

Amelia Walk
Community Development District

July 21, 2026

AGENDA

**Amelia Walk
Community Development District**

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

July 14, 2026

Board of Supervisors
Amelia Walk Community Development District
Call In #: 1-877-304-9269 Code 5440582

Dear Board Members:

The Amelia Walk Community Development District Board of Supervisors Meeting is scheduled to be held **Tuesday, July 21, 2026, at 6:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment Regarding Agenda Items Below
- III. Approval of the Consent Agenda
 - A. Minutes of the June 16, 2026 Meeting
 - B. Financial Statements as of June 30, 2026
 - C. Check Register
- IV. Staff Reports
 - A. Landscape
 - 1. Quality Site Assessment
 - 2. Irrigation Reports
 - B. District Counsel
 - C. District Engineer
 - 1. Discussion on Dream Finders / Amelia Concourse Haul Road Trail Easement Request
 - 2. Review of Plans and Proposals for Sagamore Court Pop Out Drainage Solution
 - D. District Manager

- E. Amenity / Field Operations Manager – Report
- V. Discussion / Consideration of Proposals
 - A. Bus Stop
 - B. Pergola Rebuild
 - C. Pond 15 Fountain
 - D. Goose Masters
 - E. Pétanque Court Construction
 - F. Entry Landscaping
 - G. Landscape Improvements for Areas 42 and 43
- VI. Discussion of Amenity Center Janitorial
- VII. Discussion of Weekend Summer Pool Monitoring
- VIII. Consideration of Resolution 2026-08, Adopting Amended Amenity Policies
- IX. Audience Comments (Limited to three minutes)
- X. Supervisor Requests
- XI. Other Business
- XII. Next Meeting Scheduled for August 18, 2026 at 2:00 p.m. at the Amelia Walk Amenity Center
- XIII. 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, June 16, 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 <i>by phone</i>	District Counsel
Mary Grace Henley	District Counsel
Mike Yuro	District Engineer
Chip Dellinger	Amenity & Operations Manager
Jennifer Mabus	BrightView Landscape
Terry Glynn <i>by phone</i>	GMS

The following is a summary of the discussions and actions taken at the June 16, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

Linda Kristoff commented that the table, furniture, and deck are dirty and the furniture has holes in it.

Will Knudsen stated that there are still sprinklers running at times they should not be.

Connie Philipp asked the Board to consider if the dog park will impact the District's insurance cost.

Don DeCanio asked that the Board stop the use of rocks when landscaping improvements are done as they do not look natural. Next, Mr. DeCanio commented that he cannot believe a dog

park and pétanque court are being considered when there are still flooding issues throughout the community, sidewalks that need repaired, and depressions in the roadway.

William Biello stated that there are a few culverts that could collapse and become a liability, there are a lot of sidewalk issues, and the tree roots need to be mitigated long-term, and there are water issues that need to be looked at. He asked the Board to consider where it's necessary to spend funds. Lastly, Mr. Biello commented that a dog park is a liability.

Mr. Laughlin stated that the insurance company has confirmed there will not be additional insurance expenses added if a dog park were constructed.

THIRD ORDER OF BUSINESS

Consent Agenda

A. Minutes of the May 19, 2026 Meeting

B. Financial Statements as of May 31, 2026

C. Check Register

Copies of the minutes, financial statements and check register totaling \$104,571.49 were included in the agenda package for the Board's review.

On MOTION by Mr. Cook seconded by Mr. Swan with all in favor the consent agenda was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape

1. Quality Site Assessment

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

Mr. Robinson asked when the mulch would be installed.

Ms. Mabus responded that she would bring a proposal for mulch back to the next meeting.

2. Irrigation Reports

Copies of the latest irrigation inspection reports, and a proposal for an irrigation system repair were included in the agenda package for the Board's review.

Mr. Glynn stated that he has asked the North Florida division of BrightView to adopt the procedures they use in South Florida in which they provide pictures wet test results.

On MOTION by Mr. Robinson seconded by Mr. Swan with all in favor the proposal from BrightView totaling \$2,073.06 was approved.

Mr. Robinson asked if the landscape teams can work backwards starting in Phase 5 for their maintenance schedule as there are complaints of areas being missed.

B. District Counsel

Ms. Henley reminded the board members to fill out their Form 1 by July 1st.

Ms. Murphy asked if Ms. Henley could comment on the ordinance changing the regulations for e-bikes.

Ms. Henley responded that she would look into the ordinance but noted the Sheriff's Office would still be the entity responsible for enforcement.

C. District Engineer – Discussion on Dream Finders / Amelia Concourse Haul Road

Mr. Yuro stated that he is reviewing draft plans for the Amelia Concourse Phase 3 drainage that he expects to send to Dream Finders a few days following the meeting and then would send the plans to the county for approval.

Mr. Robinson suggested a few options including conditional approval of a 17-foot easement on the haul road trail. The three conditions that must be met is the Amelia Concourse CDD must enter into an annual cost share agreement with Amelia Walk CDD for drainage swale maintenance, Dream Finders must pay \$500,000 to Amelia Walk for providing the easement, and all legal expenses incurred to Amelia Walk CDD related to this project must be paid by Amelia Concourse CDD. Option two would be a form rejection of the easement request by Dream Finders.

Mr. Yuro recommended allowing the easement up to 17-feet, rather than just saying 17-feet as there is a chance it could be reduced.

Mr. Cook asked that any other existing easements in the project area be confirmed by Dream Finders at their cost.

On MOTION by Mr. Cook seconded by Mr. Swan with all in favor authorizing an easement up to 17-feet on the haul road to Dream Finders Homes was approved subject to a payment of \$500,000 to Amelia Walk CDD, all legal expenses being covered, and a cost share
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agreement with Amelia Concourse CDD for annual drainage swale maintenance.
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Mr. Yuro stated that he is still working on the Sagamore Court project. The contractor does not feel the project is worth doing in phases due to mobilization costs. If the nearby residents would be willing to agree to an easement to install a pipe, it would eliminate most of the issues with the roadway, would provide for one manhole in the grass strip behind the sidewalk, and would greatly reduce the cost of the project.

Mr. Cook suggested having Mr. Yuro investigate going from the area that collects the water northwest, across the driveways of the two houses into the conservation area on the far side.

The Board directed Mr. Yuro to request additional proposals for review at the July meeting.

William Biello recommended also looking at a shallow well lift pump system as a permanent solution.

Mr. Cook stated that a Champlain homeowner has complained of dips in the pavement and driveway. He asked Mr. Yuro to inspect the area and report back.

Don DeCanio asked if Mr. Yuro had an update on the pothole that was repaired in the middle of a depression at 85515 Fall River Parkway.

Mr. Yuro stated that he would look into it.

Mr. Robinson asked Mr. Yuro to be very specific in the upcoming annual engineer's report as it pertains to any depressions in the roadways and erosion on pond banks.

D. District Manager

Mr. Robinson stated that ducks and geese are destroying the grass and causing erosion issues. Residents feeding the wildlife are exacerbating the issue. He asked what can be done to deter the geese and to deter residents from feeding the wildlife.

Ms. Henley responded if the person feeding the wildlife can be identified, a letter can be sent to residents bordering the ponds warning them not to feed the wildlife and the costs of erosion repair can be passed onto the person feeding the geese in the area.

William Biello recommended prohibiting fishing in the community to help with the gator issue.

The Board directed staff to bring a quote from Goose Masters back to the next meeting for consideration.

E. Amenity / Field Operations Manager – Report

A copy of the amenity and field operations report was included in the agenda package for the Board's review. Mr. Dellinger reported that there is an issue with the fountain in pond 15. He is working on get quotes for repair or replacement.

Mr. Robinson stated that the pergola was found to have wood rot and likely needs to be completely rebuilt.

FIFTH ORDER OF BUSINESS**Discussion of Suspension of Amenity
Privileges**

Mr. Laughlin stated that a homeowner was found to be using their home as a vacation rental, and advertised that the renters could use the amenities, which is not allowed per the District's policies. The use of amenity facilities is limited to paying guests and patrons. Patron includes a tenant occupant or individual maintaining his or her residence pursuant to a valid rental agreement. The resident was informed on June 26, 2026 that they would be suspended until the date of the meeting and the Board would determine if that suspension should be extended or lifted. The resident has apologized and removed the advertisement from the listing.

On MOTION by Mr. Robinson seconded by Ms. Murphy with all in favor extending the suspension of amenity privileges for 30 days from June 16, 2026 was approved.

Ms. Henley noted a letter would be sent to the household letting them know what the Board's decision was.

SIXTH ORDER OF BUSINESS**Consideration of Proposals for Landscape
Improvements to Area 42 and 43**

Mr. Laughlin presented a proposal from Duck Duck Rooter to install a water main should irrigation be needed for the landscape improvements that are installed in areas 42 and 43. The proposal totals \$9,661.11. It was noted no action is needed until JEA approves a new meter install.

SEVENTH ORDER OF BUSINESS**Consideration of Proposals for Entry
Landscaping**

Mr. Laughlin stated that a proposal from BrightView to add some shrubbery was just received in the amount of \$1,648. The proposal will be added to the agenda for the next meeting.

Mr. Robinson asked for more quotes to be obtained.

EIGHTH ORDER OF BUSINESS

**Discussion of School Bus Stop Area –
Landscaping Project Scope**

This item was tabled to the next meeting.

NINTH ORDER OF BUSINESS

Discussion of Installing Dog Park

Mr. Cook suggested dropping this project as there does not seem to be community support.

TENTH ORDER OF BUSINESS

**Consideration of Proposals for Installing
Pétanque Court**

This item will be added to the next agenda as there were no proposals to consider at that time.

Mr. Swan asked if there is community interest.

A resident responded that he asked if there would be interest on the community Facebook page, and there did appear to be supporters.

Mr. Robinson stated that a survey could be put out to the community to gauge interest.

ELEVENTH ORDER OF BUSINESS

**Discussion on Other Capital Projects and
Funding for FY27**

Mr. Robinson gave a presentation of the latest capital projects funding plan.

TWELFTH ORDER OF BUSINESS

**Consideration of Policy for Easement Access
Requests**

Ms. Henley stated that the policy presented is for general use of District property, not specific to easements. The policy would allow for driveway extension requests to be approved outside of meetings. The policy requires the requestor submit a written request to the District Manager, or his or her designee, at least 30 days prior to commencing use of District property. It also notes that at the end of the project, staff will conduct an inspection of the area to ensure there has been no damage to District property and that any damage done will be restored. It was noted HOA approval is still needed for all proposed projects.

Mr. Cook commented that he felt an additional policy was unnecessary.

On MOTION by Mr. Robinson seconded by Ms. Murphy with three in favor and Mr. Cook opposed, Resolution 2026-07, adopting a policy for use of District property was approved.

THIRTEENTH ORDER OF BUSINESS Consideration of Resident Request to Extend Driveway

A rendering of the proposed extension, and the survey of the property was presented to the Board for their review.

On MOTION by Mr. Swan seconded by Mr. Robinson with all in favor the driveway extension request was approved.

FOURTEENTH ORDER OF BUSINESS Consideration of Proposal for Additional Amenity Center Landscaping and Drainage

Mr. Dellinger informed the Board that there were a few items that came up after the Coastal Greenery did a walk-through prior to starting their work on the amenity center landscaping. It was recommended to remove the tall juniper and replace it with sod for a better street view when leaving the amenity center. Additionally, there are three downspouts around the amenity center that are pouring water around the foundation and there is evidence of erosion. It is recommended that French drains be connected to each down spout. The total proposal is \$4,621.86.

On MOTION by Mr. Robinson seconded by Mr. Swan with all in favor the proposal from Coastal Greenery totaling \$4,621.86 was approved.

FIFTEENTH ORDER OF BUSINESS Audience Comments

Buddy Price commented that if Dream Finders agrees to pay the District \$500,000 for the haul road easement, that the Board should consider using the funds to pay off a portion of the bonds for the road repairs.

Don DeCanio asked if the District has an opinion on what vegetation could get planted during driveway easement work.

Mr. Laughlin responded that nothing should be installed on District property without prior approval.

SIXTEENTH ORDER OF BUSINESS Supervisor Requests

Ms. Murphy suggested an annual walk through and deep cleaning of the amenity center on top of regular cleanings. Next, Ms. Murphy relayed a resident request for a spring and fall cleanup in which there would be access to a large dumpster.

Mr. Cook stated that the land around the discharge side of the culver that goes under Majestic Walk is higher than the culvert, so it may need to be dug out.

Mr. Robinson asked staff to coordinate the digging out of the culvert with Critter Pro. Next, Mr. Robinson congratulated the general election candidates and asked that an e-blast be put out regarding the election.

Connie Philipp recommended against allowing use of a dumpster as people may dump stuff they should not be.

SEVENTEENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

EIGHTEENTH ORDER OF BUSINESS Next Scheduled Meeting – July 21, 2026 at 6:00 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
June 30, 2026



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Amelia Walk
Community Development District
Combined Balance Sheet
June 30, 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	\$ 1,938	\$ -	\$ -	\$ 1,938
Operating Account-Seacoast Bank	\$ 78,539	\$ -	\$ -	\$ 78,539
Due from Debt Service	\$ 26,191	\$ -	\$ -	\$ 26,191
Due from General Fund	\$ -	\$ -	\$ 1,229	\$ 1,229
Electric Deposits	\$ 2,215	\$ -	\$ -	\$ 2,215
<u>Investments:</u>				
US Bank Custody	\$ 290,941	\$ -	\$ -	\$ 290,941
State Board of Administration	\$ -	\$ -	\$ 296,954	\$ 296,954
<u>Series 2012</u>				
Reserve	\$ -	\$ 60,861	\$ -	\$ 60,861
Revenue	\$ -	\$ 100,373	\$ -	\$ 100,373
Prepayment	\$ -	\$ 7,329	\$ -	\$ 7,329
<u>Series 2016</u>				
Reserve	\$ -	\$ 168,400	\$ -	\$ 168,400
Revenue	\$ -	\$ 139,707	\$ -	\$ 139,707
Prepayment	\$ -	\$ 2,350	\$ -	\$ 2,350
Construction	\$ -	\$ -	\$ 1,621	\$ 1,621
<u>Series 2018</u>				
Reserve	\$ -	\$ 313,955	\$ -	\$ 313,955
Revenue	\$ -	\$ 327,515	\$ -	\$ 327,515
Prepayment	\$ -	\$ 1,603	\$ -	\$ 1,603
Construction	\$ -	\$ -	\$ 974	\$ 974
<u>Series 2018-3B</u>				
Reserve	\$ -	\$ 241,841	\$ -	\$ 241,841
Revenue	\$ -	\$ 374,474	\$ -	\$ 374,474
Prepayment	\$ -	\$ 30,550	\$ -	\$ 30,550
Construction	\$ -	\$ -	\$ 14,995	\$ 14,995
<u>Series 2023</u>				
Revenue	\$ -	\$ 42,963	\$ -	\$ 42,963
Interest	\$ -	\$ 8	\$ -	\$ 8
Prepayment	\$ -	\$ 2,939	\$ -	\$ 2,939
Total Assets	\$ 399,824	\$ 1,814,867	\$ 315,772	\$ 2,530,464
Liabilities:				
Accounts Payable	\$ 17,524	\$ -	\$ -	\$ 17,524
Deposit-Office Lease	\$ 200	\$ -	\$ -	\$ 200
Due to Capital Projects	\$ 1,229	\$ -	\$ -	\$ 1,229
Due to General Fund	\$ -	\$ 26,191	\$ -	\$ 26,191
Total Liabilities	\$ 18,954	\$ 26,191	\$ -	\$ 45,145
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 2,215	\$ -	\$ -	\$ 2,215
Restricted for:				
Debt Service - Series 2012	\$ -	\$ 166,408	\$ -	\$ 166,408
Debt Service - Series 2016	\$ -	\$ 306,890	\$ -	\$ 306,890
Debt Service - Series 2018	\$ -	\$ 634,448	\$ -	\$ 634,448
Debt Service - Series 2018-3B	\$ -	\$ 636,935	\$ -	\$ 636,935
Debt Service - Series 2023	\$ -	\$ 43,994	\$ -	\$ 43,994
Capital Projects - Series 2016	\$ -	\$ -	\$ 1,621	\$ 1,621
Capital Projects - Series 2018	\$ -	\$ -	\$ 974	\$ 974
Capital Projects - Series 2018-3B	\$ -	\$ -	\$ 14,995	\$ 14,995
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 298,183	\$ 298,183
Unassigned	\$ 378,656	\$ -	\$ -	\$ 378,656
Total Fund Balances	\$ 380,871	\$ 1,788,676	\$ 315,772	\$ 2,485,319
Total Liabilities & Fund Balance	\$ 399,824	\$ 1,814,867	\$ 315,772	\$ 2,530,464

Amelia Walk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,000,786	\$ 1,000,786	\$ 1,003,737	\$ 2,950
Interlocal Agreement	\$ 27,076	\$ 13,538	\$ 27,076	\$ 13,538
Interest Income	\$ 3,825	\$ 2,869	\$ 9,038	\$ 6,169
Other Income-Clubhouse	\$ 500	\$ 375	\$ 4,849	\$ 4,474
Other Income-Non Resident User Fees	\$ -	\$ -	\$ 4,000	\$ 4,000
Other Income-Contributions	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,032,188	\$ 1,017,568	\$ 1,048,699	\$ 31,131
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 7,600	\$ 1,400
FICA Expense	\$ 842	\$ 631	\$ 581	\$ 50
Engineering Fees	\$ 30,000	\$ 22,500	\$ 23,540	\$ (1,040)
Assessment Roll Administration	\$ 5,513	\$ 5,513	\$ 5,513	\$ (1)
Dissemination	\$ 3,859	\$ 2,894	\$ 2,894	\$ (0)
Dissemination-Amortization Schedules	\$ 1,200	\$ 1,200	\$ 2,450	\$ (1,250)
Trustee Fees	\$ 18,603	\$ 18,446	\$ 18,446	\$ -
Arbitrage	\$ 2,400	\$ 1,800	\$ 1,800	\$ -
Attorney Fees	\$ 60,000	\$ 45,000	\$ 42,298	\$ 2,702
Annual Audit	\$ 3,900	\$ 3,900	\$ 3,900	\$ -
Management Fees	\$ 59,074	\$ 44,306	\$ 44,305	\$ 0
Information Technology	\$ 882	\$ 662	\$ 662	\$ -
Website Maintenance	\$ 441	\$ 331	\$ 331	\$ -
Travel & Per Diem	\$ 500	\$ 375	\$ -	\$ 375
Telephone	\$ 900	\$ 675	\$ 536	\$ 139
Postage	\$ 1,000	\$ 750	\$ 508	\$ 242
Printing	\$ 750	\$ 563	\$ 455	\$ 108
Insurance	\$ 12,657	\$ 12,657	\$ 11,667	\$ 990
Legal Advertising	\$ 2,500	\$ 1,875	\$ 708	\$ 1,168
Other Current Charges	\$ 2,700	\$ 2,025	\$ 1,762	\$ 263
Office Supplies	\$ 100	\$ 75	\$ 3	\$ 72
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 219,995	\$ 175,350	\$ 170,133	\$ 5,217

Amelia Walk

Community Development District

General Fund

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

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
<u>Operations & Maintenance</u>				
Contract Services				
Landscaping & Fertilization Maintenance	\$ 180,171	\$ 135,128	\$ 113,836	\$ 21,293
Fountain Maintenance	\$ 2,650	\$ 1,988	\$ 270	\$ 1,718
Lake Maintenance	\$ 29,016	\$ 21,762	\$ 22,834	\$ (1,072)
Security	\$ 9,040	\$ 6,780	\$ 5,300	\$ 1,480
Refuse	\$ 2,500	\$ 1,875	\$ 1,855	\$ 20
Management Company	\$ 17,504	\$ 13,128	\$ 13,128	\$ (0)
Subtotal Contract Services	\$ 240,881	\$ 180,660	\$ 157,222	\$ 23,439
Repairs and Maintenance				
Repairs & Maintenance	\$ 60,000	\$ 45,000	\$ 38,774	\$ 6,226
Landscaping Extras (Flowers & Mulch)	\$ 18,309	\$ 13,732	\$ 51,427	\$ (37,695)
Irrigation Repairs	\$ 8,500	\$ 6,375	\$ 12,434	\$ (6,059)
Speed Control	\$ 12,000	\$ 9,000	\$ 3,456	\$ 5,544
Subtotal Repairs and Maintenance	\$ 98,809	\$ 74,107	\$ 106,091	\$ (31,984)
				\$ -
Utilities				
Electric	\$ 30,000	\$ 22,500	\$ 21,083	\$ 1,417
Streetlighting	\$ 42,000	\$ 31,500	\$ 30,394	\$ 1,106
Water & Wastewater	\$ 33,835	\$ 25,376	\$ 15,774	\$ 9,602
Subtotal Utilities	\$ 105,835	\$ 79,376	\$ 67,251	\$ 12,125
				\$ -
Amenity Center				
Insurance	\$ 40,000	\$ 40,000	\$ 35,067	\$ 4,933
Pool Maintenance	\$ 15,000	\$ 11,250	\$ 19,549	\$ (8,299)
Pool Permit	\$ 300	\$ 225	\$ 265	\$ (40)
Amenity Management	\$ 85,995	\$ 64,496	\$ 64,496	\$ -
Cable TV/Internet/Telephone	\$ 6,000	\$ 4,500	\$ 6,194	\$ (1,694)
Janitorial Service	\$ 13,373	\$ 10,030	\$ 10,030	\$ (0)
Special Events	\$ 10,000	\$ 7,500	\$ 2,031	\$ 5,469
Decorations-Holiday	\$ 4,000	\$ 3,000	\$ 220	\$ 2,780
Facility Maintenance (including Fitness Equip)	\$ 7,000	\$ 5,250	\$ 4,780	\$ 470
Subtotal Amenity Center	\$ 181,668	\$ 146,251	\$ 142,632	\$ 3,619
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	\$ 665,394	\$ 658,196	\$ 7,199
Total Expenditures	\$ 1,032,188	\$ 840,745	\$ 828,329	\$ 12,416
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 220,371	
Net Change in Fund Balance	\$ -		\$ 220,371	
Fund Balance - Beginning			\$ 160,500	
Fund Balance - Ending			\$ 380,871	

Amelia Walk

Community Development District

Debt Service Fund Series 2012

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

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 111,206	\$ 111,206	\$ 107,010	\$ (4,196)
Assessments - Prepayments	\$ -	\$ -	\$ 21,988	\$ 21,988
Interest	\$ -	\$ -	\$ 4,648	\$ 4,648
Total Revenues	\$ 111,206	\$ 111,206	\$ 133,645	\$ 22,439
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		\$ 3,320	
Net Change in Fund Balance	\$ 5,606		\$ 3,320	
Fund Balance - Beginning	\$ 80,653		\$163,089	
Fund Balance - Ending	\$ 86,259		\$ 166,408	

Amelia Walk

Community Development District

Debt Service Fund Series 2016

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

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 187,055	\$ 187,055	\$ 176,735	\$ (10,320)
Assessments - Prepayments	\$ -	\$ -	\$ 24,552	\$ 24,552
Interest	\$ -	\$ -	\$ 7,590	\$ 7,590
Total Revenues	\$ 187,055	\$ 187,055	\$ 208,877	\$ 21,822
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		\$ (29,373)	
Net Change in Fund Balance	\$ 17,693		\$ (29,373)	
Fund Balance - Beginning	\$ 204,920		\$336,263	
Fund Balance - Ending	\$ 222,613		\$ 306,890	

Amelia Walk

Community Development District

Debt Service Fund Series 2018

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

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 453,911	\$ 453,911	\$ 424,331	\$ (29,581)
Interest	\$ -	\$ -	\$ 15,709	\$ 15,709
Total Revenues	\$ 453,911	\$ 453,911	\$ 463,806	\$ 9,894
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		\$ (100,653)	
Net Change in Fund Balance	\$ 18,768		\$ (100,653)	
Fund Balance - Beginning	\$ 425,577		\$ 735,102	
Fund Balance - Ending	\$ 444,345		\$ 634,448	

Amelia Walk

Community Development District

Debt Service Fund Series 2018-3B

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

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 520,619	\$ 520,619	\$ 493,852	\$ (26,767)
Assessments - Prepayments	\$ -	\$ -	\$ 112,976	\$ 112,976
Interest	\$ -	\$ -	\$ 15,239	\$ 15,239
Total Revenues	\$ 520,619	\$ 520,619	\$ 622,067	\$ 101,448
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)		\$ 3,848	
Net Change in Fund Balance	\$ (3,668)		\$ 3,848	
Fund Balance - Beginning	\$ 383,794		\$ 633,086.38	
Fund Balance - Ending	\$ 380,125		\$ 636,935	

Amelia Walk

Community Development District

Debt Service Fund Series 2023

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

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 102,229	\$ 102,229	\$ 95,138	\$ (7,090)
Assessments - Prepayments	\$ -	\$ -	\$ 12,664	\$ 12,664
Interest	\$ -	\$ -	\$ 1,669	\$ 1,669
Total Revenues	\$ 102,229	\$ 102,229	\$109,471	\$ 7,243
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		\$ (3,505)	
Net Change in Fund Balance	\$ 7,570		\$ (3,505)	
Fund Balance - Beginning	\$ 45,703		\$ 47,500	
Fund Balance - Ending	\$ 53,273		\$ 43,994	

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

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 5,864	\$ 5,864
Total Revenues	\$ -	\$ -	\$ 5,864	\$ 5,864
Expenditures:				
Capital Outlay	\$ 185,000	\$ 138,750	\$ 62,205	\$ 76,546
Total Expenditures	\$ 185,000	\$ 138,750	\$ 62,205	\$ 76,546
Excess (Deficiency) of Revenues over Expenditures	\$ (185,000)		\$ (56,340)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 185,000	\$ 185,000	\$ 249,474	\$ 64,474
Total Other Financing Sources (Uses)	\$ 185,000	\$ 185,000	\$ 249,474	\$ 64,474
Net Change in Fund Balance	\$ -		\$ 193,134	
Fund Balance - Beginning			\$105,048	
Fund Balance - Ending			\$ 298,183	

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

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 36	\$ 36
Total Revenues	\$ -	\$ -	\$ 36	\$ 36
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 36	
Net Change in Fund Balance	\$ -		\$ 36	
Fund Balance - Beginning			\$ 1,585	
Fund Balance - Ending			\$ 1,621	

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

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 22	\$ 22
Total Revenues	\$ -	\$ -	\$ 22	\$ 22
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 22	
Net Change in Fund Balance	\$ -		\$ 22	
Fund Balance - Beginning			\$ 952	
Fund Balance - Ending			\$ 974	

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

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 335	\$ 335
Total Revenues	\$ -	\$ -	\$ 335	\$ 335
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 335	
Net Change in Fund Balance	\$ -		\$ 335	
Fund Balance - Beginning			\$ 14,660	
Fund Balance - Ending			\$ 14,995	

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

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 1,500	\$ 1,500
Total Revenues	\$ -	\$ -	\$ 1,500	\$ 1,500
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 1,500	
Other Financing Sources/(Uses)				
Interfund Transfer In/(Out)	\$ -	\$ -	\$ (64,474)	\$ (64,474)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (64,474)	\$ (64,474)
Net Change in Fund Balance	\$ -		\$ (62,974)	
Fund Balance - Beginning			\$ 62,974	
Fund Balance - Ending			\$ -	

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	\$ 1,726	\$ -	\$ -	\$ -	\$ 1,003,737
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	\$ 988	\$ -	\$ -	\$ -	\$ 9,038
Other Income-Clubhouse	\$ 500	\$ -	\$ 840	\$ -	\$ 1,634	\$ -	\$ -	\$ 968	\$ -	\$ 1,407	\$ -	\$ -	\$ -	\$ 4,849
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	\$ 4,121	\$ -	\$ -	\$ -	\$ 1,048,699
Expenditures:														
General & Administrative:														
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 800	\$ 800	\$ 600	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ 7,600
FICA Expense	\$ 842	\$ 77	\$ 77	\$ 61	\$ 77	\$ 61	\$ 61	\$ 46	\$ 61	\$ 61	\$ -	\$ -	\$ -	\$ 581
Engineering Fees	\$ 30,000	\$ 3,465	\$ 2,683	\$ 2,775	\$ 2,960	\$ 4,165	\$ 1,758	\$ 1,758	\$ 1,203	\$ 2,775	\$ -	\$ -	\$ -	\$ 23,540
Assessment Roll Administration	\$ 5,513	\$ 5,513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,513
Dissemination	\$ 3,859	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ -	\$ -	\$ -	\$ 2,894
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	\$ 5,737	\$ 5,000	\$ -	\$ -	\$ -	\$ 42,298
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	\$ 4,923	\$ -	\$ -	\$ -	\$ 44,305
Information Technology	\$ 882	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ -	\$ -	\$ -	\$ 662
Website Maintenance	\$ 441	\$ 37	\$ 37	\$ 37	\$ 37	\$ 37	\$ 37	\$ 37	\$ 37	\$ 37	\$ -	\$ -	\$ -	\$ 331
Travel & Per Diem	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$ 900	\$ 69	\$ 88	\$ 20	\$ 82	\$ 51	\$ 54	\$ 45	\$ 68	\$ 59	\$ -	\$ -	\$ -	\$ 536
Postage	\$ 1,000	\$ 99	\$ 11	\$ 80	\$ 0	\$ 12	\$ 56	\$ 177	\$ 11	\$ 63	\$ -	\$ -	\$ -	\$ 508
Printing	\$ 750	\$ 54	\$ 49	\$ 50	\$ 178	\$ 34	\$ 3	\$ 16	\$ 27	\$ 43	\$ -	\$ -	\$ -	\$ 455
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	\$ 194	\$ -	\$ -	\$ -	\$ 1,762
Office Supplies	\$ 100	\$ 0	\$ 0	\$ 0	\$ -	\$ 0	\$ 0	\$ 1	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ 3
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	\$ 18,579	\$ 14,349	\$ -	\$ -	\$ -	\$ 170,133

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
<u>Operations & Maintenance</u>														
Contract Services														
Landscaping & Fertilization Maintenance	\$ 180,171	\$ 12,362	\$ 13,221	\$ 12,362	\$ 12,362	\$ 13,221	\$ 13,221	\$ 12,362	\$ 12,362	\$ 12,362	\$ -	\$ -	\$ -	\$ 113,836
Fountain Maintenance	\$ 2,650	\$ 270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270
Lake Maintenance	\$ 29,016	\$ 2,515	\$ 2,515	\$ 2,515	\$ 2,515	\$ 2,515	\$ 2,514	\$ 2,515	\$ 2,615	\$ 2,615	\$ -	\$ -	\$ -	\$ 22,834
Security	\$ 9,040	\$ 493	\$ 493	\$ 493	\$ 533	\$ 533	\$ 533	\$ 1,156	\$ 533	\$ 533	\$ -	\$ -	\$ -	\$ 5,300
Refuse	\$ 2,500	\$ 201	\$ 201	\$ 202	\$ 202	\$ -	\$ 195	\$ 277	\$ 289	\$ 289	\$ -	\$ -	\$ -	\$ 1,855
Management Company	\$ 17,504	\$ 1,459	\$ 1,459	\$ 1,459	\$ 1,459	\$ 1,459	\$ 1,459	\$ 1,459	\$ 1,459	\$ 1,459	\$ -	\$ -	\$ -	\$ 13,128
Subtotal Contract Services	\$ 240,881	\$ 17,300	\$ 17,889	\$ 17,031	\$ 17,070	\$ 17,728	\$ 17,922	\$ 17,768	\$ 17,257	\$ 17,257	\$ -	\$ -	\$ -	\$ 157,222
Repairs and Maintenance														
Repairs & Maintenance	\$ 60,000	\$ 888	\$ 7,100	\$ 6,868	\$ 3,036	\$ 1,745	\$ 1,934	\$ 5,096	\$ 2,710	\$ 9,397	\$ -	\$ -	\$ -	\$ 38,774
Landscaping Extras (Flowers & Mulch)	\$ 18,309	\$ 4,570	\$ -	\$ -	\$ 4,500	\$ -	\$ 6,416	\$ -	\$ 24,986	\$ 10,955	\$ -	\$ -	\$ -	\$ 51,427
Irrigation Repairs	\$ 8,500	\$ 1,370	\$ 610	\$ -	\$ 1,798	\$ 3,435	\$ 1,624	\$ -	\$ -	\$ 3,597	\$ -	\$ -	\$ -	\$ 12,434
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	\$ 23,949	\$ -	\$ -	\$ -	\$ 106,091
Utilities														
Electric	\$ 30,000	\$ 1,813	\$ 1,985	\$ 2,401	\$ 2,486	\$ 2,717	\$ 2,456	\$ 2,392	\$ 2,454	\$ 2,378	\$ -	\$ -	\$ -	\$ 21,083
Streetlighting	\$ 42,000	\$ 3,270	\$ 3,270	\$ 3,270	\$ 3,431	\$ 3,431	\$ 3,431	\$ 3,431	\$ 3,431	\$ 3,431	\$ -	\$ -	\$ -	\$ 30,394
Water & Wastewater	\$ 33,835	\$ 4,018	\$ 2,126	\$ 1,622	\$ 948	\$ 1,016	\$ 1,047	\$ 1,285	\$ 1,685	\$ 2,027	\$ -	\$ -	\$ -	\$ 15,774
Subtotal Utilities	\$ 105,835	\$ 9,100	\$ 7,381	\$ 7,293	\$ 6,865	\$ 7,164	\$ 6,934	\$ 7,108	\$ 7,570	\$ 7,836	\$ -	\$ -	\$ -	\$ 67,251
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	\$ 1,890	\$ -	\$ -	\$ -	\$ 19,549
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	\$ 7,166	\$ -	\$ -	\$ -	\$ 64,496
Cable TV/Internet/Telephone	\$ 6,000	\$ 658	\$ 658	\$ 684	\$ 699	\$ 698	\$ 698	\$ 698	\$ 701	\$ 698	\$ -	\$ -	\$ -	\$ 6,194
Janitorial Service	\$ 13,373	\$ 1,114	\$ 1,114	\$ 1,114	\$ 1,114	\$ 1,114	\$ 1,114	\$ 1,114	\$ 1,114	\$ 1,114	\$ -	\$ -	\$ -	\$ 10,030
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	\$ 423	\$ -	\$ -	\$ -	\$ 4,780
Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Center	\$ 181,668	\$ 48,190	\$ 11,397	\$ 10,570	\$ 11,606	\$ 11,731	\$ 12,094	\$ 13,734	\$ 12,019	\$ 11,292	\$ -	\$ -	\$ -	\$ 142,632
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	\$ 64,543	\$ 60,334	\$ -	\$ -	\$ -	\$ 658,196
Total Expenditures	\$ 1,032,188	\$ 115,340	\$ 60,392	\$ 59,832	\$ 65,896	\$ 241,231	\$ 70,722	\$ 57,111	\$ 83,122	\$ 74,683	\$ -	\$ -	\$ -	\$ 828,329
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (113,780)	\$ 72,803	\$ 758,197	\$ (41,151)	\$ (227,723)	\$ (58,481)	\$ (32,578)	\$ (66,354)	\$ (70,563)	\$ -	\$ -	\$ -	\$ 220,371
Net Change in Fund Balance	\$ -	\$ (113,780)	\$ 72,803	\$ 758,197	\$ (41,151)	\$ (227,723)	\$ (58,481)	\$ (32,578)	\$ (66,354)	\$ (70,563)	\$ -	\$ -	\$ -	\$ 220,371

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

Amelia Walk
Community Development District
Capital Reserves

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

Opening Balance in Capital Reserve Fund		\$0.00
Source of Funds:	Interest Earned	\$42,271.85
	Capital Reserve Transfers	\$1,233,695.11
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	(\$369,341.13)
	Professional Fees/Contingencies	(\$20,114.36)
Adjusted Balance in Capital Reserve Fund Account at June 30, 2026		<u><u>\$298,182.66</u></u>

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

Book Balance of Capital Reserve Fund at June 30, 2026		\$298,182.66
A. n/a		
Contract Amount	\$0.00	
Paid to Date	\$0.00	
Balance on Contract	<u>\$0.00</u>	<u>\$0.00</u>
B. n/a		
Contract Amount	\$0.00	
Paid to Date	\$0.00	
Balance on Contract	<u>\$0.00</u>	<u>\$0.00</u>
Capital Reserve Funds available at June 30, 2026		<u><u>\$298,182.66</u></u>

3. Investments - State Board of Administration

June 30, 2026	Type	Yield	Due	Maturity	Principal
Capital Reserve Fund	Overnight	3.83%	n/a	\$296,953.52	\$296,953.52
Contracts/Transfers in Transit					\$1,229.14
Balance at 6/30/26					<u><u>\$298,182.66</u></u>

Amelia Walk
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

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

ON ROLL ASSESSMENTS

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

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Net Receipts	O&M Portion	2012 Debt Service	2016 Debt Service	2018 Debt Service	2018-3B Debt Service	2023 Debt Service	Total
10/27/25	#1	\$17,922.13	\$716.89	\$344.10	\$16,861.14	\$7,355.76	\$784.21	\$1,295.18	\$3,109.65	\$3,619.13	\$697.21	\$16,163.93
11/20/25	#2	\$303,465.61	\$12,138.62	\$5,826.54	\$285,500.45	\$124,550.99	\$13,278.53	\$21,930.57	\$52,654.07	\$61,280.82	\$11,805.46	\$273,694.98
12/09/25	#3	\$1,892,071.82	\$75,682.87	\$36,327.78	\$1,780,061.17	\$776,560.56	\$82,790.07	\$136,734.47	\$328,291.85	\$382,078.62	\$73,605.60	\$1,706,455.57
11/14/25	PROP APPRAISER	\$0.00	\$0.00	\$24,141.00	(\$24,141.00)	(\$10,531.63)	(\$1,122.79)	(\$1,854.38)	(\$4,452.26)	(\$5,181.71)	(\$998.23)	(\$23,142.77)
12/19/25	#4	\$92,377.05	\$2,771.31	\$1,792.12	\$87,813.61	\$38,309.13	\$4,084.18	\$6,745.36	\$16,195.23	\$18,848.62	\$3,631.10	\$84,182.52
01/13/26	#5	\$46,926.41	\$1,407.79	\$910.37	\$44,608.25	\$19,460.57	\$2,074.72	\$3,426.56	\$8,226.98	\$9,574.87	\$1,844.55	\$42,763.70
02/06/26	#6	\$26,902.59	538.0518	\$527.29	\$25,837.25	\$11,271.63	\$1,201.68	\$1,984.67	\$4,765.09	\$5,545.80	\$1,068.37	\$24,768.87
03/04/26	#7	\$25,416.82	\$254.17	\$503.25	\$24,659.40	\$10,757.79	\$1,146.90	\$1,894.20	\$4,547.87	\$5,292.98	\$1,019.67	\$23,639.74
04/14/26	#8	\$51,923.89	\$0.00	\$1,038.48	\$50,885.41	\$22,199.01	\$2,366.66	\$3,908.74	\$9,384.66	\$10,922.22	\$2,104.11	\$48,781.29
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
06/07/26	#12	\$3,956.80	\$0.00	\$0.00	\$3,956.80	\$1,726.17	\$184.03	\$303.94	\$729.74	\$849.30	\$163.61	\$3,793.18
TOTAL		\$ 2,465,820.42	\$ 93,509.71	\$ 71,508.09	\$ 2,300,802.62	\$ 1,003,736.62	\$ 107,009.58	\$ 176,734.96	\$ 424,330.78	\$ 493,852.39	\$ 95,138.28	\$ 2,205,664.33

99.96%	Net Percent Collected
\$ 880.95	Balance Remaining to Collect

C.

Amelia Walk
Community Development District

Check Run Summary

July 21, 2026

Date	Check Numbers	Amount
WELLS FARGO BANK		
06/17/26	3976	\$507.01
SEACOAST BANK		
06/18/26	730-736	\$24,519.47
06/25/26	737-743	\$21,434.47
07/09/26	744-749	\$40,961.20
SEACOAST BANK-AUTOPAY		
06/30/26	80053	\$5,809.11
Total		\$93,231.26

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/17/26	00279	6/03/26 6177-060	202605 320-57200-62000	CC PURCHASES THRU 6/3/26	*	84.14	
		6/03/26 6177-060	202605 320-57200-52000		*	422.87	
----- WELLS FARGO-ACH -----							507.01 003976
TOTAL FOR BANK A						507.01	

AWLK -AMELIA WALK - SHENNING

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/18/26	00276	6/01/26 9814545	202606 320-57200-46202	RELOCATE LATERAL LINE	*	1,523.62	
				BRIGHTVIEW LANDSCAPE SERVICES			1,523.62 000730
6/18/26	00001	6/01/26 385	202606 310-51300-34000	MGMT FEE 06/26	*	4,922.83	
		6/01/26 385	202606 310-51300-35101	WEB ADMIN 06/26	*	36.75	
		6/01/26 385	202606 310-51300-35100	INFO TECH 06/26	*	73.50	
		6/01/26 385	202606 310-51300-31200	DISSEMINATION AGENT SCVS	*	321.58	
		6/01/26 385	202606 310-51300-51000	OFFICE SUPPLIES 06/26	*	.36	
		6/01/26 385	202606 310-51300-42000	POSTAGE 06/26	*	62.57	
		6/01/26 385	202606 310-51300-42500	COPIES 06/26	*	43.05	
		6/01/26 385	202606 310-51300-41000	TELEPHONE 06/26	*	58.57	
		6/01/26 386	202606 320-57200-34700	CONTRACT ADMIN 06/26	*	1,458.67	
		6/01/26 386	202606 320-57200-34001	FACILITY MGMT 06/26	*	7,166.25	
		6/01/26 386	202606 320-57200-34200	JANITORIAL 06/26	*	1,114.42	
				GOVERNMENTAL MANAGEMENT SERVICES			15,258.55 000731
6/18/26	00015	6/02/26 29755	202605 310-51300-31600	SERIES 2018A ARBITRAGE	*	600.00	
				GRAU AND ASSOCIATES			600.00 000732
6/18/26	00323	3/11/26 20446	202603 320-57200-62000	REBUILD/REPAIR DOOR JAMBS	*	4,850.00	
				HAPPY DAYS OUTDOOR SERVICES			4,850.00 000733
6/18/26	00258	6/03/26 7445652	202606 320-57200-46500	SUPPLIES 06/26	*	552.00	
				HAWKINS, INC.			552.00 000734
6/18/26	00320	6/01/26 8429353	202606 320-57200-34501	SVCS 06/26	*	532.80	
				PYE-BARKER FIRE & SAFETY COMPANY			532.80 000735
6/18/26	00300	6/12/26 4098	202605 310-51300-31100	SVCS 05/26	*	1,202.50	
				YURO & ASSOCIATES, LLC			1,202.50 000736
				AWLK -AMELIA WALK - SHENNING			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
6/25/26	00172	7/01/26 8589895 MONITOR 07/01-07/31/26	202607 320-57200-34501	BATES SECURITY LLC	*	532.80	532.80 000737
6/25/26	00276	3/30/26 9738334 LANDSCAPE ENHANCEMENT	202603 320-57200-46201	BRIGHTVIEW LANDSCAPE SERVICES	*	10,954.75	10,954.75 000738
6/25/26	00318	6/01/26 91353158 SVCS 06/26	202606 320-57200-62000	ED'S COMFORT SOLUTIONS INC	*	130.00	130.00 000739
6/25/26	00001	6/17/26 387 FACILITY MAINT 05/26	202605 320-57200-62000	GOVERNMENTAL MANAGEMENT SERVICES	*	341.20	341.20 000740
6/25/26	00330	6/23/26 06232026 REFUND CANCELLED CLBHOUSE	202606 300-36900-10300	REBECCA HAWKINS	*	166.00	166.00 000741
6/25/26	00325	6/11/26 1607 REPLACE CONSOLE/HARNESS	202606 320-57200-62000	JAX FITNESS EQUIPMENT SERVICES	*	3,572.69	3,572.69 000742
6/25/26	00263	6/15/26 150077 SVCS 05/26	202605 310-51300-31500	KILINSKI VAN WYK PLLC	*	5,737.03	5,737.03 000743
7/09/26	00276	6/23/26 9823894 PM REPIARS 06/26	202606 320-57200-46202	BRIGHTVIEW LANDSCAPE SERVICES	*	2,073.06	14,805.98 000744
		7/01/26 9827075 MAINT 07/26	202607 320-57200-46200		*	12,732.92	
7/09/26	00277	6/25/26 6474 POOL SVCS 07/26	202607 320-57200-46400	CBUSS ENTERPRISES	*	1,435.53	1,435.53 000745
7/09/26	00321	6/10/26 12609312 BACKFLOW PREVENTERS 06/26	202606 320-57200-62000	DUCK DUCK ROOTER PLUMBING, SEPTIC	*	952.00	952.00 000746
7/09/26	00001	7/01/26 388 MGMT FEE 07/26	202607 310-51300-34000		*	4,922.83	
		7/01/26 388 WEB ADMIN 07/26	202607 310-51300-35101		*	36.75	

AWLK -AMELIA WALK - SHENNING

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/01/26	388	202607 310-51300-35100		INFO TECH 07/26	*	73.50	
7/01/26	388	202607 310-51300-31200		DISSEMINATION AGENT SVCS	*	321.58	
7/01/26	388	202607 310-51300-51000		OFFICE SUPPLIES 07/26	*	.21	
7/01/26	388	202607 310-51300-42000		POSTAGE 07/26	*	59.74	
7/01/26	388	202607 310-51300-42500		COPIES 07/26	*	39.00	
7/01/26	388	202607 310-51300-41000		TELEPHONE 07/26	*	78.81	
7/01/26	389	202607 320-57200-34700		CONTRACT ADMIN 07/26	*	1,458.67	
7/01/26	389	202607 320-57200-34001		FACILITY MGMT 07/26	*	7,166.25	
7/01/26	389	202607 320-57200-34200		JANITORIAL 07/26	*	1,114.42	
GOVERNMENTAL MANAGEMENT SERVICES						15,271.76	000747
7/09/26 00331	7/08/26 801	202607 320-57200-49400		AMELIA WALK POOL EVENT	*	650.00	
MAGNETIX DJ SERVICES						650.00	000748
7/09/26 00220	5/02/26 PSI26361	202605 310-51300-60200		MAINT 05/26	*	2,615.31	
	6/01/26 PSI27238	202606 310-51300-60200		MAINT 06/26	*	2,615.31	
	7/01/26 PSI28122	202607 310-51300-60200		MAINT 07/26	*	2,615.31	
SOLITUDE LAKE MANAGEMENT						7,845.93	000749
TOTAL FOR BANK B						86,915.14	

AWLK -AMELIA WALK - SHENNING

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/30/26	00021	6/18/26 JUNE-26	202606 320-57200-43000		*	2,378.45	
		SERVICE THRU 06/18/2026					
		6/18/26 JUNE-26	202606 320-57200-43001		*	3,430.66	
		SERVICE THRU 06/18/2026					
FPL-ACH							5,809.11 080053
TOTAL FOR BANK Z						5,809.11	
TOTAL FOR REGISTER						93,231.26	

AWLK -AMELIA WALK - SHENNING

Date	Description		
06/01/2026	AMAZON MKTPL*YJ3H60DZ3 SEATTLE WA	1-320-57200-52000	\$189.36
05/30/2026	SKEDDA.COM DALLAS TX	1-320-57200-52000	\$99.00
05/29/2026	THE HOME DEPOT #6921 YULEE FL	1-320-57200-52000	\$22.33
05/23/2026	CCI*CONSTANT-CONTACT WALTHAM MA	1-320-57200-52000	\$79.20
05/16/2026	GSM LLC IRVING TX	1-320-57200-52000	\$5.00
05/14/2026	THE HOME DEPOT #6921 YULEE FL	1-320-57200-52000	\$27.98
05/07/2026	THE HOME DEPOT #6921 YULEE FL	1-320-57200-62000	\$84.14



Final Details for Order #114-9956088-3829816

Paid By: Amelia Walk CDD

Placed By: Kelly Mullins

Order Placed: May 26, 2026

Amazon.com order number: 114-9956088-3829816

Order Total: \$189.36

Shipped on May 28, 2026		
Items Ordered		Price
1 of: AmazonCommercial 2-Ply Ultra Plus Toilet Paper, Bath Tissue, Soft and Strong, Septic Safe, Unscented, 400 Sheets per Roll, 80 Individually Wrapped Rolls for Business Use Sold by and invoiced on behalf of: Amazon.com Condition: New		\$39.88
Shipping Address: Chip Dellinger 1744 HOLLY OAKS LAKE RD W JACKSONVILLE, FL 32225-4432 United States	Item(s) Subtotal:	\$39.88
	Shipping & Handling:	\$5.15
	Free Shipping:	-\$5.15

	Total before tax:	\$39.88
Shipping Speed: FREE Shipping	Sales Tax:	\$0.00

	Total for This Shipment:	\$39.88

Shipped on May 28, 2026		
Items Ordered		Price
1 of: AmazonCommercial FSC Certified Ultra Plus Universal Multifold Paper Towels, 2400 Count, 16 Pack of 150, White Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New		\$30.59
Shipping Address: Chip Dellinger 1744 HOLLY OAKS LAKE RD W JACKSONVILLE, FL 32225-4432 United States	Item(s) Subtotal:	\$30.59
	Shipping & Handling:	\$1.77
	Free Shipping:	-\$1.77

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

	Total for This Shipment:	\$30.59

Shipped on May 31, 2026		
Items Ordered		Price
1 of: HP 902XL Black + 902 Cyan, Magenta, Yellow Ink Cartridge (Black XL + CMY) Works OfficeJet 6954, 6958, 6962 OfficeJet		\$118.89

P
ro 6968, 6975, 6978 | T0A39AN
Sold by and invoiced on behalf of: HiTouch Business Services a BU of Staples ([seller profile](#))
Seller Credentials: [889 Certification](#)
Business Price
Condition: New

Shipping Address:

Chip Dellinger
1744 HOLLY OAKS LAKE RD W
JACKSONVILLE, FL 32225-4432
United States

Shipping Speed:

FREE Shipping

Item(s) Subtotal: \$118.89
Shipping & Handling: \$0.07
Free Shipping: -\$0.07

Total before tax: \$118.89
Sales Tax: \$0.00

Total for This Shipment: \$118.89

Payment information

Payment Method:

MasterCard | Last digits: 9986

Item(s) Subtotal: \$189.36
Shipping & Handling: \$6.99
Promotion applied: -\$6.99

Total before tax: \$189.36
Estimated Tax: \$0.00

Grand Total: \$189.36

Credit Card transactions

MasterCard ending in 9986: May 31, 2026: \$189.36

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

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Constant Contact Payment Receipt for Chip Dellinger

From Constant Contact Billing <notification@constantcontact.com>

Date Sat 5/23/2026 4:18 AM

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



Payment Receipt for May 23, 2026

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

Attention: Chip Dellinger

Amelia Walk CDD

5385 N Nob Hill Road

Sunrise, FL 33351-4761

US

9046315135

User Name: ameliawalkmanager@gmsnf.com

Today's Date: May 23, 2026

Payment Date: May 23, 2026
Payment Method: MC (last 4 digits: 9986)
Amount: \$79.20

Thank you for your payment!

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

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

We appreciate your business.
Best Regards,
Constant Contact Billing

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

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

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

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

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890 Winter St, Waltham, MA 02451

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How doers
get more done™

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

6921 00052 62670 05/07/26 11:51 AM
SALE CASHIER GAYLE

616013108185	1/2X1HHCS <A>	8.98N
440	1/2 X 15/16 HEX BOLT SILVER PK/5	
616013108208	1/2STEELHEXN <A>	3.72N
430	1/2" STEEL STD HEX NUT SLVR PK10	
616013108109	CHNL BM CLMP <A>	
390	BEAM CLAMP W/U-BOLT SILVER	
4@7.52		30.08N
0000-538-981	1/2FLCTWSHGL <A>	
	FLAT WASHER GALV 1/2 (ALB)	
8@0.49		3.92N
1000-111-117	2FT12GG <A>	
	12 GA STRUT CHANNEL SILVER X 2'	
2@18.72		37.44N

SUBTOTAL	84.14
SALES TAX	0.00

TAX EXEMPT

TOTAL	\$84.14
-------	---------

XXXXXXXXXXXX9986 MASTERCARD

USD\$ 84.14

AUTH CODE 007030/9522462 TA

AUTH MODE - ISSUER

Contactless

AID A0000000041010 Mastercard

P.O.#/JOB NAME: AW



6921 52 62670 05/07/2026 1422

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	08/05/2026



How doers
get more done™

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

6921 00012 58359 05/14/26 04:40 PM
SALE CASHIER HEATHER

030772156650 SELECT-A-SIZ <A,S> 27.98N
BOUNTY SAS 12 DOUBLE-PLUS ROLLS

SUBTOTAL 27.98
SALES TAX 0.00

TAX EXEMPT

TOTAL \$27.98

XXXXXXXXXXXX9986 MASTERCARD

USD\$ 27.98

AUTH CODE 01448Q/2121702 TA

AUTH MODE - ISSUER

Contactless

AID A00000000041010 Mastercard

P.O.#/JOB NAME: AW



6921 12 58359 05/14/2026 8127

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
1	90	08/12/2026

A



How doers
get more done™

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

6921 00062 68759 05/29/26 01:18 PM
SALE CASHIER KIMBERLY

6945133589524 24PK HINGES <A> 8.37N
24 PACKS HINGES-MB
044600002736 CLXTBC2X24 <A>
CLX TBC 240Z 2CT
2@6.98 13.96N

SUBTOTAL 22.33
SALES TAX 0.00

TAX EXEMPT

TOTAL \$22.33

XXXXXXXXXXXX9986 MASTERCARD

USD\$ 22.33

AUTH CODE 02902Q/7622235

TA

AUTH MODE - ISSUER

Chip Read

AID A0000000041010

Mastercard

P.O.#/JOB NAME: AC

6921 05/29/26 01:18 PM



6921 62 68759 05/29/2026 4419

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	08/27/2026

Receipt



Invoice number 430D321-0034
Receipt number 2921-7256
Date paid June 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

\$99.00 paid on June 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 Jun 30–Jul 30, 2026	4		\$0.00
First 4	4	\$0.00	\$0.00
AllBooked Core Plan Jun 30–Jul 30, 2026	1	\$99.00	\$99.00
Subtotal			\$99.00
Total			\$99.00
Amount paid			\$99.00

Payment history

Payment method	Date	Amount paid	Receipt number
Mastercard - 9986	June 30, 2026	\$99.00	2921-7256



INVOICE

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

Customer #: 25249515
Invoice #: 9814545
Invoice Date: 6/1/2026
Sales Order: 8858584
Cust PO #:

Project Name: Amelia Walk CDD - relocate Lateral line

Project Description: Relocate 400ft of lateral line and sprays in the right side of main entrance to village walk

Job Number	Description	Qty	UM	Unit Price	Amount
346108420	Amelia Walk CDD				
	Material to Relocate 400 of ft of lateral line at the right	1.000	LS	673.62	673.62
	labor to Relocate 400 of ft of lateral line at the right sid	10.000	HR	85.00	850.00
	Approved Chip Dellinger, Amenity & Operations Manager Governmental Management Services for Amelia Walk CDD Date: 6.5.2026 Acct. # 1-320-57200-46200 x 46202				
				Service Delivery Fee	0.00
				Total Invoice Amount	1,523.62
				Taxable Amount	
				Tax Amount	
				Balance Due	1,523.62

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.

Payment Stub

Customer Account #: 25249515
 Invoice #: 9814545
 Invoice Date: 6/1/2026

Amount Due: \$ 1,523.62

Thank you for allowing us to serve you

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

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

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

Proposal for Extra Work at Amelia Walk CDD

Property Name	Amelia Walk CDD	Contact	Chip Dellinger
Property Address	85287 Majestic Walk Run Fernandina Beach, FL 32034	To	Amelia Walk CDD
		Billing Address	5385 N Nob Hill Road Sunrise, FL 33351-4761

Project Name Amelia Walk CDD - relocate Lateral line

Project Description Relocate 400ft of lateral line and sprays in the right side of main entrance to village walk

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Material to Relocate 400 of ft of lateral line at the right side of main entrance to village walk. includes pipe fittings and sprays
10.00	HOURL	labor to Relocate 400 of ft of lateral line at the right side of main entrance to village walk

For internal use only

SO# 8858584
JOB# 346108420
Service Line 150

Total Price \$1,523.62

THIS IS NOT AN INVOICE

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

TERMS & CONDITIONS

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

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

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

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

Acceptance of this Contract

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

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

Customer:

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

BrightView Landscape Services, Inc. "Contractor"

		Irrigation Manager
Signature	Title	
Gonzalo M. Castellon		May 28, 2026
Printed Name	Date	

Job #: 346108420

SO #: 8858584 Proposed Price: \$1,523.62

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

Invoice

Invoice #: 386
Invoice Date: 6/1/26
Due Date: 6/1/26
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 - June 2026 001.320.57200.34700		1,458.67	1,458.67
Facility Management - June 2026 001.320.57200.34001		7,166.25	7,166.25
Janitorial - June 2026 001.320.57200.34200		1,114.42	1,114.42

Alison Moring
6-9-26

Total \$9,739.34

Payments/Credits \$0.00

Balance Due \$9,739.34

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 29755
Date 06/02/2026

SERVICE	AMOUNT
Project: Arbitrage - Series 2018A Area 3A 3/31/26	
Arbitrage Services	
Arbitrage	\$ <u>600.00</u>
Subtotal:	<u>600.00</u>
Total	600.00
Current Amount Due	\$ <u>600.00</u>

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

Payment due upon receipt.

HAPPY DAYS OUTDOOR SERVICES

58 N Dolphin Ave.
Middleburg, FL 32068
(904) 424-0970
Hdosfl@gmail.com



Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 6.5.2026
Acct. # 1-320-57200-62000

INVOICE

BILL TO
Chip Dellinger
Amelia Walk
Amelia Walk CDD
Fernandina Beach, FL

INVOICE 20446
DATE 03/11/2026
TERMS Net 10
DUE DATE 03/21/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Misc	Rebuild and repaint two door jambs in tower at entry	1	4,600.00	4,600.00
	Misc	Paint doors	1	250.00	250.00

Ways to pay



View and pay

SUBTOTAL	4,850.00
TAX	0.00
TOTAL	4,850.00
BALANCE DUE	\$4,850.00



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

Original

INVOICE

Total Invoice **\$552.00**
Invoice Number 7445652
Invoice Date 6/3/26
Sales Order Number/Type 5171135 SL
Branch Plant 74
Shipment Number 6224426

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 #
7/3/26	Net 30	PPD Origin	HWTG						384
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	180.0000	GA	\$3.0000	GA	1,740.6 LB	\$540.00
		1 LB BLK (Mini-Bulk)		180.0000	GA			1,740.6 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 6/5/2026
Acct. # 1-320-57200-46500

Page 1 of 1

Tax Rate
0 %
Sales Tax
\$0.00

Invoice Total

\$552.00

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

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

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

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

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

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

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

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

www.hawkinsinc.com

Job# 2858766



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

Invoice

Invoice Number 8429353	Date 06/01/2026
Customer Number B-21054	Due Date 06/01/2026
TO VIEW AND PAY ONLINE GO TO: myaccount.pyebarkerfs.com	
REFERENCE CODE: PBFS-SA	

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Amelia Walk CDD	B-21054		8429353	Due On Receipt
Quantity	Description	Rate	Amount	
Amelia Walk CDD, 85287 Majestic Walk Blvd., Fernandina Beach, FL				
1.00	Monthly Service-Access 06/01/2026-06/30/2026	327.97	\$327.97	
1.00	Monthly Service-Video 06/01/2026-06/30/2026	204.83	\$204.83	
	Sales Tax		\$0.00	
	Payments/Credits Applied		\$0.00	
Invoice Balance Due:			\$532.80	

001.320.57200.34501
June 2026

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

Date	Invoice #	Description	Amount	Balance Due
06/01/2026	8429353	Recurring Services	\$532.80	\$532.80

PLEASE SEE REVERSE SIDE FOR IMPORTANT INFORMATION



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

Invoice

Invoice Number 8429353	Date 06/01/2026
Customer Number B-21054	Due Date 06/01/2026

Net Due: \$532.80

Amount Enclosed: _____

13853 1 MB 0.672 E0258X I0278 D15092631437 S2 P11050457 0001:0001



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

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



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

Invoice

Date	Invoice #
6/12/26	4098

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 - May Engineering Efforts			
CDD Amelia ...	5/7/26	coordinate with contractor on phasing Sagamore Ct improvements	1	185.00	185.00
CDD Amelia ...	5/19/26	CDD Meeting	4	185.00	740.00
CDD Amelia ...	5/21/26	staff coord	1	185.00	185.00
CDD Amelia ...	5/25/26	pond erosion coord	0.5	185.00	92.50
		001.310.51300.31100			
			Total		\$1,202.50



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

Invoice

Invoice Number 8589895	Date 07/01/2026
Customer Number B-21054	Due Date 07/01/2026

TO VIEW AND PAY ONLINE GO TO:	myaccount.pyebarkerfs.com
REFERENCE CODE:	PBFS-SA

Customer Name Amelia Walk CDD	Customer Number B-21054	P.O. Number	Invoice Number 8589895	Due Date Due On Receipt
----------------------------------	----------------------------	-------------	---------------------------	----------------------------

Quantity	Description	Rate	Amount
<i>Amelia Walk CDD, 85287 Majestic Walk Blvd., Fernandina Beach, FL</i>			
1.00	Monthly Service-Access 07/01/2026-07/31/2026	327.97	\$327.97
1.00	Monthly Service-Video 07/01/2026-07/31/2026	204.83	\$204.83
	Sales Tax		\$0.00
	Payments/Credits Applied		\$0.00
Invoice Balance Due:			\$532.80

001.320.57200.34501

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

Date	Invoice #	Description	Amount	Balance Due
07/01/2026	8589895	Recurring Services	\$532.80	\$532.80

PLEASE SEE REVERSE SIDE FOR IMPORTANT INFORMATION



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

Invoice

Invoice Number 8589895	Date 07/01/2026
Customer Number B-21054	Due Date 07/01/2026

Net Due: \$532.80

Amount Enclosed: _____

17576 1 MB 0.672 E0519X I0559 D15161235995 S2 P11067362 0001:0001



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

REMIT TO:

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



Approved
 Chip Dellinger, Amenity & Operations Manager
 Governmental Management Services for Amelia Walk CDD
 Date: 6.23.2026
 Acct. # 1-320-57200-46201

INVOICE

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

Customer #: 25249515
Invoice #: 9738334
Invoice Date: 3/30/2026
Sales Order: 8829226
Cust PO #:

Project Name: Amelia Walk CDD - Majestic Walk Site 1 (4 beds)
Project Description: Landscape enhancement as per plan on sheet L002 by S. Smith

Job Number	Description	Qty	UM	Unit Price	Amount
346108420	Sedum Dragon's Blood is currently not available in this market and would need to be substituted for another similar plant in price and size. Can consult with Landscape Architect for options. With the torpedo issues in the SE bed primarily, additional soil was added in order to dig out rhizomes of the torpedo and install more soil to help control, won't eliminate. Torpedo can be sprayed in the remaining juniper but will not be able to be sprayed in the sedum. Possible plant substitute that is acceptable to the chemical control would be beneficial. Irrigation modifications for coverage of plant material and to move or relocate around bed/boulders as needed. Amelia Walk CDD Site 1	1.000	EA	6191.73	6,191.73



INVOICE

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

Customer #: 25249515
Invoice #: 9738334
Invoice Date: 3/30/2026
Sales Order: 8829226
Cust PO #:

Project Name: Amelia Walk CDD - Majestic Walk Site 1 (4 beds)

Project Description: Landscape enhancement as per plan on sheet L002 by S. Smith

Job Number	Description	Qty	UM	Unit Price	Amount
	Site 2	1.000	EA	4763.02	4,763.02
Total Invoice Amount					10,954.75
Taxable Amount					
Tax Amount					
Balance Due					10,954.75

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 #: 9738334
Invoice Date: 3/30/2026

Amount Due: \$ 10,954.75

Thank you for allowing us to serve you

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

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

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

Proposal for Extra Work at Amelia Walk CDD

Property Name	Amelia Walk CDD	Contact	Chip Dellinger
Property Address	85287 Majestic Walk Run Fernandina Beach, FL 32034	To	Amelia Walk CDD
		Billing Address	5385 N Nob Hill Road Sunrise, FL 33351-4761

Project Name Amelia Walk CDD - Majestic Walk Site 1 and Site 2

Project Description Landscape enhancement as per plan by S. Smith

Scope of Work

Sedum Dragon's Blood is currently not available in this market and would need to be substituted for another similar plant in price and size. Can consult with Landscape Architect for options.

With the torpedo issues in the SE bed primarily, additional soil was added in order to dig out rhizomes of the torpedo and install more soil to help control, won't eliminate. Torpedo can be sprayed in the remaining juniper but will not be able to be sprayed in the sedum. Possible plant substitute that is acceptable to the chemical control would be beneficial.

Irrigation modifications for coverage of plant material and to move or relocate around bed/boulders as needed.

QTY	UoM/Size	Material/Description	Unit Price	Total
Site 1			Subtotal	\$6,191.73
1.00	LUMP SUM	Mobilization and removal of plant material as per plan, portions of juniper. Disposal included.	\$627.27	\$627.27
5.00	CUBIC YARD	Composted soil conditioner raked into top layer of existing soil where plantings are going, approx. 1 inch. Some additional soil in the bed where torpedo is bad, digging out and trying to remove as many rhizomes as possible on SE corner.	\$97.67	\$488.35
56.00	EACH	Coontie palms 3 gallon installed	\$29.74	\$1,665.59
60.00	EACH	Sedum 'Dragon's Blook' (red foliage) 1 gallon installed (**substitute due to availability, same price range, and hardness**)	\$10.87	\$652.27
52.00	EACH	Sedum 'Angelina' (Golden Yellow foliage) 1 gallon installed	\$10.55	\$548.68
1.00	LUMP SUM	2 - Coquina Boulders 3 ft x 4 ft - delivered and installed	\$1,118.49	\$1,118.49
1.00	LUMP SUM	Irrigation modifications for coverage of plant material	\$314.50	\$314.50
80.00	BAG	Mulch Brown mulch - entire bed, around existing grasses that are being left	\$9.71	\$776.58
Site 2			Subtotal	\$4,763.02
1.00	LUMP SUM	Mobilization and removal of plant material as per plan. Disposal included.	\$460.00	\$460.00

THIS IS NOT AN INVOICE

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

Proposal for Extra Work at Amelia Walk CDD

3.00	CUBIC YARD	Composted soil conditioner raked into top layer of existing soil where plantings are going, approx. 1 inch.	\$97.67	\$293.01
42.00	EACH	Coontie palms 3 gallon installed	\$29.74	\$1,249.19
39.00	EACH	Sedum 'Dragon's Blook' (red foliage) 1 gallon installed (**substitute due to availability, same price range, and hardiness**)	\$10.87	\$423.98
37.00	EACH	Sedum 'Angelina' (Golden Yellow foliage) 1 gallon installed	\$10.55	\$390.41
1.00	LUMP SUM	2 - Coquina Boulders 3 ft x 4 ft - delivered and installed	\$1,118.49	\$1,118.49
60.00	BAG	Mulch Brown mulch - entire bed around existing grasses that are being left.	\$9.71	\$582.44
1.00	LUMP SUM	Irrigation modifications for coverage of plant material	\$245.50	\$245.50

For Internal use only

SO# 8829226
JOB# 346108420
Service Line 130

Total Price \$10,954.75

THIS IS NOT AN INVOICE

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

THIS IS NOT AN INVOICE

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

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

Enhancement Manager

Certified Arborist #FL-6354A

Certified Pest Control Operator JF95758

TERMS & CONDITIONS

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

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

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

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

Acceptance of this Contract

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

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

Customer:

Signature	Title	Property Manager
Chip Dellinger		
Printed Name	Date	February 13, 2026

BrightView Landscape Services, Inc. "Contractor"

		Enhancement Manager
Signature	Title	
Jen Mabius		February 13, 2026
Printed Name	Date	
Job #:	346108420	
SO #:	8829226	Proposed Price: \$10,954.75

**ADDITIONAL SERVICES ORDER
FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
[MAJESTIC WALK ENHANCEMENTS – SITE 1 AND SITE 2]**

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

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

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

SECTION 1. SCOPE OF WORK. In addition to the services described in the Agreement and any Exhibits or Amendments thereto, Contractor will provide the additional work described in the proposal attached as **Exhibit A** hereto and incorporated herein by this reference (“**Additional Work**”). 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 **Ten Thousand, Nine Hundred Fifty-Four and 75/100 Dollars (\$10,954.75)**, 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:

F26FDA504C024B1
Signature

By: Jeffrey Robinson
Print Name

Chairman
Title

BRIGHTVIEW LANDSCAPE SERVICES, INC.

Signed by:

4AB078DD020040A
Signature

By: Rodney Hicks
Print Name

Senior Branch Manager
Title

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

Exhibit A Contractor's Proposal



January 12, 2020
Page 1 of 4

Proposal for Extra Work at Amelia Walk CDD

Property Name	Amelia Walk CDD	Contact	Chip Dellinger
Property Address	85287 Majestic Walk Run Fernandina Beach, FL 32034	To	Amelia Walk CDD
		Billing Address	5385 N Nob Hill Road Sunrise, FL 33351-4761

Project Name Amelia Walk CDD - Majestic Walk Site 1 and Site 2
Project Description Landscape enhancement as per plan by S. Smith

Scope of Work

Sedum Dragon's Blood is currently not available in this market and would need to be substituted for another similar plant in price and size. Can consult with Landscape Architect for options.

With the torpedo issues in the SE bed primarily, additional soil was added in order to dig out rhizomes of the torpedo and install more soil to help control, won't eliminate. Torpedo can be sprayed in the remaining juniper but will not be able to be sprayed in the sedum. Possible plant substitute that is acceptable to the chemical control would be beneficial.

Irrigation modifications for coverage of plant material and to move or relocate around bed/boulders as needed.

QTY	UoM/Size	Material/Description	Unit Price	Total
Site 1			Subtotal	\$6,191.73
1.00	LUMP SUM	Mobilization and removal of plant material as per plan, portions of juniper. Disposal included.	\$627.27	\$627.27
5.00	CUBIC YARD	Composted soil conditioner raked into top layer of existing soil where plantings are going, approx. 1 inch. Some additional soil in the bed where torpedo is bad, digging out and trying to remove as many rhizomes as possible on SE corner.	\$97.67	\$488.35
58.00	EACH	Coontie palms 3 gallon installed	\$29.74	\$1,685.50
60.00	EACH	Sedum 'Dragon's Blood' (red foliage) 1 gallon installed ("substitute due to availability, same price range, and hardiness")	\$10.87	\$652.27
52.00	EACH	Sedum 'Angelina' (Golden Yellow foliage) 1 gallon installed	\$10.55	\$548.68
1.00	LUMP SUM	2 - Coquina Boulders 3 ft x 4 ft - delivered and installed	\$1,118.49	\$1,118.49
1.00	LUMP SUM	Irrigation modifications for coverage of plant material	\$314.50	\$314.50
80.00	BAG	Mulch Brown mulch - entire bed, around existing grasses that are being left	\$9.71	\$776.58
Site 2			Subtotal	\$4,763.02
1.00	LUMP SUM	Mobilization and removal of plant material as per plan. Disposal included.	\$400.00	\$400.00

THIS IS NOT AN INVOICE

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



January 12, 2020
Page 2 of 4

Proposal for Extra Work at Amelia Walk CDD

3.00	CUBIC YARD	Composted soil conditioner raked into top layer of existing soil where plantings are going, approx. 1 inch.	\$67.67	\$203.01
42.00	EACH	Coontie palms 3 gallon installed	\$29.74	\$1,249.19
39.00	EACH	Sedum 'Dragon's Blood' (red foliage) 1 gallon installed (**substitute due to availability, same price range, and hardiness**)	\$10.87	\$423.98
37.00	EACH	Sedum 'Angelina' (Golden Yellow foliage) 1 gallon installed	\$10.55	\$390.41
1.00	LUMP SUM	2 - Coquina Boulders 3 ft x 4 ft - delivered and installed	\$1,118.49	\$1,118.49
60.00	BAG	Mulch Brown mulch - entire bed around existing grasses that are being left.	\$9.71	\$582.44
1.00	LUMP SUM	Irrigation modifications for coverage of plant material	\$245.50	\$245.50

For Internal use only

SO# 8829226
JOB# 346108420
Service Line 130

Total Price \$10,954.75

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11630 Davis Creek Court, Jacksonville, FL 32256 ph: (904) 292-0716 fax: (904) 292-1014
Enhancement Manager
Certified Arborist #FL-6384A
Certified Pest Control Operator JF95758

Exhibit B
Enhancement Plans

[See following page.]







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

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 6/16/2026
Acct. # 1-320-57200-62000

BILL TO

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

INVOICE
91353158

INVOICE DATE
6/1/2026

JOB ADDRESS

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

Completed Date

Technician Michael Johnson

Customer PO #

Payment Term Due Upon Receipt

DESCRIPTION OF WORK

Found unit had a loose connection in the green wire at air handler. Fixed connection and tightened the wire nut. Some build up in drain line and pan, recommended algaecide tablet, chip approved. Installed algaecide tablet. Unit is operating properly at this time.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
Service Call Fee	Service Call Fee for arrival to job and diagnosis of problem.	1.00	\$97.00	\$97.00
101001	Repaired burnt, cut, or shorted wiring for proper connection on outdoor unit. - Level 1	1.00	\$0.00	\$0.00
129014	Inserted algae tab in drain pan to help prevent algae buildup in pan and line.	1.00	\$33.00	\$33.00

SUB-TOTAL \$130.00

TOTAL DUE \$130.00

PAYMENT \$0.00

BALANCE DUE \$130.00

Thank you for choosing Ed's Comfort Solutions Inc

CUSTOMER AUTHORIZATION

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

Sign here

Date 6/1/2026

CUSTOMER ACKNOWLEDGEMENT

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

Sign here 

Date 6/1/2026

Governmental Management Services, LLC

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

Invoice

Invoice #: 387

Invoice Date: 6/17/26

Due Date: 6/17/26

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance May 1 - May 31, 2026	8.53	40.00	341.20
Approved Chip Dellinger, Amenity & Operations Manager Governmental Management Services for Amelia Walk CDD Date: 6/22/2026 Acct. # 1-320-57200-62000 <i>Alison Moxing</i> 6-24-26			

Total	\$341.20
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Payments/Credits	\$0.00
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Balance Due	\$341.20
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AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF MAY 2026

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/1/26	1.15	T.M.	Installed new latch on dumpster gate, picked up supplies for latch and materials for pool chair cleaning
5/7/26	2.73	T.M.	Cleaned pool chairs that had been repairs, removed debris, hung up pickleball sign rules at courts, checked and changed trash receptacles
5/21/26	4.65	T.M.	Cleaned mold off pickleball courts, removed leaves off edge of pickleball court, cleaned ceiling fans in gym, removed debris from pool deck and common areas
TOTAL	<u>8.53</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

Subject: Rebecca Hawkins Return Check
Date: Tuesday, June 23, 2026 at 3:52:51 PM Eastern Daylight Time
From: ameliawalk manager
To: Sharyn Henning

Sharyn,

I had a resident that rented the club house, I deposited the check, and then she cancelled. Can you issue a return check to Rebecca Hawkins and mail to 85640 Stonehurst PKWY, Fernandina Beach 32034 please.

Thanks,

Chip Dellinger
Governmental Management Services
904-225-3147
cdellinger@gmsnf.com

June 2026
\$166.00
001.300.36900.10300
Original deposit was on 4/17/2026

INVOICE

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

office@jaxfitness equipmentservices.com
+1 (904) 716-5739
<http://www.jaxfitness equipmentservices.com>



Bill to

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

Ship to

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

Invoice details

Invoice no.: 1607
Terms: Net 30
Invoice date: 06/11/2026
Due date: 07/11/2026

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 6/18/2026
Acct. # 1-320-57200-62000

#	Product or service	Description	Qty	Rate	Amount
1.	Service call	Replace console and heart rate wire harness on Life Fitness recumbent bike	1	\$600.00	\$600.00
		Replace walking belt, drive belt, and flip deck on 2 Life Fitness treadmills			
		Replace quick incline/speed handles on 1 Life Fitness treadmill			
		Install exercise sticker placard on Life Fitness Pec Fly/rear Delt			
2.	Parts	Refurbished Life Fitness 16in SE3HD recumbent bike console	1	\$1,199.99	\$1,199.99
3.	Parts	Heart rate wire harness assembly for Life Fitness recumbent bike	1	\$109.99	\$109.99
4.	Parts	Life Fitness Pec Fly/Delt exercise label placard	1	\$69.99	\$69.99
5.	Parts	Walking belt for Life Fitness 95Te treadmill	2	\$649.99	\$1,299.98
6.	Parts	Motor drive belt for Life Fitness 95Te treadmill	2	\$49.99	\$99.98
7.	Parts	Updated incline/speed handle assembly	1	\$119.99	\$119.99

8.	Shipping	Shipping and handling	1	\$72.77	\$72.77
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Ways to pay

BANK

Contact Jax Fitness Equipment Services LLC to pay.

Total \$3,572.69

View and pay



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 # 15077
Date: 06/15/2026
Due On: 07/15/2026

001.310.51300.31500
May 2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$5,737.03	) - (\$0.00	) = \$5,737.03

AWCDD-01

Amelia Walk CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	MGH	05/05/2026	Further prepare and finalize agreement with Coastal Greenery for Amenity Center drainage and landscape improvements; review draft agenda for upcoming Board meeting and identify legal items needed; review resident request for installation of petanque courts.	0.80	\$315.00	-	\$252.00
Service	MGH	05/06/2026	Analyze HOA documents/ driveway issue; call with Board Chair to discuss same.	1.20	\$315.00	-	\$378.00
Service	LG	05/06/2026	Analyze necessary permissions for driveway apron.	0.40	\$365.00	-	\$146.00
Service	MGH	05/07/2026	Prepare letter of acknowledgment and	2.10	\$315.00	-	\$661.50

			agreement with resident for driveway apron expansion project; confer with District staff regarding status of project; prepare for and attend agenda planning call with District staff and Chair.				
Service	LG	05/07/2026	Review and revise approval for driveway apron work.	0.30	\$365.00	-	\$109.50
Service	LG	05/07/2026	Review draft agenda; attend agenda planning call.	0.60	\$365.00	-	\$219.00
Service	LG	05/11/2026	Update draft of cost share agreement with daycare.	0.30	\$365.00	-	\$109.50
Service	LG	05/14/2026	Review agenda and prepare for Board meeting.	0.80	\$365.00	-	\$292.00
Service	MGH	05/18/2026	Review and analyze agenda package and materials for Board consideration in preparation for Board meeting.	1.30	\$315.00	-	\$409.50
Service	LG	05/18/2026	Research availability of bond funds for district projects.	0.60	\$365.00	-	\$219.00
Service	LG	05/18/2026	Prepare legal materials for board meeting.	0.20	\$365.00	-	\$73.00
Service	MGH	05/19/2026	Prepare for and remotely attend Board meeting.	2.50	\$315.00	100.0%	\$0.00
Service	LG	05/19/2026	Travel to and attend board meeting.	4.40	\$365.00	-	\$1,606.00
Expense	KB	05/19/2026	Travel: Mileage - LG.	87.80	\$0.725	-	\$63.66
Expense	KB	05/19/2026	Travel: Hotel - LG.	1.00	\$65.52	-	\$65.52
Expense	KB	05/19/2026	Travel: Meals - LG.	1.00	\$7.85	-	\$7.85
Service	CD	05/20/2026	Review email from District Staff regarding further actions after May meeting; Research District Website regarding August meeting date; Revise Published Notices	0.60	\$195.00	-	\$117.00

			for FY 27 Budget; Email Draft Notice to District Staff for review.				
Service	LG	05/21/2026	Follow up on status of legal action items from board meeting.	0.20	\$365.00	-	\$73.00
Service	MGH	05/21/2026	Analyze overall status of District matters and outline strategy for follow-up legal items following Board meeting; review, revise and transmit published notice of FY27 budget hearing.	0.50	\$315.00	-	\$157.50
Service	LG	05/22/2026	Strategize legal approach for action items from board meeting.	0.20	\$365.00	-	\$73.00
Service	MGH	05/22/2026	Further analyze strategy for meeting follow-up items, including agreements and legal correspondence needed.	0.20	\$315.00	-	\$63.00
Service	LG	05/26/2026	Add exhibits for cost share agreement and confer with Laughlin regarding same.	0.60	\$365.00	-	\$219.00
Service	SD	05/27/2026	Review District Website for Statutory Requirements of Statute 189.06 and update Website Compliance Checklist.	0.50	\$195.00	-	\$97.50
Service	MGH	05/28/2026	Review feedback from Board Chair regarding irrigation potentially serving private lot.	0.10	\$315.00	-	\$31.50
Service	LG	05/29/2026	Advise regarding unauthorized transfer of amenity cards for short term renters.	0.20	\$365.00	-	\$73.00
Service	MGH	05/29/2026	Confer with Board Chair and District staff regarding resident listing on VRBO and legal implications of same; prepare ASO with Brightview for deep root injections.	0.70	\$315.00	-	\$220.50

Line Item Discount Subtotal	-\$787.50
Total	\$5,737.03

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

Please pay within 30 days.

Amelia Walk CDD

FPL Electric

June-26

73913-05054	85057 MAJESTIC WALK BLVD.#LS	\$	278.56
76801-07336	85359 MAJESTIC WALK BLVD.	\$	37.20
79966-25336	85287 MAJESTIC WALK BLVD. CLUB	\$	1,042.72
90653-46331	85257 MAJESTIC WALK BLVD. FTN	\$	401.41
14381-88177	85108 MAJESTIC WALK BLVD. # IRR	\$	30.89
84322-19536	85059 MAJESTIC WALK BLVD.	\$	31.52
64677-16194	85254 FALL RIVER PKWY ENTRANCE	\$	284.76
81986-72449	85633 FALL RIVER PKWY #IRR	\$	164.15
63627-33534	85287 MAJESTIC WALK BLVD. #PUMP	\$	107.24

\$	2,378.45
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V#21

001.320.57200.43000

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

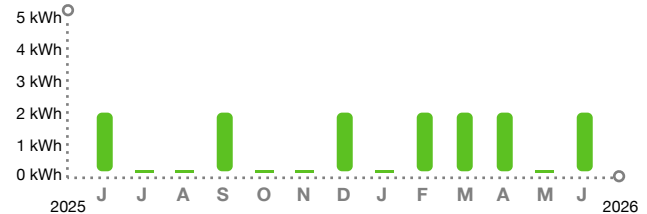
001.320.57200.43001

**Electric Bill Statement****For:** May 19, 2026 to Jun 18, 2026 (30 days)**Statement Date:** Jun 18, 2026**Account Number:** 14381-88177**Service Address:**85108 MAJESTIC WALK BLVD # IRRIGATION
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$30.89**

TOTAL AMOUNT YOU OWE

Jul 9, 2026

NEW CHARGES DUE BY

Receive predictable bills
all year long with FPL
Budget Billing®.
[FPL.com/BusBB](https://www.fpl.com/BusBB)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	30.80
Payments received	-30.80
Balance before new charges	0.00

Total new charges	30.89
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Total amount you owe	\$30.89
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FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 09, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 29, 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: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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

AMELIA WALK CDD
C/O GMS-SF-LLC
5385 N NOB HILL RD
SUNRISE FL 33351-4761The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

14381-88177

ACCOUNT NUMBER

\$30.89

TOTAL AMOUNT YOU OWE

Jul 9, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
14381-88177

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	30.80
Payment received - Thank you	-30.80
Balance before new charges	\$0.00

New Charges

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

Base charge: \$14.20

Minimum base bill charge: \$15.64

Non-fuel: (\$0.094600 per kWh) \$0.19

Fuel: (\$0.032020 per kWh) \$0.06

Electric service amount 30.09

Gross receipts tax (State tax) 0.77

Taxes and charges 0.77

Regulatory fee (State fee) 0.03

Total new charges \$30.89

Total amount you owe \$30.89

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94981. Next meter reading Jul 20, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00237		00235		2

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 18, 2026	May 19, 2026	Jun 18, 2025
kWh Used	2	0	2
Service days	30	32	30
kWh/day	0	0	0
Amount	\$30.89	\$30.80	\$25.75

KEEP IN MIND

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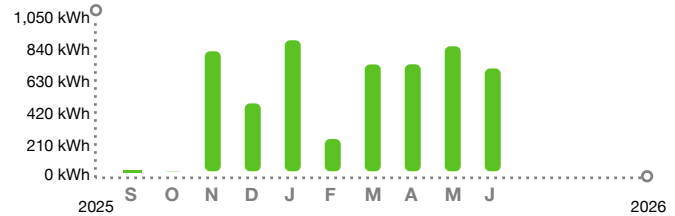
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**Electric Bill Statement****For:** May 14, 2026 to Jun 15, 2026 (32 days)**Statement Date:** Jun 15, 2026**Account Number:** 63627-33534**Service Address:**85287 MAJESTIC WALK BLVD # PUMP
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$107.24**

TOTAL AMOUNT YOU OWE

Jul 6, 2026

NEW CHARGES DUE BY

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[FPL.com/BusBB](https://www.fpl.com/BusBB)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	130.91
Payments received	-130.91
Additional Activity	-3.01
Balance before new charges	-3.01
Total new charges	110.25
Total amount you owe	\$107.24

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 03, 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 26, 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: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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63627-33534

ACCOUNT NUMBER

\$107.24

TOTAL AMOUNT YOU OWE

Jul 6, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
63627-33534

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	130.91
Payment received - Thank you	-130.91
Additional activity	
Deposit Interest	-3.01
Balance before new charges	-\$3.01

New Charges

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

Base charge: \$14.20

Non-fuel: (\$0.094600 per kWh) \$69.63

Fuel: (\$0.032020 per kWh) \$23.57

Electric service amount 107.40

Gross receipts tax (State tax) 2.76

Taxes and charges 2.76

Regulatory fee (State fee) 0.09

Total new charges \$110.25

Total amount you owe \$107.24

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	05678		04942		736

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Jun 15, 2026	May 14, 2026
kWh Used	736	895
Service days	32	30
kWh/day	23	29
Amount	\$110.25	\$130.91

KEEP IN MIND

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**Electric Bill Statement****For:** May 7, 2026 to Jun 8, 2026 (32 days)**Statement Date:** Jun 8, 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.

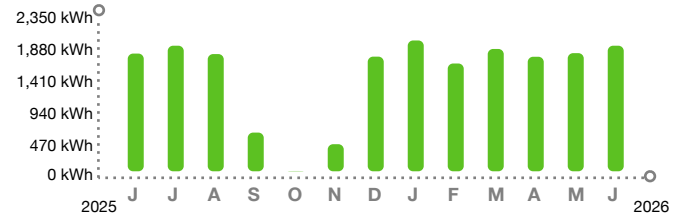
CURRENT BILL**\$284.76**

TOTAL AMOUNT YOU OWE

Jun 29, 2026

NEW CHARGES DUE BY

Enroll in FPL Budget
Billing® and have
\$216.86 withdrawn
instead of \$284.76.
[FPL.com/AutoBBOffer](https://www.fpl.com/AutoBBOffer)

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	267.32
Payments received	-267.32
Balance before new charges	0.00
Total new charges	284.76
Total amount you owe	\$284.76

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$216.86 instead of \$284.76 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at [FPL.com/AutoBB](https://www.fpl.com/AutoBB)
- Payment received after August 28, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 19, 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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AMELIA WALK CDD
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64677-16194

ACCOUNT NUMBER

\$284.76

TOTAL AMOUNT YOU OWE

Jun 29, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
Amelia Walk Cdd

Account Number:
64677-16194

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	267.32
Payment received - Thank you	-267.32
Balance before new charges	\$0.00

New Charges

Rate: RS-1 RESIDENTIAL SERVICE

Base charge: \$10.52

Non-fuel: (First 1000 kWh at \$0.093650) \$198.55
(Over 1000 kWh at \$0.103650)

Fuel: (First 1000 kWh at \$0.028930) \$68.33
(Over 1000 kWh at \$0.038930)

Electric service amount 277.40

Gross receipts tax (State tax) 7.12

Taxes and charges 7.12

Regulatory fee (State fee) 0.24

Total new charges \$284.76

Total amount you owe \$284.76

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	96130		94118		2012

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 8, 2026	May 7, 2026	Jun 6, 2025
kWh Used	2012	1893	1886
Service days	32	30	30
kWh/day	63	63	63
Amount	\$284.76	\$267.32	\$262.50

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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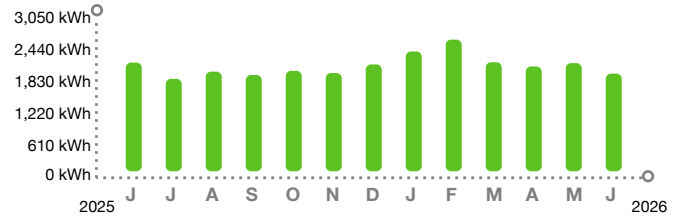
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**Electric Bill Statement****For:** May 19, 2026 to Jun 18, 2026 (30 days)**Statement Date:** Jun 18, 2026**Account Number:** 73913-05054**Service Address:**85057 MAJESTIC WALK BLVD # LIFT
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$278.56**

TOTAL AMOUNT YOU OWE

Jul 9, 2026

NEW CHARGES DUE BY

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[FPL.com/BusBB](https://www.fpl.com/BusBB)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	306.89
Payments received	-306.89
Balance before new charges	0.00

Total new charges	278.56
-------------------	--------

Total amount you owe	\$278.56
-----------------------------	-----------------

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 09, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 29, 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: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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73913-05054

ACCOUNT NUMBER

\$278.56

TOTAL AMOUNT YOU OWE

Jul 9, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
73913-05054

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	306.89
Payment received - Thank you	-306.89
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) \$192.13

Fuel: (\$0.032020 per kWh) \$65.03

Electric service amount 271.36

Gross receipts tax (State tax) 6.96

Taxes and charges 6.96

Regulatory fee (State fee) 0.24

Total new charges \$278.56

Total amount you owe \$278.56

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN20453. Next meter reading Jul 20, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	55971		53940		2031

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 18, 2026	May 19, 2026	Jun 18, 2025
kWh Used	2031	2249	2261
Service days	30	32	30
kWh/day	67	70	75
Amount	\$278.56	\$306.89	\$434.50

KEEP IN MIND

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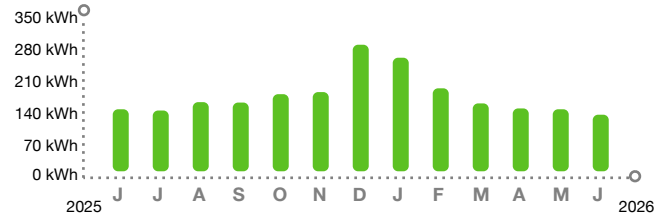
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**Electric Bill Statement****For:** May 19, 2026 to Jun 18, 2026 (30 days)**Statement Date:** Jun 18, 2026**Account Number:** 76801-07336**Service Address:**85359 MAJESTIC WALK BLVD #ENTRANCE
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$37.20**

TOTAL AMOUNT YOU OWE

Jul 9, 2026

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[FPL.com/BusBB](https://www.fpl.com/BusBB)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	37.81
Payments received	-37.81
Balance before new charges	0.00
Total new charges	37.20
Total amount you owe	\$37.20

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 09, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 29, 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: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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76801-07336

ACCOUNT NUMBER

\$37.20

TOTAL AMOUNT YOU OWE

Jul 9, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
76801-07336

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	37.81
Payment received - Thank you	-37.81
Balance before new charges	\$0.00

New Charges

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

Base charge: \$14.20

Minimum base bill charge: \$4.95

Non-fuel: (\$0.094600 per kWh) \$12.77

Fuel: (\$0.032020 per kWh) \$4.32

Electric service amount 36.24

Gross receipts tax (State tax) 0.93

Taxes and charges 0.93

Regulatory fee (State fee) 0.03

Total new charges \$37.20

Total amount you owe \$37.20

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD5113. Next meter reading Jul 20, 2026.

Note(s): Your meter has changed.

Usage Type	Current	Usage
kWh used	00131	135

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 18, 2026	May 19, 2026	Jun 18, 2025
kWh Used	135	148	148
Service days	30	32	30
kWh/day	5	5	5
Amount	\$37.20	\$37.81	\$33.33

KEEP IN MIND

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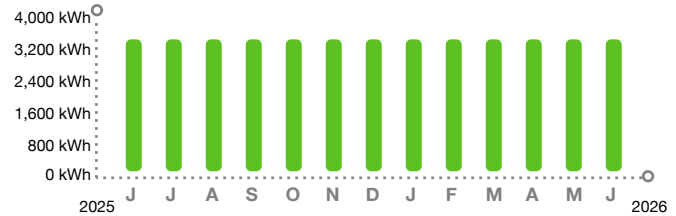
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**Electric Bill Statement****For:** May 19, 2026 to Jun 18, 2026 (30 days)**Statement Date:** Jun 18, 2026**Account Number:** 78458-32232**Service Address:**100 MAJESTIC WALK BLVD # SL
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$3,430.66**

TOTAL AMOUNT YOU OWE

Jul 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 September 09, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 29, 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: 1-800-226-3545Report 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

Jul 9, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	3,430.66
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 Jul 20, 2026.

Usage Type	Usage
Total kWh used	3598

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 18, 2026	May 19, 2026	Jun 18, 2025
kWh Used	3598	3598	3598
Service days	30	32	30
kWh/day	120	112	120
Amount	\$3,430.66	\$3,430.66	\$3,269.87

KEEP IN MIND

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Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

For: 05-19-2026 to 06-18-2026 (30 days)
kWh/Day: 120
Service Address:
100 MAJESTIC WALK BLVD # SL
FERNANDINA BEACH, FL 32034

Detail of Rate Schedule Charges for Street Lights

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

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



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



Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

FPL.com Page 2

ESLA

For: 05-19-2026 to 06-18-2026 (30 days)

kWh/Day: 120

Service Address:

100 MAJESTIC WALK BLVD # SL
FERNANDINA BEACH, FL 32034

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							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

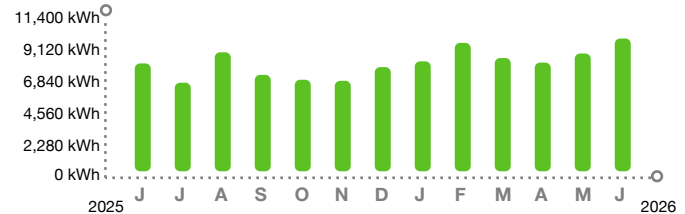
* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement****For:** May 19, 2026 to Jun 18, 2026 (30 days)**Statement Date:** Jun 18, 2026**Account Number:** 79966-25336**Service Address:**85287 MAJESTIC WALK BLVD # CLUB
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,042.72**

TOTAL AMOUNT YOU OWE

Jul 9, 2026

NEW CHARGES DUE BY

Enroll in FPL Budget
Billing® and have
\$991.18 withdrawn
instead of \$1,042.72.
FPL.com/BusBB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	967.23
Payments received	-967.23
Balance before new charges	0.00
Total new charges	1,042.72
Total amount you owe	\$1,042.72

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 \$991.18 instead of \$1,042.72 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at [FPL.com/AutoBB](https://www.fpl.com/AutoBB)
- Payment received after September 09, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 29, 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: 1-800-226-3545Report 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 33351-4761FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

79966-25336

ACCOUNT NUMBER

\$1,042.72

TOTAL AMOUNT YOU OWE

Jul 9, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
79966-25336

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	967.23
Payment received - Thank you	-967.23
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$33.71

Non-fuel: (\$0.031110 per kWh) \$321.06

Fuel: (\$0.032010 per kWh) \$330.34

Demand: (\$15.03 per KW) \$330.66

Electric service amount 1,015.77

Gross receipts tax (State tax) 26.07

Taxes and charges 26.07

Regulatory fee (State fee) 0.88

Total new charges \$1,042.72

Total amount you owe \$1,042.72

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2800. Next meter reading Jul 20, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	85010		74690		10320
Demand KW	22.19				22

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 18, 2026	May 19, 2026	Jun 18, 2025
kWh Used	10320	9155	8385
Service days	30	32	30
kWh/day	344	286	279
Amount	\$1,042.72	\$967.23	\$832.19

KEEP IN MIND

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

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When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** May 7, 2026 to Jun 8, 2026 (32 days)**Statement Date:** Jun 8, 2026**Account Number:** 81986-72449**Service Address:**85633 FALL RIVER PKWY # IRR
FERNANDINA BEACH, FL 32034

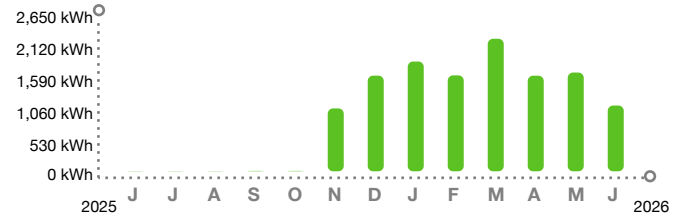
Hello Amelia Walk Cdd,
Here's what you owe for this billing period.

CURRENT BILL**\$164.15**

TOTAL AMOUNT YOU OWE

Jun 29, 2026

NEW CHARGES DUE BY

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Budget Billing®.[FPL.com/Predictable](https://www.fpl.com/Predictable)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	251.37
Payments received	-251.37
Balance before new charges	0.00

Total new charges 164.15

Total amount you owe \$164.15**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 28, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 19, 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: 1-800-226-3545Report 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
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this coupon to:AMELIA WALK CDD
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SUNRISE FL 33351-4761FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

81986-72449

ACCOUNT NUMBER

\$164.15

TOTAL AMOUNT YOU OWE

Jun 29, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
Amelia Walk Cdd

Account Number:
81986-72449

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	251.37
Payment received - Thank you	-251.37
Balance before new charges	\$0.00

New Charges

Rate: RS-1 RESIDENTIAL SERVICE

Base charge: \$10.52

Non-fuel: (First 1000 kWh at \$0.093650) \$113.14
(Over 1000 kWh at \$0.103650)

Fuel: (First 1000 kWh at \$0.028930) \$36.25
(Over 1000 kWh at \$0.038930)

Electric service amount 159.91

Gross receipts tax (State tax) 4.10

Taxes and charges 4.10

Regulatory fee (State fee) 0.14

Total new charges \$164.15

Total amount you owe \$164.15

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	60504		59316		1188

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 8, 2026	May 7, 2026	Jun 6, 2025
kWh Used	1188	1784	4
Service days	32	30	30
kWh/day	37	59	0
Amount	\$164.15	\$251.37	\$25.87

KEEP IN MIND

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

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[Claim rebate](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** May 19, 2026 to Jun 18, 2026 (30 days)**Statement Date:** Jun 18, 2026**Account Number:** 84322-19536**Service Address:**85059 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

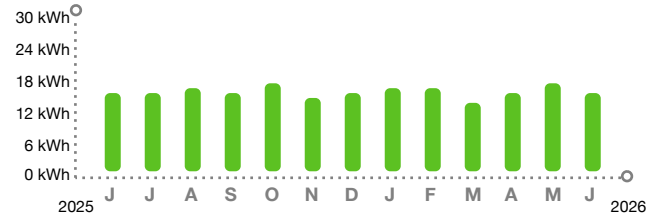
Hello Amelia Walk Cdd,
Here's what you owe for this billing period.

CURRENT BILL**\$31.52**

TOTAL AMOUNT YOU OWE

Jul 9, 2026

NEW CHARGES DUE BY

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Budget Billing®.[FPL.com/Predictable](https://www.fpl.com/Predictable)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	31.61
Payments received	-31.61
Balance before new charges	0.00

Total new charges 31.52

Total amount you owe \$31.52**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 09, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 29, 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: 1-800-226-3545Report 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
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this coupon to:AMELIA WALK CDD
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SUNRISE FL 33351-4761FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

84322-19536

ACCOUNT NUMBER

\$31.52

TOTAL AMOUNT YOU OWE

Jul 9, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
Amelia Walk Cdd

Account Number:
84322-19536

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	31.61
Payment received - Thank you	-31.61
Balance before new charges	\$0.00

New Charges

Rate: RS-1 RESIDENTIAL SERVICE

Base charge: \$10.52

Minimum base bill charge: \$18.22

Non-fuel: (First 1000 kWh at \$0.093650) \$1.50
(Over 1000 kWh at \$0.103650)

Fuel: (First 1000 kWh at \$0.028930) \$0.46
(Over 1000 kWh at \$0.038930)

Electric service amount 30.70

Gross receipts tax (State tax) 0.79

Taxes and charges 0.79

Regulatory fee (State fee) 0.03

Total new charges \$31.52

Total amount you owe \$31.52

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD3749. Next meter reading Jul 20, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00691		00675		16

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 18, 2026	May 19, 2026	Jun 18, 2025
kWh Used	16	18	16
Service days	30	32	30
kWh/day	1	1	1
Amount	\$31.52	\$31.61	\$26.48

KEEP IN MIND

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

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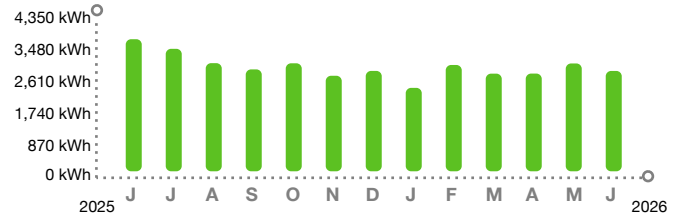
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** May 19, 2026 to Jun 18, 2026 (30 days)**Statement Date:** Jun 18, 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****\$401.41**

TOTAL AMOUNT YOU OWE

Jul 9, 2026

NEW CHARGES DUE BY

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Budget Billing®.
[FPL.com/BusBB](https://www.fpl.com/BusBB)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	430.27
Payments received	-430.27
Balance before new charges	0.00
Total new charges	401.41
Total amount you owe	\$401.41

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 09, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 29, 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: 1-800-226-3545Report 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
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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 33351-4761FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

90653-46331

ACCOUNT NUMBER

\$401.41

TOTAL AMOUNT YOU OWE

Jul 9, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
90653-46331

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	430.27
Payment received - Thank you	-430.27
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) \$281.54

Fuel: (\$0.032020 per kWh) \$95.29

Electric service amount 391.03

Gross receipts tax (State tax) 10.04

Taxes and charges 10.04

Regulatory fee (State fee) 0.34

Total new charges \$401.41

Total amount you owe \$401.41

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD7475. Next meter reading Jul 20, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	05506		02530		2976

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 18, 2026	May 19, 2026	Jun 18, 2025
kWh Used	2976	3198	3917
Service days	30	32	30
kWh/day	99	100	131
Amount	\$401.41	\$430.27	\$508.89

KEEP IN MIND

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

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INVOICE

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD

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

Date: 7.2.2026
Acct. # 1-320-57200-46202

Customer #: 25249515
Invoice #: 9823894
Invoice Date: 6/23/2026
Sales Order: 8935188
Cust PO #:

Project Name: Amelia Walk: PM Repairs

Project Description: Amelia Walk: PM Repairs

Job Number	Description	Qty	UM	Unit Price	Amount
346108420	Amelia Walk CDD				
	PM Repairs	1.000	EA	0.00	
	Electrical Troubleshooting ofdowned zones	1.000	EA	2073.06	2,073.06
Service Delivery Fee					0.00
Total Invoice Amount					2,073.06
Taxable Amount					
Tax Amount					
Balance Due					2,073.06

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.

Payment Stub

Customer Account #: 25249515
Invoice #: 9823894
Invoice Date: 6/23/2026

Amount Due: \$ 2,073.06

Thank you for allowing us to serve you

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

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

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

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: 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 Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

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

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

Customer

		Property Manager	
Signature	Title		
Chip Dellinger			
Printed Name	Date	June 23, 2026	

BrightView Landscape Services, Inc. "Contractor"

		Irrigation Manager	
Signature	Title		
Juwan Lamar Dupree			
Printed Name	Date	June 23, 2026	
Job #:	346108420		
SO #:	8935188	Proposed Price:	\$2,073.06

**ADDITIONAL SERVICES ORDER
FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

THIS ADDITIONAL SERVICES ORDER (“ASO”) dated June 19, 2026, is presented according to the requirements within the executed *Landscape & Irrigation Maintenance Services Agreement*, dated June 1, 2023 (“**Agreement**”), by and between:

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

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

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

SECTION 2. COMPENSATION. It is understood and agreed that the payment of compensation for the Additional Work specified in **Exhibit A** to this ASO shall not to exceed **Two Thousand, Seventy-Three Dollars and 06/100 Cents (\$2,073.06)**, 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
F26FDA504C624B1
Signature

By: Jeffrey Robinson
Print Name

Chairman
Title

BRIGHTVIEW LANDSCAPE SERVICES, INC.

Signed by:
Rodney Hicks
4AB976DD928048A
Signature

By: Rodney Hicks
Print Name

Senior Branch Manager
Title

Exhibit A: Contractor’s Proposal

Exhibit A Contractor's Proposal



June 04, 2026
Page 1 of 2

Proposal for Extra Work at Amelia Walk CDD

Property Name	Amelia Walk CDD	Contact	Chip Dellinger
Property Address	8528/ 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: 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
11630 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014



INVOICE

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

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 7.2.2026
Acct. # 1-320-57200-46200

Customer #: 25249515
Invoice #: 9827075
Invoice Date: 7/1/2026
Cust PO #:

Job Number	Description	Amount
346108420	Amelia Walk CDD Exterior Maintenance For July	12,732.92
Service Delivery Fee		0.00
Total invoice amount		12,732.92
Tax amount		
Balance due		12,732.92

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 #: 9827075
Invoice Date: 7/1/2026

Amount Due: \$12,732.92

Thank you for allowing us to serve you

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

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

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

INVOICE

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.: 6474
Terms: Net 30
Invoice date: 06/25/2026
Due date: 07/25/2026

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 6.30.2026
Acct. # 1-320-57200-46400

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: JULY	1	\$1,300.00	\$1,300.00
2.	TILE SOAP	PER GAL	1.5	\$76.45	\$114.68
3.	CAL HYPO	PER LB	3	\$6.95	\$20.85

Total \$1,435.53

Ways to pay



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



Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 7.6.2026
Acct. # 1-320-57200-62000

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

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

Certified Underground Utility and Excavation Contractor - CUC 1225195

BILL TO

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

INVOICE
126093127

INVOICE DATE
Jun 10, 2026

JOB ADDRESS

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

Completed Date: 6/10/2026
Payment Term: Due Upon Receipt
Due Date: 6/10/2026

DESCRIPTION OF WORK

Two of them are not that old - so he wants to keep them he said they are in good condition we need to give them to him

Scope of Work

Disconnect, Remove Four Backflow Preventers and Cap Supply Piping Below Grade

1. Disconnect, remove (2) 2" irrigation backflow preventers located at the front of community and amenity center
2. Cap 2" pvc water supply lines below grade.
3. Disconnect, remove (2) 3/4" irrigation backflow preventers located at Majestic Walk and round a bout.
4. Cap 3/4" pvc water supply below grade.

Note: Customer responsible to have meters removed by JEA

Terms Bill-out Paid at completion

SUB-TOTAL	\$952.00
TAX	\$0.00
TOTAL DUE	\$952.00
BALANCE DUE	\$952.00

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

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

You have the option to cancel this transaction within 3 business days of signing the contract without incurring any penalties

unless products have been installed on the specified date.



Sign here

Date 6/10/2026

CUSTOMER ACKNOWLEDGEMENT

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



Sign here

Date 6/10/2026

Governmental Management Services, LLC

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

Invoice**Invoice #:** 388**Invoice Date:** 7/1/26**Due Date:** 7/1/26**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 - July 2026 001.310.51300.34000		4,922.83	4,922.83
Website Administration - July 2026 001.310.51300.35101		36.75	36.75
Information Technology - July 2026 001.310.51300.35100		73.50	73.50
Dissemination Agent Services - July 2026 001.310.51300.31200		321.58	321.58
Office Supplies 001.310.51300.51000		0.21	0.21
Postage 001.310.51300.42000		59.74	59.74
Copies 001.310.51300.42500		39.00	39.00
Telephone 001.310.51300.41000		78.81	78.81

Total	\$5,532.42
--------------	-------------------

Payments/Credits	\$0.00
-------------------------	---------------

Balance Due	\$5,532.42
--------------------	-------------------

Governmental Management Services, LLC

475 West Town Place, Suite 114

St. Augustine, FL 32092

Invoice

Invoice #: 389

Invoice Date: 7/1/26

Due Date: 7/1/26

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 - July 2026	001.320.57200.34700		1,458.67	1,458.67
Facility Management - July 2026	001.320.57200.34001		7,166.25	7,166.25
Janitorial - July 2026	001.320.57200.34200		1,114.42	1,114.42
<i>Alison Moxing</i> 7-6-26				

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

MAGNETIX

DJ SERVICES

'YOUR ENTERTAINMENT CONNEXION'

INVOICE

P.O. Box 23766
Jacksonville, FL 32241
904.607.7111

mike@magnetixentertainment.com

Date: 07/08/2026
INVOICE #801

001.320.57200.49400

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

Contact	Order Description	Date
Chip Dillinger C – 904.631.5135	Amelia Walk Member Pool Event	08/01/2026

	Description	Unit Price	Line Total
10am – 1pm	Amelia Walk Community Pool Party	3.0 Hours	\$650.00
	Drive to Amelia Walk 85287 Majestic Walk Blvd Fernandina Beach, FL 32034		
	Jeffrey - Bring Pool Games & Prizes will be there		
	Jeffrey - Bring a Tent to Set Up		
	All Events Rain or Shine		
Total			\$650.00

Make all checks payable to - Magnetix DJ Services © Thank you for your business!



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC

*****ADDRESS CHANGED*****

PO BOX 85529

CHICAGO, IL 60689-5529

Phone #: (888) 480-5253

Fax #: (888) 358-0088

Invoice Number:

PSI263619

Invoice Date:

5/2/2026

Bill

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

Ship

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

Ship Via

Ship Date 5/2/2026

Due Date 6/1/2026

Terms Net 30

Customer ID

12909

P.O. Number

P.O. Date

5/2/2026

Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	2,615.31	2,615.31
May Billing					
5/1/2026 - 5/31/2026					
Pond 16					
Pond 14					
Pond 15					
Pond 13					
Pond 2					
Pond 3					
Pond 4					
Pond 5					
Pond 6					
Pond 7					
Pond 8					
Pond 9					
Pond 10					
Pond 11					
Lake 12					
Fountain 6 - Pond 15					
Fountain 1 - Pond 2					
Fountain 2 - Pond 3					
Fountain 3 - Pond 5					
Fountain 4 - Pond 6 (replaced)					
Fountain 5 - Pond 14					

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk
CDD
Date: 7-7-26
Acct. # ~~13205130064000~~ 001.310.51300.60200

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 2,615.31

Subtotal: 2,615.31
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 2,615.31



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC

*****ADDRESS CHANGED*****

PO BOX 85529

CHICAGO, IL 60689-5529

Phone #: (888) 480-5253

Fax #: (888) 358-0088

Invoice Number: PSI272385

Invoice Date: 6/1/2026

Bill

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

Ship

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

Ship Via

Ship Date 6/1/2026

Due Date 7/1/2026

Terms Net 30

Customer ID 12909

P.O. Number

P.O. Date 6/1/2026

Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fountain 4 - Pond 6 (replaced)					
Fountain 5 - Pond 14					
Annual Maintenance		1	1	2,615.31	2,615.31
June Billing					
6/1/2026 - 6/30/2026					
Pond 16					
Pond 17					
Pond 14					
Pond 15					
Pond 13					
Pond 2					
Pond 3					
Pond 4					
Pond 5					
Pond 6					
Pond 7					
Pond 8					
Pond 9					
Pond 10					
Pond 11					
Lake 12					
Fountain 6 - Pond 15					
Fountain 1 - Pond 2					
Fountain 2 - Pond 3					
Fountain 3 - Pond 5					

001.310.51300.60200

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 2,615.31

Subtotal: 2,615.31
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 2,615.31



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
 *****ADDRESS CHANGED*****
 PO BOX 85529
 CHICAGO, IL 60689-5529
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI281227
 Invoice Date: 7/1/2026

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

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

Ship Via		Customer ID	12909
Ship Date	7/1/2026	P.O. Number	
Due Date	7/31/2026	P.O. Date	7/1/2026
Terms	Net 30	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	2,615.31	2,615.31
July Billing					
7/1/2026 - 7/31/2026					
Pond 16					
Pond 17					
Pond 14					
Pond 15					
Pond 13					
Pond 2					
Pond 3					
Pond 4					
Pond 5					
Pond 6					
Pond 7					
Pond 8					
Pond 9					
Pond 10					
Pond 11					
Lake 12					
Fountain 6 - Pond 15					
Fountain 1 - Pond 2					
Fountain 2 - Pond 3					
Fountain 3 - Pond 5					
Fountain 4 - Pond 6 (replaced)					
Fountain 5 - Pond 14					

Approved
 Chip Dellinger, Amenity & Operations Manager
 Governmental Management Services for Amelia Walk CDD
 Date: 7-7-26
 Acct. # ~~XXXXXXXXXXXX~~ 001.310.51300.60200

Amount Subject to Sales Tax	0.00	Subtotal:	2,615.31
Amount Exempt from Sales Tax	2,615.31	Invoice Discount:	0.00
		Total Sales Tax:	0.00
		Payment Amount:	0.00
		Total:	2,615.31

FOURTH ORDER OF BUSINESS

A.

1.

Quality Site Assessment

Prepared for: **Amelia Walk CDD**

General Information

DATE: Thursday, Jul 09, 2026
NEXT QSA DATE: Monday, Aug 03, 2026
CLIENT ATTENDEES:
BRIGHTVIEW ATTENDEES: Jennifer Mabus

Customer Focus Areas

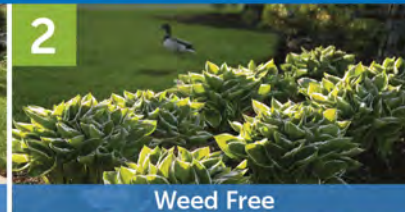
Main Entrance, Amenity Center, and Common areas, Ponds

Quality you can count on.

7 Seven Standards of Excellence



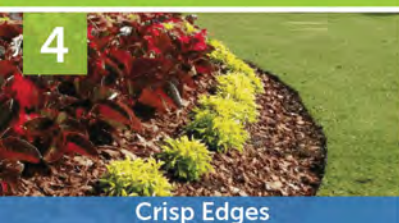
Site Cleanliness



Weed Free



Green Turf



Crisp Edges



Spectacular Flowers



Uniformly Mulched Beds



Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

Amelia Walk CDD

Maintenance Items



- 1** Front annual bed has spring annuals and they are at the end of their life span. The summer annuals will be scheduled late July/August.
- 2** The new turf at the end of Majestic Walk looks good. Turf fertilization was performed on June 15 with included insecticide and a post emergent weed re-treat two weeks later. Next application will be in August. The mowing pattern was switched from back to front.
- 3** The lift station in Phase 5, turf is growing more and less grassy weeds are showing. Recent rains and fertilization has helped since the drought.
- 4** New landscape at Fall River and Stonehurst has been chemically treated every week, crape myrtle suckers have been removed, and the 2 oak trees were pruned. They also touched up with some additional mulch to make the area look good.

2.

Irrigation Report

Property Name: Amelia Walk

Tech Name: Kasmani

Access Code:

Controller Name: _____

Controller Location: B

Type of controller: Rain Bird

Zones per Controller: 28

Job #: _____

Date: 08-07-2026

Page: 1 of 2

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

Broken Head			^{12/11} 16			^{2/12} 16									^{16/11} 16		^{16/11} 16									
Broken Riser																										
Broken Nozzle							^{5/15} 7																			
Broken Lateral Line								1																		
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: _____

Irrigation Report

39

7r

Property Name: Amelia Walk
Tech Name: Yammani
Access Code: ACC2

Controller Location: Club House A
Type of controller: HUNTER
Zones per Controller: 67

Job #: _____
Date: 08-09-2026
Page: 1 of 3

Prog	Run Days / Zones	Start Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Spray Rotor Drip:			S	R	R	R	R	S	R	R	-	R	S	R	R	S	S	S	S	S	S	S	S	S	R	-
A	S M T W TH F S	9pm	-	20	20	20	20	-	20	20	-	-	-	20	20	-	-	-	-	-	-	-	-	-	-	-
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	7:30am	10	-	-	-	-	10	-	-	-	5	10	-	-	5	-	-	-	-	-	-	-	-	-	-
E	S M T W TH F S																									
F	S M T W TH F S																									

Broken Head																			16	16						
Broken Riser																										
Broken Nozzle																										
Broken Lateral Line																			1							
Broken Bubbler																										
Broken Rotor																										
Cut Drip Line																										
Valve Inoperable												1														
Solenoid/Decoder Inoperable																										
Broken valve box/Missing Lid																										
Good Zone																										
Maint. Damage (NO CHARGE)																										

Which Zones are Annual Zones: _____
Backflow/Meter Location: _____
Irrigation Map?: _____
Tech Notes: 20 NC 10 STOCK 1/2" valve PGV
Reclaim Water or Pump _____
Replace Rain/Freeze Sensor: _____

th

Irrigation Report

Property Name: Amelia Walk

Controller Location: Club House A

Job #: _____

Tech Name: Yasmani

Type of controller: Hunter

Date: 08-07-2026

ccess Code: _____

Controller Name: _____

Zones per Controller: 67

Page: 2 of 3

Prog	Run Days / Zones	Start Time	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
	Spray Rotor Drip:		S	S	S	S	S	S	S	S	S	S	S	S	R	-	Pending	Pending	Pending	S	R	S	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	-	-	20	-	-	10	10	-	-	-	-	-
C	S M T W TH F S		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20	5	10	-	20
D	S M T W TH F S		-	-	5	5	5	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	-
E	S M T W TH F S																									
F	S M T W TH F S																									

Broken Head	6'12"									1'6"																1'6"
Broken Riser																										
Broken Nozzle																										
Broken Lateral Line																										
Broken Bubbler																										
Broken Rotor																										
Cut Drip Line																										
Valve Inoperable																										
Solenoid/Decoder Inoperable																										
Broken valve box/Missing Lid																										
Good Zone																										
Maint. Damage (NO CHARGE)																										

Which Zones are Annual Zones: _____

Backflow/Meter Location: _____

Irrigation Map?: _____

Tech Notes: zone 42 have lateral line broken very in the root
zone 39, 40, 41, 52-60 is pending the people need off this zones
company working

Reclaim Water or Pump _____

Replace Rain/Freeze Sensor: _____

Property Name: Amelia Walk

clock D

Tech Name: Yasmani

Run Time

Prog	Run Days	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	11PM	20	10	10	10	10	10	25	20	10	20	-	-	35	20	48	20	20	20								
B	S M T W TH F S	3AM	-	-	-	-	-	-	20	-	-	-	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										1 Rotor		1 Rotor					1 1/2	1 1/2										
Broken Riser										1 Rotor		1 Rotor					1 1/2	1 1/2										
Missing Head																	1 1/2	1 1/2										
Change Nozzle																	3/4											
Upgrade Head																												
Vehicle Damage																												
Straighten Head																												
Adjust Spray																												
Relocate/ Add Head(s)																												
Leaking Pipe																												
Turf/ Plant Condition																												
Valve Inoperable																												
Good Zone																												
Maint. Damage (NO CHARGE)																												

Condition of Clock: _____
Pump Start: _____
Pressurized System: _____
Recycled Water: _____
Rain Sensor: _____

Comments: 20VC 4 low pressure 4 minutes
20VC 5 low pressure 4 minutes

Landscape Services

Property Name: Amelia Hall
Tech Name: Kasmani

clock JEA² E

Run Time

Job #: _____
Clock #: _____ of _____
Date: 06-07-2026

[illegible][illegible]

Condition of Clock:	_____	Comments: _____
Pump Start:	_____	_____
Pressurized System:	_____	_____
Recycled Water:	_____	_____
Rain Sensor:	_____	_____

andscape Services

Controller Location:

Tech Name: Kasmani

Type of controller:

Job #: _____

Date: 08-07-2026

Page: 7 of 1

Access Code:

Controller Name:

Zones per Controller:

[illegible]

Which Zones are Annual Zones: _____

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

Drainage 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	Amelia Walk CDD
		Billing Address	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
1.00	EACH	Rainbird PEB (plastic) 2" Installed- Valves Zone 10 A controller	\$767.17	\$767.17
3.00	EACH	Lateral line break repair	\$349.22	\$1,047.66
1.00	EACH	Lateral line break repair in heavy roots	\$1,004.96	\$1,004.96
3.00	EACH	Rainbird 5006" Installed- Rotor heads N/C	\$0.00	\$0.00
9.00	EACH	Rainbird 1800 6" Installed- Pop-up Spray Head N/C	\$0.00	\$0.00

For internal use only

SO# 8961936
JOB# 346108420
Service Line 150

Total Price \$2,819.79

THIS IS NOT AN INVOICE

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

TERMS & CONDITIONS

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

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

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

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

Acceptance of this Contract

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

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

Customer

Property Manager

Signature

Title

Chip Dellinger

July 13, 2026

Printed Name

Date

BrightView Landscape Services, Inc. "Contractor"

Irrigation Manager

Signature

Title

Juwan Lamar Dupree

July 13, 2026

Printed Name

Date

Job #: 346108420

SO #: 8961936

Proposed Price: \$2,819.79



AEW NO.: 8961936

7.13.26

Contract & Authorization For Extra Work

Date: 7.13.26 Time: 11:00am
Job Name: Amelia walk
Job Address: 85287 Majestic Walk run
Attention:

INTERNAL USE ONLY

Client No: 8392
Branch / Job No: 34610/8420
Sales Order No: 8961936

OTHER NOTES:

☐ BY MAIL, SEND INVOICE BACK TO BRANCH
☐ ATTACH COPY OF SIGNED APPROVAL LETTER WITH INVOICE

Scope of Work / Labor & Materials

3088961936: PM repairs throughout site including laterals and one failed valve Clock A zone 10 runs the west sidewalk at the majestic walk circle/blvd



proposal amount: \$2819.79

Total Labor & Materials, including Sales Tax

\$2,819.79

This proposal is valid for 30 calendar days unless otherwise approved by Brightview Maintenance

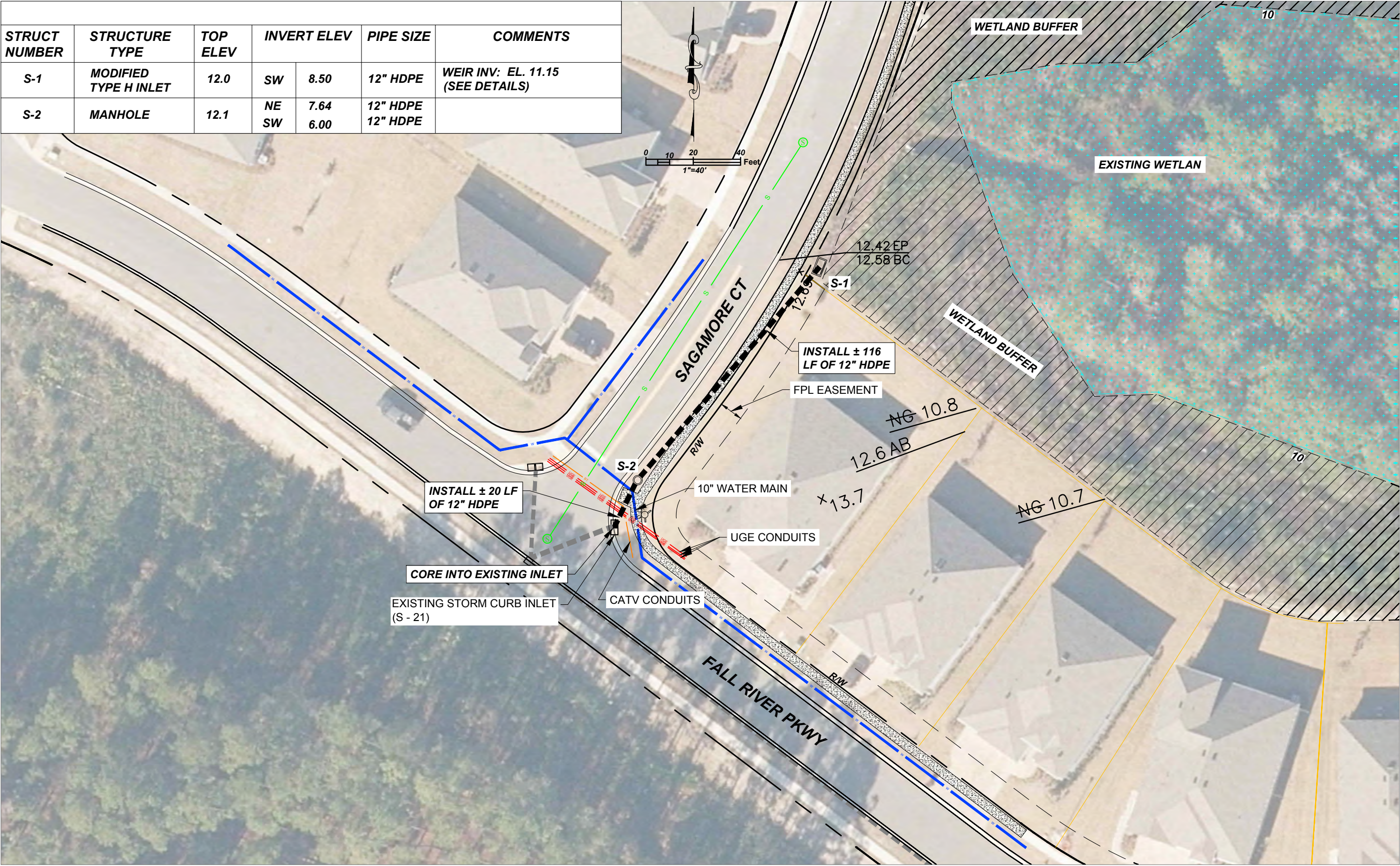
rev. 05/12

THIS IS NOT AN INVOICE

C.

2.

STRUCT NUMBER	STRUCTURE TYPE	TOP ELEV	INVERT ELEV		PIPE SIZE	COMMENTS
S-1	MODIFIED TYPE H INLET	12.0	SW	8.50	12" HDPE	WEIR INV: EL. 11.15 (SEE DETAILS)
S-2	MANHOLE	12.1	NE	7.64	12" HDPE	
			SW	6.00	12" HDPE	



NO.	DATE	REVISIONS
1	9/29/25	UPDATED NOTES
2	10/20/25	ADDED CROSS SECTION

PROJECT NO.	Y24 - 1378
DRAWN BY:	EID
CHECKED BY:	MJY
DATE:	6/23/26



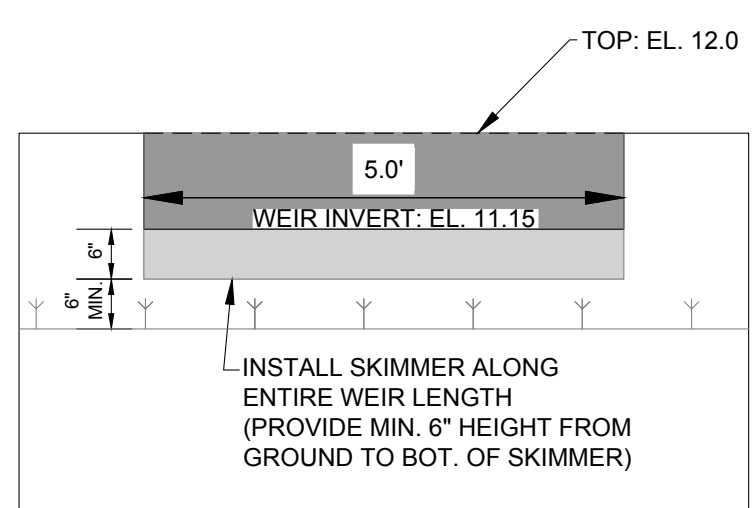
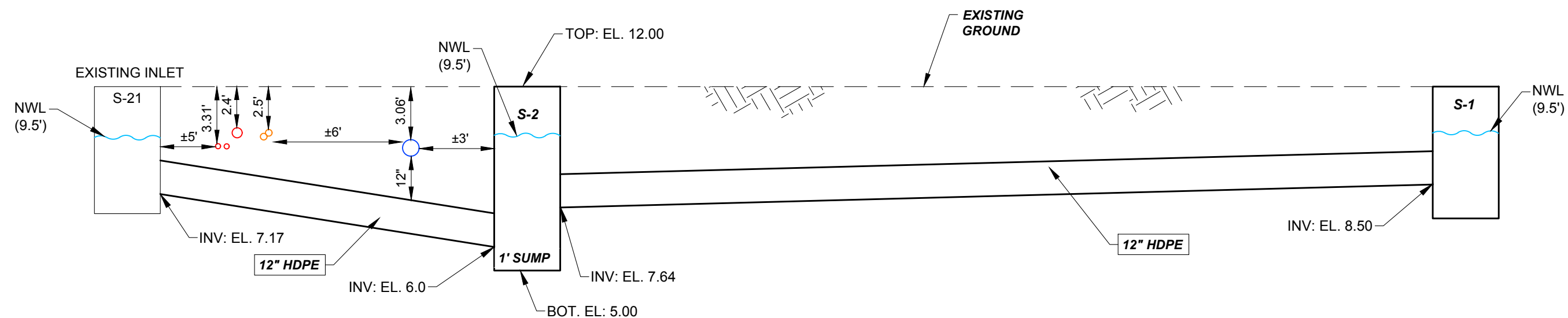
145 Hilden Road, Unit 108
Ponte Vedra, FL 32081
(904) 342-5199

CERTIFICATE OF AUTHORIZATION NO. 28658

MICHAEL J. YURO, P.E.
FLORIDA P.E. LICENSE NO. 65247
REGISTERED PROFESSIONAL

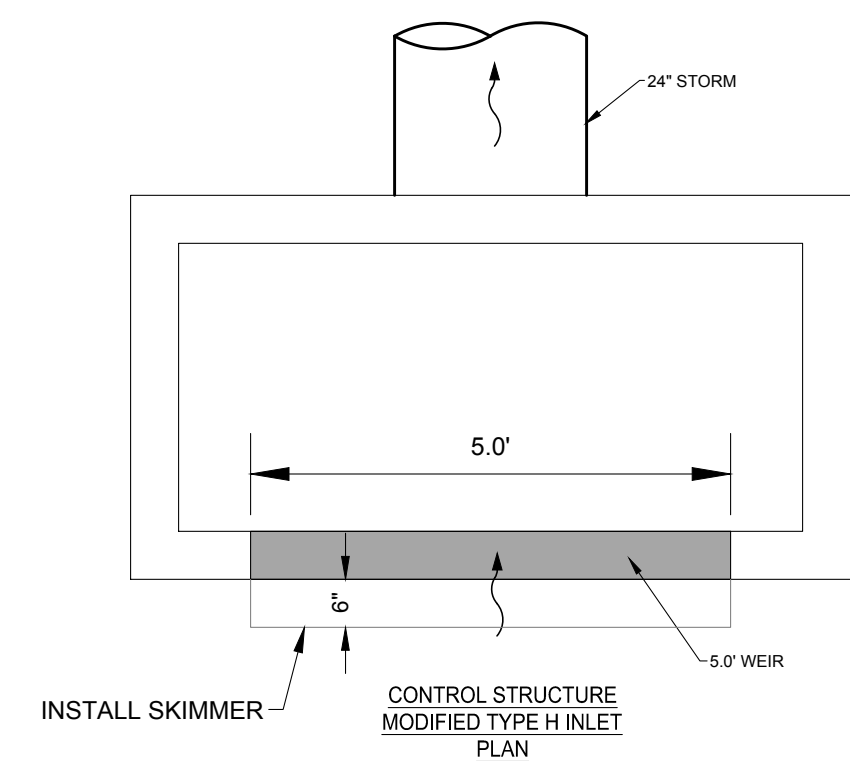
STORMWATER IMPROVEMENTS
PREPARED FOR:
AMELIA WALK CDD
CONCEPT 2

SHEET NO.
2



CONTROL STRUCTURE
MODIFIED TYPE H INLET
FRONT

S-1



CONTROL STRUCTURE
MODIFIED TYPE H INLET
PLAN

S-1

NO.	DATE	REVISIONS	PROJECT NO.	 145 Hilden Road, Unit 108 Ponte Vedra, FL 32081 (904) 342-5199 CERTIFICATE OF AUTHORIZATION NO. 28658	MICHAEL J. YURO, P.E. FLORIDA P.E. LICENSE NO. 65247 REGISTERED PROFESSIONAL	STORMWATER IMPROVEMENTS	SHEET	
1	9/29/25	UPDATED NOTES	DRAWN BY:			EID	PREPARED FOR:	NO.
2	10/20/25	ADDED CROSS SECTION	CHECKED BY:			MJY	AMELIA WALK CDD	2
			DATE:			6/23/26	CONCEPT 2 PROFILE	

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

E.

7/21/2026

Amelia Walk

Community Development District

Amenity Management & Field Operations Report



Chip Dellinger

AMENITY & OPERATIONS MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Amelia Walk
Community Development District

Amenity Management & Field Operations Report
July 21st, 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)
 - End of summer party scheduled for August 1st
 - Amenity center decorated for 4th of July

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 – June 2026

Total Monthly Usage (Based on Door and Gate Entrances) – 3,602 patrons

Average Daily Usage - 114 patrons

Total Gym Usage – 1,327 patrons

Total Social Room Usage – 313 patrons

Tennis/Pickleball Courts – 188 patrons

Social Room Rentals – 3

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



Completed Projects – Maintenance

- Emergency AC repairs made by GMS. Overflowing drain pan drained, drain line cleared. ECS inspected and determined coils frozen over by AC setting too low, thermostat was programed with range no lower than 73.
- Emergency pool equipment repairs made by GMS. Broken chlorine line, chemical feeder breaker reset.
- Patio furniture cleaned by GMS.
- Dumpster area cleaned by GMS.
- Small oaks limbed up/lifted by GMS.
- Pool lounge chairs sling repairs made by GMS.
- Amenity center tables refinished by GMS.



Completed Projects – Landscaping

- Emergency mainline break repaired by Brightview
- Amenity center enhancement project in process 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.

Homeowner Requests

- Residents would like to see carp introduced into pond on Cherry Creek.
- Amenity center is “disgusting”
- Patio furniture has holes in cushions.

In Progress Projects/Action Items

Current Projects			
	Vendor/contractor	Status (as of 7/14/2026)	Price
Entrance enhancment 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	qoute	\$ 5,400.00
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 Enhanceme	Duck Duck Rooter	Proposal for underground boring and backflow install	
	Brightview	qoute	
	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	
	Willy Stone	qoute	\$ 42,000.00
	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	
	Willy Stone	qoute- one court	\$ 11,820.00
		qoute- two courts	\$ 23,640.00
Pergolas- before MWC	Happy Days Outdoors	qoute	\$ 21,600.00
	River Stonework	qoute	\$ 8,650.00
	Willy Stone	qoute	\$ 16,600.00
Pond 15 fountain	Solitude	Inspected 6.8- burnt up bus bar. Requested qoute 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

A.

Willystone LLC
850568 US Highway 17
Yulee, FL 32097-6836



Chip Dellinger
Amelia Walk
85287 Majestic Walk Blvd
Fernandina Beach, FL 32034
United States

Chip Dellinger
Amelia Walk
85287 Majestic Walk Blvd
Fernandina Beach, FL 32034
United States

Estimate no.: 1518
Estimate date: 06/25/2026
Expiration date: 07/25/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Services	Work Scope – Resin-Bound Pea Gravel Bus Stops Measurements: Bus Stop #1: 14' x 50' (700 SF) Bus Stop #2: 14' x 50' (700 SF) Total Area: 1,400 SF -Supply and install a premium pea gravel and UV-stable resin system.	1400	\$30.00	\$42,000.00

Total	\$42,000.00
-------	-------------

Expiry date 07/25/2026

Accepted by



 **904-655-3669**

 Fernandina Beach, FL

 info@freshcutlawn.care

 freshcutlawn.care

LANDSCAPE & MAINTENANCE PROPOSAL

FOR

AMELIA WALK (BUS STOP)

 ATTENTION: Amelia Walk Board / Property Manager	 PROPERTY ADDRESS: Amelia Walk Fernandina Beach, FL
 DATE: July 11, 2026	 PROPOSAL #: FC-07262026-006

SCOPE OF WORK

Fresh Cut Lawn Care will furnish all materials, equipment, and labor necessary to complete the following work as specified.

ITEM	QTY.	DESCRIPTION OF WORK	SPECIFICATIONS / DETAILS	PRICE
1	--	Mulch Area Approximately 96/14	Brown Mulch – Installed	\$1,050.00
2	--	Add Landscape Timbers Around Area Stacked 2 High	Pressure Treated Timbers	\$975.00
3	--	Or Landscape Concrete Block Stacked 2 High	Landscape Concrete Block	\$2,850.00
TOTAL INVESTMENT				See Options Above

NOTES

- Prices include material, delivery, and installation.
- Quantities are as noted above and subject to site conditions.
- Final price may vary if additional materials or site prep are required.
- Proposal valid for 30 days from the date above.



OUR COMMITMENT

We take pride in delivering high-quality workmanship, reliable service, and lasting results.

Thank you for the opportunity!



ACCEPTANCE

By signing below, you authorize Fresh Cut Lawn Care to proceed with the work as outlined in this proposal.

Authorized Signature

Date

PROFESSIONAL SERVICE • QUALITY WORKMANSHIP • SATISFACTION GUARANTEED

B.

ESTIMATE

Willystone LLC
850568 US Highway 17
Yulee, FL 32097-6836

office@willy-stone.com
+1 (904) 770-9321
www.willy-stone.com



Bill to
Chip Dellinger
Amelia Walk
85287 Majestic Walk Blvd
Fernandina Beach, FL 32034
United States

Ship to
Chip Dellinger
Amelia Walk
85287 Majestic Walk Blvd
Fernandina Beach, FL 32034
United States

Estimate details
Estimate no.: 1520
Estimate date: 06/25/2026
Expiration date: 07/25/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Pergola	Pergola Installation: (Build two pergolas) Measurements: 10'x20': 200 SF (Total of 400 SF) Materials: Pressure Treated Marine Grade Lumber Work Scope: -Remove and dispose of existing pergola. -Prepare and level installation area. -Lay out pergola location and verify measurements for proper placement. -Install pergola posts and secure foundation/support system as required. -Install pergola beams and rafters according to agreed design and layout. -Ensure structure is level, aligned, and securely fastened. -Final cleanup upon completion of installation.	400	\$35.00	\$14,000.00
2.	Pergola	Paint two pergolas after 40 days.	1	\$2,600.00	\$2,600.00

Total **\$16,600.00**

Expiry date 07/25/2026

Accepted date

Accepted by

HAPPY DAYS OUTDOOR SERVICES

58 N Dolphin Ave.
Middleburg, FL 32068
(904) 424-0970
Hdosfl@gmail.com



Estimate

ADDRESS
Chip Dellinger
Amelia Walk
Amelia Walk CDD
Fernandina Beach, FL

ESTIMATE 1208
DATE 07/01/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Misc	Disassemble and remove two existing pergolas. Build identical pergolas in their place. This is to include disassemble, disposal, building materials, primer and paint. This also includes washing and painting the two existing signs next to the pergolas. Please note: A 50% deposit is required for any project that requires materials in order for the job to be scheduled. An invoice will be sent reflecting this total upon acceptance of estimate. A final invoice reflecting the remaining balance will be sent upon completion of project.	1	21,600.00	21,600.00

SUBTOTAL	21,600.00
TAX	0.00
TOTAL	\$21,600.00

Accepted By

Accepted Date



 **904-655-3669**

 Fernandina Beach, FL

 info@freshcutlawn.care

 freshcutlawn.care

LANDSCAPE & MAINTENANCE PROPOSAL
FOR
AMELIA WALK (PERGOLA PROJECT)
2 PERGOLAS

 ATTENTION: Amelia Walk Board / Property Manager	 PROPERTY ADDRESS: Amelia Walk Fernandina Beach, FL
 DATE: July 11, 2026	 PROPOSAL #: FC-07262026-007A

 SCOPE OF WORK

Fresh Cut Lawn Care will furnish all materials, equipment, and labor necessary to complete the following work as specified.

ITEM	QTY.	DESCRIPTION OF WORK	SPECIFICATIONS / DETAILS	PRICE
1	2	Remove all old boards except posts and replace with new treated lumber. Paint with same color or color that is acceptable with H.O.A.	Pressure Treated Lumber Paint: Same Color or HOA Approved	\$15,959.00
TOTAL INVESTMENT				\$15,959.00

 NOTES

- Prices include material, delivery, and installation.
- Quantities are as noted above and subject to site conditions.
- Final price may vary if additional materials or site prep are required.
- Proposal valid for 30 days from the date above.

 OUR COMMITMENT

We take pride in delivering high-quality workmanship, reliable service, and lasting results.

Thank you for the opportunity!

 ACCEPTANCE

By signing below, you authorize Fresh Cut Lawn Care to proceed with the work as outlined in this proposal.

Authorized Signature

Date

PROFESSIONAL SERVICE • QUALITY WORKMANSHIP • SATISFACTION GUARANTEED

C.

SERVICES AGREEMENT

PROPERTY NAME: Amelia Walk CDD

CUSTOMER NAME: **Amelia Walk CDD**

SERVICE DESCRIPTION: 2026 Replacement Airmax Fountain Installation at Fountain 6 - Pond 15

EFFECTIVE DATE: **June 23, 2026**

SUBMITTED TO: Chip Dellinger

SUBMITTED BY: Adam Grayson, District Manager; Andrea Jones, Contract and Service Administrator

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A. The services provided by Solitude under this Agreement are not intended to, and shall not be construed as, constituting a survey or the practice of surveying. Solitude does not perform professional surveying services.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.
4. **PAYMENT.** SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.



5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.

6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.

7. RESERVED.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably



and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.



18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[SIGNATURES FOLLOW ON THE NEXT PAGE]



By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

AMELIA WALK CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**SOLitude Lake Management, LLC
PO Box 85529
Chicago, IL 60689-5529**

Customer's Address for Notice Purposes:

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

Airmax Replacement Fountain Installation:

1. Company will install the following floating surface aerator:

- 1 Airmax Lake Series 5 HP (230V/1PH)****

Includes:

Nozzle Pattern: Crown & Gusher

Standard Stainless-Steel Intake Debris Screen

300 ft. of underwater power cable

Underwater Oil Cooled motor w/ Thermal Protection

Control Panel (UL Listed / NEMA Rated)

GFCI Protection Breaker

Motor Starter / Contactor

Motor Overload Protection Assembly

24-hour Digital Programmable Timer*

Control Fuse Protection

All labor and parts necessary for proper installation***

**Programmable digital timer includes complete daily programmability, automatic adjustments for daylight savings time, battery backup, etc. so as to eliminate the need for service calls and adjustments that occur as a result of power outages, sunrise and sunset time changes, daylight savings time, and more.*

Easy programming with daily, weekly & impulse programming (up to 20 events)

LED power indicator

LCD screen display

Lithium battery for memory backup

Three-way operation manual

Digital Electronics time switch

One touch, multi-functional keys

***Customer must provide a properly sized power source for the amp load and voltage requirement of the units specified above, and a suitable structure adjacent to the power source to which the control panel will be mounted. Single-phase 208/240V units will require a 2-pole breaker for fountain control panel electrical connection and must be configured with 3 wire (2 hots + 1 neutral) and 1 ground wire for fountain control panel connection. SOLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above.*

****The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).*



Airmax Lighting Installation:

1. Fountain will include an RGBW (red, green, blue, white) LED Underwater Lighting Package:
Includes: **12** Underwater LED RGBW Lights
300 ft. of underwater power cable
Control panel with nine (9) preset programs featuring endless color options.
Adjustable Above Waterline, Snap-On Design
Wireless RF Remote with 200' Range
24-hour Digital Programmable Timer*
GFCI Protection Breaker
Control Breaker
Control Fuse Protection
All labor and parts necessary for proper installation

Airmax Manufacturer Warranty:

1. Manufacturer warrants fountains for **five (5) years** from the date of installation against any defects in materials and workmanship.
2. Manufacturer warrants light sets for **three (3) years** from the date of installation against any defects in materials and workmanship.
3. The manufacturer's warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer performs any service, repair, or other work to the fountain aeration system.
 - b. The fountain system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

SOLitude Lake Management Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Company warrants all labor for the fountain/aeration system for a period of **ninety (90) days** from the date of installation.
3. The Company warranty will be voided if:
 - a. Any person not specifically authorized by Company performs any service, repair, or other work to the fountain/aeration system.
 - b. The fountain/aeration is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.
4. The customer will be responsible for shipping charges to return the items for evaluation and repair in the event the items are not covered by the warranty. The customer will be responsible for repair or replacement costs, along with the return shipping and labor associated with SOLitude Lake Management.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that



encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.

4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



SCHEDULE B – PRICING SCHEDULE

Total Price: **\$23,518.68** Price is valid for 60 days from the Effective Date

Due upon execution of this Agreement: 50% of the Total Price

Due upon completion of the services: remaining 50% of the Total Price

D.



GOOSE MASTERS of Northeast Florida, LLC
1820 State Road 13N Ste 1146
Saint Johns, FL 32259
(904) 806-0620
Colleen@goosemasters.com

June 22, 2026

PROPOSAL: Canada Goose Control Submitted by Goose Masters of Northeast FL

For: Amelia Walk CDD **Site Location:** 85287 Majestic Walk Boulevard, Fernandina Beach

INTRODUCTION: Goose Masters of Northeast Florida, and its employees, are fully aware that Canada geese are considered a protected species by the Federal Government, that it is illegal to harm, catch or transport geese, it is illegal to touch, destroy or move a nest without a permit, and that it carries a fine of \$300 - \$1,200.00. Federal and local Fish and Wildlife Services are aware of our techniques and are fully supported. The Border Collies herding instincts along with their wolf like glance called "eye" influence the geese into flight. The dogs work with their handler, (not on their own), and can be called off the geese at any time.

SERVICE DETAILS: Goose Masters provides environmentally safe and humane Canada goose control using trained working border collies. Goose Masters will visit your property several times per week (minimum of 4) and multiple times a day when necessary for maximum effectiveness. The time and days we visit will change according to the habits of the geese. The dogs will quickly and quietly work on land as well as in the water. Goose Masters has found that in order for goose control to be most effective the geese must be cleared from the ponds by the "dogs herding instincts". If geese are not cleared from the ponds they may reenter the grassy areas shortly after the dogs leave.

Note: In Florida, ponds will be evaluated prior to dogs entering due to wildlife (poisonous snakes-gators) considerations. Geese will be safely removed from ponds by a combination of dogs, kayak, and/or remote-controlled boat.

Service Areas: Club house and ponds, all other phases and ponds of AI CDD with the exception of phase 1.

****No geese or evidence of geese in phase one on day of demo.**

Service Plan Contract Periods: \$350 per week or \$18,304 per year –3 year contract pricing

*Minimum contract term is 3 months maximum term three years. Please contact if you need a different contract length than listed as pricing will change. There is a price increase for a short contract.

*Egg Addling Services are available. Servicing from March through June, and property must be registered for addling with US Fish and Wildlife (RCGR - Resident Canada Goose Registration). Goose Masters of Northeast Florida, LLC must be listed as Contractor to carry out Addling.

*Extreme Heat—Since we are working outdoors with animals once temperatures reach 97degrees we do limited runs for the safety of our team and dogs.

SATISFACTION GUARANTEED:

If you are not satisfied with our service within the first 30 days, you may cancel the contract with a written notice.

CLIENT RESPONSIBILITIES:

Client agrees to notify Goose Masters 24 hours in advance of any Trapping Devices used for Wildlife Control that may be dangerous to our dogs.

TERMS AND CONDITIONS:

Billing Monthly, Payment Due On Receipt of Invoice. Either Party may terminate this Contract with a written 60-day notice.

To Start Service, sign and date below.

In witness whereof, the parties hereby agree to the terms and conditions of this proposal.

Service Agreement Effective from: Date: 8/1/2026 to Date: 7/28/2029

GOOSE MASTERS OF NORTHEAST FLORIDA, LLC.

Amelia Walk CDD

Print Name: Colleen Sharp

Print Name: _____

By _____ Date _____

By _____ Date _____

E.

ESTIMATE

Willystone LLC
850568 US Highway 17
Yulee, FL 32097-6836

office@willy-stone.com
+1 (904) 770-9321
www.willy-stone.com



Bill to
Chip Dellinger
Amelia Walk
85287 Majestic Walk Blvd
Fernandina Beach, FL 32034
United States

Ship to
Chip Dellinger
Amelia Walk
85287 Majestic Walk Blvd
Fernandina Beach, FL 32034
United States

Estimate details
Estimate no.: 1517
Estimate date: 06/25/2026
Expiration date: 07/25/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Services	Court Field (Paver Frame) Measurements: 4'x21': 84 SF 4'x21': 84 SF 4'x50': 200 SF 4'x50': 200 SF Walkway: 4'x8': 32 SF +10 Waste: (660 SF) Material: TBD Work Scope: -Prepare and level ground. -Install and compact paver base. -Install pavers in agreed layout. -Perform necessary cuts and adjustments. -Install cement border -Apply masonry sand into joints.	660	\$12.00	\$7,920.00
2.	Services	Court Field (Middle part) Measurements: 13'x50': 650 SF Material: 919 Limestone Screenings	650	\$6.00	\$3,900.00

Total **\$11,820.00**

Note to customer
Price is for building two court fields.

Accepted date

Accepted by

ESTIMATE

Willystone LLC
850568 US Highway 17
Yulee, FL 32097-6836

office@willy-stone.com
+1 (904) 770-9321
www.willy-stone.com



Bill to
Chip Dellinger
Amelia Walk
85287 Majestic Walk Blvd
Fernandina Beach, FL 32034
United States

Ship to
Chip Dellinger
Amelia Walk
85287 Majestic Walk Blvd
Fernandina Beach, FL 32034
United States

Estimate details
Estimate no.: 1516
Estimate date: 06/25/2026
Expiration date: 07/25/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Services	Court Field (Paver Frame) Measurements: (2 Courts) 4'x21': 84 SF 4'x21': 84 SF 4'x50': 200 SF 4'x50': 200 SF Walkway: 4'x8': 32 SF 4'x8': 32 SF +10 Waste: (1,320 SF) Material: TBD Work Scope: -Prepare and level ground. -Install and compact paver base. -Install pavers in agreed layout. -Perform necessary cuts and adjustments. -Install cement border -Apply masonry sand into joints.	1320	\$12.00	\$15,840.00
2.	Services	Court Field (Middle part) Measurements: (2 Courts) 13'x50': 650 SF Material: 919 Limestone Screenings	1300	\$6.00	\$7,800.00

Note to customer

Total \$23,640.00

Price is for building two court fields.

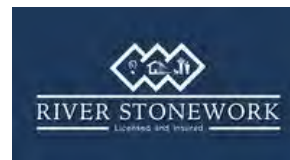
Expiry
date

07/25/2026

Accepted date

Accepted by

River Stonework & Designs
8570 Philips Hwy suite #101
Jacksonville, FL 32209 USA
+19047337077
phill@riverstonework.com
www.riverstonework.com



Estimate

ADDRESS

Chip Dellinger
Amelia Walk CDD
85287 Majestic Walk Boulevard
Fernandina Beach, FL 32034

ESTIMATE # 17926

DATE 07/01/2026

EXPIRATION DATE 08/01/2026

DATE	ACTIVITY	QTY	RATE	AMOUNT
	*** PAVER WORK ***			
	Pavers:Paver 2-3/8"	760	9.00	6,840.00
	Paver 2-3/8"			
	3 PCS PAVERS			
	Services:Job Preparation	1	760.00	760.00
	Includes grass and soil removal, grading and alignment.			
	Pavers:Special Finish Glued Borders	180	4.00	720.00
	Special Finish with Glued Borders (concrete underneath) - linear feat			
	Services:Job Site Cleaning	1	200.00	200.00
	Debris and pallets removal and disposal. Overall cleaning.			
	Services:Delivery	1	400.00	400.00
	Discount	1	-270.00	-270.00
	** IF CUSTOMER OPTS FOR FINANCING, DISCOUNT WILL NOT BE APPLIED**			

-Pool renovations, will require professional cleaning.
-RSW can cap sprinklers for an additional fee but are not responsible for the functionality of the sprinklers or the moving of sprinklers.
-Weather greatly impacts ability to complete projects within the projected timeframe. Certain steps in the project cannot be completed in overly wet or damp environments.
-If the customer decides to go AGAINST HOA (Not getting approval, submitting a different 2D. etc.) RSW is NOT responsible and will NOT issue a refund. If needed the job can be re-done for an additional cost.
A 7% fee applies if the customer decides to cancel the project after signing their initial contract for any reason (except emergency situations in which RSW will review to waive the fee or not) for cost of

TOTAL

USD 8,650.00

-Terms of Payment: 50% down and 50% is Due Upon
Completion. Cards accepted with 3% fee.

-Damage to SOD may occur as part of normal construction processes. Customer understands and agrees that River StoneWork (RSW) may replace with new SOD for a unit price of \$500 per pallet. This cost is not included in the proposal price.

3D drawing, HOA documents provided, etc.

Accepted By

Accepted Date

-Terms of Payment: 50% down and 50% is Due Upon
Completion. Cards accepted with 3% fee.

-Damage to SOD may occur as part of normal construction processes. Customer understands and agrees that River StoneWork (RSW) may
replace with new SOD for a unit price of \$500 per pallet. This cost is not included in the proposal price.



904-655-3669



Fernandina Beach, FL



info@freshcutlawn.care



freshcutlawn.care

LANDSCAPE & MAINTENANCE PROPOSAL

FOR

AMELIA WALK (PÉTANQUE COURT PROJECT)



ATTENTION:
Amelia Walk Board / Property Manager



PROPERTY ADDRESS:
Amelia Walk
Fernandina Beach, FL



DATE:
July 11, 2026



PROPOSAL #:
FC-07262026-005



SCOPE OF WORK

Fresh Cut Lawn Care will furnish all materials, equipment, and labor necessary to complete the following work as specified.

ITEM	QTY.	DESCRIPTION OF WORK	SPECIFICATIONS / DETAILS	PRICE
1	--	Install Pavers According to Specs	Paver installation per provided specifications and layout.	\$15,360.00
2	--	Infill Area	TBD depending on product used.	TBD
TOTAL INVESTMENT				\$15,360.00



NOTES

- Prices include material, delivery, and installation.
- Quantities are as noted above and subject to site conditions.
- Final price may vary if additional materials or site prep are required.
- Proposal valid for 30 days from the date above.



OUR COMMITMENT

We take pride in delivering high-quality workmanship, reliable service, and lasting results.

Thank you for the opportunity!



ACCEPTANCE

By signing below, you authorize Fresh Cut Lawn Care to proceed with the work as outlined in this proposal.

Authorized Signature

Date

PROFESSIONAL SERVICE • QUALITY WORKMANSHIP • SATISFACTION GUARANTEED

F.

HAPPY DAYS OUTDOOR SERVICES

58 N Dolphin Ave.
Middleburg, FL 32068
(904) 424-0970
Hdosfl@gmail.com



Estimate

ADDRESS
Chip Dellinger
Amelia Walk
Amelia Walk CDD
Fernandina Beach, FL

ESTIMATE 1209
DATE 07/01/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Landscaping	remove existing grass to make room for a new bed, install 24 viburnums and 12 dwarf bottle brush at 7 gallons each, install 7 yards of brown mulch, rework sprinkler system, and haul away debris.	1	5,400.00	5,400.00
SUBTOTAL					5,400.00
TAX					0.00
TOTAL					\$5,400.00

Accepted By

Accepted Date

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 Entry		
Project Description	Landscape enhancement		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
Entry Bed			Subtotal	\$3,151.59
1.00	LUMP SUM	Mobilization, and removal of the sod to create bed areato be installed by sod cutting. Disposal included.	\$424.41	\$424.41
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
24.00	EACH	Viburnum odoratissimum - Sweet Viburnum 7 gal installed	\$43.62	\$1,046.89
12.00	EACH	Callistemon viminalis 'Little John' Dwarf Bottlebrush 7 gal installed	\$72.08	\$864.92
1.00	EACH	Irrigation modifications for coverage of plant material	\$245.44	\$245.44
60.00	BAG	Brown mulch (bagged)	\$9.50	\$569.93
Optional fresh layer of top soil			Subtotal	\$293.00
3.00	CUBIC YARD	Composted top soil raked into top layer of existing soil at approx 1 inch	\$97.67	\$293.00

For internal use only

SO# 8943088
JOB# 346108420
Service Line 130

Total Price \$3,444.59

THIS IS NOT AN INVOICE

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

THIS IS NOT AN INVOICE

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

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

Enhancement Manager

Certified Arborist #FL-6354A

Certified Pest Control Operator JF95758

TERMS & CONDITIONS

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

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

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

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

Acceptance of this Contract

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

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

Customer

Property Manager

Signature

Title

Chip Dellinger
Printed Name

July 13, 2026
Date

BrightView Landscape Services, Inc. "Contractor"

Enhancement Manager

Signature

Title

Jen Mabus

July 13, 2026

Printed Name

Date

Job #: 346108420

SO #: 8943088

Proposed Price: \$3,444.59



 **904-655-3669**

 Fernandina Beach, FL

 info@freshcutlawn.care

 freshcutlawn.care

LANDSCAPE & MAINTENANCE PROPOSAL

FOR

AMELIA WALK ENTRANCE

 ATTENTION: Amelia Walk Board / Property Manager	 PROPERTY ADDRESS: Amelia Walk Entrance Fernandina Beach, FL
 DATE: July 11, 2026	 PROPOSAL #: FC-07262026-004

SCOPE OF WORK

Fresh Cut Lawn Care will furnish all materials, equipment, and labor necessary to install the following plant material.

ITEM	QTY.	COMMON NAME	DESCRIPTION	PRICE
1	24	Viburnum	7 Gallon	\$1,975.00
2	12	Little John Dwarf Bottlebrush	7 Gallon	\$1,055.00
3	--	Compost (Added to Plants)	Soil Amendment	Included
4	--	Mulch (TBD)	TBD	TBD
5	--	Prep Work	Site Prep / Bed Prep	\$350.00
TOTAL INVESTMENT				\$3,380.00

NOTES

- Prices include material, delivery, and installation.
- Quantities are as noted above and subject to site conditions.
- Final price may vary if additional materials or site prep are required.
- Proposal valid for 30 days from the date above.

OUR COMMITMENT

We take pride in delivering high-quality workmanship, reliable service, and lasting results.

Thank you for the opportunity!

ACCEPTANCE

By signing below, you authorize Fresh Cut Lawn Care to proceed with the work as outlined in this proposal.

Authorized Signature

Date

PROFESSIONAL SERVICE • QUALITY WORKMANSHIP • SATISFACTION GUARANTEED

G.



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



 **904-655-3669**

 Fernandina Beach, FL

 info@freshcutlawn.care

 freshcutlawn.care

LANDSCAPE & MAINTENANCE PROPOSAL

FOR

AMELIA WALK (PROJECT RIVERBIRCH)

 ATTENTION: Amelia Walk Board / Property Manager	 PROPERTY ADDRESS: Amelia Walk (Project Riverbirch) Fernandina Beach, FL
 DATE: July 11, 2026	 PROPOSAL #: FC-07262026-003

SCOPE OF WORK

Fresh Cut Lawn Care will furnish all materials, equipment, and labor necessary to install the following plant material.

ITEM	QTY.	COMMON NAME	DESCRIPTION	PRICE
1	9	Pink Velour Crape Myrtle	Multi-trunk	\$4,050.00
2	9	Nellie R. Stevens Holly	Evergreen	\$3,960.00
3	38	Podocarpus	Shrub	\$4,180.00
4	32	Sunshine Ligustrum	Shrub	\$1,600.00
5	21	Burgundy Loropetalum	Shrub	\$840.00
6	9	African Iris	Shrub/Perennial	\$342.00
7	35	Dwarf Fakahatchee Grass	Ornamental Grass	\$770.00
8	2	Boulder	Decorative Boulder	\$1,200.00
9	--	Pine Nugget Mulch	Groundcover	TBD
10	--	Compost	Soil Amendment	\$250.00
TOTAL INVESTMENT				\$17,192.00

NOTES

- Prices include material, delivery, and installation.
- Quantities are as noted above and subject to site conditions.
- Final price may vary if additional materials or site prep are required.
- Proposal valid for 30 days from the date above.



OUR COMMITMENT

We take pride in delivering high-quality workmanship, reliable service, and lasting results.

Thank you for the opportunity!



ACCEPTANCE

By signing below, you authorize Fresh Cut Lawn Care to proceed with the work as outlined in this proposal.

Authorized Signature

Date

PROFESSIONAL SERVICE • QUALITY WORKMANSHIP • SATISFACTION GUARANTEED

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





**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

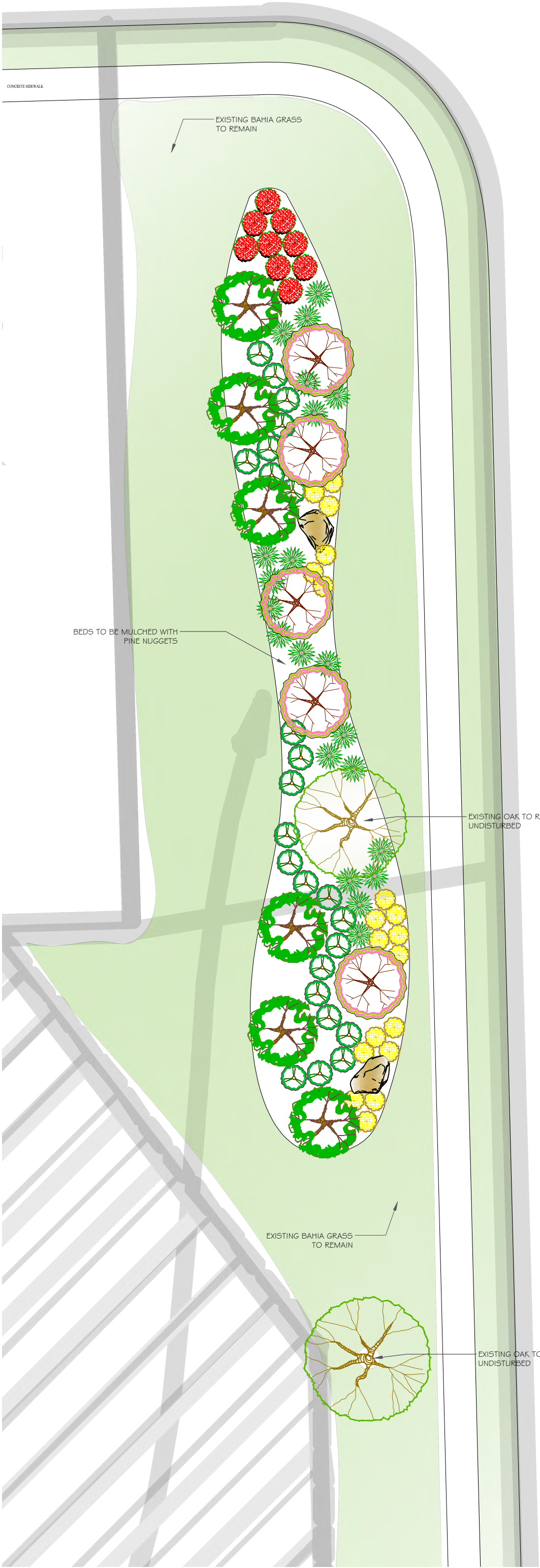
DRAWN BY: S. SMITH

REV:

SHEET: L001

DESIGN SERVICES





CL RIVER PARKWAY

EIGHTH ORDER OF BUSINESS

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISED STORM WATER MANAGEMENT POND USE POLICIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Amelia Walk Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Nassau County, Florida; and

WHEREAS, the District previously adopted Storm Water Management Pond Use Policies (“Policies”) and now wishes to modify said Policies to add policies relating to wildlife and add a mechanism for enforcement; and

WHEREAS, the Board of Supervisors of the District (“Board”) accordingly finds that it is in the best interest of the District to adopt amended Policies, as may be further amended or updated from time to time for immediate use and application.

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

SECTION 1. The amended Policies attached hereto as **Exhibit A** are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Policies shall remain in full force and effect until such time as the Board may amend or replace them.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 21st day of July, 2026.

ATTEST:

**AMELIA WALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Storm Water Management Pond Use Policies

EXHIBIT A

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

STORM WATER MANAGEMENT POND USE POLICIES

AMENDED JULY 21, 2026

Fishing Policies

Fishing in the storm water ponds depicted on the map attached hereto as **Exhibit A** (“Ponds”) owned by the Amelia Walk Community Development District (“District”) shall be subject to the following policies:

1. Fishing from the Ponds is permissible only from the Pond banks identified at **Exhibit A**, and is permitted only for District Patrons, as that term is defined in the District’s Amenity Policies. We ask that you respect your fellow neighbors and access the Ponds through the proper access points. Accessing private property may result in a trespass warrant issued by local law enforcement and other penalties including, but not limited to, District enforcement of adopted amenity suspension rules.
2. Fishing in the Ponds is at YOUR OWN RISK. The District is not responsible for any loss, damage or injury to any person or property arising out of the authorized or unauthorized use of the Ponds or other property within the District.
3. Parking on any grassed area near the Ponds is prohibited, and parking on County roadways is subject to County code and regulations and done at your own risk.
4. Catch and release is required. The Ponds are stormwater retention ponds designed to capture and retain contaminants. Fish caught in the Ponds should not be eaten.
5. Patrons are responsible for complying with the State of Florida licensing requirements and other laws for fishing. Please look up the applicable regulations.
6. Children under 12 years of age must be accompanied by adults when fishing.
7. Do not leave fishing poles, lines, equipment or bait unattended.
8. Do not leave any litter. Fishing line is hazardous to wildlife.

Boating Policy

1. No watercrafts of any kind are allowed in the Ponds.

Swimming and Wading Policy

1. Swimming and wading are prohibited in the Ponds.

Wildlife Policy

1. Please be aware of wildlife, including alligators and snakes, and exercise caution when using the Ponds.

2. Feeding, harassing, or approaching wildlife is strictly prohibited.
3. Do not take any actions which may entice or encourage wild animals onto District property. Doing so may result in damage to the pond banks or other property and may increase the risk of danger for other residents.
- 4.

Enforcement

1. Violations of this Policy shall be subject to the District's adopted Suspension and Termination of Access Rule.