

Amelia Walk
Community Development District

May 19, 2026

AGENDA

**Amelia Walk
Community Development District**

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

May 12, 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 Board of Supervisors Meeting is scheduled to be held **Tuesday, May 19, 2026, at 2:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment Regarding Agenda Items Below
- III. Approval of the Consent Agenda
 - A. Minutes of the April 21, 2026 Audit Committee and Board of Supervisors Meetings
 - B. Financial Statements as of April 30, 2026
 - C. Check Register
- IV. Staff Reports
 - A. Landscape
 1. Quality Site Assessment
 2. Irrigation Reports
 3. Proposal for Deep Root Injections
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 1. Report on the Number of Registered Voters (1,645)
 2. Reminder of Upcoming Election

- E. Amenity / Field Operations Manager – Report
- V. Discussion of Landscape Improvements to Areas 42 and 43
- VI. Discussion of Entry Landscape Plans
- VII. Discussion of School Bus Stop Area – Landscaping Project Scope
- VIII. Discussion of Installing Dog Park
- IX. Discussion of Installing Pétanque Court
- X. Discussion of Pond Bank Maintenance Procedure
- XI. Ratification of Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit
- XII. Discussion of Cost Share with AEA
- XIII. Consideration of GMS Proposed Fees for Facility Management, Field Operations Management and Janitorial for Fiscal Year 2027
- XIV. Consideration of Resolution 2026-06, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date
- XV. Audience Comments (Limited to three minutes)
- XVI. Supervisor Requests
- XVII. Other Business
- XVIII. Next Meeting Scheduled for June 16, 2026 at 2:00 p.m. at the Amelia Walk Amenity Center
- XIX. Adjournment

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

THIRD ORDER OF BUSINESS

A.

MINUTES OF MEETING
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Amelia Walk Community Development District was held Tuesday, April 21, 2026, at 6:03 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida.

Present and constituting a quorum were:

Jeff Robinson	Chairman
Steve Cook	Supervisor
David Swan	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the April 21, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 6:03 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

Brad Thompson proposed installing a dog park in the District, citing increased property values and a benefit to half of the community that owns dogs. He suggested requiring key fob access for the dog park and having one section for small dogs and one section for large dogs.

Mr. Robinson asked that an item be added to the next agenda to discuss the dog park further.

Don DeCanio proposed that the District wait to do any of the entrance landscaping improvements until the adjacent property is done with their improvements

Patty Bush stated that she lives on River Birch and Fall River and they have been waiting on landscaping to be improved in the nearby common areas and attending meetings to ask about the status since 2022.

Lorraine Burdett commented that she was in favor of a dog park.

THIRD ORDER OF BUSINESS

Consent Agenda

A. Minutes of the March 17, 2026 Board of Supervisors Meeting

B. Financial Statements as of March 31, 2026

C. Check Register

Copies of the minutes, financial statements and check register totaling \$97,145.52 were included in the agenda package for the Board’s review.

On MOTION by Mr. Swan seconded by Mr. Cook 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 stated that he received a proposal for 100 ICB single station decoders and asked where they are located.

Ms. Mabus responded that she will get the full report.

Mr. Laughlin asked if the Board would like to proceed with leaving the grass around the pond banks longer to provide natural filtration.

Mr. Robinson recommended putting the topic on a future agenda.

B. District Counsel

Ms. Gentry had nothing to report.

Mr. Cook stated that there was a proposal in the agenda package that requested 50% of the payment up front. He noted he is not in favor of that.

Ms. Henley stated that the agreements would be negotiated after a proposal is approved by the Board. The Board could give direction on a maximum deposit as some contractors require it.

C. District Engineer

Mr. Yuro reminded the Board that there were two bidders initially for the Sagamore Court drainage project: High Water Site Solutions at \$94,500 and Tigris at \$172,000. Following a soft dig and it was discovered how much work was going to be involved with getting around the utilities, the price increased to \$248,000 for Tigris and AJ Johns submitted a proposal totaling \$267,000. High Water did not provide a formal updated quote but indicated that it would be upwards of \$175,000.

Mr. Robinson stated that all the bids are now above the budget capability for fiscal year 2026, so the project would have to be added to the fiscal year 2027 budget.

A resident suggested just constructing the weir for now, which should be within the \$100,000 budget.

Mr. Yuro stated that he would have to ask the contractor if a phased approach is feasible.

The Board directed Mr. Yuro to get proposals for just installing the weir structure for now.

A resident stated her concern for the brush in the preserve being a fire hazard during lightning storms.

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 the fitness equipment maintenance provider has recommended replacing a belt on one of the treadmills, flipping the deck over on one of the treadmills, replacing a plaque on one of the pieces of equipment all for a total of \$3,300.

Mr. Robinson informed the Board that there have been issues with residents using the dumpster at the amenity center for personal trash and large items. Going forward, the dumpster will be locked.

FIFTH ORDER OF BUSINESS

Discussion of Landscape Improvements to Area 43

Mr. Swan stated that he was approached by several residents asking for improvements to area 43 that area similar to what was done in area 41.

Mr. Robinson stated that he's added the area to the capital improvements plan in the amount of \$40,000 as that is what area 41 cost. That cost could increase depending on irrigation. There would also be an ongoing maintenance cost of around \$3,000 per year. He suggested discussion the improvements further after the fiscal year 2027 budget is underway.

SIXTH ORDER OF BUSINESS

Discussion of Entry Landscape Plans

A proposed plan for the community entrance was included in the agenda package for the Board's review. Mr. Robinson directed Mr. Dellinger to get pricing to bring back to the board.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Amenity Center Drainage and Landscape Improvements

Proposals from three vendors were presented to the Board. BrightView's cost came to \$16,794 for the drainage improvements and \$48,725 for the landscape improvements. Fresh Cut's cost came to \$8,200 for drainage improvements. Lastly, Coastal Greenery's cost came to \$48,935 for both drainage and landscape improvements with an additional \$1,405 proposed for adding additional gutter drainage.

Mr. Robinson stated that Fresh Cut's proposal would likely be closer to \$38,000 with seasonal color, mulch and sod included. He noted Coastal Greenery's proposal was also missing seasonal color and mulch.

On MOTION by Mr. Robinson seconded by Mr. Swan with all in favor the proposal from Coastal Greenery totaling \$48,935 was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Audit Committee's Recommendation

Mr. Laughlin stated that the audit committee ranked Grau & Associates the #1 proposer.

On MOTION by Mr. Cook seconded by Mr. Robinson with all in favor the audit committee's recommendation was accepted.

NINTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2025 Audit Report

Mr. Laughlin presented the fiscal year 2025 audit report, noting there were no deficiencies or negative findings to report.

TENTH ORDER OF BUSINESS

Discussion of Cost Share with AEA

Mr. Laughlin proposed a cost share of \$22,000 per year for landscape maintenance, mulch and fertilization of the front entrance and Spruce Run. This item will be brought back to a future meeting for further discussion.

ELEVENTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2027 Budget

Mr. Laughlin presented a draft budget for fiscal year 2027, noting there is no increase in assessments currently being proposed. The budget is scheduled to be approved at the May meeting and adopted at the August meeting.

TENTH ORDER OF BUSINESS

Audience Comments

Don DeCanio asked if the field operations manager could identify all the streetlights that are not turning off throughout the community and ask the utility provider to adjust the bill and fix the lights.

Mr. Laughlin directed Mr. Dellinger to do a drive through of the community to inspect the streetlights and report any issues to FPL.

Resident Greg stated that he received approval from the ARB to extend his driveway to the street, but he believes the CDD would also need to approve the extension given that the area from the sidewalk to the road is CDD property.

Ms. Henley stated that the typical process is the resident would have to enter into a temporary access easement agreement and agree to restore the property to its original state. She also recommended the resident contact the county as they still have some say-so over the roadways.

On MOTION by Mr. Swan seconded by Mr. Robinson with all in favor the request from the resident to extend their driveway onto CDD property was approved subject to review by District Counsel and a temporary access agreement. Supervisor Cook was given authority to provide final approval.

Don DeCanio asked if he needs CDD approval to make landscaping changes to the grass area between the sidewalk and the curb and gutter.

Mr. Laughlin stated that staff would look into whether that area would require CDD approval.

Mr. Robinson stated that the HOA ARB needs to be educated on what requires CDD approval and how to inform the resident to get that approval.

ELEVENTH ORDER OF BUSINESS Supervisor Requests

Mr. Cook presented a list of 31 residents that have petitioned to ask the CDD to install a dog park, as well as a conceptual plan and budget. He asked to have the dog park installation cost included in the budget.

Mr. Cook motioned to add the dog park project to the 2026 budget.
There being no second, the motion died.

Discussion of the dog park will be added to the May agenda for further discussion.

Mr. Robinson informed the Board that the key fob access system owner update has been completed and will be easier to track going forward.

FOURTEENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

FIFTEENTH ORDER OF BUSINESS Next Scheduled Meeting – May 19, 2026 at 2:00 p.m. at the Amelia Walk Amenity Center

SIXTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

An Audit Committee meeting of the Amelia Walk Community Development District was held on Tuesday, April 21, 2026, at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida.

Present were:

Jeffrey Robinson	Audit Committee
Henry "Red" Jentz	Audit Committee
Steve Cook	Audit Committee
Daniel Laughlin	District Manager
Mary Grace Henley	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Review and Ranking of Proposals for Audit Services

Mr. Laughlin stated that only one proposal was received from Grau & Associates. The proposed fees start at \$4,000 for fiscal year 2026 and increase to \$4,400 for fiscal year 2030.

On MOTION by Mr. Robinson seconded by Mr. Cook with all in favor ranking Grau & Associates the #1 proposer was approved.
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THIRD ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Adjournment

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

B.

Amelia Walk

Community Development District

Unaudited Financial Reporting

April 30, 2026



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Amelia Walk
Community Development District
Combined Balance Sheet
April 30, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account-Wells Fargo Bank	\$ 4,251	\$ -	\$ -	\$ 4,251
Operating Account-Seacoast Bank	\$ 68,782	\$ -	\$ -	\$ 68,782
Due from Capital Projects	\$ 63,245	\$ -	\$ -	\$ 63,245
Due from Debt Service	\$ 26,191	\$ -	\$ -	\$ 26,191
Electric Deposits	\$ 2,215	\$ -	\$ -	\$ 2,215
Investments:				
US Bank Custody	\$ 384,998	\$ -	\$ -	\$ 384,998
State Board of Administration	\$ -	\$ -	\$ 295,067	\$ 295,067
Series 2012				
Reserve	\$ -	\$ 60,861	\$ -	\$ 60,861
Revenue	\$ -	\$ 179,211	\$ -	\$ 179,211
Prepayment	\$ -	\$ 14,658	\$ -	\$ 14,658
Series 2016				
Reserve	\$ -	\$ 171,200	\$ -	\$ 171,200
Revenue	\$ -	\$ 202,495	\$ -	\$ 202,495
Prepayment	\$ -	\$ 24,552	\$ -	\$ 24,552
Construction	\$ -	\$ -	\$ 1,612	\$ 1,612
Series 2018				
Reserve	\$ -	\$ 316,111	\$ -	\$ 316,111
Revenue	\$ -	\$ 471,120	\$ -	\$ 471,120
Prepayment	\$ -	\$ 24,470	\$ -	\$ 24,470
Construction	\$ -	\$ -	\$ 969	\$ 969
Series 2018-3B				
Reserve	\$ -	\$ 245,356	\$ -	\$ 245,356
Revenue	\$ -	\$ 544,948	\$ -	\$ 544,948
Prepayment	\$ -	\$ 59,731	\$ -	\$ 59,731
Construction	\$ -	\$ -	\$ 14,914	\$ 14,914
Series 2023				
Revenue	\$ -	\$ 101,619	\$ -	\$ 101,619
Interest	\$ -	\$ 2,823	\$ -	\$ 2,823
Prepayment	\$ -	\$ 7,126	\$ -	\$ 7,126
Construction	\$ -	\$ -	\$ 64,063	\$ 64,063
Total Assets	\$ 549,681	\$ 2,426,282	\$ 376,624	\$ 3,352,587
Liabilities:				
Accounts Payable	\$ 33,316	\$ -	\$ -	\$ 33,316
Deposit-Office Lease	\$ 200	\$ -	\$ -	\$ 200
Due to General Fund	\$ -	\$ 26,191	\$ 63,245	\$ 89,437
Total Liabilities	\$ 33,516	\$ 26,191	\$ 63,245	\$ 122,952
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 2,215	\$ -	\$ -	\$ 2,215
Restricted for:				
Debt Service - Series 2012	\$ -	\$ 252,576	\$ -	\$ 252,576
Debt Service - Series 2016	\$ -	\$ 394,680	\$ -	\$ 394,680
Debt Service - Series 2018	\$ -	\$ 803,077	\$ -	\$ 803,077
Debt Service - Series 2018-3B	\$ -	\$ 840,105	\$ -	\$ 840,105
Debt Service - Series 2023	\$ -	\$ 109,652	\$ -	\$ 109,652
Capital Projects - Series 2016	\$ -	\$ -	\$ 1,612	\$ 1,612
Capital Projects - Series 2018	\$ -	\$ -	\$ 969	\$ 969
Capital Projects - Series 2018-3B	\$ -	\$ -	\$ 14,914	\$ 14,914
Capital Projects - Series 2023	\$ -	\$ -	\$ 64,063	\$ 64,063
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 231,822	\$ 231,822
Unassigned	\$ 513,951	\$ -	\$ -	\$ 513,951
Total Fund Balances	\$ 516,166	\$ 2,400,091	\$ 313,379	\$ 3,229,635
Total Liabilities & Fund Balance	\$ 549,681	\$ 2,426,282	\$ 376,624	\$ 3,352,587

Amelia Walk

Community Development District General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,000,786	\$ 1,000,786	\$ 999,934	\$ (852)
Interlocal Agreement	\$ 27,076	\$ 13,538	\$ 13,538	\$ (0)
Interest Income	\$ 3,825	\$ 2,231	\$ 6,897	\$ 4,666
Other Income-Clubhouse	\$ 500	\$ 292	\$ 3,442	\$ 3,150
Other Income-Non Resident User Fees	\$ -	\$ -	\$ 4,000	\$ 4,000
Other Income-Contributions	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,032,188	\$ 1,016,847	\$ 1,027,811	\$ 10,964
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 6,000	\$ 1,000
FICA Expense	\$ 842	\$ 491	\$ 459	\$ 32
Engineering Fees	\$ 30,000	\$ 17,500	\$ 20,773	\$ (3,273)
Assessment Roll Administration	\$ 5,513	\$ 5,513	\$ 5,513	\$ (1)
Dissemination	\$ 3,859	\$ 2,251	\$ 2,251	\$ (0)
Dissemination-Amortization Schedules	\$ 1,200	\$ 1,200	\$ 2,450	\$ (1,250)
Trustee Fees	\$ 18,603	\$ 14,001	\$ 14,001	\$ -
Arbitrage	\$ 2,400	\$ 1,400	\$ 1,200	\$ 200
Attorney Fees	\$ 60,000	\$ 35,000	\$ 31,972	\$ 3,028
Annual Audit	\$ 3,900	\$ 3,900	\$ 3,900	\$ -
Management Fees	\$ 59,074	\$ 34,460	\$ 34,460	\$ 0
Information Technology	\$ 882	\$ 515	\$ 515	\$ -
Website Maintenance	\$ 441	\$ 257	\$ 257	\$ -
Travel & Per Diem	\$ 500	\$ 292	\$ -	\$ 292
Telephone	\$ 900	\$ 525	\$ 409	\$ 116
Postage	\$ 1,000	\$ 583	\$ 435	\$ 149
Printing	\$ 750	\$ 438	\$ 385	\$ 53
Insurance	\$ 12,657	\$ 12,657	\$ 11,667	\$ 990
Legal Advertising	\$ 2,500	\$ 1,458	\$ 634	\$ 824
Other Current Charges	\$ 2,700	\$ 1,575	\$ 1,369	\$ 206
Office Supplies	\$ 100	\$ 58	\$ 2	\$ 56
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 219,995	\$ 141,248	\$ 138,826	\$ 2,422

Amelia Walk

Community Development District General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<u>Operations & Maintenance</u>				
Contract Services				
Landscaping & Fertilization Maintenance	\$ 180,171	\$ 105,100	\$ 89,111	\$ 15,988
Fountain Maintenance	\$ 2,650	\$ 1,546	\$ 270	\$ 1,276
Lake Maintenance	\$ 29,016	\$ 16,926	\$ 17,603	\$ (677)
Security	\$ 9,040	\$ 5,273	\$ 4,234	\$ 1,039
Refuse	\$ 2,500	\$ 1,458	\$ 1,278	\$ 181
Management Company	\$ 17,504	\$ 10,210	\$ 10,211	\$ (0)
Subtotal Contract Services	\$ 240,881	\$ 140,514	\$ 122,707	\$ 17,806
Repairs and Maintenance				
Repairs & Maintenance	\$ 60,000	\$ 35,000	\$ 26,667	\$ 8,333
Landscaping Extras (Flowers & Mulch)	\$ 18,309	\$ 10,680	\$ 15,486	\$ (4,806)
Irrigation Repairs	\$ 8,500	\$ 4,958	\$ 8,837	\$ (3,879)
Speed Control	\$ 12,000	\$ 7,000	\$ 3,456	\$ 3,544
Subtotal Repairs and Maintenance	\$ 98,809	\$ 57,639	\$ 54,446	\$ 3,193
Utilities				
Electric	\$ 30,000	\$ 17,500	\$ 16,251	\$ 1,249
Streetlighting	\$ 42,000	\$ 24,500	\$ 23,532	\$ 968
Water & Wastewater	\$ 33,835	\$ 19,737	\$ 12,062	\$ 7,675
Subtotal Utilities	\$ 105,835	\$ 61,737	\$ 51,845	\$ 9,892
Amenity Center				
Insurance	\$ 40,000	\$ 40,000	\$ 35,067	\$ 4,933
Pool Maintenance	\$ 15,000	\$ 8,750	\$ 15,403	\$ (6,653)
Pool Permit	\$ 300	\$ 175	\$ 265	\$ (90)
Amenity Management	\$ 85,995	\$ 50,164	\$ 50,164	\$ -
Cable TV/Internet/Telephone	\$ 6,000	\$ 3,500	\$ 4,795	\$ (1,295)
Janitorial Service	\$ 13,373	\$ 7,801	\$ 7,801	\$ (0)
Special Events	\$ 10,000	\$ 5,833	\$ 1,874	\$ 3,959
Decorations-Holiday	\$ 4,000	\$ 2,333	\$ 220	\$ 2,113
Facility Maintenance (including Fitness Equip)	\$ 7,000	\$ 4,083	\$ 3,732	\$ 351
Subtotal Amenity Center	\$ 181,668	\$ 122,640	\$ 119,321	\$ 3,319
Reserves				
Capital Reserves (Transfer out to CRF)	\$ 185,000	\$ 185,000	\$ 185,000	\$ -
Subtotal Reserves	\$ 185,000	\$ 185,000	\$ 185,000	\$ -
Total Operations & Maintenance	\$ 812,193	\$ 567,529	\$ 533,319	\$ 34,210
Total Expenditures	\$ 1,032,188	\$ 708,777	\$ 672,145	\$ 36,632
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 355,666	
Net Change in Fund Balance	\$ -		\$ 355,666	
Fund Balance - Beginning			\$ 160,500	
Fund Balance - Ending			\$ 516,166	

Amelia Walk

Community Development District

Debt Service Fund Series 2012

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 111,206	\$ 111,206	\$ 106,604	\$ (4,602)
Assessments - Prepayments	\$ -	\$ -	\$ 14,658	\$ 14,658
Interest	\$ -	\$ -	\$ 3,525	\$ 3,525
Total Revenues	\$ 111,206	\$ 111,206	\$ 124,787	\$ 13,582
Expenditures:				
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)
Total Expenditures	\$ 105,600	\$ 25,300	\$ 35,300	\$ (10,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 5,606		\$ 89,487	
Net Change in Fund Balance	\$ 5,606		\$ 89,487	
Fund Balance - Beginning	\$ 80,653		\$163,089	
Fund Balance - Ending	\$ 86,259		\$ 252,576	

Amelia Walk

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 187,055	\$ 187,055	\$ 176,065	\$ (10,990)
Assessments - Prepayments	\$ -	\$ -	\$ 24,552	\$ 24,552
Interest	\$ -	\$ -	\$ 5,675	\$ 5,675
Total Revenues	\$ 187,055	\$ 187,055	\$ 206,293	\$ 19,237
Expenditures:				
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	\$ -	\$ -	\$ -
Total Expenditures	\$ 169,363	\$ 107,800	\$ 147,875	\$ (40,075)
Excess (Deficiency) of Revenues over Expenditures	\$ 17,693		\$ 58,418	
Net Change in Fund Balance	\$ 17,693		\$ 58,418	
Fund Balance - Beginning	\$ 204,920		\$336,263	
Fund Balance - Ending	\$ 222,613		\$ 394,680	

Amelia Walk

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 453,911	\$ 453,911	\$ 422,723	\$ (31,188)
Interest	\$ -	\$ -	\$ 11,779	\$ 11,779
Total Revenues	\$ 453,911	\$ 453,911	\$ 458,269	\$ 4,357
Expenditures:				
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	\$ -	\$ -	\$ -
Total Expenditures	\$ 435,144	\$ 284,116	\$ 390,294	\$ (106,178)
Excess (Deficiency) of Revenues over Expenditures	\$ 18,768		\$ 67,975	
Net Change in Fund Balance	\$ 18,768		\$ 67,975	
Fund Balance - Beginning	\$ 425,577		\$ 735,102	
Fund Balance - Ending	\$ 444,345		\$ 803,077	

Amelia Walk

Community Development District

Debt Service Fund Series 2018-3B

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 520,619	\$ 520,619	\$ 491,981	\$ (28,638)
Assessments - Prepayments	\$ -	\$ -	\$ 85,613	\$ 85,613
Interest	\$ -	\$ -	\$ 11,249	\$ 11,249
Total Revenues	\$ 520,619	\$ 520,619	\$ 588,844	\$ 68,225
Expenditures:				
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	\$ -	\$ -	\$ -
Total Expenditures	\$ 524,288	\$ 348,806	\$ 381,825	\$ (33,019)
Excess (Deficiency) of Revenues over Expenditures	\$ (3,668)		\$ 207,019	
Net Change in Fund Balance	\$ (3,668)		\$ 207,019	
Fund Balance - Beginning	\$ 383,794		\$ 633,086.38	
Fund Balance - Ending	\$ 380,125		\$ 840,105	

Amelia Walk

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 102,229	\$ 102,229	\$ 94,778	\$ (7,451)
Assessments - Prepayments	\$ -	\$ -	\$ 9,807	\$ 9,807
Interest	\$ -	\$ -	\$ 1,254	\$ 1,254
Total Revenues	\$ 102,229	\$ 102,229	\$105,839	\$ 3,611
Expenditures:				
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)
Total Expenditures	\$ 94,659	\$ 32,830	\$ 43,687	\$ (10,857)
Excess (Deficiency) of Revenues over Expendit	\$ 7,570		\$ 62,153	
Net Change in Fund Balance	\$ 7,570		\$ 62,153	
Fund Balance - Beginning	\$ 45,703		\$ 47,500	
Fund Balance - Ending	\$ 53,273		\$ 109,652	

Amelia Walk
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 3,978	\$ 3,978
Total Revenues	\$ -	\$ -	\$ 3,978	\$ 3,978
Expenditures:				
Capital Outlay	\$ 185,000	\$ 107,917	\$ 62,205	\$ 45,712
Total Expenditures	\$ 185,000	\$ 107,917	\$ 62,205	\$ 45,712
Excess (Deficiency) of Revenues over Expenditures	\$ (185,000)		\$ (58,227)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 185,000	\$ 185,000	\$ 185,000	\$ -
Total Other Financing Sources (Uses)	\$ 185,000	\$ 185,000	\$ 185,000	\$ -
Net Change in Fund Balance	\$ -		\$ 126,773	
Fund Balance - Beginning			\$105,048	
Fund Balance - Ending			\$ 231,822	

Amelia Walk
Community Development District
Capital Projects Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 27	\$ 27
Total Revenues	\$ -	\$ -	\$ 27	\$ 27
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 27	
Net Change in Fund Balance	\$ -		\$ 27	
Fund Balance - Beginning			\$ 1,585	
Fund Balance - Ending			\$ 1,612	

Amelia Walk
Community Development District
Capital Projects Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 16	\$ 16
Total Revenues	\$ -	\$ -	\$ 16	\$ 16
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 16	
Net Change in Fund Balance	\$ -		\$ 16	
Fund Balance - Beginning			\$ 952	
Fund Balance - Ending			\$ 969	

Amelia Walk
Community Development District
Capital Projects Fund Series 2018-3B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 253	\$ 253
Total Revenues	\$ -	\$ -	\$ 253	\$ 253
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 253	
Net Change in Fund Balance	\$ -		\$ 253	
Fund Balance - Beginning			\$ 14,660	
Fund Balance - Ending			\$ 14,914	

Amelia Walk
Community Development District
Capital Projects Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 1,088	\$ 1,088
Total Revenues	\$ -	\$ -	\$ 1,088	\$ 1,088
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 1,088	
Net Change in Fund Balance	\$ -		\$ 1,088	
Fund Balance - Beginning			\$ 62,974	
Fund Balance - Ending			\$ 64,063	

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
Revenues:														
Assessments - Tax Roll	\$ 1,000,786	\$ 1,560	\$ 130,347	\$ 804,338	\$ 19,461	\$ 11,272	\$ 10,758	\$ 22,199	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 999,934
Interlocal Agreement	\$ 27,076	\$ -	\$ -	\$ 13,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,538
Interest Income	\$ 3,825	\$ -	\$ 9	\$ 153	\$ 1,650	\$ 2,236	\$ 1,483	\$ 1,366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,897
Other Income-Clubhouse	\$ 500	\$ -	\$ 840	\$ -	\$ 1,634	\$ -	\$ -	\$ 968	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,442
Other Income-Non Resident User Fees	\$ -	\$ -	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Total Revenues	\$ 1,032,188	\$ 1,560	\$ 133,196	\$ 818,029	\$ 24,745	\$ 13,508	\$ 12,241	\$ 24,533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,027,811
Expenditures:														
General & Administrative:														
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 800	\$ 800	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
FICA Expense	\$ 842	\$ 77	\$ 77	\$ 61	\$ 77	\$ 61	\$ 61	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 459
Engineering Fees	\$ 30,000	\$ 3,465	\$ 2,683	\$ 2,775	\$ 2,960	\$ 4,165	\$ 1,758	\$ 2,968	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,773
Assessment Roll Administration	\$ 5,513	\$ 5,513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,513
Dissemination	\$ 3,859	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,251
Dissemination-Amortization Schedules	\$ 1,200	\$ 950	\$ -	\$ -	\$ 550	\$ -	\$ -	\$ 950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,450
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	\$ 5,616	\$ 4,568	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,972
Annual Audit	\$ 3,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,900
Management Fees	\$ 59,074	\$ 4,923	\$ 4,923	\$ 4,923	\$ 4,923	\$ 4,923	\$ 4,923	\$ 4,923	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,460
Information Technology	\$ 882	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 515
Website Maintenance	\$ 441	\$ 37	\$ 37	\$ 37	\$ 37	\$ 37	\$ 37	\$ 37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 257
Travel & Per Diem	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$ 900	\$ 69	\$ 88	\$ 20	\$ 82	\$ 51	\$ 54	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 409
Postage	\$ 1,000	\$ 99	\$ 11	\$ 80	\$ 0	\$ 12	\$ 56	\$ 177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 435
Printing	\$ 750	\$ 54	\$ 49	\$ 50	\$ 178	\$ 34	\$ 3	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 385
Insurance	\$ 12,657	\$ 11,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,667
Legal Advertising	\$ 2,500	\$ 297	\$ -	\$ -	\$ -	\$ 113	\$ 109	\$ 116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 634
Other Current Charges	\$ 2,700	\$ 160	\$ 193	\$ 257	\$ 197	\$ 190	\$ 188	\$ 186	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,369
Office Supplies	\$ 100	\$ 0	\$ 0	\$ 0	\$ -	\$ 0	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 219,995	\$ 32,842	\$ 14,936	\$ 16,774	\$ 21,021	\$ 14,428	\$ 23,799	\$ 15,027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138,826

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
Operations & Maintenance														
Contract Services														
Landscaping & Fertilization Maintenance	\$ 180,171	\$ 12,362	\$ 13,221	\$ 12,362	\$ 12,362	\$ 13,221	\$ 13,221	\$ 12,362	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,111
Fountain Maintenance	\$ 2,650	\$ 270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270
Lake Maintenance	\$ 29,016	\$ 2,515	\$ 2,515	\$ 2,515	\$ 2,515	\$ 2,515	\$ 2,514	\$ 2,515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,603
Security	\$ 9,040	\$ 493	\$ 493	\$ 493	\$ 533	\$ 533	\$ 533	\$ 1,156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,234
Refuse	\$ 2,500	\$ 201	\$ 201	\$ 202	\$ 202	\$ -	\$ 195	\$ 277	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,278
Management Company	\$ 17,504	\$ 1,459	\$ 1,459	\$ 1,459	\$ 1,459	\$ 1,459	\$ 1,459	\$ 1,459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,211
Subtotal Contract Services	\$ 240,881	\$ 17,300	\$ 17,889	\$ 17,031	\$ 17,070	\$ 17,728	\$ 17,922	\$ 17,768	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122,707
Repairs and Maintenance														
Repairs & Maintenance	\$ 60,000	\$ 888	\$ 7,100	\$ 6,868	\$ 3,036	\$ 1,745	\$ 1,934	\$ 5,096	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,667
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
Subtotal Repairs and Maintenance	\$ 98,809	\$ 7,908	\$ 8,790	\$ 8,164	\$ 9,334	\$ 5,180	\$ 9,974	\$ 5,096	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,446
Utilities														
Electric	\$ 30,000	\$ 1,813	\$ 1,985	\$ 2,401	\$ 2,486	\$ 2,717	\$ 2,456	\$ 2,392	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,251
Streetlighting	\$ 42,000	\$ 3,270	\$ 3,270	\$ 3,270	\$ 3,431	\$ 3,431	\$ 3,431	\$ 3,431	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,532
Water & Wastewater	\$ 33,835	\$ 4,018	\$ 2,126	\$ 1,622	\$ 948	\$ 1,016	\$ 1,047	\$ 1,285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,062
Subtotal Utilities	\$ 105,835	\$ 9,100	\$ 7,381	\$ 7,293	\$ 6,865	\$ 7,164	\$ 6,934	\$ 7,108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,845
Amenity Center														
Insurance	\$ 40,000	\$ 35,067	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,067
Pool Maintenance	\$ 15,000	\$ 4,184	\$ 2,082	\$ 522	\$ 1,768	\$ 1,743	\$ 2,630	\$ 2,473	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,403
Pool Permit	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 265	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 265
Amenity Management	\$ 85,995	\$ 7,166	\$ 7,166	\$ 7,166	\$ 7,166	\$ 7,166	\$ 7,166	\$ 7,166	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,164
Cable TV/Internet/Telephone	\$ 6,000	\$ 658	\$ 658	\$ 684	\$ 699	\$ 698	\$ 698	\$ 698	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,795
Janitorial Service	\$ 13,373	\$ 1,114	\$ 1,114	\$ 1,114	\$ 1,114	\$ 1,114	\$ 1,114	\$ 1,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,801
Special Events	\$ 10,000	\$ -	\$ -	\$ 117	\$ 645	\$ -	\$ -	\$ 1,112	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,874
Decorations-Holiday	\$ 4,000	\$ -	\$ -	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 220
Facility Maintenance (including Fitness Equip)	\$ 7,000	\$ -	\$ 375	\$ 745	\$ 214	\$ 1,009	\$ 485	\$ 904	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,732
Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Center	\$ 181,668	\$ 48,190	\$ 11,397	\$ 10,570	\$ 11,606	\$ 11,731	\$ 12,094	\$ 13,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119,321
Reserves														
Capital Reserves (Transfer out to CRF)	\$ 185,000	\$ -	\$ -	\$ -	\$ -	\$ 185,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185,000
Subtotal Reserves	\$ 185,000	\$ -	\$ -	\$ -	\$ -	\$ 185,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185,000
Total Operations & Maintenance	\$ 812,193	\$ 82,498	\$ 45,456	\$ 43,058	\$ 44,875	\$ 226,803	\$ 46,923	\$ 43,706	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 533,319
Total Expenditures	\$ 1,032,188	\$ 115,340	\$ 60,392	\$ 59,832	\$ 65,896	\$ 241,231	\$ 70,722	\$ 58,733	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 672,145
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (113,780)	\$ 72,803	\$ 758,197	\$ (41,151)	\$ (227,723)	\$ (58,481)	\$ (34,200)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355,666
Net Change in Fund Balance	\$ -	\$ (113,780)	\$ 72,803	\$ 758,197	\$ (41,151)	\$ (227,723)	\$ (58,481)	\$ (34,200)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355,666

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)
Current Bonds Outstanding		\$910,000.00

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)
Current Bonds Outstanding		\$2,035,000.00

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)
Current Bonds Outstanding		\$5,620,000.00

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)
Current Bonds Outstanding		\$6,599,000.00

Series 2023, Special Assessment Bonds		
Interest Rate;	6.35%	
Maturity Date:	5/1/44	
Reserve Fund Definition:	None	
Reserve Fund Requirement:	\$0.00	
Reserve Fund Balance:	\$0.00	
Bonds outstanding - 9/30/2025		\$1,034,000.00
Less:	November 1, 2025 (Prepayment)	(\$8,000.00)
Less:	February 1, 2026 (Prepayment)	(\$3,000.00)
Current Bonds Outstanding		\$1,023,000.00

Total Current Bonds Outstanding		\$16,187,000.00
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Amelia Walk
Community Development District
Capital Reserves

1. Recap of Capital Reserve Fund Activity Through April 30, 2026

Opening Balance in Capital Reserve Fund		\$0.00
Source of Funds:	Interest Earned	\$40,385.12
	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)
Adjusted Balance in Capital Reserve Fund Account at April 30, 2026		<u><u>\$239,959.53</u></u>

2. Funds Available For Capital Reserve projects at April 30, 2026

Book Balance of Capital Reserve Fund at April 30, 2026		\$239,959.53
A. n/a		
	Contract Amount	\$0.00
	Paid to Date	\$0.00
	Balance on Contract	\$0.00
B. n/a		
	Contract Amount	\$0.00
	Paid to Date	\$0.00
	Balance on Contract	\$0.00
Capital Reserve Funds available at April 30, 2026		<u><u>\$239,959.53</u></u>

3. Investments - State Board of Administration

April 30, 2026	Type	Yield	Due	Maturity	Principal
Capital Reserve Fund	Overnight	3.83%	n/a	\$295,066.79	\$295,066.79
					Contracts/Transfers in Transit
					(\$55,107.26)
					Balance at 4/30/26
					<u><u>\$239,959.53</u></u>

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
04/14/26	#8	\$51,923.89	\$0.00	\$1,038.48	\$50,885.41	\$22,199.01	\$2,366.66	\$3,908.74	\$9,384.66	\$10,922.22	\$2,104.11	\$48,781.29
TOTAL		\$ 2,457,006.32	\$ 93,509.71	\$ 71,410.94	\$ 2,292,085.67	\$ 999,933.81	\$ 106,604.16	\$ 176,065.37	\$ 422,723.14	\$ 491,981.35	\$ 94,777.84	\$ 2,197,307.83

99.61%	Net Percent Collected
\$ 9,695.05	Balance Remaining to Collect

C.

Amelia Walk
Community Development District

Check Run Summary

May 19, 2026

Date	Check Numbers	Amount
WELLS FARGO BANK		
04/16/26	3974	\$1,328.67
SEACOAST BANK		
04/16/26	706-709	\$4,388.25
05/01/26	710-718	\$13,183.56
SEACOAST BANK-AUTOPAY		
04/30/26	80042-80045	\$7,845.66
Total		\$26,746.14

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/16/26	00279	4/03/26 6177-042	202604 320-57200-49400	CC PURCHASES 04/02/26	*	212.16	
		4/03/26 6177-042	202604 320-57200-52000		*	904.05	
		4/03/26 6177-042	202604 320-57200-62000		*	212.46	

WELLS FARGO-ACH							1,328.67 003974

TOTAL FOR BANK A						1,328.67	

AWLK -AMELIA WALK - SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/16/26	00167	4/16/26	45-BID-8 PERMIT #45-60-00143	202604	320	57200	54000		FLORIDA DEPARTMENT OF HEALTH	*	265.00	265.00	000706
4/16/26	00269	4/09/26	26-00103 NOTICE AUDIT MEETING 4/26	202604	310	51300	48000		JACKSONVILLE DAILY RECORD	*	115.75	115.75	000707
4/16/26	00294	4/13/26	132280 INSTALL MULCH 04/26	202604	320	57200	62000		MULCH MASTERS LLC	*	2,250.00	2,250.00	000708
4/16/26	00300	4/10/26	4049 SVCS 03/26	202603	310	51300	31100		YURO & ASSOCIATES, LLC	*	1,757.50	1,757.50	000709
5/01/26	00172	4/16/26	8189805 SVCS 04/26	202604	320	57200	34503		BATES SECURITY LLC	*	623.00	1,155.80	000710
		5/01/26	8239238 MONITOR 05/01-05/31/26	202605	320	57200	34502			*	532.80		
5/01/26	00235	4/04/26	05042026 EVENT 04/26	202604	320	57200	49400		BOUNCERS, SLIDES AND MORE INC	*	900.00	900.00	000711
5/01/26	00277	4/25/26	5949 POOL SVCS 05/26	202605	320	57200	46400		CBUSS ENTERPRISES	*	1,376.65	1,376.65	000712
5/01/26	00175	4/14/26	35 AMORTIZATION SCHEDULE	202604	310	51300	31200		DISCLOSURE SERVICES LLC	*	950.00	950.00	000713
5/01/26	00258	4/21/26	7398512 SUPPLIES 04/26	202604	320	57200	46500		HAWKINS, INC.	*	552.00	552.00	000714
5/01/26	00325	4/16/26	1547 QRT PREVENTIVE MAINT 4/26	202604	320	57200	62000		JAX FITNESS EQUIPMENT SERVICES	*	220.00	220.00	000715
5/01/26	00263	4/20/26	14670 SVCS 03/26	202603	310	51300	31500		KILINSKI VAN WYK PLLC	*	5,615.81	5,615.81	000716

AWLK -AMELIA WALK - SHENNING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/01/26	00199	2/24/26 447334	202602 320-57200-62000 MAILBOX 02/26	ONSIGHT INDUSTRIES LLC	*	1,640.50	1,640.50 000717
5/01/26	00055	4/15/26 1195	202603 320-57200-62000 FACILLITY MAINT 03/26	RIVERSIDE MANAGEMENT SERVICES, INC.	*	772.80	772.80 000718
TOTAL FOR BANK B						17,571.81	

AWLK -AMELIA WALK - SHENNING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/30/26	00156	3/21/26 0350808-	202604 320-57200-41050	COMCAST (AUTO PAY)	*	698.46	698.46 080042
4/30/26	00021	4/17/26 042026	202604 320-57200-43000	FPL-ACH	*	2,392.19	5,822.85 080043
		SVCS 04/26					
		4/17/26 042026	202604 320-57200-43001	JEA	*	3,430.66	1,047.20 080044
		SVCS 04/26					
4/30/26	00036	3/31/26 31240504	202603 320-57200-43100	REPUBLIC SERVICES #687(AUTO PAY)	*	1,047.20	277.15 080045
		SERVICE THRU 03/30/2026					
4/30/26	00028	3/16/26 0687-001	202604 320-57200-43300		*	277.15	
		REFUSE SVCS 04/26					
TOTAL FOR BANK Z						7,845.66	
TOTAL FOR REGISTER						26,746.14	

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

April 9, 2026

Date

Attn: Courtney Hogge

GMS, LLC

475 West Town Place, Ste 114

Saint Augustine

FL 32092

001.310.51300.48000

Serial # <u>26-00103N</u>	PO/File # _____	<u>\$115.75</u>
Notice of Audit Committee Meeting and Regular Meeting of the Board of Supervisors		Payment Due
Amelia Walk Community Development District		<u>\$115.75</u>
_____		Publication Fee
Case Number _____		Amount Paid
Publication Dates <u>4/9</u>		Payment Due Upon Receipt
County <u>Nassau</u>		For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment .

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

If your payment is being mailed, please reference Serial # 26-00103N on your check or remittance advice.

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

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

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

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

**NOTICE OF AUDIT
COMMITTEE MEETING
AND REGULAR MEETING OF
THE BOARD OF
SUPERVISORS
OF THE AMELIA WALK
COMMUNITY
DEVELOPMENT DISTRICT**

Notice is hereby given that the Amelia Walk Community Development District ("District") Audit Committee is scheduled meet on Tuesday, April 21, 2026 at 6:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034 to review and rank proposals for audit services. Immediately following the audit committee meeting will be a regular meeting of the Board of Supervisors ("Board") where the Board may consider any business that may properly come before it ("Meeting").

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. An electronic copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850) and is expected to also be available on the District's website at www.AmeliaWalkCDD.com. The Meeting may be continued to a date, time, and place to be specified on the record at such Meeting. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least three (3) business days before the meeting by contacting the District Manager at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092, Attn: Daniel Laughlin, Email: dlaughlin@gmsnf.com; Telephone: 904-940-5850. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office.

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

Daniel Laughlin
District Manager

Apr. 9 00 (26-00103N)

Mulch Masters, LLC
230 Lee Road
JACKSONVILLE, FL 32225 USA
9047271100
mulchmastersjax@gmail.com
http://www.mulchmasters.com

INVOICE

BILL TO

Amelia Walk
85287 Majestic Walk Blvd
Fernandina, FL 32034

INVOICE # 132280
DATE 04/13/2026
DUE DATE 05/13/2026
TERMS Net 30

DESCRIPTION	QTY	RATE	AMOUNT
Installation EWF playground mulch	1	2,250.00	2,250.00

SUBTOTAL	2,250.00
TAX (7%)	0.00
TOTAL	2,250.00
BALANCE DUE	\$2,250.00

Pay invoice

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 4.15.2026
Acct. # 1-320-57200-62000



**Florida Department of Health
in Nassau County
Notification of Fees Due**



45-BID-8464888

Permit Number
45-60-00143

Fee Amount: \$265.00

Previous Balance: \$0.00

Total Amount Due: \$265.00

For: Swimming Pools - Public Pool > 25000 Gallons

Payment Due Date: 06/30/2026 or Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2026).

Mail To: Amelia Walk Amenity Center
475 W Town Place, Suite 114
Saint Augustine, FL 32092

001.320.57200.54000

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Amelia Walk Amenity Center	Pool Volume: 101,160
Location: 85287 Majestic Walk Boulevard Fernandina Beach, FL 32034	gallons
	Bathing Load: 112
	Flow Rate: 50

Owner Information:

Name: Amelia Walk Community Dev Dist
Address: 475 W Town Place, Suite 114
(Mailing) Saint Augustine, FL 32092
Home Phone: (904) 940-5850 Work Phone: ()

Circle One: Visa MC Disc Amer Expr

Name on Card: _____

Account #: _____

Exp Date: ___/___/___ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ___ Zip: _____

I Authorize Florida Department of Health in Nassau County to charge my credit card account for the following:

Payment Amount: \$ _____ For: _____

Signature _____ Date _____

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: 45-60-00143 Bill ID: 45-BID-8464888

Billing Questions call DOH-Nassau at: (904) 557-9150

If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Nassau County
86014 Pages Dairy Road
Yulee, FL 32097

[Please RETURN invoice with your payment]

Batch Billing ID:113021

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



For Department Use Only	
Fee Received \$ _____	Date _____
Check# _____	From _____
_____	_____

- Application Type:** (check box, see instructions on back)
 Initial Permit Modification
 Transfer, change of owner or name
 Renewal

Operating Permit # _____

STATE OF FLORIDA DEPARTMENT OF HEALTH APPLICATION FOR A SWIMMING POOL OPERATING PERMIT

This original form is to be completed and submitted with one copy, a set of construction plans & specs, a copy of the building department's final inspection along with the appropriate fee.

1. Name of Project /Facility _____ County _____
 Address of Pool _____ City _____ Zip _____

2. Name of Owner _____ E-Mail _____ Phone (____) _____
 Mailing Address _____ City _____ State _____ Zip _____

3. Building Department Name: _____ (____) _____
 Contact Person _____ Phone Number _____

 P.O. Box or Street Address _____ City, State, Zip Code _____

 E-mail Address _____

4. Pool Water Source _____

5. Lighting (check one): () No Night Swimming
 () Outdoor: Three foot candles overhead and 1/2 watt per square foot of pool surface area underwater
 () Indoor: Ten foot candles overhead and 8/10 watt per square foot of pool surface area underwater

6. Pool Volume in Gallons: Main Pool _____ Wading Pool _____ Spa Pool _____ Other _____

7. Pool Bathing Load: _____ Number of Dwelling Units _____

8. Pool Dimensions: Width: _____ Length: _____ Area: _____ Perimeter: _____ Depth: Max. _____ Min. _____ Shape: _____

9. Water Treatment Equipment Make and Model:
 (A) Recirculation Pump: _____ Flow _____ GPM At _____ TDH _____ HP _____
 (B) Filter: _____ Area _____ Sq. Ft. Flow Capacity _____
 (C) Disinfection Equipment: _____ Capacity _____ (GPD) or (PPD)
 (Secondary Disinfection if Applicable) _____
 (D) pH Adjustment Feeder: _____ Capacity _____ (GPD)
 (E) Test Kit: _____

10. Equipment Substitutions _____

CERTIFICATION OF OWNER

The undersigned owner, or owner's representative, hereby agrees to operate the pool described in this application in accordance with the requirements of Chapter 514 of the Florida Statutes (F.S.), and Chapter 64E-9 of the Florida Administrative Code, and maintain the original construction approved under the Florida Building Code by the jurisdictional building department. This agreement includes keeping a daily record of the information regarding pool operation on the monthly report form furnished by the department or on other forms approved by the department and when requested, submission of the completed form to the appropriate county health department.

Signed _____ Date _____

Name _____ Title _____
(print or type) (print or type)

REMARKS: _____

Design Engineer/Architect Name: _____ Telephone: _____

Building Department Construction Approval Date _____ Approval Number _____

CERTIFICATION OF INSPECTION

I hereby certify that an inspection of this pool has been made and the foregoing information is correct to the best of my knowledge and belief. It is recommended the first annual operating permit be granted subject to the provisions of the Florida Administrative Code.

Signature DOH Engineer/Authorized Staff _____ Date _____

Print Name _____

[] Change data entered into EHD by _____ on _____

Instructions- Before submitting application to DOH:

For Initial Permit: Complete the entire application with owner certification. Include original and one copy of this completed form, a copy of construction plans & specs submitted to the building department (electronic copy in PDF, TIF or JPG format is acceptable), a copy of the building department final inspection approval, and the appropriate fee. Provide design engineer's name and phone number in REMARKS. The operating permit number will be entered by DOH staff.

For Modification: Complete items 1 - 3, enter existing operating permit number, note proposed or completed changes in the appropriate sections, and complete the owner certification on page 2. Include a copy of the construction plans & specs submitted to the building department (electronic copy is acceptable) and a copy of the building department's final inspection approval. Provide design engineer's name and phone number in REMARKS.

For Transfer: Complete items 1 and 2, enter existing operating permit number, then note changes in the page 2 owner remarks section, and complete the owner certification on page 2. There is no fee or building plans required for a transfer permit reissued due to change of ownership, name of facility, phone number, or mailing address.

For Renewal: Complete items 1 and 2, enter existing operating permit number, and complete the owner certification on page 2. There is an annual operating permit fee charged for renewal.



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

Invoice

Date	Invoice #
4/10/26	4049

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

Yuro & Assoc. - Job No.
Y24-1378

Item	Date	Description	Hours	Rate	Amount
		AMELIA WALK CDD - MARCH ENGINEERING			
CDD Amelia ...	3/3/26	coord with contractors for updated wetland pricing & haul road	0.5	185.00	92.50
CDD Amelia ...	3/4/26	coord with contractors for updated wetland pricing & haul road	1.5	185.00	277.50
CDD Amelia ...	3/13/26	review asbuilt from contractor	1	185.00	185.00
CDD Amelia ...	3/16/26	Sagamore Court Contractor Coord	0.5	185.00	92.50
CDD Amelia ...	3/17/26	CDD Meeting	3	185.00	555.00
CDD Amelia ...	3/18/26	Sagamore Court Contractor Coord	0.5	185.00	92.50
CDD Amelia ...	3/20/26	Hidden Lakes easement emails	1	185.00	185.00
CDD Amelia ...	3/26/26	Sagamore Bid Coord	1	185.00	185.00
CDD Amelia ...	3/30/26	Hidden Lake easement letter	0.5	185.00	92.50
		001.310.51300.31100			

Total	\$1,757.50
--------------	-------------------


Order Summary

Order placed March 9, 2026 Order # 114-2204865-3255409

Ship to	Payment method	Order Summary												
Chip Dellinger 1744 HOLLY OAKS LAKE RD W JACKSONVILLE, FL 32225-4432 United States	Mastercard ending in 9986 View related transactions	<table> <tr><td>Item(s) Subtotal:</td><td>\$99.99</td></tr> <tr><td>Shipping & Handling:</td><td>\$6.99</td></tr> <tr><td>Free Shipping:</td><td>-\$6.99</td></tr> <tr><td>Total before tax:</td><td>\$99.99</td></tr> <tr><td>Estimated tax to be collected:</td><td>\$0.00</td></tr> <tr><td>Grand Total:</td><td>\$99.99</td></tr> </table>	Item(s) Subtotal:	\$99.99	Shipping & Handling:	\$6.99	Free Shipping:	-\$6.99	Total before tax:	\$99.99	Estimated tax to be collected:	\$0.00	Grand Total:	\$99.99
Item(s) Subtotal:	\$99.99													
Shipping & Handling:	\$6.99													
Free Shipping:	-\$6.99													
Total before tax:	\$99.99													
Estimated tax to be collected:	\$0.00													
Grand Total:	\$99.99													

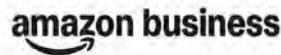
Placed by Kelly Mullins

Delivered March 14
 Pending receiving: 0/1 items marked as received



CLUBwipes Antiseptic Gym Equipment Wipes | Heavy Duty Fitness Wipes | 1500 Cleaning Wipes Per Roll (4 Rolls/CSE)
 Sold by: Petra-1
 Return window closed on April 13, 2026
 \$99.99

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English

United States

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Order Summary

Order placed March 12, 2026 Order # 114-5194906-9178605

Ship to	Payment method	Order Summary												
Chip Dellinger 1744 HOLLY OAKS LAKE RD W JACKSONVILLE, FL 32225-4432 United States	Mastercard ending in 9986 View related transactions	<table> <tr><td>Item(s) Subtotal:</td><td>\$61.18</td></tr> <tr><td>Shipping & Handling:</td><td>\$6.99</td></tr> <tr><td>Free Shipping:</td><td>-\$6.99</td></tr> <tr><td>Total before tax:</td><td>\$61.18</td></tr> <tr><td>Estimated tax to be collected:</td><td>\$0.00</td></tr> <tr><td>Grand Total:</td><td>\$61.18</td></tr> </table>	Item(s) Subtotal:	\$61.18	Shipping & Handling:	\$6.99	Free Shipping:	-\$6.99	Total before tax:	\$61.18	Estimated tax to be collected:	\$0.00	Grand Total:	\$61.18
Item(s) Subtotal:	\$61.18													
Shipping & Handling:	\$6.99													
Free Shipping:	-\$6.99													
Total before tax:	\$61.18													
Estimated tax to be collected:	\$0.00													
Grand Total:	\$61.18													


Placed by Kelly Mullins

Delivered March 18
 Pending receiving: 0/2 items marked as received



AmazonCommercial FSC Certified Ultra Plus Universal Multifold Paper Towels, 2400 Count, 16 Pack of 150, White
 Sold by: Amazon
 Supplied by: Other
 Return or replace items: Eligible through April 18, 2026
 \$30.59

Delivered March 18
 Package 2 of 2



AmazonCommercial FSC Certified Ultra Plus Universal Multifold Paper Towels, 2400 Count, 16 Pack of 150, White
 Sold by: Amazon
 Supplied by: Other
 Return or replace items: Eligible through April 18, 2026
 \$30.59

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English

United States

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Constant Contact Payment Receipt for Chip Dellinger

From Constant Contact Billing <notification@constantcontact.com>

Date Mon 3/23/2026 4:26 AM

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



Payment Receipt for March 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: March 23, 2026

Payment Date: March 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](#).

Auto renewal terms: All subscriptions automatically renew every {12 months or 6 months}, at the then current list price (plus applicable taxes), using the payment method on file, unless cancelled prior to depleting your prepaid credit balance. Your prepaid credit balance will be reduced each month for the services used until your balance has run out. Your monthly bill may increase depending on your highest contact list size and email sends. Overage fees may apply. See [overage fees](#), [Contact Tier](#) and [SMS Send Pricing](#). You may cancel at any time from your account or by calling your [local support team](#).

When your prepayment balance runs out, we'll charge the payment method on file based on your highest contact tier and current prepayment plan. If we are unable to charge your payment method for that amount, or if you pay by check, we'll convert your account to a standard monthly payment plan with no

discounts, which will automatically renew on a monthly basis. Prepayments are non-refundable, even if you choose to cancel your subscription before your prepaid balance runs out.

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890 Winter St, Waltham, MA 02451

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463779 S.R. 200
GATE #1214
XXXXXXXXXX0001
YULEE, FL
32097

03/05/2026 684855841
02:57:58 PM

XXXXXXXXXXXX9986
Mastercard Fleet
INVOICE 059268
AUTH 00580Q

REPRINT *** REPRINT
PUMP# 24

NONETHANOL 1.144G
PRICE/GAL \$4.199

FUEL TOTAL \$ 4.80

Total = \$ 4.80
REPRINT *** REPRINT

CREDIT \$ 4.80

=====
Customer-activated
Purchase/Capture
Sequence Number
30375
Contactless
Mastercard
Mode: Issuer
AID: A0000000041010
TVR: 0000008001
IAD:
0310A040012200000000
00000000000000FF
TSI: E800
ARC: 00
ARQC:
CC1ADAD472D630D6
APPROVED 00580Q
=====



How does
get more done.

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

6921 00052 13319 03/06/26 10:39 AM
SALE CASHIER KIMBERLY

079567490357 WD-40 30Z <A> 5.35N
WD-40 MP LUBE & PENETRANT HANDY CAN
085267183413 HW T5 7-DAY <A> 84.98N
HONEYWELL T5 7-DAY PROG TSTAT

SUBTOTAL 90.33
SALES TAX 0.00
TAX EXEMPT TOTAL \$90.33
XXXXXXXXXXXX9986 MASTERCARD USD\$ 90.33
AUTH CODE 00666Q/1520267 TA
Contactless
AID A0000000041010 Mastercard

P.O.#/JOB NAME: AW
6921 03/06/26 10:39 AM



6921 52 13319 03/06/2026 6542

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 06/04/2026



**How doers
get more done.**

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

6921 00052 13319 03/06/26 10:39 AM
SALE CASHIER KIMBERLY

079567490357 WD-40 3OZ <A> 5.35N
WD-40 MP LUBE & PENETRANT HANDY CAN
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SUBTOTAL 90.33
SALES TAX 0.00

TAX EXEMPT TOTAL \$90.33

XXXXXXXXXXXX9986 MASTERCARD USD\$ 90.33

AUTH CODE 00666Q/1520267 TA

Contactless

AID A0000000041010 Mastercard

P.O.#/JOB NAME: AW



6921 52 13319 03/06/2026 6542

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	06/04/2026



**How doers
get more done.**

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

6921 00005 37092 03/12/26 03:11 PM
SALE CASHIER KIMBERLY

078627043991 5/8 IN. X 50 <A> 29.98N
HUSKY 5/8 IN X 50 FT HEAVYDUTY HOSE
042206160447 8PTRN NOZZLE <A> 12.98N
MELNOR THUMB CNTRL 8-PATTERN NOZZLE
810053469682 MULTIFUNCTIO <A> 14.98N
MULTIFUNCTIONAL CABINET AND SHUT-OFF

SUBTOTAL 57.94
SALES TAX 0.00

TAX EXEMPT

TOTAL \$57.94

XXXXXXXXXXXX9986 MASTERCARD

USD\$ 57.94

AUTH CODE 01212Q/5053814

TA

Contactless

AID A0000000041010

Mastercard

P.O.#/JOB NAME: 0



6921 05 37092 03/12/2026 5850

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	06/10/2026



How doers
get more done.

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

6921 00052 62902 03/26/26 01:52 PM
SALE CASHIER KIMBERLY

041911020565 23 OZ. GLASS <A>
SPRAWAY 23OZ GLASS CLEANER 2PK
2@4.98 9.96N
037000901211 FBRZSKLIN <A> 6.97N
FBRZ PLUG & REFILL LINEN&SKY
030772101995 2.63 OZ. VAR <A> 12.97N
FEBREZE PISO VARIETY 3PK
073257005357 HUSKY 50CT <A> 29.97N
HUSKY 42G CONTRACTOR BAGS 50CT

SUBTOTAL 59.87
SALES TAX 0.00

TAX EXEMPT

TOTAL \$59.87

XXXXXXXXXXXX9986 MASTERCARD

USD\$ 59.87

AUTH CODE 02652Q/1522691 TA

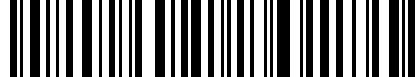
AUTH MODE - ISSUER

Contactless

AID A0000000041010 Mastercard

P.O.#/JOB NAME: AW

6921 03/26/26 01:52 PM



6921 52 62902 03/26/2026 7407

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON

A 1 90 06/24/2026

Receipt



Invoice number 430D321-0031
Receipt number 2192-8047
Date paid March 30, 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 March 30, 2026

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

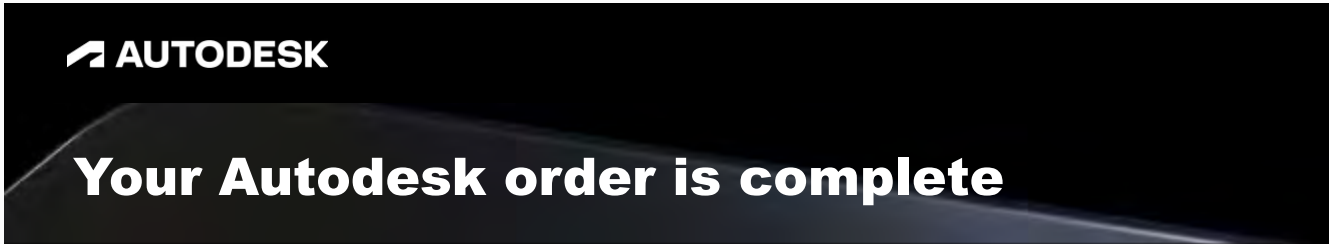
Thanks so much for supporting Skedda!

Description	Qty	Unit price	Amount
Spaces Mar 30–Apr 30, 2026	4		\$0.00
First 5	4	\$0.00	\$0.00
AllBooked Core Plan Mar 30–Apr 30, 2026	1	\$49.00	\$49.00
Subtotal			\$49.00
Total			\$49.00
Amount paid			\$49.00

Payment history

Payment method	Date	Amount paid	Receipt number
Mastercard - 9986	March 30, 2026	\$49.00	2192-8047

[Click here to view this email in your web browser.](#)



Hi Scott Smith,

Thank you for renewing your Autodesk subscription. This email confirms your renewal payment and serves as your receipt.

Your order details are listed below.

[Access your account](#)

Renewals



AutoCAD LT | Annual

Subscription ID 55520176200834

Renews Apr 13, 2027

Quantity	1
Unit price	\$540.00

Price **\$540.00**

Apr 13, 2026 - Apr 12, 2027

Order summary

Order subtotal	\$540.00
Tax	\$0.00

Order total **\$540.00**

[Access account](#)

Order # 1005425887 **Order date:** Mar 19, 2026

Payment details

Billing details

Scott Smith
5385 N Nob Hill Rd
Sunrise, FL 33351-4761
United States

Company name

Scott Smith

Payment method

MASTERCARD - 9986

Manage your subscription in Autodesk account**Manage subscription**

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Scale to fit your needs

Add seats to your subscription as you need them and enjoy prorated pricing.

➔ Add seats

Change your term anytime

Set up your next renewal to move to a monthly, annual or 3-year term.

➔ Change your term

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PINCH·A·PENNY POOL·PATIO·SPA

Pinch A Penny 174
474347 SR-200
Unit 2
Fernandina Beach FL 32034
904-321-4133

PINCH·A·PENNY POOL·PATIO·SPA

Pinch A Penny 174
474347 SR-200
Unit 2
Fernandina Beach FL 32034
904-321-4133

Sales Receipt

Transaction #: 445937
Date: 3/27/2026 Time: 2:59 PM
Cashier: Lillian West Register #: 2

Item	Description	Am
02130581	PRO LEAF NET SERV GRADE W/FINE	\$5
Sub Total		\$5
Sales Tax		\$
Total		\$6

SIDE TERMINAL Tendered \$6
Change Due \$

AMOUNT: \$6
SIDE TERMINAL -- 6

Transaction Type:
Reference Id: 85566588
Approval Code: Apr
Response Code
Response Message: Apr
Entry Method: Contactless
Card Type: Master
Last 4:
AID: A000000004
ATC:
AC: ARQC 45D953190FCB

Thank you for shopping
Pinch A Penny 174
We hope you'll come back soon!

Sales Receipt

Transaction #: 445051
Date: 3/11/2026 Time: 2:17 PM
Cashier: Melody Register #: 2

Item	Description	Amount
LB	GAL SODIUM HYPOCHLORITE	\$43.96
	GAL SODIUM HYPOCHLORITE (Qty: 2.5)	
	4 @ \$10.99	
00520072	2.5 GAL P.A.P STACKABLE	\$43.96
	SQ JUG	
	4 @ \$10.99	

Sub Total \$87.92
Sales Tax \$6.15
Total \$94.07

SIDE TERMINAL Tendered \$94.07
Change Due \$0.00

AMOUNT: \$94.07
SIDE TERMINAL -- 94.07

Transaction Type: Sale
Reference Id: 671144887471
Approval Code: Approved
Response Code: 0
Response Message: Approved
Entry Method: ContactlessIcc
Card Type: Mastercard
Last 4: 9986
AID: A0000000041010
ATC: 0029
AC: ARQC C8EFC6C7DAC8C15C

Thank you for shopping
Pinch A Penny 174
We hope you'll come back soon!

Give us feedback @ survey.walmart.com
Thank you! ID #: 7WRJLP1RX8Z



WM Supercenter
904-261-9410 Mgr: JOHN
464016 STATE ROAD 200
YULEE FL 32097

ST# 05037 OP# 002314 TEN 72 TR# 03976
ITEMS SOLD 36
TC# 5655 3540 0194 4669 3585 1



ST PT CKE	019434637746	F	4.97
ST PT CKE	019434637746	F	4.97
ST PT CKE	019434637746	F	4.97
PRETZELS	019434638315	F	6.74
PRETZELS	019434638315	F	6.74
HSY EAS BOCT	003400046190	F	9.94
HSY EAS BOCT	003400046190	F	9.94
EASTER	004126911351	F	4.48
MXD CH/SG 55	004000060486	F	9.94
HSY EAS BOCT	003400046190	F	9.94
HSY EAS BOCT	003400046190	F	9.94
STBST EST FS	002200028171	F	3.97
STBST EST FS	002200028171	F	3.97
STBST EST FS	002200028171	F	3.97
EASTER	004126911351	F	4.48
STBST EST FS	002200028171	F	3.97
STBST EST FS	002200028171	F	3.97
** VOIDED ENTRY **			
STBST EST FS	002200028171	F	3.97
HSY EAS BOCT	003400046190	F	9.94
EASTER	004126911351	F	4.48
MXD CH/SG 55	004000060486	F	9.94
HSY EAS BOCT	003400046190	F	9.94
BRIGHT EGGS	076487821664	F	0.97
BRIGHT EGGS	076487821664	F	0.97
BRIGHT EGGS	076487821664	F	0.97
BRIGHT EGGS	076487821664	F	0.97
STRAW-KIW 30	008768400511	F	9.47
JJ VARIETY	088949748675	F	11.98
GV 40PK	007874227909	F	5.47
GV 40PK	007874227909	F	5.47
BRIGHT EGGS	076487821664	F	0.97
BRIGHT EGGS	076487821664	F	0.97
BRIGHT EGGS	076487821664	F	0.97
BRIGHT EGGS	076487821664	F	0.97
BRIGHT EGGS	076487821664	F	0.97
BRIGHT EGGS	076487821664	F	0.97
BRIGHT EGGS	076487821664	F	0.97
MKS COOKIE	068113128247	F	11.94
MKS COOKIE	068113128247	F	11.94
SUBTOTAL 203.20			

VOIDED BANKCARD TRANSACTION
TERMINAL # 25849432

TRANSACTION NOT COMPLETE
04/02/26 13:49:38

TAX 1 7.000 \$ 8.96

TOTAL 212.16

MCARD TEND 212.16

Mastercard **** * 9986 I

APPROVAL # 00284Q

REF # 609248385375

AID A0000000041010

AAC EE2D7E27614F0B0D

TERMINAL # 25849432

*NO SIGNATURE REQUIRED

04/02/26 13:50:05

CHANGE DUE 0.00

CUSTOMER COPY



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

04/02/26 13:50:05

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	Mar 13	-\$698.46
Balance forward		\$0.00
Regular monthly charges	Page 3	\$656.10
Taxes, fees and other charges	Page 3	\$42.36
New charges		\$698.46
Amount due		\$698.46

← 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
April 2026

! Thanks for paying by Automatic Payment
Your automatic payment on Apr 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 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

**COMCAST
BUSINESS**
1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

Account number **8495 74 170 0350808**
Automatic payment **Apr 12, 2026**
Please pay \$698.46

Electronic payment will be applied Apr 12, 2026

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

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574170035080800698464

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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
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Call us anytime

800-391-3000
Open 24 hours, 7 days a week for billing and technical support

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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, email accessibility@comcast.com, fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838 Attn: M. Gifford.

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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



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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 to get started.

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App



In-Store

Visit business.comcast.com/servicecenter to find a store near you

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

Service fees		\$22.00
Directory Listing Management Fee	\$11.00	
Voice Network Investment	\$11.00	

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

Taxes & government fees		\$33.26
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 for more details

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

Additional information

UPDATE TO YOUR VOICEMAIL FEE: At Comcast Business, we work hard to keep prices stable for our customers, but from time to time our pricing structure changes. Effective April 1, 2026, your Comcast Business Voicemail fee will increase by \$2/month. If you have any questions, please reach out to the phone number listed on your statement.

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.

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

Amelia Walk CDD

FPL Electric

April-26

73913-05054	85057 MAJESTIC WALK BLVD.#LS	\$	297.93
76801-07336	85359 MAJESTIC WALK BLVD.	\$	37.92
79966-25336	85287 MAJESTIC WALK BLVD. CLUB	\$	905.94
90653-46331	85257 MAJESTIC WALK BLVD. FTN	\$	391.24
14381-88177	85108 MAJESTIC WALK BLVD. # IRR	\$	30.89
84322-19536	85059 MAJESTIC WALK BLVD.	\$	31.52
64677-16194	85254 FALL RIVER PKWY ENTRANCE	\$	258.85
81986-72449	85633 FALL RIVER PKWY #IRR	\$	243.05
63627-33534	85287 MAJESTIC WALK BLVD. #PUMP	\$	194.85
		\$	2,392.19
	V#21		001.320.57200.43000
78458-32232	000 AMELIA CONCOURSE	\$	3,430.66
	V#21		001.320.57200.43001



Electric Bill Statement

For: Mar 19, 2026 to Apr 17, 2026 (29 days)

Statement Date: Apr 17, 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

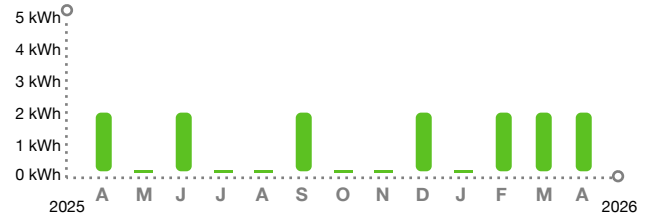
\$30.89

TOTAL AMOUNT YOU OWE

May 8, 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
<hr/>	
Total new charges	30.89
Total amount you owe	\$30.89

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after July 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 April 28, 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
C/O GMS-SF-LLC
5385 N NOB HILL RD
SUNRISE FL 33351-4761

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

14381-88177

ACCOUNT NUMBER

\$30.89

TOTAL AMOUNT YOU OWE

May 8, 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

Total amount you owe \$30.89

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94981. Next meter reading May 19, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00235		00233		2

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 17, 2026	Mar 19, 2026	Apr 17, 2025
kWh Used	2	2	2
Service days	29	29	29
kWh/day	0	0	0
Amount	\$30.89	\$30.89	\$25.75

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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[Claim rebates](#)

Unlock energy insights

Save energy with Business Energy Manager. We'll analyze your usage patterns and help lower your bill.

[Analyze usage](#)

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: Mar 16, 2026 to Apr 14, 2026 (29 days)

Statement Date: Apr 14, 2026

Account Number: 63627-33534

Service Address:

85287 MAJESTIC WALK BLVD # PUMP
FERNANDINA BEACH, FL 32034

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

CURRENT BILL

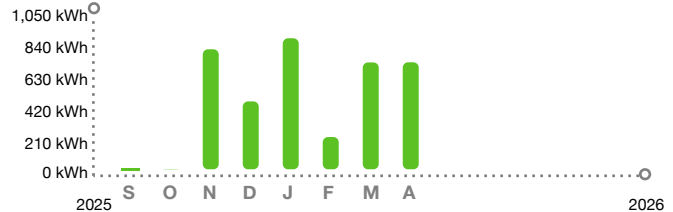
\$114.14

TOTAL AMOUNT YOU OWE

May 5, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	80.71
Payments received	-80.71
Balance before new charges	0.00
<hr/>	
Total new charges	114.14
Total amount you owe	\$114.14

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after July 06, 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 April 25, 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) 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
85287 MAJESTIC WALK BLVD # PUMP
FERNANDINA BEACH FL 32034-3785

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

63627-33534

ACCOUNT NUMBER

\$114.14

TOTAL AMOUNT YOU OWE

May 5, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
63627-33534

BILL DETAILS

Amount of your last bill	80.71
Payment received - Thank you	-80.71
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)	\$72.46
Fuel: (\$0.032020 per kWh)	\$24.53
Electric service amount	111.19
Gross receipts tax (State tax)	2.85
Taxes and charges	2.85
Regulatory fee (State fee)	0.10
Total new charges	\$114.14
Total amount you owe	\$114.14

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLJ0965. Next meter reading May 14, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	04047		03281		766

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Apr 14, 2026	Mar 16, 2026
kWh Used	766	765
Service days	29	31
kWh/day	26	25
Amount	\$114.14	\$114.01

KEEP IN MIND

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Electric Bill Statement

For: Mar 9, 2026 to Apr 7, 2026 (29 days)

Statement Date: Apr 7, 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

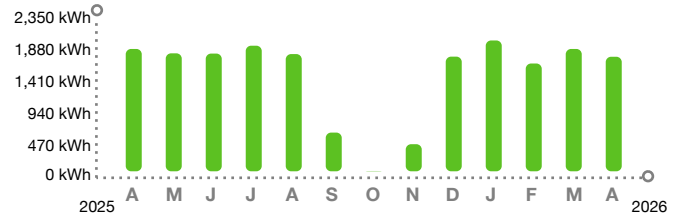
\$258.85

TOTAL AMOUNT YOU OWE

Apr 28, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after June 29, 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 April 18, 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	277.14
Payments received	-277.14
Balance before new charges	0.00

Total new charges	258.85
Total amount you owe	\$258.85

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

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)



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64677-16194
ACCOUNT NUMBER

\$258.85
TOTAL AMOUNT YOU OWE

Apr 28, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name:
Amelia Walk Cdd

Account Number:
64677-16194

BILL DETAILS

Amount of your last bill	277.14
Payment received - Thank you	-277.14
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>	\$180.20
<small>(Over 1000 kWh at \$0.103650)</small>	
Fuel: <small>(First 1000 kWh at \$0.028930)</small>	\$61.44
<small>(Over 1000 kWh at \$0.038930)</small>	
Electric service amount	252.16
Gross receipts tax (State tax)	6.47
Taxes and charges	6.47
Regulatory fee (State fee)	0.22
Total new charges	\$258.85
Total amount you owe	\$258.85

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	92225		90390		1835

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 7, 2026	Mar 9, 2026	Apr 7, 2025
kWh Used	1835	1960	1960
Service days	29	31	31
kWh/day	63	63	63
Amount	\$258.85	\$277.14	\$273.23

KEEP IN MIND

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Electric Bill Statement

For: Mar 19, 2026 to Apr 17, 2026 (29 days)

Statement Date: Apr 17, 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

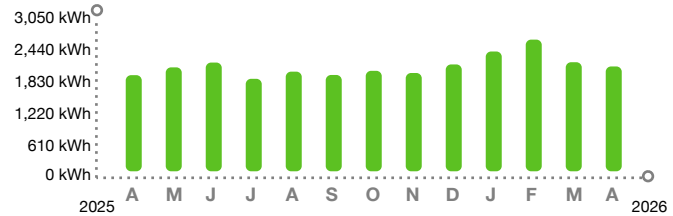
\$297.93

TOTAL AMOUNT YOU OWE

May 8, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after July 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 April 28, 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	309.36
Payments received	-309.36
Balance before new charges	0.00

Total new charges	297.93
Total amount you owe	\$297.93

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

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

\$297.93

TOTAL AMOUNT YOU OWE

May 8, 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	309.36
Payment received - Thank you	-309.36
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)	\$206.23
Fuel: (\$0.032020 per kWh)	\$69.80
Electric service amount	290.23
Gross receipts tax (State tax)	7.45
Taxes and charges	7.45
Regulatory fee (State fee)	0.25
Total new charges	\$297.93
Total amount you owe	\$297.93

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN20453. Next meter reading May 19, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	51691		49511		2180

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 17, 2026	Mar 19, 2026	Apr 17, 2025
kWh Used	2180	2268	1999
Service days	29	29	29
kWh/day	75	78	68
Amount	\$297.93	\$309.36	\$349.25

KEEP IN MIND

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Electric Bill Statement

For: Mar 19, 2026 to Apr 17, 2026 (29 days)

Statement Date: Apr 17, 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

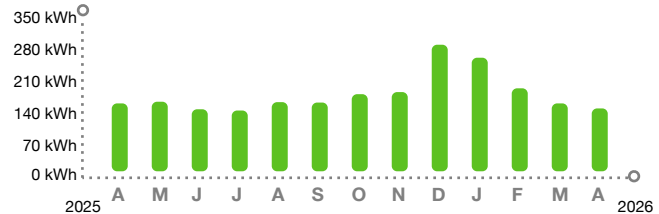
\$37.92

TOTAL AMOUNT YOU OWE

May 8, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

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- The amount due on your account will be drafted automatically on or after April 28, 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	38.48
Payments received	-38.48
Balance before new charges	0.00
<hr/>	
Total new charges	37.92
Total amount you owe	\$37.92

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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76801-07336
ACCOUNT NUMBER

\$37.92
TOTAL AMOUNT YOU OWE

May 8, 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	38.48
Payment received - Thank you	-38.48
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$3.74
Non-fuel: (\$0.094600 per kWh)	\$14.20
Fuel: (\$0.032020 per kWh)	\$4.80
Electric service amount	36.94
Gross receipts tax (State tax)	0.95
Taxes and charges	0.95
Regulatory fee (State fee)	0.03
Total new charges	\$37.92
Total amount you owe	\$37.92

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD4413. Next meter reading May 19, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	30111		29961		150

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 17, 2026	Mar 19, 2026	Apr 17, 2025
kWh Used	150	162	162
Service days	29	29	29
kWh/day	5	6	6
Amount	\$37.92	\$38.48	\$34.05

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement

For: Mar 19, 2026 to Apr 17, 2026 (29 days)

Statement Date: Apr 17, 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

May 8, 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
<hr/>	
Total new charges	3,430.66
Total amount you owe	\$3,430.66

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after July 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 April 28, 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)



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78458-32232

ACCOUNT NUMBER

\$3,430.66

TOTAL AMOUNT YOU OWE

May 8, 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 May 19, 2026.

Usage Type	Usage
Total kWh used	3598

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 17, 2026	Mar 19, 2026	Apr 17, 2025
kWh Used	3598	3598	3598
Service days	29	29	29
kWh/day	124	124	124
Amount	\$3,430.66	\$3,430.66	\$3,269.87

KEEP IN MIND

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Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

For: 03-19-2026 to 04-17-2026 (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: 03-19-2026 to 04-17-2026 (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
					Electric service amount		3,420.91
					Gross receipts tax (State tax)		6.84
					Regulatory fee (State fee)		2.91
					Total	3,598	3,430.66

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



Electric Bill Statement

For: Mar 19, 2026 to Apr 17, 2026 (29 days)

Statement Date: Apr 17, 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

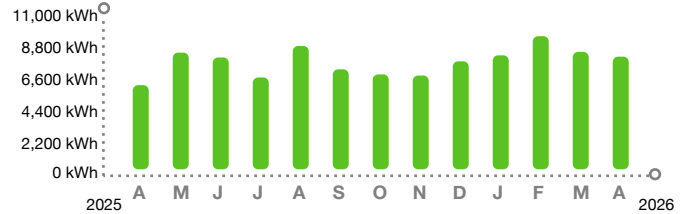
\$905.94

TOTAL AMOUNT YOU OWE

May 8, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after July 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 April 28, 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	1,036.99
Payments received	-1,036.99
Balance before new charges	0.00
<hr/>	
Total new charges	905.94
Total amount you owe	\$905.94

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

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

\$905.94

TOTAL AMOUNT YOU OWE

May 8, 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	1,036.99
Payment received - Thank you	-1,036.99
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$33.71
Non-fuel: <small>(\$0.031110 per kWh)</small>	\$262.79
Fuel: <small>(\$0.032010 per kWh)</small>	\$270.39
Demand: <small>(\$15.03 per KW)</small>	\$315.63

Electric service amount 882.52

Gross receipts tax (State tax) 22.65

Taxes and charges 22.65

Regulatory fee (State fee) 0.77

Total new charges \$905.94

Total amount you owe \$905.94

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2800. Next meter reading May 19, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	65535		57088		8447
Demand KW	20.71				21

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 17, 2026	Mar 19, 2026	Apr 17, 2025
kWh Used	8447	8803	6310
Service days	29	29	29
kWh/day	291	303	217
Amount	\$905.94	\$1,036.99	\$688.34

KEEP IN MIND

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- 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: Mar 9, 2026 to Apr 7, 2026 (29 days)

Statement Date: Apr 7, 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

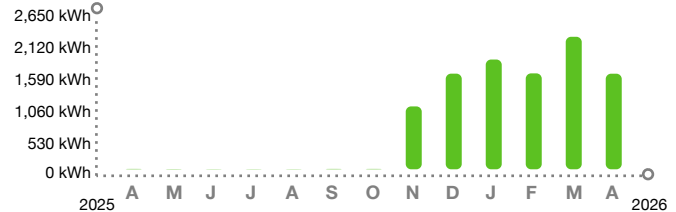
\$243.05

TOTAL AMOUNT YOU OWE

Apr 28, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	340.66
Payments received	-340.66
Balance before new charges	0.00
<hr/>	
Total new charges	243.05
Total amount you owe	\$243.05

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 29, 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 April 18, 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) 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:

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SUNRISE FL 33351-4761

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MIAMI FL 33188-0001

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81986-72449

ACCOUNT NUMBER

\$243.05

TOTAL AMOUNT YOU OWE

Apr 28, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
Amelia Walk Cdd

Account Number:
81986-72449

BILL DETAILS

Amount of your last bill	340.66
Payment received - Thank you	-340.66
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>	\$169.01
<small>(Over 1000 kWh at \$0.103650)</small>	
Fuel: <small>(First 1000 kWh at \$0.028930)</small>	\$57.23
<small>(Over 1000 kWh at \$0.038930)</small>	
Electric service amount	236.76
Gross receipts tax (State tax)	6.08
Taxes and charges	6.08
Regulatory fee (State fee)	0.21
Total new charges	\$243.05
Total amount you owe	\$243.05

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	57532		55805		1727

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 7, 2026	Mar 9, 2026	Apr 7, 2025
kWh Used	1727	2394	7
Service days	29	31	31
kWh/day	60	77	0
Amount	\$243.05	\$340.66	\$26.02

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement

For: Mar 19, 2026 to Apr 17, 2026 (29 days)

Statement Date: Apr 17, 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

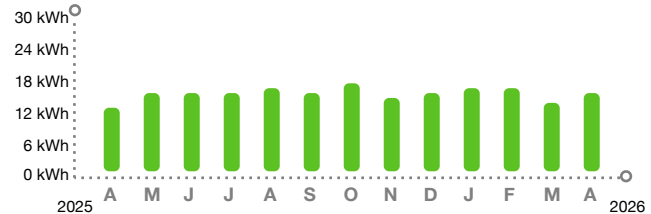
\$31.52

TOTAL AMOUNT YOU OWE

May 8, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	31.44
Payments received	-31.44
<hr/>	
Balance before new charges	0.00
<hr/>	
Total new charges	31.52
<hr/>	
Total amount you owe	\$31.52

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after July 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 April 28, 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 *

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5385 N NOB HILL RD
SUNRISE FL 33351-4761

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MIAMI FL 33188-0001

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84322-19536
ACCOUNT NUMBER

\$31.52
TOTAL AMOUNT YOU OWE

May 8, 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	31.44
Payment received - Thank you	-31.44
Balance before new charges	\$0.00

New Charges

Rate: RS-1 RESIDENTIAL SERVICE	
Base charge:	\$10.52
Minimum base bill charge:	\$18.22
Non-fuel: <small>(First 1000 kWh at \$0.093650) (Over 1000 kWh at \$0.103650)</small>	\$1.50
Fuel: <small>(First 1000 kWh at \$0.028930) (Over 1000 kWh at \$0.038930)</small>	\$0.46
Electric service amount	30.70
Gross receipts tax (State tax)	0.79
Taxes and charges	0.79
Regulatory fee (State fee)	0.03
Total new charges	\$31.52
Total amount you owe	\$31.52

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD3749. Next meter reading May 19, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00657		00641		16

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 17, 2026	Mar 19, 2026	Apr 17, 2025
kWh Used	16	14	13
Service days	29	29	29
kWh/day	1	0	0
Amount	\$31.52	\$31.44	\$26.33

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement

For: Mar 19, 2026 to Apr 17, 2026 (29 days)

Statement Date: Apr 17, 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

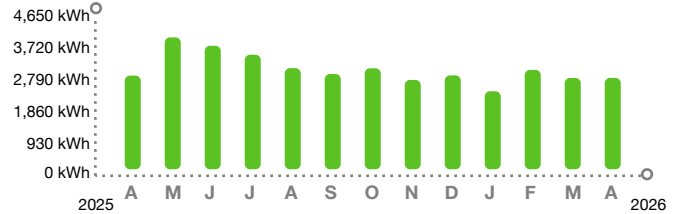
\$391.24

TOTAL AMOUNT YOU OWE

May 8, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	391.01
Payments received	-391.01
Balance before new charges	0.00

Total new charges	391.24
Total amount you owe	\$391.24

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after July 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 April 28, 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:

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

90653-46331

ACCOUNT NUMBER

\$391.24

TOTAL AMOUNT YOU OWE

May 8, 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	391.01
Payment received - Thank you	-391.01
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)	\$274.14
Fuel: (\$0.032020 per kWh)	\$92.79
Electric service amount	381.13
Gross receipts tax (State tax)	9.78
Taxes and charges	9.78
Regulatory fee (State fee)	0.33
Total new charges	\$391.24
Total amount you owe	\$391.24

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD7475. Next meter reading May 19, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	99332		96434		2898

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 17, 2026	Mar 19, 2026	Apr 17, 2025
kWh Used	2898	2896	2969
Service days	29	29	29
kWh/day	100	100	102
Amount	\$391.24	\$391.01	\$388.93

KEEP IN MIND

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CORRECTED BILL

For: Aug 27, 2025 to Mar 16, 2026

Statement Date: Mar 23, 2026

Account Number: 63627-33534

Service Address:

85287 MAJESTIC WALK BLVD # PUMP
FERNANDINA BEACH, FL 32034

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

CURRENT BILL

\$80.71

TOTAL AMOUNT YOU OWE

Apr 13, 2026

NEW CHARGES DUE BY

KEEP IN MIND

- Payment received after June 11, 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 April 03, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- This bill is for multiple (7) billing periods.

BILL SUMMARY

Amount of your last bill	123.07
Additional Activity	-575.24
Balance before new charges	-452.17
Total new charges	532.88
Total amount you owe	\$80.71

FPL automatic bill pay - DO NOT PAY

CORRECTED BILL

(See page 2 for bill details.)

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)



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85287 MAJESTIC WALK BLVD # PUMP
FERNANDINA BEACH FL 32034-3785

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MIAMI FL 33188-0001

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

63627-33534

ACCOUNT NUMBER

\$80.71

TOTAL AMOUNT YOU OWE

Apr 13, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
63627-33534

BILL DETAILS

Amount of your last bill	123.07
Additional activity	
Credit	-575.24
Balance before new charges	-\$452.17

New Charges

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

Electric service amount	519.11
Gross receipts tax (State tax)	13.32
Taxes and charges	13.32
Regulatory fee (State fee)	0.45
Total new charges	\$532.88

Total amount you owe \$80.71

FPL automatic bill pay - DO NOT PAY

CORRECTED BILL

METER SUMMARY

Multiple-month usage

Meter no. KLJ0965 Next meter reading Apr 14, 2026

Total kWh 3,281

KEEP IN MIND

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

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Customer Name:
AMELIA WALK CDD

Account Number:
63627-33534

ADJUSTMENT BREAKDOWN - MULTIPLE BILLING PERIODS

Reason REV/RATE/RIDER/TAX CD CR*

Messages

- These billing details are part of your electronic bill dated: **Mar 23, 2026.**

ADJUSTMENT DETAILS		
	ORIGINAL BILL	ADJUSTED BILL
Rate Schedule	GS-1	GS-1
Service From	Aug 27 2025	Aug 27 2025
Service To	Sep 15 2025	Sep 15 2025
Service Days	19	19
On-Call Credit Days		
kWh Reading		
Demand Reading	0.00	0.00
On-peak kWh Reading		
On-peak Demand Rdg	0.00	0.00
Total kWh Used	0	0
Demand Used	0	0
On-peak kWh Used	0	0
On-peak Demand	0	0
Off-peak kWh Used	0	0
Average kWh per Day	0	0
Service Amount	15.00	15.00
FPL SolarTogethr Chg	0.00	0.00
FPL SolarTogethr Cr	0.00	0.00
On Call Credit	0.00	0.00
Storm Charge	0.00	0.00
Non-Std Mtr Enroll		
Non-Std Mtr Surchg		
Fixed Rate differential	0.00	0.00
Gross receipts tax	0.38	0.38
Regulatory Assessment	0.01	0.01
Fee		
Franchise Charge		
Utility Tax		
Florida Sales Tax	1.07	
Disc Sales Surtax	0.15	
VSP Solar Charge		
Prev On Call Credit		
Transformer Credit		
Curtailment/CDR Cr		
Access Charge		
Usage Charge		
Admin Charge		
Taxable Adjustment		
Facility Rental		
FR FL Sales Tax		
FR Disc Sales Surtax		
Rev Difference		
Care To Share donation		
Total Amount	16.61	15.39
Difference	0.00	



Customer Name:
AMELIA WALK CDD

Account Number:
63627-33534

ADJUSTMENT DETAILS

	ORIGINAL BILL	ADJUSTED BILL
Rate Schedule	GS-1	GS-1
Service From	Sep 15 2025	Sep 15 2025
Service To	Oct 15 2025	Oct 15 2025
Service Days	30	30
On-Call Credit Days		
kWh Reading	2	2
Demand Reading	2.53	2.53
On-peak kWh Reading		
On-peak Demand Rdg	0.00	0.00
Total kWh Used	2	2
Demand Used	0	0
On-peak kWh Used	0	0
On-peak Demand	0	0
Off-peak kWh Used	0	0
Average kWh per Day	0	0
Service Amount	25.09	25.09
FPL SolarTogethr Chg	0.00	0.00
FPL SolarTogethr Cr	0.00	0.00
On Call Credit	0.00	0.00
Storm Charge	0.00	0.00
Non-Std Mtr Enroll		
Non-Std Mtr Surchg		
Fixed Rate differential	0.00	0.00
Gross receipts tax	0.64	0.64
Regulatory Assessment	0.02	0.02
Fee		
Franchise Charge		
Utility Tax		
Florida Sales Tax	1.79	
Disc Sales Surtax	0.26	
VSP Solar Charge		
Prev On Call Credit		
Transformer Credit		
Curtailement/CDR Cr		
Access Charge		
Usage Charge		
Admin Charge		
Taxable Adjustment		
Facility Rental		
FR FL Sales Tax		
FR Disc Sales Surtax		
Rev Difference		
Care To Share donation		
Total Amount	27.80	25.75
Difference	0.00	

ADJUSTMENT DETAILS

	ORIGINAL BILL	ADJUSTED BILL
Rate Schedule	GS-1	GS-1
Service From	Oct 15 2025	Oct 15 2025
Service To	Nov 13 2025	Nov 13 2025
Service Days	29	29
On-Call Credit Days		
kWh Reading	861	861
Demand Reading	7.82	7.82
On-peak kWh Reading		
On-peak Demand Rdg	0.00	0.00
Total kWh Used	859	859
Demand Used	0	0
On-peak kWh Used	0	0
On-peak Demand	0	0
Off-peak kWh Used	0	0
Average kWh per Day	30	30
Service Amount	118.76	118.76
FPL SolarTogethr Chg	0.00	0.00
FPL SolarTogethr Cr	0.00	0.00
On Call Credit	0.00	0.00
Storm Charge	0.00	0.00
Non-Std Mtr Enroll		
Non-Std Mtr Surchg		
Fixed Rate differential	0.00	0.00
Gross receipts tax	3.05	3.05
Regulatory Assessment	0.10	0.10
Fee		
Franchise Charge		
Utility Tax		
Florida Sales Tax	8.47	
Disc Sales Surtax	1.22	
VSP Solar Charge		
Prev On Call Credit		
Transformer Credit		
Curtailement/CDR Cr		
Access Charge		
Usage Charge		
Admin Charge		
Taxable Adjustment		
Facility Rental		
FR FL Sales Tax		
FR Disc Sales Surtax		
Rev Difference		
Care To Share donation		
Total Amount	131.60	121.91
Difference	0.00	



Customer Name:
AMELIA WALK CDD

Account Number:
63627-33534

ADJUSTMENT DETAILS

	ORIGINAL BILL	ADJUSTED BILL
Rate Schedule	GS-1	GS-1
Service From	Nov 13 2025	Nov 13 2025
Service To	Dec 12 2025	Dec 12 2025
Service Days	29	29
On-Call Credit Days		
kWh Reading	1347	1347
Demand Reading	7.73	7.73
On-peak kWh Reading		
On-peak Demand Rdg	0.00	0.00
Total kWh Used	486	486
Demand Used	0	0
On-peak kWh Used	0	0
On-peak Demand	0	0
Off-peak kWh Used	0	0
Average kWh per Day	17	17
Service Amount	72.78	72.78
FPL SolarTogethr Chg	0.00	0.00
FPL SolarTogethr Cr	0.00	0.00
On Call Credit	0.00	0.00
Storm Charge	0.00	0.00
Non-Std Mtr Enroll		
Non-Std Mtr Surchg		
Fixed Rate differential	0.00	0.00
Gross receipts tax	1.87	1.87
Regulatory Assessment	0.06	0.06
Fee		
Franchise Charge		
Utility Tax		
Florida Sales Tax	5.19	
Disc Sales Surtax	0.75	
VSP Solar Charge		
Prev On Call Credit		
Transformer Credit		
Curtaiment/CDR Cr		
Access Charge		
Usage Charge		
Admin Charge		
Taxable Adjustment		
Facility Rental		
FR FL Sales Tax		
FR Disc Sales Surtax		
Rev Difference		
Care To Share donation		
Total Amount	80.65	74.71
Difference	0.00	

ADJUSTMENT DETAILS

	ORIGINAL BILL	ADJUSTED BILL
Rate Schedule	GS-1	GS-1
Service From	Dec 12 2025	Dec 12 2025
Service To	Jan 13 2026	Jan 13 2026
Service Days	32	32
On-Call Credit Days		
kWh Reading	2285	2285
Demand Reading	7.68	7.68
On-peak kWh Reading		
On-peak Demand Rdg	0.00	0.00
Total kWh Used	938	938
Demand Used	0	0
On-peak kWh Used	0	0
On-peak Demand	0	0
Off-peak kWh Used	0	0
Average kWh per Day	29	29
Service Amount	132.97	132.97
FPL SolarTogethr Chg	0.00	0.00
FPL SolarTogethr Cr	0.00	0.00
On Call Credit	0.00	0.00
Storm Charge	0.00	0.00
Non-Std Mtr Enroll		
Non-Std Mtr Surchg		
Fixed Rate differential	0.00	0.00
Gross receipts tax	3.41	3.41
Regulatory Assessment	0.12	0.12
Fee		
Franchise Charge		
Utility Tax		
Florida Sales Tax	9.49	
Disc Sales Surtax	1.36	
VSP Solar Charge		
Prev On Call Credit		
Transformer Credit		
Curtaiment/CDR Cr		
Access Charge		
Usage Charge		
Admin Charge		
Taxable Adjustment		
Facility Rental		
FR FL Sales Tax		
FR Disc Sales Surtax		
Rev Difference		
Care To Share donation		
Total Amount	147.35	136.50
Difference	0.00	



Customer Name:
AMELIA WALK CDD

Account Number:
63627-33534

ADJUSTMENT DETAILS

	ORIGINAL BILL	ADJUSTED BILL
Rate Schedule	GS-1	GS-1
Service From	Jan 13 2026	Jan 13 2026
Service To	Feb 13 2026	Feb 13 2026
Service Days	31	31
On-Call Credit Days		
kWh Reading	2516	2516
Demand Reading	7.56	7.56
On-peak kWh Reading		
On-peak Demand Rdg	0.00	0.00
Total kWh Used	231	231
Demand Used	0	0
On-peak kWh Used	0	0
On-peak Demand	0	0
Off-peak kWh Used	0	0
Average kWh per Day	7	7
Service Amount	43.45	43.45
FPL SolarTogethr Chg	0.00	0.00
FPL SolarTogethr Cr	0.00	0.00
On Call Credit	0.00	0.00
Storm Charge	0.00	0.00
Non-Std Mtr Enroll		
Non-Std Mtr Surchg		
Fixed Rate differential	0.00	0.00
Gross receipts tax	1.12	1.12
Regulatory Assessment	0.04	0.04
Fee		
Franchise Charge		
Utility Tax		
Florida Sales Tax	3.10	
Disc Sales Surtax	0.45	
VSP Solar Charge		
Prev On Call Credit		
Transformer Credit		
Curtailement/CDR Cr		
Access Charge		
Usage Charge		
Admin Charge		
Taxable Adjustment		
Facility Rental		
FR FL Sales Tax		
FR Disc Sales Surtax		
Rev Difference		
Care To Share donation		
Total Amount	48.16	44.61
Difference	0.00	

ADJUSTMENT DETAILS

	ORIGINAL BILL	ADJUSTED BILL
Rate Schedule	GS-1	GS-1
Service From	Feb 13 2026	Feb 13 2026
Service To	Mar 16 2026	Mar 16 2026
Service Days	31	31
On-Call Credit Days		
kWh Reading	3281	3281
Demand Reading	7.72	7.72
On-peak kWh Reading		
On-peak Demand Rdg	0.00	0.00
Total kWh Used	765	765
Demand Used	0	0
On-peak kWh Used	0	0
On-peak Demand	0	0
Off-peak kWh Used	0	0
Average kWh per Day	25	25
Service Amount	111.06	111.06
FPL SolarTogethr Chg	0.00	0.00
FPL SolarTogethr Cr	0.00	0.00
On Call Credit	0.00	0.00
Storm Charge	0.00	0.00
Non-Std Mtr Enroll		
Non-Std Mtr Surchg		
Fixed Rate differential	0.00	0.00
Gross receipts tax	2.85	2.85
Regulatory Assessment	0.10	0.10
Fee		
Franchise Charge		
Utility Tax		
Florida Sales Tax	7.92	
Disc Sales Surtax	1.14	
VSP Solar Charge		
Prev On Call Credit		
Transformer Credit		
Curtailement/CDR Cr		
Access Charge		
Usage Charge		
Admin Charge		
Taxable Adjustment		
Facility Rental		
FR FL Sales Tax		
FR Disc Sales Surtax		
Rev Difference		
Care To Share donation		
Total Amount	123.07	114.01
Difference	0.00	



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

**AMELIA WALK COMMUNITY DEV
DISTRICT**

Account #: 3124050420
Bill Date: 03/31/26
Cycle: 03

**Amount Due
\$1,047.20**
Do not pay. AutoPay will process
your payment on 04/22/26.

Phone: (904) 665-6000

Online: jea.com

Business Customers: (904) 665-6250

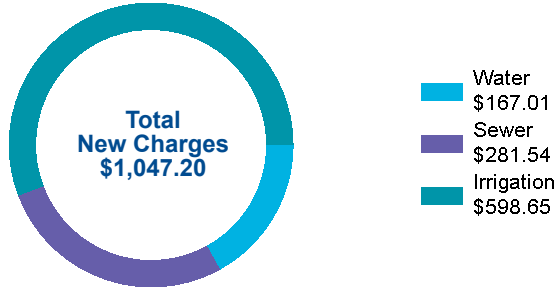
TOTAL SUMMARY OF CHARGES

Water	\$	167.01
Sewer		281.54
Irrigation		598.65
Total New Charges	\$	1,047.20

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

Previous Balance	\$	1,016.31
Payment(s) Received		-1,016.31
Balance Before New Charges		0.00
New Charges		1,047.20

**Do not pay. AutoPay will process your
payment on 04/22/26.** \$ 1,047.20



MESSAGES



Remember to follow your watering days. A second day is added during Daylight Savings Time. To confirm your days assigned by SJRWMD and learn more visit jea.com/wateringdays.

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: 03/31/26
Do not pay. AutoPay will process your payment on 04/22/26.	TOTAL AMOUNT PAID
\$1,047.20	

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



Account #: 3124050420 Bill Date: 03/31/26 Cycle: 03

Phone: (904) 665-6000

Online: jea.com

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
 Service Address: 84703 FALL RIVER PY APT IR01
 Service Period: 02/26/26 - 03/30/26 Reading Date: 03/30/26
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
76553197	32	1510	Regular	1	14000 GAL

Basic Monthly Charge \$ 27.48
 Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal) 27.94
 Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal) 37.51

Total Current Irrigation Charges \$ 92.93

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
 Service Address: 85059 MAJESTIC WALK BV APT IR01
 Service Period: 02/26/26 - 03/30/26 Reading Date: 03/30/26
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157379	32	2166	Regular	1	16000 GAL

Basic Monthly Charge \$ 27.48
 Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal) 27.94
 Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal) 48.23

Total Current Irrigation Charges \$ 103.65

WATER SERVICE

Billing Rate: Commercial Water Service
 Service Address: 85287 MAJESTIC WALK BLVD
 Service Period: 02/26/26 - 03/30/26 Reading Date: 03/30/26
 Service Point: Commercial - Water

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514098892	32	232	Regular	3/4	20000 GAL

Basic Monthly Charge \$ 18.23
 Water Consumption Charge 61.20

Total Current Water Charges \$ 79.43

WATER SERVICE

Billing Rate: Commercial Water Service
 Service Address: 85287 MAJESTIC WALK BLVD
 Service Period: 02/26/26 - 03/30/26 Reading Date: 03/30/26
 Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
93021993	32	841	Regular	2	3000 GAL

Basic Monthly Charge \$ 78.40
 Water Consumption Charge 9.18

Total Current Water Charges \$ 87.58

SEWER SERVICE

Billing Rate: Commercial Sewer Service
 Service Address: 85287 MAJESTIC WALK BLVD
 Service Period: 02/26/26 - 03/30/26 Reading Date: 03/30/26
 Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
93021993	32	841	Regular	2	3000 GAL

Basic Monthly Charge \$ 266.03
 Sewer Usage Charge 15.51

Total Current Sewer Charges \$ 281.54

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
 Service Address: 85377 MAJESTIC WALK BV APT IR01
 Service Period: 02/26/26 - 03/30/26 Reading Date: 03/30/26
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157504	32	1652	Regular	1	44000 GAL

Basic Monthly Charge \$ 27.48
 Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal) 27.94
 Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal) 198.31

Total Current Irrigation Charges \$ 253.73



Account #: 3124050420 Bill Date: 03/31/26 Cycle: 03

Phone: (904) 665-6000

Online: jea.com

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
 Service Address: 85633 FALL RIVER PY APT IR01
 Service Period: 02/26/26 - 03/30/26 Reading Date: 03/30/26
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89240294	32	1490	Regular	1	7000 GAL

Basic Monthly Charge \$ 27.48
 Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal) 27.93
Total Current Irrigation Charges \$ 55.41

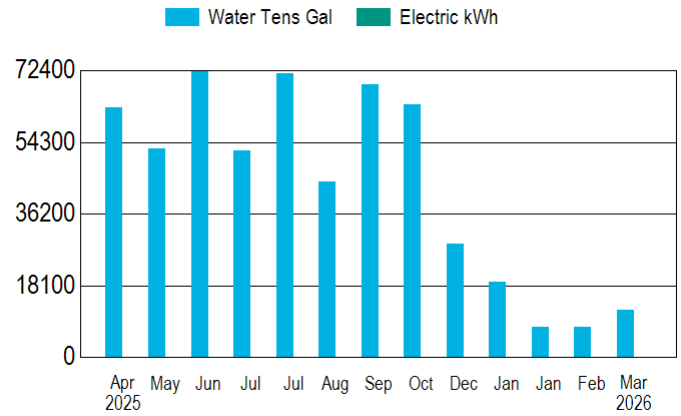
IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
 Service Address: 85784 STONEHURST PY APT IR01
 Service Period: 02/26/26 - 03/30/26 Reading Date: 03/30/26
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99295544	32	14	Regular	1	14000 GAL

Basic Monthly Charge \$ 27.48
 Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal) 27.94
 Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal) 37.51
Total Current Irrigation Charges \$ 92.93

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	632,001	76,000	118,000	3,688



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

Account Number 3-0687-3534401
Invoice Number 0687-001614459
Invoice Date March 16, 2026
Previous Balance \$194.79
Payments/Adjustments -\$194.79
Current Invoice Charges \$277.15

Important Information

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

Total Amount Due \$277.15	Payment Due Date April 05, 2026
-------------------------------------	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 03/09	5555555	-\$194.79

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Amelia Walk 85287 Majestic Walk Blvd CSA A910284640				
Fernandina Beach, FL Contract: 9687025 (C50)				
1 FI Waste Container 2 Yd, 1 Lift Per Week				
Pickup Service 04/01-04/30			\$159.43	\$159.43
Total Fuel/Environmental Recovery Fee				\$77.46
Total Franchise - Local				\$40.26
CURRENT INVOICE CHARGES				\$277.15

001.320.57200.43300
 April 2026

Simple account access at your fingertips.

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



8619 Western Way
 Jacksonville FL 32256-036060

Thank You For Choosing Paperless

Total Enclosed

Return Service Requested

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

Total Amount Due \$277.15
Payment Due Date April 05, 2026
Account Number 3-0687-3534401
Invoice Number 0687-001614459

For Billing Address Changes,
 Check Box and Complete Reverse.

Make Checks Payable To:

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



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

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

Responsible Party

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

Residential Customers

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

Check Processing

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

Cancellation & Payment Policy

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

Understanding Our Rates, Charges and Fees

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

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

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	



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

Invoice	
Invoice Number 8189805	Date 04/16/2026
Customer Number B-21054	Due Date 04/16/2026
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		8189805	Due On Receipt

Quantity	Description	Rate	Amount
<i>Amelia Walk CDD, 85287 Majestic Walk Blvd., Fernandina Beach, FL</i>			
100.00	Key Fob	6.00	\$600.00
1.00	Shipping	23.00	\$23.00
	Sales Tax		\$0.00
	Payments/Credits Applied		\$0.00
Invoice Balance Due			\$623.00



Approved
 Chip Dellinger, Amenity & Operations Manager
 Governmental Management Services
 for Amelia Walk CDD
 Date: 4/29/2026
 Acc #: 1-320-57200-34503

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
04/16/2026	8189805	Service Call	\$623.00	\$623.00

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 8189805	Date 04/16/2026
Customer Number B-21054	Due Date 04/16/2026

Net Due: \$623.00

Amount Enclosed: _____

171 1 SP 0.740 E0171X I0202 D15033504792 S2 P1 1032694 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

RECEIVED

APR 27 2026



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

Invoice	
Invoice Number 8239238	Date 05/01/2026
Customer Number B-21054	Due Date 05/01/2026
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		8239238	Due On Receipt

Quantity	Description	Rate	Amount
<i>Amelia Walk CDD, 85287 Majestic Walk Blvd., Fernandina Beach, FL</i>			
1.00	Monthly Service-Access 05/01/2026-05/31/2026	327.97	\$327.97
1.00	Monthly Service-Video 05/01/2026-05/31/2026	204.83	\$204.83
	Sales Tax		\$0.00
	Payments/Credits Applied		\$0.00

Invoice Balance Due: **\$532.80**

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.

Approved
 Chip Dellinger, Amenity & Operations Manager
 Governmental Management Services
 for Amelia Walk CDD
 Date: 4/29/2026
 Acct. # 1-32057200-34502

Date	Invoice #	Description	Amount	Balance Due
05/01/2026	8239238	Recurring Services	\$532.80	\$532.80

PLEASE SEE REVERSE SIDE FOR IMPORTANT INFORMATION



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

Invoice	
Invoice Number 8239238	Date 05/01/2026
Customer Number B-21054	Due Date 05/01/2026

Net Due: **\$532.80**

Amount Enclosed: _____

13571 1 MB 0.672 E0293X I0310 D15036279968 S2 P11033040 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



Bouncers, Slides, and More Inc.
 1915 Bluebonnet Way
 Fleming Island, FL
 32003

Invoice

Date: April 4th, 2026
Invoice No.: 05042026.28

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

	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	55'Double Lane Obstacle Course	1	\$375.00		\$300.00	\$300.00
2	17' Dry Slide	1	\$325.00		\$300.00	\$300.00
3	15'x15' Bounce House	1	\$175.00		\$175.00	\$175.00
4	Generator	1	\$125.00		\$125.00	\$125.00
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

Comments:	Subtotal				\$900.00
	Sales Tax (0.0%)				n/a
	Total				\$900.00

Approved
 Chip Dellinger, Amenity & Operations Manager
 Governmental Management Services for Amelia Walk CDD
 Date: 4.27.2026
 Acct. # 1-320-57200-49400

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.: 5949
Terms: Net 30
Invoice date: 04/25/2026
Due date: 05/25/2026

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 4.27.2026
Acct. # 1-320-57200-46400

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: MAY	1	\$1,300.00	\$1,300.00
2.	TILE SOAP	PER GAL	1	\$76.65	\$76.65

Total **\$1,376.65**

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](#)

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
4/14/2026	35

Bill To
Amelia Walk CDD c/o GMS, LLC

Terms	Due Date
Net 30	5/14/2026

Description	Amount
Amortization Schedule Series 2012 A-1 5-1-26 Prepay \$15,000	100.00
Amortization Schedule Series 2016 5-1-26 Prepay \$30,000	250.00
Amortization Schedule Series 2018 A3A 5-1-26 Prepay \$30,000	250.00
Amortization Schedule Series 2018A A3B 5-1-26 Prepay \$65,000	250.00
Amortization Schedule Series 2023 5-1-26 Prepay \$8,000	100.00
001.310.51300.31200	

Total	\$950.00
Payments/Credits	\$0.00
Balance Due	\$950.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



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

Original

INVOICE

Total Invoice	\$552.00
Invoice Number	7398512
Invoice Date	4/21/26
Sales Order Number/Type	5125811 SL
Branch Plant	74
Shipment Number	6165372

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 #
5/21/26	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	180.0000	GA	\$3.0000	GA	1,740.6 LB	\$540.00
		1 LB BLK (Mini-Bulk)		180.0000	GA			1,740.6 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 4/27/2026
Acct. # 1-320-57200-46500

Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total

\$552.00

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:
US Bank
800 Nicollet Mall
Minneapolis, MN 55402

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

Account Name: Hawkins, Inc.
Account #: 180120759469
ABA/Routing #: 09100022
Swift Code#: USBKUS44IMT
Type of Account: Corporate Checking

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

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(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

Jax Fitness Equipment Services
LLC
5470 Keystone Dr N
Jacksonville, FL 32207-5146

office@jaxfitnessequipmentservices.com
+1 (904) 716-5739
http://www.jaxfitnessequipmentservices.com



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

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

Invoice details

Invoice no.: 1547
Terms: Net 30
Invoice date: 04/16/2026
Due date: 05/16/2026

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 4/27/2026
Acct. # 1-320-57200-62000

#	Product or service	Description	Qty	Rate	Amount
1.	Quarterly Preventive Maintenance	Amelia Walk PM 4/16/26	1	\$220.00	\$220.00
		2 Treadmills			
		2 Ellipticals			
		1 Upright bike			
		1 Recumbent bike			
		6 Strength machines			
		1 Functional trainer			
		1 Smith machine			

Total **\$220.00**

Ways to pay

BANK

[View and pay](#)



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 # 14670
Date: 04/20/2026
Due On: 05/20/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$5,615.81	) - ( \$0.00	\$5,615.81

AWCDD-01

Amelia Walk CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	03/02/2026	Review draft agenda and status of legal action items.	0.20	\$365.00	\$73.00
Service	LG	03/03/2026	Review updated draft agenda and balances in bond accounts.	0.40	\$365.00	\$146.00
Service	MGH	03/03/2026	Review and revise February Board and Audit Committee meeting minutes; review revised draft agenda for March meeting.	0.50	\$315.00	\$157.50
Service	LG	03/05/2026	Review draft agenda and attend agenda planning call; prepare 2026 general election resolution.	1.00	\$365.00	\$365.00
Service	MGH	03/05/2026	Correspond with District staff regarding agreement for monument repairs and contractor objections to same; prepare for and attend agenda planning call with District staff and Chair; review SJRWMD irrigation restrictions.	0.90	\$315.00	\$283.50
Service	LG	03/10/2026	Review and revise letter regarding	0.50	\$365.00	\$182.50

			resident database and email registration form.			
Service	MGH	03/10/2026	Revise Amenity Policies to address updated pickleball policies, updated terminology for residents/patrons/guests, etc., guest policy, e-bike policies.	1.10	\$315.00	\$346.50
Service	LG	03/12/2026	Finalize comments to email registration letter and form and send same.	0.20	\$365.00	\$73.00
Service	MGH	03/13/2026	Review and analyze agenda package and materials for Board consideration in preparation for Board meeting.	1.10	\$315.00	\$346.50
Service	LG	03/16/2026	Review agenda and prepare for Board meeting.	0.40	\$365.00	\$146.00
Service	SD	03/16/2026	Research Website; Draft Fiscal Year 2027 Budget Resolutions, Notices, Affidavits and Notices of Mailings and Appropriation Resolution; Update Tracking Chart.	0.70	\$195.00	\$136.50
Service	CD	03/16/2026	Research Nassau County Supervisors of Election and District Website; Update election tracking chart.	0.20	\$195.00	\$39.00
Service	LG	03/17/2026	Travel to and attend board meeting.	4.10	\$365.00	\$1,496.50
Expense	KB	03/17/2026	Travel: Mileage - LG.	114.20	\$0.725	\$82.80
Expense	KB	03/17/2026	Travel: Hotel - LG.	1.00	\$94.52	\$94.52
Expense	KB	03/17/2026	Travel: Meals - LG.	1.00	\$6.99	\$6.99
Service	LG	03/18/2026	Review plans for Hidden Lake development; review information regarding alleged conservation area clearing; confer with Laughlin regarding finalizing cost share agreement with AEA.	0.50	\$365.00	\$182.50
Service	MGH	03/19/2026	Revise agreement for entry monument repairs to incorporate new contractor proposal and pricing (Happy Days); revise Amenity Policies per Board direction and distribute for final review and posting.	0.50	\$315.00	\$157.50
Service	MGH	03/20/2026	Analyze updates regarding Hidden Lake subdivision site plan and request for formal correspondence; advise regarding same.	0.20	\$315.00	\$63.00

Service	SH	03/20/2026	Monitor and report on bills affecting special districts, including final bill passage analysis and final distribution of the newsletter.	0.30	\$295.00	\$88.50
Service	MGH	03/24/2026	Review Happy Days feedback regarding insurance coverage for monument signage agreement; confer with Supervisor Swan regarding pickleball policies.	0.20	\$315.00	\$63.00
Service	MGH	03/25/2026	Further analyze Happy Days Certificate of Insurance; advise District staff regarding auto insurance requirements and proceeding with agreement.	0.40	\$315.00	\$126.00
Service	MGH	03/26/2026	Preliminary review of revised pickleball policy language from Supervisor Swan.	0.10	\$315.00	\$31.50
Service	MB	03/30/2026	Draft agreement for drainage installation services.	0.80	\$295.00	\$236.00
Service	LG	03/30/2026	Review draft agenda.	0.20	\$365.00	\$73.00
Service	MGH	03/30/2026	Further prepare and revise pickleball policy language; finalize same and distribute policies for posting to District website; prepare letter to Nassau County regarding Hidden Lake site plan and proposed easement; review draft agenda for upcoming Board meeting.	1.30	\$315.00	\$409.50
Service	SD	03/31/2026	Draft Amelia Walk CDD Auditor Letter Response FY25 and transmit same to Auditor.	0.70	\$195.00	\$136.50
Service	LG	03/31/2026	Respond to auditor request.	0.20	\$365.00	\$73.00

Total \$5,615.81

001.310.51300.31500
March 2026

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

Please pay within 30 days.

Customer:
AMELIA WALK CDD
85287 Majestic Walk Boulevard
FERNANDINA BEACH FL 32034
USA

Location:
AMELIA WALK CDD
85287 MAJESTIC WALK BOULEVARD
FERNANDINA BEACH FL 32034
USA

Invoice No.: 447334
Invoice Date: 2/24/2026
Payment Terms:
Order No: W000411579
Ordered By: CDELLINGER@GMS
Purchase Order:
Salesperson: LEE KENNERLY

Project Name: REPLACEMENT 8 DOOR CBU

No.	Item	Description	Quantity	Unit Price	Net Price
1	M002786	ITEM-MAILBOX-M002786	1.000	2,646.00	2,646.00
		MAILBOX FLORENCE CBU PEDESTAL 8 DOOR STANDARD BLACK SEQ NUMBERING ENGRAVED			
2	S000012	SHIPPING/OEM	1.000	400.00	400.00
		SHIPPING FROM OEM NA			
3	L002147	LABOR/INSTALL JACKSONVILLE LOCAL 30-45	1.000	235.00	235.00
		LABOR / INSTALLATION INSTALL JACKSONVILLE LOCAL 30-45			
4	M003879	CBU COORDINATION	1.000	0.00	0.00
		MAILBOX USPS COORDINATION			

Remit To:

ONSIGHT INDUSTRIES, LLC
900 CENTRAL PARK DR
SANFORD FL 32771
407-830-8861

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services
for Amelia Walk CDD
Date: 4-20-2026
Acct. # 1-320-57200-62000



Sales Amount: 3,281.00
Sales Tax: 0.00
Prepaid Amount: 1,640.50
Total: 1,640.50

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/5/26	5.18	T.M.	Started pressure washing pool furniture
3/6/26	3.28	T.M.	Replaced pool chair fabric on pool chair, continued pressure washing pool chairs
3/12/26	4.73	T.M.	Finished pressure washing the pool furniture, pressure washed section of sidewalk to playground and section to tennis courts, cleaned the covered deck
3/18/26	3.6	T.M.	Cleaned leaves and dirt debris from edges off tennis courts, remove debris behind dumpster, replaced burnt out bulbs in social room light fixtures, dug new hole and re-installed fallen bus stop sign, took out trash at the gazebo
3/26/26	2.53	T.M.	Neighborhood sign landscape light not working determined there was no power to the breaker box, checked and changed trash receptacles, cleaned the gates on the dumpster enclosure
TOTAL	<u>19.32</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

FOURTH ORDER OF BUSINESS

A.

1.



Quality Site Assessment

Prepared for: Amelia Walk CDD

General Information

- DATE: Monday, May 11, 2026
- NEXT QSA DATE: Monday, Jun 08, 2026
- CLIENT ATTENDEES:
- BRIGHTVIEW ATTENDEES: Jennifer Mabus

Customer Focus Areas

Main Entrance, Amenity Center, and Common areas, Ponds

Quality you can count on.

<h1>7</h1> <p>Seven Standards of Excellence</p>	 <p>1 Site Cleanliness</p>	 <p>2 Weed Free</p>	 <p>3 Green Turf</p>
	 <p>4 Crisp Edges</p>	 <p>5 Spectacular Flowers</p>	 <p>6 Uniformly Mulched Beds</p>	7 Neatly Pruned Trees & Shrubs

Carryover Items

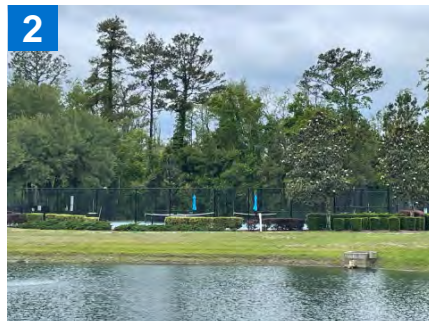


- 1** Leaves have stopped dropping, but the crew has kept all the turf areas from being covered in leaves on a weekly basis. They have used the leaf vacuum to help remove excessive leave along the roadway and in the parking lot.

QUALITY SITE ASSESSMENT

Amelia Walk CDD

Maintenance Items



1 Annuals at the front entrance look good

2 Tennis/Pickle ball courts are pruned tight.

3 After recent rains, the granular turf that was applied is starting to kick in. The fertilizer is also pushing turf weeds, and we will schedule a re-treat.

4 After recent rains, the granular turf that was applied is starting to kick in. The fertilizer is also pushing turf weeds, and we will schedule a re-treat.

Maintenance Items



5



6



7



8

5 Iris was cut back at the end of MWB

6 Lift station at Berryessa is pruned and weeds sprayed

7 Phase 5 lift station, grass is getting greener. Grassy weeds are popping up. Grassy weeds cannot be controlled by post emergent turf herbicides in St Augustine turf.

8 New beds at Fall River and Stone Hurst are being sprayed for weeds regularly

Maintenance Items



- 9** New beds at Fall River and Stone Hurst are being sprayed for weeds regularly

Recommendations for Property Enhancements



- 1** New St Augustine turf that was approved was installed at MWB and Fall River. With recent rains, the hydro seeding will be scheduled this month.

2.

BrightView

Landscape Services

Irrigation Report

Property Name: AMELIA WALK
 Tech Name: PETER
 Controller Name: CLOCK A

Controller Location: NEXT TO PICKLEBALL ENTRY
 Type of controller: HUNTER ACC
 Zones per Controller: 60

Job #: _____
 Date: 4-6-26
 Page: 1 of 3

Access Code: _____

Prog	Run Days / Zones	Start Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
	Spray | Rotor | Drip:		S	R	R	R	R	S	R	R	NO ZONE	R	S	R	R	S	S	S	S	S	S	S	S	R	S	
A	<u>S</u> <u>M</u> <u>T</u><u>|</u><u>W</u><u>|</u><u>T</u> <u>H</u><u>|</u><u>F</u> <u>S</u>	9 AM		20	20	20	20		20	20				20	20											
B	<u>S</u> <u>M</u> <u>T</u><u>|</u><u>W</u><u>|</u><u>T</u> <u>H</u><u>|</u><u>F</u> <u>S</u>	9 PM	10														10	10	10	10	10	10	10	10	10	
C	<u>S</u> <u>M</u> <u>T</u><u>|</u><u>W</u><u>|</u><u>T</u> <u>H</u><u>|</u><u>F</u> <u>S</u>	9 PM																								
D	<u>S</u> <u>M</u> <u>T</u><u>|</u><u>W</u><u>|</u><u>T</u> <u>H</u><u>|</u><u>F</u> <u>S</u>	6 AM						5				5	5			5										
E	<u>S</u> <u>M</u> <u>T</u><u>|</u><u>W</u><u>|</u><u>T</u> <u>H</u><u>|</u><u>F</u> <u>S</u>																									
F	<u>S</u> <u>M</u> <u>T</u><u>|</u><u>W</u><u>|</u><u>T</u> <u>H</u><u>|</u><u>F</u> <u>S</u>																									

Broken Head	<u>1/6" S</u>						<u>1/6" R</u> <u>1/6" S</u>						<u>1/6" S</u>		<u>1/6" S</u>				<u>1/6" S</u>							<u>1/6" S</u>	
Broken Riser																											
Broken Nozzle	<u>3/4" VAN</u>							<u>1/4" VAN</u>				<u>3/4" VAN</u>			<u>1/4" VAN</u>	<u>1/4" VAN</u>						<u>1/4" VAN</u>	<u>1/4" VAN</u>			<u>1/4" VAN</u>	
Broken Lateral Line			<u>Flowed Down?</u>				<u>Flowed Down?</u>																				
Broken Bubbler																											
Broken Rotor																											
Cut Drip Line																											
Valve Inoperable																											
Solenoid/Decoder Inoperable																											
Broken valve box/Missing Lid																											
Good Zone			✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Maint. Damage (NO CHARGE)																											

Which Zones are Annual Zones: 6, 11, 14, 26, 27, 29, 30, 44, 53, 54

Backflow/Meter Location: _____

Irrigation Map?:

Tech Notes: ZONE 2 (9 STATION DECODER) INTERMITTENT?

Gauges: ZONE 14, 24, 45, 46

Reclaim Water or Pump BAH/Pump Primary

Replace Rain/Freeze Sensor: No GWS / Not Connected

16 - MISSING COVERAGE

51 - MISSING COVERAGE

65 - WEEDING ROTOR

ZONE 29 - ERROR (ANNUAL ZONE) ZONE 57 - LATENT BREAK UNDER POOL FENCE

ZONE 58 - VALVE STUCK OPEN (WAS FLOWED DOWN) WAS VALVE/ISSUE THAT WAS

BrightView

Irrigation Report

Landscape Services

Property Name: AMELIA WALK Controller Location: PINKIEBALL CTS.
 Tech Name: PETER Type of controller: HUNTER ACC
 Access Code: Controller Name: CLICK A Zones per Controller: 66

Job #: _____
 Date: 4-6-26
 Page: 2 of 3

Prog	Run Days / Zones	Start Time	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
	Spray | Rotor | Drip:		S	S	S	S		S	S	S	S	S	S	S	R	^{NO} ZONES	S	R	R	S	R	S	R	S	S	S
A	S|M|T|W|TH|F|S	9 AM																								
B	S|M|T|W|TH|F|S	9 PM	10	10				10	10	10	10	10	10				20			10	10					
C	S|M|T|W|TH|F|S	9 PM																				20		10		20
D	S|M|T|W|TH|F|S	6 AM			S	S	S	S																	5	
E	S|M|T|W|TH|F|S																									
F	S|M|T|W|TH|F|S																									

Broken Head																										
Broken Riser																										
Broken Nozzle	$\frac{1}{VAN}$	$\frac{1}{VAN}$	$\frac{1}{VAN}$							$\frac{1}{VAN}$	$\frac{1}{VAN}$															$\frac{1}{VAN}$
Broken Lateral Line																										
Broken Bubbler																										
Broken Rotor																										
Cut Drip Line																										
Valve Inoperable																										
Solenoid/Decoder Inoperable																										
Broken valve box/Missing Lid																										
Good Zone		✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Maint. Damage (NO CHARGE)																										

Which Zones are Annual Zones: 6, 11, 14, 24, 27, 29, 30, 44, 53, 54

Backflow/Meter Location: _____ Reclaim Water or Pump: Replace Rain/Freeze Sensor: No Good

Irrigation Map?: ✓ Tech Notes: ZONE 29 (ANNUAL ZONE) ERROR

BrightView

Landscape Services

Irrigation Report

Property Name: AMELIA WALK

Controller Location: PICKERBALL CTS

Job #: _____

Tech Name: PETER

Type of controller: HUNTER ACC

Date: 4-6-26

Access Code: _____

Controller Name: CLOCK A

Zones per Controller: 66

Page: 3 of 3

Prog	Run Days / Zones	Start Time	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66
	Spray | Rotor | Drip:		S	S	R	S	S	S	R	R	R	S	R	R	NO ZONE	S	S	R	R	R
A	<u>S</u>|<u>M</u>|<u>T</u>|<u>W</u>|<u>TH</u>|<u>F</u>|<u>S</u>	9 AM							20	20	60							20	20	20
B	<u>S</u>|<u>M</u>|<u>T</u>|<u>W</u>|<u>TH</u>|<u>F</u>|<u>S</u>	9 PM									2									
C	<u>S</u>|<u>M</u>|<u>T</u>|<u>W</u>|<u>TH</u>|<u>F</u>|<u>S</u>	9 PM	10	10	10	10	10				10	10	20	20		10	20			
D	<u>S</u>|<u>M</u>|<u>T</u>|<u>W</u>|<u>TH</u>|<u>F</u>|<u>S</u>	6 AM							5											
E	<u>S</u>|<u>M</u>|<u>T</u>|<u>W</u>|<u>TH</u>|<u>F</u>|<u>S</u>																			
F	<u>S</u>|<u>M</u>|<u>T</u>|<u>W</u>|<u>TH</u>|<u>F</u>|<u>S</u>																			

Broken Head	1/5								1/5											
Broken Riser																				
Broken Nozzle	2/20				1/20	1/20														
Broken Lateral Line																				
Broken Bubbler																				
Broken Rotor																				
Cut Drip Line																				
Valve Inoperable																				
Solenoid/Decoder Inoperable																				
Broken valve box/Missing Lid																				
Good Zone	✓	✓	✓					✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Maint. Damage (NO CHARGE)																				

Which Zones are Annual Zones: 53, 54, 6, 11, 14, 26, 27, 29, 30, 46

Backflow/Meter Location: _____ Reclaim Water or Pump _____ Replace Rain/Freeze Sensor: _____

Irrigation Map?: _____ Tech Notes: ZONE 51 - MISSING COVERAGE ZONE 58 - WAS ISSUE CALLED ABOUT BEING STUCK ON, VALVE WAS GOOD SOLENOID BAD, VALVE WAS FLOWED DOWN WHEN I FOUND IT CLOSED TO POOL THEN CAUGHT.
ZONE 57 - LATERAL BLEAK UNDER POOL FENCE (3/4)
ZONE 65 - ROTOR CLOSEST TO PAVILION NEAR PICKERBALL CT CONTINUES TO

BrightView

Irrigation Report

Landscape Services

Property Name: AMELIA WALK

Controller Location: NE CORNER OUTSIDE ROUNDABOUT

Job #: _____

Tech Name: PETER

Type of controller: RAINBIRD LX BASIC (W/ESPANOL)

Date: 4-6-26

Access Code: _____

Controller Name: CLOCK B

Zones per Controller: 28

Page: 1 of 2

Prog	Run Days / Zones	Start Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
	Spray | Rotor | Drip:		R	R	S	S	S	S	S	S	S	S	S	S	S	S	S	R	S	S	R	R/S	S	S	R	R
A	S|M|T|W|TH|F|S	3AM	20	20													20			20	20			20	20	
B	S|M|T|W|TH|F|S	3AM			10	10	5	10	20	10	20	10	10	10												
C	S|M|T|W|TH|F|S	3AM												10	10	10			10	10			10	10		
D	S|M|T|W|TH|F|S	5AM																								
E	S|M|T|W|TH|F|S																									
F	S|M|T|W|TH|F|S																									

Broken Head	2/6" R	2/6" S	1/6" S	2/6" S		1/6" S	2/6" S	2/6" S									1/6" R	2/6" S									
Broken Riser																											
Broken Nozzle		1/2" VAN	2/2" VAN	1/2" VAN	2/2" VAN				1/2" VAN	2/2" VAN	2/2" VAN							3/2" VAN			2/2" VAN	1/2" VAN					
Broken Lateral Line																											
Broken Bubbler	X R																										
Broken Rotor																											
Cut Drip Line																											
Valve Inoperable																											
Solenoid/Decoder Inoperable																											
Broken valve box/Missing Lid	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
Good Zone	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
Maint. Damage (NO CHARGE)																											

Which Zones are Annual Zones: _____

Backflow/Meter Location: _____

Irrigation Map?: Tech Notes: ZONE 6 - GEYSER ZONE 27 & 28 - NOT RESPONDING

Boiler (Pump Primary)
Reclaim Water or Pump Replace Rain/Freeze Sensor: SENSOR GOOD

BrightView

Landscape Services

Irrigation Report

Property Name: AMELIA WALK
 Tech Name: PETER
 Controller Name: Clock C

Controller Location: LIFT STATION @ BERRYESSA
 Type of controller: RAIN BIRD ESP-ME3
 Zones per Controller: 8

Job #: _____
 Date: 4-6-26
 Page: 1 of 1

Access Code: _____

Prog	Run Days / Zones	Start Time	1	2	3	4	5	6	7	8										
	Spray | Rotor | Drip:		S	R	S	S	S	S	S	R										
A	S|M|T|W|TH|F|S	4Am	10	20	10	20	10	20	10	20										
B	S|M|T|W|TH|F|S																			
C	S|M|T|W|TH|F|S																			
D	S|M|T|W|TH|F|S																			
E	S|M|T|W|TH|F|S																			
F	S|M|T|W|TH|F|S																			

Broken Head	X								X											
Broken Riser																				
Broken Nozzle	2								1											
Broken Lateral Line						X			X											
Broken Bubbler																				
Broken Rotor																				
Cut Drip Line																				
Valve Inoperable																				
Solenoid/Decoder Inoperable																				
Broken valve box/Missing Lid																				
Good Zone		✓	✓	✓	✓	✓	✓	✓	✓	✓										
Maint. Damage (NO CHARGE)																				

Which Zones are Annual Zones: _____
 Backflow/Meter Location: _____
 Irrigation Map?: NO Tech Notes: LATERAL 5 & 7 (POSSIBLE)
Zone 7 HAS VERY Little Pressure
 Reclaim Water or Pump: BOTH / Pump Priming
 Replace Rain/Freeze Sensor: SENSOR GOOD

BrightView

Landscape Services

Irrigation Report

Property Name: AMELIA WALK
 Tech Name: PETER
 Controller Name: CLOCK D

Controller Location: MAJESTIC WALK & NW CORNER OF FALL RIVER PKWY
 Type of controller: RAIN BIRD - ESPME
 Zones per Controller: 18

Job #: _____
 Date: 4-6-26
 Page: 1 of 1

Access Code: _____

Prog	Run Days / Zones	Start Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	Spray | Rotor | Drip:		R	S	S															
A	S|M|<u>T</u>|W|TH|<u>F</u>|S	11 PM	20	10	10	10	10	10	20	20	10	20	20	10	10	20	10	20	20	20
B	S|M|T|W|TH|F|S																			
C	S|M|T|W|TH|F|S																			
D	S|M|T|W|TH|F|S																			
E	S|M|T|W|TH|F|S																			
F	S|M|T|W|TH|F|S																			

Broken Head																				
Broken Riser																				
Broken Nozzle																				
Broken Lateral Line																				
Broken Bubbler																				
Broken Rotor																				
Cut Drip Line																				
Valve Inoperable																				
Solenoid/Decoder Inoperable																				
Broken valve box/Missing Lid																				
Good Zone																				
Maint. Damage (NO CHARGE)																				

Which Zones are Annual Zones: _____
 Backflow/Meter Location: _____
 Irrigation Map?: Tech Notes: CLOCK DOESN'T HAVE ENOUGH PRESSURE TO TEST ZONES ACCURATELY.
 Reclaim Water or Pump: _____ Replace Rain/Freeze Sensor: _____

BrightView

Landscape Services

Irrigation Report

CORNER OF FALL RIVER & FALL RIVER

Property Name: AMELIA WALK

Controller Location: LIFT STATION

Job #: _____

Tech Name: PETER

Type of controller: RAINBIRD ESP-ME

Date: 4-6-26

Access Code: _____

Controller Name: CLOCK E

Zones per Controller: 6

Page: 1 of 1

Prog	Run Days / Zones	Start Time	1	2	3	4	5	6												
	Spray | Rotor | Drip:		S	S	S	R	R	R												
A	S|M|T|W|TH|F|S	3AM	10	10	10	30	30	30												
B	S|M|T|W|TH|F|S																			
C	S|M|T|W|TH|F|S																			
D	S|M|T|W|TH|F|S																			
E	S|M|T|W|TH|F|S																			
F	S|M|T|W|TH|F|S																			

Broken Head																				
Broken Riser																				
Broken Nozzle			1/JAN	6/JAN																
Broken Lateral Line																				
Broken Bubbler																				
Broken Rotor																				
Cut Drip Line																				
Valve Inoperable																				
Solenoid/Decoder Inoperable																				
Broken valve box/Missing Lid																				
Good Zone			✓	✓	✓	✓	✓	✓												
Maint. Damage (NO CHARGE)																				

Which Zones are Annual Zones: _____
 Backflow/Meter Location: _____ Reclaim Water or Pump Replace Rain/Freeze Sensor: No Good
 Irrigation Map?: Tech Notes: _____

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 CDD: PM repairs		
Project Description	Amelia Walk CDD: PM repairs		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
3.00	EACH	Lateral line break repair	\$476.77	\$1,430.31
1.00	EACH	Rainbird 5012 Installed- Rotor heads	\$86.58	\$86.58
1.00	EACH	Rainbird 1800 12" Installed- Pop-up Spray Head	\$57.71	\$57.71
4.00	EACH	Rainbird 5006" Installed- Rotor heads	\$69.93	\$279.71
27.00	EACH	Rainbird 1800 6" Installed- Pop-up Spray Head	\$50.28	\$1,357.53
58.00	EACH	Flush and replace nozzle N/C	\$0.00	\$0.00
2.00	EACH	Broken bubbler N/C	\$0.00	\$0.00

For internal use only

SO# 8890659
JOB# 346108420
Service Line 150

Total Price \$3,211.84

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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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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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.
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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	April 07, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

	Irrigation Manager
Signature	Title
Juwan Lamar Dupree	April 07, 2026
Printed Name	Date

Job #:	346108420		
SO #:	8890659	Proposed Price:	\$3,211.84

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 CDD: Electrical troubleshooting of downed zones/ Valve replacement		
Project Description	Amelia Walk CDD: Electrical troubleshooting of downed zones/ Valve replacement		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	approved from March 24th	\$-1,986.33	\$-1,986.33
Valve Replacement				Subtotal
				\$3,545.37
5.00	EACH	2" Valve	\$270.66	\$1,353.31
1.00	LUMP SUM	Misc. PVC pipe and fittings	\$492.11	\$492.11
20.00	HOUR	Labor	\$85.00	\$1,699.95
Electrical Troubleshooting of downed zones				Subtotal
				\$1,107.69
2.00	EACH	Hunter ICD single station decoder	\$369.08	\$738.17
8.00	EACH	3M splice kit	\$3.69	\$29.53
4.00	HOUR	Labor	\$85.00	\$339.99

For internal use only

SO# 8890676
JOB# 346108420
Service Line 150

Total Price \$2,666.73

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

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Customer

Property Manager

Signature Title

Chip Dellinger
Printed Name

April 07, 2026
Date

BrightView Landscape Services, Inc. "Contractor"

Irrigation Manager

Signature Title

Juwan Lamar Dupree
Printed Name

April 07, 2026
Date

Job #: 346108420

SO #: 8890676

Proposed Price: \$2,666.73

BrightView

Irrigation Report

Landscape Services

Property Name: Amelia walk

Controller Location: tennis crt

Job #: _____

Tech Name: mrc

Type of controller: ACC

Date: 4/16/26

Access Code: _____

Controller Name: clock A / tennis clock Zones per Controller: 66

Page: 2 of 3

Prog	Run Days / Zones	Start Time	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49
	Spray | Rotor | Drip:		S	S	S	S	S	S	S	S	S	S	S	R		S	R	R	S	R	S	R	S	S	S	S
A	S | M | T | W | T | H | F | S	9pm												20			20	20					20			
B	S | M | T | W | T | H | F | S	9pm	10				10	10	10	10	10	10	10			20			10	10						
C	S | M | T | W | T | H | F | S	9pm																			20		10		20	10
D	S | M | T | W | T | H | F | S	7:30am	5	5	5	5	5	5																5		
E	S | M | T | W | T | H | F | S																									
F	S | M | T | W | T | H | F | S																									

Broken Head						25 leaking	12" S	16 leaking							15 BOLD					15 leaking		12" S				15 leaking
Broken Riser						one leaking	leaking															Crack				
Broken Nozzle	15					off from below	1 NBZ		35						15							in Body	15		25 wing	
Broken Lateral Line																										1/2 CS
Broken Bubbler																										to H
Broken Rotor																										2R Not Rot
Cut Drip Line																										2R leaking
Valve Inoperable															X											2R leaking
Solenoid/Decoder Inoperable																										
Broken valve box/Missing Lid			✓	✓	✓					✓	✓	✓	✓	✓			✓		✓	✓						
Good Zone																										✓
Maint. Damage (NO CHARGE)																										

Which Zones are Annual Zones: 27, 28, 29, 31, 54

Backflow/Meter Location: _____ Reclaim Water or Pump _____ Replace Rain/Freeze Sensor: _____

Irrigation Map?: _____ Tech Notes: _____

238 - Alarm, left no run time on it

Address, 2 Hours in coverage

BrightView

Irrigation Report

Landscape Services

Property Name: Amelia Walk

Controller Location: Tennis CRT

Job #: _____

Tech Name: mrc

Type of controller: ACC

Date: 4/16/26

Access Code: _____

Controller Name: Clockwork/Tennisclock

Zones per Controller: 66

Page: 3 of 3

Prog	Run Days / Zones	Start Time	50	51	52	53	54	55	56	57	58	59	60	62	63	64	65	66
	Spray | Rotor | Drip:		S	R	S	S	S	R	RS	SR	S	R	R	S	S	R	R	R
A	S M T W T H F S	9pm						20	20	60						20	20	20
B	S M T W T H F S	9pm																
C	S M T W T H F S	9pm	10	10	10	10					10	20	20	10	20			
D	S M T W T H F S	2:30am					S											
E	S M T W T H F S																	
F	S M T W T H F S																	

Broken Head					25 leaking					15 Blow out along post fence								25 leaking
Broken Riser																		
Broken Nozzle	13 wrong					35												15
Broken Lateral Line	NOZ ES																	
Broken Bubbler	SAH																	
Broken Rotor								1R Not Rot		1R Broke in		1R rotting from below	2R leaking			1R Blown	1R Not Rot	4R Not Rot
Cut Drip Line										T on lot								
Valve Inoperable																		
Solenoid/Decoder Inoperable																		
Broken valve box/Missing Lid																		
Good Zone																		
Maint. Damage (NO CHARGE)																		

Add 2R, Hole in coverage

Which Zones are Annual Zones: 27, 28, 29, 31, 5A

Backflow/Meter Location: _____ Reclaim Water or Pump _____ Replace Rain/Freeze Sensor: _____

Irrigation Map?: _____ Tech Notes: 261 Not a Zone

World recommend increase in run
time on zones 64-66

BrightView

Irrigation Report

Landscape Services

Property Name: Amelia walk

Controller Location: Roundabout majestic walk

Job #: _____

Tech Name: MRC

Type of controller: CSP-1X Basic

Date: 4/20/16/26

Access Code: _____

Controller Name: Clock B/Roundabout

Zones per Controller: 28

Page: 1 of 2

Prog	Run Days / Zones	Start Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
	Spray | Rotor | Drip:		R	R	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	R	RS	S	R	R	R
A	SIM|T|W|TH|F|S	3AM	20	20														20			20	20			20	20
B	SIM|T|W|TH|F|S	3AM			10	10	5	10	20	10	20	10	10	10												
C	SIM|T|W|TH|F|S	3AM													10	10	10			10	10			10	10	
D	SIM|T|W|TH|F|S	5AM																								
E	SIM|T|W|TH|F|S																									
F	SIM|T|W|TH|F|S																									

Broken Head			4S leaking	1S leaking	1S leaking	1S leaking	1S leaking					1S leaking	1S leaking	1S leaking	1S leaking					1S leaking							
Broken Riser							1S							Busted													
Broken Nozzle							1S leaking								1S			1S	3S								
Broken Lateral Line																											
Broken Bubbler																											
Broken Rotor			2R leaking	1R leaking																	2R leaking					2R leaking	
Cut Drip Line			2R Not Rot																								
Valve Inoperable																											X
Solenoid/Decoder Inoperable																											
Broken valve box/Missing Lid										↓	↓	↓									↓					↓	↓
Good Zone																											
Maint. Damage (NO CHARGE)																											

Which Zones are Annual Zones: _____

Backflow/Meter Location: _____ Reclaim Water or Pump _____ Replace Rain/Freeze Sensor: _____

Irrigation Map?: _____ Tech Notes: _____

Alarm on clock upon arrival - 2:29 ~~short~~ Short

BrightView

Irrigation Report

Landscape Services

Property Name: Amelia Walk
 Tech Name: MRC
 Controller Name: GLACK 6

Controller Location: Jen 1: Ft Station VVNB/Burrows
 Type of controller: ESP-M03
 Zones per Controller: 8

Job #: _____
 Date: 4/21/26
 Page: 1 of 1

Access Code: _____

Prog	Run Days / Zones	Start Time	1	2	3	4	5	6	7	8
	Spray | Rotor | Drip:		S	R	S	S	S	S	S	R
A	S|M|T|W|TH|F|S		10	20	10	30	14	20	10	20
B	S|M|T|W|TH|F|S									
C	S|M|T|W|TH|F|S									
D	S|M|T|W|TH|F|S									
E	S|M|T|W|TH|F|S									
F	S|M|T|W|TH|F|S									

Broken Head			1 1/2"					1 1/2"		
Broken Riser			S leaking					S leaking		
Broken Nozzle						1 MPR R000		1 S		
Broken Lateral Line										
Broken Bubbler										
Broken Rotor										
Cut Drip Line										
Valve Inoperable										
Solenoid/Decoder Inoperable										
Broken valve box/Missing Lid			✓	✓		✓		✓		✓
Good Zone										
Maint. Damage (NO CHARGE)										

Which Zones are Annual Zones: _____

Backflow/Meter Location: _____ Reclaim Water or Pump _____ Replace Rain/Freeze Sensor: _____

Irrigation Map?: _____ Tech Notes: _____

21 wasn't coming up to pressure on it own.
 downsized 3 NOZ Now it does w/in 30 sec

3 15H → 10H like rest of zone.

BrightView

Irrigation Report

Landscape Services

Property Name: Amelia Walk

Controller Location: Phase 4 Entrance

Job #: _____

Tech Name: MRC

Type of controller: ESP-mez

Date: 4/16/26

Access Code: _____

Controller Name: clock d

Zones per Controller: 18 - ~~19~~

Page: 1 of 1

Prog	Run Days / Zones	Start Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	Spray | Rotor | Drip:		R	S	S	S	S	S	S	R	S	R	S	S	S	R	R	R	R	R
A	S|M|T|W|TH|F|S		20	10	10	10	10	10	10	20	10	20	10	10	10	20	20	20	20	20
B	S|M|T|W|TH|F|S																			
C	S|M|T|W|TH|F|S																			
D	S|M|T|W|TH|F|S																			
E	S|M|T|W|TH|F|S																			
F	S|M|T|W|TH|F|S																			

Broken Head																				
Broken Riser																				
Broken Nozzle								25												
Broken Lateral Line																				
Broken Bubbler																				
Broken Rotor														2R						
Cut Drip Line														closed						
Valve Inoperable																				
Solenoid/Decoder Inoperable																				
Broken valve box/Missing Lid			✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓					
Good Zone			✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓					
Maint. Damage (NO CHARGE)																				

Which Zones are Annual Zones: _____

Backflow/Meter Location: _____ Reclaim Water or Pump _____ Replace Rain/Freeze Sensor: _____

Irrigation Map?: _____ Tech Notes: _____

Corner of MWB + Champlain has No irrigation. Area is either on a Node or clock is 19 zones. One Extra wire in clock. Need to investigate that corner.

Need to track extra wire in clock & see if it leads to that corner

BrightView

Irrigation Report

Landscape Services

Property Name: Amelia Work

Controller Location: Phase 2 Entrance

Job #: _____

Tech Name: MRC

Type of controller: Battery Note

Date: 4/16/20

Access Code: _____

Controller Name: BV1/Phase 2

Zones per Controller: 1

Page: 1 of 1

Prog	Run Days / Zones	Start Time																		
	Spray | Rotor | Drip:		<u>1</u>																	
A	S | M | T | W | TH | F | S	<u>2:30am</u>	<u>20</u>																	
B	S | M | T | W | TH | F | S																			
C	S | M | T | W | TH | F | S																			
D	S | M | T | W | TH | F | S																			
E	S | M | T | W | TH | F | S																			
F	S | M | T | W | TH | F | S																			

Broken Head																				
Broken Riser																				
Broken Nozzle																				
Broken Lateral Line																				
Broken Bubbler																				
Broken Rotor																				
Cut Drip Line																				
Valve Inoperable																				
Solenoid/Decoder Inoperable																				
Broken valve box/Missing Lid																				
Good Zone																				
Maint. Damage (NO CHARGE)																				

Which Zones are Annual Zones: _____

Backflow/Meter Location: _____ Reclaim Water or Pump Replace Rain/Freeze Sensor: _____

Irrigation Map?: _____ Tech Notes: _____

BrightView

Landscape Services

Irrigation Report

Property Name: Amelia work
 Tech Name: MRC
 Controller Name: BV 2/ Phase 4

Controller Location: Phase 4 entrance
 Type of controller: Battery Node
 Zones per Controller: 1

Job #: _____
 Date: 9/16/26
 Page: 1 of 1

Access Code: _____

Prog	Run Days / Zones	Start Time	1																	
	Spray | Rotor | Drip:		R																	
A	S | M | T | W | T | F | S	2AM	20																	
B	S | M | T | W | T | H | F | S																			
C	S | M | T | W | T | H | F | S																			
D	S | M | T | W | T | H | F | S																			
E	S | M | T | W | T | H | F | S																			
F	S | M | T | W | T | H | F | S																			

Broken Head																				
Broken Riser																				
Broken Nozzle																				
Broken Lateral Line																				
Broken Bubbler																				
Broken Rotor	1/2"																			
Cut Drip Line	Not																			
Valve Inoperable	Rot																			
Solenoid/Decoder Inoperable																				
Broken valve box/Missing Lid																				
Good Zone																				
Maint. Damage (NO CHARGE)																				

Which Zones are Annual Zones: _____

Backflow/Meter Location: _____ Reclaim Water or Pump Replace Rain/Freeze Sensor: _____

Irrigation Map?: _____ Tech Notes: _____

BrightView

Irrigation Report

Landscape Services

Property Name: Amelia Walk

Controller Location: Phase 4 Entrance

Job #: _____

Tech Name: MRC

Type of controller: Battery Node

Date: 4/16/26

Access Code: _____

Controller Name: BY 3 / Phase 4

Zones per Controller: 1

Page: 1 of 1

Prog	Run Days / Zones	Start Time	1																	
	Spray | Rotor | Drip:		1																	
A	S | M | T | W | TH | F | S	1:30Am	20																	
B	S | M | T | W | TH | F | S																			
C	S | M | T | W | TH | F | S																			
D	S | M | T | W | TH | F | S																			
E	S | M | T | W | TH | F | S																			
F	S | M | T | W | TH | F | S																			

Broken Head																				
Broken Riser																				
Broken Nozzle																				
Broken Lateral Line																				
Broken Bubbler																				
Broken Rotor																				
Cut Drip Line																				
Valve Inoperable																				
Solenoid/Decoder Inoperable																				
Broken valve box/Missing Lid																				
Good Zone																				
Maint. Damage (NO CHARGE)																				

Which Zones are Annual Zones: _____

Backflow/Meter Location: _____ Reclaim Water or Pump Replace Rain/Freeze Sensor: _____

Irrigation Map?: _____ Tech Notes: _____

Landscape Services

Property Name: Amelia work

Controller Location: Phase 4 entrance

Job #: _____

Tech Name: MRC

Type of controller: Battery node

Date: 4/16/26

Access Code: _____

Controller Name: BU4 / Phase 4

Zones per Controller: 1

Page: 1 of 1

Prog	Run Days / Zones	Start Time																		
	Spray | Rotor | Drip:	<u>1</u>																		
A	S | M | T | W | TH | F | S	<u>1Am 20</u>																		
B	S | M | T | W | TH | F | S																			
C	S | M | T | W | TH | F | S																			
D	S | M | T | W | TH | F | S																			
E	S | M | T | W | TH | F | S																			
F	S | M | T | W | TH | F | S																			

Broken Head																				
Broken Riser																				
Broken Nozzle																				
Broken Lateral Line																				
Broken Bubbler																				
Broken Rotor																				
Cut Drip Line																				
Valve Inoperable																				
Solenoid/Decoder Inoperable																				
Broken valve box/Missing Lid																				
Good Zone																				
Maint. Damage (NO CHARGE)																				

Which Zones are Annual Zones: _____

Backflow/Meter Location: _____ Reclaim Water or Pump Replace Rain/Freeze Sensor: _____

Irrigation Map?: _____ Tech Notes: _____

BrightView

Irrigation Report

Landscape Services

Property Name: Amelia walk

Controller Location: Phase 4 entrance

Job #: _____

Tech Name: MRS

Type of controller: Battery Node

Date: 4/16/26

Access Code: _____

Controller Name: BV5 / Phaset

Zones per Controller: 1

Page: 1 of 1

Prog	Run Days / Zones	Start Time																		
	Spray | Rotor | Drip:		1																	
A	S | M | T | W | TH | F | S	12:30 ^{PM}	20																	
B	S | M | T | W | TH | F | S																			
C	S | M | T | W | TH | F | S																			
D	S | M | T | W | TH | F | S																			
E	S | M | T | W | TH | F | S																			
F	S | M | T | W | TH | F | S																			

Broken Head																				
Broken Riser																				
Broken Nozzle	15																			
Broken Lateral Line																				
Broken Bubbler																				
Broken Rotor																				
Cut Drip Line																				
Valve Inoperable																				
Solenoid/Decoder Inoperable																				
Broken valve box/Missing Lid																				
Good Zone																				
Maint. Damage (NO CHARGE)																				

Which Zones are Annual Zones: _____

Backflow/Meter Location: _____

Reclaim Water or Pump _____

Replace Rain/Freeze Sensor: _____

Irrigation Map?: _____ Tech Notes: _____

BrightView

Irrigation Report

Landscape Services

Property Name: Amelia walk

Controller Location: Phase 4 entrance

Job #: _____

Tech Name: MRC

Type of controller: Battery Node

Date: 4/16/26

Access Code: _____

Controller Name: BV 06

Zones per Controller: 1

Page: 1 of 1

Prog	Run Days / Zones	Start Time																		
	Spray | Rotor | Drip:		1																	
A	S | M | T | W | T | H | F | S	2AM	20																	
B	S | M | T | W | T | H | F | S																			
C	S | M | T | W | T | H | F | S																			
D	S | M | T | W | T | H | F | S																			
E	S | M | T | W | T | H | F | S																			
F	S | M | T | W | T | H | F | S																			

Broken Head	15																			
Broken Riser																				
Broken Nozzle	15																			
Broken Lateral Line																				
Broken Bubbler																				
Broken Rotor																				
Cut Drip Line																				
Valve Inoperable																				
Solenoid/Decoder Inoperable																				
Broken valve box/Missing Lid																				
Good Zone																				
Maint. Damage (NO CHARGE)																				

Which Zones are Annual Zones: _____

Backflow/Meter Location: _____

Reclaim Water or Pump _____

Replace Rain/Freeze Sensor: _____

Irrigation Map?: _____ Tech Notes: _____

BrightView

Irrigation Report

Landscape Services

Property Name: Amelia Walk

Controller Location: Jen lift station FRP/Phase A

Job #: _____

Tech Name: MDC

Type of controller: esp-mc3

Date: 4/21/26

Access Code: _____

Controller Name: CLOCKE

Zones per Controller: 6

Page: 1 of 1

Prog	Run Days / Zones	Start Time	1	2	3	4	5	6												
	Spray | Rotor | Drip:		S	S	S	R	R	R												
A	S | M | T | W | TH | F | S	3AM	10	10	10	30	30	30												
B	S | M | T | W | TH | F | S																			
C	S | M | T | W | TH | F | S																			
D	S | M | T | W | TH | F | S																			
E	S | M | T | W | TH | F | S																			
F	S | M | T | W | TH | F | S																			

Broken Head		IS looking																		
Broken Riser																				
Broken Nozzle		3S																		
Broken Lateral Line																				
Broken Bubbler																				
Broken Rotor																				
Cut Drip Line																				
Valve Inoperable																				
Solenoid/Decoder Inoperable																				
Broken valve box/Missing Lid																				
Good Zone			↓	↓				↓												
Maint. Damage (NO CHARGE)																				

1 R to look in front of Bubbler for better coverage

Which Zones are Annual Zones: _____

Backflow/Meter Location: _____ Reclaim Water or Pump _____ Replace Rain/Freeze Sensor: _____

Irrigation Map?: _____ Tech Notes: Backflow was off upon arrival. leaving it on.

BrightView

Irrigation Report

Landscape Services

Property Name: Amelia walk

Controller Location: Jca lift station SHP/FRP

Job #: _____

Tech Name: MRC

Type of controller: Battery Node

Date: 4/24/26

Access Code: _____

Controller Name: BV1 Phase 5 Jca

Zones per Controller: 4

Page: 1 of 1

Prog	Run Days / Zones	Start Time	1	2	3	4														
			S	S	R	R														
A	S|M|T|W|TH|F|S	2:20am	15	15	30	30														
B	S|M|T|W|TH|F|S																			
C	S|M|T|W|TH|F|S																			
D	S|M|T|W|TH|F|S																			
E	S|M|T|W|TH|F|S																			
F	S|M|T|W|TH|F|S																			

Broken Head																				
Broken Riser																				
Broken Nozzle			15	25																
Broken Lateral Line																				
Broken Bubbler																				
Broken Rotor					1R															
Cut Drip Line					leaking															
Valve Inoperable					by fence															
Solenoid/Decoder Inoperable																				
Broken valve box/Missing Lid																				
Good Zone																				
Maint. Damage (NO CHARGE)																				

Which Zones are Annual Zones: _____

Backflow/Meter Location: _____ Reclaim Water or Pump _____ Replace Rain/Freeze Sensor: _____

Irrigation Map?: _____ Tech Notes: Sod is patchy around lift station, coverage

BrightView

Irrigation Report

Landscape Services

Property Name: Amelia Walk

Controller Location: Jca Lift Station SWP/FRP

Job #: _____

Tech Name: MRC

Type of controller: Battery Node

Date: 4/26/26

Access Code: _____

Controller Name: BU2 ProvisiTen

Zones per Controller: 1

Page: 1 of 1

Prog	Run Days / Zones	Start Time																		
	Spray | Rotor | Drip:		1																	
A	S|M|T|W|TH|F|S	2:05 AM	15																	
B	S|M|T|W|TH|F|S																			
C	S|M|T|W|TH|F|S																			
D	S|M|T|W|TH|F|S																			
E	S|M|T|W|TH|F|S																			
F	S|M|T|W|TH|F|S																			

Broken Head																				
Broken Riser																				
Broken Nozzle																				
Broken Lateral Line																				
Broken Bubbler																				
Broken Rotor																				
Cut Drip Line																				
Valve Inoperable																				
Solenoid/Decoder Inoperable																				
Broken valve box/Missing Lid																				
Good Zone																				
Maint. Damage (NO CHARGE)																				

Which Zones are Annual Zones: _____

Backflow/Meter Location: _____ Reclaim Water or Pump Replace Rain/Freeze Sensor: _____

Irrigation Map?: _____ Tech Notes: _____

BrightView

Irrigation Report

Landscape Services

Property Name: Amelia Walk

Controller Location: Area 62+41 SW/FRP

Job #: _____

Tech Name: mrc

Type of controller: Battery Nodes

Date: 4/21/25

Access Code: _____

Controller Name: BV1 + BV2

Zones per Controller: BV1 BV2-1

Page: 1 of 1

Prog	Run Days / Zones	Start Time	1	1																
	Spray | Rotor | Drip:		dB	dB																
A	S|M|T|W|TH|F|S	3:30AM	60																	
B	S|M|T|W|TH|F|S	4:30AM	60																	
C	S|M|T|W|TH|F|S																			
D	S|M|T|W|TH|F|S																			
E	S|M|T|W|TH|F|S																			
F	S|M|T|W|TH|F|S																			

Broken Head																				
Broken Riser																				
Broken Nozzle																				
Broken Lateral Line																				
Broken Bubbler																				
Broken Rotor																				
Cut Drip Line																				
Valve Inoperable																				
Solenoid/Decoder Inoperable																				
Broken valve box/Missing Lid																				
Good Zone		↓		↓																
Maint. Damage (NO CHARGE)																				

Which Zones are Annual Zones: _____

Backflow/Meter Location: _____ Reclaim Water or Pump Replace Rain/Freeze Sensor: _____

Irrigation Map?: _____ Tech Notes: BV1 - East side of Rd

BV2 - West side of Rd

BrightView

Irrigation Report

Landscape Services

Property Name: Amelia wdf

Controller Location: Berryessa way Near Roundabout

Job #: _____

Tech Name: MRC

Type of controller: Battery wade

Date: 1/21/26

Access Code: _____

Controller Name: BV1

Zones per Controller: 1

Page: 1 of 1

Prog	Run Days / Zones	Start Time																		
			1																	
			R																	
A	S|M|T|W|TH|F|S	6Am	25																	
B	S|M|T|W|TH|F|S																			
C	S|M|T|W|TH|F|S																			
D	S|M|T|W|TH|F|S																			
E	S|M|T|W|TH|F|S																			
F	S|M|T|W|TH|F|S																			

Broken Head																				
Broken Riser																				
Broken Nozzle																				
Broken Lateral Line																				
Broken Bubbler																				
Broken Rotor																				
Cut Drip Line																				
Valve Inoperable																				
Solenoid/Decoder Inoperable																				
Broken valve box/Missing Lid																				
Good Zone																				
Maint. Damage (NO CHARGE)																				

Which Zones are Annual Zones: _____

Backflow/Meter Location: _____ Reclaim Water or Pump _____ Replace Rain/Freeze Sensor: _____

Irrigation Map?: _____ Tech Notes: Sod around both nodes doesn't look good

BV1 BV2 - At 85616 Berryessa

BrightView

Landscape Services

Irrigation Report

Property Name: Amelia walk
 Tech Name: mrc
 Controller Name: BV2

Controller Location: Berryessa way near Rd about
 Type of controller: Battery Nite
 Zones per Controller: 1

Job #: _____
 Date: 4/21/20
 Page: 1 of 1

Access Code: _____

Prog	Run Days / Zones	Start Time																		
	Spray | Rotor | Drip:		1																	
A	S|M|T|W|TH|F|S	6:30am	R																	
B	S|M|T|W|TH|F|S																			
C	S|M|T|W|TH|F|S																			
D	S|M|T|W|TH|F|S																			
E	S|M|T|W|TH|F|S																			
F	S|M|T|W|TH|F|S																			

Broken Head																				
Broken Riser																				
Broken Nozzle																				
Broken Lateral Line																				
Broken Bubbler																				
Broken Rotor	BR																			
Cut Drip Line	1 leaky																			
Valve Inoperable	1 R																			
Solenoid/Decoder Inoperable	Not Rot																			
Broken valve box/Missing Lid																				
Good Zone																				
Maint. Damage (NO CHARGE)																				

Which Zones are Annual Zones: _____
 Backflow/Meter Location: _____ Reclaim Water or Pump _____ Replace Rain/Freeze Sensor: _____
 Irrigation Map?: _____ Tech Notes: Note 2 located inside Valve Box for BV1
leak inside Valve Box - 85570 Berryessa

BrightView

Irrigation Report

Landscape Services

Property Name: Amelia walk
 Tech Name: MRC
 Controller Name: BVI

Controller Location: Cherry Creek Near 85065
 Type of controller: Battery Node
 Zones per Controller: 1

Job #: _____
 Date: 4/24/26
 Page: 1 of 1

Access Code: _____

Prog	Run Days / Zones	Start Time																		
	Spray | Rotor | Drip:		1																	
A	S|M|T|W|TH|F|S	5am 30	R																	
B	S|M|T|W|TH|F|S																			
C	S|M|T|W|TH|F|S																			
D	S|M|T|W|TH|F|S																			
E	S|M|T|W|TH|F|S																			
F	S|M|T|W|TH|F|S																			

Broken Head																				
Broken Riser																				
Broken Nozzle																				
Broken Lateral Line																				
Broken Bubbler																				
Broken Rotor																				
Cut Drip Line																				
Valve Inoperable																				
Solenoid/Decoder Inoperable																				
Broken valve box/Missing Lid																				
Good Zone																				
Maint. Damage (NO CHARGE)																				

Which Zones are Annual Zones: _____

Backflow/Meter Location: _____ Reclaim Water or Pump Replace Rain/Freeze Sensor: _____

Irrigation Map?: _____ Tech Notes: _____

BrightView

Irrigation Report

Landscape Services

Property Name: Annex Walk

Controller Location: Cherry Creek by 85205

Job #: _____

Tech Name: MRC

Type of controller: Battery Node

Date: 4/24/26

Access Code: _____

Controller Name: DU2

Zones per Controller: 2

Page: 1 of 1

Prog	Run Days / Zones	Start Time																	
			1	2															
	Spray | Rotor | Drip:		R	R															
A	S|M|T|W|TH|F|S	4 AM	30	30															
B	S|M|T|W|TH|F|S																		
C	S|M|T|W|TH|F|S																		
D	S|M|T|W|TH|F|S																		
E	S|M|T|W|TH|F|S																		
F	S|M|T|W|TH|F|S																		

Broken Head																			
Broken Riser																			
Broken Nozzle																			
Broken Lateral Line																			
Broken Bubbler																			
Broken Rotor	2R Leaking	4R Flooding																	
Cut Drip Line		2R Not Cut																	
Valve Inoperable																			
Solenoid/Decoder Inoperable																			
Broken valve box/Missing Lid																			
Good Zone																			
Maint. Damage (NO CHARGE)																			

Which Zones are Annual Zones: _____

Backflow/Meter Location: _____ Reclaim Water or Pump Replace Rain/Freeze Sensor: _____

Irrigation Map?: _____ Tech Notes: _____

BrightView

Irrigation Report

Landscape Services

Property Name: Amelia Walk

Controller Location: Near 85166 Cherry Creek

Job #: _____

Tech Name: me

Type of controller: Battery Node

Date: 4/21/26

Access Code: _____

Controller Name: Bd 3

Zones per Controller: 2

Page: 1 of 1

Prog	Run Days / Zones	Start Time	1	2
	Spray | Rotor | Drip:		R	R
A	S|M|W|TH|F|S	4AM	30	30
B	S|M|T|W|TH|F|S			
C	S|M|T|W|TH|F|S			
D	S|M|T|W|TH|F|S			
E	S|M|T|W|TH|F|S			
F	S|M|T|W|TH|F|S			

Broken Head																				
Broken Riser																				
Broken Nozzle																				
Broken Lateral Line																				
Broken Bubbler																				
Broken Rotor			1R	6R																
Cut Drip Line			Not Rot	Not Rot																
Valve Inoperable			1R	Not Rot																
Solenoid/Decoder Inoperable			Not Rot	Not Rot																
Broken valve box/Missing Lid																				
Good Zone																				
Maint. Damage (NO CHARGE)																				

Which Zones are Annual Zones: _____

Backflow/Meter Location: _____ Reclaim Water or Pump Replace Rain/Freeze Sensor: _____

Irrigation Map?: _____ Tech Notes: _____

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 CDD: PM repairs		
Project Description	Amelia Walk CDD: PM repairs		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
32.00	EACH	Rainbird 1800 6" Installed- Pop-up Spray Head	\$50.28	\$1,608.93
94.00	EACH	Rainbird 5006" Installed- Rotor heads	\$69.93	\$6,573.13
3.00	EACH	Lateral line break repair	\$476.77	\$1,430.31
1.00	EACH	Rainbird 5012 Installed- Rotor heads	\$86.58	\$86.58
4.00	EACH	Rainbird 1800 12" Installed- Pop-up Spray Head	\$57.71	\$230.82
58.00	EACH	Flush and replace nozzle N/C	\$0.00	\$0.00
2.00	EACH	Broken bubbler N/C	\$0.00	\$0.00
1.00	LUMP SUM	Good customer credit 50%	\$-4,964.89	\$-4,964.89

For internal use only

SO# 8890659
JOB# 346108420
Service Line 150

Total Price \$4,964.88

THIS IS NOT AN INVOICE

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

TERMS & CONDITIONS

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

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

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

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

Acceptance of this Contract

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

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

Customer

	Property Manager
Signature	Title
Chip Dellinger	April 28, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

	Irrigation Manager
Signature	Title
Juwan Lamar Dupree	April 28, 2026
Printed Name	Date

Job #:	346108420		
SO #:	8890659	Proposed Price:	\$4,964.88

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 CDD: Electrical Troubleshooting of downed zones
 Project Description Amelia Walk CDD: Electrical Troubleshooting of downed zones

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Amelia Walk CDD: Electrical Troubleshooting of downed zones	\$0.00	\$0.00
3.00	EACH	Hunter ICD decoder	\$358.33	\$1,075.00
3.00	EACH	24V solenoid	\$119.44	\$358.33
12.00	EACH	3M splice kit	\$3.58	\$43.00
6.00	HOUR	Labor	\$85.00	\$510.00

For internal use only

SO# 8868473
JOB# 346108420
Service Line 150

Total Price \$1,986.33

THIS IS NOT AN INVOICE

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

THIS IS NOT AN INVOICE

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

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

Enhancement Manager

Certified Arborist #FL-6354A

Certified Pest Control Operator JF95758

TERMS & CONDITIONS

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

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

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

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

Acceptance of this Contract

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

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

Customer

	Property Manager
Signature	Title
Chip Dellinger	April 28, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

	Irrigation Manager
Signature	Title
Juwan Lamar Dupree	April 28, 2026
Printed Name	Date

Job #:	346108420		
SO #:	8868473	Proposed Price:	\$1,986.33

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 Billing Address	Amelia Walk CDD 5385 N Nob Hill Road Sunrise, FL 33351-4761
Project Name	Amelia Walk - deep root injections		
Project Description	Deep root inject 20 trees in phases 4 and 5 in specific locations		

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Fertilize Live oak trees and a few Cypress trees with deep root injections. Total of 20 trees in phases 4 and 5.

For internal use only

SO# 8917168
JOB# 346108420
Service Line 130

Total Price \$610.00

THIS IS NOT AN INVOICE

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

THIS IS NOT AN INVOICE

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

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

Enhancement Manager

Certified Arborist #FL-6354A

Certified Pest Control Operator JF95758

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
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Customer

	Property Manager
Signature	Title
Chip Dellinger	May 11, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

	Enhancement Manager
Signature	Title
Jen Mabus	May 11, 2026
Printed Name	Date


Job #:	346108420		
SO #:	8917168	Proposed Price:	\$610.00


D.

1.



 904.491.7500

 96135 Nassau Place, Suite 3
Yulee, FL 32097

 info@votenassaufl.gov
www.VoteNassaufl.gov

April 15, 2026

Mr. Daniel Laughlin
District Manager
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

RE: Amelia Walk Community Development District

Dear Mr. Laughlin,

In accordance with FS 190.006, we are providing you with the following information that as of April 15, 2026, there are 1,645 registered voters within Amelia Walk Community Development District's boundaries.

Should you have questions, please do not hesitate to contact us.

Sincerely,

Janet H. Adkins
Nassau County Supervisor of Elections

Para solicitar este documento en español, llame a nuestra oficina al 904.491.7500

2.

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Amelia Walk Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Nassau County Supervisor of Elections located at 96135 Nassau Place, Suite 3, Yulee, FL 32097; (904) 491-7500. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Nassau County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Amelia Walk Community Development District has three (3) seats up for election, specifically Seats 1, 2, and 4. Each seat carries a four-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Nassau County Supervisor of Elections.

E.

5/19/2026

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
May 19th, 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
 - Water aerobics
 - Online event calendar updated with 2026 reoccurring club events. (compiled club contact list)
 - 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 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 – April 2026

Total Monthly Usage (Based on Door and Gate Entrances) –
3,204 patrons

Average Daily Usage - 107 patrons

Total Gym Usage – 1,416 patrons

Total Social Room Usage – 328 patrons

Tennis/Pickleball Courts – 179 patrons

Social Room Rentals – 4

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

Completed Projects – Maintenance

- Pickleball rules sign has been installed by GMS.
- New slings have been installed on pool loungers, all returned to service- by GMS.
- Patio furniture cleaned by GMS.
- Dumpster area cleaned and lock installed by GMS.
- Touch up painting in amenity center by GMS.
- Entry monument doors reset, new trim installed, and painted by Happy Days Outdoors.

Completed Projects – Landscaping

- Majestic Walk Circle enhancement project has been installed by Brightview.
- Entrance landscaping plans have been sent to landscaping vendors for proposal.
- Majestic Walk Circle bed enhancement complete (worked with architect to come up with further modification- shrinking beds down, adding sod.
- Sod installed at end of Majestic Walk Blvd by Brightview.

Homeowner Requests

- Pond bank condition poor in isolated location.
- Irrigation issues reported.

In Progress Projects/Action Items

	Vendor/contractor	Status (as of 4/14/2026)	P
Watch Tower	Happy Days	Completed 5/9	
Area 41/62	Bright View	Completed- monitoring for grass growth through mulch	
Majestic Walk Circle Enhancement	Bright View	Completed- monitoring irrigation issues on new plant material. Working with architect to come up with a plan to shrink beds	
Hydroseeding/ Sod	Brightview	Completed 5/3	
Pool Lounger Strapping	GMS	Broken loungers have been repaired and returned to service	
Entrance enhancement Plans	Resident Architect	Plans sent to vendors	
Amenity Center Enhancement	Coastal Greenery	Contract signed- meeting scheduled to review scope	
Fall River/ River Birch Enhancement	Resident Architect	Plans sent to vendors for proposal	

Conclusion

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

Respectfully,

Chip Dellinger



FIFTH ORDER OF BUSINESS

PLANT SCHEDULE

Client / Location: Amelia Walk - River Birch Ct & Fall River Pkwy / Fernandina Beach, FL 32034

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	SPECIFICATIONS
	TREES				
9	Pink Velour Crape Myrtle	Lagerstroemia indica 'Whit III	30 GAL.	As Shown	Attractive Form
9	Nellie R. Stevens Holly	Ilex 'Nellie R. Stevens'	30 GAL.	As Shown	Attractive Form
	SHRUBS				
38	Podocarpus	Podocarpus macrophyllus	7 GAL.	As Shown	Full & Bushy
32	Sunshine Ligustrum	Ligustrum sinense 'Sunshine'	3 GAL.	As Shown	Dense, Colorful
21	Burgundy Loropetalum	Loropetalum chinense var. rubrum	3 GAL.	As Shown	Full & Bushy
9	African Iris	Dietes iridioides	3 GAL.	As Shown	Dense, Colorful
	GRASSES				
35	Dwarf Fakahatchee Grass	Tripsacum floridanum	3 GAL.	As Shown	Full & Bushy
	GROUNDCOVERS				
2	Boulder		4' X 5' WIDE	As Shown	Large Sized
	Pine Nugget Mulch				At bid to be determined



PLANTING NOTES
 SECTION 1 - GENERAL
 These notes are intended as a field reference for the Contractor. The Contractor will thoroughly review these notes, specifications and drawings prior to start of work.
 The Contractor shall be responsible for obtaining all licenses and permits required by federal, state, and local codes to accomplish the scope of work for project.
 Contractor shall add compost (mushroom compost / soil conditioner) to all planting areas. Compost should be evenly spread and raked into the top layer of existing soil.
 The Contractor shall check all material for specified requirements, shipping damage, pests, and diseases, and shall reject all unsatisfactory materials. All plant material is to be carefully handled by the rootball, not the trunk, branches, and/or foliage of the plant.
 Plants shall be well formed, vigorous, growing specimens with growth typical of variety specified and shall be free from injury, insects and diseases. All plant material is to be well rooted, not root bound, such that the rootball remains intact throughout the planting process.
 Contractor shall guarantee all plant material for thirty (30) days from final completion. Exceptions are: owner neglect, hurricanes, tornadoes, theft or vandalism, other contractors work, damage from the application of fertilizers, pesticides, or herbicides by others. It is the contractor's responsibility to ensure the availability of water to the plants at all times until project completion.
 It is recommended that the owner contract with contractor for maintenance in turn for additional (11) month warranty.
 Contractor shall fine grade all areas for approval by the LA. Contractor shall be responsible for providing 2% positive drainage in all planting areas. All planting or mulching will not take place until all construction, cleanup, fine grading, and irrigation is complete in the immediate area.
 Scanty all rootballs to prevent plant from becoming pot-bound.
 Plants shall be set so that the top of the root ball is flush with finish grade after settlement.
 Water in and compact planting backfill to prevent formation of air pockets.
 All planting beds shall be mulched with a layer of pine nuggets (at least 2" after settlement).

SYMBOL SCHEDULE

	PINK VELOUR CRAPE MYRTLE - 30 GAL.
	NELLIE R. STEVENS HOLLY - 30 GAL.
	PODOCARPUS PRINGLE'S - 7 GAL.
	SUNSHINE LIGUSTRUM - 3 GAL.
	BURGUNDY LOROPETALUM - 3 GAL.
	DWARF FAKAHATCHEE GRASS - 3 GAL.
	AFRICAN IRIS - 3 GAL.
	BOULDER (LARGE SIZE) 4'-5' WIDE

PLANT SCHEDULE
 Client / Location: Amelia Walk - River Birch Ct & Fall River Pkwy / Fernandina Beach, FL 32034

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	SPECIFICATIONS
TREES					
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9	Nellie R. Stevens Holly	Ilex 'Nellie R. Stevens'	30 GAL.	As Shown	Attractive Form
SHRUBS					
38	Podocarpus	Podocarpus macrophyllus	7 GAL.	As Shown	Full & Bushy
32	Sunshine Ligustrum	Ligustrum sinense 'Sunshine'	3 GAL.	As Shown	Dense, Colorful
21	Burgundy Loropetalum	Loropetalum chinense var. rubrum	3 GAL.	As Shown	Full & Bushy
9	African Iris	Dietes iridioides	3 GAL.	As Shown	Dense, Colorful
GRASSES					
35	Dwarf Fakahatchee Grass	Tripsacum floridanum	3 GAL.	As Shown	Full & Bushy
GROUNDCOVERS					
2	Boulder		4' X 5' WIDE	As Shown	Large Sized
	Pine Nugget Mulch				At 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

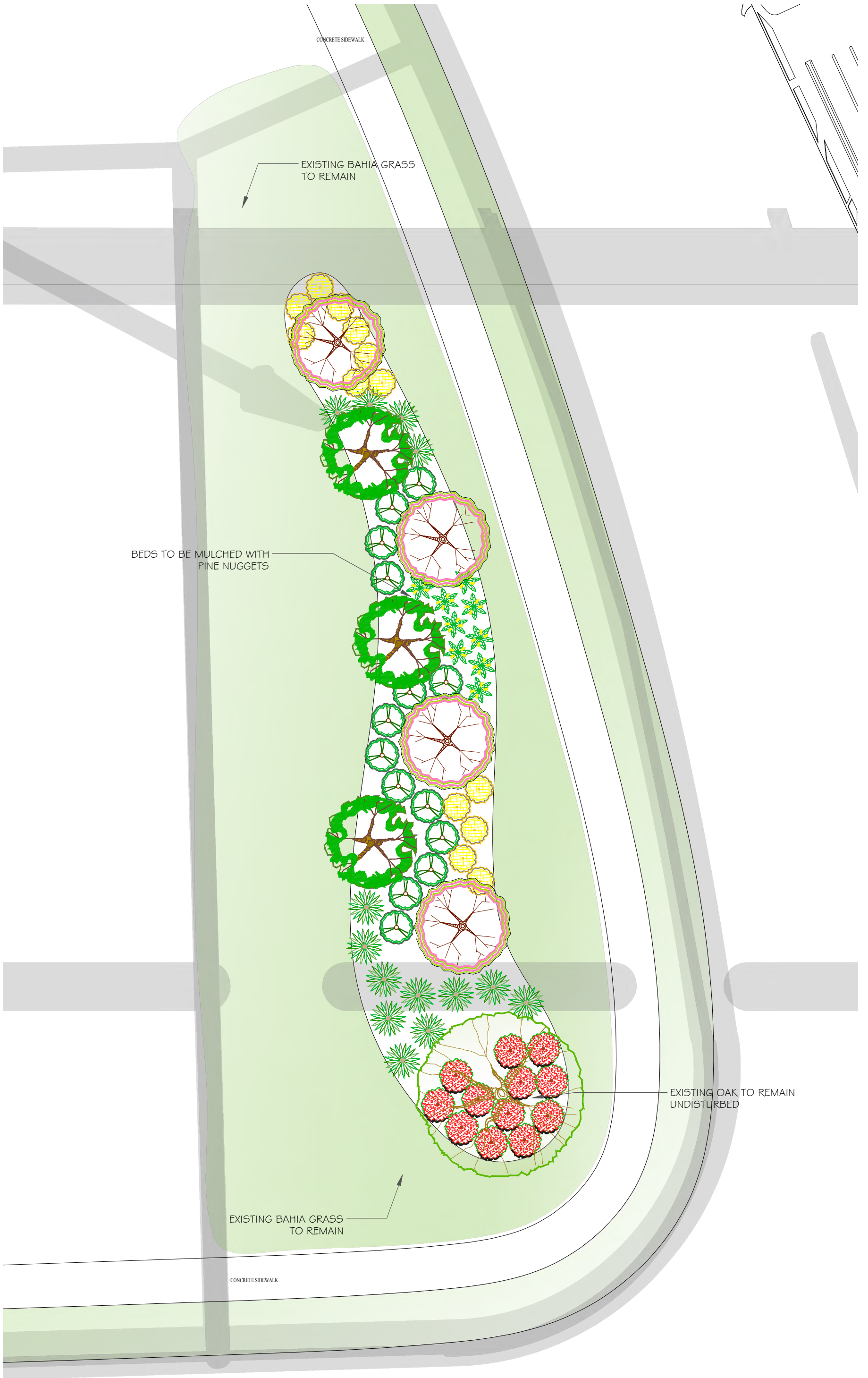
THESE DRAWINGS ARE THE PROPERTY OF SCOTT A SMITH. THEY MAY NOT BE REPRODUCED, MODIFIED OR REVISED WITHOUT THE WRITTEN PERMISSION OF SCOTT A SMITH.

Sitescape Design, Details & Notes
 Amelia Walk
 (River Birch Ct & Fall River Pkwy)
 Fernandina Beach, FL

DATE: 5/3/2026
 SCALE: 1/16" = 1' - 0"
 FILE NAME: AMELIA WALK
 DESIGN BY: S. SMITH
 DRAWN BY: S. SMITH
 REV:

SHEET: L001

DESIGN SERVICES



CONCRETE SIDEWALK

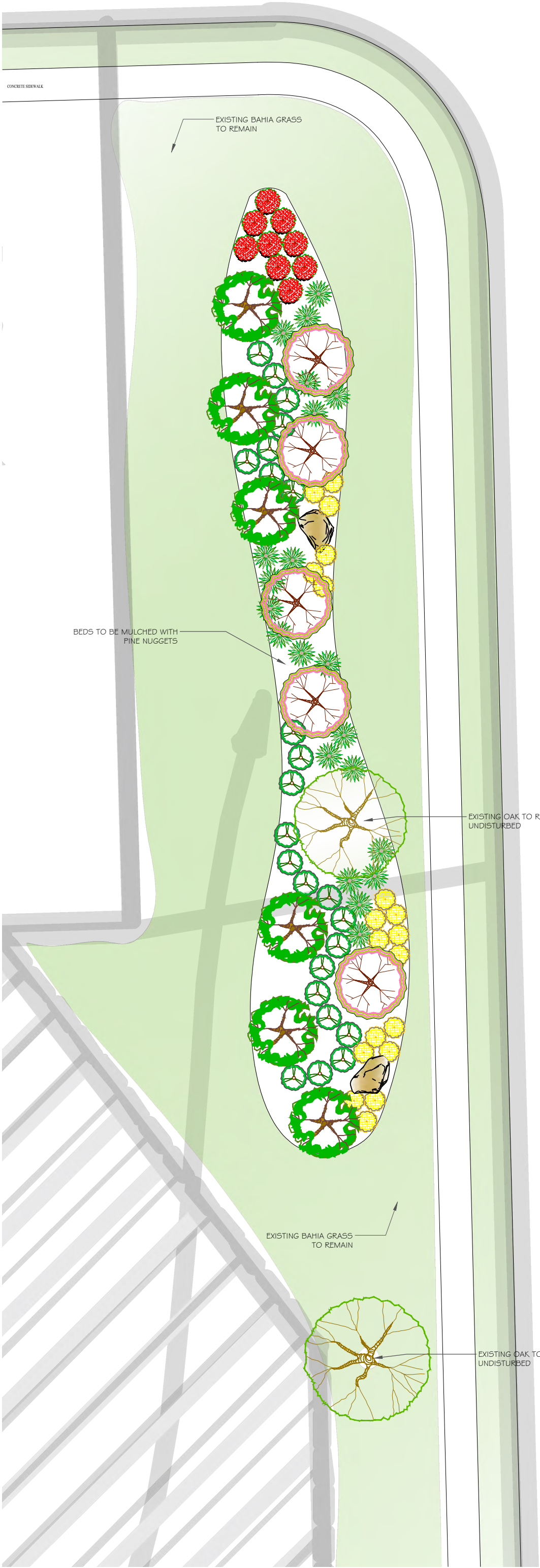
EXISTING BAHIA GRASS TO REMAIN

BEDS TO BE MULCHED WITH PINE NUGGETS

EXISTING BAHIA GRASS TO REMAIN

CONCRETE SIDEWALK

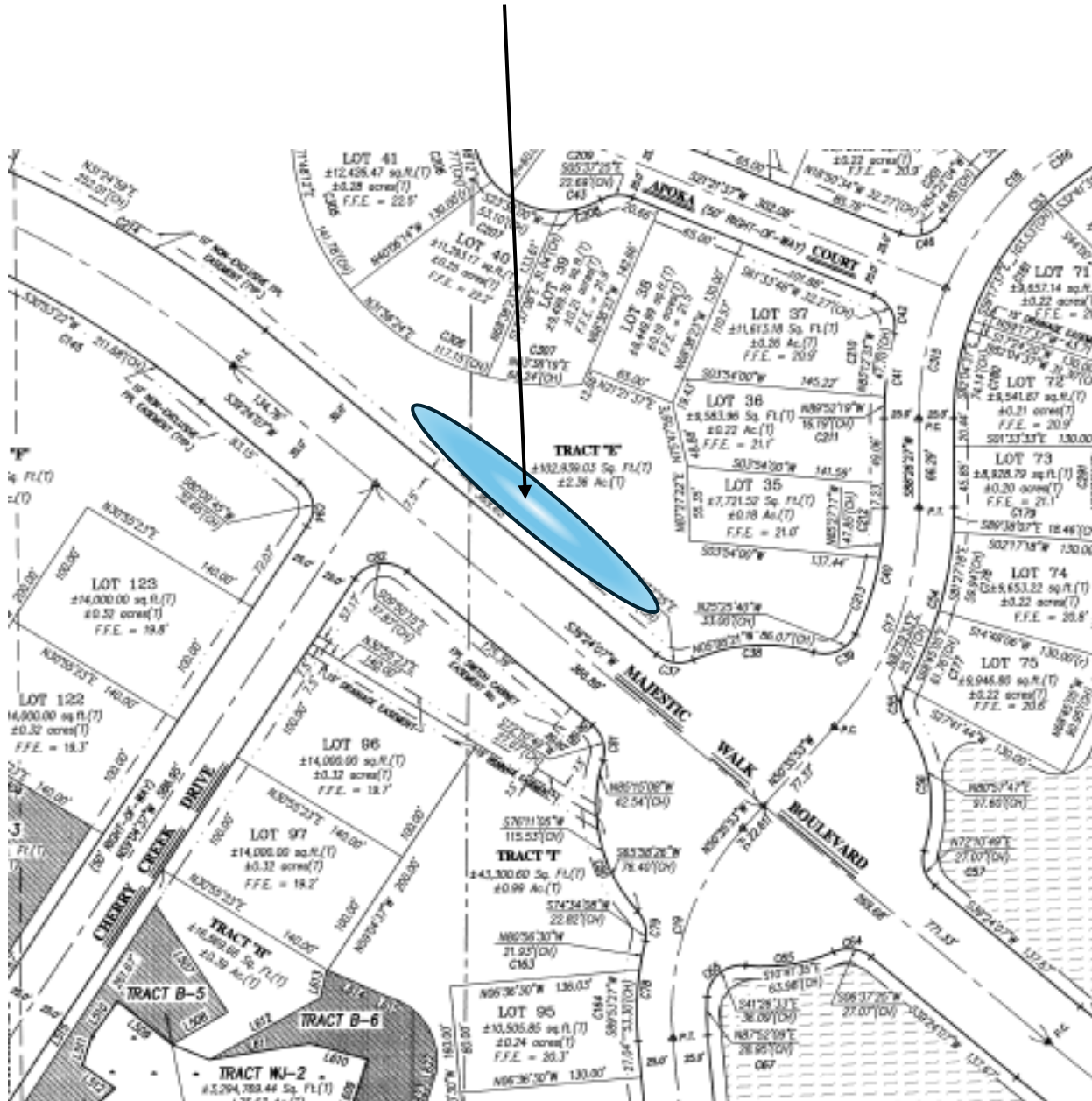
EXISTING OAK TO REMAIN UNDISTURBED



RIVER PARKWAY

SEVENTH ORDER OF BUSINESS

MWB School Bus Stop Area



Project Scope – Recommendation

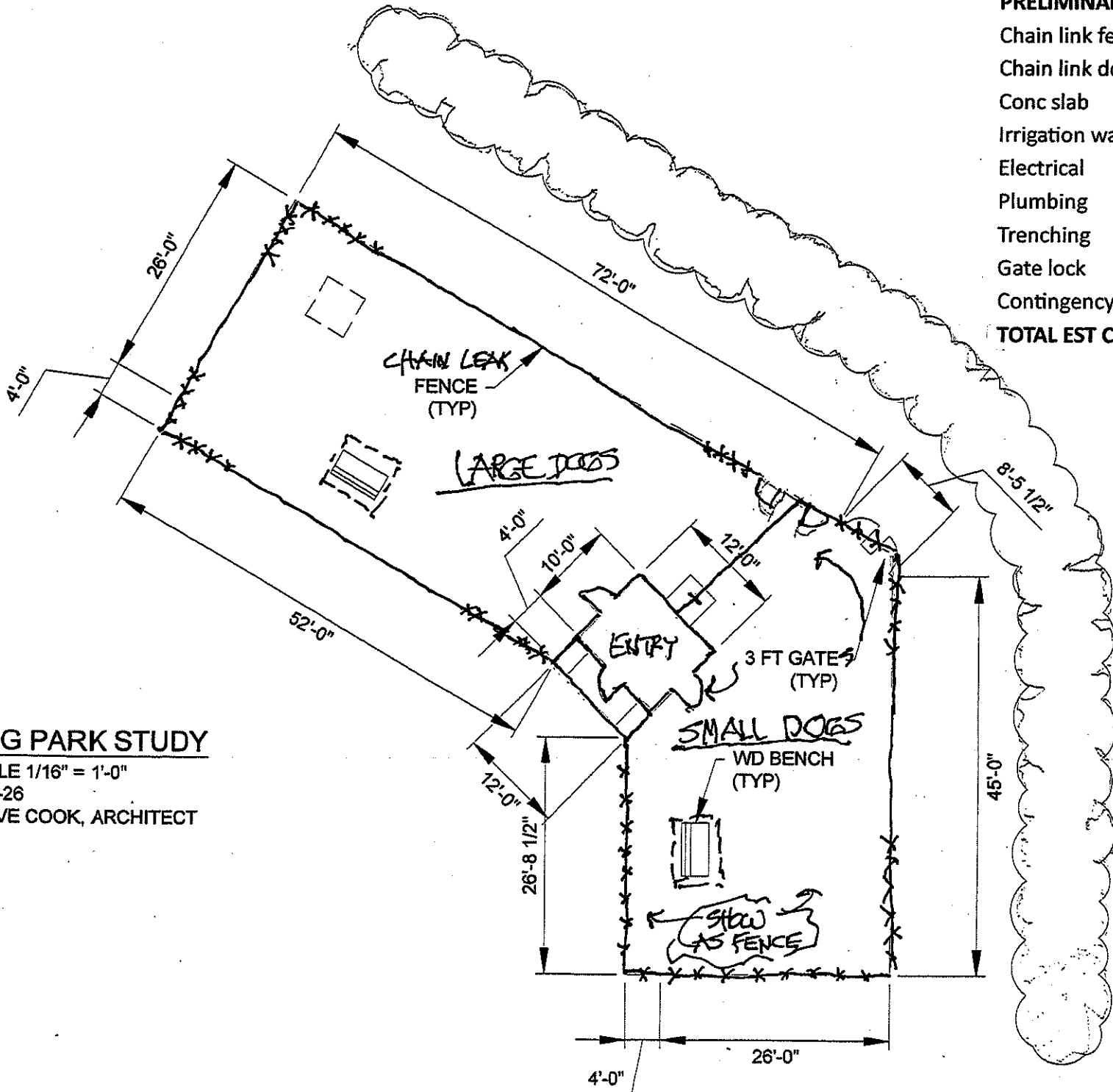
Between the tree nearest the fire hydrant and the tree just past the bike rack:

- Remove what little grass remains between sidewalk to road
- Install crush seashell or some sort of glued down crushed gravel Or
- Low maintenance ground cover and large pavers
- Adjust sprinkler head. Cap/turn off seashell or reduce if ground cover.

Requesting specification to be documented and sent to multiple landscape vendor. Project installation timing if board approve would be June – July to be read for school start in early August.

\$5K has been included in Capital Projects planning tool for planning purposes.

EIGHTH ORDER OF BUSINESS



PRELIMINARY ESTIMATE

Chain link fence.	\$ 6500
Chain link doors	1000
Conc slab	3040
Irrigation water	500
Electrical	1000
Plumbing	350
Trenching	350
Gate lock	250
Contingency	510
TOTAL EST COST.	\$ 13,500

DOG PARK STUDY

SCALE 1/16" = 1'-0"

4-16-26

STEVE COOK, ARCHITECT

QUESTIONS AND ANSWERS ON THE PROPOSED DOG PARK

QUESTION: How do we make sure that only residents can use the Park?

ANSWER: We will use the fobs you currently use for Clubhouse entry. This also has the benefit that any "bad actors" or their dogs can be identified.

QUESTION: What about the liability?

ANSWER: I have assurance from our management company that our current Insurance would cover this, same as playground, swimming pool, and pickle ball courts.

QUESTION: What do we do about the doggy poo!

ANSWER: A dog waste receptacle will be provided for the doggy waste bags, similar to the ones shown at dogwastedepot.com. Volunteers will periodically empty this into the dumpster by the clubhouse.

QUESTION: What about the rules of use?

ANSWER: We will have a permanent sign noting the rules and regulations. These will be approved by the CCD board.

QUESTION: I hear stories about dogs being attacked in dog parks..

ANSWER: This will be a self-governing facility by the residents. No Aggressive Dogs or People will be tolerated. Entry by fob will assure that we will be able to identify bad actors and they will be dealt with

It is anticipated that we will have an active group of volunteers who will meet after the Dog Park is approved by the CCD board. We already have many volunteers ready to help with the various details.

WOULD YOU SUPPORT OUR OWN DOG PARK ??

WHY

To be really healthy, dogs need exercise and a place to run. This park will allow a place where dogs can run off leash. Dog parks allow dogs, and their owners, a special place to socialize. A dog park is an amenity that increases the value of a community.

HOW?

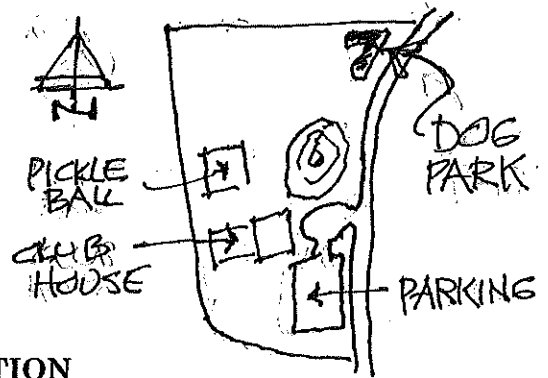
Your CDD board sets the Community budgets and priorities each year. Residents need to prove to the board that there is a need and desire for any amenities

Items can be included in the budget when a need and interest are shown by the residents. By signing this partition, we can prove to the board that this need exists.

The main community insurance covers the Dog Park, as well the other outdoor activities.

DETAILS

1. The park will be enclosed by a 6 ft. high chain link fence with a double gated entry and separate areas for large and small dogs.
2. The access will be by using your key fob
RESIDENTS ONLY.
3. Water stations will be provided, along with benches for the Owners. A central doggy poop station will be part of the design, and will be emptied periodically by the Owners. There will be a regulations sign posted to provide guidance.



LOCATION

The Park is proposed to be located in the N.E. corner of the (Soccer) field as shown above. Residents can park at the Recreation building but will need their fob to access the Park

WHO

We have many residents who are willing to volunteer to help clean and maintain the Dog Park. The main maintenance concern will be the periodically emptying of the doggy bag poop station. Upon approval to proceed we will finalize a group to monitor the activities.

Some residents have offered to build benches and other fixtures when supplied the materials.

YES, WE WOULD SUPPORT A DOG PARK

NAME (PRINT) _____

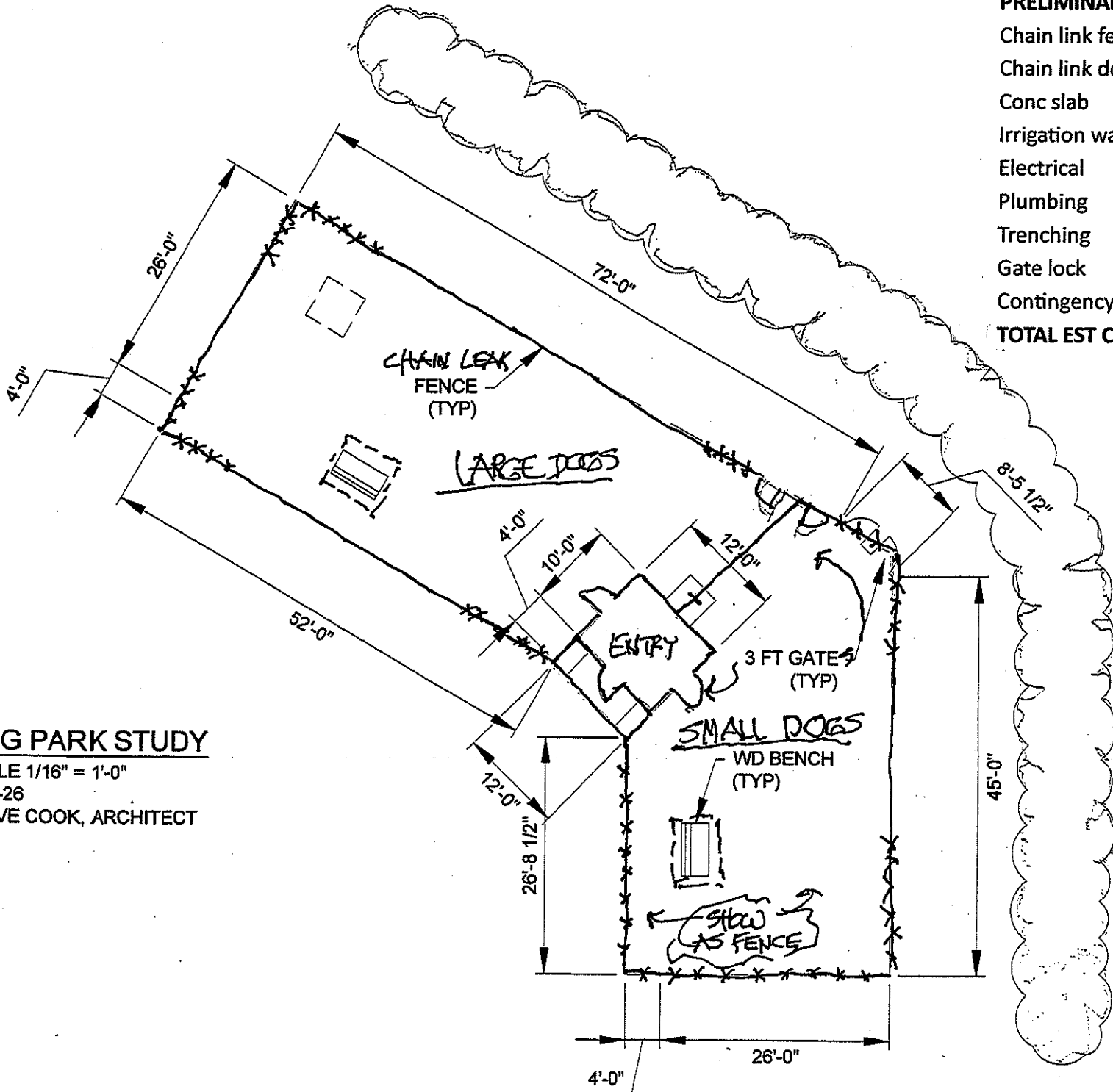
EMAIL _____

PHONE NO. _____

Would you be willing to help present this petition at an upcoming evening CDD meeting

YES _____ NO _____

Please return a copy of this signed Petition to Steve Cook @saltwaterdragon@gmail.com
QUESTIONS? Call Steve @ 904-206-7631



PRELIMINARY ESTIMATE

Chain link fence.	\$ 6500
Chain link doors	1000
Conc slab	3040
Irrigation water	500
Electrical	1000
Plumbing	350
Trenching	350
Gate lock	250
Contingency	510
TOTAL EST COST.	\$ 13,500

DOG PARK STUDY

SCALE 1/16" = 1'-0"

4-16-26

STEVE COOK, ARCHITECT

QUESTIONS AND ANSWERS ON THE PROPOSED DOG PARK

QUESTION: How do we make sure that only residents can use the Park?

ANSWER: We will use the fobs you currently use for Clubhouse entry. This also has the benefit that any "bad actors" or their dogs can be identified.

QUESTION: What about the liability?

ANSWER: I have assurance from our management company that our current Insurance would cover this, same as playground, swimming pool, and pickle ball courts.

QUESTION: What do we do about the doggy poo!

ANSWER: A dog waste receptacle will be provided for the doggy waste bags, similar to the ones shown at dogwastedepot.com. Volunteers will periodically empty this into the dumpster by the clubhouse.

QUESTION: What about the rules of use?

ANSWER: We will have a permanent sign noting the rules and regulations. These will be approved by the CCD board.

QUESTION: I hear stories about dogs being attacked in dog parks..

ANSWER: This will be a self-governing facility by the residents. No Aggressive Dogs or People will be tolerated. Entry by fob will assure that we will be able to identify bad actors and they will be dealt with

It is anticipated that we will have an active group of volunteers who will meet after the Dog Park is approved by the CCD board. We already have many volunteers ready to help with the various details.

WOULD YOU SUPPORT OUR OWN DOG PARK ??

WHY

To be really healthy, dogs need exercise and a place to run. This park will allow a place where dogs can run off leash. Dog parks allow dogs, and their owners, a special place to socialize. A dog park is an amenity that increases the value of a community.

HOW?

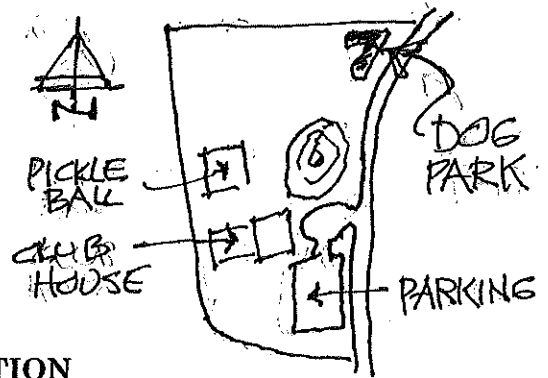
Your CDD board sets the Community budgets and priorities each year. Residents need to prove to the board that there is a need and desire for any amenities

Items can be included in the budget when a need and interest are shown by the residents. By signing this partition, we can prove to the board that this need exists.

The main community insurance covers the Dog Park, as well the other outdoor activities.

DETAILS

1. The park will be enclosed by a 6 ft. high chain link fence with a double gated entry and separate areas for large and small dogs.
2. The access will be by using your key fob
RESIDENTS ONLY.
3. Water stations will be provided, along with benches for the Owners. A central doggy poop station will be part of the design, and will be emptied periodically by the Owners. There will be a regulations sign posted to provide guidance.



LOCATION

The Park is proposed to be located in the N.E. corner of the (Soccer) field as shown above. Residents can park at the Recreation building but will need their fob to access the Park

WHO

We have many residents who are willing to volunteer to help clean and maintain the Dog Park. The main maintenance concern will be the periodically emptying of the doggy bag poop station. Upon approval to proceed we will finalize a group to monitor the activities.

Some residents have offered to build benches and other fixtures when supplied the materials.

YES, WE WOULD SUPPORT A DOG PARK

NAME (PRINT) _____

EMAIL _____

PHONE NO. _____

Would you be willing to help present this petition at an upcoming evening CDD meeting

YES _____ NO _____

Please return a copy of this signed Petition to Steve Cook @saltwaterdragon@gmail.com
QUESTIONS? Call Steve @ 904-206-7631

Amelia Walk Dog Park Research Notes and Cost Estimates (Jeff Robinson – April 2026)

An ideal dog park should be at least **one acre** in size, though successful, smaller urban spaces can operate on roughly 0.5 acres. For proper maintenance and to accommodate high traffic without becoming muddy or overcrowded, 1–5 acres is recommended. Spaces should include separate areas for large and small dogs.

Key Considerations for Size and Layout

- **Minimum Size:** A 2,200-square-foot area is too small, acting merely as a relief area rather than a park. A minimum of 0.5 acres (approx. 21,780 sq ft) is typically required for effective, comfortable use. ***PROPOSED by residents (3050 square feet)***
- **Optimal Size:**

The American Kennel Club recommends one acre or more for the best experience.

- **Separation:** Effective parks divide space into separate, fenced sections for small dogs and large dogs to reduce conflicts.
- **Capacity:** Overcrowding reduces the quality of the experience; larger, wider spaces allow dogs to run and play without feeling overwhelmed.
- **Infrastructure:** Adequate space should be left for double-gated entries, benches, water stations, shaded areas, and parking.

Design Tips

- **Fencing:** Use a 4- to **6-foot high** (*6' black coated chain link fence is proposed*) fence that is secured to prevent digging.
- **Surface:** Use durable, impact-absorbing materials like wood chips, artificial turf, or well-drained grass.
- **Location:** Avoid placing parks directly next to playgrounds or schools to prevent safety conflicts.

If space is limited, the park should have high-quality, durable surfaces and, ideally, be located in an area that allows for future expansion

Small/Neighborhood Runs: 2000 to 8,000 Square feet.

Good rule of thumb is to allow 75-100 square feet per dog during peak periods *Proposed 3050 Sq Ft, 20 large dogs and 13 small dogs at peak.*

Q. Does adding a dog park in an CDD common area increase insurance costs?

A. **Yes**, adding a dog park in a [Community Development District](#) (CDD) common area generally increases insurance costs. The added risk of injury from off-leash dogs (bites, falls) requires increased liability coverage. While CDDs often maintain amenities like dog parks, adding new, higher-risk infrastructure usually triggers premium hikes and maintenance fee adjustments.

Key Insurance Considerations:

- **Liability Risk:** Dog parks are considered high-liability areas due to potential interactions between dogs and residents.
- **Coverage Premium Increases:** Insurance premiums may rise due to the expanded liability coverage required to cover potential lawsuits or medical incidents.
- **Maintenance & Enforcement:** The costs associated with keeping the area safe—including proper fencing and maintenance—may increase the operating expense portion of CDD fees.

It is highly recommended that the CDD board consult with their insurance provider to evaluate specific coverage changes before installing a new dog park.

Some google search AI results

The minimum size for a dog park, a small dog park, is one-half of an acre. Ideally, a dog park should be one acre or more in size.

You want the ability to put in adequate parking and have access to infrastructure, such as electricity and running water.

What are the cons of building a dog park?

These parks aren't recommended. It can be a dangerous place at times: you may witness fights between dogs, or your dog may be preyed upon by more aggressive dogs. Your dog can pick up bad habits like fear, aggression, rough play, and he may begin to ignore his commands. Illnesses can be passed from dog to dog.

What is the best dog park layout?

The best layout is one that is fenced in with a gate and an accessible path back and forth from the parking lot to the park itself. The best separation concept is to create separate areas for small dogs and large dogs and placing size appropriate equipment in those areas.

What makes a dog park successful?

One or more acre of space for dogs to run and play. Four- to six-foot fencing around the park. Double gate system to keep pets safe as they go in and out of the park off-leash. Separate large and small dog areas.

What is the best size for a dog park?

between ½ acre and one acre

Size: The recommended minimum size for dog parks varies considerably among cities, but is generally between ½ acre and one acre. Buffer from Residential: A few cities provide definitive distances from residences, varying from 50 feet to 200 feet.

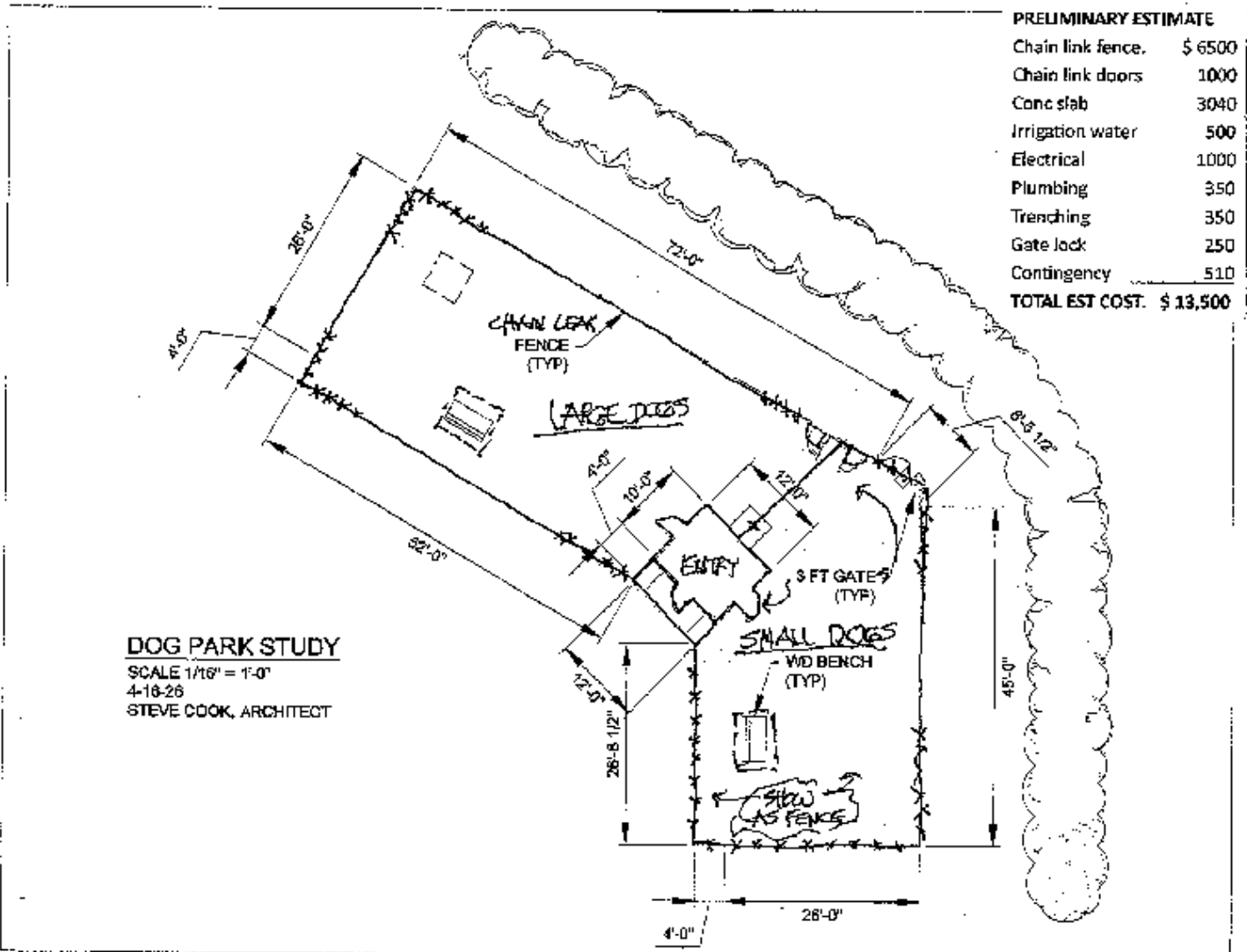
Why do dog parks have two gates?

Most enclosed parks have a double gate to come through; there is a reason for this! The two gates are there to make sure no dogs accidentally get in or out, so when coming in you open the outside gate, let your dog through, close it, open the inside gate, let your dog through, and then close it.

What is the argument against dog parks?

One of the biggest dangers of dog parks is that they often don't have separate play enclosures for large and small dogs, or when they do, owners can choose to disregard those spaces. Even without meaning to, a large dog can easily cause serious injury or even kill a smaller dog

April 24, 2026 phone conversation regarding dog parks with Greg Kern VP at Greenpoint developer, former CDD Chairman at Amelia Walk and current Chairman at Tributary presently 800 homes in place. Dog park at Tributary was put in from the initial development creation near the front of the development not too far from their amenity center. No parking, few issues but some with dog fights and he was not aware of any insurance premium hikes. New development projects the developers plan to include dog parks.



Design and site plan is preliminary. Would require CDD board approval before requesting staff to get quotes for different aspects of the project.

Proposed location of dog park



Area approximate not to scale, just for illustration purposes.

Resident Support

31 signed petitions presented to board at the 4.21.26 CDD meeting.

FY26 (December 2025) Capital Project Survey – Ranked 12 out of 16 projects

344 survey votes tallied:

184	(53%)	Low importance or not at all important)
58	(17%)	Slightly important or neutral
102	(30%)	Moderately, very or extremely important

Other survey comments regarding dogs were:

- Dog poop stations throughout the district.
- Make a dog park in a more centralize location. Not the Amenity Center.
- Great idea. Willing to donate money and will to have it a for fee entry.

Additional cost estimates from google searches and past CDD projects for Irrigation, Water Source Security (FOB and CCTV), Electrical infrastructure and fencing.

Black coated 6 foot high Chain Link Fence (300’):	\$9,000
Access Doors and Maintenance Service Gates	\$1,000
Water Source connection and installation	\$ 500
Concrete Slab	\$3,000
Irrigation reconfiguration if needed	\$1,000
Bates Security FOB and CCTV	\$9,999
Electrical Infrastructure for security	\$8,201
Waste Stations	\$ 500
Dog Park Play Equipment Allocation, benches	\$7,500
TOTAL ESTIMATED	\$40,700

There will be a monthly O&M expense (TBD) for security, waste station supplies and disposal.

NINTH ORDER OF BUSINESS

Pétanque Courts at Amelia Walk

There are residents that would like to request the CDD board consider the installation of Pétanque courts near the Amenities Center so that residents would not have to travel to Fernandina Beach to play this popular sport. This sport is low installation cost, low maintenance cost, and low impact on the body unlike some other sports in the area. Pétanque is a similar lawn bowling game such as bocce ball.

The Pétanque Festival of Amelia Island each November is considered the biggest and best in the country. As our neighborhood ages, these will be attractive attributes to Amelia Walk's seniors looking for a way to socialize outdoors with friends and spouses without needing hundreds of dollars for each outing as is often required for four to six people to play golf.



An area holding two courts or (*terrain*) might have an estimated cost of \$8K-\$15K. This is a swag but a specification would have to be reviewed and board approved then quotes to get actual costs before any formal approval and funds allocated.

There is an area behind the pickleball court and adjacent to the pavilion that might be a workable area for several courts.

Possible Location



Playing area

Pétanque can be played on almost any flat, open space. The ground may be irregular and interrupted by trees or rocks, and the surface is likely to be uneven, with some areas hard and smooth and other areas rough and stony. When an area is constructed specifically for the purposes of playing pétanque, the playing surface is typically loose gravel, [decomposed granite](#), brick grog or crushed sea shell. Sandy beaches are not suitable, although light plastic boules are sometimes used to adapt the game for the beach. There is no requirement for backboards or sideboards (as in bocce), but dedicated playing areas are often enclosed in boards or some other structural barrier.

An area where a single pétanque game is played is called a *terrain*. A "playing area" (*aire de jeu*) is an area containing one or more terrains. For tournaments, a large playing area is subdivided and marked off (typically using nails and string) into rectangular *marked terrains* (also known as "lanes" (*cadres*) or "pistes") so that multiple games may be carried on simultaneously. For tournament play, a marked terrain is a rectangle at least 4 meters (13 ft) wide and 15 meters (49 ft) long. Minimum size for recreation is 3 meters (10 ft) wide by 12 (39 ft) meters long.

Additional information about the sport and local events and courts on Amelia Island.

Pétanque Wikipedia: <https://en.wikipedia.org/wiki/P%C3%A9tanque>

Amelia Island Pétanque courts: <https://ameliaislandpetanque.com/>

Amelia Island Festivals one of the largest in the country:

<https://www.ameliaisland.com/festivals-events/petanque-amelia-island-open/>

ELEVENTH ORDER OF BUSINESS



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Fax (561) 994-5823
www.graucpa.com

April 23, 2026

Board of Supervisors
Amelia Walk Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Amelia Walk Community Development District, Nassau County, Florida ("the District") for the fiscal year ended September 30, 2026, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Amelia Walk Community Development District as of and for the fiscal year ended September 30, 2026, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose.

If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except

as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF, LLC - 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092 TELEPHONE: 904-940-5850.

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$4,000 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. The fees for the fiscal years 2027, 2028, 2029 and 2030 will not exceed \$4,100, \$4,200, \$4,300 and \$4,400, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Amelia Walk Community Development District and believe this letter accurately summarizes the terms of the engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Amelia Walk Community Development District.

By: Dip

Title: Secretary

Date: 4/23/26



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

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

TWELFTH ORDER OF BUSINESS

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Lauren Gentry Esq.
Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301

COST SHARE AGREEMENT
FOR ENTRYWAY MAINTENANCE SERVICES

THIS AGREEMENT is made effective the ___ day of _____, 2026, by and between the **AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (“District”), and **AEA YULEE, LLC**, a Florida limited liability company, the owner of the lands described below, whose address is 13495 Veterans Way, Ste 320, Orlando, FL 32827, together with its successors and assigns (“Landowner” together, the “Parties”).

RECITALS:

WHEREAS, the District was established for the purposes of planning, financing, constructing, operating and/or maintaining certain public infrastructure improvements including certain improvements including, but not limited to, roadways, hardscaping, landscaping, and streetlighting within the District (“Improvements”) identified on **Exhibit A**; and

WHEREAS, Landowner currently owns and maintains property adjacent to the District consisting of certain childcare facilities which benefit from the Improvements and which are more generally described in **Exhibit B** hereto (“Landowner Property”); and

WHEREAS, the District and the Landowner have agreed to divide the costs of maintaining the Improvements; and

WHEREAS, the Parties desire to memorialize and set forth clearly their understanding and agreement with respect to maintenance obligations and allocation of cost between the Parties for certain maintenance services as well as certain other matters addressed herein.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

1. RECITALS CONFIRMED. The Parties confirm that the above stated recitals are true and correct and are hereby incorporated herein by reference.

2. MAINTENANCE OBLIGATIONS. The District shall provide for the maintenance of the Improvements. Such areas shall be kept in a condition reflecting the quality of the development within the District. When necessary, the District shall seek the advice of qualified professionals relating to any unusual maintenance events (e.g., extreme weather or bug infestation, etc.).

3. PAYMENT OF LANDOWNER CONTRIBUTION. The Landowner shall pay to the District an agreed percentage of all expenses incurred in connection with the operation, repair and maintenance of the Improvements (the “Landowner Contribution”) as set forth at **Exhibit C**. The expenses contained in each improvement category described at **Exhibit C** are subject to change as and when the Improvements may be modified or expanded or contracted. Landowner shall make payment upon the following terms and conditions:

a) The Landowner Contribution shall adjust annually in accordance with the District’s adopted budget beginning each year on October 1 and concluding on September 31.

b) The District shall invoice Landowner the amount of the Landowner Contribution on October 1 of each year. Landowner shall make the Landowner Contribution payment within ninety (90) days of written request by the District.

c) The District shall provide Landowner a copy of its adopted annual budget with its October 1 invoice to Landowner.

d) In the event that the District’s actual expenses for maintenance of the Improvements shall exceed the Landowner Contribution in any given fiscal year, District shall send Landowner an additional invoice at the conclusion of the fiscal year showing such excess amounts. The amount of excess expenses shall be added to the amount of the Landowner Contribution for the following fiscal year invoice.

e) The Landowner Contribution shall begin with a prorated contribution towards the District’s 2025/2026 fiscal year and shall be made within thirty (30) days of execution of this Agreement.

4. INSPECTION OF RECORDS; PAYMENT DISPUTES. Upon request, the District shall make available to the Landowner, for review at a reasonable time and place, its books and records with respect to the District’s expenses related to the provision of maintenance of the Improvements. In the event of a dispute between the Parties relating to the payment of any of the cost of the maintenance of the Improvements, including a dispute regarding the quality of the maintenance, the Landowner shall give written notice to the District with supporting

documentation regarding the Landowner's dispute and the amount of the dispute. The Parties shall commence informal negotiations within thirty days of notice of such dispute and work in good faith towards resolution of the same.

5. TERMINATION. This Agreement shall continue in effect until it is rescinded in writing by the mutual assent of each party.

6. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

7. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

8. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

9. AUTHORITY TO CONTRACT. The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

10. NOTICES. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First Class Mail, postage prepaid, to the Parties, as follows:

A. If to District: Amelia Walk Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 E. College Avenue

Tallahassee, Florida 32301
Attn: District Counsel

B. If to Landowner: [to be added]

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

11. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in Nassau County, Florida.

12. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

13. ATTORNEYS' FEES. In the event any party is required to enforce this Agreement or any provision hereof through court proceedings or otherwise, the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any such arbitration, litigation or other dispute resolution, and including fees incurred in appellate proceedings.

14. ASSIGNMENT. This Agreement shall constitute a covenant running with title to the Landowner Property, binding upon the Landowner and its successors and assigns as to the Landowner Property or portions thereof, and any transferee of any portion of the Landowner Property as set forth in this Section. Any such successor, assign, or transferee shall take title subject to the terms of this Agreement, be deemed the "Landowner" hereunder and shall assume the Landowner's obligations herewith.

15. BINDING EFFECT; NO THIRD-PARTY BENEFICIARIES. The terms and provisions hereof shall be binding upon and shall inure to the benefit of the Parties. This Agreement is solely for the benefit of the formal Parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

16. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the Parties with respect to its subject matter and all antecedent and contemporaneous negotiations, undertakings, representations, warranties, inducements and obligations are merged into this Agreement and superseded by its delivery. No provision of this Agreement may be amended, waived or modified unless the same is set forth in writing and signed by each of the Parties to this Agreement, or their respective successors or assigns.

17. PUBLIC RECORDS. The Landowner understands and agrees that all documents of any kind provided to the District or to District staff in connection with this Agreement are public records and are to be treated as such in accordance with Florida law.

18. EXECUTION IN COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[CONTINUED ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties execute this Agreement to be effective the day and year first written above.

**AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT**

Witness:

(Signature of Witness)

(Print Name of Witness)

By: Jeffrey Robinson
Its: Chairman, Board of Supervisors

Witness:

(Signature of Witness)

(Print Name of Witness)

**STATE OF FLORIDA
COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2026, by Jeffrey Robinson, Chairperson of the Amelia Walk Community Development District, who is personally known to me or who has produced _____ as identification, and did or did not take the oath.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

AEA YULEE, LLC,
a Florida limited liability company

Witness:

(Signature of Witness)

(Print Name of Witness)

By: _____

Its: _____

Witness:

(Signature of Witness)

(Print Name of Witness)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization this _____ day of _____, 2026, by
_____, on behalf of _____, who is personally
known to me or who has produced _____ as identification,
and did or did not take the oath.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

- EXHIBIT A:** Location of Improvements
- EXHIBIT B:** Location of Property
- EXHIBIT C:** Improvement Maintenance Expenses

AEA Cost Share

Budget Line	Budget FY26	Cost Share (Budget)
Landscape & Fertilization Maintenance	\$ 180,171.00	\$ 6,607.74
Landscape Extras (Flowers & Mulch) *	\$ 18,309.00	\$ 2,518.05
Irrigation Repairs	\$ 8,500.00	\$ 1,275.00
Electric	\$ 30,000.00	\$ 150.00
Streetlighting	\$ 42,000.00	\$ 1,155.26
Road Maintenance (Total Resurface Cost)	\$ 1,130,000.00	\$ 10,360.64
	Total	\$ 22,066.68

THIRTEENTH ORDER OF BUSINESS



Governmental Management Services

Serving Florida's New Communities

April 28, 2026

Daniel Laughlin
Amelia Walk Community Development District
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

Re: Facility Management, Field Operations Management & Janitorial

Dear Daniel:

Please consider this proposal for Governmental Management Services to provide the following services for the Amelia Concourse Community Development District:

<u>Services</u>	<u>FY 2026 Budget</u>	<u>FY 2027 Proposed Fee</u>
Amenity Management	\$85,995	\$91,155
Field Operations Management	\$17,504	\$18,554
Janitorial	\$13,373	\$14,175
Facility Maintenance		\$45/Hour

The ownership and management at Governmental Management Services would like to thank the Board of Supervisors in advance for your consideration of our request to provide the outlined services for your community.

Sincerely,

Alison Mossing

Alison Mossing

Director of Amenity Management Services

FOURTEENTH ORDER OF BUSINESS

OPTION 1

(NO O&M ASSESSMENT INCREASE)

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Amelia Walk Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 18, 2026

HOUR: 2:00 p.m.

LOCATION: Amelia Walk Amenity Center
85287 Majestic Walk Boulevard
Fernandina Beach, Florida 32034

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Nassau County at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19TH DAY OF MAY 2026.

ATTEST:

**AMELIA WALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

OPTION 2

(O&M ASSESSMENT INCREASE)

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Amelia Walk Community Development District (“**District**”) prior to June 15, 2026, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill

issued by the District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 18, 2026
HOUR: 2:00 p.m.
LOCATION: Amelia Walk Amenity Center
85287 Majestic Walk Boulevard
Fernandina Beach, Florida 32034

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Nassau County at least sixty (60) days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. Notice of the public hearings shall be published in the manner prescribed in Florida law.

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

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19TH DAY OF MAY 2026.

ATTEST:

**AMELIA WALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Amelia Walk
Community Development District

FY 2027
Proposed Budget
May 19, 2026



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Amelia Walk
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY 2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY 2027
Revenues					
Maintenance Assessments-On Roll (Net)	\$1,000,786	\$999,934	\$852	\$1,000,786	\$1,000,785
Interest Income	\$3,825	\$6,897	\$4,926	\$11,823	\$3,825
Clubhouse Income	\$500	\$3,442	\$0	\$3,442	\$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
TOTAL REVENUES	\$1,032,188	\$1,027,811	\$19,317	\$1,047,128	\$1,032,186
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$12,000	\$6,000	\$5,000	\$11,000	\$12,000
FICA Expense	\$842	\$459	\$383	\$842	\$842
Engineering Fees	\$30,000	\$20,773	\$14,838	\$35,610	\$30,000
Assessment Roll Administration	\$5,513	\$5,513	\$0	\$5,513	\$5,789
Dissemination	\$3,859	\$2,251	\$1,608	\$3,859	\$3,859
Dissemination-Amortization Schedules	\$1,200	\$2,450	\$0	\$2,450	\$2,050
Trustee Fees	\$18,603	\$14,001	\$4,445	\$18,446	\$20,000
Arbitrage	\$2,400	\$1,200	\$1,200	\$2,400	\$2,400
Attorney Fees	\$60,000	\$31,972	\$22,837	\$54,810	\$55,000
Annual Audit	\$3,900	\$3,900	\$0	\$3,900	\$4,100
Management Fees	\$59,074	\$34,460	\$24,614	\$59,074	\$62,028
Information Technology	\$882	\$515	\$368	\$882	\$926
Website Maintenance	\$441	\$257	\$184	\$441	\$463
Travel & Per Diem	\$500	\$0	\$0	\$0	\$500
Telephone	\$900	\$409	\$292	\$701	\$900
Postage	\$1,000	\$435	\$311	\$745	\$1,000
Printing	\$750	\$385	\$275	\$659	\$750
Insurance	\$12,657	\$11,667	\$0	\$11,667	\$12,834
Legal Advertising	\$2,500	\$634	\$453	\$1,087	\$2,500
Other Current Charges	\$2,700	\$1,369	\$978	\$2,346	\$2,500
Office Supplies	\$100	\$2	\$2	\$4	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$219,995	\$138,826	\$77,785	\$216,611	\$220,715
FIELD:					
Contract Services:					
Landscaping & Fertilization Maintenance	\$180,171	\$89,111	\$66,105	\$155,217	\$185,575
Fountain Maintenance	\$2,650	\$270	\$2,380	\$2,650	\$2,650
Lake Maintenance	\$29,016	\$17,603	\$12,574	\$30,177	\$30,177
Security	\$9,040	\$4,234	\$2,664	\$6,898	\$9,040
Refuse	\$2,500	\$1,278	\$1,011	\$2,288	\$2,500
Management Company	\$17,504	\$10,211	\$7,293	\$17,504	\$18,554
Subtotal Contract Services	\$240,881	\$122,707	\$92,027	\$214,734	\$248,496

Amelia Walk
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY 2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY 2027
Repairs & Maintenance:					
Repairs & Maintenance	\$60,000	\$26,667	\$19,048	\$45,714	\$60,000
Landscaping Extras (Flowers & Mulch)	\$18,309	\$15,486	\$0	\$15,486	\$18,309
Irrigation Repairs	\$8,500	\$8,837	\$6,312	\$15,149	\$15,000
Speed Control	\$12,000	\$3,456	\$8,544	\$12,000	\$11,000
Subtotal Repairs and Maintenance	\$98,809	\$54,446	\$33,904	\$88,350	\$104,309
Utilities:					
Electric	\$30,000	\$16,251	\$11,608	\$27,858	\$31,200
Streetlighting	\$42,000	\$23,532	\$16,809	\$40,341	\$43,680
Water & Wastewater	\$33,835	\$12,062	\$8,616	\$20,679	\$16,000
Subtotal Utilities	\$105,835	\$51,845	\$37,032	\$88,878	\$90,880
Amenity Center:					
Insurance	\$40,000	\$35,067	\$0	\$35,067	\$32,506
Pool Maintenance	\$15,000	\$15,403	\$11,002	\$26,405	\$16,620
Pool Permit	\$300	\$265	\$0	\$265	\$300
Amenity Management	\$85,995	\$50,164	\$35,831	\$85,995	\$91,155
Cable TV/Internet/Telephone	\$6,000	\$4,795	\$3,492	\$8,287	\$8,500
Janitorial Service	\$13,373	\$7,801	\$5,572	\$13,373	\$14,175
Special Events	\$10,000	\$1,874	\$8,126	\$10,000	\$9,000
Decorations-Holiday	\$4,000	\$220	\$3,780	\$4,000	\$3,000
Facility Maintenance (including Fitness Equip)	\$7,000	\$3,732	\$2,666	\$6,398	\$7,000
Subtotal Amenity Center	\$181,668	\$119,321	\$70,469	\$189,790	\$182,256
Reserves:					
Capital Reserves	\$185,000	\$185,000	\$0	\$185,000	\$185,530
Subtotal Reserves	\$185,000	\$185,000	\$0	\$185,000	\$185,530
TOTAL FIELD EXPENDITURES	\$812,193	\$533,319	\$233,433	\$766,752	\$811,471
TOTAL EXPENDITURES	\$1,032,188	\$672,145	\$311,218	\$983,363	\$1,032,186
FUND BALANCE	\$0	\$355,666	(\$291,901)	\$63,765	\$0

	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	\$ 1,000,785
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	\$ 1,076,113
No. of Units	749	749	749	749	749	749
Gross Per Unit Assessment	\$ 1,134.31	\$ 1,170.20	\$ 1,228.57	\$ 1,436.73	\$ 1,436.73	\$ 1,436.73

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.

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.

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

Fountain Maintenance:

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

Lake Maintenance

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

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
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:

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

Streetlighting

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

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

Water & Wastewater

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

<u>Account Number</u>	<u>Description</u>	<u>Annual Amount</u>
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
Total		\$24,700

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 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY 2027
Revenues					
Special Assessments-On Roll (Net)	\$111,206	\$106,604	\$91	\$106,695	\$107,362
Special Assessments-A Prepayments	\$0	\$14,658	\$0	\$14,658	\$0
Interest Income	\$0	\$3,525	\$2,518	\$6,043	\$0
Carry Forward Surplus ⁽¹⁾	\$107,368	\$102,227	\$0	\$102,227	\$84,298
TOTAL REVENUES	\$218,573	\$227,015	\$2,608	\$229,623	\$191,660
Expenditures					
<i>Series 2012A-1</i>					
Interest - 11/01	\$27,638	\$25,300	\$0	\$25,300	\$23,100
Interest - 05/01	\$27,638	\$0	\$25,025	\$25,025	\$23,100
Principal - 05/01	\$55,000	\$0	\$70,000	\$70,000	\$55,000
Special Call - 11/01	\$15,000	\$10,000	\$0	\$10,000	\$0
Special Call - 05/01	\$0	\$0	\$15,000	\$15,000	\$0
TOTAL EXPENDITURES	\$125,275	\$35,300	\$110,025	\$145,325	\$101,200
EXCESS REVENUES	\$93,298	\$191,715	(\$107,417)	\$84,298	\$90,460

Interest Expense 11/1/2027	\$21,588
	<u>\$21,588</u>

⁽¹⁾ Carry forward surplus is net of the reserve requirement.

Units	Gross Assessment Per Unit	Gross Assessment
34	\$ -	\$0
119	\$ 970.11	\$115,443
153		\$115,443
Less: Discounts (4%) and Collections (3%)		(\$8,081)
Total Net Assessment		\$107,362

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%	\$ 70,000.00	\$ 25,025.00	\$ -
11/01/26	\$ 840,000	5.50%	\$ -	\$ 23,100.00	\$ 118,125.00
05/01/27	\$ 840,000	5.50%	\$ 55,000.00	\$ 23,100.00	\$ -
11/01/27	\$ 785,000	5.50%	\$ -	\$ 21,587.50	\$ 99,687.50
05/01/28	\$ 785,000	5.50%	\$ 60,000.00	\$ 21,587.50	\$ -
11/01/28	\$ 725,000	5.50%	\$ -	\$ 19,937.50	\$ 101,525.00
05/01/29	\$ 725,000	5.50%	\$ 65,000.00	\$ 19,937.50	\$ -
11/01/29	\$ 660,000	5.50%	\$ -	\$ 18,150.00	\$ 103,087.50
05/01/30	\$ 660,000	5.50%	\$ 65,000.00	\$ 18,150.00	\$ -
11/01/30	\$ 595,000	5.50%	\$ -	\$ 16,362.50	\$ 99,512.50
05/01/31	\$ 595,000	5.50%	\$ 70,000.00	\$ 16,362.50	\$ -
11/01/31	\$ 525,000	5.50%	\$ -	\$ 14,437.50	\$ 100,800.00
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
Total			\$ 910,000.00	\$ 329,175.00	\$ 1,239,175.00

Description	Adopted Budget FY 2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY 2027
Revenues					
Special Assessments	\$187,055	\$176,065	\$150	\$176,215	\$187,055
Special Assessments-Prepayments	\$0	\$24,552	\$0	\$24,552	\$0
Interest Income	\$0	\$5,675	\$4,054	\$9,729	\$0
Carry Forward Surplus ⁽¹⁾	\$204,920	\$161,663	\$0	\$161,663	\$133,909
TOTAL REVENUES	\$391,976	\$367,955	\$4,203	\$372,159	\$320,964
Expenditures					
<i>Series 2016A-1</i>					
Interest - 11/01	\$62,800	\$62,800	\$0	\$62,800	\$59,488
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	\$58,113
Special Call - 05/01	\$0	\$0	\$30,000	\$30,000	\$0
TOTAL EXPENDITURES	\$169,363	\$147,875	\$90,375	\$238,250	\$167,600
EXCESS REVENUES	\$222,613	\$220,080	(\$86,172)	\$133,909	\$153,364

Interest Expense 11/1/2027	\$58,113
Principal Expense 11/1/2027	\$50,000
	<u>\$108,113</u>

⁽¹⁾ Carry forward surplus is net of the reserve requirement.

Units	Gross Assessment Per Unit	Gross Assessment
27	\$0.00	\$0
1	\$1,326.85	\$1,327
10	\$1,395.10	\$13,951
13	\$1,426.72	\$18,547
21	\$1,441.11	\$30,263
2	\$1,466.75	\$2,934
1	\$1,600.38	\$1,600
1	\$1,765.97	\$1,766
58	\$2,254.25	\$130,747
134		\$201,135
Less: Discounts (4%) and Collections (3%)		(\$14,079)
Total Net Assessment		\$187,055

Amelia Walk

Community Development District

Amortization Schedule

Series 2016, Special Assessment Bonds ⁽¹⁾

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL		
02/01/26	\$ 2,040,000	\$ 5,000.00	\$ 75.00	\$ -		
05/01/26	\$ 2,035,000	\$ 30,000.00	\$ 60,375.00	\$ -		
11/01/26	\$ 2,005,000	\$ 50,000.00	\$ 59,487.50	\$ 204,937.50		
05/01/27	\$ 1,955,000	\$ -	\$ 58,112.50	\$ -		
11/01/27	\$ 1,955,000	\$ 50,000.00	\$ 58,112.50	\$ 166,225.00		
05/01/28	\$ 1,905,000	\$ -	\$ 56,737.50	\$ -		
11/01/28	\$ 1,905,000	\$ 50,000.00	\$ 56,737.50	\$ 163,475.00		
05/01/29	\$ 1,855,000	\$ -	\$ 55,362.50	\$ -		
11/01/29	\$ 1,855,000	\$ 55,000.00	\$ 55,362.50	\$ 165,725.00		
05/01/30	\$ 1,800,000	\$ -	\$ 53,850.00	\$ -		
11/01/30	\$ 1,800,000	\$ 60,000.00	\$ 53,850.00	\$ 167,700.00		
05/01/31	\$ 1,740,000	\$ -	\$ 52,200.00	\$ -		
11/01/31	\$ 1,740,000	\$ 60,000.00	\$ 52,200.00	\$ 164,400.00		
05/01/32	\$ 1,680,000	\$ -	\$ 50,400.00	\$ -		
11/01/32	\$ 1,680,000	\$ 65,000.00	\$ 50,400.00	\$ 165,800.00		
05/01/33	\$ 1,615,000	\$ -	\$ 48,450.00	\$ -		
11/01/33	\$ 1,615,000	\$ 70,000.00	\$ 48,450.00	\$ 166,900.00		
05/01/34	\$ 1,545,000	\$ -	\$ 46,350.00	\$ -		
11/01/34	\$ 1,545,000	\$ 75,000.00	\$ 46,350.00	\$ 167,700.00		
05/01/35	\$ 1,470,000	\$ -	\$ 44,100.00	\$ -		
11/01/35	\$ 1,470,000	\$ 80,000.00	\$ 44,100.00	\$ 168,200.00		
05/01/36	\$ 1,390,000	\$ -	\$ 41,700.00	\$ -		
11/01/36	\$ 1,390,000	\$ 85,000.00	\$ 41,700.00	\$ 168,400.00		
05/01/37	\$ 1,305,000	\$ -	\$ 39,150.00	\$ -		
11/01/37	\$ 1,305,000	\$ 85,000.00	\$ 39,150.00	\$ 163,300.00		
05/01/38	\$ 1,220,000	\$ -	\$ 36,600.00	\$ -		
11/01/38	\$ 1,220,000	\$ 95,000.00	\$ 36,600.00	\$ 168,200.00		
05/01/39	\$ 1,125,000	\$ -	\$ 33,750.00	\$ -		
11/01/39	\$ 1,125,000	\$ 100,000.00	\$ 33,750.00	\$ 167,500.00		
05/01/40	\$ 1,025,000	\$ -	\$ 30,750.00	\$ -		
11/01/40	\$ 1,025,000	\$ 105,000.00	\$ 30,750.00	\$ 166,500.00		
05/01/41	\$ 920,000	\$ -	\$ 27,600.00	\$ -		
11/01/41	\$ 920,000	\$ 110,000.00	\$ 27,600.00	\$ 165,200.00		
05/01/42	\$ 810,000	\$ -	\$ 24,300.00	\$ -		
11/01/42	\$ 810,000	\$ 115,000.00	\$ 24,300.00	\$ 163,600.00		
05/01/43	\$ 695,000	\$ -	\$ 20,850.00	\$ -		
11/01/43	\$ 695,000	\$ 125,000.00	\$ 20,850.00	\$ 166,700.00		
05/01/44	\$ 570,000	\$ -	\$ 17,100.00	\$ -		
11/01/44	\$ 570,000	\$ 130,000.00	\$ 17,100.00	\$ 164,200.00		
05/01/45	\$ 440,000	\$ -	\$ 13,200.00	\$ -		
11/01/45	\$ 440,000	\$ 140,000.00	\$ 13,200.00	\$ 166,400.00		
05/01/46	\$ 300,000	\$ -	\$ 9,000.00	\$ -		
11/01/46	\$ 300,000	\$ 145,000.00	\$ 9,000.00	\$ 163,000.00		
05/01/47	\$ 155,000	\$ -	\$ 4,650.00	\$ -		
11/01/47	\$ 155,000	\$ 155,000.00	\$ 4,650.00	\$ 164,300.00		
Total	\$	2,040,000	\$	1,648,362.50	\$	3,688,362.50

⁽¹⁾ Please note that the Series 2016 Special Assessment Revenue Bonds has 3 maturities.

Description	Adopted Budget FY 2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY 2027
Revenues					
Special Assessments-On Roll (Net)	\$453,911	\$422,723	\$359	\$423,082	\$453,911
Special Assessments-Prepayments	\$0	\$0	\$0	\$0	\$0
Interest Income	\$0	\$11,779	\$8,414	\$20,193	\$0
Carry Forward Surplus ⁽¹⁾	\$425,577	\$409,981	\$0	\$409,981	\$288,797
TOTAL REVENUES	\$879,489	\$844,484	\$8,773	\$853,257	\$742,709
Expenditures					
Series 2018A-1					
Interest - 11/01	\$154,116	\$150,159	\$0	\$150,159	\$143,384
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	\$140,297
Special Call - 05/01	\$0	\$0	\$30,000	\$30,000	\$0
TOTAL EXPENDITURES	\$435,144	\$390,294	\$174,166	\$564,459	\$413,681
EXCESS REVENUES	\$444,345	\$454,190	(\$165,393)	\$288,797	\$329,028

Interest Expense 11/1/2027	\$140,297
Principal Expense 11/1/2027	\$135,000
	<u>\$275,297</u>

⁽¹⁾ Carry forward surplus is net of the reserve requirement.

Units	Gross Assessment Per Unit	Gross Assessment
11	\$0.00	\$0
1	\$1,434.31	\$1,434
1	\$1,948.12	\$1,948
54	\$2,199.22	\$118,758
24	\$2,507.17	\$60,172
113	\$2,705.88	\$305,764
204		\$488,077
Less: Discounts (4%) and Collections (3%)		(\$34,165)
Total Net Assessment		\$453,911

Amelia Walk

Community Development District

Amortization Schedule

Series 2018, Special Assessment Bonds ⁽¹⁾

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
02/01/26	\$ 5,480,000	\$ 10,000.00	\$ 134.38	
05/01/26	\$ 5,450,000	\$ 30,000.00	\$ 144,165.63	\$ -
11/01/26	\$ 5,440,000	\$ 130,000.00	\$ 143,384.38	\$ 457,684.38
05/01/27	\$ 5,310,000	\$ -	\$ 140,296.88	\$ -
11/01/27	\$ 5,310,000	\$ 135,000.00	\$ 140,296.88	\$ 415,593.75
05/01/28	\$ 5,175,000	\$ -	\$ 137,090.63	\$ -
11/01/28	\$ 5,175,000	\$ 140,000.00	\$ 137,090.63	\$ 414,181.25
05/01/29	\$ 5,035,000	\$ -	\$ 133,765.63	\$ -
11/01/29	\$ 5,035,000	\$ 150,000.00	\$ 133,765.63	\$ 417,531.25
05/01/30	\$ 4,885,000	\$ -	\$ 130,203.13	\$ -
11/01/30	\$ 4,885,000	\$ 155,000.00	\$ 130,203.13	\$ 415,406.25
05/01/31	\$ 4,730,000	\$ -	\$ 126,134.38	\$ -
11/01/31	\$ 4,730,000	\$ 165,000.00	\$ 126,134.38	\$ 417,268.75
05/01/32	\$ 4,565,000	\$ -	\$ 121,803.13	\$ -
11/01/32	\$ 4,565,000	\$ 175,000.00	\$ 121,803.13	\$ 418,606.25
05/01/33	\$ 4,390,000	\$ -	\$ 117,209.38	\$ -
11/01/33	\$ 4,390,000	\$ 180,000.00	\$ 117,209.38	\$ 414,418.75
05/01/34	\$ 4,210,000	\$ -	\$ 112,484.38	\$ -
11/01/34	\$ 4,210,000	\$ 190,000.00	\$ 112,484.38	\$ 414,968.75
05/01/35	\$ 4,020,000	\$ -	\$ 107,496.88	\$ -
11/01/35	\$ 4,020,000	\$ 200,000.00	\$ 107,496.88	\$ 414,993.75
05/01/36	\$ 3,820,000	\$ -	\$ 102,246.88	\$ -
11/01/36	\$ 3,820,000	\$ 210,000.00	\$ 102,246.88	\$ 414,493.75
05/01/37	\$ 3,610,000	\$ -	\$ 96,734.38	\$ -
11/01/37	\$ 3,610,000	\$ 220,000.00	\$ 96,734.38	\$ 413,468.75
05/01/38	\$ 3,390,000	\$ -	\$ 90,959.38	\$ -
11/01/38	\$ 3,390,000	\$ 235,000.00	\$ 90,959.38	\$ 416,918.75
05/01/39	\$ 3,155,000	\$ -	\$ 84,790.63	\$ -
11/01/39	\$ 3,155,000	\$ 245,000.00	\$ 84,790.63	\$ 414,581.25
05/01/40	\$ 2,910,000	\$ -	\$ 78,206.25	\$ -
11/01/40	\$ 2,910,000	\$ 260,000.00	\$ 78,206.25	\$ 416,412.50
05/01/41	\$ 2,650,000	\$ -	\$ 71,218.75	\$ -
11/01/41	\$ 2,650,000	\$ 275,000.00	\$ 71,218.75	\$ 417,437.50
05/01/42	\$ 2,375,000	\$ -	\$ 63,828.13	\$ -
11/01/42	\$ 2,375,000	\$ 290,000.00	\$ 63,828.13	\$ 417,656.25
05/01/43	\$ 2,085,000	\$ -	\$ 56,034.38	\$ -
11/01/43	\$ 2,085,000	\$ 305,000.00	\$ 56,034.38	\$ 417,068.75
05/01/44	\$ 1,780,000	\$ -	\$ 47,837.50	\$ -
11/01/44	\$ 1,780,000	\$ 320,000.00	\$ 47,837.50	\$ 415,675.00
05/01/45	\$ 1,460,000	\$ -	\$ 39,237.50	\$ -
11/01/45	\$ 1,460,000	\$ 335,000.00	\$ 39,237.50	\$ 413,475.00
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
Total		\$ 5,480,000	\$ 4,125,928.13	\$ 9,605,928.13

⁽¹⁾ Please note that the Series 2018 Special Assessment Revenue Bonds has 4 maturities.

Amelia Walk
Community Development District

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

Description	Adopted Budget FY 2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY 2027
Revenues					
Special Assessments-On Roll (Net)	\$520,619	\$491,981	\$418	\$492,399	\$520,619
Special Assessments-Prepayments	\$0	\$85,613	\$0	\$85,613	\$0
Interest Income	\$0	\$11,249	\$8,035	\$19,285	\$0
Carry Forward Surplus ⁽¹⁾	\$383,794	\$382,821	\$0	\$382,821	\$361,899
TOTAL REVENUES	\$904,413	\$971,665	\$8,453	\$980,118	\$882,518
Expenditures					
Series 2018-3B					
Interest - 11/01	\$178,806	\$176,434	\$0	\$176,434	\$169,659
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	\$166,216
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
TOTAL EXPENDITURES	\$524,288	\$381,825	\$236,394	\$618,219	\$480,875
EXCESS REVENUES	\$380,125	\$589,840	(\$227,941)	\$361,899	\$401,643

Interest Expense 11/1/2027	\$166,216
Principal Expense 11/1/2027	\$150,000
	<u>\$316,216</u>

⁽¹⁾ Carry forward surplus is net of the reserve requirement.

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

Amelia Walk

Community Development District

Amortization Schedule

Series 2018-3B, Special Assessment Bonds ⁽¹⁾

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
02/01/26	\$ 6,530,000	\$ 30,000.00	\$ 390.63	\$ -
05/01/26	\$ 6,500,000	\$ 65,000.00	\$ 171,393.75	\$ -
11/01/26	\$ 6,435,000	\$ 145,000.00	\$ 169,659.38	\$ 581,443.75
05/01/27	\$ 6,290,000	\$ -	\$ 166,215.63	\$ -
11/01/27	\$ 6,290,000	\$ 150,000.00	\$ 166,215.63	\$ 482,431.25
05/01/28	\$ 6,140,000	\$ -	\$ 162,653.13	\$ -
11/01/28	\$ 6,140,000	\$ 155,000.00	\$ 162,653.13	\$ 480,306.25
05/01/29	\$ 5,985,000	\$ -	\$ 158,971.88	\$ -
11/01/29	\$ 5,985,000	\$ 165,000.00	\$ 158,971.88	\$ 482,943.75
05/01/30	\$ 5,820,000	\$ -	\$ 155,053.13	\$ -
11/01/30	\$ 5,820,000	\$ 170,000.00	\$ 155,053.13	\$ 480,106.25
05/01/31	\$ 5,650,000	\$ -	\$ 150,590.63	\$ -
11/01/31	\$ 5,650,000	\$ 180,000.00	\$ 150,590.63	\$ 481,181.25
05/01/32	\$ 5,470,000	\$ -	\$ 145,865.63	\$ -
11/01/32	\$ 5,470,000	\$ 190,000.00	\$ 145,865.63	\$ 481,731.25
05/01/33	\$ 5,280,000	\$ -	\$ 140,878.13	\$ -
11/01/33	\$ 5,280,000	\$ 200,000.00	\$ 140,878.13	\$ 481,756.25
05/01/34	\$ 5,080,000	\$ -	\$ 135,628.13	\$ -
11/01/34	\$ 5,080,000	\$ 210,000.00	\$ 135,628.13	\$ 481,256.25
05/01/35	\$ 4,870,000	\$ -	\$ 130,115.63	\$ -
11/01/35	\$ 4,870,000	\$ 220,000.00	\$ 130,115.63	\$ 480,231.25
05/01/36	\$ 4,650,000	\$ -	\$ 124,340.63	\$ -
11/01/36	\$ 4,650,000	\$ 235,000.00	\$ 124,340.63	\$ 483,681.25
05/01/37	\$ 4,415,000	\$ -	\$ 118,171.88	\$ -
11/01/37	\$ 4,415,000	\$ 245,000.00	\$ 118,171.88	\$ 481,343.75
05/01/38	\$ 4,170,000	\$ -	\$ 111,740.63	\$ -
11/01/38	\$ 4,170,000	\$ 255,000.00	\$ 111,740.63	\$ 478,481.25
05/01/39	\$ 3,915,000	\$ -	\$ 105,046.88	\$ -
11/01/39	\$ 3,915,000	\$ 270,000.00	\$ 105,046.88	\$ 480,093.75
05/01/40	\$ 3,645,000	\$ -	\$ 97,959.38	\$ -
11/01/40	\$ 3,645,000	\$ 285,000.00	\$ 97,959.38	\$ 480,918.75
05/01/41	\$ 3,360,000	\$ -	\$ 90,300.00	\$ -
11/01/41	\$ 3,360,000	\$ 300,000.00	\$ 90,300.00	\$ 480,600.00
05/01/42	\$ 3,060,000	\$ -	\$ 82,237.50	\$ -
11/01/42	\$ 3,060,000	\$ 315,000.00	\$ 82,237.50	\$ 479,475.00
05/01/43	\$ 2,745,000	\$ -	\$ 73,771.88	\$ -
11/01/43	\$ 2,745,000	\$ 335,000.00	\$ 73,771.88	\$ 482,543.75
05/01/44	\$ 2,410,000	\$ -	\$ 64,768.75	\$ -
11/01/44	\$ 2,410,000	\$ 350,000.00	\$ 64,768.75	\$ 479,537.50
05/01/45	\$ 2,060,000	\$ -	\$ 55,362.50	\$ -
11/01/45	\$ 2,060,000	\$ 370,000.00	\$ 55,362.50	\$ 480,725.00
05/01/46	\$ 1,690,000	\$ -	\$ 45,418.75	\$ -
11/01/46	\$ 1,690,000	\$ 390,000.00	\$ 45,418.75	\$ 480,837.50
05/01/47	\$ 1,300,000	\$ -	\$ 34,937.50	\$ -
11/01/47	\$ 1,300,000	\$ 410,000.00	\$ 34,937.50	\$ 479,875.00
05/01/48	\$ 890,000	\$ -	\$ 23,918.75	\$ -
11/01/48	\$ 890,000	\$ 435,000.00	\$ 23,918.75	\$ 482,837.50
05/01/49	\$ 455,000	\$ -	\$ 12,228.13	\$ -
11/01/49	\$ 455,000	\$ 455,000.00	\$ 12,228.13	\$ 479,456.25
Total	\$	\$ 6,530,000	\$ 5,113,793.75	\$ 11,643,793.75

⁽¹⁾ Please note that the Series 2016 Special Assessment Revenue Bonds has 3 maturities.

Amelia Walk

Community Development District

Debt Service Fund
Series 2023 Special Assessment Note

Description	Adopted Budget FY 2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY 2027
Revenues					
Special Assessments-On Roll (Net)	\$102,229	\$94,778	\$80	\$94,858	\$102,229
Special Assessments-Prepayments	\$0	\$9,807	\$0	\$9,807	\$0
Interest Income	\$0	\$1,254	\$896	\$2,150	\$0
Carry Forward Surplus ⁽¹⁾	\$45,703	\$47,500	\$0	\$47,500	\$41,339
TOTAL REVENUES	\$147,932	\$153,339	\$976	\$154,315	\$143,567
Expenditures					
Series 2023					
Interest - 11/01	\$32,830	\$32,639	\$0	\$32,639	\$31,115
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	\$31,115
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	\$8,000	\$8,000	\$0
TOTAL EXPENDITURES	\$94,659	\$43,687	\$69,290	\$112,976	\$92,230
EXCESS REVENUES	\$53,273	\$109,652	(\$68,313)	\$41,339	\$51,337

Interest Expense 11/1/2027	\$30,163
	<u>\$30,163</u>

⁽¹⁾ Carry forward surplus is net of the reserve requirement.

Units	Gross Assessment Per Unit	Gross Assessment
749	\$146.76	\$109,923
749		\$109,923
	Less: Discounts (4%) and Collections (3%)	(\$7,695)
	Total Net Assessment	\$102,229

Amelia Walk

Community Development District

Amortization Schedule

Series 2023, Special Assessment Note

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
02/01/26	\$ 1,020,000	6.35%	\$ 3,000.00	\$ 47.63	\$ -
05/01/26	\$ 1,017,000	6.35%	\$ 37,000.00	\$ 32,289.75	\$ -
11/01/26	\$ 980,000	6.35%	\$ -	\$ 31,115.00	\$ 103,452.38
05/01/27	\$ 980,000	6.35%	\$ 30,000.00	\$ 31,115.00	\$ -
11/01/27	\$ 950,000	6.35%	\$ -	\$ 30,162.50	\$ 91,277.50
05/01/28	\$ 950,000	6.35%	\$ 32,000.00	\$ 30,162.50	\$ -
11/01/28	\$ 918,000	6.35%	\$ -	\$ 29,146.50	\$ 91,309.00
05/01/29	\$ 918,000	6.35%	\$ 34,000.00	\$ 29,146.50	\$ -
11/01/29	\$ 884,000	6.35%	\$ -	\$ 28,067.00	\$ 91,213.50
05/01/30	\$ 884,000	6.35%	\$ 36,000.00	\$ 28,067.00	\$ -
11/01/30	\$ 848,000	6.35%	\$ -	\$ 26,924.00	\$ 90,991.00
05/01/31	\$ 848,000	6.35%	\$ 39,000.00	\$ 26,924.00	\$ -
11/01/31	\$ 809,000	6.35%	\$ -	\$ 25,685.75	\$ 91,609.75
05/01/32	\$ 809,000	6.35%	\$ 41,000.00	\$ 25,685.75	\$ -
11/01/32	\$ 768,000	6.35%	\$ -	\$ 24,384.00	\$ 91,069.75
05/01/33	\$ 768,000	6.35%	\$ 44,000.00	\$ 24,384.00	\$ -
11/01/33	\$ 724,000	6.35%	\$ -	\$ 22,987.00	\$ 91,371.00
05/01/34	\$ 724,000	6.35%	\$ 47,000.00	\$ 22,987.00	\$ -
11/01/34	\$ 677,000	6.35%	\$ -	\$ 21,494.75	\$ 91,481.75
05/01/35	\$ 677,000	6.35%	\$ 50,000.00	\$ 21,494.75	\$ -
11/01/35	\$ 627,000	6.35%	\$ -	\$ 19,907.25	\$ 91,402.00
05/01/36	\$ 627,000	6.35%	\$ 53,000.00	\$ 19,907.25	\$ -
11/01/36	\$ 574,000	6.35%	\$ -	\$ 18,224.50	\$ 91,131.75
05/01/37	\$ 574,000	6.35%	\$ 57,000.00	\$ 18,224.50	\$ -
11/01/37	\$ 517,000	6.35%	\$ -	\$ 16,414.75	\$ 91,639.25
05/01/38	\$ 517,000	6.35%	\$ 61,000.00	\$ 16,414.75	\$ -
11/01/38	\$ 456,000	6.35%	\$ -	\$ 14,478.00	\$ 91,892.75
05/01/39	\$ 456,000	6.35%	\$ 64,000.00	\$ 14,478.00	\$ -
11/01/39	\$ 392,000	6.35%	\$ -	\$ 12,446.00	\$ 90,924.00
05/01/40	\$ 392,000	6.35%	\$ 69,000.00	\$ 12,446.00	\$ -
11/01/40	\$ 323,000	6.35%	\$ -	\$ 10,255.25	\$ 91,701.25
05/01/41	\$ 323,000	6.35%	\$ 73,000.00	\$ 10,255.25	\$ -
11/01/41	\$ 250,000	6.35%	\$ -	\$ 7,937.50	\$ 91,192.75
05/01/42	\$ 250,000	6.35%	\$ 78,000.00	\$ 7,937.50	\$ -
11/01/42	\$ 172,000	6.35%	\$ -	\$ 5,461.00	\$ 91,398.50
05/01/43	\$ 172,000	6.35%	\$ 83,000.00	\$ 5,461.00	\$ -
11/01/43	\$ 89,000	6.35%	\$ -	\$ 2,825.75	\$ 91,286.75
05/01/44	\$ 89,000	6.35%	\$ 89,000.00	\$ 2,825.75	\$ 91,825.75
Total			\$ 1,020,000.00	\$ 728,170.38	\$ 1,748,170.38