Amelia Walk
Community Development District

September 15, 2026

AGENDA

Amelia Walk
Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.AmeliaWalkCDD.com

September 8, 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, September 15, 2026, at 2:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034.**
Following is the agenda for the meeting:

I. Roll Call

II. Public Comment Regarding Agenda Items Below

III. Approval of the Consent Agenda
   A. Minutes of the August 18, 2026 Meeting

   B. Financial Statements as of August 31, 2026

   C. Check Register

IV. Staff Reports
   A. Landscape – Quality Site Assessment

   B. District Counsel

   C. District Engineer – Update on Sagamore Court Pop Out Drainage Solution

   D. District Manager

   E. Amenity / Field Operations Manager
      1. Report

      2. Proposal for Changing Amenity Center Breezeway Chandeliers to Fans

V. Consideration of Landscape Proposals for Areas 35 and 36

VI. Discussion of Area 45 Landscaping

VII. Discussion of Landscape, Irrigation, Fertilization, Pest and Weed Control Maintenance Contract Specifications for RFP

VIII. Discussion of Pond Maintenance Specifications for RFP

IX. Audience Comments (Limited to three minutes)

X. Supervisor Requests

XI. Other Business

XII. Next Meeting Scheduled for October 20, 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, August 18, 2026, at 2:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida.

Present and constituting a quorum were:

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

Also present were:

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

The following is a summary of the discussions and actions taken at the August 18, 2026 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comment**

Don DeCanio stated that he does not know if the camera investigation of the pipes being recommended by the engineer is truly necessary as it is very expensive. Ms. DeCanio objects to the District Engineer performing routine sidewalk inspections as they can be done by the operations manager to save money. Additionally, Mr. DeCanio feels the contractor who performed the reinstallation of the drainpipe when the developer was still in the community should be the one fixing it at their expense. Next, Mr. DeCanio stated that he was disappointed that there were no depressions identified in Phase 4 and that the depressions are not being repaired. Lastly, Mr.

DeCanio stated that there are a couple of trees off Majestic Walk Circle and three trees in the roundabout that appear to be dying.

THIRD ORDER OF BUSINESS Consent Agenda

A. Minutes of the July 21, 2026 Meeting

B. Financial Statements as of July 31, 2026

C. Check Register

Copies of the minutes, financial statements and check register totaling $102,038.38 were included in the agenda package for the Board's review.

Mr. Robinson pointed out that the variance in landscaping is due to projects that should have come out of capital. That will be corrected.

On MOTION by Mr. Robinson seconded by Mr. Jentz 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 suggested cutting down the dying trees that resident DeCanio commented on.

2. Irrigation Reports

There being none, the next item followed.

B. District Counsel

Ms. Gentry reminded the Board members to complete four hours of ethics training by December 31st. Next, she reported the AEA cost share is still under review by their counsel. Next, she reported that an easement agreement has been sent to the resident whose lot is impacted by the Sagamore Court drainage project. The agreement with A.J. Johns has been sent for review.

D. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027

Mr. Laughlin presented a proposed meeting schedule for fiscal year 2027 including meetings on the third Tuesday of each month at 2:00 p.m.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the fiscal year 2027 meeting schedule was approved as presented.

2. Consideration of Goals & Objectives for Fiscal Year 2027

Mr. Laughlin presented the proposed list of goals and objectives for fiscal year 2027 as required by Florida Statutes.

On MOTION by Mr. Jentz seconded by Mr. Swan with all in favor the fiscal year 2027 goals and objectives were approved as presented.

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. Robinson asked Mr. Dellinger to look into surge protection for the amenity facility.

FIFTH ORDER OF BUSINESS Consideration of Proposal for Summer Weekend Pool Monitoring

Mr. Laughlin stated that the proposal was brought forward due to reported issues with cleanliness and behavior on the weekends. Two options were provided, 6 hours per day for $5,712 or 8 hours per day for $7,616 from Memorial Day to Labor Day.

Mr. Robinson suggested tabling this proposal until closer to spring.

Mr. Dellinger stated that he would ask the janitorial company if there is an option for adding on weekend hours and what that cost would be.

No action was taken on this item.

FOURTH ORDER OF BUSINESS Staff Reports (Continued)

C. District Engineer

1. Update on Dream Finders / Amelia Concourse Haul Road Trail Easement Request

There has been no update from Dream Finders since the last meeting.

2. Update on Sagamore Court Pop Out Drainage Solution

Mr. Yuro reported the contract was sent to A.J. Johns. He is awaiting a schedule from the contractor.

3. Potential Parking Lot Layout Near Tennis Courts

Mr. Yuro presented a sketch of a potential parking lot that could be added on the side of the tennis courts. He estimates it would cost around $300,000. Mr. Robinson added that additional parking is requested from time to time, so this was for informational purposes.

4. Acceptance of the 2026 Annual Engineer's Report

Mr. Yuro presented the annual engineer's report for 2026, noting while everything is generally being maintained well, there are some depressions in the roadways in Phases 4 and 5 to keep an eye on.

Ms. Murphy asked for clarification on the items that say they should be 'addressed in the near future'.

Mr. Yuro responded that the identified items are not currently posing a safety hazard, but are items that will need to be addressed when they become a big enough issue, and there is a budget available to address them so long as it is not an immediate safety issue. If they become an immediate safety issue they should be addressed sooner.

On MOTION by Mr. Jentz seconded by Mr. Robinson with all in favor the 2026 engineer's report was accepted.

SIXTH ORDER OF BUSINESS — Discussion of Landscape Plans for Areas 35 and 36

Proposed landscape plans for areas 35 and 36 were provided in the agenda package for the Board's review. The plans will be used to get pricing on the improvements, which will be brought back to the Board at a future meeting for consideration.

Mr. Swan suggested removing the boulders from the plans.

SEVENTH ORDER OF BUSINESS — Discussion of Area 45 Landscaping

Mr. Robinson stated that area 45 has been affected by water draining through the area, and until that water issue can be resolved, money spent on that area would not be well spent. The

Board discussed the likely need for drought-resistant landscaping and having resident Scott Smith and Mr. Dellinger meet to discuss a design concept for the area and alternatives to watering.

EIGHTH ORDER OF BUSINES **Public Hearings for the Purpose of Adopting the Budget and Imposing Special Assessments for Fiscal Year 2027**

Mr. Laughlin presented the budget for fiscal year 2027, noting that there is no increase in the assessments. The savings from the well installation is helping to keep the budget flat while the reserve contribution is remaining at $185,000.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the public hearing on the adoption of the fiscal year 2027 budget was opened.

There being no comments, a motion to close the public hearing followed.

On MOTION by Mr. Robinson seconded by Mr. Swan with all in favor the public hearing was closed

A. Consideration of Resolution 2026-09, Relating to Annual Appropriations and Adopting the Budget

On MOTION by Mr. Robinson seconded by Ms. Murphy with all in favor Resolution 2026-09, relating to annual appropriations and adopting the budget was approved.

B. Consideration of Resolution 2026-10, Imposing Special Assessments and Certifying an Assessment Roll

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the public hearing on the imposition of special assessments was opened.

There being no comments, a motion to close the public hearing followed.

On MOTION by Mr. Robinson seconded by Ms. Murphy with all in favor the public hearing was closed.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor resolution 2026-10, imposing special assessments and certifying an assessment roll was approved.

NINTH ORDER OF BUSINESS **Audience Comments**

Don DeCanio asked that JEA immediately be contacted regarding the repairs in the roads indicated by the engineer.

Mr. Yuro stated that JEA requires a full list of all areas that should be inspected and then they will add it to their schedule.

Don DeCanio stated that there are depressions in the road and curb and gutters at 85262 Fall River that were caused during construction. Next, Mr. DeCanio asked why there is no consistent plan for landscape improvements. Lastly, Mr. DeCanio asked if the timer on pond 15 can be set and the light color be consistent rather than alternating.

TENTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Swan requested new patio furniture be purchased.

ELEVENTH ORDER OF BUSINESS **Other Business**

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS **Next Scheduled Meeting – September 15, 2026 at 2:00 p.m. at the Amelia Walk Amenity Center**

THIRTEENTH ORDER OF BUSINESS **Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Amelia Walk

Community Development District

Unaudited Financial Reporting

August 31, 2026

Table of Contents

Amelia Walk

Community Development District

Combined Balance Sheet

August 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account-Wells Fargo Bank	$ 1,038	$ -	$ -	$ 1,038
Operating Account-Seacoast Bank	$ 77,726	$ -	$ -	$ 77,726
Due from Capital Projects	$ 10,800	$ -	$ -	$ 10,800
Due from Debt Service	$ 26,191	$ -	$ -	$ 26,191
Due from General Fund	$ -	$ -	$ 1,229	$ 1,229
Electric Deposits	$ 2,215	$ -	$ -	$ 2,215
Investments:				
US Bank Custody	$ 193,253	$ -	$ -	$ 193,253
State Board of Administration	$ -	$ -	$ 221,716	$ 221,716
Series 2012				
Reserve	$ -	$ 60,861	$ -	$ 60,861
Revenue	$ -	$ 101,369	$ -	$ 101,369
Prepayment	$ -	$ 7,329	$ -	$ 7,329
Series 2016				
Reserve	$ -	$ 168,400	$ -	$ 168,400
Revenue	$ -	$ 138,818	$ -	$ 138,818
Construction	$ -	$ -	$ 1,630	$ 1,630
Series 2018				
Reserve	$ -	$ 313,955	$ -	$ 313,955
Revenue	$ -	$ 327,932	$ -	$ 327,932
Prepayment	$ -	$ 27,896	$ -	$ 27,896
Construction	$ -	$ -	$ 979	$ 979
Series 2018-3B				
Reserve	$ -	$ 241,841	$ -	$ 241,841
Revenue	$ -	$ 373,503	$ -	$ 373,503
Construction	$ -	$ -	$ 15,076	$ 15,076
Series 2023				
Revenue	$ -	$ 43,174	$ -	$ 43,174
Prepayment	$ -	$ 2,872	$ -	$ 2,872
Total Assets	**$ 311,223**	**$ 1,807,950**	**$ 240,631**	**$ 2,359,804**
Liabilities:				
Accounts Payable	$ 22,617	$ -	$ -	$ 22,617
Deposit-Office Lease	$ 200	$ -	$ -	$ 200
Due to Capital Projects	$ 1,229	$ -	$ -	$ 1,229
Due to General Fund	$ -	$ 26,191	$ 10,800	$ 36,991
Total Liabilites	**$ 24,046**	**$ 26,191**	**$ 10,800**	**$ 61,037**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 2,215	$ -	$ -	$ 2,215
Restricted for:				
Debt Service - Series 2012	$ -	$ 167,405	$ -	$ 167,405
Debt Service - Series 2016	$ -	$ 303,652	$ -	$ 303,652
Debt Service - Series 2018	$ -	$ 661,158	$ -	$ 661,158
Debt Service - Series 2018-3B	$ -	$ 605,413	$ -	$ 605,413
Debt Service - Series 2023	$ -	$ 44,132	$ -	$ 44,132
Capital Projects - Series 2016	$ -	$ -	$ 1,630	$ 1,630
Capital Projects - Series 2018	$ -	$ -	$ 979	$ 979
Capital Projects - Series 2018-3B	$ -	$ -	$ 15,076	$ 15,076
Assigned for:				
Capital Reserves	$ -	$ -	$ 212,145	$ 212,145
Unassigned	$ 284,962	$ -	$ -	$ 284,962
Total Fund Balances	**$ 287,177**	**$ 1,781,759**	**$ 229,831**	**$ 2,298,767**
Total Liabilities & Fund Balance	**$ 311,223**	**$ 1,807,950**	**$ 240,631**	**$ 2,359,804**

Amelia Walk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 1,000,786	$ 1,000,786	$ 1,004,569	$ 3,783
Interlocal Agreement	$ 27,076	$ 27,076	$ 27,076	$ (0)
Interest Income	$ 3,825	$ 3,506	$ 10,517	$ 7,011
Other Income-Clubhouse	$ 500	$ 458	$ 5,519	$ 5,061
Other Income-Non Resident User Fees	$ -	$ -	$ 4,000	$ 4,000
Other Income-Contributions	$ -	$ -	$ -	$ -
Total Revenues	**$ 1,032,188**	**$ 1,031,827**	**$ 1,051,682**	**$ 19,854**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 11,000	$ 9,200	$ 1,800
FICA Expense	$ 842	$ 771	$ 704	$ 68
Engineering Fees	$ 30,000	$ 27,500	$ 28,333	$ (833)
Assessment Roll Administration	$ 5,513	$ 5,513	$ 5,513	$ (1)
Dissemination	$ 3,859	$ 3,537	$ 3,537	$ (0)
Dissemination-Amortization Schedules	$ 1,200	$ 1,200	$ 2,450	$ (1,250)
Trustee Fees	$ 18,603	$ 18,603	$ 18,446	$ 158
Arbitrage	$ 2,400	$ 2,200	$ 1,800	$ 400
Attorney Fees	$ 60,000	$ 55,000	$ 51,775	$ 3,225
Annual Audit	$ 3,900	$ 3,900	$ 3,900	$ -
Management Fees	$ 59,074	$ 54,151	$ 54,151	$ 0
Information Technology	$ 882	$ 809	$ 809	$ -
Website Maintenance	$ 441	$ 404	$ 404	$ -
Travel & Per Diem	$ 500	$ 458	$ -	$ 458
Telephone	$ 900	$ 825	$ 712	$ 113
Postage	$ 1,000	$ 917	$ 613	$ 304
Printing	$ 750	$ 688	$ 525	$ 163
Insurance	$ 12,657	$ 12,657	$ 11,667	$ 990
Legal Advertising	$ 2,500	$ 2,292	$ 944	$ 1,348
Other Current Charges	$ 2,700	$ 2,475	$ 2,137	$ 338
Office Supplies	$ 100	$ 92	$ 3	$ 88
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 219,995**	**$ 205,166**	**$ 197,797**	**$ 7,369**

Amelia Walk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Operations & Maintenance				
Contract Services				
Landscaping & Fertilization Maintenance	$ 180,171	$ 165,157	$ 139,301	$ 25,855
Fountain Maintenance	$ 2,650	$ 2,429	$ 776	$ 1,653
Lake Maintenance	$ 29,016	$ 26,598	$ 28,064	$ (1,466)
Security	$ 9,040	$ 8,287	$ 6,365	$ 1,921
Refuse	$ 2,500	$ 2,292	$ 1,855	$ 437
Management Company	$ 17,504	$ 16,045	$ 16,045	$ (0)
Subtotal Contract Services	**$ 240,881**	**$ 220,807**	**$ 192,407**	**$ 28,400**
Repairs and Maintenance				
Repairs & Maintenance	$ 60,000	$ 55,000	$ 56,767	$ (1,767)
Landscaping Extras (Flowers & Mulch)	$ 18,309	$ 16,784	$ 23,940	$ (7,156)
Irrigation Repairs	$ 8,500	$ 7,792	$ 15,254	$ (7,462)
Speed Control	$ 12,000	$ 11,000	$ 3,456	$ 7,544
				$ -
Subtotal Repairs and Maintenance	**$ 98,809**	**$ 90,575**	**$ 99,417**	**$ (8,841)**
				$ -
Utilities				
Electric	$ 30,000	$ 27,500	$ 25,784	$ 1,716
Streetlighting	$ 42,000	$ 38,500	$ 37,255	$ 1,245
Water & Wastewater	$ 33,835	$ 31,015	$ 18,877	$ 12,139
				$ -
Subtotal Utilities	**$ 105,835**	**$ 97,015**	**$ 81,915**	**$ 15,100**
				$ -
Amenity Center				
Insurance	$ 40,000	$ 40,000	$ 35,067	$ 4,933
Pool Maintenance	$ 15,000	$ 13,750	$ 25,779	$ (12,029)
Pool Permit	$ 300	$ 275	$ 265	$ 10
Amenity Management	$ 85,995	$ 78,829	$ 78,829	$ -
Cable TV/Internet/Telephone	$ 6,000	$ 5,500	$ 7,575	$ (2,075)
Janitorial Service	$ 13,373	$ 12,258	$ 12,259	$ (0)
Special Events	$ 10,000	$ 9,167	$ 2,881	$ 6,286
Decorations-Holiday	$ 4,000	$ 3,667	$ 413	$ 3,253
Facility Maintenance (including Fitness Equip)	$ 7,000	$ 6,417	$ 5,401	$ 1,015
Subtotal Amenity Center	**$ 181,668**	**$ 169,862**	**$ 168,468**	**$ 1,394**
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**	**$ 763,260**	**$ 727,207**	**$ 36,053**
Total Expenditures	**$ 1,032,188**	**$ 968,426**	**$ 925,004**	**$ 43,422**
Excess (Deficiency) of Revenues over Expenditures	$ -		**$ 126,677**	
Net Change in Fund Balance	**$ -**		**$ 126,677**	
Fund Balance - Beginning			**$ 160,500**	
Fund Balance - Ending			**$ 287,177**	

Amelia Walk

Community Development District

Debt Service Fund Series 2012

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 111,206	$ 111,206	$ 107,098	$ (4,107)
Assessments - Prepayments	$ -	$ -	$ 21,988	$ 21,988
Interest	$ -	$ -	$ 5,555	$ 5,555
Total Revenues	**$ 111,206**	**$ 111,206**	**$ 134,641**	**$ 23,435**
Expenditures:				
Interest - 11/1	$ 25,300	$ 25,300	$ 25,300	$ -
Principal - 5/1	$ 55,000	$ 55,000	$ 55,000	$ -
Interest - 5/1	$ 25,300	$ 25,300	$ 25,025	$ 275
Special Call - 11/1	$ -	$ -	$ 10,000	$ (10,000)
Special Call - 5/1	$ -	$ -	$ 15,000	$ (15,000)
Total Expenditures	**$ 105,600**	**$ 105,600**	**$ 130,325**	**$ (24,725)**
Excess (Deficiency) of Revenues over Expenditures	**$ 5,606**		**$ 4,316**	
Net Change in Fund Balance	**$ 5,606**		**$ 4,316**	
Fund Balance - Beginning	**$ 80,653**		**$163,089**	
Fund Balance - Ending	**$ 86,259**		**$ 167,405**	

Amelia Walk

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 187,055	$ 187,055	$ 176,882	$ (10,174)
Assessments - Prepayments	$ -	$ -	$ 24,552	$ 24,552
Interest	$ -	$ -	$ 9,280	$ 9,280
Total Revenues	**$ 187,055**	**$ 187,055**	**$ 210,714**	**$ 23,658**
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)
Interest - 8/1	$ -	$ -	$ 75	$ (75)
Special Call - 8/1	$ -	$ -	$ 5,000	$ (5,000)
Total Expenditures	**$ 169,363**	**$ 169,363**	**$ 243,325**	**$ (73,963)**
Excess (Deficiency) of Revenues over Expenditures	**$ 17,693**		**$ (32,611)**	
Net Change in Fund Balance	**$ 17,693**		**$ (32,611)**	
Fund Balance - Beginning	**$ 204,920**		**$336,263**	
Fund Balance - Ending	**$ 222,613**		**$ 303,652**	

Amelia Walk

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 453,911	$ 453,911	$ 424,683	$ (29,229)
Interest	$ -	$ -	$ 19,236	$ 19,236
Total Revenues	**$ 453,911**	**$ 453,911**	**$ 495,581**	**$ 41,670**
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)
Interest - 8/1	$ -	$ -	$ 66	$ (66)
Special Call - 8/1	$ -	$ -	$ 5,000	$ (5,000)
Total Expenditures	**$ 435,144**	**$ 435,144**	**$ 569,525**	**$ (134,381)**
Excess (Deficiency) of Revenues over Expenditures	$ 18,768		$ (73,944)	
Net Change in Fund Balance	**$ 18,768**		**$ (73,944)**	
Fund Balance - Beginning	**$ 425,577**		**$ 735,102**	
Fund Balance - Ending	**$ 444,345**		**$ 661,158**	

Amelia Walk

Community Development District

Debt Service Fund Series 2018-3B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 520,619	$ 520,619	$ 494,262	$ (26,357)
Assessments - Prepayments	$ -	$ -	$ 112,976	$ 112,976
Interest	$ -	$ -	$ 18,760	$ 18,760
Total Revenues	**$ 520,619**	**$ 520,619**	**$ 625,997**	**$ 105,378**
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
Interest - 8/1	$ -	$ -	$ 452	$ (452)
Special Call - 5/1	$ -	$ -	$ 65,000	$ (65,000)
Special Call - 8/1	$ -	$ -	$ 35,000	$ (35,000)
Total Expenditures	**$ 524,288**	**$ 524,288**	**$ 653,670**	**$ (129,383)**
Excess (Deficiency) of Revenues over Expenditures	**$ (3,668)**		**$ (27,673)**	
Net Change in Fund Balance	**$ (3,668)**		**$ (27,673)**	
Fund Balance - Beginning	**$ 383,794**		**$ 633,086.38**	
Fund Balance - Ending	**$ 380,125**		**$ 605,413**	

Amelia Walk

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 102,229	$ 102,229	$ 95,217	$ (7,011)
Assessments - Prepayments	$ -	$ -	$ 15,521	$ 15,521
Interest	$ -	$ -	$ 1,917	$ 1,917
Total Revenues	**$ 102,229**	**$ 102,229**	**$112,656**	**$ 10,427**
Expenditures:				
Interest - 11/1	$ 32,830	$ 32,830	$ 32,639	$ 190
Principal - 5/1	$ 29,000	$ 29,000	$ 29,000	$ -
Interest - 2/1	$ -	$ -	$ 48	$ (48)
Interest - 5/1	$ 32,830	$ 32,830	$ 32,290	$ 540
Interest - 8/1	$ -	$ -	$ 48	$ (48)
Special Call - 11/1	$ -	$ -	$ 8,000	$ (8,000)
Special Call - 2/1	$ -	$ -	$ 3,000	$ (3,000)
Special Call - 5/1	$ -	$ -	$ 8,000	$ (8,000)
Special Call - 8/1	$ -	$ -	$ 3,000	$ (3,000)
Total Expenditures	**$ 94,659**	**$ 94,659**	**$ 116,024**	**$ (21,365)**
Excess (Deficiency) of Revenues over Expendit	$ 7,570		**$ (3,368)**	
Net Change in Fund Balance	**$ 7,570**		**$ (3,368)**	
Fund Balance - Beginning	**$ 45,703**		**$ 47,500**	
Fund Balance - Ending	**$ 53,273**		**$ 44,132**	

Amelia Walk

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Interest	$ -	$ -	$ 7,700	$ 7,700
Total Revenues	**$ -**	**$ -**	**$ 7,700**	**$ 7,700**
Expenditures:				
Capital Outlay	$ 185,000	$ 169,583	$ 150,078	$ 19,506
Total Expenditures	**$ 185,000**	**$ 169,583**	**$ 150,078**	**$ 19,506**
Excess (Deficiency) of Revenues over Expenditures	**$ (185,000)**		**$ (142,377)**	
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	**$ -**		**$ 107,097**	
Fund Balance - Beginning			**$105,048**	
Fund Balance - Ending			**$ 212,145**	

Amelia Walk

Community Development District

Capital Projects Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Interest	$ -	$ -	$ 45	$ 45
Total Revenues	**$ -**	**$ -**	**$ 45**	**$ 45**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ 45**	
Net Change in Fund Balance	**$ -**		**$ 45**	
Fund Balance - Beginning			**$ 1,585**	
Fund Balance - Ending			**$ 1,630**	

Amelia Walk

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Interest	$ -	$ -	$ 27	$ 27
Total Revenues	**$ -**	**$ -**	**$ 27**	**$ 27**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ 27**	
Net Change in Fund Balance	**$ -**		**$ 27**	
Fund Balance - Beginning			**$ 952**	
Fund Balance - Ending			**$ 979**	

Amelia Walk

Community Development District

Capital Projects Fund Series 2018-3B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Interest	$ -	$ -	$ 416	$ 416
Total Revenues	**$ -**	**$ -**	**$ 416**	**$ 416**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ 416**	
Net Change in Fund Balance	**$ -**		**$ 416**	
Fund Balance - Beginning			**$ 14,660**	
Fund Balance - Ending			**$ 15,076**	

Amelia Walk

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	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	$ -	$ 832	$ -	$ 1,004,569
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	$ 834	$ 646	$ -	$ 10,517
Other Income-Clubhouse	$ 500	$ -	$ 840	$ -	$ 1,634	$ -	$ -	$ 968	$ -	$ 1,407	$ 670	$ -	$ -	$ 5,519
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**	**$ 1,504**	**$ 1,478**	**$ -**	**$ 1,051,682**
Expenditures:														
General & Administrative:														
Supervisor Fees	$ 12,000	$ 1,000	$ 1,000	$ 800	$ 1,000	$ 800	$ 800	$ 600	$ 800	$ 800	$ 800	$ 800	$ -	$ 9,200
FICA Expense	$ 842	$ 77	$ 77	$ 61	$ 77	$ 61	$ 61	$ 46	$ 61	$ 61	$ 61	$ 61	$ -	$ 704
Engineering Fees	$ 30,000	$ 3,465	$ 2,683	$ 2,775	$ 2,960	$ 4,165	$ 1,758	$ 1,758	$ 1,203	$ 2,775	$ 2,500	$ 2,293	$ -	$ 28,333
Assessment Roll Administration	$ 5,513	$ 5,513	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,513
Dissemination	$ 3,859	$ 322	$ 322	$ 322	$ 322	$ 322	$ 322	$ 322	$ 322	$ 322	$ 322	$ 322	$ -	$ 3,537
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	$ 5,566	$ 4,411	$ 4,500	$ -	$ 51,775
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	$ 4,923	$ 4,923	$ -	$ 54,151
Information Technology	$ 882	$ 74	$ 74	$ 74	$ 74	$ 74	$ 74	$ 74	$ 74	$ 74	$ 74	$ 74	$ -	$ 809
Website Maintenance	$ 441	$ 37	$ 37	$ 37	$ 37	$ 37	$ 37	$ 37	$ 37	$ 37	$ 37	$ 37	$ -	$ 404
Travel & Per Diem	$ 500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Telephone	$ 900	$ 69	$ 88	$ 20	$ 82	$ 51	$ 54	$ 45	$ 68	$ 59	$ 79	$ 98	$ -	$ 712
Postage	$ 1,000	$ 99	$ 11	$ 80	$ 0	$ 12	$ 56	$ 177	$ 11	$ 63	$ 84	$ 21	$ -	$ 613
Printing	$ 750	$ 54	$ 49	$ 50	$ 178	$ 34	$ 3	$ 16	$ 27	$ 43	$ 39	$ 31	$ -	$ 525
Insurance	$ 12,657	$ 11,667	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,667
Legal Advertising	$ 2,500	$ 297	$ -	$ -	$ -	$ 113	$ 109	$ 116	$ 74	$ -	$ 236	$ -	$ -	$ 944
Other Current Charges	$ 2,700	$ 160	$ 193	$ 257	$ 197	$ 190	$ 188	$ 186	$ 199	$ 194	$ 190	$ 186	$ -	$ 2,137
Office Supplies	$ 100	$ 0	$ 0	$ 0	$ -	$ 0	$ 0	$ 1	$ 0	$ 0	$ 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**	**$ 14,915**	**$ 13,754**	**$ 13,344**	**$ -**	**$ 197,797**

Amelia Walk

Community Development District

Month to Month

FY 2026

	Adopted Budget	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Total
Operations & Maintenance														
Contract Services														
Landscaping & Fertilization Maintenance	**$ 180,171**	$ 12,362	$ 13,221	$ 12,362	$ 12,362	$ 13,221	$ 13,221	$ 12,362	$ 12,362	$ 12,362	$ 12,733	$ 12,733	$ -	$ 139,301
Fountain Maintenance	**$ 2,650**	$ 270	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 506	$ -	$ 776
Lake Maintenance	**$ 29,016**	$ 2,515	$ 2,515	$ 2,515	$ 2,515	$ 2,515	$ 2,514	$ 2,515	$ 2,615	$ 2,615	$ 2,615	$ 2,615	$ -	$ 28,064
Security	**$ 9,040**	$ 493	$ 493	$ 493	$ 533	$ 533	$ 533	$ 1,156	$ 533	$ 533	$ 533	$ 533	$ -	$ 6,365
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	$ 1,459	$ 1,459	$ -	$ 16,045
Subtotal Contract Services	**$ 240,881**	**$ 17,300**	**$ 17,889**	**$ 17,031**	**$ 17,070**	**$ 17,728**	**$ 17,922**	**$ 17,768**	**$ 17,257**	**$ 17,257**	**$ 17,340**	**$ 17,846**	**$ -**	**$ 192,407**
Repairs and Maintenance														
Repairs & Maintenance	**$ 60,000**	$ 1,053	$ 7,344	$ 6,269	$ 4,172	$ 3,949	$ 1,198	$ 3,985	$ 1,300	$ 5,272	$ 22,226	$ -	$ -	$ 56,767
Landscaping Extras (Flowers & Mulch)	**$ 18,309**	$ 4,570	$ -	$ -	$ 4,500	$ 6,416	$ -	$ -	$ 7,882	$ -	$ -	$ 571	$ -	$ 23,940
Irrigation Repairs	**$ 8,500**	$ 1,370	$ 610	$ -	$ 1,798	$ 3,435	$ 1,624	$ -	$ -	$ 3,597	$ -	$ 2,820	$ -	$ 15,254
Speed Control	**$ 12,000**	$ 1,080	$ 1,080	$ 1,296	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,456
Subtotal Repairs and Maintenance	**$ 98,809**	**$ 8,073**	**$ 9,034**	**$ 7,565**	**$ 10,470**	**$ 13,800**	**$ 2,822**	**$ 3,985**	**$ 9,183**	**$ 8,869**	**$ 22,226**	**$ 3,391**	**$ -**	**$ 99,417**
Utilities														
Electric	**$ 30,000**	$ 1,813	$ 1,985	$ 2,401	$ 2,486	$ 2,717	$ 2,456	$ 2,392	$ 2,454	$ 2,378	$ 2,355	$ 2,346	$ -	$ 25,784
Streetlighting	**$ 42,000**	$ 3,270	$ 3,270	$ 3,270	$ 3,431	$ 3,431	$ 3,431	$ 3,431	$ 3,431	$ 3,431	$ 3,431	$ 3,431	$ -	$ 37,255
Water & Wastewater	**$ 33,835**	$ 4,018	$ 2,126	$ 1,622	$ 948	$ 1,016	$ 1,047	$ 1,285	$ 1,685	$ 2,027	$ 1,616	$ 1,487	$ -	$ 18,877
Subtotal Utilities	**$ 105,835**	**$ 9,100**	**$ 7,381**	**$ 7,293**	**$ 6,865**	**$ 7,164**	**$ 6,934**	**$ 7,108**	**$ 7,570**	**$ 7,836**	**$ 7,401**	**$ 7,263**	**$ -**	**$ 81,915**
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	$ 3,093	$ 3,137	$ -	$ 25,779
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	$ 7,166	$ 7,166	$ -	$ 78,829
Cable TV/Internet/Telephone	**$ 6,000**	$ 658	$ 658	$ 684	$ 699	$ 698	$ 698	$ 698	$ 701	$ 698	$ 690	$ 691	$ -	$ 7,575
Janitorial Service	**$ 13,373**	$ 1,114	$ 1,114	$ 1,114	$ 1,114	$ 1,114	$ 1,114	$ 1,114	$ 1,114	$ 1,114	$ 1,114	$ 1,114	$ -	$ 12,259
Special Events	**$ 10,000**	$ -	$ -	$ 117	$ 645	$ -	$ -	$ 1,112	$ 157	$ -	$ 650	$ 199	$ -	$ 2,881
Decorations-Holiday	**$ 4,000**	$ -	$ -	$ 220	$ -	$ -	$ -	$ -	$ -	$ -	$ 193	$ -	$ -	$ 413
Facility Maintenance (including Fitness Equip)	**$ 7,000**	$ -	$ 375	$ 745	$ 214	$ 1,009	$ 485	$ 904	$ 625	$ 423	$ 393	$ 228	$ -	$ 5,401
Lease	**$ -**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Amenity Center	**$ 181,668**	**$ 48,190**	**$ 11,397**	**$ 10,570**	**$ 11,606**	**$ 11,731**	**$ 12,094**	**$ 13,734**	**$ 12,019**	**$ 11,292**	**$ 13,300**	**$ 12,536**	**$ -**	**$ 168,468**
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**	**$ 82,663**	**$ 45,699**	**$ 42,458**	**$ 46,011**	**$ 235,423**	**$ 39,771**	**$ 42,595**	**$ 46,029**	**$ 45,254**	**$ 60,266**	**$ 41,036**	**$ -**	**$ 727,207**
Total Expenditures	**$ 1,032,188**	**$ 115,505**	**$ 60,635**	**$ 59,232**	**$ 67,032**	**$ 249,851**	**$ 63,570**	**$ 56,000**	**$ 64,608**	**$ 60,170**	**$ 74,020**	**$ 54,380**	**$ -**	**$ 925,004**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ (113,945)**	**$ 72,560**	**$ 758,797**	**$ (42,288)**	**$ (236,343)**	**$ (51,329)**	**$ (31,467)**	**$ (47,841)**	**$ (56,049)**	**$ (72,517)**	**$ (52,902)**	**$ -**	**$ 126,677**
Net Change in Fund Balance	**$ -**	**$ (113,945)**	**$ 72,560**	**$ 758,797**	**$ (42,288)**	**$ (236,343)**	**$ (51,329)**	**$ (31,467)**	**$ (47,841)**	**$ (56,049)**	**$ (72,517)**	**$ (52,902)**	**$ -**	**$ 126,677**

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)
	August 1, 2026 (Special Call)	($5,000.00)
Current Bonds Outstanding		**$2,000,000.00**

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)
	August 1, 2026 (Special Call)	($5,000.00)
Current Bonds Outstanding		**$5,585,000.00**

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)
	August 1, 2026 (Special Call)	($35,000.00)
Current Bonds Outstanding		**$6,499,000.00**

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)
Less:	August 1, 2026 (Prepayment)	($3,000.00)
Current Bonds Outstanding		**$983,000.00**

Total Current Bonds Outstanding	**$15,907,000.00**

Amelia Walk
Community Development District
Capital Reserves

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

Opening Balance in Capital Reserve Fund		$0.00
Source of Funds:	Interest Earned	$42,271.85
	Capital Reserve Transfers	$1,235,530.90
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	($101,108.27)
	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	($384,991.13)
	Professional Fees/Contingencies	($20,114.36)
Adjusted Balance in Capital Reserve Fund Account at August 31, 2026		**$212,145.38**

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

Book Balance of Capital Reserve Fund at August 31, 2026			$212,145.38
A.	**n/a**		
	Contract Amount	$0.00	
	Paid to Date	$0.00	
	Balance on Contract	$0.00	$0.00
B.	**n/a**		
	Contract Amount	$0.00	
	Paid to Date	$0.00	
	Balance on Contract	$0.00	$0.00
Capital Reserve Funds available at August 31, 2026			$212,145.38

3. Investments - State Board of Administration

August 31, 2026	Type	Yield	Due	Maturity	Principal
Capital Reserve Fund	Overnight	3.83%	n/a	$221,716.24	$221,716.24
				Contracts/Transfers in Transit	($9,570.86)
				Balance at 8/31/26	**$212,145.38**

Amelia Walk

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2026

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discoumt/Penalty	Commission	Net Receipts	O&M Portion	2012 Debt Service	2016 Debt Service	2018 Debt Service	2018-3B Debt Service	2023 Debt Service	Total
					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
						43.63%	4.65%	7.68%	18.44%	21.46%	4.14%	100.00%
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
08/17/26	#13	$1,908.16	$0.00	$0.00	$1,908.16	$832.44	$88.75	$146.57	$351.92	$409.57	$78.90	$1,829.25
	TOTAL	**$ 2,467,728.58**	**$ 93,509.71**	**$ 71,508.09**	**$ 2,302,710.78**	**$ 1,004,569.06**	**$ 107,098.33**	**$ 176,881.53**	**$ 424,682.70**	**$ 494,261.96**	**$ 95,217.18**	**$ 2,207,493.58**

100.04%	**Net Percent Collected**
$ (1,027.21)	**Balance Remaining to Collect**

C.

Amelia Walk

Community Development District

Check Run Summary

September 15, 2026

Date	Check Numbers	Amount
SEACOAST BANK		
08/20/26	768-775	$26,276.02
09/03/26	776-779	$5,917.90
SEACOAST BANK-AUTOPAY		
08/28/26	80057-80059	$8,083.07
Total		**$40,276.99**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/20/26	00277	8/07/26	6965	202608	320-57200-46400		*	650.48		
			POOL SVCS 08/26							
						CBUSS ENTERPRISES			650.48	000768
8/20/26	00001	8/14/26	393	202607	320-57200-62000		*	755.60		
			FACILITY MAINT 07/26							
						GOVERNMENTAL MANAGEMENT SERVICES			755.60	000769
8/20/26	00323	8/14/26	20913	202608	320-57200-62000		*	10,800.00		
			50% DEPOSIT 08/26							
						HAPPY DAYS OUTDOOR SERVICES			10,800.00	000770
8/20/26	00258	7/07/26	7484649	202607	320-57200-46500		*	672.00		
			SUPPLIES 07/26							
		8/12/26	7529555	202608	320-57200-46500		*	402.00		
			SUPPLIES 08/26							
						HAWKINS, INC.			1,074.00	000771
8/20/26	00263	8/13/26	15654	202607	310-51300-31500		*	4,410.78		
			SVCS 07/26							
						KILINSKI VAN WYK PLLC			4,410.78	000772
8/20/26	00220	8/01/26	PSI28994	202608	310-51300-60200		*	2,615.31		
			MAINT 08/26							
						SOLITUDE LAKE MANAGEMENT			2,615.31	000773
8/20/26	00279	8/03/26	6177-072	202607	320-57200-49400		*	199.09		
			CC PURCHASES 07/26							
		8/03/26	6177-072	202607	320-57200-62000		*	750.11		
			CC PURCHASES 07/26							
		8/03/26	6177-072	202607	320-57200-52000		*	228.15		
			CC PURCHASES 07/26							
						WELLS FARGO			1,177.35	000774
8/20/26	00300	8/14/26	4154	202607	310-51300-31100		*	4,792.50		
			SVCS 07/26							
						YURO & ASSOCIATES, LLC			4,792.50	000775
9/03/26	00276	8/26/26	9914451	202608	320-57200-46201		*	571.43		
			DROP DEAD PINE 08/26							
		8/28/26	9919037	202608	320-57200-46202		*	2,819.79		
			PM REPAIRS 08/26							
						BRIGHTVIEW LANDSCAPE SERVICES			3,391.22	000776
9/03/26	00277	8/25/26	6980	202609	320-57200-46400		*	1,487.88		
			POOL SVCS 09/26							
						CBUSS ENTERPRISES			1,487.88	000777

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/03/26	00327	8/20/26	96252	202608	320-57200-61100		*	506.00		
			AERATOR SVCS 08/26							
						FUTURE HORIZONS INC			506.00	000778
9/03/26	00320	9/01/26	8972431	202609	320-57200-34501		*	532.80		
			MONITORING 09/26							
						PYE-BARKER FIRE & SAFETY COMPANY			532.80	000779
						TOTAL FOR BANK B		32,193.92		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/28/26	00156	7/21/26	84957417	202608	320-57200-41050		*	690.87		
			SERVICE THRU 08/24/2026							
						COMCAST (AUTO PAY)			690.87	080057
8/28/26	00021	8/19/26	AUG26	202608	320-57200-43000		*	2,345.56		
			SERVICE THRU 8/19/2026							
		8/19/26	AUG26	202608	320-57200-43001		*	3,430.66		
			SERVICE THRU 8/19/2026							
						FPL-ACH			5,776.22	080058
8/28/26	00036	7/29/26	31240504	202608	320-57200-43100		*	1,615.98		
			SERVICE THRU 07/28/2026							
						JEA			1,615.98	080059

TOTAL FOR BANK Z 8,083.07

TOTAL FOR REGISTER 40,276.99

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.: 6965
Terms: Net 30
Invoice date: 08/07/2026
Due date: 09/06/2026

#	Product or service	Description	Est. Total	Invoiced	Qty	Rate	Amount	Remaining
1.	**STENNER 45M5**	CL STENNER 120V 50GPD 25PSI .25" ADJ 1-HEAD CLASSIC PUMP	$650.48	$650.48	1	$650.48	$650.48	$0.00

Total **$650.48**

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

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

Invoice

Invoice #:	393
Invoice Date:	8/14/26
Due Date:	8/14/26
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 July 1 - July 31, 2026	18.89	40.00	755.60

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 8/17/2026
Acct. # 1-320-57200-62000

Alison Mossing
8-19-26

Total	$755.60
Payments/Credits	$0.00
Balance Due	$755.60

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

Date	Hours	Employee	Description
7/2/26	1.92	T.M.	Cut straps off trees, removed debris around neighborhood and amenity center, checked and changed trash receptacles
7/9/26	3.2	T.M.	Replaced pool chair fabric, restocked men's and women restrooms with paper products, removed debris around amenity center, entrance and pool deck, checked and changed trash receptacles
7/16/26	4.39	T.M.	Pressure washed all pool furniture, replaced fabric on two pool chairs
7/17/26	2.32	T.M.	Replaced sliders on bottom of chairs in social room, removed debris as needed
7/23/26	3.24	T.M.	Replaced fabric on pool chair, cleaned glass in gym and on doors, cleaned air conditioner drain lines, straightened and organized pool deck furniture, removed debris around pool deck and amenity center
7/28/26	0.82	T.M.	Cleaned pool deck area, checked and changed trash receptacles as needed
7/30/26	3	T.M.	Painted windowsill on the outside of the office, removed stake from ground that was used to hold tree in place, remove debris and changed trash receptacles as needed
TOTAL	18.89		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

HAPPY DAYS OUTDOOR SERVICES

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

INVOICE

BILL TO		INVOICE	20913
Chip Dellinger		DATE	08/14/2026
Amelia Walk		TERMS	Net 10
Amelia Walk CDD		DUE DATE	08/24/2026
Fernandina Beach, FL			

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Misc	PLEASE NOTE: This is the 50% deposit invoice. 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 final invoice reflecting the remaining balance will be sent upon completion of project.	1	10,800.00	10,800.00

SUBTOTAL	10,800.00
TAX	0.00
TOTAL	10,800.00
BALANCE DUE	**$10,800.00**

Ways to pay

Pay DISCOVER VISA AMEX affirm BANK affirm

View and pay

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

Friendly Reminder

8/17/2026

AMELIA WALK COMMUNITY DEVELOPMENT
DIST
475 W Town Pl
SUITE 114
St Augustine FL 32092-3648

RE: Account #480209

This is a friendly reminder that the following invoice(s) on your Hawkins Inc. account are past due:

Invoice Number	Invoice Date	Due Date	Remark	Amount Open	Days Past
7484649	7/7/2026	8/6/2026	Sales Order5209659	$672.00	11
			Total Current Balance Due:	**$672.00**	

If you have already sent payment or are currently working with someone regarding these invoice(s), please disregard this notice.

At your convenience, could you please confirm one of the following:

1. Payment has been sent
2. You need a copy of the invoice(s)
3. There is an issue we should help resolve
4. You would like to discuss payment arrangements

You may reply directly to this email or contact us at 612-331-6910.

Please use the address below to remit payment by check or contact us for ACH remittance instructions.

Hawkins, Inc.
PO Box 860263
Minneapolis, MN 55486

Thank you very much for your attention to this matter and your continued business.

Credit Department
Phone: 612-331-6910
Email: credit.dept@hawkinsinc.com

Original

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

INVOICE

Total Invoice	**$402.00**	
Invoice Number	7529555	
Invoice Date	8/12/26	
Sales Order Number/Type	5253926	SL
Branch Plant	74	
Shipment Number	6331494	

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 #
9/11/26	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	130.0000	GA	$3.0000	GA	1,257.1 LB	$390.00
		1 LB BLK (Mini-Bulk)		130.0000	GA			1,257.1 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.

Tax Rate	Sales Tax	Invoice Total
0 %	$0.00	**$402.00**

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

[redacted]

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# 3229914

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

INVOICE

Invoice # 15654
Date: 08/13/2026
Due On: 09/12/2026

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

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

Statement of Account

	Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
(	$0.00	+	$4,410.78	) - (	$0.00	) =	**$4,410.78**

AWCDD-01

Amelia Walk CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LG	07/01/2026	Review draft agenda and send updates.	0.30	$365.00	-	$109.50
Service	LG	07/01/2026	Advise regarding response to public records request.	0.10	$365.00	-	$36.50
Service	MGH	07/01/2026	Review revised draft agenda; analyze public records request.	0.20	$315.00	-	$63.00
Service	JK	07/03/2026	Prepare updated end of session bill summary and impacts on CDD operations and documents	0.20	$365.00	-	$73.00
Service	LG	07/10/2026	Prepare FY27 budget and assessment resolutions.	0.40	$365.00	-	$146.00
Service	MGH	07/10/2026	Review Tigris proposal for Sagamore Court work.	0.20	$315.00	-	$63.00
Service	LG	07/14/2026	Prepare resolution	0.50	$365.00	-	$182.50

			adopting amended stormwater pond use policies.				
Service	LG	07/16/2026	Review agenda and prepare for Board meeting.	0.70	$365.00	-	$255.50
Service	LG	07/17/2026	Review proposal for Sagamore Court work.	0.30	$365.00	-	$109.50
Service	MGH	07/17/2026	Review AJ Johns proposal for Sagamore Court work.	0.20	$315.00	-	$63.00
Service	MGH	07/20/2026	Review and analyze agenda package and materials for Board consideration in preparation for Board meeting.	0.60	$315.00	-	$189.00
Service	MGH	07/21/2026	Prepare for and attend Board meeting.	3.60	$315.00	100.0%	$0.00
Service	LG	07/21/2026	Travel to and attend Board meeting.	5.60	$365.00	-	$2,044.00
Expense	KB	07/21/2026	Travel: Mileage - LG.	242.00	$0.76	-	$183.92
Expense	KB	07/21/2026	Travel: Hotel - LG.	1.00	$65.99	-	$65.99
Expense	KB	07/21/2026	Travel: Meals - LG.	1.00	$8.87	-	$8.87
Service	LG	07/22/2026	Follow up on status of AEA cost share agreement.	0.20	$365.00	-	$73.00
Service	CD	07/27/2026	Analyze Brightview Proposal for Landscape; Draft Additional Services Order and Email same to District Staff	0.50	$195.00	-	$97.50
Service	MGH	07/27/2026	Review Brightview Additional Services Order (ASO).	0.20	$315.00	-	$63.00
Service	LG	07/30/2026	Prepare resident easement agreement for Sagamore Ct work; prepare contract with A.J. Johns related to same.	1.50	$365.00	-	$547.50
Service	LG	07/31/2026	Prepare mid-year ethics training reminder for supervisors.	0.10	$365.00	-	$36.50

Line Item Discount Subtotal	**-$1,134.00**
Total	**$4,410.78**

001.310.51300.31500

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

Please pay within 30 days.

SOLITUDE LAKE MANAGEMENT

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: PSI289943
Invoice Date: 8/1/2026

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	8/1/2026
Due Date	8/31/2026
Terms	Net 30

Customer ID	12909
P.O. Number	
P.O. Date	8/1/2026
Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance August Billing 8/1/2026 - 8/31/2026 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		1	1	2,615.31	2,615.31

xxxxxxxxxxxxxxxx 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**

Academy
SPORTS+OUTDOORS

ACADEMY YULEE,FL 904-663-3940

08/01/26 08:15
550422 SALE 0473 0365 202

ASO 169oz 24pk Wat / 148429031
2 @ $4.99 EA N 9.98
TOTAL USD$ 9.98

ITEM COUNT:2

MID: XXXXXXXX0993
TID: XXXX7222
RRN: 023991
Mastercard 9.98
XXXXXXXXXXXX9986
Contactless
AUTH 00103Q
Mode: Card
AID: A0000000041010

Academy
SPORTS+OUTDOORS

ACADEMY YULEE,FL 904-663-3940

08/01/26 08:12
550422 SALE 0471 0365 202

Nerf Slingerang / 153687499
1 for $11.99 11.99
GameMaster Blitzba / 105322014
1 for $12.99 12.99
Airhead GRIPPED To / 162658681
1 for $12.99 12.99
Promotional Disc 5.20-
Final Price 7.79

ZURU XSHOT DOUBLE / 110641941
1 for $8.99 8.99
Promotional Disc 2.70-
Final Price 6.29

Daredevil Flyer / 149394394
1 for $5.99 5.99
Bubble wand 4oz s / 141424798
4 @ $1.99 EA 7.96
CG Shark Torpedo / 162688856
1 for $6.99 6.99
Promotional Disc 2.80-
Final Price 4.19

SUBTOTAL 57.20
7.0% Sales Tax 4.00
TOTAL USD$ 61.20

ITEM COUNT:10

MID: XXXXXXXX0993
TID: XXXX7222
RRN: 023988
Mastercard 61.20
XXXXXXXXXXXX9986
Contactless
AUTH 00110Q

Mode: Card
AID: A0000000041010

****
* YOUR TOTAL SAVINGS $10.70 *
****

amazon.com

Final Details for Order #114-9127833-9188261

Paid By: Amelia Walk CDD
Placed By: Kelly Mullins
Order Placed: July 13, 2026
Amazon.com order number: 114-9127833-9188261
Order Total: **$44.95**

Shipped on July 14, 2026	
Items Ordered	**Price**
1 of: *High Sierra® - Vandal Resistant CLASSICTM Solid Lead-Free Metal - For Outdoor Pools, Beaches, Campgrounds, and more. Ult ra Low Flow Fixed Shower Head.1.5 GPM. Patented Nozzle Never Clogs - Chrome* Sold by and invoiced on behalf of: High Sierra Showerheads (seller profile) Seller Credentials: 889 Certification, CA: SB - Small Business, Classified Small Business - SBA Standard Condition: New	$44.95

Shipping Address:		
Chip Dellinger	Item(s) Subtotal:	$44.95
1744 HOLLY OAKS LAKE RD W	Shipping & Handling:	$0.00
JACKSONVILLE, FL 32225-4432		-----
United States	Total before tax:	$44.95
	Sales Tax:	$0.00
Shipping Speed:		-----
Economy Shipping	**Total for This Shipment:**	**$44.95**

Payment information		
Payment Method:	Item(s) Subtotal:	$44.95
MasterCard | Last digits: 9986	Shipping & Handling:	$0.00

	Total before tax:	$44.95
	Estimated Tax:	$0.00

	Grand Total:	**$44.95**
Credit Card transactions	MasterCard ending in 9986: July 14, 2026: $44.95	

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

amazon.com

Final Details for Order #114-0238930-9245078

Paid By: Amelia Walk CDD
Placed By: Kelly Mullins
Order Placed: July 13, 2026
Amazon.com order number: 114-0238930-9245078
Order Total: **$169.57**

Shipped on July 14, 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

Shipping Speed:
FREE Shipping

Item(s) Subtotal:	$30.59
Shipping & Handling:	$1.31
Free Shipping:	-$1.31

Total before tax:	$30.59
Sales Tax:	$0.00

Total for This Shipment:	**$30.59**

Shipped on July 16, 2026

Items Ordered	**Price**
1 of: *Self-Closing Shower Valve with Pull Chain, Chrome, Indoor or Outdoor Use* Sold by and invoiced on behalf of: Premier deals Inc (seller profile) Seller Credentials: 889 Certification, Classified Small Business - SBA Standard Condition: New	$28.99

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

Shipping Speed:
FREE Shipping

Item(s) Subtotal:	$28.99
Shipping & Handling:	$0.16
Free Shipping:	-$0.16

Total before tax:	$28.99
Sales Tax:	$0.00

Total for This Shipment:	**$28.99**

Shipped on July 16, 2026

Items Ordered	**Price**
1 of: *Perfect Velocity Fitness Gym Equipment Wipes - 4 Rolls of 800 Pre-Moistened Cleaning Refill Wet Wipes - For Upwards and*	$109.99

Downwards Dispensers
Sold by and invoiced on behalf of: Perfect Velocity (seller profile)
Seller Credentials: Classified Small Business - Gartner Standard
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: $109.99 Shipping & Handling: $5.52 Free Shipping: -$5.52 ----- Total before tax: $109.99 Sales Tax: $0.00 ----- **Total for This Shipment: $109.99** -----

Payment information

Payment Method: MasterCard | Last digits: 9986	Item(s) Subtotal: $169.57 Shipping & Handling: $6.99 Promotion applied: -$6.99 ----- Total before tax: $169.57 Estimated Tax: $0.00 ----- **Grand Total: $169.57**
Credit Card transactions	MasterCard ending in 9986: July 16, 2026: $169.57

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

Outlook

Constant Contact Payment Receipt for Chip Dellinger

From Constant Contact Billing <notification@constantcontact.com>
Date Thu 7/23/2026 9:20 AM
To ameliawalkmanager@gmsnf.com <ameliawalkmanager@gmsnf.com>

Constant Contact

Payment Receipt for July 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: July 23, 2026

Payment Date: July 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 overage fees, Contact Tier and SMS Send Pricing. You may cancel at any time from your account or by calling your local support team.

When your prepayment balance runs out, we'll charge the payment method on file based on your highest contact tier and current prepayment plan. If we are unable to charge your payment method for that amount, or if you pay by check, we'll convert your account to a standard monthly payment plan with no discounts, which will automatically renew on a monthly basis. Prepayments are non-refundable, even if you choose to cancel your subscription before your prepaid balance runs out.

By continuing to use our services you acknowledge that you have read and agree to our auto-renewal terms, the Terms of Service and Privacy Notice.

How doers get more done.

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

6921 00052 33804 07/16/26 10:39 AM
SALE CASHIER HANNAH

044600002736 CLXTBC2X24 <A> 6.98N
CLX TBC 24OZ 2CT
030772185520 MRCLEANFRESH <A> 13.98N
MR CLEAN APC UNSTOPPABLES 99OZ
039003499344 FELT GLIDES <A>
GLIDE NAIL-ON 1" BEIGE FELT PAD 8PK
6@7.27 43.62N
073257005357 HUSKY 50CT <A> 29.97N
HUSKY 42G CONTRACTOR BAGS 50CT
071798780085 HDXMICRO24 <A> 9.98N
HDX 24PK MICROFIBERS CLOTHS
707392023463 ET-3G 8.5 OZ <A> 35.70N
ET-3G 8.5 OZ. EPOXY ADHESIVE CARTRID
071549020552 FIRE ANT KIL <A> 6.47N
ORTHO FIRE ANT MOUND TREATMENT 3LB

SUBTOTAL 146.70
SALES TAX 0.00
TAX EXEMPT
TOTAL $146.70
XXXXXXXXXXXX9986 MASTERCARD
USD$ 146.70
AUTH CODE 01696Q/9520673 TA
AUTH MODE - ISSUER
Contactless
AID A0000000041010 Mastercard

P.O.#/JOB NAME: AW
6921 07/16/26 10:39 AM

6921 52 33804 07/16/2026 0700

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	10/14/2026

How doers get more done.

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

6921 00051 11059 07/20/26 11:56 AM
SALE CASHIER MARTHA

883351749817 PRESCOTT VEN <A> 129.00N
PRESCOTT VENETIAN BRONZE HANDLESET O

SUBTOTAL 129.00
SALES TAX 0.00
TAX EXEMPT
TOTAL $129.00
XXXXXXXXXXXX9986 MASTERCARD
USD$ 129.00
AUTH CODE 02087Q/5515044 TA
AUTH MODE - ISSUER
Contactless
AID A0000000041010 Mastercard

P.O.#/JOB NAME: AW

6921 07/20/26 11:56 AM

6921 51 11059 07/20/2026 1418

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	10/18/2026

How doers get more done.

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

6921 00051 13899 07/21/26 02:26 PM
SALE CASHIER LORRI

030772157053 SELECT-A-SIZ <A,S>		24.98N
BOUNTY SAS 12 DOUBLE ROLLS		
071649353277 PRO SYOC 2PK <A>		51.00N
ML 1-1/2" RESET COMBO LOCK 2PK		
	SUBTOTAL	75.98
	SALES TAX	0.00
TAX EXEMPT		
	TOTAL	$75.98
XXXXXXXXXXXX9986 MASTERCARD		
		USD$ 75.98
AUTH CODE 02131Q/4510074		TA
AUTH MODE - ISSUER		
Contactless		
AID A0000000041010		Mastercard

P.O.#/JOB NAME: AW

6921 07/21/26 02:26 PM

6921 51 13899 07/21/2026 3973

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	10/19/2026

How doers get more done.

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

6921 00061 62218 08/01/26 03:05 PM
SALE CASHIER DAVID

025469088406 32 FL. OZ. A <A> 5.98N
ECOLAB ACIDIC TBC 32OZ
033200113218 AH CARPET OD <A> 4.47N
A&H CARPET&ROOM ODOR ELIM ES 30OZ
045242476558 16PKMBLADE <A> 29.97N
MKE 16PC BIM METAL BLADE SET
045242569403 12 IN. 3 TPI <A> 13.97N
MKE AX CARBIDE 1PK 12" 3TPI PRUNING
030772160206 BTY6TR <A> 22.47N
BOUNTY SAS 6 TRIPLE ROLLS

SUBTOTAL 76.86
SALES TAX 0.00
TAX EXEMPT
TOTAL $76.86
XXXXXXXXXXXX9986 MASTERCARD
USD$ 76.86
AUTH CODE 00167Q/3614788 TA
AUTH MODE - ISSUER
Contactless
AID A0000000041010 Mastercard

P.O.#/JOB NAME: AW

6921 08/01/26 03:05 PM

6921 61 62218 08/01/2026 4936

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	10/30/2026

Invoice

Invoice number	**430D321-0035**
Date of issue	July 30, 2026
Date due	July 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 USD due July 30, 2026

Pay online

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

Thanks so much for supporting Skedda!

Description	Qty	Unit price	Amount
Spaces Jul 30–Aug 30, 2026	4		$0.00
First 4	4	$0.00	$0.00
AllBooked Core Plan Jul 30–Aug 30, 2026	1	$99.00	$99.00

Subtotal	$99.00
Total	$99.00
Amount due	**$99.00 USD**

Give us feedback @ survey.walmart.com
Thank you! ID #:7WSMMJ1RJXK5

Walmart

WM Supercenter
904-261-9410 Mgr:JOHN
464016 STATE ROAD 200
YULEE FL 32097
ST# 05037 OP# 006692 TE# 72 TR# 04230
ITEMS SOLD 10
TC# 6880 6426 4405 5362 3419 8

42CT FIERY	002840068089 F	19.98	N
42CT CLASSIC	002840069435 F	19.98	N
DR PEPPER 1	007800008210	9.97	X
STRAW-KIW 30	008768400511 F	9.47	X
STRAW-KIW 30	008768400511 F	9.47	X
GV 40PK	007874227909 F	5.47	N
COKE	004900001278	9.97	X
SPRITE	004900001938	14.97	X
WLCH MXD FRT	003485684068	7.78	N
WLCH MXD FRT	003485684068	7.78	N
	SUBTOTAL	114.84	

VOIDED BANKCARD TRANSACTION
TERMINAL # 25849432
TRANSACTION NOT COMPLETE
07/29/26 15:17:12

TAX 1 7.000 %		3.77
	TOTAL	118.61
	MCARD TEND	118.61

Mastercard **** **** **** 9986 1 1
APPROVAL # 02982Q
REF # 621053055192
AID A0000000041010
AAC 27E215562AABBB8F
TERMINAL # 25849432
*NO SIGNATURE REQUIRED
07/29/26 15:17:27
CHANGE DUE 0.00
CUSTOMER COPY

Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

07/29/26 15:17:27

Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting

Invoice

Date	Invoice #
8/14/26	**4154**

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 & Asssoc. - Job No.
Y24-1378

Item	Date	Description	Hours	Rate	Amount
		Amelia Walk - July Engineering			
CDD Amelia ...	7/28/26	sagamore ct - contractor coord	1	185.00	185.00
CDD Amelia ...	7/21/26	CDD meeting & roadway inspection of 16 resident identified areas	6	185.00	1,110.00
CDD Amelia ...	7/13/26	Sagamore ct proposal coord	1	185.00	185.00
CDD Amelia ...	7/10/26	Sagamore contractor quotes	1	185.00	185.00
CDD Amelia ...	7/2/26	agenda call	0.5	185.00	92.50
CDD Amelia ...	7/1/26	Sagamore Ct	1	185.00	185.00
Engineering		Annual Report	1	2,850.00	2,850.00
		001.310.51300.31100			

Total	$4,792.50

145 Hilden Road, Unit 108 Ponte Vedra, FL 32081
(904) 342-5199 * myuro@mjyuro.com

Hello Amelia Walk Cdd,

Thanks for choosing Comcast Business.

Your bill at a glance

For 85287 MAJESTIC WALK BLVD, FERNANDINA BEACH, FL, 32034-3785

Previous balance		$690.06
EFT Payment - thank you	Jul 13	-$690.06
Balance forward		**$0.00**
Regular monthly charges	Page 3	$648.35
Taxes, fees and other charges	Page 3	$42.52
New charges		**$690.87**
Amount due		**$690.87**

Thanks for paying by Automatic Payment

Your automatic payment on Aug 12, 2026, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

Your bill explained

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS

1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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

Account number	**8495 74 170 0350808**
Automatic payment	Aug 12, 2026
Please pay	**$690.87**

Electronic payment will be applied Aug 12, 2026

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574170035080800690875

Download the Comcast Business App

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

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

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

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

Need help? We're here for you

Visit us online
Get help and support at
business.comcast.com/help

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

Useful information

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

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

Ways to pay

No more mailing monthly checks
Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit **business.comcast.com/myaccount**

Go paperless and say goodbye to clutter
Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cuts down on clutter. Visit **business.comcast.com/myaccount** to get started.

Additional billing information

More ways to pay:

Online
Visit My Account at **business.comcast.com/myaccount**

Comcast Business App
Download the Comcast Business App

In-Store
Visit **business.comcast.com/servicecenter** to find a store near you

Regular monthly charges $648.35

Comcast Business $626.35

Bundled services		**$362.90**
Data, Voice Package Package Includes: Business Internet 300+ and 1 Mobility Voice Line.	$334.95	
Equipment Fee Voice.	$27.95	
TV services		**$181.55**
TV Standard Business Video.	$124.95	
TV Box + Remote	$11.95	
Broadcast TV Fee	$39.95	
Regional Sports Fee	$4.70	
Internet services		**$39.95**
Static IP - 5	$39.95	
Voice services		**$51.95**
Voice Mail Service	$7.00	
Mobility Voice Line Business Voice.	$44.95	
Other credits and discounts		**-$10.00**
Ecobill/autopay Discount	-$10.00	

Service fees $22.00

Directory Listing Management Fee	$11.00	
Voice Network Investment	$11.00	

Taxes, fees and other charges $42.52

Other charges $9.84

Federal Universal Service Fund	$4.34	
Regulatory Cost Recovery	$5.50	

Taxes & government fees $32.68

Sales Tax	$2.80	
State Communications Services Tax	$21.90	
Local Communications Services Tax	$7.18	
911 Fees	$0.80	

What's included?

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

TV: Keep your employees informed and customers entertained

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

Visit business.comcast.com/myaccount for more details

You've saved $10.00 this month with your ecobill/autopay discount.

Additional information

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

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

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

Amelia Walk CDD

FPL Electric

August-26

73913-05054	85057 MAJESTIC WALK BLVD.#LS	$	281.04
76801-07336	85359 MAJESTIC WALK BLVD.	$	37.81
79966-25336	85287 MAJESTIC WALK BLVD. CLUB	$	964.06
90653-46331	85257 MAJESTIC WALK BLVD. FTN	$	402.68
14381-88177	85108 MAJESTIC WALK BLVD. # IRR	$	30.89
84322-19536	85059 MAJESTIC WALK BLVD.	$	31.47
64677-16194	85254 FALL RIVER PKWY ENTRANCE	$	252.84
81986-72449	85633 FALL RIVER PKWY #IRR	$	30.98
63627-33534	85287 MAJESTIC WALK BLVD. #PUMP	$	313.79
		$	**2,345.56**
	V#21		**001.320.57200.43000**
78458-32232	000 AMELIA CONCOURSE	**$**	**3,430.66**
	V#21		**001.320.57200.43001**

Electric Bill Statement
For: Jul 20, 2026 to Aug 19, 2026 (30 days)
Statement Date: Aug 19, 2026
Account Number: 14381-88177
Service Address:
85108 MAJESTIC WALK BLVD # IRRIGATION
FERNANDINA BEACH, FL 32034

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

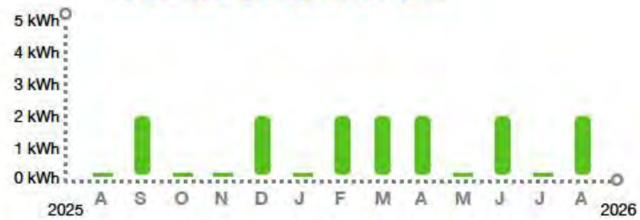
CURRENT BILL

$30.89
TOTAL AMOUNT YOU OWE

Sep 9, 2026
NEW CHARGES DUE BY

Receive predictable bills all year long with FPL Budget Billing®.
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
Total amount you owe	**$30.89**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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

The Florida Public Service Commission has approved a one-time rate reduction in September related to 2024 hurricane restoration costs. Details at FPL.com/Rates.

Customer Service:	(386) 255-3020	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED
14381-88177	$30.89	Sep 9, 2026	$ Auto pay - DO NOT PAY

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 Sep 18, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00239		00237		2

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 19, 2026	Jul 20, 2026	Aug 19, 2025
kWh Used	2	0	0
Service days	30	32	32
kWh/day	0	0	0
Amount	$30.89	$30.80	$25.66

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.

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: Jul 15, 2026 to Aug 14, 2026 (30 days)
Statement Date: Aug 14, 2026
Account Number: 63627-33534
Service Address:
85287 MAJESTIC WALK BLVD # PUMP
FERNANDINA BEACH, FL 32034

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

CURRENT BILL

$313.79
TOTAL AMOUNT YOU OWE

Sep 4, 2026
NEW CHARGES DUE BY

Receive predictable bills all year long with FPL Budget Billing®.
FPL.com/BusBB

ENERGY USAGE HISTORY

BILL SUMMARY

Amount of your last bill	137.54
Payments received	-137.54
Balance before new charges	0.00
Total new charges	313.79
Total amount you owe	**$313.79**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after November 04, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after August 25, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

The Florida Public Service Commission has approved a one-time rate reduction in September related to 2024 hurricane restoration costs. Details at FPL.com/Rates.

Customer Service:	(386) 252-1541	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED
63627-33534	$313.79	Sep 4, 2026	$ Auto pay - DO NOT PAY

BILL DETAILS

Amount of your last bill		137.54
Payment received - Thank you		–137.54
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)*	$217.77	
Fuel: *($0.032020 per kWh)*	$73.71	
Electric service amount	305.68	
Gross receipts tax (State tax)	7.84	
Taxes and charges	7.84	
Regulatory fee (State fee)	0.27	
Total new charges		$313.79
Total amount you owe		**$313.79**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	08926		06624		2302

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Aug 14, 2026	Jul 15, 2026
kWh Used	2302	946
Service days	30	30
kWh/day	76	31
Amount	$313.79	$137.54

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.

Electric Bill Statement
For: Jul 8, 2026 to Aug 7, 2026 (30 days)
Statement Date: Aug 7, 2026
Account Number: 64677-16194
Service Address:
85254 FALL RIVER PKWY # IRR
FERNANDINA BEACH, FL 32034

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

CURRENT BILL

$252.84
TOTAL AMOUNT YOU OWE

Aug 28, 2026
NEW CHARGES DUE BY

Enroll in FPL Budget Billing® and have $214.24 withdrawn instead of $252.84.
FPL.com/AutoBBPerks

ENERGY USAGE HISTORY

BILL SUMMARY

Amount of your last bill	257.83
Payments received	-257.83
Balance before new charges	0.00
Total new charges	252.84
Total amount you owe	**$252.84**

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 $214.24 instead of $252.84 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after October 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 August 18, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

The Florida Public Service Commission has approved a one-time rate reduction in September related to 2024 hurricane restoration costs. Details at FPL.com/Rates.

Customer Service:	(386) 252-1541	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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The amount enclosed includes the following donation:
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Make check payable to FPL in U.S. funds and mail along with this coupon to:

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SUNRISE FL 33351-4761

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MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED
64677-16194	$252.84	Aug 28, 2026	$ Auto pay - DO NOT PAY

BILL DETAILS

Amount of your last bill		257.83
Payment received - Thank you		–257.83
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)* *(Over 1000 kWh at $0.103650)*	$175.95	
Fuel: *(First 1000 kWh at $0.028930)* *(Over 1000 kWh at $0.038930)*	$59.84	
Electric service amount	246.31	
Gross receipts tax (State tax)	6.32	
Taxes and charges	6.32	
Regulatory fee (State fee)	0.21	
Total new charges		$252.84
Total amount you owe		**$252.84**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	99752		97958		1794

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 7, 2026	Jul 8, 2026	Aug 7, 2025
kWh Used	1794	1828	1878
Service days	30	30	30
kWh/day	60	61	63
Amount	$252.84	$257.83	$261.33

KEEP IN MIND

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When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. 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.

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Electric Bill Statement
For: Jul 20, 2026 to Aug 19, 2026 (30 days)
Statement Date: Aug 19, 2026
Account Number: 73913-05054
Service Address:
85057 MAJESTIC WALK BLVD # LIFT
FERNANDINA BEACH, FL 32034

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

CURRENT BILL

$281.04
TOTAL AMOUNT YOU OWE

Sep 9, 2026
NEW CHARGES DUE BY

Receive predictable bills all year long with FPL Budget Billing®.
FPL.com/BusBB

ENERGY USAGE HISTORY

BILL SUMMARY

Amount of your last bill	298.71
Payments received	-298.71
Balance before new charges	0.00
Total new charges	281.04
Total amount you owe	**$281.04**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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

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ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED
73913-05054	$281.04	Sep 9, 2026	$ Auto pay - DO NOT PAY

BILL DETAILS

Amount of your last bill		298.71
Payment received - Thank you		–298.71
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$193.93	
Fuel: *($0.032020 per kWh)*	$65.64	
Electric service amount	273.77	
Gross receipts tax (State tax)	7.03	
Taxes and charges	7.03	
Regulatory fee (State fee)	0.24	
Total new charges		$281.04
Total amount you owe		**$281.04**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	60207		58157		2050

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 19, 2026	Jul 20, 2026	Aug 19, 2025
kWh Used	2050	2186	2072
Service days	30	32	32
kWh/day	68	68	64
Amount	$281.04	$298.71	$340.07

KEEP IN MIND

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Electric Bill Statement
For: Jul 20, 2026 to Aug 19, 2026 (30 days)
Statement Date: Aug 19, 2026
Account Number: 76801-07336
Service Address:
85359 MAJESTIC WALK BLVD #ENTRANCE
FERNANDINA BEACH, FL 32034

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

CURRENT BILL

$37.81
TOTAL AMOUNT YOU OWE

Sep 9, 2026
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY

BILL SUMMARY

Amount of your last bill	37.76
Payments received	-37.76
Balance before new charges	0.00
Total new charges	37.81
Total amount you owe	**$37.81**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after November 09, 2026 is considered LATE; a late payment charge of 1% will apply.
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The Florida Public Service Commission has approved a one-time rate reduction in September related to 2024 hurricane restoration costs. Details at FPL.com/Rates.

Customer Service:	(386) 255-3020	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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

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

BILL DETAILS

Amount of your last bill	37.76
Payment received - Thank you	–37.76
Balance before new charges	$0.00

New Charges

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

Base charge:		$14.20	
Minimum base bill charge:		$3.90	
Non-fuel:	*($0.094600 per kWh)*	$13.99	
Fuel:	*($0.032020 per kWh)*	$4.74	
Electric service amount		36.83	
Gross receipts tax (State tax)		0.95	
Taxes and charges		0.95	
Regulatory fee (State fee)		0.03	
Total new charges			$37.81
Total amount you owe			**$37.81**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD5113. Next meter reading Sep 18, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00426		00278		148

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 19, 2026	Jul 20, 2026	Aug 19, 2025
kWh Used	148	147	165
Service days	30	32	32
kWh/day	5	5	5
Amount	$37.81	$37.76	$34.19

KEEP IN MIND

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Electric Bill Statement
For: Jul 20, 2026 to Aug 19, 2026 (30 days)
Statement Date: Aug 19, 2026
Account Number: 78458-32232
Service Address:
100 MAJESTIC WALK BLVD # SL
FERNANDINA BEACH, FL 32034

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

CURRENT BILL

$3,430.66
TOTAL AMOUNT YOU OWE

Sep 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 November 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 August 30, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

The Florida Public Service Commission has approved a one-time rate reduction in September related to 2024 hurricane restoration costs. Details at FPL.com/Rates.

Customer Service:	(386) 255-3020	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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

The amount enclosed includes the following donation:
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ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED
78458-32232	$3,430.66	Sep 9, 2026	$ Auto pay - DO NOT PAY

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 Sep 18, 2026.

Usage Type	Usage
Total kWh used	3598

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 19, 2026	Jul 20, 2026	Aug 19, 2025
kWh Used	3598	3598	3598
Service days	30	32	32
kWh/day	120	112	112
Amount	$3,430.66	$3,430.66	$3,269.87

KEEP IN MIND

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For: 07-20-2026 to 08-19-2026 (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							
Fixtures					9.610000		547.77
Maintenance					1.650000		94.05
F861207	74	6746	F	16		416	
Energy					1.000000		16.00
Non-energy							
Fixtures					7.500000		120.00
Maintenance					1.650000		26.40
F861227	73	6000	F	68		1,700	
Energy					1.000000		68.00
Non-energy							
Fixtures					7.500000		510.00
Maintenance					1.650000		112.20
PMF0001				141			
Non-energy							
Fixtures					10.780000		1,519.98
UCNP				4,102			
Non-energy							
Maintenance					0.054620		224.05

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

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

For: 07-20-2026 to 08-19-2026 (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

FPL

FPL.com Page 1 E001

Electric Bill Statement
For: Jul 20, 2026 to Aug 19, 2026 (30 days)
Statement Date: Aug 19, 2026
Account Number: 79966-25336
Service Address:
85287 MAJESTIC WALK BLVD # CLUB
FERNANDINA BEACH, FL 32034

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

CURRENT BILL

$964.06
TOTAL AMOUNT YOU OWE

Sep 9, 2026
NEW CHARGES DUE BY

Receive predictable bills all year long with FPL Budget Billing®.
FPL.com/BusBB

ENERGY USAGE HISTORY

BILL SUMMARY

Amount of your last bill	1,100.46
Payments received	-1,100.46
Balance before new charges	0.00
Total new charges	964.06
Total amount you owe	**$964.06**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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

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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:

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5385 N NOB HILL RD
SUNRISE FL 33351-4761

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MIAMI FL 33188-0001

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ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED
79966-25336	$964.06	Sep 9, 2026	$ Auto pay - DO NOT PAY

BILL DETAILS

Amount of your last bill		1,100.46
Payment received - Thank you		–1,100.46
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$33.71	
Non-fuel: *($0.031110 per kWh)*	$275.88	
Fuel: *($0.032010 per kWh)*	$283.86	
Demand: *($15.03 per KW)*	$345.69	
Electric service amount	939.14	
Gross receipts tax (State tax)	24.10	
Taxes and charges	24.10	
Regulatory fee (State fee)	0.82	
Total new charges		$964.06
Total amount you owe		**$964.06**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	04851		95983		8868
Demand KW	23.17				23

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 19, 2026	Jul 20, 2026	Aug 19, 2025
kWh Used	8868	10973	9249
Service days	30	32	32
kWh/day	295	342	289
Amount	$964.06	$1,100.46	$1,183.68

KEEP IN MIND

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FPL.com Page 1 E001

Electric Bill Statement
For: Jul 8, 2026 to Aug 7, 2026 (30 days)
Statement Date: Aug 7, 2026
Account Number: 81986-72449
Service Address:
85633 FALL RIVER PKWY # IRR
FERNANDINA BEACH, FL 32034

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

CURRENT BILL

$30.98
TOTAL AMOUNT YOU OWE

Aug 28, 2026
NEW CHARGES DUE BY

Receive predictable bills all year long with FPL Budget Billing®.
FPL.com/Zen

ENERGY USAGE HISTORY

BILL SUMMARY

Amount of your last bill	31.11
Payments received	-31.11
Balance before new charges	0.00
Total new charges	30.98
Total amount you owe	**$30.98**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545
Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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

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

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

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5385 N NOB HILL RD
SUNRISE FL 33351-4761

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED
81986-72449	$30.98	Aug 28, 2026	$ Auto pay - DO NOT PAY

BILL DETAILS

Amount of your last bill		31.11
Payment received - Thank you		–31.11
Balance before new charges		$0.00
New Charges		
Rate: RS-1 RESIDENTIAL SERVICE		
Base charge:	$10.52	
Minimum base bill charge:	$19.17	
Non-fuel: *(First 1000 kWh at $0.093650)* *(Over 1000 kWh at $0.103650)*	$0.37	
Fuel: *(First 1000 kWh at $0.028930)* *(Over 1000 kWh at $0.038930)*	$0.12	
Electric service amount	30.18	
Gross receipts tax (State tax)	0.77	
Taxes and charges	0.77	
Regulatory fee (State fee)	0.03	
Total new charges		$30.98
Total amount you owe		**$30.98**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	60515		60511		4

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 7, 2026	Jul 8, 2026	Aug 7, 2025
kWh Used	4	7	4
Service days	30	30	30
kWh/day	0	0	0
Amount	$30.98	$31.11	$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.

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: Jul 20, 2026 to Aug 19, 2026 (30 days)
Statement Date: Aug 19, 2026
Account Number: 84322-19536
Service Address:
85059 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

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

CURRENT BILL

$31.47
TOTAL AMOUNT YOU OWE

Sep 9, 2026
NEW CHARGES DUE BY

Receive predictable bills all year long with FPL Budget Billing®.
FPL.com/Zen

ENERGY USAGE HISTORY

BILL SUMMARY

Amount of your last bill	31.57
Payments received	-31.57
Balance before new charges	0.00
Total new charges	31.47
Total amount you owe	**$31.47**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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

The Florida Public Service Commission has approved a one-time rate reduction in September related to 2024 hurricane restoration costs. Details at FPL.com/Rates.

Customer Service:	(386) 255-3020	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED
84322-19536	$31.47	Sep 9, 2026	$ Auto pay - DO NOT PAY

BILL DETAILS

Amount of your last bill		31.57
Payment received - Thank you		–31.57
Balance before new charges		$0.00
New Charges		
Rate: RS-1 RESIDENTIAL SERVICE		
Base charge:	$10.52	
Minimum base bill charge:	$18.30	
Non-fuel: *(First 1000 kWh at $0.093650)* *(Over 1000 kWh at $0.103650)*	$1.40	
Fuel: *(First 1000 kWh at $0.028930)* *(Over 1000 kWh at $0.038930)*	$0.43	
Electric service amount	30.65	
Gross receipts tax (State tax)	0.79	
Taxes and charges	0.79	
Regulatory fee (State fee)	0.03	
Total new charges		$31.47
Total amount you owe		**$31.47**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	00723		00708		15

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 19, 2026	Jul 20, 2026	Aug 19, 2025
kWh Used	15	17	17
Service days	30	32	32
kWh/day	1	1	1
Amount	$31.47	$31.57	$26.52

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.

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: Jul 20, 2026 to Aug 19, 2026 (30 days)
Statement Date: Aug 19, 2026
Account Number: 90653-46331
Service Address:
85257 MAJESTIC WALK BLVD # FTN
FERNANDINA BEACH, FL 32034

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

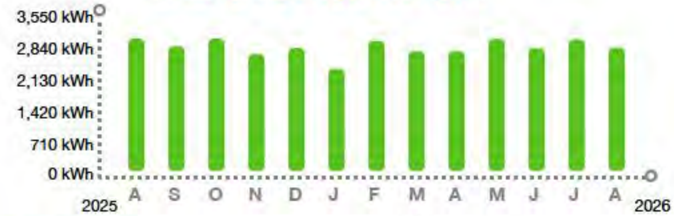
CURRENT BILL

$402.68
TOTAL AMOUNT YOU OWE

Sep 9, 2026
NEW CHARGES DUE BY

Enroll in FPL Budget Billing® and have $398.49 withdrawn instead of $402.68. **FPL.com/BusBB**

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	428.93
Payments received	-428.93
Balance before new charges	0.00
Total new charges	402.68
Total amount you owe	**$402.68**

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 $398.49 instead of $402.68 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after November 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 August 30, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

The Florida Public Service Commission has approved a one-time rate reduction in September related to 2024 hurricane restoration costs. Details at FPL.com/Rates.

Customer Service:	(386) 255-3020	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED
90653-46331	$402.68	Sep 9, 2026	$ Auto pay - DO NOT PAY

BILL DETAILS

Amount of your last bill		428.93
Payment received - Thank you		−428.93
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$282.46	
Fuel: *($0.032020 per kWh)*	$95.61	
Electric service amount	392.27	
Gross receipts tax (State tax)	10.07	
Taxes and charges	10.07	
Regulatory fee (State fee)	0.34	
Total new charges		$402.68
Total amount you owe		**$402.68**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	11680		08694		2986

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 19, 2026	Jul 20, 2026	Aug 19, 2025
kWh Used	2986	3188	3207
Service days	30	32	32
kWh/day	100	100	100
Amount	$402.68	$428.93	$419.06

KEEP IN MIND

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

Phone: (904) 665-6000
Online: jea.com
Business Customers: (904) 665-6250

AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420 Bill Date: 07/29/26 Cycle: 03	**Amount Due** **$1,615.98** Do not pay. AutoPay will process your payment on 08/20/26.

TOTAL SUMMARY OF CHARGES

Water	$	203.73
Sewer		286.71
Irrigation		1,125.54
Total New Charges	**$**	**1,615.98**

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

Previous Balance	$	2,026.58
Payment(s) Received		-2,026.58
Balance Before New Charges		0.00
New Charges		1,615.98
Do not pay. AutoPay will process your payment on 08/20/26.	**$**	**1,615.98**

MESSAGES

JEA's 2025 Water Quality report is available at jea.com/WQR2025. This report contains important information about the source and quality of your drinking water. To request a paper copy, email your address to waterquality@jea.com or call 665-6000.

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

Additional information on reverse side. →

SCAN TO PAY ONLINE

☐ Check here for telephone/mail address correction and fill in on reverse side.

☐ Add $______to my monthly bill: $______for Neighbor to Neighbor and/or $______for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: **3124050420** Bill Date: **07/29/26**

Do not pay. AutoPay will process your payment on 08/20/26.	TOTAL AMOUNT PAID
$1,615.98	

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

Visit jea.com to:

Pay Your Bill | Manage Your Alerts | Transfer Service | Report or View Outages
Email Us | Update Your Information | Learn About Rates | Understand Your Bill

Use less and save more.

We offer tips, tools, and programs to help you save. Every step you take conserves natural resources plus reduces your energy and water use.

Storm season is here.

Stay connected and get real-time updates. Receive free alerts via text or email on your power restoration status, including crew assignments and estimated restoration time.

Scan to manage your alert preferences.

STATEMENT INFORMATION

APPLICATION AND CONTRACT FOR SERVICE–Customers may review terms and conditions of service and policies on jea.com, or may call, write or email JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, **constitutes** a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined be applicable State, City and Utility regulations and policies, whether or not services is listed in that individual's name.

Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. **Commercial customers can call us at 665-6250**. You have 90 days from the statement date to request a JEA review for correction or credit.

ADDRESS CORRECTION

Account # 3124050420 **Tel:** ___ – ___ – ____

Address:

City: **State:** **Zip Code:** –

E-mail:

AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420 Bill Date: 07/29/26 Cycle: 03

Phone: (904) 665-6000 Online: jea.com

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
Service Address: 84703 FALL RIVER PY APT IR01
Service Period: 06/29/26 - 07/28/26 Reading Date: 07/28/26
Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
76553197	29	1582	Regular	1	3000 GAL

Basic Monthly Charge	$	27.48
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		11.97
Total Current Irrigation Charges	**$**	**39.45**

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
Service Address: 85059 MAJESTIC WALK BV APT IR01
Service Period: 06/29/26 - 07/28/26 Reading Date: 07/28/26
Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157379	29	2234	Regular	1	15000 GAL

Basic Monthly Charge	$	27.48
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		27.94
Tier 2 Consumption (> 7 Kgal @ $5.36 kgal)		42.87
Total Current Irrigation Charges	**$**	**98.29**

WATER SERVICE

Billing Rate: Commercial Water Service
Service Address: 85287 MAJESTIC WALK BLVD
Service Period: 06/29/26 - 07/28/26 Reading Date: 07/28/26
Service Point: Commercial - Water

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514098892	29	311	Regular	3/4	31000 GAL

Basic Monthly Charge	$	18.23
Water Consumption Charge		94.86
Total Current Water Charges	**$**	**113.09**

WATER SERVICE

Billing Rate: Commercial Water Service
Service Address: 85287 MAJESTIC WALK BLVD
Service Period: 06/29/26 - 07/28/26 Reading Date: 07/28/26
Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
93021993	29	854	Regular	2	4000 GAL

Basic Monthly Charge	$	78.40
Water Consumption Charge		12.24
Total Current Water Charges	**$**	**90.64**

SEWER SERVICE

Billing Rate: Commercial Sewer Service
Service Address: 85287 MAJESTIC WALK BLVD
Service Period: 06/29/26 - 07/28/26 Reading Date: 07/28/26
Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
93021993	29	854	Regular	2	4000 GAL

Basic Monthly Charge	$	266.03
Sewer Usage Charge		20.68
Total Current Sewer Charges	**$**	**286.71**

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
Service Address: 85377 MAJESTIC WALK BV APT IR01
Service Period: 06/29/26 - 07/28/26 Reading Date: 07/28/26
Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157504	29	2196	Regular	1	164000 GAL

Basic Monthly Charge	$	27.48
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		27.94
Tier 2 Consumption (> 7 Kgal @ $5.36 kgal)		841.51
Total Current Irrigation Charges	**$**	**896.93**

AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420 Bill Date: 07/29/26 Cycle: 03

Phone: (904) 665-6000 Online: jea.com

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
Service Address: 85633 FALL RIVER PY APT IR01
Service Period: 06/29/26 - 07/28/26 Reading Date: 07/28/26
Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89240294	29	1520	Regular	1	2000 GAL

Basic Monthly Charge	$	27.48
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		7.98
Total Current Irrigation Charges	**$**	**35.46**

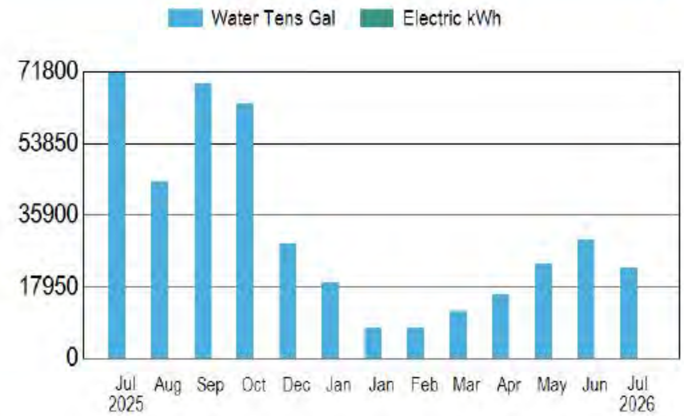
IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
Service Address: 85784 STONEHURST PY APT IR01
Service Period: 06/29/26 - 07/28/26 Reading Date: 07/28/26
Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
99295544	29	129	Regular	1	7000 GAL

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

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	718,001	296,000	226,000	7,793

BrightView
Landscape Services

INVOICE

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

Customer #: 25249515
Invoice #: **9914451**
Invoice Date: 8/26/2026
Sales Order: 8969040
Cust PO #:

Project Name: Amelia Walk - 85486 Fall River
Project Description: Drop dead pine in preserve

Job Number	Description	Qty	UM	Unit Price	Amount
346108420	Amelia Walk CDD				
	Drop dead pine in back yard in the preserve	1.000	LS	571.43	571.43
				Service Delivery Fee	**0.00**
				Total Invoice Amount	**571.43**
				Taxable Amount	
				Tax Amount	
				Balance Due	**571.43**

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 #: 9914451
Invoice Date: 8/26/2026

Amount Due: $ 571.43

Thank you for allowing us to serve you

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

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

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

BrightView
Landscape Services

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 - 85486 Fall River
Project Description	Drop dead pine in preserve

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Drop dead pine in back yard in the preserve	$571.43	$571.43

For internal use only

SO#	8969040
JOB#	346108420
Service Line	300

Total Price $571.43

THIS IS NOT AN INVOICE

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein All materials shall conform to bid specifications

2. Work Force Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified and shall be legally authorized to work in the U S

3. License and Permits Contractor shall maintain a Landscape Contractor's license if required by State or local law, and will comply with all other license requirements of the City State and Federal Governments, as well as all other requirements of law Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property

4. Taxes Contractor agrees to pay all applicable taxes including sales or General Excise Tax (GET), where applicable

5. Insurance Contractor agrees to provide General Liability Insurance Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work If not specified, Contractor will furnish insurance with $1,000,000 limit of liability

6. Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc and rules regulations or restrictions imposed by any government or governmental agency national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days

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

8. Subcontractors Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment

9. Additional Services Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate

10. Access to Jobsite Customer shall provide all utilities to perform the work Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work

11. Payment Terms. Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing

12. Termination This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing

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

14. Disclaimer This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed Contractor cannot be held responsible for unknown or otherwise hidden defects Any corrective work proposed herein cannot guarantee exact results Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor Any design defects in the Contract Documents are the sole responsibility of the Customer If the Customer must engage a licensed engineer, architect and/or landscape design professional any costs concerning these Design Services are to be paid by the Customer directly to the designer involved

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

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

16. Tree & Stump Removal Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer Defined backfill and landscape material may be specified Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work, Contractor is not responsible damage done to underground utilities such as but not limited to cables, wires, pipes and irrigation parts Contractor will repair damaged irrigation lines at the Customer's expense

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

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

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

Customer

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

BrightView Landscape Services, Inc. "Contractor"

Signature		Title	Enhancement Manager
Jan Malbus Printed Name		Date	August 11, 2026

Job #:	346108420		
SO #:	8569040	Proposed Price:	$571.43

James Knight

From: Chip Dellinger <cdellinger@gmsnf.com>
Sent: Wednesday, July 22, 2026 2:51 PM
To: Jennifer Mabus
Subject: Re: BrightView Landscape Services, Inc. - SO# 8969040 Amelia Walk - 85486 Fall River

Approved, can we please schedule asap. Please let me know when so that I can coordinate with resident.

thanks,

Chip Dellinger
Governmental Management Services
904 631 5135
cdellinger@gmsnf.com

From: Jennifer Mabus <Jennifer.Mabus@brightview.com>
Sent: Wednesday, July 22, 2026 12:51 PM
To: cdellinger@gmsnf.com <cdellinger@gmsnf.com>
Subject: BrightView Landscape Services, Inc. - SO# 8969040 Amelia Walk - 85486 Fall River

Chip,

Hi, here is the price to drop the dead pine in the preserve at the back of 85486 Fall River.

Below is a quick summary:

7/22/2026 4:48:48 PM | SO# 8969040
Name - Amelia Walk - 85486 Fall River
Description -Drop dead pine in preserve
Total Price - $571.43

If you would like us to proceed with the attached proposal, please respond to this e-mail with the word 'Approved'.

INVOICE

BrightView
Landscape Services

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

Customer #: 25249515
Invoice #: **9919037**
Invoice Date: 8/28/2026
Sales Order: 8961936
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				
	Rainbird PEB (plastic) 2" Installed- Valves Zone 10 A contro	1.000	EA	767.17	767.17
	Lateral line break repair	3.000	EA	349.22	1,047.66
	Lateral line break repair in heavy roots	1.000	EA	1004.96	1,004.96
	Rainbird 5006" Installed- Rotor heads N/C	3.000	EA	0.00	
	Rainbird 1800 6" Installed- Pop-up Spray Head N/C	9.000	EA	0.00	
				Service Delivery Fee	**0.00**
				Total Invoice Amount	**2,819.79**
				Taxable Amount	
				Tax Amount	
				Balance Due	**2,819.79**

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 #: 9919037
Invoice Date: 8/28/2026

Amount Due: $ 2,819.79

Thank you for allowing us to serve you

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

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

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

BrightView
Landscape Services

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

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.

2. Work Force. Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified and shall be legally authorized to work in the U.S.

3. License and Permits. Contractor shall maintain a Landscape Contractor's license if required by State or local law and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.

4. Taxes. Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.

5. Insurance. Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with $1,000,000 limit of liability.

6. Liability. Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.

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

8. Subcontractors. Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

9. Additional Services. Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.

10. Access to Jobsite. Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.

11. Payment Terms. Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.

12. Termination. This Work Order may be terminated by the either party with or without cause upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.

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

14. Disclaimer. This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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

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

16. Tree & Stump Removal. Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to: concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.

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

Acceptance of this Contract

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

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

Customer

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

BrightView Landscape Services, Inc. "Contractor"

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

Job #:	346108420		
SO #:	8961936	Proposed Price:	$2,819.75

Juwan Dupree

From: Jennifer Mabus
Sent: Thursday, August 20, 2026 6:25 PM
To: Juwan Dupree
Subject: FW: Irrigation inspections

Amelia walk approval

From: ameliawalk manager <ameliawalkmanager@gmsnf.com>
Sent: Wednesday, August 19, 2026 9:23 AM
To: Jennifer Mabus <Jennifer.Mabus@brightview.com>
Subject: Re: Irrigation inspections

Jen,

Let's go ahead with the repairs. Approved.

Thanks,

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

From: Jennifer Mabus <Jennifer.Mabus@brightview.com>
Sent: Tuesday, August 18, 2026 11:18 AM
To: Jeff Robinson <jeffrobinson2094@gmail.com>; Terry Glynn <tglynn@gmsnf.com>; ameliawalk manager <ameliawalkmanager@gmsnf.com>
Subject: Irrigation inspections

Good almost afternoon, this is the last irrigation inspection. I created the attached presentation to make it easier to recognize where the repairs required are needed. Each page has the map and lists the repairs so you can see what part of the property that they are located on. On the last page, is the pictures from the inspection. This has not been approved and the next inspection will be later this week.

If you like this format, we will put them on this.

Just let me know.

Thanks
Jen

Jen Mabus
Senior Account Manager
Certified Arborist #FL-6354A
Certified Pest Control Operator JF95758
Tree Risk Assessment Qualified (TRAQ)

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.: 6980
Terms: Net 30
Invoice date: 08/25/2026
Due date: 09/24/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**POOL SERVICE**	MONTHLY POOL SERVICE: SEPTEMBER	1	$1,300.00	$1,300.00
2.	**TRICHLOR**	PER LB	10	$8.35	$83.50
3.	**LIQUID BLEACH**	PER GAL	5	$4.98	$24.90
4.	**DE POWDER**	DIATOMACEOUS EARTH POWDER, PER LB	25	$1.65	$41.25
5.	**TILE SOAP**	PER GAL	0.5	$76.45	$38.23

Total **$1,487.88**

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

INVOICE

Future Horizons, Inc
403 N First Street
PO Box 1115
Hastings, FL 32145
USA

Voice: 904-692-1187
Fax: 904-692-1193

Invoice Number: 96252
Invoice Date: Aug 20, 2026

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

Customer ID	Customer PO	Payment Terms	
Amelia05	Verbal	Net 30 Days	
Sales Rep ID	**Shipping Method**	**Ship Date**	**Due Date**
Willoughby01	Hand Deliver	8/17/26	9/19/26

Quantity	Item	Description	Unit Price	Amount
1.00	Aerator Service	Aerator Service Call to remove and reinstall the 5ph Otterbine, serial # C3J6 101141. Parts and bench labor covered under warranty	506.00	506.00

Subtotal	506.00
Sales Tax	
Freight	
Total Invoice Amount	506.00
Payment/Credit Applied	
TOTAL	**506.00**

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Pye-Barker Fire & Safety
8929 Western Way
Ste. 190
Jacksonville, FL 32256
(904) 900-1640

Invoice

Invoice Number	Date
8972431	**09/01/2026**
Customer Number	Due Date
B-21054	**09/01/2026**

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

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Amelia Walk CDD	B-21054		8972431	Due On Receipt

Quantity	Description	Rate	Amount
Amelia Walk CDD, 85287 Majestic Walk Blvd., Fernandina Beach,FL			
1.00	Monthly Service-Access 09/01/2026-09/30/2026	327.97	$327.97
1.00	Monthly Service-Video 09/01/2026-09/30/2026	204.83	$204.83
	Sales Tax		$0.00
	Payments/Credits Applied		$0.00
		Invoice Balance Due:	**$532.80**

xxxxxx34501

~~AUG 24 2026~~
AUG 2 2026

Date	Invoice #	Description	Amount	Balance Due
09/01/2026	8972431	Recurring Services	$532.80	$532.80

PLEASE SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Pye-Barker Fire & Safety
8929 Western Way
Ste. 190
Jacksonville, FL 32256
(904) 900-1640
Return Service Requested

Invoice

Invoice Number	Date
8972431	**09/01/2026**
Customer Number	Due Date
B-21054	**09/01/2026**

Net Due: $532.80

Amount Enclosed: ____________

14379 1 MB 0.707 E0390X I0416 D15307724970 S2 P11104651 0001:0001

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

REMIT TO:
Pye-Barker Fire & Safety
PO Box 735358
Suite #108
Dallas TX 75373-5358

FOURTH ORDER OF BUSINESS

A.

Quality Site Assessment

Prepared for: **Amelia Walk CDD**

General Information

DATE:	Thursday, Sep 03, 2026
NEXT QSA DATE:	Monday, Nov 30, 2026
CLIENT ATTENDEES:	
BRIGHTVIEW ATTENDEES:	Corey Wissinger

Customer Focus Areas

QUALITY SITE ASSESSMENT

Amelia Walk CDD

Maintenance Items

1


2


3


4


1 Plant beds are being sprayed and pulled to keep weeds under control. Runners are being edged and pulled out as well.

2 Walkways are being cleared of grass obstructions, you can see the work in progress here.

3 Walkways are being kept clear of tree obstruction. Trees throughout the community are being limbed monthly.

4 7 corners plant beds have been cleared of sedge and broadleaf weeds. We will continue to give attention to this area with the abundance of rainfall.

Maintenance Items

5

5 Sidewalks and curbs are being edged when the weather allows. Due to heavy rainfall we have had a couple weeks of not being able to edge, however, once dry the area is edged.

E.

1.

9/15/2026

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

September 15th, 2026

To: Board of Supervisors

From: Chip Dellinger
Amenity & Operations Manager

RE: Amelia Walk Amenity Management & Field Operations Report

The following is a summary of items related to the amenity management, field operations & maintenance of Amelia Walk CDD.

Special Events

- GMS continues to work with the Amelia Walk Board of Supervisors and residents of the community on hosting events desired in this district
- Upcoming Events:
  - Food Trucks – Every Tuesday Night 5-8pm
  - Zumba- MWF 9am
  - Yoga- T, Th 8:45am, T 4pm, W 6pm
  - Water aerobics
  - Online event calendar updated with 2026 reoccurring club events. (compiled club contact list)
  - Planning Octoberfest event

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 – August 2026

Total Monthly Usage (Based on Door and Gate Entrances) – 3,892 patrons
Average Daily Usage - 125 patrons
Total Gym Usage – 1,311 patrons
Total Social Room Usage – 381 patrons
Tennis/Pickleball Courts – 194patrons
Social Room Rentals – 3

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

Completed Projects – Maintenance

- Electrical storms creating issues with security system. Some resolved by GMS, ticket for Pye Barker service put in.
- Janitorial services realigned by GMS.
- Gym fan transmitter replaced and resynced by GMS.
- Proposal from Peacock Electric to replace chandeliers with outdoor fans, add wall switch.
- Leaking irrigation line causing washout onto pool deck repaired by GMS.

Completed Projects – Landscaping

- Problematic trees in wetlands dropped by Brightview.
- 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

- Cracked coping around pool deck.
- Mowing missed in CDD common areas.
- Geese droppings causing mess of driveways and sidewalks.
- Residents feeding geese.

In Progress Projects/Action Items

Current Projects		
	Vendor/contractor	**Status (as of 9/8/2026)**
Entrance enhancment Plans	Brightview	awarded work
	Coastal Greenery	
	Papi's Landscaping	
	Happy Days Outdoors	
Amenity Center Enhancement	Coastal Greenery	completed
Fall River/ River Birch Enhanceme	Duck Duck Rooter	tabled
	Brightview	tabled
	Coastal Greenery	tabled
	Papi's Landscaping	tabled
Bus Stop Enhancement	Happy Days Outdoors	
	Willy Stone	
	Fresh Cut	Completed
	Amelia Outdoors	
Pétanque courts	Happy Days Outdoors	tabled
	Amelia Outdoors	tabled
	River Stonework	tabled
	Willy Stone	tabled
		tabled
Pergolas- before MWC	Happy Days Outdoors	Agreement signed
	River Stonework	
	Willy Stone	
Pond 15 fountain	Solitude	options for 3hp and 5hp
Amenity Center Fan Conversion	Peacock Electric	proposal

Conclusion

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

Respectfully,

Chip Dellinger

GOVERNMENTAL MANAGEMENT SERVICES

2.

ESTIMATE	#1811
ESTIMATE DATE	Sep 2, 2026
EXPIRATION DATE	Oct 2, 2026
TOTAL	$980.00

Peacock Electric Incorporated

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

(904) 631-5135
ameliawalkmanager@gmsnf.com

CONTACT US
474362 E State Rd 200
Fernandina Beach, FL 32034

(904) 261-0661
peacockelectric@bellsouth.net

Service completed by: Cole Sikes

ESTIMATE

Option #1

Service completed by: Cole Sikes

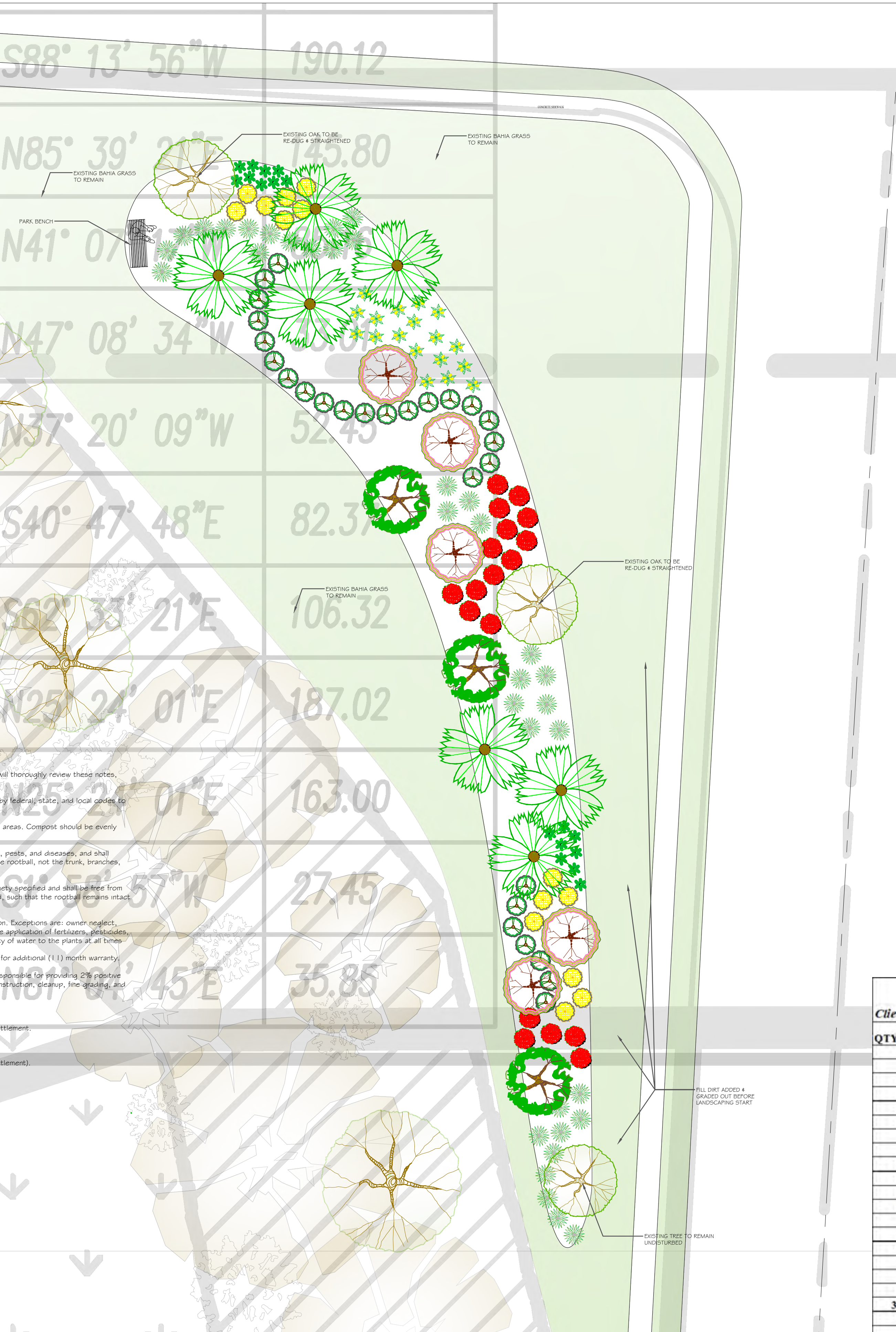
Services	qty	unit price	amount
Electric Flat Rate - Electrical - Per Quote Remove 2 chandelier in breezeway and cap existing wire Install new switch and wiring to refeed boxes Install 2 new customer supplied ceiling fans	1.0	$980.00	$980.00

Services subtotal: $980.00

Total **$980.00**

Thank you for your business!

FIFTH ORDER OF BUSINESS



PLANTING NOTES
SECTION 1 - GENERAL

These notes are intended as a field reference for the Contractor. The Contractor will thoroughly review these notes, specifications and drawings prior to start of work.

The Contractor shall be responsible for obtaining all licenses and permits required by federal, state, and local codes to accomplish the scope of work for project.

Contractor shall add compost (mushroom compost / soil conditioner) to all planting areas. Compost should be evenly spread and raked into the top layer of existing soil.

The Contractor shall check all material for specified requirements, shipping damage, pests, and diseases, and shall reject all unsatisfactory materials. All plant material is to be carefully handled by the rootball, not the trunk, branches, and/or foliage of the plant.

Plants shall be well formed, vigorous, growing specimens with growth typical of variety specified and shall be free from injury, insects and diseases. All plant material is to be well rooted, not root bound, such that the rootball remains intact throughout the planting process.

Contractor shall guarantee all plant material for thirty (30) days from final completion. Exceptions are: owner neglect, hurricanes, tornadoes, theft or vandalism, other contractors work, damage from the application of fertilizers, pesticides, or herbicides by others. It is the contractor's responsibility to ensure the availability of water to the plants at all times until project completion.
It is recommended that the owner contract with contractor for maintenance in turn for additional (11) month warranty.

Contractor shall fine grade all areas for approval by the LA. Contractor shall be responsible for providing 2% positive drainage in all planting areas. All planting or mulching will not take place until all construction, cleanup, fine grading, and irrigation is complete in the immediate area.

Scarify all rootballs to prevent plant from becoming pot-bound.

Plants shall be set so that the top of the root ball is flush with finish grade after settlement.

Water in and compact planting backfill to prevent formation of air pockets.

All planting beds shall be mulched with a layer of pine nuggets (at least 2" after settlement).

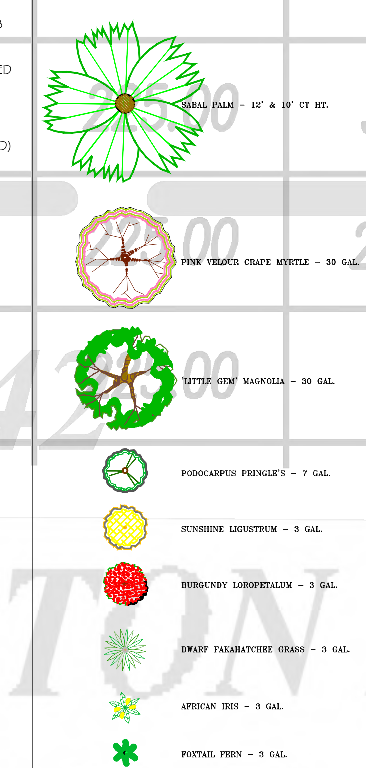
GENERAL NOTES

56 CUBIC YRD'S OF CLEAN FILL DIRT WILL NEED BROUGHT IN & GRADED OUT TO LESSEN THE DROP OFF ELEVATION DIRECTLY OFF OF CURB (SEE NOTE)

FOR ALL SHRUBS, USE ORGANIC OR BALANCED 10-10-10 FERTILIZER TO SUPPORT STRONG GROWTH AND CONSISTENT FOLIAGE COLOR.

APPROXIMATE BAHIA GRASS NEEDED:
3050 SQ FT. (WHERE FILL DIRT WILL BE ADDED)

SYMBOL SCHEDULE



PLANT SCHEDULE

Client / Location: Amelia Walk - Poplar Breeze Way & Northfield Ct / Fernandina Beach, FL 32034

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	SPECIFICATIONS
	TREES & PALMS				
4	Sabal Palm	Sabal palmetto	12' CT HT.	As Shown	Full & Bushy
3	Sabal Palm	Sabal palmetto	10' CT HT.	As Shown	Full & Bushy
5	Pink Velour Crape Myrtle	Lagerstroemia indica 'Whit III	30 GAL.	As Shown	Attractive Form
3	Little Gem' Magnolia	Magnolia grandiflora 'Little Gem'	30 GAL.	As Shown	Attractive Form
	SHRUBS				
27	Podocarpus	Podocarpus macrophyllus	7 GAL.	As Shown	Full & Bushy
14	Sunshine Ligustrum	Ligustrum sinense 'Sunshine'	3 GAL.	As Shown	Dense, Colorful
18	Burgundy Loropetalum	Loropetalum chinense var. rubrum	3 GAL.	As Shown	Full & Bushy
18	African Iris	Dietes iridioides	3 GAL.	As Shown	Dense, Colorful
	GRASSES				
35	Dwarf Fakahatchee Grass	Tripsacum floridanum	3 GAL.	As Shown	Full & Bushy
	GROUNDCOVERS				
17	Foxtail Fern	Asparagus densiflorus 'Myers'	1 GAL.	As Shown	Full & Bushy
3,050	Bahia Grass	Paspalum notatum	SQ FT	As Shown	Dense, Well Rooted
56	Clean Fill Dirt		YDS		
	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

Sitescape Design, Details & Notes
Amelia Walk
(Poplar Breeze Way & Northfield Ct)
Fernandina Beach, FL

DATE: 6/28/2026
SCALE: 1" = 10' - 0"
FILE NAME: AMELIA WALK
DESIGN BY: S. SMITH
DRAWN BY: S. SMITH
REV: 8/26/2026

SHEET: L001

DESIGN SERVICES

PLANT SCHEDULE					
Client / Location: Amelia Walk - Poplar Breeze Way & Northfield Ct / Fernandina Beach, FL 32034					
QTY.	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**SPACING**	**SPECIFICATIONS**
	TREES & PALMS				
4	Sabal Palm	Sabal palmetto	12' CT HT.	As Shown	Full & Bushy
3	Sabal Palm	Sabal palmetto	10' CT HT.	As Shown	Full & Bushy
5	Pink Velour Crape Myrtle	Lagerstroemia indica 'Whit III	30 GAL.	As Shown	Attractive Form
3	Little Gem' Magnolia	Magnolia grandiflora 'Little Gem'	30 GAL.	As Shown	Attractive Form
	SHRUBS				
27	Podocarpus	Podocarpus macrophyllus	7 GAL.	As Shown	Full & Bushy
14	Sunshine Ligustrum	Ligustrum sinense 'Sunshine'	3 GAL.	As Shown	Dense, Colorful
18	Burgundy Loropetalum	Loropetalum chinense var. rubrum	3 GAL.	As Shown	Full & Bushy
18	African Iris	Dietes iridioides	3 GAL.	As Shown	Dense, Colorful
	GRASSES				
35	Dwarf Fakahatchee Grass	Tripsacum floridanum	3 GAL.	As Shown	Full & Bushy
	GROUNDCOVERS				
17	Foxtail Fern	Asparagus densiflorus 'Myers'	1 GAL.	As Shown	Full & Bushy
3,050	Bahia Grass	Paspalum notatum	SQ FT	As Shown	Dense, Well Rooted
56	Clean Fill Dirt		YDS		
	Pine Nugget Mulch				At bid to be determined

SEVENTH ORDER OF BUSINESS

<u>LANDSCAPE MAINTENANCE SERVICES AGREEMENT</u>
SCOPE OF SERVICES

Exhibit A

SCOPE OF WORK. The Landscape Maintenance Contractor (the "**Contractor**") shall furnish all horticultural supervision, labor, materials, equipment, and transportation required to maintain the landscape areas within The Amelia Walk CDD (the "**District**") throughout the contract period, as specified per the contractual agreement.

a. **<u>Schedule of Services</u>:**
The Contractor will be on site as necessary to complete the scope of work. The Contractor will endeavor to schedule all work to be completed each week by 5:00 PM Friday, however the Contractor may be required to work on weekends to complete tasks delayed or caused by Acts of God or in emergency situations. The Contractor shall be on site as required year-round. A knowledgeable (and licensed when applicable) supervisor from the Contractor's firm is required to be present during every maintenance visit.

b. **<u>Quality Control Inspections</u>:**
A qualified representative from the Contractor's firm shall accompany the district's representative ("**Manager**") on monthly quality inspections and after each inspection a punch list shall be generated and submitted to Contractor for completion by the following week. Such inspections should occur on a set schedule as agreed upon by the Manager and the Contractor. Any deficiencies within the scope of services shall be corrected within seven (7) days of each inspection unless Contractor notifies Manager of a reasonable explanation as to why such issue cannot be completed in such time period.

c. **<u>Attendance at meetings</u>:**
Upon request by the District, the Contractor shall attend scheduled District meetings.

d. **<u>Reporting</u>:**
The Contractor will be required to provide Manager with the following information:

- Monthly Lawn Care Service Reports which shall include:
  - Mowing/Edging/Trimming Service Report
  - Pruning Service Report
  - Pond Bank Mowing Service Report
  - Mulch/ Cord Grass Maintenance Report (if applicable)
  - Tree Maintenance (Limb ups) (if applicable)
  - Annual Flower Types and Design (if applicable)

- Weekly field reports provide by Contractor's. Contractor is encouraged to bring to the district's manager any concerns even if covered by another Contractors area of responsibility.

I. LAWN CARE Scope of Services:

a. **Mowing and Edging:** District owned property shall be mowed 1-2 times every seven (7) days during the active growing season (April 1 - November 30) and once a month during the dormant seasons (December 1 to March 31) unless specifically noted below. Mowing that occurs during the active growing season must be done on the same day(s) of each week. If Contractor is unable to complete the mowing on the designated day of the week, the Contractor must notify Manager of said complication and provide the day in which the mowing will be made up. During extended rainy or dry periods mowing will take place as conditions dictate. Mowing height will be based on what is horticultural correct for the turf variety, taking into account the season. Zoysia 2-3", Saint Augustine Floritam 4-5", Saint Augustine Sevelle and Palmetto 3-3 ½", Bahia 3- 5" and Bermuda 1-2". Clippings shall not be caught and removed from lawn area unless they are lying in swaths, which may damage the lawn.

i. ***Easements and Right-of-Ways.*** Shall be mowed at least once every seven 7 days during the active growing season (April 1 - November 30) and once a month during the dormant seasons (December 1 to March 31).

ii. ***Pond Banks.***

- ***Residential Side of Ponds*** - Shall be mowed weekly during the active growing season (April 1 - November 30) and twice a month during the dormant season (December 1 to March 31).

- ***Back of Ponds*** - Shall be mowed twice a month during the active growing season (April 1 - November 30) and once a month during the dormant season (December 1 to March 31).

iii. ***Pocket Parks, Green Space and Lift Stations.*** Shall be mowed at least once every 7 days during the active growing season (April 1 - November 30) and once a month during the dormant seasons (December 1 to March 31).

iv. ***Haul Road/Amelia Walk Trails.*** Shall be mowed and trimmed quarterly.

v. ***Drainage Swales.*** Shall be cleared and trimmed as needed, no less than 4 times per year.

b. **Sod:**
The Contractor shall replace dead sod up to one pallet within two (2) weeks of identifying the disturbed areas of sod. Sod replacement equaling more than one pallet shall be approved by the Manager in advance. Sod should be maintained at the requisite height and Contractor should take care to not scalp the Sod by adjusting mower height as needed. All locations sodded with Bermuda will need to be over seeded with Rye Grass during the winter months.

c. **Edging:**
The Contractor shall edge ground cover and plant beds as needed to keep within bounds and away from obstacles. Concrete edging, including all sidewalk areas, including backs of curbs will be performed consistent with the mowing schedule for turf areas. Sidewalks, curbs, and pavement will be blown or vacuumed clean of turf

and like debris, not including heavy sand, by forced air machinery, after every mowing.

d. **<u>Fertilization & Weed, Disease, and Insect Control:</u>** Any area showing signs of improved maintenance or area requiring repair should be documented and discussed with the manager to coordinate with the appropriate contractor.

II. GROUND COVER AREA *I* SHRUB AREAS:

Shrubs and groundcover shall be maintained at a height that will not disrupt clear line of site at all vehicular intersections. Foundation shrubs planted at the base of any building or signage/hardscape element in the landscape shall be maintained to a height not less than 6" below any signage or directional graphic or lettering associated with building identification systems. Foundation shrubs planted at the base of any building or signage/hardscape element should be trimmed to compliment any architectural banding and/or detailing so as not to block any such detail from view.

Pruning of plants, which overhang curbs and sidewalks shall be addressed regularly. Pruning of bushes includes maintaining the current shape and specifically does not include changing the shape of the plant as in a cut back. Mass planted shrubs shall not be pruned individually. Tops of shrub masses shall be pruned to a consistent height, but sides of shrubs shall be allowed to grow together into a full solid mass. All shrubs shall be pruned in such a way as to provide a clean and neat appearance.

a. **<u>Weed Control:</u>**

All Beds should be weeded by hand on a regular basis. The Contractor shall keep beds reasonably free of broadleaf or grassy weeds. Coordinate with weed control maintenance contractor as needed, preferably with pre- emergent and/or selective post-emergent/contact herbicides.

III. ROSE BUSHES:

a. Roses should be trimmed back and dead headed so as to promote healthy and even growth and consistent budding. Fertilization to be coordinated with Fertilization service contractor.

IV. ORNAMENTAL GRASSES

a. The Contractor shall cut all ornamental grasses back once per year in the months of January or February. All ornamental grass clippings shall be raked up and removed from the property at the end of each day in which the grasses are being cut.

V. TREE CARE

A Certified Arborist shall be utilized in the maintenance of the trees on District's property.

a. **<u>Pruning:</u>**

Height limitation for tree pruning covered in the specifications is 10 feet. On trees over 10 feet in height, only low hanging branches that present a hazard to pedestrian or vehicular traffic will be raised to 8 feet above ground level. Trees less than 10 feet in height will be scheduled to be pruned in the winter months except for safety-related pruning, which will be done only if necessary. Contractor will be required to attend to any branches identified as a hazard to pedestrian or vehicular traffic within 72 hours from the date notice is provided to Contractor by the Manager.

b. Staking:
Stakes are to be inspected and adjusted or removed as necessary. When trees attain a trunk caliper of 4" or substantial root development stability, removal will be discussed with client.

c. Tree Fertilization - A tree fertilization program and the cost should be submitted as a separate item within your bid. This shall include all Palms, Oaks, Maples, Elms, Magnolias, Hollies, etc.

d. Palm Pruning:
Dead or dying fronds should be removed bi-annually and will be within set months each year. It is best to leave healthy fronds when possible and defer to specific pruning methods and finished cuts per palm type. (Zone A)

VI. HAUL ROAD/NATURE TRAIL:

The Contractor will maintain the haul road/nature trail area (approx. 2.5 miles) and entry points on a quarterly basis. Maintenance shall include mowing, weed trimming along path edges to prevent vegetation encroachment, trimming of tree limbs that extend over the path, and removal of debris from the path.

VII. MULCH / PINE STRAW:

The Contractor will install brown shredded mulch once per year (Spring) on all district common grounds; amenity bed, common areas and in other ornamental grass areas. Playground mulch to be ADA-compliant mulch.

VIII. ANNUAL COLOR:

Annual flowers will be installed three times (3) times per year corresponding to each seasonal variety and the district shall maintain the right to request an additional rotation at its discretion. Specified varieties, size spacing, and frequency will be recommended per climate and location of plantings and shall be approved by the district's representative prior to installation. A 90-day warranty on plant life is applied excluding vandalism, acts of God, or irrigation related issues not due to contractor negligence or response time. Design must be approved by the on-site manager.

IX. DEBRIS CLEANUP

All landscape areas shall be inspected on days of service and excess debris and litter removed. Dead and fallen tree limbs and palm fronds should be removed from the turf and beds during each visit. Gardening debris generated from the Contractor's work shall be removed from all surface areas on days of service. This excludes heavy leaf fall pickup from parking areas, sidewalks, pools, etc. Excessive debris due to natural disasters shall be subject to a separate work authorization.

IRRIGATION SYSTEM MAINTENANCE – SCOPE of Services
Exhibit A

SCOPE OF WORK. The Irrigation System Maintenance Contractor (the "**Contractor**") shall furnish all horticultural supervision, labor, materials, equipment, and transportation required to maintain the irrigation systems within The Amelia Walk CDD (the "**District**") throughout the contract period, as specified per the contractual agreement.

a. Schedule of Services:
The Contractor will be on site as necessary to complete the scope of work. The Contractor will endeavor to schedule all work to be completed each week by 5:00 PM Friday, however the Contractor may be required to work on weekends to complete tasks delayed or caused by Acts of God or in emergency situations. The Contractor shall be on site as required year-round. A knowledgeable (and licensed when applicable) supervisor from the Contractor's firm is required to be present during every maintenance visit.

b. Quality Control Inspections:
A qualified representative from the Contractor's firm shall accompany the District's representative ("**Manager**") on monthly quality inspections and after each inspection a punch list shall be generated and submitted to Contractor for completion by the following week. Such inspections should occur on a set schedule as agreed upon by the Manager and the Contractor. Any deficiencies within the scope of services shall be corrected within seven (7) days of each inspection unless Contractor notifies Manager of a reasonable explanation as to why such issue cannot be completed in such time period.

c. Attendance at meetings:
Upon request by the District, the Contractor shall attend scheduled District meetings.

d. Reporting:

The Contractor will be required to provide Manager with the following information:

- Monthly Irrigation Inspection Reports of all zones. Amelia Walk has 5 above ground irrigation controllers [Hunter (1) and Rainbird (4)] controllers and 14 inground Hunter [Node 1 2 or 4 controllers]. There are currently 147 irrigations zones in use within the Amelia Walk District..

The Contractor shall visually inspect (wet test) the entire irrigation system (total of 147 irrigation zones) once a month for a total of 12 inspections annually to ensure optimal performance. The Contractor will be responsible for controlling all irrigation water use in compliance with the St. Johns River Water Management guidelines and will ensure minimal water use while providing sufficient water use for proper plant nutrition, particularly during the growing season.

Sprinkler Heads:
All sprinkler heads shall be checked for proper operation and coverage. Contractor shall

be solely responsible for the repair and replacement of any all irrigation heads or irrigation equipment damaged by landscape personal during routine landscape maintenance. Valves & Valve Boxes.

The Contractor shall inspect all valves and valve boxes for broken or stuck valves or missing valve box lids, and replacing as needed.

Watering Schedule:
The Contractor shall recommend adjusting watering schedules to correspond with seasonal color installation, fertilization applications, temperature changes, drought and rainy seasons and pest control applications. Water schedules will be adjusted as needed based on season and rainfall amounts and coordinated with the district irrigation system detailed documentation of all irrigation controllers.

Emergency Contact.
The Contractor shall provide Manager with a contact person and telephone number who shall be available for on-call emergency service.

Irrigation Repairs.
Any repairs needed that are not covered under this inspection process will be proposed and billed separately. Stopping water loss and health hazards associated with main line breaks, valve damage, backflow malfunctions, lateral breaks, damaged heads, etc., are emergency services and water shall be turned off immediately upon notice of damage. Final repairs shall be completed within 48 hours.
Contractor shall submit proposals for any repairs that fall outside of the inclusive repairs for materials and labor based upon unit prices provided in the fee schedule below.

FERTILAZATION, WEED and PEST Control MAINTENANCE
SCOPE of Services
Exhibit A

SCOPE OF WORK. The Fertilization, Weed and Pest Control Maintenance Contractor (the "**Contractor**") shall furnish all horticultural supervision, labor, materials, equipment, and transportation required to maintain the landscape areas within The Amelia Walk CDD (the "**District**") throughout the contract period, as specified per the contractual agreement.

a. **Schedule of Services:**
The Contractor will be on site as necessary to complete the scope of work. The Contractor will endeavor to schedule all work to be completed each week by 5:00 PM Friday, however the Contractor may be required to work on weekends to complete tasks delayed or caused by Acts of God or in emergency situations. The Contractor shall be on site as required year-round. A knowledgeable (and licensed when applicable) supervisor from the Contractor's firm is required to be present during every maintenance visit.

b. **Quality Control Inspections:**
A qualified representative from the Contractor's firm shall accompany the District's representative ("**Operations Manager**") on monthly quality inspections and after each inspection a punch list shall be generated and submitted to Contractor for completion by the following week. Such inspections should occur on a set schedule as agreed upon by the Manager and the Contractor. Any deficiencies within the scope of services shall be corrected within seven (7) days of each inspection unless Contractor notifies Manager of a reasonable explanation as to why such issue cannot be completed in such time period.

c. **Attendance at meetings:**
Upon request by the District, the Contractor shall attend scheduled District meetings.

d. **Reporting:**

The Contractor will be required to provide Manager with the following information:

- Monthly Fertilization, Weed and Pest Control Reports
    - Lawns
    - Plants/shrubs
    - Sod
    - Trees
    - Pests

The Contractor shall provide ferritization, weed and pest control maintenance for all common areas of the Amelia Walk District.

The Contractor shall establish a grass and plant pesticide spray program to provide the application of pesticides as needed to control mole crickets, army worms, chinch bugs and other grass and plant pests as well as plant fungus. Pre-emergent and post-emergent controls shall be used to provide acceptable levels of weed control. All chemicals and pesticides shall be purchased and obtained at the expense of the Contractor. All spraying must be performed by or under the direct supervision of a licensed applicator. The pest control program shall follow the most current recommendations of the University of Florida "Guides to Insect Disease, Nematodes and Weed Control". The Contractor shall submit an outline of the agronomic program along with the proposal. Contractor will use proper fertilization, mowing, and watering practices to promote the growth of weed resistant turf.

a. Fertilization:

A fertilization program of properly timed applications of quality slow release fertilizers (based on requirements established by the University of Florida) shall be established. The program shall provide a lawn, which is evenly green and thick, and one which does not promote surge growth or burning The Contractor shall apply fertilizer as warranted. The number of applications will be dependent on the type of nitrogen used and the type of plant material being fertilized. Soil samples should be taken if Contractor encounters problematic areas of the community in order to determine the best remediation plan for those.

b. Weed, Disease, and Insect Control:

The Contractor shall establish a grass and plant pesticide spray program to provide the application of pesticides as needed to control mole crickets, army worms, chinch bugs and other grass and plant pests as well as plant fungus. Pre-emergent and post-emergent controls shall be used to provide acceptable levels of weed control. All chemicals and pesticides shall be purchased and obtained at the expense of the Contractor. All spraying must be performed by or under the direct supervision of a licensed applicator. The pest control program shall follow the most current recommendations of the University of Florida "Guides to Insect Disease, Nematodes and Weed Control". The Contractor shall submit an outline of the agronomic program along with the proposal. Contractor will use proper fertilization, mowing, and watering practices to promote the growth of weed resistant turf.

Weed Control: The Contractor shall keep beds reasonably free of broadleaf or grassy weeds, preferably with pre- emergent and/or selective post-emergent/contact herbicides.

Pre-emerge: This type of control should be used only if a known weed problem warrants its use.

Post-emerge: Control broadleaf weeds with selective herbicides. The chosen chemical will be recommended and legally approved for the specific weed problem.

Fungicide: The Contractor shall apply legally approved fungicides to control disease-causing damage to ornamentals if warranted.

Pesticide: Apply legally approved pesticides to control insects causing damage to ornamentals if warranted.

Roses fertilized consistently so as to promote healthy and even growth and consistent budding in accordance with lawn care trimming.

Tree Fertilization - A tree fertilization program and the cost should be submitted as a separate item within your bid. This shall include all Palms, Oaks, Maples, Elms, Magnolias, Hollies, etc.

EXHIBIT “B”

MAINTENANCE AREAS

Amelia Walk Landscape Maps with ID description.

Amelia Walk Irrigation Controller & Valve Boxes Maps

Amelia Walk Irrigation Controller Program Detail.

EIGHTH ORDER OF BUSINESS

Contract – Scope of Services - OVERVIEW

Pond Maintenance Contractor will provide persons duly licensed and insured to provide twice monthly pond maintenance for each of sixteen (16) ponds included with in the Amelia Walk Community Development District. These maintenance services are outlined in exhibit A. Pond Maps locations are in Exhibit B.

Fountain Maintenance Services – Contractor will provide the pond fountain preventative maintenance services as outlined in Exhibit A quarterly per year. Contractor shall provide a list of fountain manufactures they are authorized by the manufacture to provide warranty service.

Comment observation for discussion

Current contract is inspections twice a month and if something found treat at the same time.

Should this be twice or once per month?

Should we have twice a month onsite and have 8 ponds done at each visit?

Should we have once a month inspection and develop a treatment plan for the second per month visit?

Amelia Walk CDD Pond Maintenance – Scope of Services

ANNUAL POND MANAGEMENT SERVICES

Exhibit A

Monitoring: Ponds 2-17

1. Specialist visit the site and inspect the ponds on two (2) times per month.
2. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of the contract as specified in the description of services below.

Aquatic Weed Control: Ponds 2-17

1. Ponds must be inspected two (2) times each month.
2. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the pond(s) at the time of application.
3. All Florida Exotic Pest Plant Council (FLEPPC) invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be shall be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control: Ponds 2-17

1. Shoreline areas to be inspected on a two (2) time per month basis.
2. Any growth of cattails, phragmites. or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.

Pond Algae Control: Ponds 2-17

1. Pond(s) must be inspected two (2) times per month.

2. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Trash Removal: Ponds 2 - 17

1. Trash and light debris must be removed from the pond(s) with each service and disposed off-site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the district's approval for an additional fee. Routine trash and debris removal for pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Fountain Maintenance Service (Ponds 2, 5, 6, 14 & 15)

1. Company will service each of the five (5) fountains five once per quarter basis as follows:
    a. Perform Amp test on the motor to verify appropriate amp load.
    b. Check incoming and outgoing Voltage.
    c. Test Motor GFCl Protection Breaker.
    d. Test Contactor {starter).
    e. Test motor overload protection to make sure it is set and functioning properly.
    f. Check fuses.
    g. Make sure all wires, breakers, and other electronic parts are securely attached
    h. Check timer and set as needed.
    i. Test Lighting GFCl breaker in the control panel to make sure it is operating properly.
    j. Check lighting timer and set as needed.
2. If the fountain or lights are not visibly operating properly, or malfunctioning in any way as determined by the diagnostic checks specified above, the contractor will further perform the following:
    a. Perform ohm test to cable to test for any shorts or resistance in the power cable between the control panel and the motor.
    b. Inspect motor shaft to make sure it is not bent and that it is turning smoothly and quietly.

c. Inspect propeller or impeller (depending on *what ty*pe of *unit)* and diffuser plate *(if* present) to make sure they are tightly attached and not bent or damaged in any way.
d. Clean fountain's debris screen nozzle, shaft, and pump chamber ensure proper water flow.
e. Clean all lighting lens covers.
f. Check each light and replace lamps that have burnt out.
g. Replace any seals on light housing which are leaking.

3. All replacement parts required for proper maintenance of the fountains and the additional labor required to replace these parts as needed will be billed as an additional charge.
4. All lights, seals, other replacement parts, and labor required for light replacements will be billed as an additional charge.
5. All necessary repairs (parts & labor) covered by warranty will be performed at no additional charge to the Customer.
6. Any significant problems or malfunctions that are discovered during the maintenance service that are not able to be repaired during that service, which are no longer under warranty, and that will require significant additional labor and/or parts, will be written up and submitted to the Customer for his / her approval prior to proceeding with the work.
7. All fountain work will be performed by factory certified service and repair technicians.

Service Reporting:

1. The district to be provided with a monthly service report detailing all of the work performed as part of this contract.

Permitting (when applicable):

1. Contractor staff will be responsible for the following:
   a. Obtaining any Federal, state, ***or*** local permits required to perform any work specified in this contract where applicable.
   b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
   c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.

d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

District Responsibility (when applicable)

1. The district to be responsible for the following:
    a. Providing information required for the permit application process upon request.
    b. Providing Certified Abutters List for abutter notification where required.
    c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
    d. Compliance with any other special requirements or conditions required by the local municipality.
    e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications

1. Contractor must be 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. Contractor 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 on 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. Contractor 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 contract

will meet or exceed all of the Contractor's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Contractor 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. Contractor will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

Amelia Walk Pond Information

POND #	Surface Area NWL ac	NWL ac -ft Volume	Depth ft	Volume Gallons	Pond Length
2	0.66	3.79	9.00	1,234,975	4,500
3	0.26	0.90	10.00	293,266	300
4	1.68	11.15	9.00	3,633,239	720
5	0.75	4.03	9.00	1,313,180	563
6	0.86	4.95	9.00	1,612,962	432
7	1.75	11.38	9.00	3,708,184	958
8	1.48	8.51	9.00	2,772,992	1,340
9	1.41	8.43	9.00	2,746,924	908
10	3.39	23.84	9.00	7,768,288	1,004
11	13.99	81.19	9.00	26,457,446	8,031
12	13.00	75.45	7.98	24,585,189	4,599
13	1.79	10.39	8.00	3,385,191	1,557
14	5.02	29.13	9.00	9,493,665	3,580
15	6.01	34.88	9.00	11,365,922	1,265
16	9.22	53.51	17.50	17,436,572	2,776
17	1.62	9.40	14.00	3,063,693	2,509

Amelia Walk Subdivision Map with Pond Numbers

Exhibit B

An alternate solution for discussion and consideration in Pond Maintenance RFP

Managing a Florida stormwater pond without chemicals requires a focus on aeration, beneficial biological controls, and stopping excess nutrients at the source.

Aeration and Circulation

- **Diffused Aeration:** Install a bottom-up diffused aeration system to break up stagnant water layers, boost oxygen levels, and prevent fish kills. *[Note this was considered and proposals for 1 of the largest ponds several years ago. Water quality considered good and not necessary. It was expensive $30K-$50K capital, plus noisy where equipment would be located.*]
- **Fountains:** Use surface fountains to add oxygen and improve aesthetics, though they mix only the top layers of the water column. *[CDD has 5 of its 16 ponds with fountains]*

Biological and Physical Controls

- **Littoral Plantings:** Establish native aquatic plants (like pickerelweed and bulrush) on shallow pond shelves to absorb excess nitrogen and phosphorus. *[Possible large initial capital expense]*
- **Proactive Hydro-Raking:** Remove accumulated organic muck and bottom debris mechanically before it decays and fuels new weed growth. [*Equipment such as Truxor or March Master would be used to remove these unwanted items from pond bottom. Discussion with contractors indicated that this could be very expensive per pond*]
- **Pond Dyes:** Apply approved non-toxic blue or black pond dyes to shade out sunlight and slow down submerged plant growth. [*North Hampton at times has blue dye in some of their ponds]*

Watershed and Nutrient Management

- **Smart Fertilizing:** Reduce nutrient runoff by using zero-phosphorus, slow-release nitrogen fertilizers on surrounding lawns, or maintain a strict fertilizer-free buffer zone near the water's edge. [*Pond banks are 15' to 20' from HOA private property to waters edge. CDD only mows and trims pond banks. No Fertilization, Pest, Weed control is used. Most companies will not go near the waters edge with agricultural products.]*
- **Yard Waste Control:** Keep grass clippings, leaves, and pet waste out of streets and storm drains to stop organic material from overloading the pond.