

Amelia Walk
Community Development District

June 16, 2026

AGENDA

**Amelia Walk
Community Development District**

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

June 9, 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, June 16, 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 May 19, 2026 Meeting
 - B. Financial Statements as of May 31, 2026
 - C. Check Register
- IV. Staff Reports
 - A. Landscape
 1. Quality Site Assessment
 2. Irrigation Reports (to be sent under separate cover)
 - B. District Counsel
 - C. District Engineer – Discussion on Dream Finders / Amelia Concourse Haul Road Trail Easement Request
 - D. District Manager
 - E. Amenity / Field Operations Manager – Report
- V. Discussion of Suspension of Amenity Priveleges

- VI. Consideration of Proposals for Landscape Improvements to Areas 42 and 43
- VII. Consideration of Proposals for Entry Landscaping
- VIII. Discussion of School Bus Stop Area – Landscaping Project Scope
- IX. Discussion of Installing Dog Park
- X. Consideration of Proposals for Installing Pétanque Court
- XI. Discussion on Other Capital Projects and Funding for FY27
- XII. Consideration of Policy for Easement Access Requests
- XIII. Consideration of Resident Request to Extend Driveway
- XIV. Audience Comments (Limited to three minutes)
- XV. Supervisor Requests
- XVI. Other Business
- XVII. Next Meeting Scheduled for July 21, 2026 at 6:00 p.m. at the Amelia Walk
Amenity Center
- XVIII. 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, May 19, 2026, at 2:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida.

Present and constituting a quorum were:

Jeff Robinson	Chairman
Steve Cook	Supervisor
David Swan	Supervisor
Lynne Murphy	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the May 19, 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

Don DeCanio stated that it appears the Board does not have a master plan or budgetary list and he believes it is necessary to determine which projects should be done immediately and which can be put off. The priority should be operational costs, safety, including repairs to sidewalks and roadways, and then the flooding projects. Only once those projects are completed should agenda items five through nine be considered. Next, Mr. DeCanio asked if the current contract with GMS for onsite management include proposed increases each year, or does it limit what those might be. He also asked why the facility management fee is increasing by double digits. Next, Mr. DeCanio

On MOTION by Mr. Robinson seconded by Mr. Swan with all in favor the proposal for deep root injections totaling \$610 was approved.

B. District Counsel

Ms. Gentry stated that the request by a resident at a previous meeting to extend his driveway apron was processed, permission was granted and the residents signed off on basic protections for the District. It was noted her firm could create a policy for such requests if desired. The board requested a policy for consideration at the next meeting to allow staff to process routine requests between meetings.

Next, Ms. Gentry reminded the board members to fill out their Form 1 by July 1st and complete four hours of ethics training by the end of the year. She also reminded the board of the qualifying period for the seats up for election in November, which is June 8th through June 12th.

C. District Engineer

Mr. Yuro stated that he reached out to the Sagamore Court contractor regarding the phased approach to the wetland project, however they have not yet provided an updated proposal.

Next, Mr. Yuro reported Dream Finders has indicated they are ready to start the Amelia Concourse swale project as soon as possible. He noted Dream Finders would need an easement and asked if the Board would be open to providing that

D. District Manager

1. Report on the Number of Registered Voters

Mr. Laughlin informed the Board there are 1,645 registered voters reported to be residing within the District's boundaries.

2. Reminder of Upcoming Election

Ms. Gentry covered this item under District Counsel's report.

E. Amenity / Field Operations Manager – Report

A copy of the amenity and field operations report was included in the agenda package for the Board’s review.

FIFTH ORDER OF BUSINESS

Discussion of Landscape Improvements to Area 42 and 43

Mr. Cook asked that BrightView’s pricing be looked at closer.

Mr. Laughlin noted that the unit prices are contractual.

Mr. Cook asked that the prices be looked at closely when negotiating the next contract.

Mr. Robinson presented the plans provided by resident Scott Smith for areas 42 and 43, noting he included the pricing estimates in the capital reserve planning tool for FY27 and plants should not be installed in the summer.

The Board’s consensus was to approve the design plans and directed staff to get proposals for adding irrigation lines in the area.

On MOTION by Mr. Robinson seconded by Mr. Cook with all in favor the design plans for areas 42 and 43 were approved with staff directed to seek proposals for installing irrigation lines.

SIXTH ORDER OF BUSINESS

Discussion of Entry Landscape Plans

Mr. Laughlin reminded the Board the plans for the entry landscaping were approved at the last meeting, however proposals have not been received yet.

This item was tabled.

SEVENTH ORDER OF BUSINESS

Discussion of School Bus Stop Area – Landscaping Project Scope

Mr. Robinson stated that the grass around the school bus stop is dying due to the foot traffic and asked if the Board would be interested in adding pavers and ground covering or crushed glued rocks or shells. He suggested extending the improvements around the five trees around the fire hydrant and Cherry Creek.

Staff was directed to work with resident Scott Smith on design plans.

EIGHTH ORDER OF BUSINESS

Discussion of Installing Dog Park

Information found during research of dog parks was provided to the Board for their review. It was noted 30% of those that responded to a survey said that a dog park is moderately

or extremely important to them. It is estimated it would cost around \$40,000 to construct the dog park, which includes FOB access to ensure only residents can gain access. Supervisor Murphy requested more information regarding ongoing maintenance and cleanup. Supervisor Swan listed concerns with the project.

This item was tabled until finances could be discussed.

NINTH ORDER OF BUSINES

Discussion of Installing Pétanque Court

Information on Pétanque courts and the sport was presented to the Board for their review. The research showed the courts could cost around \$3,000 to \$4,000 for a professional install, so it would be a lower cost amenity with lower maintenance requirements. The location proposed was just behind the pickleball courts. Ms. Murphy expressed concern with parking issues if there were teams of people playing at once.

The Board directed staff to bring back installation proposals at the next meeting.

TENTH ORDER OF BUSINESS

Discussion of Pond Bank Maintenance Procedure

Mr. Laughlin asked if the Board would like to begin having the landscape maintenance provider raise their mower decks around the pond banks to provide natural filtration,

Ms. Murphy recommended raising the grass level around all the ponds if the Board chooses to proceed.

The Board’s consensus was to raise the mower decks to the highest setting (four inches) around all of the pond banks and to continue to monitor.

ELEVENTH ORDER OF BUSINESS

Ratification of Engagement Letter with Grau & Associates for Fiscal Year 2026 Audit Report

Mr. Laughlin reminded the Board Grau & Associates was the audit firm selected during the request for proposals process.

On MOTION by Mr. Cook seconded by Ms. Murphy with all in favor the engagement letter with Grau & Associates for the fiscal year 2026 audit report was ratified.

TWELFTH ORDER OF BUSINESS

Discussion of Cost Share with AEA

Mr. Laughlin presented the draft cost share agreement with AEA Yulee, noting the amount coming back to the district through the cost share would be \$22,000 per year. This is for the areas affected at the entrance from increased traffic due to the new daycare. Mr. Laughlin also suggested doing the same cost share with Village Walk, which would result in lowering their cost share amount now that the well is installed.

On MOTION by Mr. Robinson seconded by Ms. Murphy with all in favor the cost share agreement with AEA Yulee was approved in substantial form.

On MOTION by Mr. Robinson seconded by Mr. Cook with all in favor amending the Village Walk cost share agreement to match the AEA cost share was approved.

THIRTEENTH ORDER OF BUSINESS

Consideration of GMS Proposed Fees for Facility Management, Field Operations Management and Janitorial for Fiscal Year 2027

Mr. Laughlin presented the proposal from GMS for a 6% increase in onsite management and maintenance fees.

On MOTION by Mr. Robinson seconded by Ms. Murphy with all in favor the proposal from GMS for facility management, field operations management and janitorial fee increases was approved.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2026-06, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date

Mr. Laughlin presented the proposed budget for fiscal year 2027, which does not result in an increase in assessments. He also informed the Board there is around \$60,000 left over from the Phase 1 roadway project bonds that could be used for the Sagamore wetland project. Those funds are not included in the budget as they have not yet been transferred to the general fund.

On MOTION by Mr. Robinson seconded by Mr. Cook with all in favor Resolution 2026-06, approving the proposed budget for fiscal year 2027 and setting a public hearing for August 18, 2026 at 2:00 p.m. was approved.

FIFTEENTH ORDER OF BUSINESS Audience Comments

Will Knudsen commented that the sprinklers have been running late at night on both sides of the road on different days of the week from the entrance all the way down.

Janet Ness asked when the Sagamore work is going to be done once the contractor provides their updated pricing. She is concerned that it has already been two years of discussing this project and the pricing will continue to increase.

Mr. Laughlin responded that if the funds are all there once the \$60,000 is accounted for, the project will be started as soon as possible. Otherwise, the project will have to wait until the fiscal year 2027 budget commences.

Don DeCanio commented that he tried for years to get a pothole on Fall River Parkway fixed, however the only thing that was fixed is where the dirt was showing. He questioned why the entire depression wasn't repaired.

Mr. Laughlin responded that it was repaired as needed and is being monitored.

Don DeCanio stated that there are some mulched areas in which the mulch is extremely light. Next, Mr. DeCanio commented the dog park and Pétanque courts would need to be made handicap accessible if installed. Lastly, Mr. DeCanio stated that off Fall River Parkway behind the pump station there is rebar that used to be used to tie a tree down, but it could become a hazard.

SIXTEENTH ORDER OF BUSINESS Supervisor Requests

Mr. Robinson stated that there are a lot of comments that a lot of work is done in the front of the neighborhood rather than the back. For the Series 2018A and 3B series, which covers Phase 4B and 5A and 5B, the developer ran out of money before they got to landscaping, so any money used for landscaping projects had to come out of pocket and the Board had to approve it.

SEVENTEENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

EIGHTEENTH ORDER OF BUSINESS Next Scheduled Meeting – June 16, 2026 at 2:00 p.m. at the Amelia Walk Amenity Center

NINETEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Amelia Walk

Community Development District

Unaudited Financial Reporting

May 31, 2026



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Amelia Walk
Community Development District
Combined Balance Sheet
May 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account-Wells Fargo Bank	\$ 2,509	\$ -	\$ -	\$ 2,509
Operating Account-Seacoast Bank	\$ 67,917	\$ -	\$ -	\$ 67,917
Due from Capital Projects	\$ 63,245	\$ -	\$ -	\$ 63,245
Due from Debt Service	\$ 26,191	\$ -	\$ -	\$ 26,191
Prepaid Expenses	\$ 13,700	\$ -	\$ -	\$ 13,700
Electric Deposits	\$ 2,215	\$ -	\$ -	\$ 2,215
<u>Investments:</u>				
US Bank Custody	\$ 288,227	\$ -	\$ -	\$ 288,227
State Board of Administration	\$ -	\$ -	\$ 296,022	\$ 296,022
<u>Series 2012</u>				
Reserve	\$ -	\$ 60,861	\$ -	\$ 60,861
Revenue	\$ -	\$ 99,747	\$ -	\$ 99,747
<u>Series 2016</u>				
Reserve	\$ -	\$ 170,750	\$ -	\$ 170,750
Revenue	\$ -	\$ 138,553	\$ -	\$ 138,553
Construction	\$ -	\$ -	\$ 1,617	\$ 1,617
<u>Series 2018</u>				
Reserve	\$ -	\$ 315,558	\$ -	\$ 315,558
Revenue	\$ -	\$ 325,025	\$ -	\$ 325,025
Construction	\$ -	\$ -	\$ 971	\$ 971
<u>Series 2018-3B</u>				
Reserve	\$ -	\$ 244,288	\$ -	\$ 244,288
Revenue	\$ -	\$ 371,906	\$ -	\$ 371,906
Prepayment	\$ -	\$ 28,103	\$ -	\$ 28,103
Construction	\$ -	\$ -	\$ 14,954	\$ 14,954
<u>Series 2023</u>				
Revenue	\$ -	\$ 42,682	\$ -	\$ 42,682
Interest	\$ -	\$ 8	\$ -	\$ 8
Prepayment	\$ -	\$ 81	\$ -	\$ 81
Construction	\$ -	\$ -	\$ 64,235	\$ 64,235
Total Assets	\$ 464,006	\$ 1,797,562	\$ 377,798	\$ 2,639,366
Liabilities:				
Accounts Payable	\$ 2,285	\$ -	\$ -	\$ 2,285
Deposit-Office Lease	\$ 200	\$ -	\$ -	\$ 200
Due to General Fund	\$ -	\$ 26,191	\$ 63,245	\$ 89,437
Total Liabilities	\$ 2,485	\$ 26,191	\$ 63,245	\$ 91,922
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 15,915	\$ -	\$ -	\$ 15,915
Restricted for:				
Debt Service - Series 2012	\$ -	\$ 158,454	\$ -	\$ 158,454
Debt Service - Series 2016	\$ -	\$ 305,736	\$ -	\$ 305,736
Debt Service - Series 2018	\$ -	\$ 631,958	\$ -	\$ 631,958
Debt Service - Series 2018-3B	\$ -	\$ 634,366	\$ -	\$ 634,366
Debt Service - Series 2023	\$ -	\$ 40,856	\$ -	\$ 40,856
Capital Projects - Series 2016	\$ -	\$ -	\$ 1,617	\$ 1,617
Capital Projects - Series 2018	\$ -	\$ -	\$ 971	\$ 971
Capital Projects - Series 2018-3B	\$ -	\$ -	\$ 14,954	\$ 14,954
Capital Projects - Series 2023	\$ -	\$ -	\$ 64,235	\$ 64,235
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 232,776	\$ 232,776
Unassigned	\$ 445,606	\$ -	\$ -	\$ 445,606
Total Fund Balances	\$ 461,521	\$ 1,771,371	\$ 314,553	\$ 2,547,444
Total Liabilities & Fund Balance	\$ 464,006	\$ 1,797,562	\$ 377,798	\$ 2,639,366

Amelia Walk

Community Development District General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,000,786	\$ 1,000,786	\$ 1,002,010	\$ 1,224
Interlocal Agreement	\$ 27,076	\$ 13,538	\$ 27,076	\$ 13,538
Interest Income	\$ 3,825	\$ 2,550	\$ 8,050	\$ 5,500
Other Income-Clubhouse	\$ 500	\$ 333	\$ 3,442	\$ 3,109
Other Income-Non Resident User Fees	\$ -	\$ -	\$ 4,000	\$ 4,000
Other Income-Contributions	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,032,188	\$ 1,017,208	\$ 1,044,579	\$ 27,371
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 6,800	\$ 1,200
FICA Expense	\$ 842	\$ 561	\$ 520	\$ 41
Engineering Fees	\$ 30,000	\$ 20,000	\$ 19,563	\$ 438
Assessment Roll Administration	\$ 5,513	\$ 5,513	\$ 5,513	\$ (1)
Dissemination	\$ 3,859	\$ 2,573	\$ 2,573	\$ (0)
Dissemination-Amortization Schedules	\$ 1,200	\$ 1,200	\$ 2,450	\$ (1,250)
Trustee Fees	\$ 18,603	\$ 18,446	\$ 18,446	\$ -
Arbitrage	\$ 2,400	\$ 1,600	\$ 1,800	\$ (200)
Attorney Fees	\$ 60,000	\$ 40,000	\$ 31,561	\$ 8,439
Annual Audit	\$ 3,900	\$ 3,900	\$ 3,900	\$ -
Management Fees	\$ 59,074	\$ 39,383	\$ 39,383	\$ 0
Information Technology	\$ 882	\$ 588	\$ 588	\$ -
Website Maintenance	\$ 441	\$ 294	\$ 294	\$ -
Travel & Per Diem	\$ 500	\$ 333	\$ -	\$ 333
Telephone	\$ 900	\$ 600	\$ 477	\$ 123
Postage	\$ 1,000	\$ 667	\$ 446	\$ 221
Printing	\$ 750	\$ 500	\$ 412	\$ 88
Insurance	\$ 12,657	\$ 12,657	\$ 11,667	\$ 990
Legal Advertising	\$ 2,500	\$ 1,667	\$ 708	\$ 959
Other Current Charges	\$ 2,700	\$ 1,800	\$ 1,568	\$ 232
Office Supplies	\$ 100	\$ 67	\$ 2	\$ 64
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 219,995	\$ 160,521	\$ 148,844	\$ 11,677

Amelia Walk

Community Development District General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<u>Operations & Maintenance</u>				
Contract Services				
Landscaping & Fertilization Maintenance	\$ 180,171	\$ 120,114	\$ 101,474	\$ 18,640
Fountain Maintenance	\$ 2,650	\$ 1,767	\$ 270	\$ 1,497
Lake Maintenance	\$ 29,016	\$ 19,344	\$ 17,603	\$ 1,741
Security	\$ 9,040	\$ 6,027	\$ 4,234	\$ 1,792
Refuse	\$ 2,500	\$ 1,667	\$ 1,566	\$ 100
Management Company	\$ 17,504	\$ 11,669	\$ 11,669	\$ (0)
Subtotal Contract Services	\$ 240,881	\$ 160,587	\$ 136,816	\$ 23,771
Repairs and Maintenance				
Repairs & Maintenance	\$ 60,000	\$ 40,000	\$ 29,377	\$ 10,623
Landscaping Extras (Flowers & Mulch)	\$ 18,309	\$ 12,206	\$ 40,472	\$ (28,266)
Irrigation Repairs	\$ 8,500	\$ 5,667	\$ 8,837	\$ (3,171)
Speed Control	\$ 12,000	\$ 8,000	\$ 3,456	\$ 4,544
Subtotal Repairs and Maintenance	\$ 98,809	\$ 65,873	\$ 82,142	\$ (16,269)
Utilities				
Electric	\$ 30,000	\$ 20,000	\$ 18,705	\$ 1,295
Streetlighting	\$ 42,000	\$ 28,000	\$ 26,963	\$ 1,037
Water & Wastewater	\$ 33,835	\$ 22,557	\$ 13,748	\$ 8,809
Subtotal Utilities	\$ 105,835	\$ 70,557	\$ 59,415	\$ 11,141
Amenity Center				
Insurance	\$ 40,000	\$ 40,000	\$ 35,067	\$ 4,933
Pool Maintenance	\$ 15,000	\$ 10,000	\$ 17,659	\$ (7,659)
Pool Permit	\$ 300	\$ 200	\$ 265	\$ (65)
Amenity Management	\$ 85,995	\$ 57,330	\$ 57,330	\$ -
Cable TV/Internet/Telephone	\$ 6,000	\$ 4,000	\$ 5,495	\$ (1,495)
Janitorial Service	\$ 13,373	\$ 8,915	\$ 8,915	\$ (0)
Special Events	\$ 10,000	\$ 6,667	\$ 2,031	\$ 4,635
Decorations-Holiday	\$ 4,000	\$ 2,667	\$ 220	\$ 2,446
Facility Maintenance (including Fitness Equip)	\$ 7,000	\$ 4,667	\$ 4,357	\$ 310
Subtotal Amenity Center	\$ 181,668	\$ 134,445	\$ 131,340	\$ 3,105
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	\$ 616,462	\$ 594,714	\$ 21,748
Total Expenditures	\$ 1,032,188	\$ 776,983	\$ 743,558	\$ 33,426
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 301,021	
Net Change in Fund Balance	\$ -		\$ 301,021	
Fund Balance - Beginning			\$ 160,500	
Fund Balance - Ending			\$ 461,521	

Amelia Walk

Community Development District

Debt Service Fund Series 2012

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 111,206	\$ 111,206	\$ 106,826	\$ (4,380)
Assessments - Prepayments	\$ -	\$ -	\$ 14,658	\$ 14,658
Interest	\$ -	\$ -	\$ 4,206	\$ 4,206
Total Revenues	\$ 111,206	\$ 111,206	\$ 125,690	\$ 14,484
Expenditures:				
Interest - 11/1	\$ 25,300	\$ 25,300	\$ 25,300	\$ -
Principal - 5/1	\$ 55,000	\$ 55,000	\$ 55,000	\$ -
Interest - 5/1	\$ 25,300	\$ 25,300	\$ 25,025	\$ 275
Special Call - 11/1	\$ -	\$ -	\$ 10,000	\$ (10,000)
Special Call - 5/1	\$ -	\$ -	\$ 15,000	\$ (15,000)
Total Expenditures	\$ 105,600	\$ 105,600	\$ 130,325	\$ (24,725)
Excess (Deficiency) of Revenues over Expenditures	\$ 5,606		\$ (4,635)	
Net Change in Fund Balance	\$ 5,606		\$ (4,635)	
Fund Balance - Beginning	\$ 80,653		\$163,089	
Fund Balance - Ending	\$ 86,259		\$ 158,454	

Amelia Walk

Community Development District

Debt Service Fund Series 2016

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 187,055	\$ 187,055	\$ 176,431	\$ (10,624)
Assessments - Prepayments	\$ -	\$ -	\$ 24,552	\$ 24,552
Interest	\$ -	\$ -	\$ 6,740	\$ 6,740
Total Revenues	\$ 187,055	\$ 187,055	\$ 207,724	\$ 20,668
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	\$ 61,563	\$ 60,375	\$ 1,188
Special Call - 5/1	\$ -	\$ -	\$ 30,000	\$ (30,000)
Total Expenditures	\$ 169,363	\$ 169,363	\$ 238,250	\$ (68,888)
Excess (Deficiency) of Revenues over Expenditures	\$ 17,693		\$ (30,526)	
Net Change in Fund Balance	\$ 17,693		\$ (30,526)	
Fund Balance - Beginning	\$ 204,920		\$336,263	
Fund Balance - Ending	\$ 222,613		\$ 305,736	

Amelia Walk

Community Development District

Debt Service Fund Series 2018

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 453,911	\$ 453,911	\$ 423,601	\$ (30,310)
Interest	\$ -	\$ -	\$ 13,949	\$ 13,949
Total Revenues	\$ 453,911	\$ 453,911	\$ 461,316	\$ 7,405
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	\$ 151,028	\$ 144,166	\$ 6,862
Special Call - 5/1	\$ -	\$ -	\$ 30,000	\$ (30,000)
Total Expenditures	\$ 435,144	\$ 435,144	\$ 564,459	\$ (129,316)
Excess (Deficiency) of Revenues over Expenditures	\$ 18,768		\$ (103,143)	
Net Change in Fund Balance	\$ 18,768		\$ (103,143)	
Fund Balance - Beginning	\$ 425,577		\$ 735,102	
Fund Balance - Ending	\$ 444,345		\$ 631,958	

Amelia Walk

Community Development District

Debt Service Fund Series 2018-3B

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 520,619	\$ 520,619	\$ 493,003	\$ (27,616)
Assessments - Prepayments	\$ -	\$ -	\$ 112,976	\$ 112,976
Interest	\$ -	\$ -	\$ 13,520	\$ 13,520
Total Revenues	\$ 520,619	\$ 520,619	\$ 619,498	\$ 98,879
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	\$ 175,481	\$ 171,394	\$ 4,088
Special Call - 5/1	\$ -	\$ -	\$ 65,000	\$ (65,000)
Total Expenditures	\$ 524,288	\$ 524,288	\$ 618,219	\$ (93,931)
Excess (Deficiency) of Revenues over Expenditures	\$ (3,668)		\$ 1,280	
Net Change in Fund Balance	\$ (3,668)		\$ 1,280	
Fund Balance - Beginning	\$ 383,794		\$ 633,086.38	
Fund Balance - Ending	\$ 380,125		\$ 634,366	

Amelia Walk

Community Development District

Debt Service Fund Series 2023

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 102,229	\$ 102,229	\$ 94,975	\$ (7,254)
Assessments - Prepayments	\$ -	\$ -	\$ 9,807	\$ 9,807
Interest	\$ -	\$ -	\$ 1,551	\$ 1,551
Total Revenues	\$ 102,229	\$ 102,229	\$106,333	\$ 4,105
Expenditures:				
Interest - 11/1	\$ 32,830	\$ 32,830	\$ 32,639	\$ 191
Principal - 5/1	\$ 29,000	\$ 29,000	\$ 29,000	\$ -
Interest - 2/1	\$ -	\$ -	\$ 48	\$ (48)
Interest - 5/1	\$ 32,830	\$ 32,830	\$ 32,290	\$ 540
Special Call - 11/1	\$ -	\$ -	\$ 8,000	\$ (8,000)
Special Call - 2/1	\$ -	\$ -	\$ 3,000	\$ (3,000)
Special Call - 5/1	\$ -	\$ -	\$ 8,000	\$ (8,000)
Total Expenditures	\$ 94,659	\$ 94,659	\$ 112,976	\$ (18,317)
Excess (Deficiency) of Revenues over Expendit	\$ 7,570		\$ (6,643)	
Net Change in Fund Balance	\$ 7,570		\$ (6,643)	
Fund Balance - Beginning	\$ 45,703		\$ 47,500	
Fund Balance - Ending	\$ 53,273		\$ 40,856	

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 4,933	\$ 4,933
Total Revenues	\$ -	\$ -	\$ 4,933	\$ 4,933
Expenditures:				
Capital Outlay	\$ 185,000	\$ 123,333	\$ 62,205	\$ 61,129
Total Expenditures	\$ 185,000	\$ 123,333	\$ 62,205	\$ 61,129
Excess (Deficiency) of Revenues over Expenditures	\$ (185,000)		\$ (57,272)	
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	\$ -		\$ 127,728	
Fund Balance - Beginning			\$105,048	
Fund Balance - Ending			\$ 232,776	

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 32	\$ 32
Total Revenues	\$ -	\$ -	\$ 32	\$ 32
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 32	
Net Change in Fund Balance	\$ -		\$ 32	
Fund Balance - Beginning			\$ 1,585	
Fund Balance - Ending			\$ 1,617	

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 19	\$ 19
Total Revenues	\$ -	\$ -	\$ 19	\$ 19
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 19	
Net Change in Fund Balance	\$ -		\$ 19	
Fund Balance - Beginning			\$ 952	
Fund Balance - Ending			\$ 971	

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 293	\$ 293
Total Revenues	\$ -	\$ -	\$ 293	\$ 293
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 293	
Net Change in Fund Balance	\$ -		\$ 293	
Fund Balance - Beginning			\$ 14,660	
Fund Balance - Ending			\$ 14,954	

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 1,260	\$ 1,260
Total Revenues	\$ -	\$ -	\$ 1,260	\$ 1,260
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 1,260	
Net Change in Fund Balance	\$ -		\$ 1,260	
Fund Balance - Beginning			\$ 62,974	
Fund Balance - Ending			\$ 64,235	

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	\$ 2,077	\$ -	\$ -	\$ -	\$ -	\$ 1,002,010
Interlocal Agreement	\$ 27,076	\$ -	\$ -	\$ 13,538	\$ -	\$ -	\$ -	\$ -	\$ 13,538	\$ -	\$ -	\$ -	\$ -	\$ 27,076
Interest Income	\$ 3,825	\$ -	\$ 9	\$ 153	\$ 1,650	\$ 2,236	\$ 1,483	\$ 1,366	\$ 1,153	\$ -	\$ -	\$ -	\$ -	\$ 8,050
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	\$ 16,768	\$ -	\$ -	\$ -	\$ -	\$ 1,044,579
Expenditures:														
General & Administrative:														
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 800	\$ 800	\$ 600	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 6,800
FICA Expense	\$ 842	\$ 77	\$ 77	\$ 61	\$ 77	\$ 61	\$ 61	\$ 46	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ 520
Engineering Fees	\$ 30,000	\$ 3,465	\$ 2,683	\$ 2,775	\$ 2,960	\$ 4,165	\$ 1,758	\$ 1,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,563
Assessment Roll Administration	\$ 5,513	\$ 5,513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,513
Dissemination	\$ 3,859	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ -	\$ -	\$ -	\$ -	\$ 2,573
Dissemination-Amortization Schedules	\$ 1,200	\$ 950	\$ -	\$ -	\$ 550	\$ -	\$ -	\$ 950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,450
Trustee Fees	\$ 18,603	\$ -	\$ -	\$ 4,256	\$ 4,445	\$ -	\$ 5,300	\$ -	\$ 4,445	\$ -	\$ -	\$ -	\$ -	\$ 18,446
Arbitrage	\$ 2,400	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Attorney Fees	\$ 60,000	\$ 3,962	\$ 5,481	\$ 3,120	\$ 5,578	\$ 3,648	\$ 5,616	\$ 4,156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,561
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	\$ 4,923	\$ -	\$ -	\$ -	\$ -	\$ 39,383
Information Technology	\$ 882	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ 588
Website Maintenance	\$ 441	\$ 37	\$ 37	\$ 37	\$ 37	\$ 37	\$ 37	\$ 37	\$ 37	\$ -	\$ -	\$ -	\$ -	\$ 294
Travel & Per Diem	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$ 900	\$ 69	\$ 88	\$ 20	\$ 82	\$ 51	\$ 54	\$ 45	\$ 68	\$ -	\$ -	\$ -	\$ -	\$ 477
Postage	\$ 1,000	\$ 99	\$ 11	\$ 80	\$ 0	\$ 12	\$ 56	\$ 177	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ 446
Printing	\$ 750	\$ 54	\$ 49	\$ 50	\$ 178	\$ 34	\$ 3	\$ 16	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ 412
Insurance	\$ 12,657	\$ 11,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,667
Legal Advertising	\$ 2,500	\$ 297	\$ -	\$ -	\$ -	\$ 113	\$ 109	\$ 116	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ 708
Other Current Charges	\$ 2,700	\$ 160	\$ 193	\$ 257	\$ 197	\$ 190	\$ 188	\$ 186	\$ 199	\$ -	\$ -	\$ -	\$ -	\$ 1,568
Office Supplies	\$ 100	\$ 0	\$ 0	\$ 0	\$ -	\$ 0	\$ 0	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 2
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 219,995	\$ 32,842	\$ 14,936	\$ 16,774	\$ 21,021	\$ 14,428	\$ 23,799	\$ 13,405	\$ 11,640	\$ -	\$ -	\$ -	\$ -	\$ 148,844

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	\$ 12,362	\$ -	\$ -	\$ -	\$ -	\$ 101,474
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	\$ 289	\$ -	\$ -	\$ -	\$ -	\$ 1,566
Management Company	\$ 17,504	\$ 1,459	\$ 1,459	\$ 1,459	\$ 1,459	\$ 1,459	\$ 1,459	\$ 1,459	\$ 1,459	\$ -	\$ -	\$ -	\$ -	\$ 11,669
Subtotal Contract Services	\$ 240,881	\$ 17,300	\$ 17,889	\$ 17,031	\$ 17,070	\$ 17,728	\$ 17,922	\$ 17,768	\$ 14,109	\$ -	\$ -	\$ -	\$ -	\$ 136,816
Repairs and Maintenance														
Repairs & Maintenance	\$ 60,000	\$ 888	\$ 7,100	\$ 6,868	\$ 3,036	\$ 1,745	\$ 1,934	\$ 5,096	\$ 2,710	\$ -	\$ -	\$ -	\$ -	\$ 29,377
Landscaping Extras (Flowers & Mulch)	\$ 18,309	\$ 4,570	\$ -	\$ -	\$ 4,500	\$ -	\$ 6,416	\$ -	\$ 24,986	\$ -	\$ -	\$ -	\$ -	\$ 40,472
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	\$ 27,696	\$ -	\$ -	\$ -	\$ -	\$ 82,142
Utilities														
Electric	\$ 30,000	\$ 1,813	\$ 1,985	\$ 2,401	\$ 2,486	\$ 2,717	\$ 2,456	\$ 2,392	\$ 2,454	\$ -	\$ -	\$ -	\$ -	\$ 18,705
Streetlighting	\$ 42,000	\$ 3,270	\$ 3,270	\$ 3,270	\$ 3,431	\$ 3,431	\$ 3,431	\$ 3,431	\$ 3,431	\$ -	\$ -	\$ -	\$ -	\$ 26,963
Water & Wastewater	\$ 33,835	\$ 4,018	\$ 2,126	\$ 1,622	\$ 948	\$ 1,016	\$ 1,047	\$ 1,285	\$ 1,685	\$ -	\$ -	\$ -	\$ -	\$ 13,748
Subtotal Utilities	\$ 105,835	\$ 9,100	\$ 7,381	\$ 7,293	\$ 6,865	\$ 7,164	\$ 6,934	\$ 7,108	\$ 7,570	\$ -	\$ -	\$ -	\$ -	\$ 59,415
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	\$ 2,256	\$ -	\$ -	\$ -	\$ -	\$ 17,659
Pool Permit	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 265	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 265
Amenity Management	\$ 85,995	\$ 7,166	\$ 7,166	\$ 7,166	\$ 7,166	\$ 7,166	\$ 7,166	\$ 7,166	\$ 7,166	\$ -	\$ -	\$ -	\$ -	\$ 57,330
Cable TV/Internet/Telephone	\$ 6,000	\$ 658	\$ 658	\$ 684	\$ 699	\$ 698	\$ 698	\$ 698	\$ 701	\$ -	\$ -	\$ -	\$ -	\$ 5,495
Janitorial Service	\$ 13,373	\$ 1,114	\$ 1,114	\$ 1,114	\$ 1,114	\$ 1,114	\$ 1,114	\$ 1,114	\$ 1,114	\$ -	\$ -	\$ -	\$ -	\$ 8,915
Special Events	\$ 10,000	\$ -	\$ -	\$ 117	\$ 645	\$ -	\$ -	\$ 1,112	\$ 157	\$ -	\$ -	\$ -	\$ -	\$ 2,031
Decorations-Holiday	\$ 4,000	\$ -	\$ -	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 220
Facility Maintenance (including Fitness Equip)	\$ 7,000	\$ -	\$ 375	\$ 745	\$ 214	\$ 1,009	\$ 485	\$ 904	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ 4,357
Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Center	\$ 181,668	\$ 48,190	\$ 11,397	\$ 10,570	\$ 11,606	\$ 11,731	\$ 12,094	\$ 13,734	\$ 12,019	\$ -	\$ -	\$ -	\$ -	\$ 131,340
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	\$ 61,395	\$ -	\$ -	\$ -	\$ -	\$ 594,714
Total Expenditures	\$ 1,032,188	\$ 115,340	\$ 60,392	\$ 59,832	\$ 65,896	\$ 241,231	\$ 70,722	\$ 57,111	\$ 73,034	\$ -	\$ -	\$ -	\$ -	\$ 743,558
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (113,780)	\$ 72,803	\$ 758,197	\$ (41,151)	\$ (227,723)	\$ (58,481)	\$ (32,578)	\$ (56,266)	\$ -	\$ -	\$ -	\$ -	\$ 301,021
Net Change in Fund Balance	\$ -	\$ (113,780)	\$ 72,803	\$ 758,197	\$ (41,151)	\$ (227,723)	\$ (58,481)	\$ (32,578)	\$ (56,266)	\$ -	\$ -	\$ -	\$ -	\$ 301,021

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)
Less:	May 1, 2026 (Prepayment)	(\$15,000.00)
Less:	May 1, 2026 (Mandatory)	(\$55,000.00)
Current Bonds Outstanding		\$840,000.00

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)
	May 1, 2026 (Special Call)	(\$30,000.00)
Current Bonds Outstanding		\$2,005,000.00

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)
	May 1, 2026 (Special Call)	(\$30,000.00)
Current Bonds Outstanding		\$5,590,000.00

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)
	May 1, 2026 (Special Call)	(\$65,000.00)
Current Bonds Outstanding		\$6,534,000.00

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)
Less:	May 1, 2026 (Prepayment)	(\$8,000.00)
Less:	May 1, 2026 (Mandatory)	(\$29,000.00)
Current Bonds Outstanding		\$986,000.00

Total Current Bonds Outstanding		\$15,955,000.00
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Amelia Walk
Community Development District
Capital Reserves

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

Opening Balance in Capital Reserve Fund		\$0.00
Source of Funds:	Interest Earned	\$41,340.02
	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 May 31, 2026		<u><u>\$240,914.43</u></u>

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

Book Balance of Capital Reserve Fund at May 31, 2026		\$240,914.43
A. n/a		
	Contract Amount	\$0.00
	Paid to Date	\$0.00
	Balance on Contract	<u>\$0.00</u>
B. n/a		
	Contract Amount	\$0.00
	Paid to Date	\$0.00
	Balance on Contract	<u>\$0.00</u>
Capital Reserve Funds available at May 31, 2026		<u><u>\$240,914.43</u></u>

3. Investments - State Board of Administration

May 31, 2026	Type	Yield	Due	Maturity	Principal
Capital Reserve Fund	Overnight	3.83%	n/a	\$296,021.69	\$296,021.69
					Contracts/Transfers in Transit <u>(\$55,107.26)</u>
					Balance at 5/31/26 <u><u>\$240,914.43</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%
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Date	Distribution	Gross Amount	Discount/Penalty	Commission	Net Receipts	O&M Portion	2012 Debt Service	2016 Debt Service	2018 Debt Service	2018-3B Debt Service	2023 Debt Service	Total
10/27/25	#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
05/11/26	#10	\$4,857.30	\$0.00	\$97.15	\$4,760.15	\$2,076.64	\$221.39	\$365.65	\$877.90	\$1,021.74	\$196.83	\$4,563.32
TOTAL		\$ 2,461,863.62	\$ 93,509.71	\$ 71,508.09	\$ 2,296,845.82	\$ 1,002,010.45	\$ 106,825.55	\$ 176,431.02	\$ 423,601.04	\$ 493,003.09	\$ 94,974.67	\$ 2,201,871.15

99.80%	Net Percent Collected
\$ 4,837.75	Balance Remaining to Collect

C.

Amelia Walk
Community Development District

Check Run Summary

June 16, 2026

Date	Check Numbers	Amount
WELLS FARGO BANK		
05/20/26	3975	\$1,677.15
SEACOAST BANK		
05/15/26	719-722	\$67,600.61
05/29/26	723-729	\$24,462.28
SEACOAST BANK-AUTOPAY		
05/29/26	80046-80049	\$8,159.49
06/08/26	80050-80052	\$2,671.96
Total		\$104,571.49

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/20/26	00279	5/03/26	9986-050 202604 320-57200-62000 CC PURCHASES THRU 5/3/26		*	895.03	
		5/03/26	9986-050 202604 320-57200-52000 CC PURCHASES THRU 5/3/26		*	624.72	
		5/03/26	9986-050 202604 320-57200-49400 CC PURCHASES THRU 5/3/26		*	157.40	

WELLS FARGO-ACH							1,677.15 003975

TOTAL FOR BANK A						1,677.15	

AWLK -AMELIA WALK - SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/15/26	00276	3/01/26	9686564	202603	320-57200-46200		MAINT 03/26	*	12,362.06		
		3/25/26	9722316	202603	320-57200-46201		LANDSCAPE ENHANCEMENT	*	24,986.14		
		5/01/26	9754996	202605	320-57200-46200		MAINT 05/26	*	13,221.08		
BRIGHTVIEW LANDSCAPE SERVICES										50,569.28	000719
5/15/26	00001	5/01/26	383	202605	320-57200-34700		CONTRACT ADMIN 05/26	*	1,458.67		
		5/01/26	383	202605	320-57200-34001		FACILITY MGMT 05/26	*	7,166.25		
		5/01/26	383	202605	320-57200-34200		JANITORIAL SVCS 05/26	*	1,114.42		
		5/01/26	384	202605	310-51300-34000		MGMT FEE 05/26	*	4,922.83		
		5/01/26	384	202605	310-51300-35101		WEB ADMIN 05/26	*	36.75		
		5/01/26	384	202605	310-51300-35100		INFO TECH 05/26	*	73.50		
		5/01/26	384	202605	310-51300-31200		DISSEMINATION AGENT SVCS	*	321.58		
		5/01/26	384	202605	310-51300-51000		OFFICE SUPPLIES 05/26	*	.21		
		5/01/26	384	202605	310-51300-42000		POSTAGE 05/26	*	10.94		
		5/01/26	384	202605	310-51300-42500		COPIES 05/26	*	27.00		
		5/01/26	384	202605	310-51300-41000		TELEPHONE 05/26	*	68.18		
GOVERNMENTAL MANAGEMENT SERVICES										15,200.33	000720
5/15/26	00269	5/14/26	26-00142	202605	310-51300-48000		NOTICE OF QUALIF PERIOD	*	73.50		
JACKSONVILLE DAILY RECORD										73.50	000721
5/15/26	00300	5/12/26	4070	202604	310-51300-31100		SVCS 04/26	*	1,757.50		
YURO & ASSOCIATES, LLC										1,757.50	000722
5/29/26	00276	6/01/26	9789908	202606	320-57200-46200		MAINT 06/26	*	12,362.06		
BRIGHTVIEW LANDSCAPE SERVICES										12,362.06	000723
5/29/26	00277	5/25/26	6198	202606	320-57200-46400		POOL SVCS 06/26	*	1,338.23		
CBUSS ENTERPRISES										1,338.23	000724

AWLK -AMELIA WALK - SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
5/29/26	00258	5/05/26	7413092	202605	320	57200	46500		SUPPLIES 05/26	*	387.00			
		5/19/26	7430396	202605	320	57200	46500		SUPPLIES 05/26	*	492.00			
												HAWKINS, INC.	879.00	000725
5/29/26	00263	5/15/26	14833	202604	310	51300	31500		SVCS 04/26	*	4,156.10			
												KILINSKI VAN WYK PLLC	4,156.10	000726
5/29/26	00326	5/25/26	2035	202605	320	57200	62000		PM SVCS 05/26	*	875.00			
												M AND M SALES-SERVICE	875.00	000727
5/29/26	00055	5/14/26	1196	202604	320	57200	62000		MAINT 04/26	*	407.20			
												RIVERSIDE MANAGEMENT SERVICES, INC.	407.20	000728
5/29/26	00019	5/22/26	8195149	202605	310	51300	31300		ADMIN 05/01/26-04/30/27	*	4,444.69			
												U.S. BANK	4,444.69	000729
											TOTAL FOR BANK B	92,062.89		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/29/26	00156	4/21/26	0350808- SERVICE	202605	320	57200	41050		COMCAST (AUTO PAY)	*	700.78	700.78	080046
5/29/26	00021	5/19/26	MAY26 SERVICE	202605	320	57200	43000		FPL-ACH	*	2,454.21		
		5/19/26	MAY26 SERVICE	202605	320	57200	43001		FPL-ACH	*	3,430.66	5,884.87	080047
5/29/26	00036	4/29/26	31240504 SERVICE	202604	320	57200	43100		JEA	*	1,285.34	1,285.34	080048
5/29/26	00028	4/16/26	06870016 MAY 26 REFUSE	202605	320	57200	43300		REPUBLIC SERVICES #687(AUTO PAY)	*	288.50	288.50	080049
6/08/26	00156	5/21/26	0350808- SERVICE	202606	320	57200	41050		COMCAST (AUTO PAY)	*	698.42	698.42	080050
6/08/26	00036	5/29/26	31240504 SERVICE	202605	320	57200	43100		JEA	*	1,685.04	1,685.04	080051
6/08/26	00028	5/16/26	06870016 JUNE 2026 REFUSE	202606	320	57200	43300		REPUBLIC SERVICES #687(AUTO PAY)	*	288.50	288.50	080052
TOTAL FOR BANK Z											10,831.45		
TOTAL FOR REGISTER											104,571.49		

AWLK -AMELIA WALK - SHENNING



INVOICE

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

Customer #: 25249515
Invoice #: 9686564
Invoice Date: 3/1/2026
Cust PO #:

Job Number	Description	Amount
346108420	Amelia Walk CDD Exterior Maintenance For March	12,362.06
Total Invoice amount		12,362.06
Tax amount		
Balance due		12,362.06

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 25249515
Invoice #: 9686564
Invoice Date: 3/1/2026

Amount Due: \$12,362.06

Thank you for allowing us to serve you

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

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

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



INVOICE

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

Customer #: 25249515
Invoice #: 9722316
Invoice Date: 3/25/2026
Sales Order: 8798145
Cust PO #:

Project Name: Amelia Walk - Stonehurst and Fall River Pwky
Project Description: Landscape enhancement

Job Number	Description	Qty	UM	Unit Price	Amount
	Install all plants as per plan. Water meter and sleeve is already existing. Does not include Park bench. Irrigation includes two battery operated controllers. Also includes heads to cover the plant material. Area should be edged and sprayed with herbicide to kill existing vegetation weeks prior to installation. And vegetation to be cut out and disposed of.				
346108420	Amelia Walk CDD				
	Edge and spray out the beds twice before installation to en	1.000	LS	0.00	
	Mobilization, and removal of the dead vegetation in the bed	1.000	LS	1697.65	1,697.65
	Composted soil conditioner raked into top layer of existing	16.000	CY	97.67	1,562.65
	Lagerstroemia indica 'Whit III - Pink Velour Crape Myrtle 30	11.000	EA	263.66	2,900.24
	Ilex 'Nellie R. Stevens' - Nellie Stevens Holly 30 gal. inst	19.000	EA	263.66	5,009.50
	Podocarpus macrophyllus - Podocarpus 7 gal installed	45.000	EA	48.36	2,176.38
	Ligustrum sinense 'Sunshine' - Sunshine ligustrum 3 gal. ins	13.000	EA	33.16	431.06
	Loropetalum chinense var. rubrum - burgundy loropetalum 3 ga	22.000	EA	33.16	729.48
	Diets iridioides - African Iris 3 gal. installed	35.000	EA	18.93	662.55
	Tripsacum floridanum -Dwarf Fakahatchee grass 3 gal installe	54.000	EA	17.35	936.86
	Brown mulch (bagged)	288.000	BG	9.50	2,735.65
	Boulders 4' x 5'. delivery, and installation	4.000	EA	948.53	3,794.12



INVOICE

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

Customer #: 25249515
Invoice #: 9722316
Invoice Date: 3/25/2026
Sales Order: 8798145
Cust PO #:

Project Name: Amelia Walk - Stonehurst and Fall River Pwky
Project Description: Landscape enhancement

Job Number	Description	Qty	UM	Unit Price	Amount
	Two battery operated controller and installation of irrigat	1.000	EA	2350.00	2,350.00
				Total Invoice Amount	24,986.14
				Taxable Amount	
				Tax Amount	
				Balance Due	24,986.14

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Payment Stub
 Customer Account #: 25249515
 Invoice #: 9722316
 Invoice Date: 3/25/2026

Amount Due: \$ 24,986.14

Thank you for allowing us to serve you

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

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

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

Proposal for Extra Work at Amelia Walk CDD

Property Name	Amelia Walk CDD	Contact	Chip Dellinger
Property Address	85287 Majestic Walk Run Fernandina Beach, FL 32034	To	Amelia Walk CDD
		Billing Address	5385 N Nob Hill Road Sunrise, FL 33351-4761
Project Name	Amelia Walk - Stonehurst and Fall River Pwky		
Project Description	Landscape enhancement		

Scope of Work

Install all plants as per plan.

Water meter and sleeve is already existing.

Does not include Park bench.

Irrigation includes two battery operated controllers. Also includes heads to cover the plant material.

Area should be edged and sprayed with herbicide to kill existing vegetation weeks prior to installation. And vegetation to be cut out and disposed of.

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Edge and spray out the beds twice before installation to ensure killing existing turf/weeds. NO CHARGE	\$0.00	\$0.00
1.00	LUMP SUM	Mobilization, and removal of the dead vegetation in the bed areas to be installed by sod cutting. Disposal included.	\$1,697.65	\$1,697.65
16.00	CUBIC YARD	Composted soil conditioner raked into top layer of existing soil at approx 1 inch	\$97.67	\$1,562.65
11.00	EACH	Lagerstroemia indica 'Whit III - Pink Velour Crape Myrtle 30 gal. installed	\$263.66	\$2,900.24
19.00	EACH	Ilex 'Nellie R. Stevens' - Nellie Stevens Holly 30 gal. installed	\$263.66	\$5,009.50
45.00	EACH	Podocarpus macrophyllus - Podocarpus 7 gal installed	\$48.36	\$2,176.38
13.00	EACH	Ligustrum sinense 'Sunshine' - Sunshine ligustrum 3 gal. installed	\$33.16	\$431.06
22.00	EACH	Loropetalum chinense var. rubrum - burgundy loropetalum 3 gal. installed	\$33.16	\$729.48
35.00	EACH	Diets iridioides - African Iris 3 gal. installed	\$18.93	\$662.55
54.00	EACH	Tripsacum floridanum -Dwarf Fakahatchee grass 3 gal installed	\$17.35	\$936.86
1.00	EACH	Two battery operated controller and installation of irrigation to cover the new plants.	\$2,350.00	\$2,350.00
288.00	BAG	Brown mulch (bagged)	\$9.50	\$2,735.65
4.00	EACH	Boulders 4' x 5'. delivery, and installation	\$948.53	\$3,794.12

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) 292-6716 fax: (904) 292-1014



Proposal for Extra Work at Amelia Walk CDD

For internal use only

SO# 8798145
JOB# 346108420
Service Line 130

Total Price \$24,986.14

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) 292-6716 fax: (904) 292-1014

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God, defined as extreme weather conditions, fire, earthquake, etc., and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of the Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, and themselves, their partners, successors, assigns 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 \$100.00 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 near 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%) of work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of the Contract:

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

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

Customer:

Signature	Title	Property Manager
Chip Dellinger	Date	March 25, 2026
Printed Name		

BrightView Landscape Services, Inc. "Contractor"

		Account Manager, Senior
Signature	Title	
Jennifer L. Melius	Date	March 25, 2026
Printed Name		

Job #:	146108420		
SO #:	8798145	Proposed Price:	\$24,986.14

**ADDITIONAL SERVICES ORDER
FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
[LANDSCAPE ENHANCEMENTS – AREAS 41 AND 62]**

THIS ADDITIONAL SERVICES ORDER (“ASO”) dated December 9, 2025, is presented according to the requirements within the executed *Landscape & Irrigation Maintenance Services Agreement*, dated June 1, 2023 (“**Agreement**”), by and between:

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

BRIGHTVIEW LANDSCAPE SERVICES, INC., a Florida corporation, with a local address of 1854 West Road, Jacksonville, Florida 32216 (“**Contractor**” and, together with the District, “**Parties**”).

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

SECTION 2. COMPENSATION. It is understood and agreed that the payment of compensation for the Additional Work specified in **Exhibit A** to this ASO shall be **Twenty-Four Thousand, Nine Hundred Eighty-Six Dollars and Fourteen Cents (\$24,986.14)**, in accordance with the unit prices or lump sum pricing provided in **Exhibit A**. Contractor shall invoice the District for the Additional Work actually performed, and the District shall remit payment for such Additional Work pursuant to the terms of the Agreement. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise to provide the District the maximum benefit of the Additional Work.

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

[SIGNATURES ON FOLLOWING PAGE]

**AMELIA WALK COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:
Jeffrey Robinson
F20FDAC504C824B1

Signature

By: Jeffrey Robinson

Print Name

Chairman

Title

BRIGHTVIEW LANDSCAPE SERVICES, INC.

Signed by:
Rodney Hicks
4AB876DD8220040A

Signature

By: Rodney Hicks

Print Name

Senior Branch Manager

Title

- Exhibit A:** Contractor's Proposal
- Exhibit B:** Enhancement Plans



INVOICE

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

Customer #: 25249515
Invoice #: 9754996
Invoice Date: 5/1/2026
Cust PO #:

Job Number	Description	Amount
346108420	Amelia Walk CDD Exterior Maintenance For May	12,362.06
346108420	Amelia Walk CDD Haul Rd For May	859.02
Total Invoice amount		13,221.08
Tax amount		
Balance due		13,221.08

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 25249515
Invoice #: 9754996
Invoice Date: 5/1/2026

Amount Due: \$13,221.08

Thank you for allowing us to serve you

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

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

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

Governmental Management Services, LLC

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

Invoice

Invoice #: 383
Invoice Date: 5/1/26
Due Date: 5/1/26
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Contract Administration - May 2026 001.320.57200.34700		1,458.67	1,458.67
Facility Management - May 2026 001.320.57200.34001		7,166.25	7,166.25
Janitorial - May 2026 001.320.57200.34200		1,114.42	1,114.42
<i>Alison Moring</i> 5-6-26			

Total \$9,739.34

Payments/Credits \$0.00

Balance Due \$9,739.34

Governmental Management Services, LLC

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

Invoice

Invoice #: 384
Invoice Date: 5/1/26
Due Date: 5/1/26
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - May 2026	001.310.51300.34000	4,922.83	4,922.83
Website Administration - May 2026	001.310.51300.35101	36.75	36.75
Information Technology - May 2026	001.310.51300.35100	73.50	73.50
Dissemination Agent Services - May 2026	001.310.51300.31200	321.58	321.58
Office Supplies	001.310.51300.51000	0.21	0.21
Postage	001.310.51300.42000	10.94	10.94
Copies	001.310.51300.42500	27.00	27.00
Telephone	001.310.51300.41000	68.18	68.18
Total			\$5,460.99
Payments/Credits			\$0.00
Balance Due			\$5,460.99

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

May 14, 2026

Date

Attn: Courtney Hogge

GMS, LLC

475 West Town Place, Ste 114

Saint Augustine

FL 32092

001.310.51300.48000

Serial #	PO/File #	Amount Paid
26-00142N		\$73.50
Payment Due		
Notice of Qualifying Period for Candidates for the Board of Supervisors		
_____		\$73.50
Publication Fee		
Amelia Walk Community Development District		

Case Number	_____	
Publication Dates	5/14	
County	Nassau	

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

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

If your payment is being mailed, please reference Serial # 26-00142N 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 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.
May 14 00 (26-00142N)



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

Invoice

Date	Invoice #
5/12/26	4070

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 - April Engineering			
CDD Amelia ...	4/2/26	Agenda call & contractor coordination	1	185.00	185.00
CDD Amelia ...	4/3/26	Sagamore Court coord	1	185.00	185.00
CDD Amelia ...	4/6/26	Sagamore Ct coord	0.5	185.00	92.50
CDD Amelia ...	4/15/26	sjrwmd meeting on Sagamore Ct	2	185.00	370.00
CDD Amelia ...	4/21/26	CDD meeting	5	185.00	925.00
		001.310.51300.31100			

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

Academy[®]

SPORTS+OUTDOORS

ACADEMY YULEE, FL 904-663-3940

04/16/26 13 00
556020 SALE 0585 0365 202

Muddy Mitigator 20 / 158344284
1 for \$59.99 59.99
SUBTOTAL 59.99
7.0% Sales Tax 4.20
TOTAL USD\$ 64.19

ITEM COUNT : 1

MID: XXXXXXXX0993
TID: XXXX7222
RRN: 027032
Mastercard 64.19
XXXXXXXXXXXX9986
Contactless
AUTH 01634Q
Mode: Card
AID: A0000000041010

HAVE Fun OUT THERE

Shop academy.com
facebook.com/academy

How are we doing?

Share feedback about your experience within 72 hours at:

www.academyfeedback.com

After completing the survey, enter for a chance to win a

\$1,000 Academy gift card!

NO PURCHASE NECESSARY. Odds depend on entries received. Enter by month-end. For complete details and official rules, see academy.com/officialrules.

Disponible en Español



20260416130100036502020585

4/16/26 13:01

THANK YOU FOR SHOPPING AT
Turner ACE Hardware FERNANDINA
(904) 261-5270

2990 S. 8TH ST.
STORE #15086

04/15/26 12:29PM BL 609 SALE

05	2	EA	.55	EA
HARDWARE				\$1.10
05	2	EA	.25	EA
HARDWARE				\$.50
05	2	EA	.35	EA
HARDWARE				\$.70
SUB-TOTAL:\$			2.30	TAX: \$.17
				TOTAL: \$ 2.47
				BC AMT: \$ 2.47

BK CARD#: XXXXXXXXXXXX9986
MID:*****9885 TID:***1035
AUTH: 01562Q AMT: \$ 2.47
Host reference #:050315 Bat#

Authorizing Network: MASTERCARD

Contactless
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 000008001
IAD : 0310A0400122000000000000000000
TSI :
ARC : 00
MODE : Issuer
CVM : No CVM
Name : Mastercard
ATC :0032
AC : ED022557D49CF582
TxnID/ValCode: 066829

Bank card USD\$ 2.47



==>> JRNL# A50315/2
CUST NO: *20000

Name : X
I agree to pay above total amount
according to card issuer agreement
(merchant agreement if credit voucher)
Acct: ST#2 CASH CUSTOMER

Customer Copy

NO RETURNS ON HURRICANE SUPPLIES

NO RETURNS ON HURRICANE SUPPLIES



Final Details for Order #114-3760281-1590630

Paid By: Amelia Walk CDD
Placed By: Kelly Mullins
Order Placed: April 29, 2026
Amazon.com order number: 114-3760281-1590630
Order Total: \$55.04

Shipped on April 30, 2026	
Items Ordered	Price
4 of: <i>Hayward SP1019BA Deck Drain Rectangular Grate with Screw Sets</i>	\$13.76
Sold by and invoiced on behalf of: PST Pool Supplies (seller profile)	
Seller Credentials: 889 Certification , Veteran-Owned Business , Classified Small Business - SBA Standard	
Business Price	
Condition: New	
Shipping Address: Chip Dellinger 1744 HOLLY OAKS LAKE RD W JACKSONVILLE, FL 32225-4432 United States	Item(s) Subtotal: \$55.04 Shipping & Handling: \$0.00 ----- Total before tax: \$55.04 Sales Tax: \$0.00 -----
Shipping Speed: Economy Shipping	Total for This Shipment: \$55.04 -----

Payment information	
Payment Method: MasterCard | Last digits: 9986	Item(s) Subtotal: \$55.04 Shipping & Handling: \$0.00 ----- Total before tax: \$55.04 Estimated Tax: \$0.00 ----- Grand Total: \$55.04
Credit Card transactions	MasterCard ending in 9986: April 30, 2026: \$55.04

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



Final Details for Order #114-7319506-2256245

Paid By: Amelia Walk CDD
Placed By: Kelly Mullins
Order Placed: April 9, 2026
Amazon.com order number: 114-7319506-2256245
Order Total: \$90.63

Table with 2 columns: Item Description and Price. Includes 'Shipped on April 10, 2026' header and two item entries with their respective prices and shipping details.

Table with 2 columns: Payment Method and Total. Includes 'Payment information' header and details for MasterCard payment, showing item subtotal, shipping, and grand total.

Credit Card transactions MasterCard ending in 9986: April 10, 2026: \$90.63

To view the status of your order, return to Order Summary .



Final Details for Order #114-1590285-6913012

Paid By: Amelia Walk CDD
Placed By: Kelly Mullins
Order Placed: April 9, 2026
Amazon.com order number: 114-1590285-6913012
Order Total: \$113.14

Shipped on April 10, 2026	
Items Ordered	Price
1 of: <i>AmazonCommercial FSC Certified Ultra Plus Universal Multifold Paper Towels, 2400 Count, 16 Pack of 150, White</i>	\$30.59
Sold by and invoiced on behalf of: Amazon (seller profile)	
Business Price	
Condition: New	
Shipping Address:	Item(s) Subtotal: \$30.59
Chip Dellinger	Shipping & Handling: \$2.90
1744 HOLLY OAKS LAKE RD W	Free Shipping: -\$2.90
JACKSONVILLE, FL 32225-4432	-----
United States	Total before tax: \$30.59
Shipping Speed:	Sales Tax: \$0.00
FREE Shipping	-----
	Total for This Shipment: \$30.59

Shipped on April 13, 2026	
Items Ordered	Price
1 of: <i>Amazon Basics 13 Gallon Tall Kitchen Drawstring Trash Bags, White with Red Drawstring, 10% Post Consumer Recycled, 200 Count</i>	\$23.88
Sold by and invoiced on behalf of: Amazon (seller profile)	
Business Price	
Condition: New	
1 of: <i>Fit Simplify Resistance Loop Exercise Bands with Instruction Guide and Carry Bag, Set of 5</i>	\$9.95
Sold by and invoiced on behalf of: Fit_Simplify (seller profile)	
Seller Credentials: Classified Small Business - Gartner Standard	
Business Price	
Condition: New	
1 of: <i>2-Pack Neighborhood Watch Sign 12"x 8" .04" Aluminum Reflective Sign Rust Free Aluminum-UV Protected and Weatherproof</i>	\$11.97
Sold by and invoiced on behalf of: Enjoyist (seller profile)	
Condition: New	
Shipping Address:	Item(s) Subtotal: \$45.80
Chip Dellinger	Shipping & Handling: \$3.26
1744 HOLLY OAKS LAKE RD W	Free Shipping: -\$3.26
JACKSONVILLE, FL 32225-4432	

United States	-----
	Total before tax: \$45.80
Shipping Speed: FREE Shipping	Sales Tax: \$0.00

	Total for This Shipment: \$45.80

Shipped on April 13, 2026	
Items Ordered	Price
1 of: <i>NewMe Fitness Yoga Mat for Women and Men - Large, 5mm Thick, 68 Inch Long, Non Slip Exercise Mats w/ 70 Printed Yoga Poses for Pilates, Workout and Stretching - Home and Gym Essentials - Black</i>	\$36.75
Sold by and invoiced on behalf of: NewMe Fitness-See Many Places-Get Stuff Done Now (seller profile)	
Seller Credentials: 889 Certification , Registered Small Business , Classified Small Business - SBA Standard	
Business Price	
Condition: New	
Shipping Address: Chip Dellinger 1744 HOLLY OAKS LAKE RD W JACKSONVILLE, FL 32225-4432 United States	Item(s) Subtotal: \$36.75
	Shipping & Handling: \$0.83
	Free Shipping: -\$0.83

	Total before tax: \$36.75
Shipping Speed: FREE Shipping	Sales Tax: \$0.00

	Total for This Shipment: \$36.75

Payment information	
Payment Method: MasterCard | Last digits: 9986	Item(s) Subtotal: \$113.14
	Shipping & Handling: \$6.99
	Promotion applied: -\$6.99

	Total before tax: \$113.14
	Estimated Tax: \$0.00

	Grand Total: \$113.14
Credit Card transactions	MasterCard ending in 9986: April 13, 2026: \$113.14

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



Final Details for Order #114-5169031-6609829

Paid By: Amelia Walk CDD
Placed By: Kelly Mullins
Order Placed: April 15, 2026
Amazon.com order number: 114-5169031-6609829
Order Total: \$94.99

Shipped on April 26, 2026	
Items Ordered	Price
1 of: CLUBwipes Gym Equipment Wipes Refill Rolls - 6000 Bulk Sanitizing Wipes for Fitness Centers, Gyms & Wellness Facilities - Commercial Cleaning Wipes for Gym Equipment - 4 x 1500 Roll Refill Pack	\$94.99
Sold by and invoiced on behalf of: PetrA-1 (seller profile)	
Business Price	
Condition: New	
Shipping Address: Chip Dellinger 1744 HOLLY OAKS LAKE RD W JACKSONVILLE, FL 32225-4432 United States	Item(s) Subtotal: \$94.99 Shipping & Handling: \$6.99 Free Shipping: -\$6.99 ----- Total before tax: \$94.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Shipping	Total for This Shipment: \$94.99 -----

Payment information	
Payment Method: MasterCard | Last digits: 9986	Item(s) Subtotal: \$94.99 Shipping & Handling: \$6.99 Promotion applied: -\$6.99 ----- Total before tax: \$94.99 Estimated Tax: \$0.00 ----- Grand Total: \$94.99
Credit Card transactions	MasterCard ending in 9986: April 26, 2026: \$94.99

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



Final Details for Order #114-6992937-1084222

Paid By: Amelia Walk CDD
Placed By: Kelly Mullins
Order Placed: April 29, 2026
Amazon.com order number: 114-6992937-1084222
Order Total: \$113.98

Table with 2 columns: Items Ordered, Price. Includes shipping address and totals for a shipment shipped on April 30, 2026.

Table with 2 columns: Items Ordered, Price. Includes shipping address and totals for a shipment shipped on May 1, 2026.

Table with 2 columns: Payment Method, Item(s) Subtotal. Shows MasterCard payment method and a subtotal of \$113.98.

Shipping & Handling: \$6.99

Promotion applied: -\$6.99

Total before tax: \$113.98

Estimated Tax: \$0.00

Grand Total: \$113.98

Credit Card transactions

MasterCard ending in 9986: May 1, 2026: \$113.98

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

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1410 E. Oak Street
 Fernandina Beach, FL 32034
 (904) 261-0340

**PAID
 IN
 FULL**

INVOICE
 576-27238

fastsigns.com/576

Completed Date: 4/30/2026
 Payment Terms: Net 7
 Payment Due Date: 5/7/2026

DESCRIPTION: TW_36"x60" PICKLEBALL COURT RULES Alumpoly Sign

Bill To: Amelia Walk CDD
 475 West Town Place
 Suite 114
 St. Augustine, FL 32256
 US

Pickup At: FASTSIGNS
 1410 E. Oak Street
 Fernandina Beach, FL 32034
 US

Ordered By: Chip Dellinger
 Email: ameliawalkmanager@gmsnf.com
 Work Phone: (904) 225-3147
 Tax ID: 85-8013573043C-1

Salesperson: Eric Webb
 Email: eric.webb@fastsigns.com

PRODUCTS	QTY	UNIT PRICE	TOTALS
1. 36"x60" PICKLEBALL COURT RULES AlumPoly S/S w/ Digital Print Vinyl	1	\$412.88	\$412.88

A 5% late fee will be charged every 30 days past due date until invoice is paid.

***A credit card convenience fee of 3.5% will be applied to ALL credit or debit card transactions. *** Credit Card information is NOT kept on file.

Fee does not apply to cash, check, EFT, or Zelle Payments. All Zelle payments can be sent to Tambre Webb 904-206-6922. Please email us your confirmation number or screen shot after payment is completed.

Subtotal:	\$412.88
Taxes:	\$0.00
Total:	\$412.88
Amount Paid:	\$412.88
Balance Due:	\$0.00

CUSTOMER COPY

App Name: Mastercard
 App ID: A0000000041010
 TUR: 00000080000
 TST: E800
 ATC: 0038
 TC: 4018C1E2D670FF73
 IAD: 000000000000FF
 0310A04001220000000000

Resp: APPROVAL 030500
 Code: 030500
 Ref #: 612017666067
 TransID: 0430MABB92D00
 Trans Link ID: b_nf\$06001aHK_1YnBZp0

CONV Fee \$14.45
 TOTAL AMT: USD \$427.33
 BASE AMT: \$412.88
 CREDIT CARD CHIP READ
 MASTERCARD CONTACT
 Entry Type: **/**
 *****9986

Trans #: 3 Batch #: 333
 04/30/2026 Sale 13:25

FASTSIGNS
 1410 Oak Street
 Fernandina Beach, FL 32034
 (904) 261-0340



How doers
get more done.

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

6921 00062 79897 04/16/26 03:18 PM
SALE CASHIER LORRI

043425501721 25 MIL MARIN <A> 7.98N
JB WELD MARINEWELD ADHESIVE .85 OZ

SUBTOTAL 7.98
SALES TAX 0.00

TAX EXEMPT

TOTAL \$7.98

XXXXXXXXXXXX9986 MASTERCARD

USD\$ 7.98

AUTH CODE 01643Q/0622538 TA

AUTH MODE - ISSUER

Contactless

AID A0000000041010 Mastercard

P.O.#/JOB NAME: AW



6921 62 79897 04/16/2026 3481

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON

A 1 90 07/15/2026



**How doers
get more done.**

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

6921 00005 94226 04/20/26 02:44 PM
SALE CASHIER LORRI

887480121100	HEXNUT1/4 <A>	7.22N
	HEX NUT STNLSS 1/4 25PC	
887480121506	FLTWSH1/4 <A>	6.74N
	FLAT WASHER STNLSS 1/4 25PC	
887480128802	LCKWSHR1/4 <A>	5.98N
	LOCK WASHER STNLSS 1/4 25PC	
887480122305	HBL/4X1 1/2 <A>	3.98N
	HEX BOLT STNLSS 1/4 X 1-1/2 5PC	
071649236167	PADLOCK <A>	27.80N
	ML 2" MAG RESET 1-1/2" SHKL PDLCK	
030699336678	HASP <A>	12.74N
	6IN LATCHPOST HASP BLACK	
030699336579	HASP <A>	10.27N
	4.5IN LATCHPOST HASP BLACK	

SUBTOTAL	74.73
SALES TAX	0.00

TAX EXEMPT TOTAL \$74.73

XXXXXXXXXXXX9986 MASTERCARD USD\$ 74.73

AUTH CODE 02073Q/6050863 TA
AUTH MODE - ISSUER
Contactless
AID A0000000041010 Mastercard

P.O.#/JOB NAME: AW

6921 04/20/26 02:44 PM



6921 05 94226 04/20/2026 7168

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	07/19/2026



How doers
get more done.

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

6921 00062 06619 04/29/26 04:21 PM
SALE CASHIER LORRI

037103333513 8IN HDY FILE <A> 9.97N
NICHOLSON 8" HANDY FILE

SUBTOTAL 9.97
SALES TAX 0.00

TAX EXEMPT

TOTAL \$9.97

XXXXXXXXXXXX9986 MASTERCARD

USD\$ 9.97

AUTH CODE 02963Q/7623935 TA

AUTH MODE - ISSUER

Contactless

AID A0000000041010 Mastercard

P.O.#/JOB NAME: AW



6921 62 06619 04/29/2026 3366

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON

A 1 90 07/28/2026



How doers
get more done.

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

6921 00062 09886 05/01/26 10:46 AM
SALE CASHIER LORRI

030699336678	HASP <A>	12.74N
	6IN LATCHPOST HASP BLACK	
059647911897	HDX O/D BLCH <A>	8.78N
	HDX OUTDOOR BLEACH 121 OZ	
092097213289	TEKS 1" <A>	15.55N
	TEKS HWH DRILL PT SCREW 10X1" 140PK	

	SUBTOTAL	37.07
	SALES TAX	0.00

TAX EXEMPT

TOTAL \$37.07

XXXXXXXXXXXX9986 MASTERCARD

USD\$ 37.07

AUTH CODE 00189Q/5624116

TA

AUTH MODE - ISSUER

Contactless

AID A0000000041010

Mastercard

P.O.#/JOB NAME: AW

6921 05/01/26 10:46 AM



6921 62 09886 05/01/2026 2427

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	07/30/2026

Receipt



Invoice number 430D321-0032
Receipt number 2208-5832
Date paid April 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 April 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 Apr 30–May 30, 2026	4		\$0.00
First 5	4	\$0.00	\$0.00
AllBooked Core Plan Apr 30–May 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	April 30, 2026	\$49.00	2208-5832

Give us feedback @ survey.walmart.com
Thank you! ID #:7WRJT41RJXL2



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

ST# 05037 OP# 006692 TEN# 72 TR# 04258
ITEMS SOLD 8
TC# 4711 3238 2619 9560 2234 6



SPEAKER	019434600506	129.00	X
NAPKINS	001117932352	1.00	X
NAPKINS	001117932352	1.00	X
24CT LUNNAP	001117933432	1.00	X
24CT LUNNAP	001117933432	1.00	X
70CT PLT TNG	001117970618	2.77	X
70CT PLT GRN	001117922000	2.77	X
TABLECOVER	001117997662	2.77	X

SUBTOTAL	141.31
TAX 1 7.00 %	9.89
TOTAL	151.20
MCARD TEND	151.20

Mastercard **** * 9986 I 1

APPROVAL # 004529
REF # UEA21Z334459
AID A0000000041010
AAC CSBCE617BCEDB7B6
TERMINAL # 25849432

*NO SIGNATURE REQUIRED
04/04/26 11:08:20
CHANGE DUE 0.00

CUSTOMER COPY

***** RETURN & EXCHANGE POLICY *****
Electronics may be returned
for refund or exchange with receipt
WITHIN 30 days



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

04/04/26 11:08:20



INVOICE

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

Customer #: 25249515
Invoice #: 9789908
Invoice Date: 6/1/2026
Cust PO #:

Job Number	Description	Amount
346108420	Amelia Walk CDD Exterior Maintenance For June	12,362.06
	Service Delivery Fee	0.00
	Total Invoice amount	12,362.06
	Tax amount	
	Balance due	12,362.06

Standard payment terms of net 30 days apply unless otherwise agreed. In the absence of a preceding set of terms and conditions being in effect between the parties, the Maintenance Service Terms and Conditions located at www.brightview.com/terms-conditions/landscape-services-terms shall hereby be incorporated by reference and will govern the transaction between the parties and Services being performed by BrightView.

Please detach stub and remit with your payment. For questions, please call 904-292-0716.

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 25249515
Invoice #: 9789908
Invoice Date: 6/1/2026

Amount Due: \$12,362.06

Thank you for allowing us to serve you

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

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

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

INVOICE

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

Ship to

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

Invoice details

Invoice no.: 6198
Terms: Net 30
Invoice date: 05/25/2026
Due date: 06/24/2026

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: JUNE	1	\$1,300.00	\$1,300.00
2.	TILE SOAP	PER GAL	0.5	\$76.45	\$38.23

Total **\$1,338.23**

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](#)



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

Original

INVOICE

Total Invoice	\$387.00
Invoice Number	7413092
Invoice Date	5/5/26
Sales Order Number/Type	5140363 SL
Branch Plant	74
Shipment Number	6184460

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 #
6/4/26	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	125.0000	GA	\$3.0000	GA	1,208.8 LB	\$375.00
		1 LB BLK (Mini-Bulk)		125.0000	GA			1,208.8 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.

Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total

\$387.00

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

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

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

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

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

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

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

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



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

Original

INVOICE

Total Invoice	\$492.00
Invoice Number	7430396
Invoice Date	5/19/26
Sales Order Number/Type	5155640 SL
Branch Plant	74
Shipment Number	6204778

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 #
6/18/26	Net 30	PPD Origin	HWTG			382

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	160.0000	GA	\$3.0000	GA	1,547.2 LB	\$480.00
		1 LB BLK (Mini-Bulk)		160.0000	GA			1,547.2 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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

Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total **\$492.00**

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

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

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

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

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

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

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

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



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 # 14833
Date: 05/15/2026
Due On: 06/14/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$4,156.10	) - ( \$0.00	) = \$4,156.10

AWCDD-01

Amelia Walk CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LG	04/01/2026	Review and revise March minutes.	0.40	\$365.00	-	\$146.00
Service	LG	04/02/2026	Attend agenda planning call.	0.50	\$365.00	-	\$182.50
Service	MGH	04/02/2026	Review draft agenda; prepare for and attend agenda planning call with District staff.	0.60	\$315.00	-	\$189.00
Service	LG	04/03/2026	Review and provide comments to FY 25 draft audit.	0.50	\$365.00	-	\$182.50
Service	MGH	04/03/2026	Review, revise and transmit agreement for drainage installation services with Highwater Site Solutions.	0.40	\$315.00	-	\$126.00
Service	MGH	04/13/2026	Analyze revised Certificate of Insurance from Happy Days; update	0.30	\$315.00	-	\$94.50

			agreement accordingly and re-transmit.				
Service	LG	04/15/2026	Confer with Laughlin regarding amounts for AEA cost-share.	0.50	\$365.00	-	\$182.50
Service	MGH	04/15/2026	Review draft cost-share agreement with Amazing Explorers Academy and cost-share methodology; prepare for and attend meeting with District Manager to discuss same.	0.70	\$315.00	100.0%	\$0.00
Service	MGH	04/16/2026	Review updates to AEA cost-share methodology.	0.10	\$315.00	-	\$31.50
Service	LG	04/17/2026	Research golf cart restrictions in Nassau County.	0.20	\$365.00	-	\$73.00
Service	MGH	04/20/2026	Review and analyze agenda package and materials for Board consideration, along with other pertinent District documents, in preparation for Board meeting.	1.30	\$315.00	-	\$409.50
Service	MGH	04/21/2026	Further prepare for and attend Board meeting.	5.00	\$315.00	-	\$1,575.00
Expense	KB	04/21/2026	Travel: Mileage - MGH.	76.00	\$0.725	-	\$55.10
Service	LG	04/22/2026	Review homeowner request re driveway apron and advise regarding same.	0.30	\$365.00	-	\$109.50
Service	CD	04/22/2026	Analyze email from District Staff and request for preparation of document from April 21, 2026 meeting.	0.10	\$195.00	100.0%	\$0.00
Service	MGH	04/22/2026	Confer with District staff and request HOA documents regarding resident request to expand driveway apron.	0.20	\$315.00	-	\$63.00
Service	LG	04/23/2026	Prepare FY27 budget approval resolutions.	0.40	\$365.00	-	\$146.00
Service	MGH	04/23/2026	Review issued letter providing notice of intent to award auditing services	0.60	\$315.00	-	\$189.00

			agreement; begin preparing agreement for Amenity Center landscape enhancements; review audit firm engagement letter.				
Service	LG	04/24/2026	Confer with Laughlin regarding internet easement access; research public records and locate 2006 easement; retrieve historical easement records.	0.90	\$365.00	-	\$328.50
Service	LG	04/30/2026	Prepare Q2 updates and deadlines for board.	0.20	\$365.00	-	\$73.00
Line Item Discount Subtotal							-\$240.00
Total							\$4,156.10

001.310.51300.31500

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

Please pay within 30 days.



M and M Sales-Service
 2100 Dennis Street
 Jacksonville, FL 32204 US
 +19048258381
 mandmpumpsandcontrols@gmail.com

Invoice

BILL TO

Amelia Walk
 852877 Majestic Walk Blvd
 Fernandina Beach, FL 32034

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
2035	05/25/2026	\$875.00	06/24/2026	

DATE	ACTIVITY	QTY	RATE	AMOUNT
	PM Service Performed PM Service	1	875.00	875.00

Location: Irrigation well and pump
 PM service for pump station

SUBTOTAL	875.00
TAX	0.00
TOTAL	875.00
BALANCE DUE	\$875.00

Ways to pay



[View and pay](#)

Please remit payment to:
 M and M Sales-Service
 PO Box 352392
 Palm Coast, FL 32135

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

Invoice

Invoice #: 1196
Invoice Date: 5/14/2026
Due Date: 5/14/2026
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance April 1 - April 30, 2026	10.18	40.00	407.20
<p>Approved Chip Dellinger, Amenity & Operations Manager Governmental Management Services for Amelia Walk CDD Date: 5/15/2026 Acct. # 1-320-57200-62000</p> <p><i>Alison Moring</i> 5-18-26</p>			

Total	\$407.20
Payments/Credits	\$0.00
Balance Due	\$407.20

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/2/26	2.85	T.M.	Touch up painting in the social room, cleaned scuff marks off gym wall, soft washed the gazebo pillars and table
4/16/26	2.82	T.M.	Picked up yard sale sign stakes from around neighborhood and put them back in the shed, cut up box spring someone put by the dumpster and disposed of it, used vacuum to suck water out of social room air conditioner drain pan and put duct tape on air leak cracks, took out trash at gazebo and pond dock
4/23/26	1.51	T.M.	Replace hardware on dumpster gate hinges, removed debris from amenity center and pickleball courts, cleaned up trash in dumpster enclosure
4/30/26	3	T.M.	Replaced strapping on damaged pool chairs
TOTAL	<u>10.18</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445



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

Invoice Number: 8195149
Invoice Date: 05/22/2026
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Amelia Walk CDD
ATTN District Manager
475 W Town Pl Suite 114
St Augustine, FL 32092
United States
**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2018A (ASSESSMENT AREA 3A)**

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,444.69

All invoices are due upon receipt.

001.310.51300.31300

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

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2018A
(ASSESSMENT AREA 3A)**

Invoice Number:	8195149
Current Due:	\$4,444.69
Direct Inquiries To: Phone:	Schuhle, Scott A (954)-938-2476

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





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

Invoice Number: 8195149
 Invoice Date: 05/22/2026
 Direct Inquiries To: Schuhle, Scott A
 Phone: (954)-938-2476

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
 SPECIAL ASSESSMENT BONDS, SERIES 2018A
 (ASSESSMENT AREA 3A)

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,125.00	100.00%	\$4,125.00
Subtotal Administration Fees - In Advance 05/01/2026 - 04/30/2027				\$4,125.00
Incidental Expenses 05/01/2026 to 04/30/2027	4,125.00	0.0775		\$319.69
Subtotal Incidental Expenses				\$319.69
TOTAL AMOUNT DUE				\$4,444.69



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	Apr 13	-\$698.46
Balance forward		\$0.00
Regular monthly charges	Page 3	\$658.10
Taxes, fees and other charges	Page 3	\$42.68
New charges		\$700.78

Amount due \$700.78

! Thanks for paying by Automatic Payment
Your automatic payment on May 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.

Your bill explained

- Regular monthly charges have increased by \$2.00 as a result of service change(s) made to Internet services, Voice services, Bundled services and other regular monthly charges.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

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

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

Account number **8495 74 170 0350808**
Automatic payment **May 12, 2026**
Please pay \$700.78

Electronic payment will be applied May 12, 2026

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574170035080800700781

Download the Comcast Business App

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

- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments

Scan the QR Code with your phone or mobile device to get started.



Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

Call today for a FREE account review at 877-564-0318.

Need help? We're here for you



Visit us online

Get help and support at business.comcast.com/help



Call us anytime

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

Useful information

Moving?

We can help ensure it's a smooth transition. Visit business.comcast.com/learn/moving to learn more.

Accessibility:

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit business.comcast.com/myaccount 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 \$658.10

Comcast Business		\$636.10
Bundled services		\$362.90
Data, Voice Package	\$334.95	
Package Includes: Business Internet 300+ and 1 Mobility Voice Line.		
Equipment Fee	\$27.95	
Voice.		
TV services		\$191.30
TV Standard	\$124.95	
Business Video.		
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		\$51.95
Voice Mail Service	\$7.00	
Mobility Voice Line	\$44.95	
Business Voice.		
Other credits and discounts		-\$10.00
Ecobill/autopay Discount	-\$10.00	

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

Taxes, fees and other charges \$42.68

Other charges		\$9.09
Federal Universal Service Fund	\$4.13	
Regulatory Cost Recovery	\$4.96	

Taxes & government fees		\$33.59
Sales Tax	\$2.80	
State Communications Services	\$22.58	
Tax		
Local Communications Services	\$7.41	
Tax		
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 ecobill/autopay discount.

Additional information

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

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

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

May-26

73913-05054	85057 MAJESTIC WALK BLVD.#LS	\$	306.89
76801-07336	85359 MAJESTIC WALK BLVD.	\$	37.81
79966-25336	85287 MAJESTIC WALK BLVD. CLUB	\$	967.23
90653-46331	85257 MAJESTIC WALK BLVD. FTN	\$	430.27
14381-88177	85108 MAJESTIC WALK BLVD. # IRR	\$	30.80
84322-19536	85059 MAJESTIC WALK BLVD.	\$	31.61
64677-16194	85254 FALL RIVER PKWY ENTRANCE	\$	267.32
81986-72449	85633 FALL RIVER PKWY #IRR	\$	251.37
63627-33534	85287 MAJESTIC WALK BLVD. #PUMP	\$	130.91
		\$	2,454.21
	V#21		001.320.57200.43000
78458-32232	000 AMELIA CONCOURSE	\$	3,430.66
	V#21		001.320.57200.43001



Electric Bill Statement

For: Apr 17, 2026 to May 19, 2026 (32 days)

Statement Date: May 19, 2026

Account Number: 14381-88177

Service Address:

85108 MAJESTIC WALK BLVD # IRRIGATION
FERNANDINA BEACH, FL 32034

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

CURRENT BILL

\$30.80

TOTAL AMOUNT YOU OWE

Jun 9, 2026

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	30.89
Payments received	-30.89
Balance before new charges	0.00
.....	
Total new charges	30.80
Total amount you owe	\$30.80

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 10, 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 May 30, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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



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

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

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

AMELIA WALK CDD
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	\$30.80	Jun 9, 2026	\$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
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:	\$15.80
Non-fuel energy charge:	\$0.094600 per kWh
Fuel charge:	\$0.032020 per kWh
Electric service amount	30.00
Gross receipts tax (State tax)	0.77
Taxes and charges	0.77
Regulatory fee (State fee)	0.03
Total new charges	\$30.80
Total amount you owe	\$30.80

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94981. Next meter reading Jun 18, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00235		00235		0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 19, 2026	Apr 17, 2026	May 19, 2025
kWh Used	0	2	0
Service days	32	29	32
kWh/day	0	0	0
Amount	\$30.80	\$30.89	\$25.66

KEEP IN MIND

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Electric Bill Statement

For: Apr 14, 2026 to May 14, 2026 (30 days)

Statement Date: May 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

\$130.91

TOTAL AMOUNT YOU OWE

Jun 4, 2026

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	114.14
Payments received	-114.14
Balance before new charges	0.00
Total new charges	130.91
Total amount you owe	\$130.91

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 04, 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 May 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)



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

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63627-33534	\$130.91	Jun 4, 2026	\$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
63627-33534

BILL DETAILS

Amount of your last bill	114.14
Payment received - Thank you	-114.14
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)	\$84.67
Fuel: (\$0.032020 per kWh)	\$28.66
Electric service amount	127.53
Gross receipts tax (State tax)	3.27
Taxes and charges	3.27
Regulatory fee (State fee)	0.11
Total new charges	\$130.91
Total amount you owe	\$130.91

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLJ0965. Next meter reading Jun 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	04942		04047		895

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	May 14, 2026	Apr 14, 2026
kWh Used	895	766
Service days	30	29
kWh/day	29	26
Amount	\$130.91	\$114.14

KEEP IN MIND

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

For: Apr 7, 2026 to May 7, 2026 (30 days)

Statement Date: May 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

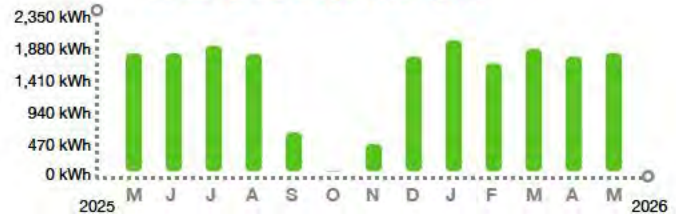
\$267.32

TOTAL AMOUNT YOU OWE

May 28, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	258.85
Payments received	-258.85
Balance before new charges	0.00
.....	
Total new charges	267.32
Total amount you owe	\$267.32

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$215.00 instead of \$267.32 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after July 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 May 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)



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64677-16194	\$267.32	May 28, 2026	\$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name:
Amelia Walk Cdd

Account Number:
64677-16194

BILL DETAILS

Amount of your last bill	258.85
Payment received - Thank you	-258.85
Balance before new charges	\$0.00

New Charges

Rate: RS-1 RESIDENTIAL SERVICE	
Base charge:	\$10.52
Non-fuel: <small>(First 1000 kWh at \$0.093650) (Over 1000 kWh at \$0.103650)</small>	\$186.20
Fuel: <small>(First 1000 kWh at \$0.028930) (Over 1000 kWh at \$0.038930)</small>	\$63.69
Electric service amount	260.41
Gross receipts tax (State tax)	6.68
Taxes and charges	6.68
Regulatory fee (State fee)	0.23
Total new charges	\$267.32
Total amount you owe	\$267.32

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD5703. Next meter reading Jun 8, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	94118		92225		1893

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 7, 2026	Apr 7, 2026	May 7, 2025
kWh Used	1893	1835	1890
Service days	30	29	30
kWh/day	63	63	63
Amount	\$267.32	\$258.85	\$263.09

KEEP IN MIND

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Electric Bill Statement

For: Apr 17, 2026 to May 19, 2026 (32 days)

Statement Date: May 19, 2026

Account Number: 73913-05054

Service Address:

85057 MAJESTIC WALK BLVD # LIFT
FERNANDINA BEACH, FL 32034

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

CURRENT BILL

\$306.89

TOTAL AMOUNT YOU OWE

Jun 9, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	297.93
Payments received	-297.93
Balance before new charges	0.00
Total new charges	306.89
Total amount you owe	\$306.89

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 10, 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 May 30, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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



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73913-05054	\$306.89	Jun 9, 2026	\$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
73913-05054

BILL DETAILS

Amount of your last bill	297.93
Payment received - Thank you	-297.93
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)	\$212.75
Fuel: (\$0.032020 per kWh)	\$72.01
Electric service amount	298.96
Gross receipts tax (State tax)	7.67
Taxes and charges	7.67
Regulatory fee (State fee)	0.26
Total new charges	\$306.89
Total amount you owe	\$306.89

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN20453. Next meter reading Jun 18, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	53940		51691		2249

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 19, 2026	Apr 17, 2026	May 19, 2025
kWh Used	2249	2180	2161
Service days	32	29	32
kWh/day	70	75	67
Amount	\$306.89	\$297.93	\$304.35

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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ESTIMATED BILL

For: Apr 17, 2026 to May 19, 2026 (32 days)

Statement Date: May 19, 2026

Account Number: 76801-07336

Service Address:

85359 MAJESTIC WALK BLVD #ENTRANCE
FERNANDINA BEACH, FL 32034

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

CURRENT BILL

\$37.81

TOTAL AMOUNT YOU OWE

Jun 9, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	37.92
Payments received	-37.92
<hr/>	
Balance before new charges	0.00
<hr/>	
Total new charges	37.81
Total amount you owe	\$37.81

FPL automatic bill pay - DO NOT PAY

ESTIMATED BILL

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 10, 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 May 30, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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



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76801-07336	\$37.81	Jun 9, 2026	\$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
76801-07336

BILL DETAILS

Amount of your last bill	37.92
Payment received - Thank you	-37.92
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$3.90
Non-fuel: (\$0.094600 per kWh)	\$13.99
Fuel: (\$0.032020 per kWh)	\$4.74
Electric service amount	36.83
Gross receipts tax (State tax)	0.95
Taxes and charges	0.95
Regulatory fee (State fee)	0.03
Total new charges	\$37.81

Total amount you owe \$37.81

FPL automatic bill pay - DO NOT PAY

ESTIMATED BILL

METER SUMMARY

Meter reading - Meter ACD4413. Next meter reading Jun 18, 2026.

Usage Type	Estimated	-	Previous	=	Usage
kWh used	30259		30111		148

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 19, 2026	Apr 17, 2026	May 19, 2025
kWh Used	148	150	166
Service days	32	29	32
kWh/day	5	5	5
Amount	\$37.81	\$37.92	\$34.27

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.
- Your current month's bill is an estimate based on prior consumption. This is because we were unable to obtain an actual meter reading on your scheduled read date. Rest assured, no action is required from you. For more information, visit FPL.com/Meters.

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Electric Bill Statement

For: Apr 17, 2026 to May 19, 2026 (32 days)

Statement Date: May 19, 2026

Account Number: 78458-32232

Service Address:

100 MAJESTIC WALK BLVD # SL
FERNANDINA BEACH, FL 32034

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

CURRENT BILL

\$3,430.66

TOTAL AMOUNT YOU OWE

Jun 9, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	3,430.66
Payments received	-3,430.66
Balance before new charges	0.00
.....	
Total new charges	3,430.66
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 August 10, 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 May 30, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

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

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



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78458-32232
ACCOUNT NUMBER

\$3,430.66
TOTAL AMOUNT YOU OWE

Jun 9, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

BILL DETAILS

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

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

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

Total amount you owe \$3,430.66

FPL automatic bill pay - DO NOT PAY

** Your electric service amount includes the following charges:

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

METER SUMMARY

Next bill date Jun 18, 2026.

Usage Type	Usage
Total kWh used	3598

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 19, 2026	Apr 17, 2026	May 19, 2025
kWh Used	3598	3598	3598
Service days	32	29	32
kWh/day	112	124	112
Amount	\$3,430.66	\$3,430.66	\$3,269.87

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

For: 04-17-2026 to 05-19-2026 (32 days)
kWh/Day: 112
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: 04-17-2026 to 05-19-2026 (32 days)
kWh/Day: 112
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: Apr 17, 2026 to May 19, 2026 (32 days)

Statement Date: May 22, 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

\$967.23

TOTAL AMOUNT YOU OWE

Jun 12, 2026

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	905.94
Payments received	-905.94
Balance before new charges	0.00
<hr/>	
Total new charges	967.23
Total amount you owe	\$967.23

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 13, 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 June 02, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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



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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

79966-25336	\$967.23	Jun 12, 2026	\$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
79966-25336

BILL DETAILS

Amount of your last bill	905.94
Payment received - Thank you	-905.94
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$33.71
Non-fuel: (\$0.031110 per kWh)	\$284.81
Fuel: (\$0.032010 per kWh)	\$293.05
Demand: (\$15.03 per KW)	\$330.66

Electric service amount 942.23

Gross receipts tax (State tax) 24.18

Taxes and charges 24.18

Regulatory fee (State fee) 0.82

Total new charges \$967.23

Total amount you owe \$967.23

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2800. Next meter reading Jun 18, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	74690		65535		9155
Demand KW	21.62				22

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 19, 2026	Apr 17, 2026	May 19, 2025
kWh Used	9155	8447	8750
Service days	32	29	32
kWh/day	286	291	273
Amount	\$967.23	\$905.94	\$841.31

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: Apr 7, 2026 to May 7, 2026 (30 days)

Statement Date: May 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

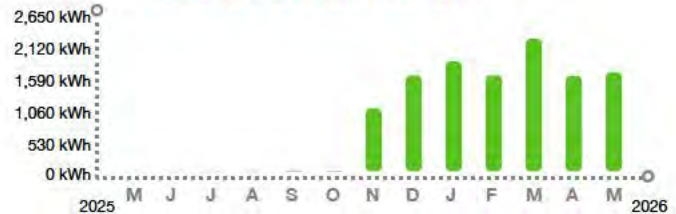
\$251.37

TOTAL AMOUNT YOU OWE

May 28, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	243.05
Payments received	-243.05
Balance before new charges	0.00
Total new charges	251.37
Total amount you owe	\$251.37

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$156.88 instead of \$251.37 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after July 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 May 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)



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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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81986-72449
ACCOUNT NUMBER

\$251.37
TOTAL AMOUNT YOU OWE

May 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	243.05
Payment received - Thank you	-243.05
Balance before new charges	\$0.00

New Charges

Rate: RS-1 RESIDENTIAL SERVICE	
Base charge:	\$10.52
Non-fuel: <small>(First 1000 kWh at \$0.093650) (Over 1000 kWh at \$0.103650)</small>	\$174.91
Fuel: <small>(First 1000 kWh at \$0.028930) (Over 1000 kWh at \$0.038930)</small>	\$59.45
Electric service amount	244.88
Gross receipts tax (State tax)	6.28
Taxes and charges	6.28
Regulatory fee (State fee)	0.21
Total new charges	\$251.37
Total amount you owe	\$251.37

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD0023. Next meter reading Jun 8, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	59316		57532		1784

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 7, 2026	Apr 7, 2026	May 7, 2025
kWh Used	1784	1727	5
Service days	30	29	30
kWh/day	59	60	0
Amount	\$251.37	\$243.05	\$25.93

KEEP IN MIND

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

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Electric Bill Statement

For: Apr 17, 2026 to May 19, 2026 (32 days)

Statement Date: May 19, 2026

Account Number: 84322-19536

Service Address:

85059 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

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

CURRENT BILL

\$31.61

TOTAL AMOUNT YOU OWE

Jun 9, 2026

NEW CHARGES DUE BY

Enroll in FPL Budget Billing® and have \$28.59 withdrawn instead of \$31.61.

FPL.com/AutoBBOffer

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	31.52
Payments received	-31.52
Balance before new charges	0.00
Total new charges	31.61
Total amount you owe	\$31.61

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$28.59 instead of \$31.61 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after August 10, 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 May 30, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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



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5385 N NOB HILL RD
SUNRISE FL 33351-4761

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

84322-19536
ACCOUNT NUMBER

\$31.61
TOTAL AMOUNT YOU OWE

Jun 9, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name:
Amelia Walk Cdd

Account Number:
84322-19536

BILL DETAILS

Amount of your last bill	31.52
Payment received - Thank you	-31.52
Balance before new charges	\$0.00

New Charges

Rate: RS-1 RESIDENTIAL SERVICE	
Base charge:	\$10.52
Minimum base bill charge:	\$18.06
Non-fuel:	\$1.69
<small>(First 1000 kWh at \$0.093650)</small>	
<small>(Over 1000 kWh at \$0.103650)</small>	
Fuel:	\$0.52
<small>(First 1000 kWh at \$0.028930)</small>	
<small>(Over 1000 kWh at \$0.038930)</small>	
Electric service amount	30.79
Gross receipts tax (State tax)	0.79
Taxes and charges	0.79
Regulatory fee (State fee)	0.03
Total new charges	\$31.61
Total amount you owe	\$31.61

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD3749. Next meter reading Jun 18, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00675		00657		18

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 19, 2026	Apr 17, 2026	May 19, 2025
kWh Used	18	16	16
Service days	32	29	32
kWh/day	1	1	1
Amount	\$31.61	\$31.52	\$26.48

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: Apr 17, 2026 to May 19, 2026 (32 days)

Statement Date: May 19, 2026

Account Number: 90653-46331

Service Address:

85257 MAJESTIC WALK BLVD # FTN
FERNANDINA BEACH, FL 32034

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

CURRENT BILL

\$430.27

TOTAL AMOUNT YOU OWE

Jun 9, 2026

NEW CHARGES DUE BY

Enroll in FPL Budget Billing[®] and have \$412.48 withdrawn instead of \$430.27.
FPL.com/AutoBBOffer

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	391.24
Payments received	-391.24
Balance before new charges	0.00
.....	
Total new charges	430.27
Total amount you owe	\$430.27

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$412.48 instead of \$430.27 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after August 10, 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 May 30, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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



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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

90653-46331	\$430.27	Jun 9, 2026	\$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
90653-46331

BILL DETAILS

Amount of your last bill	391.24
Payment received - Thank you	-391.24
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)	\$302.55
Fuel: (\$0.032020 per kWh)	\$102.40
Electric service amount	419.15
Gross receipts tax (State tax)	10.76
Taxes and charges	10.76
Regulatory fee (State fee)	0.36
Total new charges	\$430.27
Total amount you owe	\$430.27

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD7475. Next meter reading Jun 18, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	02530		99332		3198

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 19, 2026	Apr 17, 2026	May 19, 2025
kWh Used	3198	2898	4183
Service days	32	29	32
kWh/day	100	100	131
Amount	\$430.27	\$391.24	\$542.57

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

**AMELIA WALK COMMUNITY DEV
DISTRICT**

Phone: (904) 665-6000

Online: jea.com

Business Customers: (904) 665-6250

Account #: 3124050420
Bill Date: 04/29/26
Cycle: 03

**Amount Due
\$1,285.34**
Do not pay. AutoPay will process
your payment on 05/21/26.

TOTAL SUMMARY OF CHARGES

Water	\$	163.95
Sewer		281.54
Irrigation		839.85
Total New Charges	\$	1,285.34

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

Previous Balance	\$	1,047.20
Payment(s) Received		-1,047.20
Balance Before New Charges		0.00
New Charges		1,285.34

**Do not pay. AutoPay will process your
payment on 05/21/26.** \$ 1,285.34



Water \$163.95
Sewer \$281.54
Irrigation \$839.85

MESSAGES



Swap out faucet aerators with affordable, low-flow aerators on existing fixtures to reduce water use by up to 30% or more.

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: **04/29/26**

Do not pay. AutoPay will process your payment on 05/21/26.	TOTAL AMOUNT PAID
\$1,285.34	

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



AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420 Bill Date: 04/29/26 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: 03/30/26 - 04/28/26 Reading Date: 04/28/26
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
76553197	29	1529	Regular	1	19000 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) 64.31

Total Current Irrigation Charges \$ 119.73

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
 Service Address: 85059 MAJESTIC WALK BV APT IR01
 Service Period: 03/30/26 - 04/28/26 Reading Date: 04/28/26
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157379	29	2186	Regular	1	20000 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) 69.67

Total Current Irrigation Charges \$ 125.09

WATER SERVICE

Billing Rate: Commercial Water Service
 Service Address: 85287 MAJESTIC WALK BLVD
 Service Period: 03/30/26 - 04/28/26 Reading Date: 04/28/26
 Service Point: Commercial - Water

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514098892	29	251	Regular	3/4	19000 GAL

Basic Monthly Charge \$ 18.23
 Water Consumption Charge 58.14

Total Current Water Charges \$ 76.37

WATER SERVICE

Billing Rate: Commercial Water Service
 Service Address: 85287 MAJESTIC WALK BLVD
 Service Period: 03/30/26 - 04/28/26 Reading Date: 04/28/26
 Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
93021993	29	844	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: 03/30/26 - 04/28/26 Reading Date: 04/28/26
 Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
93021993	29	844	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: 03/30/26 - 04/28/26 Reading Date: 04/28/26
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157504	29	1705	Regular	1	53000 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) 246.55

Total Current Irrigation Charges \$ 301.97



AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420 Bill Date: 04/29/26 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: 03/30/26 - 04/28/26 Reading Date: 04/28/26
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89240294	29	1498	Regular	1	8000 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) 5.35

Total Current Irrigation Charges \$ 60.77

IRRIGATION SERVICE

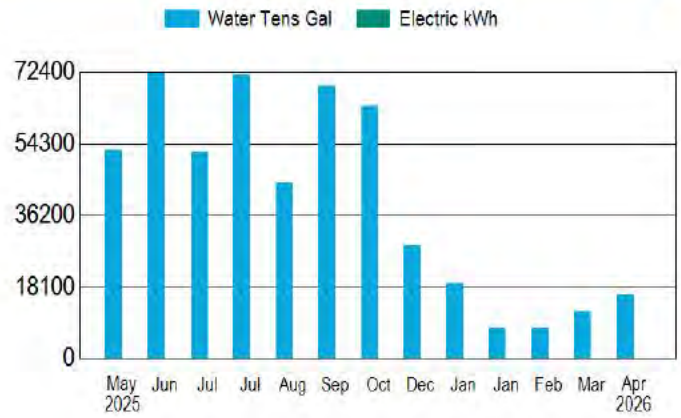
Billing Rate: Commercial Irrigation Service
 Service Address: 85784 STONEHURST PY APT IR01
 Service Period: 03/30/26 - 04/28/26 Reading Date: 04/28/26
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99295544	29	54	Regular	1	40000 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) 176.87

Total Current Irrigation Charges \$ 232.29

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	527,001	118,000	162,000	5,586



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

Account Number 3-0687-3534401
Invoice Number 0687-001622263
Invoice Date April 16, 2026
Previous Balance \$277.15
Payments/Adjustments -\$277.15
Current Invoice Charges \$288.50

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 \$288.50	Payment Due Date May 06, 2026
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PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 04/06	5555555	-\$277.15

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 05/01-05/31			\$159.43	\$159.43
Total Fuel/Environmental Recovery Fee				\$87.15
Total Franchise - Local				\$41.92
CURRENT INVOICE CHARGES				\$288.50

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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 \$288.50
Payment Due Date May 06, 2026
Account Number 3-0687-3534401
Invoice Number 0687-001622263

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 Check Box and Complete Reverse.

Make Checks Payable To:

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



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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	

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		\$700.78
EFT Payment - thank you	May 13	-\$700.78
Balance forward		\$0.00
Regular monthly charges	Page 3	\$655.95
Taxes, fees and other charges	Page 3	\$42.47
New charges		\$698.42

Amount due **\$698.42**

Your bill explained

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

! Thanks for paying by Automatic Payment
Your automatic payment on Jun 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 Jun 12, 2026
Please pay \$698.42

Electronic payment will be applied Jun 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

849574170035080800698423

Download the Comcast Business App

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

- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments

Scan the QR Code with your phone or mobile device to get started.



Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

Call today for a FREE account review at 877-564-0318.

Need help? We're here for you



Visit us online

Get help and support at business.comcast.com/help



Call us anytime

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

Useful information

Moving?

We can help ensure it's a smooth transition. Visit business.comcast.com/learn/moving to learn more.

Accessibility:

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit business.comcast.com/myaccount 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 \$655.95

Comcast Business	\$633.95
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	\$189.15
TV Standard Business Video.	\$124.95
TV Box + Remote	\$11.95
Broadcast TV Fee	\$47.55
Regional Sports Fee	\$4.70
Internet services	\$39.95
Static IP - 5	\$39.95
Voice services	\$51.95
Voice Mail Service	\$7.00
Mobility Voice Line Business Voice.	\$44.95
Other credits and discounts	-\$10.00
Ecobill/autopay Discount	-\$10.00

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

Taxes, fees and other charges \$42.47

Other charges	\$9.09
Federal Universal Service Fund	\$4.13
Regulatory Cost Recovery	\$4.96

Taxes & government fees	\$33.38
Sales Tax	\$2.80
State Communications Services Tax	\$22.42
Local Communications Services Tax	\$7.36
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 ecobill/autopay discount.

Additional information

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

Comcast Business Update: Effective May 7, 2026, FanDuel Sports Network is no longer available with Comcast Business TV.

VOICEMAIL UPDATE: Effective June 30, 2026, voicemail recordings and transcripts across our Voice services will be retained for the earlier of (i) two years and (ii) the date the voicemail was deleted by customer. This update helps ensure consistent data management across our platforms and applies to Comcast Business VoiceEdge (BVE), Comcast Business Voice (BV), Comcast VoiceEdge Service (VES), and Unified Communications (UC). Trunking (PRI and SIP) and Managed Voice services are not affected.

Acceptable Use Policy Update: We've made updates to our Acceptable Use Policy (AUP). You can view the updated AUP at business.comcast.com/terms-conditions-smb.

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.



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

**AMELIA WALK COMMUNITY DEV
DISTRICT**

Account #: 3124050420
Bill Date: 05/29/26
Cycle: 03

**Amount Due
\$1,685.04**
Do not pay. AutoPay will process
your payment on 06/22/26.

Phone: (904) 665-6000

Online: jea.com

Business Customers: (904) 665-6250

TOTAL SUMMARY OF CHARGES

Water	\$	167.01
Sewer		281.54
Irrigation		1,236.49
Total New Charges	\$	1,685.04

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

Previous Balance	\$	1,285.34
Payment(s) Received		-1,285.34
Balance Before New Charges		0.00
New Charges		1,685.04

**Do not pay. AutoPay will process your
payment on 06/22/26.** \$ 1,685.04



- Water \$167.01
- Sewer \$281.54
- Irrigation \$1,236.49

MESSAGES



JEA's 2025 Annual Water Quality report will soon be available at jea.com/WQR2025. For a paper copy, email your address to waterquality@jea.com or call 665-6000 to request one.

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: 05/29/26
Do not pay. AutoPay will process your payment on 06/22/26.	TOTAL AMOUNT PAID
\$1,685.04	

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



AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420 Bill Date: 05/29/26 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: 04/28/26 - 05/28/26 Reading Date: 05/28/26
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
76553197	30	1552	Regular	1	23000 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) 85.75

Total Current Irrigation Charges \$ 141.17

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
 Service Address: 85059 MAJESTIC WALK BV APT IR01
 Service Period: 04/28/26 - 05/28/26 Reading Date: 05/28/26
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157379	30	2203	Regular	1	17000 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) 53.59

Total Current Irrigation Charges \$ 109.01

WATER SERVICE

Billing Rate: Commercial Water Service
 Service Address: 85287 MAJESTIC WALK BLVD
 Service Period: 04/28/26 - 05/28/26 Reading Date: 05/28/26
 Service Point: Commercial - Water

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514098892	30	271	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: 04/28/26 - 05/28/26 Reading Date: 05/28/26
 Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
93021993	30	847	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: 04/28/26 - 05/28/26 Reading Date: 05/28/26
 Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
93021993	30	847	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: 04/28/26 - 05/28/26 Reading Date: 05/28/26
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157504	30	1831	Regular	1	126000 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) 637.83

Total Current Irrigation Charges \$ 693.25



AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420 Bill Date: 05/29/26 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: 04/28/26 - 05/28/26 Reading Date: 05/28/26
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89240294	30	1506	Regular	1	8000 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) 5.35

Total Current Irrigation Charges \$ 60.77

IRRIGATION SERVICE

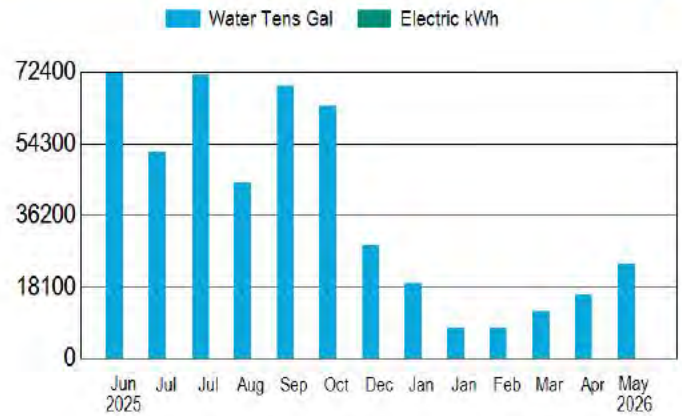
Billing Rate: Commercial Irrigation Service
 Service Address: 85784 STONEHURST PY APT IR01
 Service Period: 04/28/26 - 05/28/26 Reading Date: 05/28/26
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99295544	30	94	Regular	1	40000 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) 176.87

Total Current Irrigation Charges \$ 232.29

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	724,001	162,000	237,000	7,900



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

Account Number 3-0687-3534401
Invoice Number 0687-001630716
Invoice Date May 16, 2026
Previous Balance \$288.50
Payments/Adjustments -\$288.50
Current Invoice Charges \$288.50

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 \$288.50	Payment Due Date June 05, 2026
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PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 05/06	5555555	-\$288.50

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 06/01-06/30			\$159.43	\$159.43
Total Fuel/Environmental Recovery Fee				\$87.15
Total Franchise - Local				\$41.92
CURRENT INVOICE CHARGES				\$288.50

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	\$288.50
Payment Due Date	June 05, 2026
Account Number	3-0687-3534401
Invoice Number	0687-001630716

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.

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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	

FOURTH ORDER OF BUSINESS

A.

1.



Quality Site Assessment

Prepared for: Amelia Walk CDD

General Information

DATE: Tuesday, Jun 09, 2026
NEXT QSA DATE: Monday, Jul 13, 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

QUALITY SITE ASSESSMENT

Amelia Walk CDD

Maintenance Items



- 1** Main entrance annual beds with spring annuals that are in bloom and look good. Summer annual rotation is coming soon.
- 2** Entrance median is trimmed, mulch beds are clean, and juniper is cut back to the curb.
- 3** The lift station at Berryessa is trimmed and beds are clean, as part of our weed spray rotation through the community.
- 4** The new turf at Fall River and Majestic is healthy and looks good.

Maintenance Items

5



- 5 The beds at Fall River and Majestic Walk are clean, and crape myrtles are pruned.

2.

BrightView

Irrigation Report

Landscape Services

Property Name: Amelia Walk

Controller Location: Clubhouse

Job #: _____

Tech Name: Justin

Type of controller: Hunter

Date: 6/1/20

Access Code: _____

Controller Name: _____

Zones per Controller: _____

Page: _____ of _____

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	X	X	R	No	R	S	R	2	S	S	S	S	S	S	S	S	S	R	
A	M|T|W|TH|S	9pm	0	20	20	20	20	0	20	20	0	0	0	20	20	0										
B	S|M|T|W|TH|F|S	9pm															10	10	10	10	10	10	10	10	10	
C	S|M|T|W|TH|F|S	9pm																								
D	S|M|T|W|TH|F|S	7:30 AM	10					10				5	10			5										
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?: Yes Tech Notes: Decoder Alarm 37, 38

BrightView

Irrigation Report

Landscape Services

Property Name: Amelia walk

Controller Location: _____

Job #: _____

Tech Name: Justin

Type of controller: Hunter

Date: 6/1/27

Access Code: _____

Controller Name: _____

Zones per Controller: _____

Page: _____ of _____

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	S	X		S	R	R	S	R		R	S	S	S
A	S|M|T|W|TH|F|S		-	-	-	-	-	-	-	-	-	-	-	-	20	-	-	20	20	-	-	-	-	20	-	-
B	S|M|T|W|TH|F|S		10	10	-	-	-	10	-	10	10	10	10	10	0	-	20	-	-	10	10	-	-	-	-	-
C	S|M|T|W|TH|F|S		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20	-	10	-
D	S|M|T|W|TH|F|S		-	-	5	5	5	.	5	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
E	S|M|T|W|TH|F|S																									
F	S|M|T|W|TH|F|S																									

Broken Head						(1)																				
Broken Riser																										
Broken Nozzle																										
Broken Lateral Line																										
Broken Bubbler																										
Broken Rotor																									(1)	
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: zone #37 locate valve

BrightView

Irrigation Report

Landscape Services

Property Name: _____

Controller Location: _____

Job #: _____

Tech Name: _____

Type of controller: _____

Date: _____

Access Code: _____

Controller Name: _____

Zones per Controller: _____

Page: _____ of _____

Prog	Run Days / Zones	Start Time	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72
	Spray | Rotor | Drip:		S	S	R	S	S	S	R	R	R	S	R	R		S	R	R	R	R	-	-	-	-	-	-
A	S|M|T|W|TH|F|S								20	20	1/2							20	20	20						
B	S|M|T|W|TH|F|S																				-	-	-	-	-	
C	S|M|T|W|TH|F|S		10	10	10	10	10				10	10	20	20		10	20				-	-	-	-	-	
D	S|M|T|W|TH|F|S							5													-	-	-	-	-	
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: _____

Control # B

Landscape Services

Property Name: Amelia Walk

Controller Location: _____

Job #: _____

Tech Name: Yandi

Type of controller: _____

Date: 08-01-26

Controller Name: Rainbird

Zones per Controller: _____

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	19	20	21	22	23	24
	Spray | Rotor | Drip:		R	R	S	S	S	S	S	S	S	S	S	S	S	S	R	S	S	R	R	S	S	R	-	
A	S|M|T|W|TH|F|S		20	20	-	-	-	-	-	-	-	-	-	-	-	-	20	-	-	20	20	-	-	20	-	
B	S|M|T|W|TH|F|S		-	-	10	10	5	10	20	10	20	10	10	10	-	-	-	-	-	-	-	-	-	-	-	
C	S|M|T|W|TH|F|S		-	-	-	-	-	-	-	-	-	-	-	-	10	10	10	-	10	10	-	-	10	10	-	
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																	
Broken Riser																									
Broken Nozzle														②											
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: zone #3 low pressure

BrightView

Irrigation Report

Landscape Services

Property Name: _____

Controller Location: _____

Job #: _____

Tech Name: _____

Type of controller: _____

Date: _____

Access Code: _____

Controller Name: _____

Zones per Controller: _____

Page: _____ of _____

Prog	Run Days / Zones	Start Time	25	26	27	28														
Spray | Rotor | Drip:			S	R	S	S														
A	S|M|T|W|TH|F|S		-	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		10	-	10	10														
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: _____

Property Name: Amelia Walk

Controller Location: Berryessa way

Job #: _____

Tech Name: Yandi

Type of controller: _____

Date: 06-02-26

Access Code: _____

Controller Name: _____

Zones per Controller: _____

Page: _____ of _____

Prog	Run Days / Zones	Start Time	BV ₁	BV ₂																
	Spray | Rotor | Drip:		R	R																
A ¹	S M T W T H F S	6:30 AM	25	25																
B ²	S M T W T H F S	6 AM	-	25																
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 Walk

Controller Location: Jeal Station #7

Job #: _____

Tech Name: Yandi

Type of controller: _____

Date: 06-01-26

Access Code: _____

Controller Name: Rainbird

Zones per Controller: _____

Page: 1 of 1

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	4:54	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			①		①															
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: _____

LightView

Landscape Services

Irrigation Report

Property Name: Arvelia Walk
 Tech Name: Xaudi
 Controller Name: Rainbird

Controller Location: Majestic Walk
 Type of controller: _____
 Zones per Controller: _____

Job #: _____
 Date: 06-01-26
 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	S	S	S	S	R	S	R	S	S	S	R	R	R	R	R							
A	S|M|T|W|TH|F|S	7:24	20	10	10	10	10	10	25	20	10	20	-	-	35	20	40	20	20	20							
B	S|M|T|W|TH|F|S	3:44	-	-	-	-	-	-	30	-	-	-	30	30	30	-	30	-	-	-							
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									(P)																		
Broken Riser																											
Broken Nozzle																											
Broken Lateral Line																											
Broken Bubbler																											
Broken Rotor																											
Cut Drip Line																											
Valve Inoperable					1	1																					
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: zone #2, 5 low pressure

Property Name: Amelia walk

Controller Location: SEA station #2

Job #: _____

Tech Name: Vandi

Type of controller: _____

Date: 06-01-26

Access Code: _____

Controller Name: Rainbird

Zones per Controller: _____

Page: 1 of 1

Prog	Run Days / Zones	Start Time	1	2	3	4	5	6														
		Spray | Rotor | Drip:	S	S	S	R	R															
A	S|M|T|W|TH|F|S	3:44	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																						
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 Walk

Controller Location: Majestic Walk

Job #: _____

Tech Name: Yanni

Type of controller: _____

Date: 06-01-26

Access Code: _____

Controller Name: R

Zones per Controller: _____

Page: _____ of _____

Prog	Run Days / Zones	Start Time	BV ₁	BV ₂	BV ₃	BV ₄	BV ₅	BV ₆												
	Spray | Rotor | Drip:		R	R	S	S	S	S												
A 1	S | M | T | W | T | F | S	2:40 AM	20	20	20	20	20	20												
B 2	S | M | T | W | T | F | S	2 AM																		
C 3	S | M | T | W | T | F | S	1:30 AM																		
D 4	S | M | T | W | T | F | S	1 AM																		
E 5	S | M | T | W | T | F | S	12:30 AM																		
F 6	S | M | T | W | T | F | S	12:00 AM																		

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: _____

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: PM Repairs		
Project Description	Amelia Walk: PM Repairs		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
PM Repairs				Subtotal
				\$0.00
1.00	EACH	Broken riser N/C	\$0.00	\$0.00
7.00	EACH	Rainbird 1800 6" Installed- Pop-up Spray Head N/C	\$0.00	\$0.00
3.00	EACH	Rainbird 5006" Installed- Rotor heads N/C	\$0.00	\$0.00
1.00	EACH	Lateral line break repair N/C	\$0.00	\$0.00
Electrical Troubleshooting of downed zones				Subtotal
				\$2,073.06
1.00	LUMP SUM	37 43 44	\$0.00	\$0.00
3.00	EACH	Hunter ICD Single Decoder	\$278.54	\$835.63
3.00	EACH	24v Solenoid	\$113.95	\$341.85
12.00	EACH	Splice kit	\$3.80	\$45.58
10.00	HOUR	Labor	\$85.00	\$850.00

For internal use only

SO# 8935188
JOB# 346108420
Service Line 150

Total Price \$2,073.06

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	June 04, 2026	
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

		Irrigation Manager
Signature	Title	
Juwan Lamar Dupree	June 04, 2026	
Printed Name	Date	

Job #:	346108420		
SO #:	8935188	Proposed Price:	\$2,073.06

E.

6/16/2026

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
June 16th, 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 – May 2026

Total Monthly Usage (Based on Door and Gate Entrances) –
3,412 patrons

Average Daily Usage - 110 patrons

Total Gym Usage – 1,496 patrons

Total Social Room Usage – 341 patrons

Tennis/Pickleball Courts – 192 patrons

Social Room Rentals – 5

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

Completed Projects – Maintenance

- Gym fans resynced /outdoor fan sshroud repaired by GMS.
- Cracked pool drain grates replaced by GMS.
- Patio furniture cleaned by GMS.
- Dumpster area cleaned by GMS.

Completed Projects – Landscaping

- Amenity center enhancement project to begin next week by Coastal Greenery.
- GMS is closely monitoring irrigation well, some issues have come up over the past month.
- Working with architect to come up with further modifications to MWC beds-shrinking beds down, adding sod.
- Large mainline leak repaired by Brightview.

Homeowner Requests

- Pond bank condition poor in isolated location.
- Irrigation issues reported.
- Missed mowing in easements.
- Photo sensors on street lamps leaving light on during daytime hours. I looked into this and they are very sensitive to shade from nearby trees. They are operating appropriately.
- Residents would like to see carp introduced into pond on Cherry Creek.
- Tables in amenity center have a waxy finish to them which is uncomfortable for use- replace or refinish?

In Progress Projects/Action Items

Current Projects		
	Vendor/contractor	Status (as of 6/8/2026)
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- monitoring areas
Entrance enhancement Plans	Brightview	Plans sent to for proposal
	Coastal Greenery	Plans sent to for proposal
	Papi's Landscaping	Plans sent to for proposal
	Happy Days Outdoors	Plans sent to for proposal
Amenity Center Enhancement	Coastal Greenery	Contract signed- meeting scheduled to review scope. Some updates to design have been suggested and proposal for additional work included in package.
Fall River/ River Birch Enhancement	Duck Duck Rooter	Proposal for underground boring and backflow install
	Brightview	Plans sent for proposal
	Coastal Greenery	Plans sent for proposal
	Papi's Landscaping	Plans sent for proposal
Bus Stop Enhancement	Happy Days Outdoors	Site visit and discussed options- waiting for proposal
	Amelia Outdoors	Setting up site visit
Pétanque courts	Happy Days Outdoors	Site visit and discussed options- waiting for proposal
	Amelia Outdoors	Setting up site visit
Pergolas- before MWC	Happy Days Outdoors	Site visit and discussed options- waiting for proposal
Pond 15 fountain	Solitude	Inspected 6.8- burnt up bus bar. Requested quote for repair and replacement. Longer run from pump to control unit than typical for 120v fountain leading to issues. 240v unit recommended.

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

Amelia Walk

Community Development District

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

Phone: 904-940-5850 Fax: 904-940-5899

June 5, 2026

Via Certified Mail and Email

Travis and Racquel Young
85166 Majestic Walk Boulevard
Fernandina Beach, Florida 32034
travisyoung31@yahoo.com

Re: *Amelia Walk Community Development District
Notice of Violations and Suspension of Amenity Privileges*

Dear Mr. and Mrs. Young:

I serve as District Manager to the Amelia Walk Community Development District (the "District"). I am writing on behalf of the District to notify you that due to the incident described herein, your household's amenity privileges are hereby suspended at least until the next meeting of the District's Board of Supervisors (the "Board") on **June 16, 2026, at 2:00 p.m.** The Board may elect in its discretion to lengthen the suspension timeline at the meeting. Your Patron Card will be disabled upon issuance of this letter. Effective immediately, your household's amenity privileges are suspended for all recreational facilities owned and operated by the District, which includes, but are not limited to, the Amenity Center clubhouse, fitness center, swimming pool, multipurpose field, and any other District amenities.

Reason for Suspension. The District was recently made aware that your home is listed as available for short-term rental on travel websites such as VRBO. Screenshots of the applicable listing are enclosed with this letter. The posting includes representations that short-term renters may utilize District amenities. Specifically, the listing states: "The Amelia Walk Amenities Center offers a fitness center, tennis courts, pickleball courts, and a community pool. There's also a playground for kids, making it a great spot for fun and relaxation." The facilitation of unauthorized use of District amenities violates the District's *Policies Regarding Use of the District's Amenity Center* ("Amenity Rules").

Use of the District's amenities is limited to Patrons and their Guests. The relevant terms are specifically defined in the Amenity Rules as follows:

- **"Guest"** – shall mean any person or persons, other than a Resident or Non-Resident Patron, who is expressly authorized by the District to use District facilities, or invited for a specific visit by a Patron to use District facilities.
- **"Non-Resident Patron"** – shall mean any Non-Resident who is paying the Annual User Fee to the District for use of all District facilities.
- **"Patron"** – shall mean Residents, Non-Resident Patrons, and Renters.
- **"Renter"** – shall mean a tenant, occupant, or an individual maintaining his or her residence in a home located in the District pursuant to a valid rental or lease agreement. Proof of a valid rental or lease agreement is required.
- **"Resident"** – shall mean any person or household owning property within the District, or any renter who has been approved for issuance of a facility access card.

Short-term renters do not meet the definition of any authorized user of the District's amenities. Additionally, the Amenity Rules state that "Guests must be registered or accompanied by a Patron before entering the Amenity Center or

when using District property.” Please also note that in accordance with the Amenity Rules, “Patron Cards are the property of the District. The District may request surrender of, or may deactivate, a person’s Patron Card for violation of the District’s rules and policies established for the safe operations of the District’s Amenity Facilities.”

The observed violations of the District’s adopted policies include:

- Permitting the unauthorized use of a Patron Card or otherwise facilitating or allowing unauthorized use of the Amenity Facilities;
- Failing to abide by any District rules or policies; and
- Such person’s guest or a member of their household committing any of the above violations.

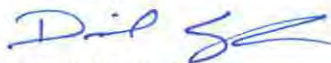
Opportunity to Address the Board. At present, the suspension will remain in effect until at least the Board meeting on **June 16, 2026, at 2:00 p.m.**, at which time the Board will determine the appropriate duration of the amenity privilege suspension, deemed by it in its sole discretion to be appropriate under the circumstances.

In determining whether to impose a longer suspension or take any additional action, the Board shall take into account the nature of the violation and any prior violations. The Board may determine what additional action, if any, will be taken or may reserve its decision until a later date. In any event, the Board shall provide notice of its action to you following the suspension hearing. If you would like to present any information or evidence to the Board, or otherwise address the Board concerning this matter, please contact the District Manager’s office, Governmental Management Services, LLC, at (904) 940-5850, by email at dlaughlin@gmsnf.com,¹ or by mail at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, so that the item may be distributed to the Board prior to the meeting.

Moreover, please note that violations of the District’s Amenity Policies may be subject to the imposition of an administrative reimbursement of up to Five Hundred Dollars (\$500.00) to offset the actual legal and/or administrative expenses incurred by the District as a result of the violation. The decision of whether to impose an administrative reimbursement, and the amount of any such administrative reimbursement up to \$500, is within the Board’s discretion. We will advise you of any administrative reimbursement imposed by the District in connection with this matter.

Please be advised that effective immediately, your household’s amenity center privileges are suspended. Accordingly, should any member of your household attempt to enter the District’s facilities, they will be trespassing and the appropriate authorities will be contacted. Should you wish to appeal this interim suspension, you must submit a written request for reconsideration to this office. The written request shall contain relevant facts related to the appeal and District staff shall review and consider the same.

Sincerely,



Daniel Laughlin
District Manager

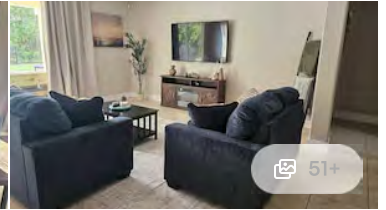
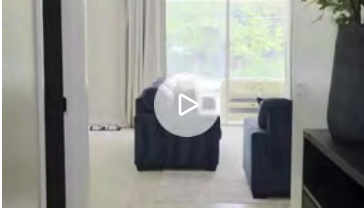
cc: Amenity Manager
District Counsel
Board of Supervisors

¹ Please be aware that, under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

See all properties

Share

Save



Overview Amenities Host Policies

Entire home

Spacious 5-bedroom house in amazing Fernandina Beach with AC and pool

10 Exceptional

See 1 review

5 bedrooms

3+ bathrooms

Sleeps 12

Family-friendly highlights for your trip

Enjoy the heated pool
A rare find in this area - swim in comfort or have a relaxing dip.

Popular amenities

Dog-friendly

Patio

On-site fitness center

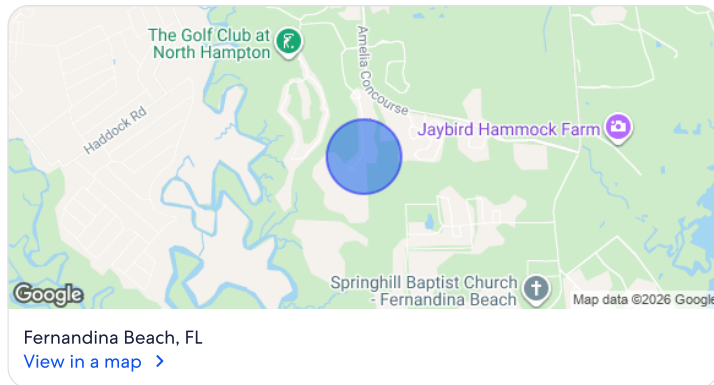
Hot tub on site

Private pool

Air conditioning

See all property amenities

Explore the area



- The Golf Club at North Hampton 4 min drive
- Shoppes At Amelia Concourse 4 min drive
- Nassau River 7 min drive
- Jacksonville, FL (JAX-Jacksonville Intl.) 32 min drive

See all about this area

Rooms & beds

5 bedrooms (sleeps 12)

Bedroom 1

1 King Bed

Bedroom 2

1 King Bed

Bedroom 3

1 King Bed and 1 Twin Bed

Bedroom 4

1 King Bed

Bedroom 5

1 Double Bed and 1 Twin Bed

3 bathrooms, 1 half bathroom

Bathroom 1



Soap · Towels provided · Bathtub · Toilet · Shower only · Shampoo · Hair dryer

Bathroom 2



Soap · Towels provided · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 3



Soap · Towels provided · Bathtub · Toilet · Shampoo · Hair dryer

Bathroom 4



Soap · Toilet

Spaces



Deck or patio



Kitchen



Outdoor play area



Dining area

[See all rooms and beds details](#)

About this property

Spacious 5-bedroom house in amazing Fernandina Beach with AC and pool

Get ready to relax in this 5-bedroom house in Fernandina Beach. The brilliant bedrooms include four king beds and a full bed and a twin, offering plenty of space for guests. With 3.5 bathrooms featuring both showers and bathtubs, everyone can enjoy comfort and convenience. A cool living room with an enlarged sectional provides an extra spot to unwind or gather and seconds as a bed. Whether you're lounging indoors or planning your next adventure, this fantastic home creates the perfect backdrop for a memorable stay. We think our place will help you experience everything Fernandina Beach has to offer.

About the host



Travis Young
Host

[Contact host](#)

✔ Your dates are available

Start date
Sep 30

End date
Oct 4

Travelers
6 travelers

\$781
\$3,122 for 4 nights
All fees included

Begin booking

You will not be charged yet

[Free cancellation before Wed, Sep 16](#)

[Contact host](#)

Reviews

10/10

Exceptional

1 verified review ⓘ

Guest photos



10/10 Excellent

I have been using Vrbo for years. This host was the best I have ever had.. He was kind and thoughtful. He went the extra mile when he did not have to. My husband is in a wheelchair he got ramps so we could get him in and out the house. There was a minor issue with the pool. He had it handled on a holiday...

[Show more](#)

SHaren H.

Stayed 7 nights in May 2026
Verified review

[See 1 review](#)

House Rules

Check in after 4:00 PM

Minimum age to rent: 25

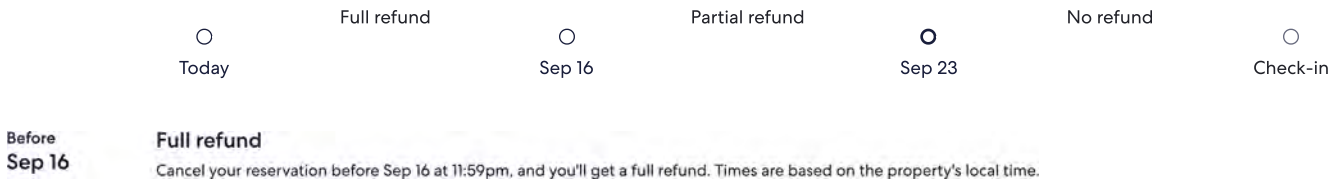
Check out before 10:00 AM

[See more](#)

Damage and incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

Cancellation



[See more](#)

Important information

You need to know

Property # 5235968

Extra-person charges may apply and vary depending on property policy

Government-issued photo identification and a credit card, debit card, or cash deposit may be required at check-in for incidental charges

[See more](#)

Similar properties to Spacious 5-bedroom house in amazing Fernandina Beach with AC and pool



Two-story townhome with fast WiFi & pool - steps from the beach

Amelia City

Pool

Parking included

Wifi Included

10 3 reviews

~~\$481~~ **\$446**
\$446 nightly
\$1,785 for 4 nights
All fees included



Spacious, Ocean View House, Steps Away to the Beach!

Fernandina Beach

Parking included

Pet friendly

Wifi Included

9.6 66 reviews

\$461
\$461 nightly
\$1,844 for 4 nights
All fees included



Key Lime Cottage - Hosted By Moore AI Rentals

Fernandina Beach

Pool

Parking included

Wifi Included

10 43 reviews

~~\$589~~ **\$568**
\$568 nightly
\$2,274 for 4 nights
All fees included



Beautiful Beach Views | Private Beach Access | Outdoor Kitchen | Warm and Inviting Spaces

Fernandina Beach

Parking included

Wifi Included

Kitchen

10 146 reviews

~~\$752~~ **\$692**
\$692 nightly
\$2,767 for 4 nights
All fees included



Ne
Po
Re

/ >

Pool

Parking included

Wifi Included

10

Popular amenities



Dog-friendly



Patio



On-site fitness center



Barbecue grill



Washer



Onsite parking available



Microwave



Hot tub on site



Private pool



Air conditioning



Refrigerator



Internet



Non smoking



Dryer

✕ Property amenities

Essentials

Wireless internet

Free wifi

Wifi speed: 500+ Mbps (good for 6+ people or 10+ devices)

Internet

Towels provided

Linens provided

Air conditioning

Hair dryer

Shampoo

Toilet paper

Paper towels

Basic soaps

Iron & board

Heating

Fitness room / equipment

The Amelia Walk Amenities Center offers a fitness center, tennis courts, pickleball courts, and a community pool. There's also a playground for kids, making it a great spot for fun and relaxation.

Desk

Desk chair

SIXTH ORDER OF BUSINESS



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

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

BILL TO

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

ESTIMATE 125434618	ESTIMATE DATE Jun 02, 2026
------------------------------	--------------------------------------

JOB ADDRESS

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

Job: 124798531

ESTIMATE DETAILS

Water Main Install:
 Scope of Work

Install 1" HDPE CTS Water Piping Under River Birch Ct. Install 1" Backflow Device at Water Meter

1. Install (1) 1" Wilkins 975XL Backflow Preventer at meter corner of River birch Ct. & Fall River Pkwy.
2. Excavate access pits on south and northside of River Birch Ct.
3. Mobilize and set up horizontal directional boring equipment.
4. Install 80' LF 1" Blue CTS PE water main tubing under River Birch Ct. roadway.
5. Connect water main to backflow preventer, install (2) valve stops with valve box for future landscaping.
6. Backfill excavated area and rake to finish grade. (Note sod restoration not included)
7. Backflow plumbing permit and testing as required.

Terms 50% Down 50% at Completion / Price good for 30 days / 90 Day Warranty

SUB-TOTAL	\$9,661.11
TAX	\$0.00
TOTAL	\$9,661.11

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

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. You have the option to cancel this transaction within 3 business days of signing the estimate without incurring any penalties, provided that no products have been ordered for the job or installed

on the specified date. The summary above is furnished by Duck Duck Rooter Plumbing, Septic & Air Conditioning as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

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

*Quote is valid for 30 days from issue date.

*Plumbing projects require a deposit of 50% due at time of signing and remainder is due in full upon completion. (Work cannot be scheduled without the 50% deposit)

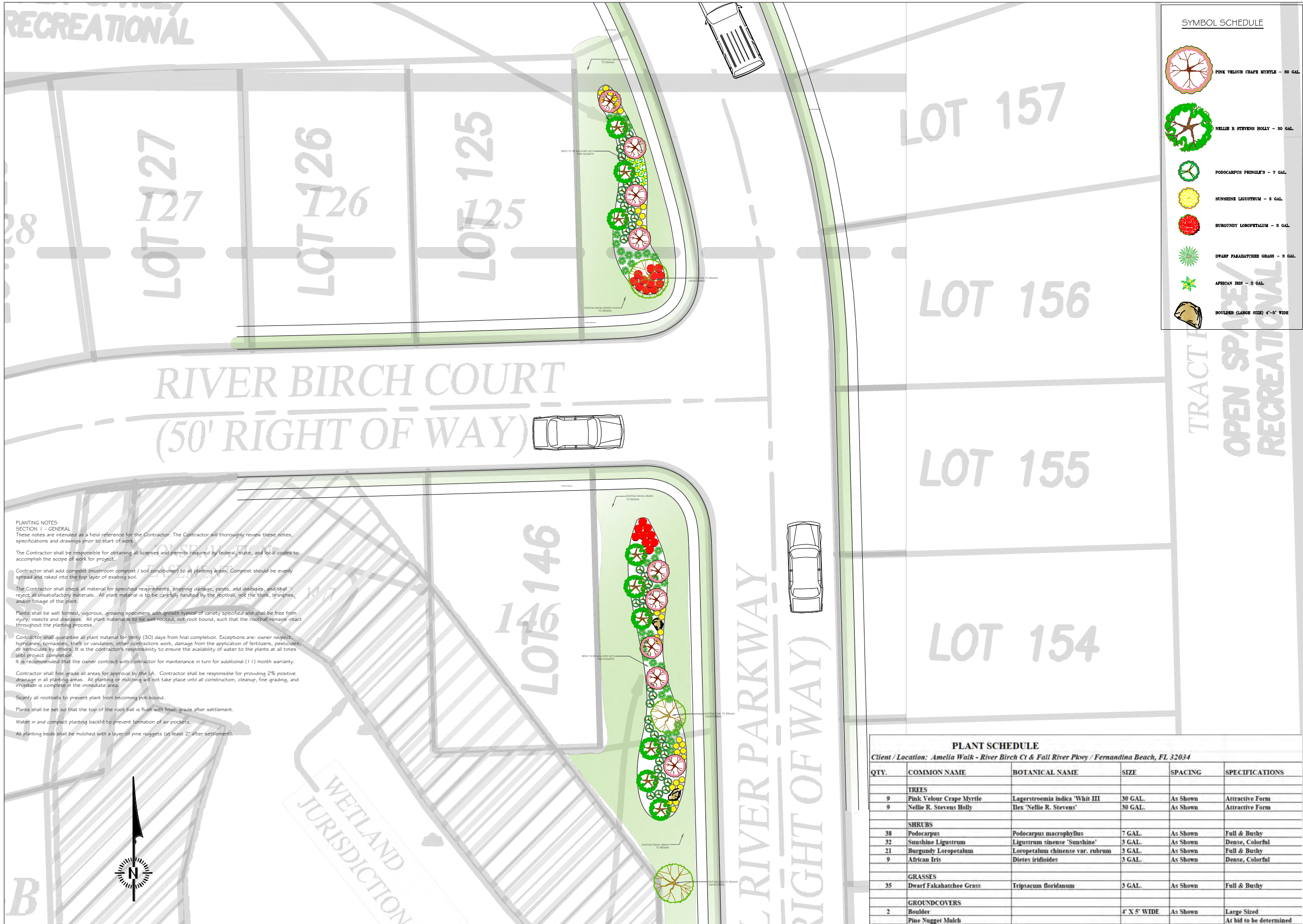
Sign here

Date

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 I - 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
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38	Podocarpus	Podocarpus macrophyllus	7 GAL.	As Shown	Full & Bushy
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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

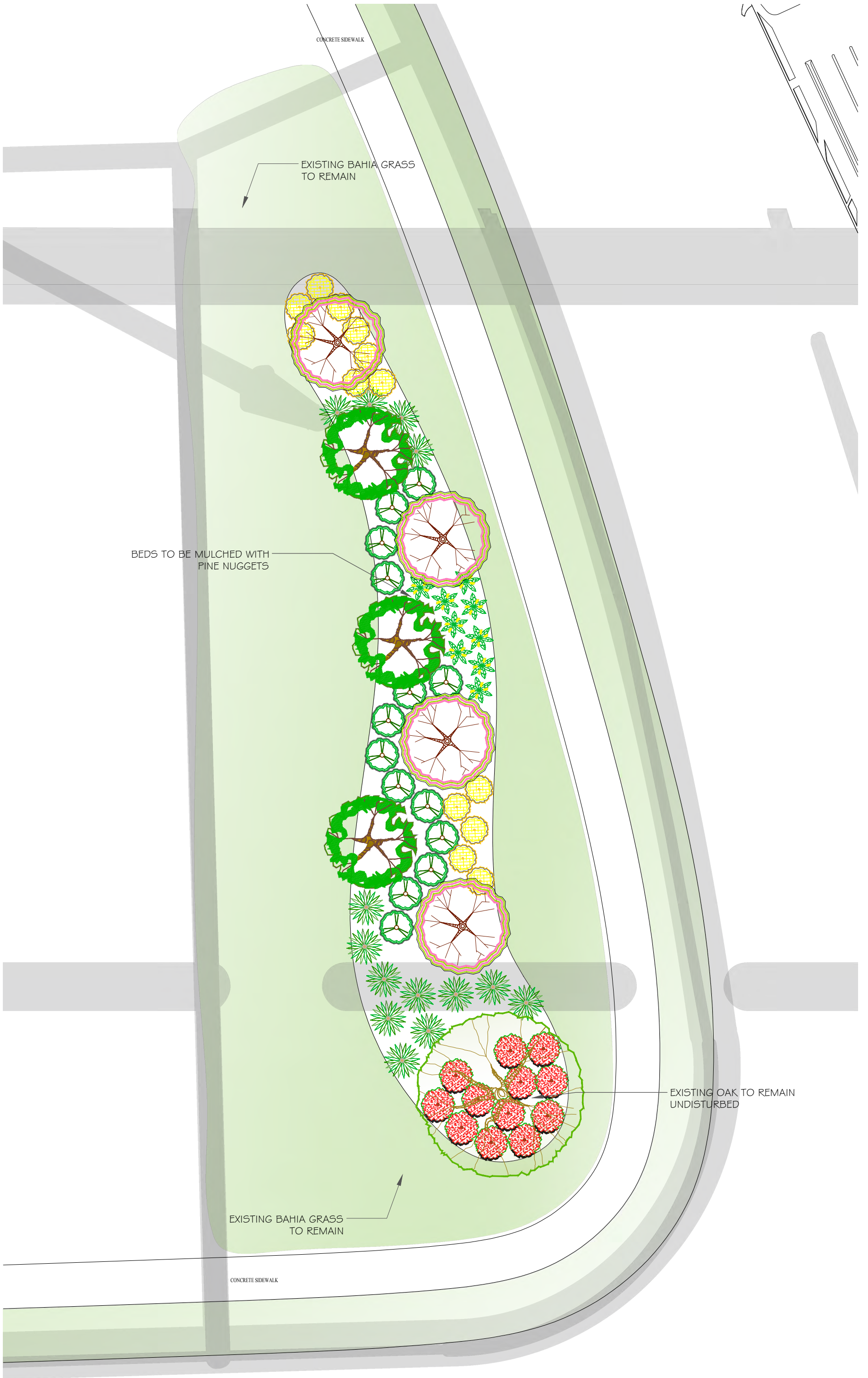
THESE DRAWINGS ARE THE PROPERTY OF SCOTT A SMITH. THEY MAY NOT BE REPRODUCED, MODIFIED OR REVISED WITHOUT THE WRITTEN PERMISSION OF SCOTT A SMITH.

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

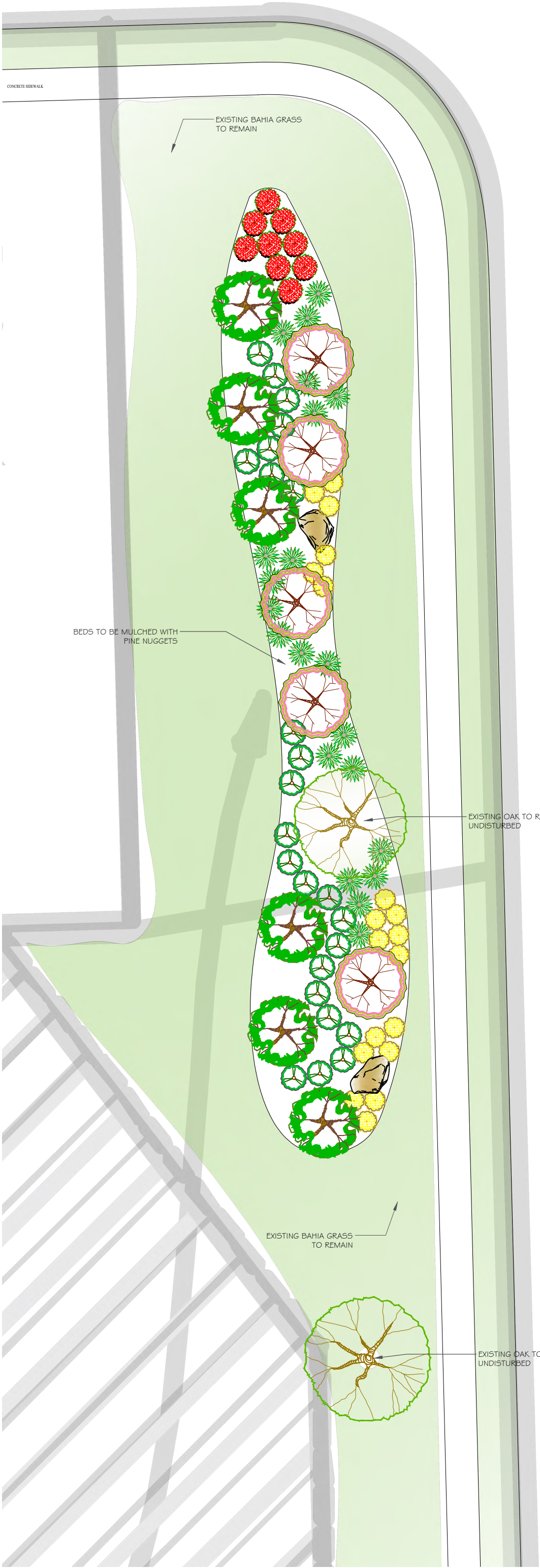
EXISTING BAHIA GRASS TO REMAIN

BEDS TO BE MULCHED WITH PINE NUGGETS

EXISTING BAHIA GRASS TO REMAIN

CONCRETE SIDEWALK

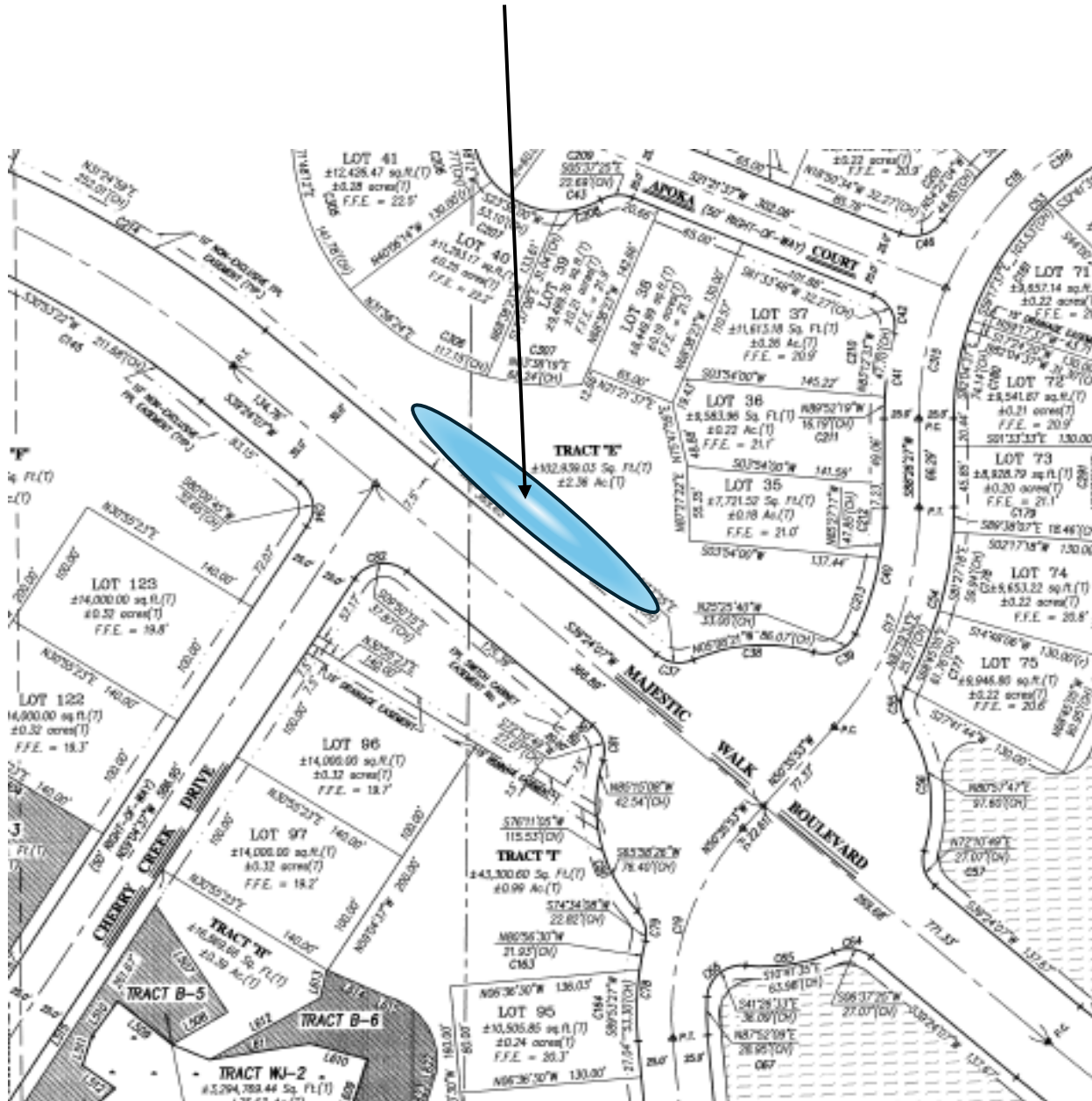
EXISTING OAK TO REMAIN UNDISTURBED



RIVER PARKWAY

EIGHTH ORDER OF BUSINESS

MWB School Bus Stop Area



Project Scope – Recommendation

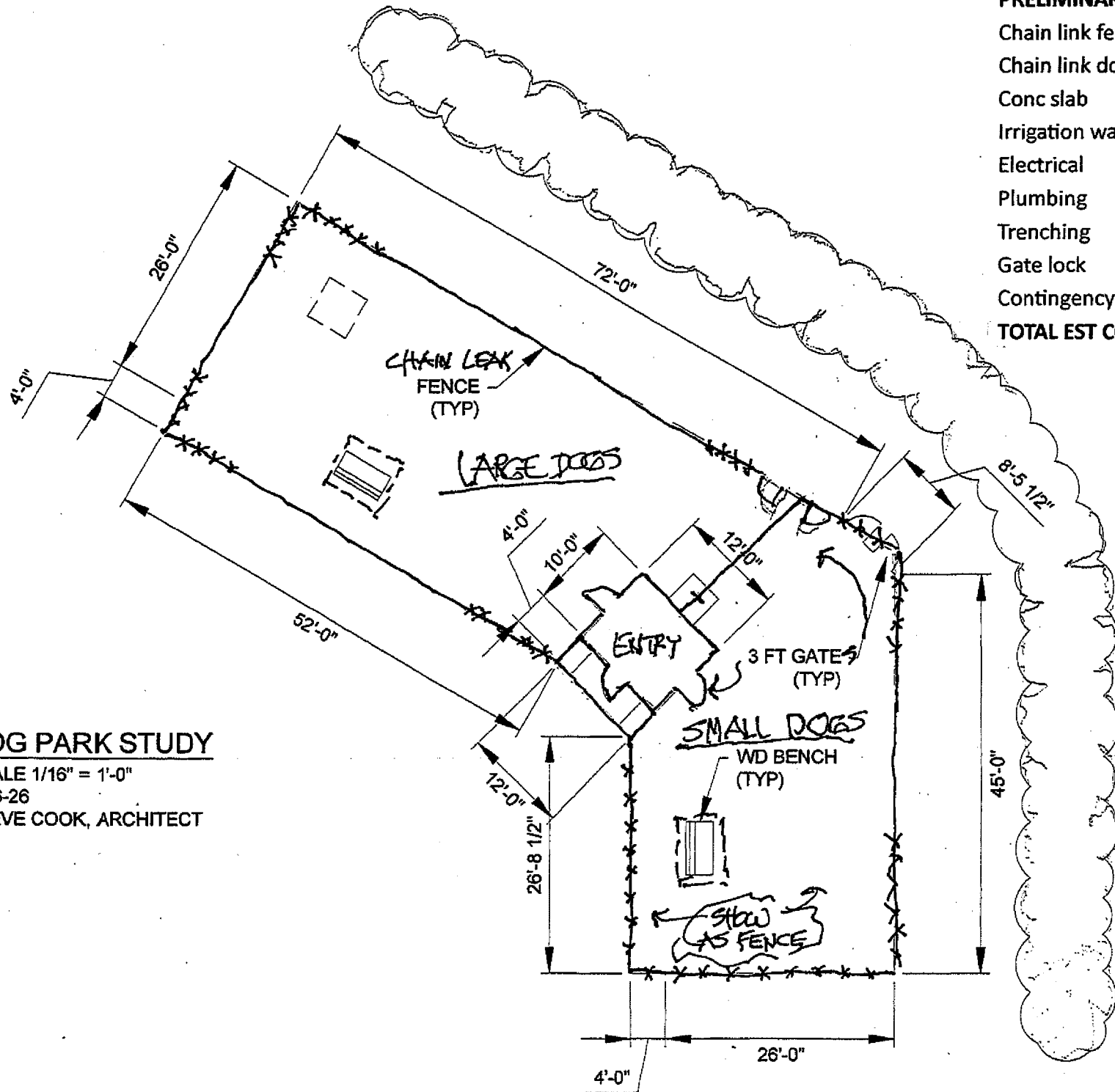
Between the tree nearest the fire hydrant and the tree just past the bike rack:

- 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.

NINTH 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?

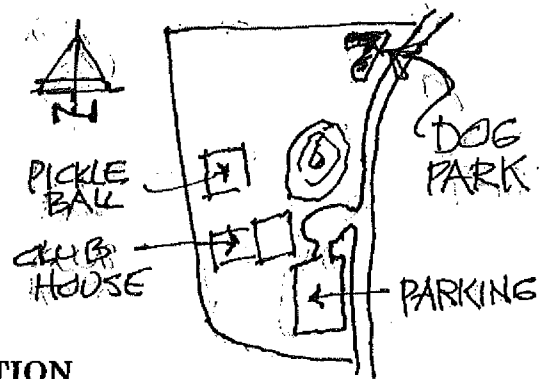
Your CDD board sets the Community budgets and priorities each year. Residents need to prove to the board that there is a need and desire for any amenities

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) _____

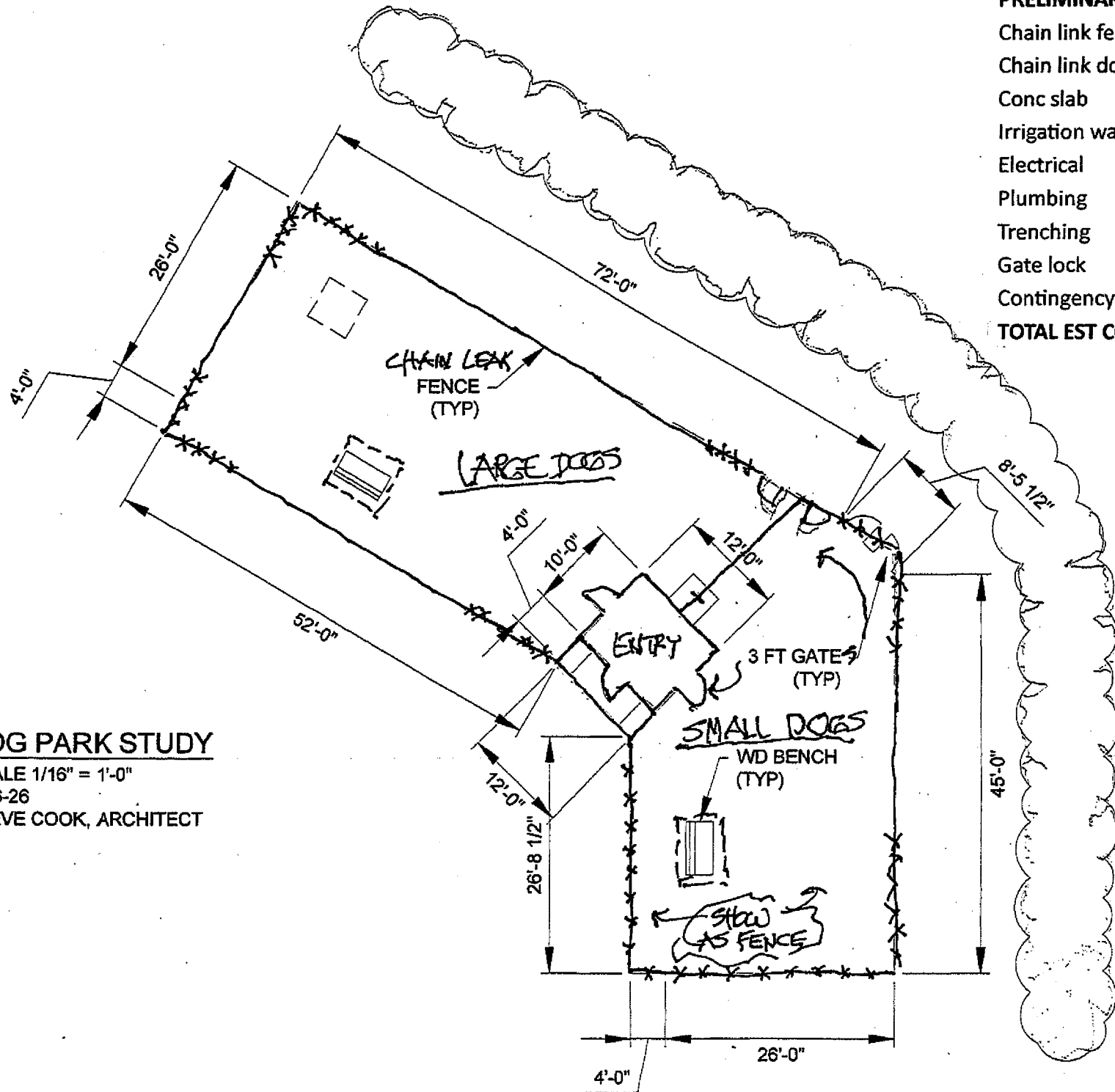
EMAIL _____

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



DOG PARK STUDY

SCALE 1/16" = 1'-0"

4-16-26

STEVE COOK, ARCHITECT

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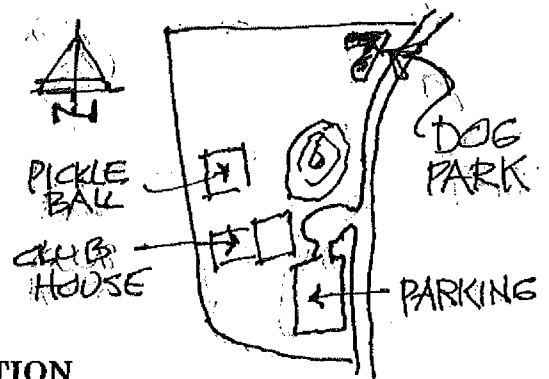
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EMAIL _____

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.

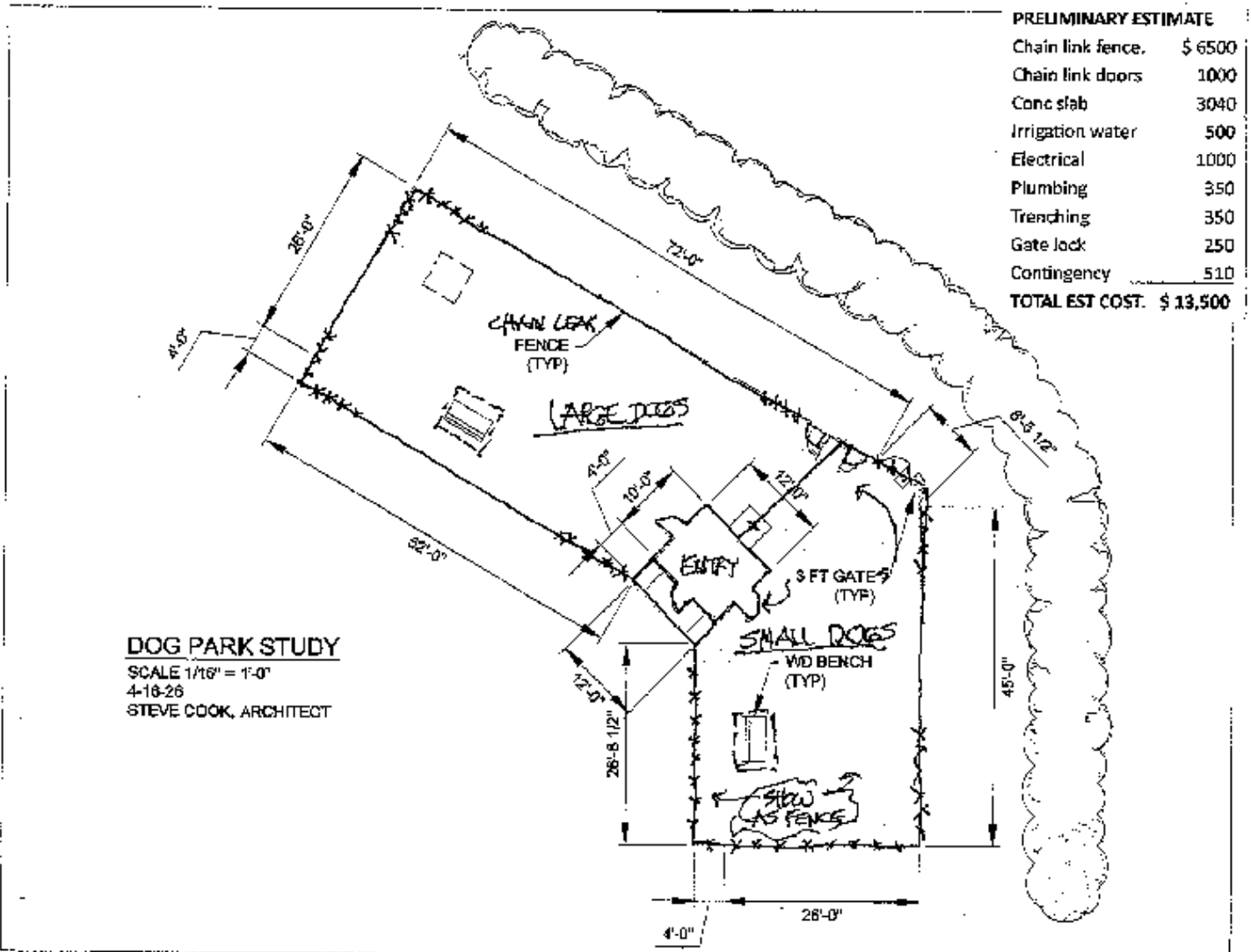
Why do dog parks have two gates?

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.

TENTH 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.

TWELFTH ORDER OF BUSINESS

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY REGARDING USE OF THE DISTRICT'S PROPERTY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Amelia Walk Community Development District (the “**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of owning, operating, maintaining, and providing certain public infrastructure improvements; and

WHEREAS, by the District owns and is responsible for maintaining certain property and public improvements within the District’s boundaries (together, “**District Property**”); and

WHEREAS, unauthorized use of the District Property increases the risk of damage to said property; and

WHEREAS, in order to control such risk, the Board wishes to adopt a *Policy for Use of District Property* (the “**Policy**”) and grant staff the authority to process requests between board meetings.

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

SECTION 1. The above stated recitals are true and correct and are hereby incorporated herein by reference.

SECTION 2. The Policy attached hereto as **Exhibit A** is hereby adopted pursuant to this resolution as necessary for the conduct of District business and the protection of District infrastructure. The Policy shall stay in full force and effect until such time as the Board of Supervisors may amend it.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 16th day of June, 2026.

ATTEST:

**AMELIA WALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

Exhibit A: Policy for Use of District Property

Exhibit A

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

Policy for Use of District Property

Effective: June __, 2026

1. **Scope and Purpose.** In order to prevent damage to District property and infrastructure, including but not necessarily limited to the stormwater management system, drainage improvements, or landscaping/hardscaping/irrigation improvements, no one may utilize property owned by the Amelia Walk Community Development District (“District”) for access to that entity’s property, perform any work on District property, install any improvements on District property, or drive any motorized vehicles or equipment over District property, without first obtaining permission from the District.
 - a. This policy is intended to provide guidance for residents requesting use of District property for purposes consistent with typical use of property in a residential community and which does not pose a substantial risk of damaging District improvements and assets, including but not limited to expanding driveway aprons, installing French drains, and temporarily accessing private property for construction of pools or other residential improvements.
 - b. This policy does not apply to roadways owned by the District. Use of District roadways shall be governed by the laws, rules, and regulations of Nassau County and the State of Florida, provided that the District reserves the right to recover the costs of repairing any damage to District roadways from the person or entity causing said damage.
2. **Application for Use.** Unless a person has a pre-existing easement over District property, if a person desires to utilize property owned by the District as set forth in Section 1, that person must submit a written request to the District Manager or his or her designee at least thirty (30) days prior to commencing such use of District property. The request must contain, at a minimum, the following information:
 - a. The contact information of the person making the request;
 - b. The location of the District property being utilized and a depiction of the access route proposed to be used, if applicable;
 - c. A description of the activities proposed to take place on District property; and
 - d. The requested date of access.
3. **Authority of District Manager.** The District Manager shall have the authority to receive, investigate, grant, or deny requests between meetings, after receiving input from the Chair, District Counsel, and the District Engineer as necessary. There shall be no requirement to bring the request before the Board of Supervisors for approval, unless extraordinary circumstances warrant Board consideration. If the request is approved, District staff shall coordinate execution of an access agreement or such other agreement which may be deemed by the District in its sole discretion as necessary to protect the District’s interests. If the request is denied, the applicant may appeal such denial at the next regularly scheduled board meeting that is at least eight (8) days after the date of denial.
4. **Damage.** At the conclusion of the use of the District’s property, District staff shall conduct a post-installation review to certify that no damage was done to District property. Should the applicant’s use of the District’s property (including use by the applicant’s contractors, agents, or assigns) cause damage to the District’s property, the District shall have the right to:
 - a. Use any deposit for the purpose of repairing any such damage; and

- b. If the cost to repair any damage shall exceed the deposit amount or if no deposit was received, the amounts required to repair such damage shall be invoiced to the entity that was granted permission to use the property; and
 - c. Take any available legal action in connection with such damage.
- 5. ***Approval from District Only.*** The District's approval of a use request constitutes approval from the District only. The applicant is responsible for obtaining any other necessary approvals, permits and authorizations for the project, including but not limited to approvals from an HOA, Nassau County, and any other entities having an interest in the project or property utilized, as applicable.
- 6. ***Unauthorized Use.*** If District property is used in the manner contemplated in this policy without prior approval, the District reserves the right to take all available legal action against the person or entity engaging in such unauthorized use.

THIRTEENTH ORDER OF BUSINESS

BEFORE



AFTER



PROJECT SUMMARY

Location: Nassau County, FL
Project: Left Side Driveway Extension
Scope: Extend existing driveway
12" from left garage door opening
to street for vehicle parking
(2500HD Truck)

SQUARE FOOTAGE ESTIMATE

DESCRIPTION	DIMENSION	SQ FT
Width (12" from Garage)	12 ft	
Length to Street	36 ft	
TOTAL NEW CONCRETE AREA		432 sq ft

COST BREAKDOWN ESTIMATE

ITEM	ESTIMATED COST
Concrete (432 sq ft @ \$11.25/sq ft)	\$4,860
Excavation & Prep Work	\$850
Base Material (6" limerock)	\$650
Rebar Reinforcement	\$550
Formwork & Finishing	\$600
Control Joints & Tie-In	\$350
Permits & Disposal	\$250
Contingency (10%)	\$710
TOTAL ESTIMATED COST	\$7,820

CONSTRUCTION NOTES

- 6" concrete, 4,500 PSI with #4 rebar on 18" centers
- Tied into existing driveway with epoxy dowels
- 6" compacted limerock base
- Saw-cut control joints
- Proper drainage to street
- Price range in Nassau County: \$7,500 - \$9,500 depending on contractor & finishes

Note: This is an estimate based on visual measurements and typical material costs in Nassau County, FL as of May 2024.
Actual costs may vary based on site conditions and contractor.