348,989</u>	<u>\$ 4,823,399</u>

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

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

Change in Net Position		
	2025	2024
Program revenues	\$ 2,926,973	\$ 2,589,230
General revenues	73,770	218,112
Total revenues	<u>3,000,743</u>	<u>2,807,342</u>
Expenses		
General government	251,496	229,632
Maintenance and operations	1,097,685	1,203,862
Culture and recreation	207,743	210,770
Interest on long-term debt	918,229	946,501
Cost of issuance	-	157,275
Total expenses	<u>2,475,153</u>	<u>2,748,040</u>
Change in net position	525,590	59,302
Net position - beginning of year	<u>4,823,399</u>	<u>4,764,097</u>
Net position - end of year	<u>\$ 5,348,989</u>	<u>\$ 4,823,399</u>

# AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

## MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$2,475,153 which consisted of interest on long-term debt, and costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by assessments.

### **GENERAL BUDGETING HIGHLIGHTS**

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures exceeded appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were higher than budgeted amounts due primarily to costs being higher than anticipated. The general fund reported a surplus for the fiscal year ended 2025.

### **CAPITAL ASSETS AND DEBT ADMINISTRATION**

#### Capital Assets

At September 30, 2025, the District had \$19,829,944 invested in capital assets and construction in process. Construction in process has not completed as of September 30, 2025 and therefore is not depreciated to date. More detailed information about the District's capital assets is presented in the notes of the financial statements.

#### Capital Debt

At September 30, 2025, the District had \$16,377,271 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

### **ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION**

For the fiscal year 2026, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

# **AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

September 30, 2025

### **CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT**

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

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF NET POSITION**  
September 30, 2025

	<u>GOVERNMENTAL ACTIVITIES</u>
<b>ASSETS</b>	
Cash and cash equivalents	\$ 69,333
Investments	504,772
Assessments receivable	13,284
Accrued interest receivable	6,460
Deposits	2,215
Prepaid items	46,734
Restricted assets:	
Investments	1,994,055
Capital assets:	
Non-depreciable	6,337,598
Depreciable	13,492,346
<b>TOTAL ASSETS</b>	<u>22,466,797</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred refunding obligation	<u>7,525</u>
<b>TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES</b>	<u><u>\$ 22,474,322</u></u>
<b>LIABILITIES</b>	
Accounts payable	\$ 359,805
Accrued interest payable	371,966
Deposits	200
Retainage Payable	16,091
Bonds payable, due within one year	399,000
Bonds payable, due in more than one year	15,978,271
<b>TOTAL LIABILITIES</b>	<u>17,125,333</u>
<b>NET POSITION</b>	
Net investment in capital assets	3,444,107
Restricted for:	
Capital projects	96,264
Debt service	1,543,071
Unrestricted	265,547
<b>TOTAL NET POSITION</b>	<u><u>\$ 5,348,989</u></u>

The accompanying notes are an integral part of this financial statement

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF ACTIVITIES**  
Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenues and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Governmental activities					
General government	\$ 251,496	\$ 251,496	\$ -	\$ -	\$ -
Maintenance and operations	1,097,685	551,777	-	6,706	(539,202)
Culture and recreation	207,743	207,743	-	-	-
Interest on long-term debt	918,229	1,818,226	91,025	-	991,022
<b>Total governmental activities</b>	<b>\$ 2,475,153</b>	<b>\$ 2,829,242</b>	<b>\$ 91,025</b>	<b>\$ 6,706</b>	<b>451,820</b>
General revenues:					
					29,542
					15,152
					29,076
					73,770
					525,590
					4,823,399
					\$ 5,348,989

The accompanying notes are an integral part of this financial statement

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET – GOVERNMENTAL FUNDS**  
September 30, 2025

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
<b><u>ASSETS</u></b>				
Cash and cash equivalents	\$ 69,333	\$ -	\$ -	\$ 69,333
Investments	504,772	1,914,134	79,921	2,498,827
Assessments receivable	5,796	7,488	-	13,284
Accrued interest receivable	211	5,997	252	6,460
Due from other funds	12,582	-	-	12,582
Deposits	2,215	-	-	2,215
Prepaid items	46,734	-	-	46,734
TOTAL ASSETS	<u>\$ 641,643</u>	<u>\$ 1,927,619</u>	<u>\$ 80,173</u>	<u>\$ 2,649,435</u>
<b><u>LIABILITIES AND FUND BALANCES</u></b>				
<b>LIABILITIES</b>				
Accounts payable	\$ 359,805	\$ -	\$ -	\$ 359,805
Deposits	200	-	-	200
Retainage payable	16,091	-	-	16,091
Due to other funds	-	12,582	-	12,582
TOTAL LIABILITIES	<u>376,096</u>	<u>12,582</u>	<u>-</u>	<u>388,678</u>
<b>FUND BALANCES</b>				
Nonspendable:				
Prepaid items and deposits	48,949	-	-	48,949
Restricted for:				
Debt service	-	1,915,037	-	1,915,037
Capital projects	-	-	80,173	80,173
Unassigned	216,598	-	-	216,598
TOTAL FUND BALANCES	<u>265,547</u>	<u>1,915,037</u>	<u>80,173</u>	<u>2,260,757</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 641,643</u>	<u>\$ 1,927,619</u>	<u>\$ 80,173</u>	<u>\$ 2,649,435</u>

The accompanying notes are an integral part of this financial statement

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
September 30, 2025

Total Governmental Fund Balances in the Balance Sheet	\$ 2,260,757
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Deferred charges on refunding of long-term debt are shown as deferred outflows of resources in the government-wide financial statements; however, this amount is not reported in the governmental financial statements.	7,525
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	23,423,739
Less accumulated depreciation	(3,593,795)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(371,966)
Original issue discount	105,729
Governmental bonds payable	(16,483,000)
Net Position of Governmental Activities	\$ 5,348,989

The accompanying notes are an integral part of this financial statement

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**Year Ended September 30, 2025**

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
<b>REVENUES</b>				
Assessments	\$ 1,011,016	\$ 1,818,226	\$ -	\$ 2,829,242
Investment earnings	29,542	91,025	6,706	127,273
Miscellaneous revenue	15,152	-	-	15,152
Interlocal agreement revenue	29,076	-	-	29,076
<b>TOTAL REVENUES</b>	<b>1,084,786</b>	<b>1,909,251</b>	<b>6,706</b>	<b>3,000,743</b>
<b>EXPENDITURES</b>				
General government	251,496	-	-	251,496
Maintenance and operations	572,960	-	-	572,960
Culture and recreation	192,096	-	-	192,096
Capital outlay	353,108	-	236,864	589,972
Debt				
Principal	-	937,000	-	937,000
Interest expense	-	933,321	-	933,321
<b>TOTAL EXPENDITURES</b>	<b>1,369,660</b>	<b>1,870,321</b>	<b>236,864</b>	<b>3,476,845</b>
<b>EXCESS REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(284,874)</b>	<b>38,930</b>	<b>(230,158)</b>	<b>(476,102)</b>
<b>OTHER SOURCES (USES)</b>				
Transfers in (out)	328,887	(579,153)	250,266	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>328,887</b>	<b>(579,153)</b>	<b>250,266</b>	<b>-</b>
<b>EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER USES</b>	<b>44,013</b>	<b>(540,223)</b>	<b>20,108</b>	<b>(476,102)</b>
<b>FUND BALANCE</b>				
Beginning of year	221,534	2,455,260	60,065	2,736,859
End of year	<b>\$ 265,547</b>	<b>\$ 1,915,037</b>	<b>\$ 80,173</b>	<b>\$ 2,260,757</b>

The accompanying notes are an integral part of this financial statement

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**  
**Year Ended September 30, 2025**

Net Change in Fund Balances - Total Governmental Funds	\$ (476,102)
Amount reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets are depreciated over their estimated useful lives:	
Capital outlay	589,972
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities:	
Payments on long-term debt	937,000
Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:	
Current year provision for depreciation	(540,372)
Change in accrued interest payable	20,408
Provision for amortization of bond discount	(4,667)
Provision for amortization of deferred charges	(649)
Change in Net Position of Governmental Activities	\$ 525,590

The accompanying notes are an integral part of this financial statement

# AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

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

The Board has the responsibility for:

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

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

### NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### **Government-Wide and Fund Financial Statements**

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

# AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### **NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

#### **Government-Wide and Fund Financial Statements (continued)**

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

#### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

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

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

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

#### **Assessments**

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

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

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**

**NOTES TO FINANCIAL STATEMENTS**

September 30, 2025

**NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

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

The District reports the following major governmental funds:

General Fund

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

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

Debt Service Fund

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

Capital Projects Fund

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

**Assets, Liabilities and Net Position or Equity**

Restricted Assets

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

Deposits and Investments

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

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

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

# AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### Assets, Liabilities and Net Position or Equity (continued)

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

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

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

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

#### Prepaid Items

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

#### Capital Assets

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

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

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

**NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Assets, Liabilities and Net Position or Equity (continued)**

Capital Assets (continued)

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

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

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

Unearned Revenue/Deferred Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

# AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### **Assets, Liabilities and Net Position or Equity (continued)**

##### Deferred Outflows/Inflows of Resources (continued)

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

##### Fund Equity/Net Position

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

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

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

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

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

# AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### **Other Disclosures**

##### Use of Estimates

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

### NOTE C - BUDGETARY INFORMATION

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

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

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

### NOTE D – DEPOSITS AND INVESTMENTS

#### **Deposits**

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

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

**NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)**

**Investments**

The District’s investments were held as follows at September 30, 2025:

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
US Bank Gcts 0490	\$ 62,568	N/A	N/A
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	442,204	S&P AAAM	Weighted average of the fund portfolio: 47 days
Money Market Mutual Funds - First American Treasury Obligation CL Y	1,994,055	S&P AAAM	Weighted average of the fund portfolio: 45 days
Total Investments	<u>\$ 2,498,827</u>		

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

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

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

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

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

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

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

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

**NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)**

**Investments (continued)**

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

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

The District participated in the following external investment pools:

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

**NOTE E – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS**

Interfund receivables and payables for the fiscal year ended September 30, 2025 were as follows:

<u>Fund</u>	<u>Receivable</u>	<u>Payable</u>
General	\$ 12,582	\$ -
Debt service	-	12,582
Total	<u>\$ 12,582</u>	<u>\$ 12,582</u>

The outstanding balances between the funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt services fund relate to invoices paid from the general fund that have not been reimbursed by the debt service fund.

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

<u>Fund</u>	<u>Transfer In</u>	<u>Transfer Out</u>
General	\$ 328,887	\$ -
Debt service	-	579,153
Capital projects	250,266	-
Total	<u>\$ 579,153</u>	<u>\$ 579,153</u>

# AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### NOTE E – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS (CONTINUED)

Transfers are used to move revenues and other financing sources from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the general fund and capital projects fund were made in accordance with Bond Indentures.

### NOTE F - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Balance 10/01/2024	Increases	Decreases	Balance 09/30/2025
<b>Governmental activities:</b>				
Capital assets, not being depreciated:				
Land	\$ 881,686	\$ -	\$ -	\$ 881,686
Construction in process	5,219,048	236,864	-	5,455,912
Total capital assets, not being depreciated	<u>6,100,734</u>	<u>236,864</u>	<u>-</u>	<u>6,337,598</u>
Capital assets, being depreciated				
Infrastructure- Stormwater	10,440,165	-	-	10,440,165
Infrastructure- other	1,601,261	-	-	1,601,261
Equipment	204,755	31,293	-	236,048
Infrastructure - roadways	1,392,995	321,815	-	1,714,810
Infrastructure- recreational	3,093,857	-	-	3,093,857
Total capital assets, being depreciated	<u>16,733,033</u>	<u>353,108</u>	<u>-</u>	<u>17,086,141</u>
Less accumulated depreciation for:				
Infrastructure- Stormwater	1,044,018	348,005	-	1,392,023
Infrastructure- other	240,189	80,063	-	320,252
Equipment	114,751	27,007	-	141,758
Infrastructure - roadways	208,950	69,650	-	278,600
Infrastructure- recreational	1,445,515	15,647	-	1,461,162
Total accumulated depreciation	<u>3,053,423</u>	<u>540,372</u>	<u>-</u>	<u>3,593,795</u>
Total capital assets, being depreciated - net	<u>13,679,610</u>	<u>(187,264)</u>	<u>-</u>	<u>13,492,346</u>
Governmental activities capital assets - net	<u>\$ 19,780,344</u>	<u>\$ 49,600</u>	<u>\$ -</u>	<u>\$19,829,944</u>

Depreciation expense of \$540,372 was charged to maintenance and operations and culture and recreation in the amounts of \$524,725 and \$15,647, respectively.

# AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### NOTE G – LONG-TERM LIABILITIES

**\$1,675,000 Special Assessment Bonds, Series 2012A-1** – On March 26, 2012, the Series 2006A Bonds were Trifurcated into three (3) separate Bond Series. As a result of the Trifurcation, the outstanding Series 2006A Bonds with a principal balance of \$8,565,000 exchanged for; \$1,675,000 in principal amount of the District’s Series 2012A-1, \$1,535,000 in principal amount of the District’s Series 2012A-2, and \$5,355,000 in principal amount of the District’s Series 2012A-3 (collectively, the “Series 2012 Bonds”). The Series 2012 Bonds are due May 1, 2037 with a fixed interest rate of 5.5%. In 2025, the District made prepayments of \$30,000.

**\$3,875,000 Special Assessment Bonds, Series 2016** – On January 25, 2016, the District issued \$1,675,000 in Special Assessment Bonds, Series 2016. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through November 2047. The Bonds bear interest ranging between 4.25% and 6.00% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing November 2018. In 2025, the District made prepayments of \$55,000.

**\$7,135,000 Special Assessment Bonds, Series 2018A (Assessment Area 3A)** – On April 18, 2018, the District issued \$7,135,000 in Special Assessment Bonds, Series 2018A (Assessment Area 3A). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through November 2048. The Bonds bear interest ranging between 4.00% and 5.375% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing November 2019. In 2025, the District made prepayments of \$190,000.

**\$8,300,000 Special Assessment Bonds, Series 2018A (Assessment Area 3B)** – On December 20, 2018, the District issued \$8,300,000 in Special Assessment Bonds, Series 2018A (Assessment Area 3B). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through November 2049. The Bonds bear interest ranging between 4.375% and 5.375% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing November 2020. In 2025, the District made prepayments of \$210,000.

**\$1,130,000 Special Assessment Bonds, Series 2023** – On November 7, 2023, the District issued \$1,130,000 in Special Assessment Bonds, Series 2023. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through May 2044. The Bonds bear interest of 6.350% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2024. In 2025, the District made prepayments of \$57,000.

# AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### NOTE G – LONG-TERM LIABILITIES (CONTINUED)

The Series 2012, 2016, 2018 and 2023 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2012, 2016, 2018 and 2023 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2025.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2025:

	Balance 10/01/2024	Additions	Deletions	Balance 09/30/2025	Due Within One Year
Special Assessment Bonds, Series 2012A-1	\$ 1,005,000	\$ -	\$ 85,000	\$ 920,000	\$ 55,000
Special Assessment Bonds, Series 2016	2,220,000	-	100,000	2,120,000	45,000
Special Assessment Bonds, Series 2018A	6,025,000	-	315,000	5,710,000	130,000
Special Assessment Bonds, Series 2018A-3B	7,055,000	-	350,000	6,705,000	140,000
Special Assessment Bonds, Series 2023	1,115,000	-	87,000	1,028,000	29,000
	17,420,000	-	937,000	16,483,000	399,000
Unamortized bond discount	(110,396)	-	(4,667)	(105,729)	-
	<u>\$ 17,309,604</u>	<u>\$ -</u>	<u>\$ 932,333</u>	<u>\$ 16,377,271</u>	<u>\$ 399,000</u>

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

**NOTE G – LONG-TERM LIABILITIES (CONTINUED)**

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

<u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 399,000	\$ 887,016	\$ 1,286,016
2027	421,000	866,374	1,287,374
2028	438,000	844,918	1,282,918
2029	460,000	822,229	1,282,229
2030	482,000	798,543	1,280,543
2031-2035	2,835,000	3,564,258	6,399,258
2036-2040	3,345,000	2,703,676	6,048,676
2041-2045	4,038,000	1,691,597	5,729,597
2046-2050	<u>4,065,000</u>	<u>503,071</u>	<u>4,568,071</u>
	<u>\$ 16,483,000</u>	<u>\$ 12,681,682</u>	<u>\$ 29,164,682</u>

**NOTE H - MANAGEMENT COMPANY**

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

**NOTE I - RISK MANAGEMENT**

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

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES AND EXPENDITURES –**  
**BUDGET AND ACTUAL – GENERAL FUND**  
September 30, 2025

	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
<b>REVENUES</b>				
Assessments	\$ 1,000,785	\$ 1,011,016	\$ 1,011,016	\$ -
Investment earnings	3,825	14,637	29,542	14,905
Miscellaneous revenue	11,114	15,152	15,152	-
Interlocal agreement revenue	27,076	29,076	29,076	-
<b>TOTAL REVENUES</b>	<b>1,042,800</b>	<b>1,069,881</b>	<b>1,084,786</b>	<b>14,905</b>
<b>EXPENDITURES</b>				
Current				
General government	187,932	215,676	251,496	(35,820)
Maintenance and operations	494,432	498,643	572,960	(74,317)
Culture and recreation	175,436	170,562	192,096	(21,534)
Capital outlay	185,000	185,000	353,108	(168,108)
<b>TOTAL EXPENDITURES</b>	<b>1,042,800</b>	<b>1,069,881</b>	<b>1,369,660</b>	<b>(299,779)</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	-	-	(284,874)	(284,874)
<b>OTHER SOURCES (USES)</b>				
Interfund transfer in	-	-	328,887	328,887
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>44,013</b>	<b>\$ 44,013</b>
<b>FUND BALANCES</b>				
Beginning of year			221,534	
End of year			\$ 265,547	

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

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

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes, The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements, The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors, Actual general fund expenditures exceeded appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were higher than budgeted amounts due primarily to costs being higher than anticipated. The general fund reported a surplus for the fiscal year ended 2025.

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

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

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Amelia Walk Community Development District, as of September 30, 2025 and for the year ended September 30, 2025, which collectively comprise Amelia Walk Community Development District's basic financial statements and have issued our report thereon dated April 6, 2026.

### **Report on Internal Control Over Financial Reporting**

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

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

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

## **Report on Compliance and Other Matters**

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

## **Purpose of this Report**

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

*DiBartolomeo, McBee, Hartley & Barnes*

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

Fort Pierce, Florida

April 6, 2026

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

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

We have examined Amelia Walk Community Development District, Nassau County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

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

*DiBartolomeo, McBee, Hartley & Barnes*

DiBartolomeo, McBee Hartley & Barnes, P.A.  
Fort Pierce, Florida  
April 6, 2026

Management Letter

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

**Report on the Financial Statements**

We have audited the financial statements of Amelia Walk Community Development District as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated April 6, 2026.

**Auditor's Responsibility**

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

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated April 6, 2026, should be considered in conjunction with this management letter.

**Prior Audit Findings**

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

**Official Title and Legal Authority**

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

## **Financial Condition and Management**

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

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

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

## **Property Assessed Clean Energy (PACE) Programs**

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

## **Specific Information**

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

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as 4.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 12.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$10,600.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$1,794,786.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District amended its final adopted budget under Section 189.016(6), Florida Statutes, as included on page 28.

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

- a. The rates of non-ad valorem special assessments imposed by the District range from \$1,437 to \$4,336 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$2,829,242.
- c. The total amount of outstanding bonds issued by the District as \$16,483,000.

**Additional Matters**

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

**Purpose of this Letter**

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

*DiBartolomeo, McBee, Hartley & Barnes*  
DiBartolomeo, McBee, Hartley & Barnes, P.A.  
Fort Pierce, Florida  
April 6, 2026

*ELEVENTH ORDER OF BUSINESS*

***Amelia Walk***  
***Community Development District***

**FY 2027**  
***Proposed Budget***  
***April 21, 2026***



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**Amelia Walk**  
Community Development District  
Proposed Budget  
General Fund

Description	Adopted Budget FY 2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY 2027
<b>Revenues</b>					
Maintenance Assessments-On Roll (Net)	\$1,000,786	\$977,735	\$23,051	\$1,000,786	\$1,000,782
Interest Income	\$3,825	\$5,531	\$5,531	\$11,062	\$3,825
Clubhouse Income	\$500	\$2,474	\$0	\$2,474	\$500
Interlocal Agreement	\$27,076	\$13,538	\$13,538	\$27,076	\$27,076
Miscellaneous Income-Non Resident User Fees	\$0	\$4,000	\$0	\$4,000	\$0
<b>TOTAL REVENUES</b>	<b>\$1,032,188</b>	<b>\$1,003,278</b>	<b>\$42,121</b>	<b>\$1,045,399</b>	<b>\$1,032,183</b>

<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$12,000	\$5,400	\$6,000	\$11,400	\$12,000
FICA Expense	\$842	\$413	\$459	\$872	\$842
Engineering Fees	\$30,000	\$16,048	\$22,467	\$38,514	\$30,000
Assessment Roll Administration	\$5,513	\$5,513	\$0	\$5,513	\$5,789
Dissemination	\$3,859	\$1,929	\$613	\$2,542	\$3,859
Dissemination-Amortization Schedules	\$1,200	\$1,500	\$550	\$2,050	\$2,050
Trustee Fees	\$18,603	\$14,001	\$5,300	\$19,301	\$20,000
Arbitrage	\$2,400	\$1,200	\$1,200	\$2,400	\$2,400
Attorney Fees	\$60,000	\$25,289	\$25,289	\$50,578	\$55,000
Annual Audit	\$3,900	\$3,900	\$0	\$3,900	\$4,000
Management Fees	\$59,074	\$29,537	\$29,537	\$59,074	\$62,028
Information Technology	\$882	\$441	\$441	\$882	\$926
Website Maintenance	\$441	\$221	\$221	\$441	\$463
Travel & Per Diem	\$500	\$0	\$0	\$0	\$500
Telephone	\$900	\$364	\$364	\$728	\$900
Postage	\$1,000	\$258	\$258	\$515	\$1,000
Printing	\$750	\$369	\$369	\$737	\$750
Insurance	\$12,657	\$11,667	\$0	\$11,667	\$12,834
Legal Advertising	\$2,500	\$518	\$332	\$851	\$2,500
Other Current Charges	\$2,700	\$1,183	\$1,183	\$2,366	\$2,500
Office Supplies	\$100	\$1	\$1	\$2	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$219,995</b>	<b>\$119,926</b>	<b>\$94,582</b>	<b>\$214,508</b>	<b>\$220,615</b>

**FIELD:**

**Contract Services:**

Landscaping & Fertilization Maintenance	\$180,171	\$76,749	\$79,326	\$156,076	\$180,171
Fountain Maintenance	\$2,650	\$270	\$2,380	\$2,650	\$2,650
Lake Maintenance	\$29,016	\$15,088	\$15,088	\$30,177	\$30,177
Security	\$9,040	\$3,078	\$3,197	\$6,275	\$9,040
Refuse	\$2,500	\$1,001	\$1,213	\$2,213	\$2,500
Management Company	\$17,504	\$8,752	\$8,752	\$17,504	\$18,379
<b>Subtotal Contract Services</b>	<b>\$240,881</b>	<b>\$104,939</b>	<b>\$109,957</b>	<b>\$214,895</b>	<b>\$242,917</b>

**Amelia Walk**  
Community Development District  
Proposed Budget  
General Fund

Description	Adopted Budget FY 2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY 2027
<b>Repairs &amp; Maintenance:</b>					
Repairs & Maintenance	\$60,000	\$21,571	\$21,571	\$43,142	\$60,000
Landscaping Extras (Flowers & Mulch)	\$18,309	\$15,486	\$0	\$15,486	\$18,309
Irrigation Repairs	\$8,500	\$8,837	\$8,837	\$17,674	\$15,000
Speed Control	\$12,000	\$3,456	\$8,544	\$12,000	\$12,000
<b>Subtotal Repairs and Maintenance</b>	<b>\$98,809</b>	<b>\$49,350</b>	<b>\$38,952</b>	<b>\$88,302</b>	<b>\$105,309</b>
<b>Utilities:</b>					
Electric	\$30,000	\$13,859	\$13,859	\$27,717	\$30,000
Streetlighting	\$42,000	\$20,102	\$20,102	\$40,203	\$42,000
Water & Wastewater	\$33,835	\$10,777	\$10,777	\$21,554	\$24,700
<b>Subtotal Utilities</b>	<b>\$105,835</b>	<b>\$44,737</b>	<b>\$44,737</b>	<b>\$89,475</b>	<b>\$96,700</b>
<b>Amenity Center:</b>					
Insurance	\$40,000	\$35,067	\$0	\$35,067	\$32,506
Pool Maintenance	\$15,000	\$12,930	\$12,930	\$25,859	\$15,000
Pool Permit	\$300	\$0	\$300	\$300	\$300
Amenity Management	\$85,995	\$42,998	\$42,998	\$85,995	\$90,295
Cable TV/Internet/Telephone	\$6,000	\$4,096	\$4,191	\$8,287	\$8,500
Janitorial Service	\$13,373	\$6,687	\$6,687	\$13,373	\$14,042
Special Events	\$10,000	\$762	\$9,238	\$10,000	\$10,000
Decorations-Holiday	\$4,000	\$220	\$3,780	\$4,000	\$4,000
Facility Maintenance (including Fitness Equip)	\$7,000	\$2,828	\$2,828	\$5,656	\$7,000
<b>Subtotal Amenity Center</b>	<b>\$181,668</b>	<b>\$105,587</b>	<b>\$82,950</b>	<b>\$188,537</b>	<b>\$181,642</b>
<b>Reserves:</b>					
Capital Reserves	\$185,000	\$185,000	\$0	\$185,000	\$185,000
<b>Subtotal Reserves</b>	<b>\$185,000</b>	<b>\$185,000</b>	<b>\$0</b>	<b>\$185,000</b>	<b>\$185,000</b>
<b>TOTAL FIELD EXPENDITURES</b>	<b>\$812,193</b>	<b>\$489,613</b>	<b>\$276,596</b>	<b>\$766,209</b>	<b>\$811,569</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,032,188</b>	<b>\$609,539</b>	<b>\$371,178</b>	<b>\$980,717</b>	<b>\$1,032,183</b>
<b>FUND BALANCE</b>	<b>\$0</b>	<b>\$393,739</b>	<b>(\$329,057)</b>	<b>\$64,682</b>	<b>\$0</b>

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Net On Roll Assessment	\$ 790,124	\$ 815,124	\$ 855,786	\$ 1,000,785	\$ 1,000,785	\$ 1,000,782
Collection & Discounts (7%)	\$ 59,472	\$ 61,353	\$ 64,414	\$ 75,328	\$ 75,328	\$ 75,328
Gross Assessment	\$ 849,596	\$ 876,477	\$ 920,200	\$ 1,076,113	\$ 1,076,113	\$ 1,076,110
No. of Units	749	749	749	749	749	749
<b>Gross Per Unit Assessment</b>	<b>\$ 1,134.31</b>	<b>\$ 1,170.20</b>	<b>\$ 1,228.57</b>	<b>\$ 1,436.73</b>	<b>\$ 1,436.73</b>	<b>\$ 1,436.73</b>

Annual % Increase 0%  
Annual Increase \$ (0.00)

# **Amelia Walk**

## **Community Development District**

General Fund Budget  
Fiscal Year 2027

### **REVENUES:**

#### **Maintenance Assessments**

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

#### **Rental Income**

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

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### **EXPENDITURES:**

#### **Administrative:**

##### **Supervisor Fees**

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

##### **FICA Expense**

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

##### **Engineering**

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

##### **Assessment Roll Administration**

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

##### **Dissemination Agent**

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

##### **Trustee Fees**

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

##### **Arbitrage**

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

# **Amelia Walk**

## **Community Development District**

General Fund Budget  
Fiscal Year 2027

### **Attorney**

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

### **Annual Audit**

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

### **Management Fees**

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

### **Computer Time**

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

### **Telephone**

Telephone and fax machine.

### **Postage**

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

### **Insurance**

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

### **Printing**

Printing of computerized checks, stationary, envelopes etc.

### **Legal Advertising**

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

### **Other Current Charges**

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

### **Office Supplies**

Miscellaneous office supplies.

### **Dues, Licenses & Subscriptions**

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

# Amelia Walk

## Community Development District

General Fund Budget  
Fiscal Year 2027

### **Field Expenditures:**

#### **Landscaping and Fertilization Maintenance:**

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

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

#### **Fountain Maintenance:**

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

#### **Lake Maintenance**

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

<b><u>Description</u></b>	<b><u>Monthly</u></b>	<b><u>Annually</u></b>
Solitude Lake Management	\$2514	\$30,1776

#### **Refuse**

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

#### **Management Company**

The District has contracted with Governmental Management Services, LLC for supervision and on-site management.

### **Repairs & Maintenance:**

#### **Repairs & Maintenance**

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

#### **Landscaping Extras**

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

#### **Irrigation Repairs**

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

# Amelia Walk Community Development District

General Fund Budget  
Fiscal Year 2027

**Utilities:**

**Electric**

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

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

**Streetlighting**

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

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

**Water & Wastewater**

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

<b><u>Account Number</u></b>	<b><u>Description</u></b>	<b><u>Annual Amount</u></b>
66898811	85108 Majestic Walk Blvd. (IRR)	\$3,000
67204885	85287 Majestic Walk Blvd. (IRR)	\$3,500
67133220	85287 Majestic Walk Blvd. (IRR)	\$4,500
67579885	85287 Majestic Walk Blvd. (S)	\$6,335
67579885	85287 Majestic Walk Blvd. (W)	\$4,500
65440987	85287 Majestic Walk Blvd. (W)	\$1,500
Contingency		\$1,365
<b>Total</b>		<b>\$24,700</b>

# Amelia Walk

## Community Development District

General Fund Budget  
Fiscal Year 2027

### Amenity Center:

#### Insurance

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

#### Pool Maintenance

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

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

#### Pool Permit

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

#### Amenity Attendant

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

#### Cable TV/Internet/Telephone

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

#### Janitorial Services

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

#### Facility Maintenance

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

### Reserves:

#### Capital Reserve

Funds set aside for future replacements of capital related items.

Description	Adopted Budget FY 2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY 2027
<b>Revenues</b>					
Special Assessments-On Roll (Net)	\$111,206	\$104,238	\$2,457	\$106,695	\$107,362
Special Assessments-A Prepayments	\$0	\$14,658	\$0	\$14,658	\$0
Interest Income	\$0	\$2,834	\$2,834	\$5,669	\$0
Carry Forward Surplus <sup>(1)</sup>	\$107,368	\$102,227	\$0	\$102,227	\$98,924
<b>TOTAL REVENUES</b>	<b>\$218,573</b>	<b>\$223,958</b>	<b>\$5,291</b>	<b>\$229,249</b>	<b>\$206,286</b>
<b>Expenditures</b>					
<b>Series 2012A-1</b>					
Interest - 11/01	\$27,638	\$25,300	\$0	\$25,300	\$23,513
Interest - 05/01	\$27,638	\$0	\$25,025	\$25,025	\$23,513
Principal - 05/01	\$55,000	\$0	\$55,000	\$55,000	\$60,000
Special Call - 11/01	\$15,000	\$10,000	\$0	\$10,000	\$0
Special Call - 05/01	\$0	\$0	\$15,000	\$15,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$125,275</b>	<b>\$35,300</b>	<b>\$95,025</b>	<b>\$130,325</b>	<b>\$107,025</b>
<b>EXCESS REVENUES</b>	<b>\$93,298</b>	<b>\$188,658</b>	<b>(\$89,734)</b>	<b>\$98,924</b>	<b>\$99,261</b>

Interest Expense 11/1/2027	\$21,863
	<u>\$21,863</u>

<sup>(1)</sup> Carry forward surplus is net of the reserve requirement.

Units	Gross Assessment Per Unit	Gross Assessment
34	\$ -	\$0
119	\$ 970.11	\$115,443
<b>153</b>		<b>\$115,443</b>
Less: Discounts (4%) and Collections (3%)		(\$8,081)
<b>Total Net Assessment</b>		<b>\$107,362</b>

# Amelia Walk

Community Development District

## Amortization Schedule

Series 2012A-1, Special Assessment Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/26	\$ 910,000	5.50%	\$ 55,000.00	\$ 25,025.00	\$ -
11/01/26	\$ 855,000	5.50%	\$ -	\$ 23,512.50	\$ 103,537.50
05/01/27	\$ 855,000	5.50%	\$ 60,000.00	\$ 23,512.50	\$ -
11/01/27	\$ 795,000	5.50%	\$ -	\$ 21,862.50	\$ 105,375.00
05/01/28	\$ 795,000	5.50%	\$ 60,000.00	\$ 21,862.50	\$ -
11/01/28	\$ 735,000	5.50%	\$ -	\$ 20,212.50	\$ 102,075.00
05/01/29	\$ 735,000	5.50%	\$ 65,000.00	\$ 20,212.50	\$ -
11/01/29	\$ 670,000	5.50%	\$ -	\$ 18,425.00	\$ 103,637.50
05/01/30	\$ 670,000	5.50%	\$ 70,000.00	\$ 18,425.00	\$ -
11/01/30	\$ 600,000	5.50%	\$ -	\$ 16,500.00	\$ 104,925.00
05/01/31	\$ 600,000	5.50%	\$ 75,000.00	\$ 16,500.00	\$ -
11/01/31	\$ 525,000	5.50%	\$ -	\$ 14,437.50	\$ 105,937.50
05/01/32	\$ 525,000	5.50%	\$ 75,000.00	\$ 14,437.50	\$ -
11/01/32	\$ 450,000	5.50%	\$ -	\$ 12,375.00	\$ 101,812.50
05/01/33	\$ 450,000	5.50%	\$ 80,000.00	\$ 12,375.00	\$ -
11/01/33	\$ 370,000	5.50%	\$ -	\$ 10,175.00	\$ 102,550.00
05/01/34	\$ 370,000	5.50%	\$ 85,000.00	\$ 10,175.00	\$ -
11/01/34	\$ 285,000	5.50%	\$ -	\$ 7,837.50	\$ 103,012.50
05/01/35	\$ 285,000	5.50%	\$ 90,000.00	\$ 7,837.50	\$ -
11/01/35	\$ 195,000	5.50%	\$ -	\$ 5,362.50	\$ 103,200.00
05/01/36	\$ 195,000	5.50%	\$ 95,000.00	\$ 5,362.50	\$ -
11/01/36	\$ 100,000	5.50%	\$ -	\$ 2,750.00	\$ 103,112.50
05/01/37	\$ 100,000	5.50%	\$ 100,000.00	\$ 2,750.00	\$ 102,750.00
<b>Total</b>			<b>\$ 910,000.00</b>	<b>\$ 331,925.00</b>	<b>\$ 1,241,925.00</b>

# Amelia Walk

Community Development District

Debt Service Fund  
Series 2016A-2 Special Assessment Revenue Bonds

Description	Adopted Budget FY 2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY 2027
<b>Revenues</b>					
Special Assessments	\$187,055	\$172,157	\$4,058	\$176,215	\$187,055
Special Assessments-Prepayments	\$0	\$24,552	\$0	\$24,552	\$0
Interest Income	\$0	\$4,581	\$916	\$5,497	\$0
Carry Forward Surplus <sup>(1)</sup>	\$204,920	\$161,663	\$0	\$161,663	\$129,677
<b>TOTAL REVENUES</b>	<b>\$391,976</b>	<b>\$362,952</b>	<b>\$4,974</b>	<b>\$367,927</b>	<b>\$316,732</b>
<b>Expenditures</b>					
<i>Series 2016A-1</i>					
Interest - 11/01	\$62,800	\$62,800	\$0	\$62,800	\$60,375
Principal - 11/01	\$45,000	\$45,000	\$0	\$45,000	\$50,000
Special Call - 11/01	\$0	\$35,000	\$0	\$35,000	\$0
Interest - 02/01	\$0	\$75	\$0	\$75	\$0
Special Call - 02/01	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 05/01	\$61,563	\$0	\$60,375	\$60,375	\$59,000
Special Call - 05/01	\$0	\$0	\$30,000	\$30,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$169,363</b>	<b>\$147,875</b>	<b>\$90,375</b>	<b>\$238,250</b>	<b>\$169,375</b>
<b>EXCESS REVENUES</b>	<b>\$222,613</b>	<b>\$215,077</b>	<b>(\$85,401)</b>	<b>\$129,677</b>	<b>\$147,357</b>

Interest Expense 11/1/2027	\$59,000
Principal Expense 11/1/2027	\$50,000
	<u>\$109,000</u>

<sup>(1)</sup> Carry forward surplus is net of the reserve requirement.

Units	Gross Assessment Per Unit	Gross Assessment
27	\$0.00	\$0
1	\$1,326.85	\$1,327
10	\$1,395.10	\$13,951
13	\$1,426.72	\$18,547
21	\$1,441.11	\$30,263
2	\$1,466.75	\$2,934
1	\$1,600.38	\$1,600
1	\$1,765.97	\$1,766
58	\$2,254.25	\$130,747
<b>134</b>		<b>\$201,135</b>
Less: Discounts (4%) and Collections (3%)		(\$14,079)
<b>Total Net Assessment</b>		<b>\$187,055</b>

# Amelia Walk

Community Development District

Amortization Schedule

Series 2016, Special Assessment Bonds <sup>(1)</sup>

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
02/01/26	\$ 2,040,000	\$ 5,000.00	\$ 75.00	\$ -
05/01/26	\$ 2,035,000	\$ -	\$ 60,375.00	\$ -
11/01/26	\$ 2,035,000	\$ 50,000.00	\$ 60,375.00	\$ 175,825.00
05/01/27	\$ 1,985,000	\$ -	\$ 59,000.00	\$ -
11/01/27	\$ 1,985,000	\$ 50,000.00	\$ 59,000.00	\$ 168,000.00
05/01/28	\$ 1,935,000	\$ -	\$ 57,625.00	\$ -
11/01/28	\$ 1,935,000	\$ 55,000.00	\$ 57,625.00	\$ 170,250.00
05/01/29	\$ 1,880,000	\$ -	\$ 56,112.50	\$ -
11/01/29	\$ 1,880,000	\$ 55,000.00	\$ 56,112.50	\$ 167,225.00
05/01/30	\$ 1,825,000	\$ -	\$ 54,600.00	\$ -
11/01/30	\$ 1,825,000	\$ 60,000.00	\$ 54,600.00	\$ 169,200.00
05/01/31	\$ 1,765,000	\$ -	\$ 52,950.00	\$ -
11/01/31	\$ 1,765,000	\$ 60,000.00	\$ 52,950.00	\$ 165,900.00
05/01/32	\$ 1,705,000	\$ -	\$ 51,150.00	\$ -
11/01/32	\$ 1,705,000	\$ 65,000.00	\$ 51,150.00	\$ 167,300.00
05/01/33	\$ 1,640,000	\$ -	\$ 49,200.00	\$ -
11/01/33	\$ 1,640,000	\$ 70,000.00	\$ 49,200.00	\$ 168,400.00
05/01/34	\$ 1,570,000	\$ -	\$ 47,100.00	\$ -
11/01/34	\$ 1,570,000	\$ 75,000.00	\$ 47,100.00	\$ 169,200.00
05/01/35	\$ 1,495,000	\$ -	\$ 44,850.00	\$ -
11/01/35	\$ 1,495,000	\$ 80,000.00	\$ 44,850.00	\$ 169,700.00
05/01/36	\$ 1,415,000	\$ -	\$ 42,450.00	\$ -
11/01/36	\$ 1,415,000	\$ 85,000.00	\$ 42,450.00	\$ 169,900.00
05/01/37	\$ 1,330,000	\$ -	\$ 39,900.00	\$ -
11/01/37	\$ 1,330,000	\$ 90,000.00	\$ 39,900.00	\$ 169,800.00
05/01/38	\$ 1,240,000	\$ -	\$ 37,200.00	\$ -
11/01/38	\$ 1,240,000	\$ 95,000.00	\$ 37,200.00	\$ 169,400.00
05/01/39	\$ 1,145,000	\$ -	\$ 34,350.00	\$ -
11/01/39	\$ 1,145,000	\$ 100,000.00	\$ 34,350.00	\$ 168,700.00
05/01/40	\$ 1,045,000	\$ -	\$ 31,350.00	\$ -
11/01/40	\$ 1,045,000	\$ 105,000.00	\$ 31,350.00	\$ 167,700.00
05/01/41	\$ 940,000	\$ -	\$ 28,200.00	\$ -
11/01/41	\$ 940,000	\$ 110,000.00	\$ 28,200.00	\$ 166,400.00
05/01/42	\$ 830,000	\$ -	\$ 24,900.00	\$ -
11/01/42	\$ 830,000	\$ 120,000.00	\$ 24,900.00	\$ 169,800.00
05/01/43	\$ 710,000	\$ -	\$ 21,300.00	\$ -
11/01/43	\$ 710,000	\$ 125,000.00	\$ 21,300.00	\$ 167,600.00
05/01/44	\$ 585,000	\$ -	\$ 17,550.00	\$ -
11/01/44	\$ 585,000	\$ 135,000.00	\$ 17,550.00	\$ 170,100.00
05/01/45	\$ 450,000	\$ -	\$ 13,500.00	\$ -
11/01/45	\$ 450,000	\$ 140,000.00	\$ 13,500.00	\$ 167,000.00
05/01/46	\$ 310,000	\$ -	\$ 9,300.00	\$ -
11/01/46	\$ 310,000	\$ 150,000.00	\$ 9,300.00	\$ 168,600.00
05/01/47	\$ 160,000	\$ -	\$ 4,800.00	\$ -
11/01/47	\$ 160,000	\$ 160,000.00	\$ 4,800.00	\$ 169,600.00
<b>Total</b>	<b>\$ 2,040,000</b>	<b>\$ 1,675,600.00</b>	<b>\$ 3,715,600.00</b>	

<sup>(1)</sup> Please note that the Series 2016 Special Assessment Revenue Bonds has 3 maturities.

Description	Adopted Budget FY 2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY 2027
<b>Revenues</b>					
Special Assessments-On Roll (Net)	\$453,911	\$413,338	\$9,744	\$423,082	\$453,911
Special Assessments-Prepayments	\$0	\$0	\$0	\$0	\$0
Interest Income	\$0	\$9,532	\$9,532	\$19,063	\$0
Carry Forward Surplus <sup>(1)</sup>	\$425,577	\$409,981	\$0	\$409,981	\$317,667
<b>TOTAL REVENUES</b>	<b>\$879,489</b>	<b>\$832,851</b>	<b>\$19,275</b>	<b>\$852,127</b>	<b>\$771,579</b>
<b>Expenditures</b>					
<b>Series 2018A-1</b>					
Interest - 11/01	\$154,116	\$150,159	\$0	\$150,159	\$144,166
Principal - 11/01	\$130,000	\$130,000	\$0	\$130,000	\$130,000
Special Call - 11/01	\$0	\$100,000	\$0	\$100,000	\$0
Interest - 02/01	\$0	\$134	\$0	\$134	\$0
Special Call - 02/01	\$0	\$10,000	\$0	\$10,000	\$0
Interest - 05/01	\$151,028	\$0	\$144,166	\$144,166	\$141,078
<b>TOTAL EXPENDITURES</b>	<b>\$435,144</b>	<b>\$390,294</b>	<b>\$144,166</b>	<b>\$534,459</b>	<b>\$415,244</b>
<b>EXCESS REVENUES</b>	<b>\$444,345</b>	<b>\$442,558</b>	<b>(\$124,890)</b>	<b>\$317,667</b>	<b>\$356,335</b>

Interest Expense 11/1/2027	\$141,078
Principal Expense 11/1/2027	\$135,000
	<u>\$276,078</u>

<sup>(1)</sup> Carry forward surplus is net of the reserve requirement.

Units	Gross Assessment Per Unit	Gross Assessment
11	\$0.00	\$0
1	\$1,434.31	\$1,434
1	\$1,948.12	\$1,948
54	\$2,199.22	\$118,758
24	\$2,507.17	\$60,172
113	\$2,705.88	\$305,764
<b>204</b>		<b>\$488,077</b>
Less: Discounts (4%) and Collections (3%)		<b>(\$34,165)</b>
<b>Total Net Assessment</b>		<b>\$453,911</b>

# Amelia Walk

Community Development District

Amortization Schedule

Series 2018, Special Assessment Bonds <sup>(1)</sup>

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
02/01/26	\$ 5,480,000	\$ 10,000.00	\$ 134.38	
05/01/26	\$ 5,470,000	\$ -	\$ 144,165.63	\$ -
11/01/26	\$ 5,470,000	\$ 130,000.00	\$ 144,165.63	\$ 428,465.63
05/01/27	\$ 5,340,000	\$ -	\$ 141,078.13	\$ -
11/01/27	\$ 5,340,000	\$ 135,000.00	\$ 141,078.13	\$ 417,156.25
05/01/28	\$ 5,205,000	\$ -	\$ 137,871.88	\$ -
11/01/28	\$ 5,205,000	\$ 145,000.00	\$ 137,871.88	\$ 420,743.75
05/01/29	\$ 5,060,000	\$ -	\$ 134,428.13	\$ -
11/01/29	\$ 5,060,000	\$ 150,000.00	\$ 134,428.13	\$ 418,856.25
05/01/30	\$ 4,910,000	\$ -	\$ 130,865.63	\$ -
11/01/30	\$ 4,910,000	\$ 155,000.00	\$ 130,865.63	\$ 416,731.25
05/01/31	\$ 4,755,000	\$ -	\$ 126,796.88	\$ -
11/01/31	\$ 4,755,000	\$ 165,000.00	\$ 126,796.88	\$ 418,593.75
05/01/32	\$ 4,590,000	\$ -	\$ 122,465.63	\$ -
11/01/32	\$ 4,590,000	\$ 175,000.00	\$ 122,465.63	\$ 419,931.25
05/01/33	\$ 4,415,000	\$ -	\$ 117,871.88	\$ -
11/01/33	\$ 4,415,000	\$ 185,000.00	\$ 117,871.88	\$ 420,743.75
05/01/34	\$ 4,230,000	\$ -	\$ 113,015.63	\$ -
11/01/34	\$ 4,230,000	\$ 190,000.00	\$ 113,015.63	\$ 416,031.25
05/01/35	\$ 4,040,000	\$ -	\$ 108,028.13	\$ -
11/01/35	\$ 4,040,000	\$ 200,000.00	\$ 108,028.13	\$ 416,056.25
05/01/36	\$ 3,840,000	\$ -	\$ 102,778.13	\$ -
11/01/36	\$ 3,840,000	\$ 215,000.00	\$ 102,778.13	\$ 420,556.25
05/01/37	\$ 3,625,000	\$ -	\$ 97,134.38	\$ -
11/01/37	\$ 3,625,000	\$ 225,000.00	\$ 97,134.38	\$ 419,268.75
05/01/38	\$ 3,400,000	\$ -	\$ 91,228.13	\$ -
11/01/38	\$ 3,400,000	\$ 235,000.00	\$ 91,228.13	\$ 417,456.25
05/01/39	\$ 3,165,000	\$ -	\$ 85,059.38	\$ -
11/01/39	\$ 3,165,000	\$ 250,000.00	\$ 85,059.38	\$ 420,118.75
05/01/40	\$ 2,915,000	\$ -	\$ 78,340.63	\$ -
11/01/40	\$ 2,915,000	\$ 260,000.00	\$ 78,340.63	\$ 416,681.25
05/01/41	\$ 2,655,000	\$ -	\$ 71,353.13	\$ -
11/01/41	\$ 2,655,000	\$ 275,000.00	\$ 71,353.13	\$ 417,706.25
05/01/42	\$ 2,380,000	\$ -	\$ 63,962.50	\$ -
11/01/42	\$ 2,380,000	\$ 290,000.00	\$ 63,962.50	\$ 417,925.00
05/01/43	\$ 2,090,000	\$ -	\$ 56,168.75	\$ -
11/01/43	\$ 2,090,000	\$ 305,000.00	\$ 56,168.75	\$ 417,337.50
05/01/44	\$ 1,785,000	\$ -	\$ 47,971.88	\$ -
11/01/44	\$ 1,785,000	\$ 320,000.00	\$ 47,971.88	\$ 415,943.75
05/01/45	\$ 1,465,000	\$ -	\$ 39,371.88	\$ -
11/01/45	\$ 1,465,000	\$ 340,000.00	\$ 39,371.88	\$ 418,743.75
05/01/46	\$ 1,125,000	\$ -	\$ 30,234.38	\$ -
11/01/46	\$ 1,125,000	\$ 355,000.00	\$ 30,234.38	\$ 415,468.75
05/01/47	\$ 770,000	\$ -	\$ 20,693.75	\$ -
11/01/47	\$ 770,000	\$ 375,000.00	\$ 20,693.75	\$ 416,387.50
05/01/48	\$ 395,000	\$ -	\$ 10,615.63	\$ -
11/01/48	\$ 395,000	\$ 395,000.00	\$ 10,615.63	\$ 416,231.25
<b>Total</b>		<b>\$ 5,480,000</b>	<b>\$ 4,143,134.38</b>	<b>\$ 9,623,134.38</b>

<sup>(1)</sup> Please note that the Series 2018 Special Assessment Revenue Bonds has 4 maturities.

**Amelia Walk**  
**Community Development District**

**Debt Service Fund**  
**Series 2018-3B Special Assessment Revenue Bonds**

Description	Adopted Budget FY 2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY 2027
<b>Revenues</b>					
Special Assessments-On Roll (Net)	\$520,619	\$481,059	\$11,340	\$492,399	\$520,619
Special Assessments-Prepayments	\$0	\$85,613	\$0	\$85,613	\$0
Interest Income	\$0	\$9,022	\$9,022	\$18,044	\$0
Carry Forward Surplus <sup>(1)</sup>	\$383,794	\$382,821	\$0	\$382,821	\$360,658
<b>TOTAL REVENUES</b>	<b>\$904,413</b>	<b>\$958,515</b>	<b>\$20,362</b>	<b>\$978,877</b>	<b>\$881,277</b>
<b>Expenditures</b>					
<b>Series 2018-3B</b>					
Interest - 11/01	\$178,806	\$176,434	\$0	\$176,434	\$171,394
Principal - 11/01	\$140,000	\$140,000	\$0	\$140,000	\$145,000
Interest - 02/01	\$0	\$391	\$0	\$391	\$0
Interest - 05/01	\$175,481	\$0	\$171,394	\$171,394	\$167,950
Special Call - 11/01	\$30,000	\$35,000	\$0	\$35,000	\$0
Special Call - 02/01	\$0	\$30,000	\$0	\$30,000	\$0
Special Call - 05/01	\$0	\$0	\$65,000	\$65,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$524,288</b>	<b>\$381,825</b>	<b>\$236,394</b>	<b>\$618,219</b>	<b>\$484,344</b>
<b>EXCESS REVENUES</b>	<b>\$380,125</b>	<b>\$576,690</b>	<b>(\$216,032)</b>	<b>\$360,658</b>	<b>\$396,934</b>

Interest Expense 11/1/2027	\$167,950
Principal Expense 11/1/2027	\$150,000
	<u>\$317,950</u>

<sup>(1)</sup> Carry forward surplus is net of the reserve requirement.

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

# Amelia Walk

Community Development District

Amortization Schedule

Series 2018-3B, Special Assessment Bonds <sup>(1)</sup>

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
02/01/26	\$ 6,530,000	\$ 30,000.00	\$ 390.63	\$ -
05/01/26	\$ 6,500,000	\$ -	\$ 171,393.75	\$ -
11/01/26	\$ 6,500,000	\$ 145,000.00	\$ 171,393.75	\$ 518,178.13
05/01/27	\$ 6,355,000	\$ -	\$ 167,950.00	\$ -
11/01/27	\$ 6,355,000	\$ 150,000.00	\$ 167,950.00	\$ 485,900.00
05/01/28	\$ 6,205,000	\$ -	\$ 164,387.50	\$ -
11/01/28	\$ 6,205,000	\$ 155,000.00	\$ 164,387.50	\$ 483,775.00
05/01/29	\$ 6,050,000	\$ -	\$ 160,706.25	\$ -
11/01/29	\$ 6,050,000	\$ 165,000.00	\$ 160,706.25	\$ 486,412.50
05/01/30	\$ 5,885,000	\$ -	\$ 156,787.50	\$ -
11/01/30	\$ 5,885,000	\$ 175,000.00	\$ 156,787.50	\$ 488,575.00
05/01/31	\$ 5,710,000	\$ -	\$ 152,193.75	\$ -
11/01/31	\$ 5,710,000	\$ 180,000.00	\$ 152,193.75	\$ 484,387.50
05/01/32	\$ 5,530,000	\$ -	\$ 147,468.75	\$ -
11/01/32	\$ 5,530,000	\$ 190,000.00	\$ 147,468.75	\$ 484,937.50
05/01/33	\$ 5,340,000	\$ -	\$ 142,481.25	\$ -
11/01/33	\$ 5,340,000	\$ 200,000.00	\$ 142,481.25	\$ 484,962.50
05/01/34	\$ 5,140,000	\$ -	\$ 137,231.25	\$ -
11/01/34	\$ 5,140,000	\$ 210,000.00	\$ 137,231.25	\$ 484,462.50
05/01/35	\$ 4,930,000	\$ -	\$ 131,718.75	\$ -
11/01/35	\$ 4,930,000	\$ 225,000.00	\$ 131,718.75	\$ 488,437.50
05/01/36	\$ 4,705,000	\$ -	\$ 125,812.50	\$ -
11/01/36	\$ 4,705,000	\$ 235,000.00	\$ 125,812.50	\$ 486,625.00
05/01/37	\$ 4,470,000	\$ -	\$ 119,643.75	\$ -
11/01/37	\$ 4,470,000	\$ 245,000.00	\$ 119,643.75	\$ 484,287.50
05/01/38	\$ 4,225,000	\$ -	\$ 113,212.50	\$ -
11/01/38	\$ 4,225,000	\$ 260,000.00	\$ 113,212.50	\$ 486,425.00
05/01/39	\$ 3,965,000	\$ -	\$ 106,387.50	\$ -
11/01/39	\$ 3,965,000	\$ 275,000.00	\$ 106,387.50	\$ 487,775.00
05/01/40	\$ 3,690,000	\$ -	\$ 99,168.75	\$ -
11/01/40	\$ 3,690,000	\$ 290,000.00	\$ 99,168.75	\$ 488,337.50
05/01/41	\$ 3,400,000	\$ -	\$ 91,375.00	\$ -
11/01/41	\$ 3,400,000	\$ 305,000.00	\$ 91,375.00	\$ 487,750.00
05/01/42	\$ 3,095,000	\$ -	\$ 83,178.13	\$ -
11/01/42	\$ 3,095,000	\$ 320,000.00	\$ 83,178.13	\$ 486,356.25
05/01/43	\$ 2,775,000	\$ -	\$ 74,578.13	\$ -
11/01/43	\$ 2,775,000	\$ 335,000.00	\$ 74,578.13	\$ 484,156.25
05/01/44	\$ 2,440,000	\$ -	\$ 65,575.00	\$ -
11/01/44	\$ 2,440,000	\$ 355,000.00	\$ 65,575.00	\$ 486,150.00
05/01/45	\$ 2,085,000	\$ -	\$ 56,034.38	\$ -
11/01/45	\$ 2,085,000	\$ 375,000.00	\$ 56,034.38	\$ 487,068.75
05/01/46	\$ 1,710,000	\$ -	\$ 45,956.25	\$ -
11/01/46	\$ 1,710,000	\$ 395,000.00	\$ 45,956.25	\$ 486,912.50
05/01/47	\$ 1,315,000	\$ -	\$ 35,340.63	\$ -
11/01/47	\$ 1,315,000	\$ 415,000.00	\$ 35,340.63	\$ 485,681.25
05/01/48	\$ 900,000	\$ -	\$ 24,187.50	\$ -
11/01/48	\$ 900,000	\$ 440,000.00	\$ 24,187.50	\$ 488,375.00
05/01/49	\$ 460,000	\$ -	\$ 12,362.50	\$ -
11/01/49	\$ 460,000	\$ 460,000.00	\$ 12,362.50	\$ 484,725.00
<b>Total</b>		<b>\$ 6,530,000</b>	<b>\$ 5,170,653.13</b>	<b>\$ 11,700,653.13</b>

<sup>(1)</sup> Please note that the Series 2016 Special Assessment Revenue Bonds has 3 maturities.

# Amelia Walk

Community Development District

Debt Service Fund  
Series 2023 Special Assessment Note

Description	Adopted Budget FY 2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY 2027
<b>Revenues</b>					
Special Assessments-On Roll (Net)	\$102,229	\$92,674	\$2,185	\$94,858	\$102,229
Special Assessments-Prepayments	\$0	\$9,807	\$0	\$9,807	\$0
Interest Income	\$0	\$956	\$956	\$1,912	\$0
Carry Forward Surplus <sup>(1)</sup>	\$45,703	\$47,500	\$0	\$47,500	\$39,101
<b>TOTAL REVENUES</b>	<b>\$147,932</b>	<b>\$150,937</b>	<b>\$3,141</b>	<b>\$154,077</b>	<b>\$141,330</b>
<b>Expenditures</b>					
<b>Series 2023</b>					
Interest - 11/01	\$32,830	\$32,639	\$0	\$32,639	\$31,369
Interest - 02/01	\$0	\$48	\$0	\$48	\$0
Principal - 05/01	\$29,000	\$0	\$29,000	\$29,000	\$30,000
Interest - 05/01	\$32,830	\$0	\$32,290	\$32,290	\$31,369
Special Call - 11/01	\$0	\$8,000	\$0	\$8,000	\$0
Special Call - 02/01	\$0	\$3,000	\$0	\$3,000	\$0
Special Call - 05/01	\$0	\$0	\$10,000	\$10,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$94,659</b>	<b>\$43,687</b>	<b>\$71,290</b>	<b>\$114,976</b>	<b>\$92,738</b>
<b>EXCESS REVENUES</b>	<b>\$53,273</b>	<b>\$107,250</b>	<b>(\$68,149)</b>	<b>\$39,101</b>	<b>\$48,592</b>

Interest Expense 11/1/2027	\$30,417
	<u>\$30,417</u>

<sup>(1)</sup> Carry forward surplus is net of the reserve requirement.

Units	Gross Assessment Per Unit	Gross Assessment
749	\$146.76	\$109,923
749		\$109,923
	Less: Discounts (4%) and Collections (3%)	(\$7,695)
<b>Total Net Assessment</b>		<b>\$102,229</b>

# Amelia Walk

Community Development District

## Amortization Schedule

Series 2023, Special Assessment Note

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
02/01/26	\$ 1,020,000	6.35%	\$ 3,000.00	\$ 47.63	\$ -
05/01/26	\$ 1,017,000	6.35%	\$ 29,000.00	\$ 32,289.75	\$ -
11/01/26	\$ 988,000	6.35%	\$ -	\$ 31,369.00	\$ 95,706.38
05/01/27	\$ 988,000	6.35%	\$ 30,000.00	\$ 31,369.00	\$ -
11/01/27	\$ 958,000	6.35%	\$ -	\$ 30,416.50	\$ 91,785.50
05/01/28	\$ 958,000	6.35%	\$ 32,000.00	\$ 30,416.50	\$ -
11/01/28	\$ 926,000	6.35%	\$ -	\$ 29,400.50	\$ 91,817.00
05/01/29	\$ 926,000	6.35%	\$ 35,000.00	\$ 29,400.50	\$ -
11/01/29	\$ 891,000	6.35%	\$ -	\$ 28,289.25	\$ 92,689.75
05/01/30	\$ 891,000	6.35%	\$ 37,000.00	\$ 28,289.25	\$ -
11/01/30	\$ 854,000	6.35%	\$ -	\$ 27,114.50	\$ 92,403.75
05/01/31	\$ 854,000	6.35%	\$ 39,000.00	\$ 27,114.50	\$ -
11/01/31	\$ 815,000	6.35%	\$ -	\$ 25,876.25	\$ 91,990.75
05/01/32	\$ 815,000	6.35%	\$ 42,000.00	\$ 25,876.25	\$ -
11/01/32	\$ 773,000	6.35%	\$ -	\$ 24,542.75	\$ 92,419.00
05/01/33	\$ 773,000	6.35%	\$ 44,000.00	\$ 24,542.75	\$ -
11/01/33	\$ 729,000	6.35%	\$ -	\$ 23,145.75	\$ 91,688.50
05/01/34	\$ 729,000	6.35%	\$ 47,000.00	\$ 23,145.75	\$ -
11/01/34	\$ 682,000	6.35%	\$ -	\$ 21,653.50	\$ 91,799.25
05/01/35	\$ 682,000	6.35%	\$ 50,000.00	\$ 21,653.50	\$ -
11/01/35	\$ 632,000	6.35%	\$ -	\$ 20,066.00	\$ 91,719.50
05/01/36	\$ 632,000	6.35%	\$ 54,000.00	\$ 20,066.00	\$ -
11/01/36	\$ 578,000	6.35%	\$ -	\$ 18,351.50	\$ 92,417.50
05/01/37	\$ 578,000	6.35%	\$ 57,000.00	\$ 18,351.50	\$ -
11/01/37	\$ 521,000	6.35%	\$ -	\$ 16,541.75	\$ 91,893.25
05/01/38	\$ 521,000	6.35%	\$ 61,000.00	\$ 16,541.75	\$ -
11/01/38	\$ 460,000	6.35%	\$ -	\$ 14,605.00	\$ 92,146.75
05/01/39	\$ 460,000	6.35%	\$ 65,000.00	\$ 14,605.00	\$ -
11/01/39	\$ 395,000	6.35%	\$ -	\$ 12,541.25	\$ 92,146.25
05/01/40	\$ 395,000	6.35%	\$ 69,000.00	\$ 12,541.25	\$ -
11/01/40	\$ 326,000	6.35%	\$ -	\$ 10,350.50	\$ 91,891.75
05/01/41	\$ 326,000	6.35%	\$ 74,000.00	\$ 10,350.50	\$ -
11/01/41	\$ 252,000	6.35%	\$ -	\$ 8,001.00	\$ 92,351.50
05/01/42	\$ 252,000	6.35%	\$ 79,000.00	\$ 8,001.00	\$ -
11/01/42	\$ 173,000	6.35%	\$ -	\$ 5,492.75	\$ 92,493.75
05/01/43	\$ 173,000	6.35%	\$ 84,000.00	\$ 5,492.75	\$ -
11/01/43	\$ 89,000	6.35%	\$ -	\$ 2,825.75	\$ 92,318.50
05/01/44	\$ 89,000	6.35%	\$ 89,000.00	\$ 2,825.75	\$ 91,825.75
<b>Total</b>			<b>\$ 1,020,000.00</b>	<b>\$ 733,504.38</b>	<b>\$ 1,753,504.38</b>