Amelia Walk
Community Development District

November 17, 2026

AGENDA

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

November 10, 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, November 17, 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. Organizational Matters
   A. Oath of Office for Newly Elected Supervisors

   B. Consideration of Resolution 2027-01, Designating Officers

IV. Approval of the Consent Agenda
   A. Minutes
      1. September 17, 2026 Workshop

      2. October 20, 2026 Meeting

      3. October 21, 2026 Workshop

   B. Financial Statements as of October 31, 2026

   C. Check Register

V. Staff Reports
   A. Landscape – Quality Site Assessment (to be provided under separate cover)

   B. District Counsel

   C. District Engineer – Consideration of Proposal for a Stormwater Needs Analysis

D. District Manager – Agreement for Electronic Payments

E. Amenity / Field Operations Manager – Report

VI. Discussion of Annual Engineer's Report Repair Recommendations

VII. Discussion of Area 45 Landscaping

VIII. Consideration of Issuing a Request for Proposals for Landscape, Irrigation, Fertilization, Pest and Weed Control Services

IX. Consideration of Proposal for Asphalt Repairs

X. Consideration of Proposals for Stormwater System Maintenance

XI. Consideration of Proposals for Tree Trimming and Woodline Pushback

XII. Discussion of Portable Dog Park / Dog Run

XIII. Consideration of Resident Request for Landscape Change Between Sidewalk and Roadway

XIV. Discussion of Future Bond Counsel Representation

XV. Ratification of Agreement with Community Association and Lifestyle Management III, LLC for Amenity Management, Field Operations Management, Janitorial and Facility Maintenance Services

XVI. Consideration of Resolution 2027-02, Amending the Fiscal Year 2026 Budget

XVII. Audience Comments (Limited to three minutes)

XVIII. Supervisor Requests

XIX. Other Business

XX. Next Meeting Scheduled for November 17, 2026 at 2:00 p.m. at the Amelia Walk Amenity Center

XXI. Adjournment

THIRD ORDER OF BUSINESS

B.

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Amelia Walk Community Development District:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17TH DAY OF NOVEMBER, 2026.

ATTEST

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

A.

1.

MINUTES OF MEETING
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

The Amelia Walk Community Development District Board of Supervisors Workshop was held **Thursday, September 17, 2026, at 3:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034.**

Supervisors present were:

Jeff Robinson Supervisor – Seat 4
David Swan Supervisor – Seat 2

Red Jentz Supervisor – Seat 3

AGENDA

Informational Discussion on the CDD and refreshments will be provided.

Format: As communicated in the "Meet the Incumbent Candidates" Invitation

- Drop by to meet us anytime during the scheduled meeting.
- Stay as long as you wish.
- Informal session for Questions and Answers.
- No moderator, just David Swan and Jeffrey Robinson.
- Residents round robin can ask a question which we will answer.

Meeting started at 3:00pm.

As residents drop by and were greeted by David Swan and Jeff Robinson

Question ranges from:

- Why are you running for another term?
- Why are their security cameras in the social room and who has viewing access?
- Can we have "no fishing signs on ponds" – answered by placing the topic on the October 20 meeting agenda for the entire CDD board of Supervisors to discuss and vote if required.
- Can there be fish added to ponds?
- What is going on with Pond 15 fountain its seems to be down more than up and running?

Campaign literature was available for those whom wanted it.

Meeting adjourned shortly after 6:00pm.

2.

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, October 20, 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
Steve Cook	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the October 20, 2026 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comment**

Don DeCanio asked if an estimate has been obtained for what it would cost to do the littoral plantings at 100-foot intervals. He also questioned why there was only one bid for the asphalt repairs.

Mr. Laughlin responded that multiple vendors were contacted for proposals on the asphalt repairs, but the one in the agenda package is the only vendor that responded.

Next, Mr. DeCanio asked about the manhole cover depressions.

Mr. Laughlin responded that staff handled the communication with JEA internally.

Mr. DeCanio stated that he'd also like the depressions near 85175 Majestic Walk, as well as the lip and depression near the entrance to be included as the mobilization fees are very high. Next, Mr. DeCanio recommended adding a sign at the roundabout quoting the Florida Statute that prohibits parking in roundabouts. He does not believe a sign prohibiting fishing will be effective. Lastly, Mr. DeCanio questioned why there was only one proposal for trimming the trees. He also recommended elevating the trees to 16-feet rather than 13 and asked why he could not trim the trees himself.

Mr. Cook asked what it would take to get insurance coverage for volunteer work.

Mr. Laughlin responded that he would need to get a quote from the insurance company.

The Board members indicated they were in favor of obtaining the quote from the insurance company.

Will Knudsen stated that there are some streetlights staying on all day that need to be inspected.

Mr. Laughlin responded that a ticket needs to be put in through FP&L with the pole numbers.

THIRD ORDER OF BUSINESS Consent Agenda

A. Minutes of the September 15, 2026 Meeting

B. Financial Statements as of September 30, 2026

C. Check Register

Copies of the minutes, financial statements and check register totaling $119,222.18 were included in the agenda package for the Board's review.

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

FOURTH ORDER OF BUSINESS Staff Reports

A. Landscape – Quality Site Assessment

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

B. District Counsel

Ms. Henley reminded the attendees of the upcoming general election taking place on November 3rd. The elected supervisors can be sworn in as of November 17th.

Mr. Robinson asked about the status of the Xfinity contract.

Ms. Henley stated that the exclusive marketing agreement only involves the HOA and the CDD would just need to grant an easement access agreement for use of the CDD's property if that would be needed.

Mr. Robinson suggested what Xfinity comes back with before spending any money.

Next, Mr. Robinson asked Ms. Henley to explain what a workshop is.

Ms. Henley responded that a workshop is similar to a board meeting, except no official board action can be taken and no quorum is needed. It is an informal meeting, typically on one specific topic.

C. District Engineer

Mr. Yuro reported that the Sagamore Court contractor came back and replaced all of the original Bahia sod with St. Augustine. The resident seems satisfied and it appears to be functioning properly with the recent rains.

Next, Mr. Yuro stated that there was an email from a resident concerned about cracking in the curb and debris in the storm inlets off Stonehurst. Mr. Yuro inspected the area and found there is a lot of floating garbage. He does not believe it is blocking the drainage, however he did recommend cleaning it out. He recommended putting the curb cracks on the radar for when the road gets resurfaced.

Mr. Cook suggested Mr. Yuro provide a report to the Board after he performs any site visits. He also asked how the Board should prioritize completing recommended repairs or projects including in the annual engineer's report.

Ms. Murphy asked Mr. Yuro to assess the urgency of each item on the report.

D. District Manager – Update on Fiscal Year 2026 Goals & Objectives

Mr. Laughlin reported that the fiscal year 2026 goals and objectives have been achieved.

On MOTION by Ms. Murphy seconded by Mr. Swan with all in favor, marking the fiscal year 2026 goals and objectives achieved was approved.

E. Amenity / Field Operations Manager – Report

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

Mr. Dellinger stated that Pye Barker found that the conduit that the pickleball gate access system runs through is getting full of water and electricity is finding its way into the wire causing shortages when there are lighting strikes. They provided a proposal totaling $2,988 to make the repairs.

Next, Mr. Dellinger stated that he called Peacock electric out to determine why some outlets were not working and they traced the wire halfway down the pond bank and across the road into a junction box that was fried. Peacock submitted a proposal to make the repairs totaling $2,620.

Mr. Robinson stated that it needs to be fixed or the holiday lights and nearby fountain would not work.

Will Knudsen stated that in the evening the lights do not turn on.

Mr. Dellinger responded that he thinks the photo sensor got fried. A new one will be installed when Peacock makes the repair.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor, the proposal from Peacock totaling $2,988 was approved.

Next, Mr. Dellinger stated that he inspected landscape area 35 for the potential to have a shallow well installed.

Mr. Robinson asked Mr. Dellinger to provide more details on pouring concrete or installing pavers near the cluster boxes on Fall River for wheelchair access.

Next, Mr. Dellinger stated that quote from Partridge discussed earlier is mainly for areas in which there are indentions in the asphalt around storm drains. JEA has stated that they will not be responsible for the repairs as they believe they are due to a compaction issue and would fall under the original asphalt company.

The Board directed Mr. Dellinger to get more quotes on asphalt repairs with the manhole depressions included.

FIFTH ORDER OF BUSINESS **Consideration of Landscape Proposals for Areas 35 and 36**

Proposals from Fresh Cut totaling $15,995, BrightView totaling $12,040.94, and Coastal Greenery totaling $14,142.11 were presented to the Board for their consideration.

> On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor, the proposal from BrightView totaling $12,040.94 subject to brown mulch being usedwas approved.

SIXTH ORDER OF BUSINESS **Discussion of Area 45 Landscaping**

This item was tabled until a water source could be identified.

SEVENTH ORDER OF BUSINESS **Discussion of Landscape, Irrigation, Fertilization, Pest, and Weed Control Maintenance Contract Specifications for RFP**

A scope of services similar to what was used a few years ago was included in the agenda package for the Board's review. Mr. Laughlin recommended issuing a formal request for proposals.

There were no objections to using the scope included in the agenda package.

> On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor, issuing a formal request for proposals for landscape, irrigation, fertilization, pest and weed control services was approved.

Mr. Laughlin noted that the RFP process will take at least two months.

EIGHTH ORDER OF BUSINES **Discussion of Pond Maintenance Bids**

Five proposals for pond maintenance services were included in the agenda package for the Board's review.

Mr. Laughlin noted that the Amelia Concourse community uses Superior Waterway Services and has been satisfied with the service they provide.

A representative from Superior Waterway was present and answered questions and provided information on the company's services.

> On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor, entering into a contract with Superior Waterway Services and

terminating the contract with Solitude for pond maintenance services was approved.

NINTH ORDER OF BUSINESS **Discussion of Survey Results on Additional Parking and Littoral Planting Zones**

Mr. Robinson stated that out of 996 emails sent, 237 surveys were submitted. There were 56.5 percent below neutral responses in regard to the desire for additional parking.

Mr. Jentz suggested armoring the sprinkler heads around the roundabout and possibly look at parking diagonally in between the trees out front.

Mr. Robinson continued to state that the 36% of the community responded that littoral plantings were low priority and 53% responded above neutral. It is estimated that installing littoral plantings on every pond would cost $80,000.

The Board indicated they would like to move forward with littoral plantings in the spring.

TENTH ORDER OF BUSINESS **Discussion of Road Cracks on Stonehurst Parkway**

Mr. Robinson stated that he received an email from a resident regarding cracks in the concrete apron off Stonehurst Parkway.

Mr. Yuro stated that upon his inspection there was nothing that looked critical.

Mr. Robinson asked Mr. Dellinger to get back to the concerned resident.

ELEVENTH ORDER OF BUSINESS **Consideration of Proposal for Asphalt Repairs**

This item was tabled to get more proposals.

TWELFTH ORDER OF BUSINESS **Discussion of Storm Drain Cleanout**

Mr. Laughlin stated that staff would gather proposals for cleaning out the storm drains and present them at a future meeting.

THIRTEENTH ORDER OF BUSINESS **Discussion of Additional Signage**

A. 'No Parking' Signs at Roundabout

B. 'No Fishing' Signs Near Residential Properties Adjacent to Approved Fishing Ponds

Mr. Robinson stated that a resident has requested that no parking signs be installed at the roundabout, although it is not recommended as he does not believe it will stop people from parking there.

Mr. Laughlin stated that he has contacted the Sheriff's Office about restarting the consistent patrols in the area. Mr. Swan asked if they could concentrate on the roundabout area during school hours.

As for the signs prohibiting fishing, Mr. Laughlin stated people are walking behind people's yards.

Mr. Robinson stated that 'no trespassing' signs would have to be installed along the entire pond bank if the District were to install signs prohibiting fishing. It was recommended that 'no fishing' signs not be installed as signage would then have to be posted all around everything single pond.

Mr. Jentz recommended sending another e-blast reminding residents not to walk behind people's homes or fish without permission.

Mr. Swan stated that there was also a resident request to add bass or carp to the fishing ponds.

The following item was taken out of order from the agenda.

SIXTEENTH ORDER OF BUSINESS Consideration of Request for Stocking of Fish in Pond 14 to Control Mosquitos

Mr. _____ stated that midge flies could be added, which has to be done on a month-to-month basis. The best long-term solution would be submerged aeration systems. Mosquito fish would help with mosquito larvae.

FOURTEENTH ORDER OF BUSINESS Consideration of Proposals for Tree Trimming

Mr. Dellinger presented four proposals from Happy Days Outdoor Services for trimming various trees and cutting back the tree line behind the pond banks in Phase 1.

Mr. Robinson asked for more competitive quotes on the trimming of the various trees, but stated that he was okay with the proposal for cutting the wood line back.

Mr. Laughlin cautioned that there were a lot of complaints last time the tree canopy was lifted to 16-feet. Additionally, it was pointed out it could be detrimental to the health of the tree and would cost significantly more.

Don DeCanio commented that there is a way to trim the tree canopy higher without damaging the tree, which he knows how to do and is willing to volunteer once the insurance policy is in place and the District is willing to let him dispose of the tree debris onsite.

This item was tabled until additional proposals could be gathered.

FIFTEENTH ORDER OF BUSINESS Consideration of Proposal for Access Control System

Mr. Dellinger went over this item under his report.

Mr. Swan asked about the warranty.

Ms. Henley stated that the District's contract will include a one-year warranty unless the vendor offers a longer warranty.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor, the proposal from Pye-Barker totaling $2,988 was approved.

SEVENTEENTH ORDER OF BUSINESS Audience Comments

Don DeCanio asked if JEA would address the manholes that are higher than the grade of the road.

Mr. Laughlin responded that JEA looked at all of the manholes while they were onsite.

Don DeCanio stated that he would like to meet with Mr. Dellinger or one of the board members to point out some roadway issues. Next, he stated that the community liable if ADA access is not provided, so the CDD should get ahead of the request to address the access to the mailboxes.

EIGHTEENTH ORDER OF BUSINESS Supervisor Requests

Mr. Jentz commented that the wording of the surveys put out to the community could be improved to make it clear that the CDD is assessing the desire for the project based on a request, and money will not be spent until it has been thoroughly assessed.

NINETEENTH ORDER OF BUSINESS **Other Business**

There being none, the next item followed.

TWENTIETH ORDER OF BUSINESS **Next Scheduled Meeting – November 17, 2026 at 2:00 p.m. at the Amelia Walk Amenity Center**

TWENTY-FIRST ORDER OF BUSINESS **Adjournment**

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

3.

MINUTES OF MEETING
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

The Amelia Walk Community Development District Board of Supervisors Workshop was held **Thursday, October 21, 2026, at 4:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034.**

Supervisors present were:

Jeff Robinson Supervisor – Seat 4
David Swan Supervisor – Seat 2

Red Jentz Supervisor – Seat 3

AGENDA

Informational Discussion on the CDD and refreshments will be provided.

Format: As communicated in the "Meet the Incumbent Candidates" Invitation

- Drop by to meet us anytime during the scheduled meeting.
- Stay as long as you wish.
- Informal session for Questions and Answers.
- No moderator, just David Swan and Jeffrey Robinson.
- Residents round robin can ask a question which we will answer.

Meeting started at 4:00pm.
As residents drop by and were greeted by David Swan and Jeff Robinson

Questin ranges from:

- Why are you running for another term?
- What is going on with the Hidden Lakes development construction project happening on the other side of the haul road trail? Construction started last month by Century Communities.
- Are they getting their water and sewer from JEA by tearing up our haul road trail? No. They are accessing easements in Amelia Concourse. About 12 homes are having their front yards and driveways dug up. No known impact on Amelia Walk CDD.
- The day care center in Village Walk Commercial seam to to be at a standstill, do you know what the status is. Yes. We have been informed they still do not have access to JEA water/sewer and JEA reclaimed water for irrigation. No update on when that may be resolved.
-

Campaign literature was available for those whom wanted it.

Meeting adjourned at 7:00pm.

B.

Amelia Walk

Community Development District

Unaudited Financial Reporting

October 31, 2026

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Amelia Walk

Community Development District

Combined Balance Sheet

October 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account-Wells Fargo Bank	$ 423	$ -	$ -	$ 423
Operating Account-Seacoast Bank	$ 23,844	$ -	$ -	$ 23,844
Electric Deposits	$ 2,215	$ -	$ -	$ 2,215
Investments:				
US Bank Custody	$ 134,191	$ -	$ -	$ 134,191
State Board of Administration	$ -	$ -	$ 74,324	$ 74,324
Series 2012				
Reserve	$ -	$ 60,861	$ -	$ 60,861
Revenue	$ -	$ 108,204	$ -	$ 108,204
Prepayment	$ -	$ 7,329	$ -	$ 7,329
Series 2016				
Reserve	$ -	$ 168,400	$ -	$ 168,400
Revenue	$ -	$ 139,333	$ -	$ 139,333
Construction	$ -	$ -	$ 1,639	$ 1,639
Series 2018				
Reserve	$ -	$ 313,242	$ -	$ 313,242
Revenue	$ -	$ 328,797	$ -	$ 328,797
Prepayment	$ -	$ 58,716	$ -	$ 58,716
Construction	$ -	$ -	$ 985	$ 985
Series 2018-3B				
Reserve	$ -	$ 240,213	$ -	$ 240,213
Revenue	$ -	$ 373,612	$ -	$ 373,612
Prepayment	$ -	$ 27,622	$ -	$ 27,622
Construction	$ -	$ -	$ 15,160	$ 15,160
Series 2023				
Revenue	$ -	$ 42,776	$ -	$ 42,776
Prepayment	$ -	$ 6,995	$ -	$ 6,995
Total Assets	**$ 160,672**	**$ 1,876,099**	**$ 92,107**	**$ 2,128,878**
Liabilities:				
Accounts Payable	$ 33,416	$ -	$ -	$ 33,416
Deposit-Office Lease	$ 200	$ -	$ -	$ 200
Total Liabilities	**$ 33,616**	**$ -**	**$ -**	**$ 33,616**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 2,215	$ -	$ -	$ 2,215
Restricted for:				
Debt Service - Series 2012	$ -	$ 176,394	$ -	$ 176,394
Debt Service - Series 2016	$ -	$ 307,733	$ -	$ 307,733
Debt Service - Series 2018	$ -	$ 700,756	$ -	$ 700,756
Debt Service - Series 2018-3B	$ -	$ 641,446	$ -	$ 641,446
Debt Service - Series 2023	$ -	$ 49,771	$ -	$ 49,771
Capital Projects - Series 2016	$ -	$ -	$ 1,639	$ 1,639
Capital Projects - Series 2018	$ -	$ -	$ 985	$ 985
Capital Projects - Series 2018-3B	$ -	$ -	$ 15,160	$ 15,160
Assigned for:				
Capital Reserves	$ -	$ -	$ 74,324	$ 74,324
Unassigned	$ 124,841	$ -	$ -	$ 124,841
Total Fund Balances	**$ 127,056**	**$ 1,876,099**	**$ 92,107**	**$ 2,095,262**
Total Liabilities & Fund Balance	**$ 160,672**	**$ 1,876,099**	**$ 92,107**	**$ 2,128,878**

Amelia Walk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 1,000,785	$ 8,057	$ 8,057	$ -
Interlocal Agreement	$ 27,076	$ 2,256	$ -	$ (2,256)
Interest Income	$ 3,825	$ 319	$ -	$ (319)
Other Income-Clubhouse	$ 500	$ 42	$ 712	$ 670
Other Income-Non Resident User Fees	$ -	$ -	$ 2,000	$ 2,000
Total Revenues	**$ 1,032,186**	**$ 10,673**	**$ 10,768**	**$ 95**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 1,000	$ 1,000	$ -
FICA Expense	$ 842	$ 70	$ 77	$ (6)
Engineering Fees	$ 30,000	$ 2,500	$ -	$ 2,500
Assessment Roll Administration	$ 5,789	$ 5,789	$ 5,789	$ (0)
Dissemination	$ 3,859	$ 322	$ 322	$ (0)
Dissemination-Amortization Schedules	$ 2,050	$ 171	$ -	$ 171
Trustee Fees	$ 20,000	$ 1,667	$ -	$ 1,667
Arbitrage	$ 2,400	$ 200	$ -	$ 200
Attorney Fees	$ 55,000	$ 4,583	$ -	$ 4,583
Annual Audit	$ 4,100	$ 342	$ -	$ 342
Management Fees	$ 62,028	$ 5,169	$ 5,169	$ (0)
Information Technology	$ 926	$ 77	$ 77	$ 0
Website Maintenance	$ 463	$ 39	$ 39	$ 0
Travel & Per Diem	$ 500	$ 42	$ -	$ 42
Telephone	$ 900	$ 75	$ 41	$ 34
Postage	$ 1,000	$ 83	$ 21	$ 62
Printing	$ 750	$ 63	$ 3	$ 59
Insurance	$ 12,834	$ 12,834	$ 12,834	$ -
Legal Advertising	$ 2,500	$ 208	$ 90	$ 119
Other Current Charges	$ 2,500	$ 208	$ 201	$ 7
Office Supplies	$ 100	$ 8	$ 0	$ 8
Dues, Licenses & Subscriptions	$ 175	$ 15	$ 175	$ (160)
Total General & Administrative	**$ 220,715**	**$ 35,464**	**$ 25,838**	**$ 9,626**

Amelia Walk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Operations & Maintenance				
Contract Services				
Landscaping & Fertilization Maintenance	$ 185,575	$ 15,465	$ 12,733	$ 2,732
Fountain Maintenance	$ 2,650	$ 221	$ -	$ 221
Lake Maintenance	$ 30,177	$ 2,515	$ 2,615	$ (101)
Security	$ 9,040	$ 753	$ 533	$ 221
Refuse	$ 2,500	$ 208	$ 298	$ (90)
Management Company	$ 18,554	$ 1,546	$ 1,546	$ 0
Subtotal Contract Services	**$ 248,496**	**$ 20,708**	**$ 17,725**	**$ 2,983**
Repairs and Maintenance				
Repairs & Maintenance	$ 60,000	$ 5,000	$ 15,644	$ (10,644)
Landscaping Extras (Flowers & Mulch)	$ 18,309	$ 1,526	$ 5,078	$ (3,552)
Irrigation Repairs	$ 15,000	$ 1,250	$ -	$ 1,250
Speed Control	$ 11,000	$ 917	$ -	$ 917
Subtotal Repairs and Maintenance	**$ 104,309**	**$ 8,692**	**$ 20,722**	**$ (12,029)**
				$ -
Utilities				
Electric	$ 31,200	$ 2,600	$ 2,323	$ 277
Streetlighting	$ 43,680	$ 3,640	$ 3,431	$ 209
Water & Wastewater	$ 16,000	$ 1,333	$ 1,263	$ 70
Subtotal Utilities	**$ 90,880**	**$ 7,573**	**$ 7,016**	**$ 557**
				$ -
Amenity Center				
Insurance	$ 32,506	$ 32,506	$ 25,946	$ 6,560
Pool Maintenance	$ 16,620	$ 1,385	$ 1,668	$ (283)
Pool Permit	$ 300	$ 25	$ -	$ 25
Amenity Management	$ 91,155	$ 7,596	$ 7,596	$ -
Cable TV/Internet/Telephone	$ 8,500	$ 708	$ 691	$ 17
Janitorial Service	$ 14,175	$ 1,181	$ 1,181	$ -
Special Events	$ 9,000	$ 750	$ -	$ 750
Decorations-Holiday	$ 3,000	$ 250	$ -	$ 250
Facility Maintenance (including Fitness Equip)	$ 7,000	$ 583	$ 85	$ 498
Subtotal Amenity Center	**$ 182,256**	**$ 44,985**	**$ 37,167**	**$ 7,818**
Reserves				
Capital Reserves (Transfer out to CRF)	$ 185,530	$ 15,461	$ -	$ 15,461
Subtotal Reserves	**$ 185,530**	**$ 15,461**	**$ -**	**$ 15,461**
				$ -
Total Operations & Maintenance	**$ 811,471**	**$ 97,420**	**$ 82,631**	**$ 14,789**
Total Expenditures	**$ 1,032,186**	**$ 132,883**	**$ 108,469**	**$ 24,415**
Excess (Deficiency) of Revenues over Expenditures	$ -		**$ (97,700)**	
Net Change in Fund Balance	**$ -**		**$ (97,700)**	
Fund Balance - Beginning			**$ 224,756**	
Fund Balance - Ending			**$ 127,056**	

Amelia Walk

Community Development District

Debt Service Fund Series 2012

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 107,362	$ 837	$ 837	$ -
Assessments - Prepayments	$ -	$ -	$ -	$ -
Interest	$ -	$ -	$ -	$ -
Total Revenues	**$ 107,362**	**$ 837**	**$ 837**	**$ -**
Expenditures:				
Interest - 11/1	$ 23,100	$ -	$ -	$ -
Principal - 5/1	$ 55,000	$ -	$ -	$ -
Interest - 5/1	$ 23,100	$ -	$ -	$ -
Total Expenditures	**$ 101,200**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 6,162**		**$ 837**	
Net Change in Fund Balance	**$ 6,162**		**$ 837**	
Fund Balance - Beginning	**$ 92,006**		**$ 175,557**	
Fund Balance - Ending	**$ 98,168**		**$ 176,394**	

Amelia Walk

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 187,055	$ 1,402	$ 1,402	$ -
Assessments - Prepayments	$ -	$ -	$ -	$ -
Interest	$ -	$ -	$ -	$ -
Total Revenues	**$ 187,055**	**$ 1,402**	**$ 1,402**	**$ -**
Expenditures:				
Interest - 11/1	$ 59,488	$ -	$ -	$ -
Principal - 11/1	$ 50,000	$ -	$ -	$ -
Interest - 5/1	$ 58,113	$ -	$ -	$ -
Total Expenditures	**$ 167,600**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 19,455**		**$ 1,402**	
Net Change in Fund Balance	**$ 19,455**		**$ 1,402**	
Fund Balance - Beginning	**$ 204,920**		**$ 306,331**	
Fund Balance - Ending	**$ 224,376**		**$ 307,733**	

Amelia Walk

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 453,911	$ 3,350	$ 3,350	$ -
Interest	$ -	$ -	$ -	$ -
Total Revenues	**$ 453,911**	**$ 3,350**	**$ 3,350**	**$ -**
Expenditures:				
Interest - 11/1	$ 143,384	$ -	$ -	$ -
Principal - 11/1	$ 130,000	$ -	$ -	$ -
Interest - 5/1	$ 140,297	$ -	$ -	$ -
Total Expenditures	**$ 413,681**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 40,230		$ 3,350	
Net Change in Fund Balance	**$ 40,230**		**$ 3,350**	
Fund Balance - Beginning	**$ 290,767**		**$ 697,405**	
Fund Balance - Ending	**$ 330,997**		**$ 700,756**	

Amelia Walk

Community Development District

Debt Service Fund Series 2018-3B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 520,619	$ 3,893	$ 3,893	$ -
Assessments - Prepayments	$ -	$ -	$ 25,993	$ 25,993
Interest	$ -	$ -	$ -	$ -
Total Revenues	**$ 520,619**	**$ 3,893**	**$ 29,886**	**$ 25,993**
Expenditures:				
Interest - 11/1	$ 169,659	$ -	$ -	$ -
Principal - 11/1	$ 145,000	$ -	$ -	$ -
Interest - 5/1	$ 166,216	$ -	$ -	$ -
Total Expenditures	**$ 480,875**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 39,744**		**$ 29,886**	
Net Change in Fund Balance	**$ 39,744**		**$ 29,886**	
Fund Balance - Beginning	**$ 391,792**		**$ 611,559**	
Fund Balance - Ending	**$ 431,536**		**$ 641,446**	

Amelia Walk

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 102,229	$ 750	$ 750	$ -
Assessments - Prepayments	$ -	$ -	$ 1,337	$ 1,337
Interest	$ -	$ -	$ -	$ -
Total Revenues	**$ 102,229**	**$ 750**	**$2,087**	**$ 1,337**
Expenditures:				
Interest - 11/1	$ 31,115	$ -	$ -	$ -
Principal - 5/1	$ 30,000	$ -	$ -	$ -
Interest - 5/1	$ 31,115	$ -	$ -	$ -
Total Expenditures	**$ 92,230**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expendit	$ 9,999		**$ 2,087**	
Net Change in Fund Balance	**$ 9,999**		**$ 2,087**	
Fund Balance - Beginning	**$ 40,613**		**$ 47,683**	
Fund Balance - Ending	**$ 50,612**		**$ 49,771**	

Amelia Walk

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 433	$ 433
Total Revenues	**$ -**	**$ -**	**$ 433**	**$ 433**
Expenditures:				
Capital Outlay	$ 185,530	$ 15,461	$ -	$ 15,461
Total Expenditures	**$ 185,530**	**$ 15,461**	**$ -**	**$ 15,461**
Excess (Deficiency) of Revenues over Expenditures	**$ (185,530)**		**$ 433**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ 185,530	$ 15,461	$ -	$ (15,461)
Total Other Financing Sources (Uses)	**$ 185,530**	**$ 15,461**	**$ -**	**$ (15,461)**
Net Change in Fund Balance	**$ -**		**$ 433**	
Fund Balance - Beginning			**$ 73,891**	
Fund Balance - Ending			**$ 74,324**	

Amelia Walk

Community Development District

Capital Projects Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ -**	
Net Change in Fund Balance	**$ -**		**$ -**	
Fund Balance - Beginning			**$ 1,639**	
Fund Balance - Ending			**$ 1,639**	

Amelia Walk

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ -**	
Net Change in Fund Balance	**$ -**		**$ -**	
Fund Balance - Beginning			**$ 985**	
Fund Balance - Ending			**$ 985**	

Amelia Walk

Community Development District

Capital Projects Fund Series 2018-3B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ -**	
Net Change in Fund Balance	**$ -**		**$ -**	
Fund Balance - Beginning			**$ 15,160**	
Fund Balance - Ending			**$ 15,160**	

Amelia Walk

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Cost of Issuance	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ -**	
Other Financing Sources/(Uses)				
Interfund Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ -**		**$ -**	
Fund Balance - Beginning			**$ -**	
Fund Balance - Ending			**$ -**	

Amelia Walk

Community Development District

Month to Month

FY 2027

	Adopted Budget	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Total
Revenues:														
Assessments - Tax Roll	**$ 1,000,785**	$ 8,057	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,057
Interlocal Agreement	**$ 27,076**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest Income	**$ 3,825**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Income-Clubhouse	**$ 500**	$ 712	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 712
Other Income-Non Resident User Fees	**$ -**	$ 2,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000
Total Revenues	**$ 1,032,186**	**$ 10,768**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 10,768**
Expenditures:														
General & Administrative:														
Supervisor Fees	**$ 12,000**	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000
FICA Expense	**$ 842**	$ 77	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 77
Engineering Fees	**$ 30,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Roll Administration	**$ 5,789**	$ 5,789	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,789
Dissemination	**$ 3,859**	$ 322	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 322
Dissemination-Amortization Schedules	**$ 2,050**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Trustee Fees	**$ 20,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Arbitrage	**$ 2,400**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney Fees	**$ 55,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Annual Audit	**$ 4,100**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Management Fees	**$ 62,028**	$ 5,169	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,169
Information Technology	**$ 926**	$ 77	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 77
Website Maintenance	**$ 463**	$ 39	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 39
Travel & Per Diem	**$ 500**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Telephone	**$ 900**	$ 41	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 41
Postage	**$ 1,000**	$ 21	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 21
Printing	**$ 750**	$ 3	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3
Insurance	**$ 12,834**	$ 12,834	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,834
Legal Advertising	**$ 2,500**	$ 90	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 90
Other Current Charges	**$ 2,500**	$ 201	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 201
Office Supplies	**$ 100**	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 0
Dues, Licenses & Subscriptions	**$ 175**	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 220,715**	**$ 25,838**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 25,838**

Amelia Walk

Community Development District

Month to Month

FY 2027

	Adopted Budget	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Total
Operations & Maintenance														
Contract Services														
Landscaping & Fertilization Maintenance	**$ 185,575**	$ 12,733	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	12,733
Fountain Maintenance	**$ 2,650**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Lake Maintenance	**$ 30,177**	$ 2,615	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	2,615
Security	**$ 9,040**	$ 533	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	533
Refuse	**$ 2,500**	$ 298	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	298
Management Company	**$ 18,554**	$ 1,546	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	1,546
Subtotal Contract Services	**$ 248,496**	**$ 17,725**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**17,725**
Repairs and Maintenance														
Repairs & Maintenance	**$ 60,000**	$ 15,644	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	15,644
Landscaping Extras (Flowers & Mulch)	**$ 18,309**	$ 5,078	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	5,078
Irrigation Repairs	**$ 15,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Speed Control	**$ 11,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Subtotal Repairs and Maintenance	**$ 104,309**	**$ 20,722**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**20,722**
Utilities														
Electric	**$ 31,200**	$ 2,323	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	2,323
Streetlighting	**$ 43,680**	$ 3,431	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	3,431
Water & Wastewater	**$ 16,000**	$ 1,263	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	1,263
Subtotal Utilities	**$ 90,880**	**$ 7,016**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**7,016**
Amenity Center														
Insurance	**$ 32,506**	$ 25,946	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	25,946
Pool Maintenance	**$ 16,620**	$ 1,668	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	1,668
Pool Permit	**$ 300**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Amenity Management	**$ 91,155**	$ 7,596	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	7,596
Cable TV/Internet/Telephone	**$ 8,500**	$ 691	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	691
Janitorial Service	**$ 14,175**	$ 1,181	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	1,181
Special Events	**$ 9,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Decorations-Holiday	**$ 3,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Facility Maintenance (including Fitness Equip)	**$ 7,000**	$ 85	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	85
Subtotal Amenity Center	**$ 182,256**	**$ 37,167**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**37,167**
Reserves														
Capital Reserves (Transfer out to CRF)	**$ 185,530**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Subtotal Reserves	**$ 185,530**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**-**
Total Operations & Maintenance	**$ 811,471**	**$ 82,631**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**82,631**
Total Expenditures	**$ 1,032,186**	**$ 108,469**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**108,469**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ (97,700)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**(97,700)**
Net Change in Fund Balance	**$ -**	**$ (97,700)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**(97,700)**

Amelia Walk

Community Development District

Long Term Debt Report

FY 2027

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:	$51,325.00	
Reserve Fund Balance:	$60,861.21	
Bonds outstanding - 9/30/2026		$840,000.00
Less:	November 1, 2026 (Prepayment)	$0.00
Less:	May 1, 2027 (Mandatory)	$0.00
Current Bonds Outstanding		**$840,000.00**

Series 2016A-2, Special Assessment Bonds		
Interest Rate:	5.50%	
Maturity Date:	11/1/30	$265,000.00
Interest Rate:	6.00%	
Maturity Date:	11/1/47	$1,740,000.00
Reserve Fund Definition:	Maximum Annual Debt Assessment	
Reserve Fund Requirement:	$168,400.00	
Reserve Fund Balance:	$168,400.00	
Less:	November 1, 2026 (Mandatory)	$0.00
Current Bonds Outstanding		**$2,005,000.00**

Series 2018A-3, Special Assessment Bond		
Interest Rate:	4.75%	
Maturity Date:	11/1/29	$555,000.00
Interest Rate:	5.25%	
Maturity Date:	11/1/38	$1,730,000.00
Interest Rate:	5.375%	
Maturity Date:	11/1/48	$3,155,000.00
Reserve Fund Definition:	75% Maximum Annual Debt Assessment	
Reserve Fund Requirement:	$313,242.19	
Reserve Fund Balance:	$313,242.20	
Less:	November 1, 2026 (Mandatory)	$0.00
Current Bonds Outstanding		**$5,440,000.00**

Series 2018A Area B, Special Assessment Bond		
Interest Rate:	4.75%	
Maturity Date:	11/1/29	$615,000.00
Interest Rate:	5.25%	
Maturity Date:	11/1/39	$2,175,000.00
Interest Rate:	5.375%	
Maturity Date:	11/1/49	$3,645,000.00
Reserve Fund Definition:	50% Maximum Annual Debt Assessment	
Reserve Fund Requirement:	$240,212.50	
Reserve Fund Balance:	$240,212.50	
Less:	November 1, 2026 (Mandatory)	$0.00
Current Bonds Outstanding		**$6,435,000.00**

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 - 9/30/2026		$980,000.00
Less:	May 1, 2027 (Mandatory)	$0.00
Current Bonds Outstanding		**$980,000.00**

Total Current Bonds Outstanding	**$15,700,000.00**

Amelia Walk
Community Development District
Capital Reserves

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

Opening Balance in Capital Reserve Fund		$0.00
Source of Funds:	Interest Earned	$45,205.90
	Capital Reserve Transfers	$1,233,695.11
Use of Funds:		
Disbursements:	Fountain(s)	($42,085.00)
	Pool Heating System	($44,411.40)
	Sidewalk Repairs	($30,480.00)
	Sign Renovation	($27,950.00)
	Lighting	($10,263.80)
	Flag Pole	($9,024.00)
	Access Control	($36,360.38)
	Tennis Court Resurface Project	($27,275.00)
	Landscaping, Entry Monuments Lighting	($124,873.34)
	Electrical Upgrades	($4,380.00)
	Storm Drain	($119,034.98)
	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 October 31, 2026		**$74,323.59**

2. Funds Available For Capital Reserve Projects at October 31, 2026

Book Balance of Capital Reserve Fund at October 31, 2026			$74,323.59	
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 October 31, 2026			$74,323.59	

3. Investments - State Board of Administration

October 31, 2026	Type	Yield	Due	Maturity	Principal
Capital Reserve Fund	Overnight	4.05%	n/a	$74,323.59	$74,323.59

Contracts/Transfers in Transit	$0.00
Balance at 10/31/26	**$74,323.59**

Amelia Walk

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2027

					Gross Assessments	$ 1,076,110.77	$ 111,815.15	$ 187,224.13	$ 447,514.76	$ 519,934.62	$ 100,237.08	$ 2,442,836.52
					Net Assessments	$ 1,000,783.02	$ 103,988.09	$ 174,118.44	$ 416,188.73	$ 483,539.20	$ 93,220.48	$ 2,271,837.96
						44.05%	4.58%	7.66%	18.32%	21.28%	4.10%	100.00%

ON ROLL ASSESSMENTS

Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Net Receipts*	*O&M Portion*	*2012 Debt Service*	*2016 Debt Service*	*2018 Debt Service*	*2018-3B Debt Service*	*2023 Debt Service*	*Total*
10/30/26	#1-06/01/26-10/23/26	$19,440.01	$777.60	$373.25	$18,289.16	$8,056.68	$837.14	$1,401.72	$3,350.48	$3,892.67	$750.46	$18,289.15
	TOTAL	**$ 19,440.01**	**$ 777.60**	**$ 373.25**	**$ 18,289.16**	**$ 8,056.68**	**$ 837.14**	**$ 1,401.72**	**$ 3,350.48**	**$ 3,892.67**	**$ 750.46**	**$ 18,289.15**

0.80%	**Net Percent Collected**
$ 2,423,396.51	**Balance Remaining to Collect**

C.

Amelia Walk

Community Development District

Check Run Summary

November 17, 2026

Date	Check Numbers	Amount
SEACOAST BANK		
10/15/26	798-807	$150,834.43
10/29/26	808-816	$21,298.89
11/06/26	817-822	$36,033.24
SEACOAST BANK-AUTOPAY		
10/27/26	80068-80070	$6,655.20
Total		**$214,821.76**

*** CHECK DATES 10/13/2026 - 11/10/2026 *** AMELIA WALK - GENERAL FUND
BANK B AMELIA WALK

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/15/26	00335	10/01/26	1	202610	320-57200-34700				*	1,546.17		
			CONTRACT ADMIN 10/26									
		10/01/26	1	202610	320-57200-34001				*	7,596.25		
			FACILITY MGMT 10/26									
		10/01/26	1	202610	320-57200-34200				*	1,181.25		
			JANITORIAL 10/26									
								CALM III, LLC			10,323.67	000798
10/15/26	00306	10/01/26	95094	202610	310-51300-54000				*	175.00		
			ANNUAL FEE 10/26									
								FLORIDACOMMERCE			175.00	000799
10/15/26	00001	10/01/26	397	202610	310-51300-34000				*	5,169.00		
			MGMT FEE 10/26									
		10/01/26	397	202610	310-51300-35101				*	38.58		
			WEB ADMIN 10/26									
		10/01/26	397	202610	310-51300-35100				*	77.17		
			INFO TECH 10/26									
		10/01/26	397	202610	310-51300-31200				*	321.58		
			DISSEMINATION AGENT SVCS									
		10/01/26	397	202610	310-51300-51000				*	.18		
			OFFICE SUPPLIES 10/26									
		10/01/26	397	202610	310-51300-42000				*	21.24		
			POSTAGE 10/26									
		10/01/26	397	202610	310-51300-42500				*	3.45		
			COPIES 10/26									
		10/01/26	397	202610	310-51300-41000				*	41.37		
			TELEPHONE 10/26									
		10/08/26	398	202610	310-51300-31400				*	5,789.00		
			ASSESSMENT ROLL FY2027									
								GOVERNMENTAL MANAGEMENT SERVICES			11,461.57	000800
10/15/26	00269	10/01/26	26-00280	202610	310-51300-48000				*	89.75		
			NOTICE OF WORKSHOP 10/26									
								JACKSONVILLE DAILY RECORD			89.75	000801
10/15/26	00220	10/02/26	PSI30729	202610	310-51300-60200				*	2,615.31		
			MAINT 10/26									
								SOLITUDE LAKE MANAGEMENT			2,615.31	000802
10/15/26	00279	10/02/26	10836177	202609	320-57200-52000				*	2,320.95		
			CC PURCHASES 10/26									
								WELLS FARGO			2,320.95	000803
10/15/26	00300	10/13/26	4216	202609	310-51300-31100				*	3,422.50		
			SVCS 09/26									
								YURO & ASSOCIATES, LLC			3,422.50	000804

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/15/26	00334	9/28/26	FCO#2620 SAGAMORE DRAINAGE REPAIR	202609	300-13100-10000			*	115,154.98		
		9/28/26	FCO#2620 SAGAMORE DRAINAGE REPAIR	202609	320-53800-60000			*	115,154.98		
		9/28/26	FCO#2620 SAGAMORE DRAINAGE REPAIR	202609	300-20700-10000			*	115,154.98-		
							AJ JOHNS, INC.			115,154.98	000805
10/15/26	00276	9/29/26	9955014 IRR REPAIRS	202609	320-57200-46202			*	2,067.31		
							BRIGHTVIEW LANDSCAPE SERVICES			2,067.31	000806
10/15/26	00263	10/07/26	16129 LEGAL FEES THRU 9/30/26	202609	310-51300-31500			*	3,203.39		
							KILINSKI VAN WYK PLLC			3,203.39	000807
10/29/26	00276	11/01/26	9969979 MAINT 11/26	202611	320-57200-46200			*	13,617.71		
							BRIGHTVIEW LANDSCAPE SERVICES			13,617.71	000808
10/29/26	00277	10/25/26	7720 POOL SVCS 11/26	202611	320-57200-46400			*	1,697.18		
							CBUSS ENTERPRISES			1,697.18	000809
10/29/26	00280	10/20/26	81625130 DEAD DEER 10/26	202610	320-57200-62000			*	399.00		
							CRITTERPRO INC.			399.00	000810
10/29/26	00318	10/22/26	99351329 TUNE UP SYSTEM 10/26	202610	320-57200-62000			*	492.00		
							ED'S COMFORT SOLUTIONS INC			492.00	000811
10/29/26	00327	9/30/26	97046 SVCS 09/26	202609	320-57200-61000			*	1,583.80		
		9/30/26	97046 SVCS 09/26	202609	320-57200-61000			V	1,583.80-		
		9/30/26	97046 SVCS 09/26	202609	320-57200-61100			*	1,583.80		
							FUTURE HORIZONS INC			1,583.80	000812
10/29/26	00214	10/27/26	27679 SVCS 10/26	202610	320-57200-34000			*	85.00		
							GATOR FIRE SYSTEMS LLC			85.00	000813
10/29/26	00001	10/16/26	399 FACILITY MAINT 09/26	202609	320-57200-62000			*	432.40		
							GOVERNMENTAL MANAGEMENT SERVICES			432.40	000814

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/29/26	00259	10/16/26	3033467	202610	320-57200-62000				*	1,149.00		
			ELECTRIC MAINT 10/26									
		10/27/26	3033513-	202610	320-57200-62000				*	1,310.00		
			ELECTRICAL 10/26									
								PEACOCK ELECTRIC INC			2,459.00	000815
10/29/26	00320	11/01/26	9346764	202611	320-57200-34501				*	532.80		
			MONITORING 11/26									
								PYE-BARKER FIRE & SAFETY COMPANY			532.80	000816
11/06/26	00276	10/26/26	9983392	202610	320-57200-46201				*	2,765.00		
			DROP DEAD PINE TREE 10/26									
		10/28/26	9987156	202610	320-57200-46201				*	2,312.79		
			MAINLINE REPAIR 10/26									
								BRIGHTVIEW LANDSCAPE SERVICES			5,077.79	000817
11/06/26	00335	11/02/26	2	202611	320-57200-34700				*	1,546.17		
			CONTRACT ADMIN 11/26									
		11/02/26	2	202611	320-57200-34001				*	7,596.25		
			FACILITY MGMT 11/26									
		11/02/26	2	202611	320-57200-34200				*	1,181.25		
			JANITORIAL 11/26									
								CALM III, LLC			10,323.67	000818
11/06/26	00001	11/01/26	400	202611	310-51300-34000				*	5,169.00		
			MGMT FEE 11/26									
		11/01/26	400	202611	310-51300-35101				*	38.58		
			WEBSITE ADMIN 11/26									
		11/01/26	400	202611	310-51300-35100				*	77.17		
			INFO TECH 11/26									
		11/01/26	400	202611	310-51300-31200				*	321.58		
			DISSEMINATION AGENT SVCS									
		11/01/26	400	202611	310-51300-51000				*	.21		
			OFFICE SUPPLIES 11/26									
		11/01/26	400	202611	310-51300-42000				*	28.15		
			POSTAGE 11/26									
		11/01/26	400	202611	310-51300-42500				*	45.15		
			COPIES 11/26									
		11/01/26	400	202611	310-51300-41000				*	42.63		
			TELEPHONE 11/26									
								GOVERNMENTAL MANAGEMENT SERVICES			5,722.47	000819
11/06/26	00323	10/24/26	21320	202610	320-57200-62000				*	10,800.00		
			BALANCE 10/26									
								HAPPY DAYS OUTDOOR SERVICES			10,800.00	000820

*** CHECK DATES 10/13/2026 - 11/10/2026 *** AMELIA WALK - GENERAL FUND
BANK B AMELIA WALK

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/06/26	00320	10/28/26	9410691	202610	320	57200-62000				*	1,494.00		
			INSTALL RETROFIT 10/26										
									PYE-BARKER FIRE & SAFETY COMPANY			1,494.00	000821
11/06/26	00220	11/01/26	PSI13147	202611	310	51300-60200				*	2,615.31		
			MAINT 11/26										
									SOLITUDE LAKE MANAGEMENT			2,615.31	000822
									TOTAL FOR BANK B		208,166.56		

*** CHECK DATES 10/13/2026 - 11/10/2026 *** AMELIA WALK - GENERAL FUND
BANK Z AMELIA WALK AUTOPAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/27/26	00156	10/21/26	0350800- SERVICE THRU 11/24/26	202611	320-57200-41000				*	691.70		
								COMCAST (AUTO PAY)			691.70	080068
10/27/26	00021	10/07/26	OCT-26 ELECTRIC SVCS.	202610	320-57200-43000				*	2,322.78		
		10/07/26	OCT-26 ELECTRIC SVCS.	202610	320-57200-43001				*	3,430.66		
								FPL-ACH			5,753.44	080069
10/27/26	00028	10/15/26	06870016 REFUSE SVCS.	202611	320-57200-43300				*	210.06		
								REPUBLIC SERVICES #687(AUTO PAY)			210.06	080070

TOTAL FOR BANK Z 6,655.20

TOTAL FOR REGISTER 214,821.76

CALM III, LLC

475 West Town Place
St. Augustine, FL 32092

Invoice

Date	Invoice #
10/1/2026	1

Bill To
Amelia Walk CDD 475 West Town Place St. Augustine, FL 32092

Description		Amount
Contract Administration - October 2026	001.320.57200.34700	1,546.17
Facility Management - October 2026	001.320.57200.34001	7,596.25
Janitorial - October 2026	001.320.57200.34200	1,181.25
	Total	$10,323.67

Alison Mossing
10-9-26

FloridaCommerce, Special District Accountability Program

Fiscal Year 2026 - 2027 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2026				**Invoice No: 95094**
Annual Fee: $175.00	**1st Late Fee: $0.00**	**2nd Late Fee: $0.00**	**Received: $0.00**	**Total Due, Postmarked by 11/30/2026: $175.00**

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

000026
Amelia Walk Community Development District
Mr. Daniel Laughlin
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092

001.310.51300.54000
Oct 2026

2. Telephone:	904-940-5850 Ext:
3. Fax:	904-940-5899
4. Email:	dlaughlin@gmsnf.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	www.ameliawalkcdd.com
8. County(ies):	Nassau
9. Special Purpose(s):	Community Development
10. Boundary Map on File:	01/19/2006
11. Creation Document on File:	01/19/2006
12. Date Established:	12/12/2005
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	Nassau County
15. Creation Document(s):	County Ordinance 2005-81
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: _____ Date 10/8/26

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1.___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2.___ This special district is in compliance with its Fiscal Year 2024 - 2025 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects $3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2024 - 2025 AFR with DFS and has included an income statement with this document verifying $3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved:____ Denied: ____ Reason:_____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to us. For our mailing address, visit www.FloridaJobs.org/SpecialDistrictFee. Direct questions to 850-717-8430.

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

Invoice

Invoice #: 397
Invoice Date: 10/1/26
Due Date: 10/1/26
Case:
P.O. Number:

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

Description		Hours/Qty	Rate	Amount
Management Fees - October 2026	001.310.51300.34000		5,169.00	5,169.00
Website Administration - October 2026	001.310.51300.35101		38.58	38.58
Information Technology - October 2026	001.310.51300.35100		77.17	77.17
Dissemination Agent Services - October 2026	001.310.51300.31200		321.58	321.58
Office Supplies	001.310.51300.51000		0.18	0.18
Postage	001.310.51300.42000		21.24	21.24
Copies	001.310.51300.42500		3.45	3.45
Telephone	001.310.51300.41000		41.37	41.37

Total	$5,672.57
Payments/Credits	$0.00
Balance Due	$5,672.57

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

Invoice

Invoice #: 398
Invoice Date: 10/8/26
Due Date: 10/8/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2027		5,789.00	5,789.00

001.310.51300.31400
Oct 2026

Total	$5,789.00
Payments/Credits	$0.00
Balance Due	$5,789.00

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

October 1, 2026
Date

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

001.310.51300.48000

Serial # 26-00280N **PO/File #**

$89.75
Payment Due

Notice of Workshop

$89.75
Publication Fee

Amelia Walk Community Development District

Amount Paid

Case Number

Publication Dates 10/1

County Nassau

Payment is due before the Proof of Publication is released.

Payment Due Upon Receipt

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

If your payment is being mailed, please reference Serial # 26-00280N on your check or remittance advice.

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

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

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

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

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF WORKSHOP

Notice is hereby given that a Workshop of one or more members of the Board of Supervisors ("**Board**") of the Amelia Walk Community Development District ("**District**") will be held on Wednesday, October 21, 2026, at 3:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida. The workshop is being held to answer any questions the community members may have. An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 ("**District Manager's Office**") and will also be available on the District's website, www.AmeliaWalkCDD.com

The Workshop is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The workshop may be continued to a date, time, and place to be specified on the record at such workshop.

Any person requiring special accommodations at the workshop because of a disability or physical impairment should contact the District Manager's Office at least three business days prior to the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Daniel Laughlin
District Manager

Oct. 1 00 (26-00280N)

SOLITUDE
LAKE MANAGEMENT

INVOICE

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: PSI307293
Invoice Date: 10/2/2026

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

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

Ship Via
Ship Date 10/2/2026
Due Date 11/1/2026
Terms Net 30

Customer ID 12909
P.O. Number
P.O. Date 10/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance October Billing 10/1/2026 - 10/31/2026 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

001.310.51300.60200
Oct 2026

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**

Yuro & Associates, LLC

Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting

Invoice

Date	Invoice #
10/13/26	**4216**

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 - September Engineering			
CDD Amelia ...	9/1/26	review Board emails	0.5	185.00	92.50
CDD Amelia ...	9/3/26	agenda call & Sagamore Ct coord	1	185.00	185.00
CDD Amelia ...	9/4/26	Sagamore court - review const photos & coord with contractor on elevations	3	185.00	555.00
CDD Amelia ...	9/11/26	staff coord & contractor coord re: Sagamore Ct restoration	1.5	185.00	277.50
CDD Amelia ...	9/14/26	Sagamore Ct coord & site inspection	1	185.00	185.00
CDD Amelia ...	9/15/26	CDD Meeting and Sagamore Ct Inspection	5	185.00	925.00
CDD Amelia ...	9/16/26	Sagamore Ct coord & site inspection	1	185.00	185.00
CDD Amelia ...	9/17/26	Sagamore Ct coord & site inspection	1	185.00	185.00
CDD Amelia ...	9/18/26	driveway expansion review	0.5	185.00	92.50
CDD Amelia ...	9/21/26	Sagamore Ct asbuilts	2	185.00	370.00
CDD Amelia ...	9/24/26	Sagamore Ct coord with contractor on restoration	1	185.00	185.00
CDD Amelia ...	9/29/26	Sagamore Ct pay app review	1	185.00	185.00

001.310.51300.31100
Sept 2026

Total **$3,422.50**

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

AJ Johns, Inc.
3225 Anniston Road
Jacksonville, FL 32246
Phone: (904) 641-2055
Fax: (904) 482-0286

INVOICE

INVOICE NO
FCO#2620

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

SHIP TO 2026 Billable MISC & Repairs

ACCOUNT NO	PO NUMBER	SHIP VIA	DATE SHIPPED	TERMS	INVOICE DATE	PAGE
AMELIAWA	2698-17.0013			Net 30	9/28/2026	1

Sagamore Court Drainage Repair

ITEM NO	QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED
	1	Moblization	6,032.87	6,032.87*
	1	Supervision & Project Managerment	3,876.18	3,876.18*
	1	Testing	788.40	788.40*
	1	Demolition	3,806.59	3,806.59*
	1	Maintenance of Traffic	6,336.52	6,336.52*
	1	Punchout	1,502.75	1,502.75*
	1	Layout and As-Builts	5,110.00	5,110.00*
	1	Connect to Existing Inlet	4,336.57	4,336.57*
	220	12" HP Pipe	74.35	16,357.00*
	1	Storm Manhole	8,121.53	8,121.53*
	1	Control Structure	9,720.48	9,720.48*
	1	Dewatering	26,104.09	26,104.09*
	200	Dressing for Sod	29.39	5,878.00*
	200	St. Augustine Sod	11.68	2,336.00*
	100	Sidewalk	148.48	14,848.00*

* means item is non-taxable

TOTAL AMOUNT 115,154.98

BrightView
Landscape Services

INVOICE

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

Customer #: 25249515
Invoice #: **9955014**
Invoice Date: 9/29/2026
Sales Order: 9003144
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				
	TENNIS COURT CONTROLLER	1.000	EA	206.44	206.44
	ROUNDABOUT CONTROLLER	1.000	EA	854.13	854.13
	JEA BERRYSEA	1.000	EA	123.42	123.42
	FALL RIVER	1.000	EA	616.27	616.27
	PHASE 4 JEA LIFT STATION	1.000	EA	195.24	195.24
	STONEHURST/FALL RIVER PHASE 5JEA LIFT STATION	1.000	EA	71.81	71.81
				Service Delivery Fee	**0.00**
				Total Invoice Amount	**2,067.31**
				Taxable Amount	
				Tax Amount	
				Balance Due	**2,067.31**

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 10-5-2026
Acct. # 1-320-57200-46202

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 800-292-0716.

Payment Stub

Customer Account #: 25249515
Invoice #: 9955014
Invoice Date: 9/29/2026

Amount Due: $ 2,067.31

Thank you for allowing us to serve you

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

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

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

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

Project Name: Amelia Walk: PM Repairs

Project Description: Amelia Walk: PM Repairs

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price		Total
TENNIS COURT CONTROLLER				**Subtotal**	**$206.44**
1.00	LUMP SUM	ZONE 1-30 ELECTRICAL TROUBLESHOOTING N/C	$0.00		$0.00
4.00	EACH	Rainbird 1800 6" Installed- Pop-up Spray Head	$51.61		$206.44
2.00	EACH	FLUSH AND REPLACE CLOGGED NOZZLE N/C	$0.00		$0.00
ROUNDABOUT CONTROLLER				**Subtotal**	**$854.13**
7.00	EACH	Rainbird 1800 6" Installed- Pop-up Spray Head	$51.61		$361.28
2.00	EACH	FLUSH AND REPLACE CLOGGED NOZZLE N/C	$0.00		$0.00
2.00	EACH	Rainbird 5006" Installed- Rotor heads	$71.81		$143.63
1.00	EACH	Lateral line break repair	$349.22		$349.22
JEA BERRYSEA				**Subtotal**	**$123.42**
1.00	EACH	Rainbird 1800 6" Installed- Pop-up Spray Head	$51.61		$51.61
1.00	EACH	Rainbird 5006" Installed- Rotor heads	$71.81		$71.81
FALL RIVER				**Subtotal**	**$616.27**
1.00	EACH	Rainbird 1800 6" Installed- Pop-up Spray Head	$51.61		$51.61
2.00	EACH	FLUSH AND REPLACE CLOGGED NOZZLE N/C	$0.00		$0.00
1.00	EACH	Lateral line break repair	$349.22		$349.22
3.00	EACH	Rainbird 5006" Installed- Rotor heads	$71.81		$215.44
PHASE 4 JEA LIFT STATION				**Subtotal**	**$195.24**
1.00	EACH	Rainbird 1800 6" Installed- Pop-up Spray Head	$51.61		$51.61
2.00	EACH	FLUSH AND REPLACE CLOGGED NOZZLE N/C	$0.00		$0.00
2.00	EACH	Rainbird 5006" Installed- Rotor heads	$71.81		$143.63
STONEHURST/FALL RIVER PHASE 5 JEA LIFT STATION				**Subtotal**	**$71.81**
1.00	EACH	Rainbird 5006" Installed- Rotor heads	$71.81		$71.81
1.00	EACH	FLUSH AND REPLACE CLOGGED NOZZLE N/C	$0.00		$0.00

For Internal use only

SO#	9003144
JOB#	346108420
Service Line	150

Total Price $2,067.31

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 other 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	Date	September 29, 2026
Printed Name		

BrightView Landscape Services, Inc. "Contractor"

Signature	Title	Irrigation Manager
Juwan Lamar Dupree	Date	September 29, 2026
Printed Name		

Job #:	346108420		
SO #:	9003144	Proposed Price:	$2,067.31

Juwan Dupree

From: Corey Wissinger
Sent: Thursday, September 17, 2026 6:32 PM
To: Juwan Dupree
Subject: Fw: Amelia Walk HOA: Board of Directors Special Meeting 07.13.2026

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Get Outlook for iOS

From: ameliawalk manager <ameliawalkmanager@gmsnf.com>
Sent: Thursday, 17 September 2026 14:23:58
To: Corey Wissinger <Corey.Wissinger@brightview.com>
Subject: Fw: Amelia Walk HOA: Board of Directors Special Meeting 07.13.2026

Did this head show up on the irrigation report?

We need to get this fixed. Also the irrigation repairs were approved in the last meeting.

Thanks,

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

From: cbullen@plazapropertyservices.com <cbullen@plazapropertyservices.com>
Sent: Thursday, September 17, 2026 1:23 PM
To: 'ameliawalk manager' <ameliawalkmanager@gmsnf.com>
Subject: FW: Amelia Walk HOA: Board of Directors Special Meeting 07.13.2026

Broken sprinkler head reports

From: Jesus A Rodriguez <jrodrig18@aol.com>
Sent: Thursday, September 17, 2026 1:02 PM
To: cbullen@plazapropertyservices.com
Subject: Re: Amelia Walk HOA: Board of Directors Special Meeting 07.13.2026

Hello Christian. There are several
Broken sprinkler heads on the main road.

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

INVOICE

Invoice # 16129
Date: 10/07/2026
Due On: 11/06/2026

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	+	$3,203.39	) - (	$0.00	) =	**$3,203.39**

AWCDD-01

Amelia Walk CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	09/01/2026	Review draft agenda.	0.20	$365.00	$73.00
Service	LG	09/03/2026	Confer with Robinson regarding notice for meet the incumbent candidates event; attend agenda planning call.	0.80	$365.00	$292.00
Service	LG	09/04/2026	Confer with operations manager regarding status of Brightview ASO for entry landscaping.	0.20	$365.00	$73.00
Service	LG	09/09/2026	Review proposals and reports in agenda package to prepare for board meeting.	0.80	$365.00	$292.00
Service	LG	09/09/2026	Research and advise regarding surveyor access to haul road.	0.70	$365.00	$255.50
Service	LG	09/15/2026	Travel to and attend Board meeting.	3.90	$365.00	$1,423.50
Expense	KB	09/15/2026	Travel: Mileage - LG.	90.00	$0.76	$68.40
Expense	KB	09/15/2026	Travel: Hotel - LG.	1.00	$76.70	$76.70

Expense	KB	09/15/2026	Travel: Meals - LG.	1.00	$9.29	$9.29
Service	LG	09/16/2026	Advise regarding public records status of email list.	0.20	$365.00	$73.00
Service	LG	09/21/2026	Prepare letter agreement for driveway extension at 85108 Berryessa Way.	0.50	$365.00	$182.50
Service	LG	09/22/2026	Confer with Nelson regarding form of agreement for Calm services.	0.20	$365.00	$73.00
Service	LG	09/28/2026	Review September minutes.	0.40	$365.00	$146.00
Service	CD	09/29/2026	Email to District Manager regarding Budget Amendment Resolutions.	0.10	$195.00	$19.50
Service	LG	09/30/2026	Review and revise form of CALM agreement.	0.30	$365.00	$109.50
Service	LG	09/30/2026	Prepare updates to supervisors regarding annual ethics training requirement and other upcoming dates and deadlines.	0.10	$365.00	$36.50
					Total	**$3,203.39**

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

Please pay within 30 days.

Hello Amelia Walk Cdd,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		$690.87
EFT Payment - thank you	Oct 13	-$690.87
Balance forward		**$0.00**
Regular monthly charges	Page 3	$648.35
Taxes, fees and other charges	Page 3	$43.35
New charges		**$691.70**
Amount due		**$691.70**

Thanks for paying by Automatic Payment

Your automatic payment on Nov 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

- PRICING UPDATE: Starting November 17, 2026, prices for certain Comcast Business products and services are changing. This change helps us continue delivering the reliable connectivity, products, and support your business depends on. You can find your pricing changes in the "Additional Information" section on your bill below. If you have questions, call us at 800-391-3000.
- 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	Nov 12, 2026
Please pay	**$691.70**

Electronic payment will be applied Nov 12, 2026

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

8495741700350808006917097

Download the Comcast Business App

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

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

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



Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you

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

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

Useful information

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

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

Ways to pay

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

Go paperless and say goodbye to clutter
Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps 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 $43.35

Other charges $10.60

Federal Universal Service Fund	$4.73
Regulatory Cost Recovery	$5.87

Taxes & government fees $32.75

Sales Tax	$2.80
State Communications Services Tax	$21.95
Local Communications Services Tax	$7.20
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

PRICING UPDATE: Your Directory Listing Management Fee will increase from $11.00 to $13.00 per month, effective November 17, 2026.

PRICING UPDATE: Your TV Standard will increase from $124.95 to $129.95 per month, effective November 17, 2026.

PRICING UPDATE: Your Voice Network Investment will increase from $11.00 to $13.00 per month, effective November 17, 2026.

LATE FEE UPDATE: Effective November 17, 2026, we are increasing our late fee charge to $20/mo.

ADMINISTRATIVE FEE: Effective November 17, 2026, a 3.5% Administrative Fee will be added to your bill. This fee applies to eligible monthly recurring service and equipment charges and allows us to expand our products and services offered to better support your business. This is not a government-mandated tax or fee.

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

October-26

73913-05054	85057 MAJESTIC WALK BLVD.#LS	$	296.90
76801-07336	85359 MAJESTIC WALK BLVD.	$	38.96
79966-25336	85287 MAJESTIC WALK BLVD. CLUB	$	995.28
90653-46331	85257 MAJESTIC WALK BLVD. FTN	$	332.62
14381-88177	85108 MAJESTIC WALK BLVD. # IRR	$	30.89
84322-19536	85059 MAJESTIC WALK BLVD.	$	31.57
64677-16194	85254 FALL RIVER PKWY ENTRANCE	$	247.58
81986-72449	85633 FALL RIVER PKWY #IRR	$	62.89
63627-33534	85287 MAJESTIC WALK BLVD. #PUMP	$	286.09
		$	**2,322.78**
	V#21		**001.320.57200.43000**
78458-32232	000 AMELIA CONCOURSE	**$**	**3,430.66**
	V#21		**001.320.57200.43001**

Electric Bill Statement
For: Sep 18, 2026 to Oct 19, 2026 (31 days)
Statement Date: Oct 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.

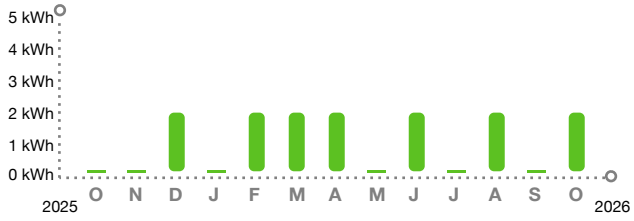
CURRENT BILL

$30.89
TOTAL AMOUNT YOU OWE

Nov 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 January 07, 2027 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after October 30, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:	(386) 255-3020	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.

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

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 Nov 17, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00241		00239		2

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 19, 2026	Sep 18, 2026	Oct 20, 2025
kWh Used	2	0	0
Service days	31	30	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.
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Electric Bill Statement
For: Sep 15, 2026 to Oct 14, 2026 (29 days)
Statement Date: Oct 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.

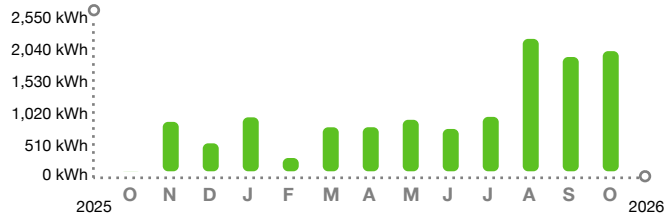
CURRENT BILL

$286.09
TOTAL AMOUNT YOU OWE

Nov 4, 2026
NEW CHARGES DUE BY

Enroll in FPL Budget Billing® and have $153.40 withdrawn instead of $286.09.
FPL.com/BusBB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	256.43
Payments received	-256.43
Balance before new charges	0.00
Total new charges	286.09
Total amount you owe	**$286.09**

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 $153.40 instead of $286.09 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after January 04, 2027 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after October 25, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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

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63627-33534	$286.09	Nov 4, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		256.43
Payment received - Thank you		–256.43
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)*		$197.61
Fuel: *($0.032020 per kWh)*		$66.89
Electric service amount		278.70
Gross receipts tax (State tax)		7.15
Taxes and charges		7.15
Regulatory fee (State fee)		0.24
Total new charges		$286.09
Total amount you owe		**$286.09**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLJ0965. Next meter reading Nov 12, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	13002		10913		2089

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 14, 2026	Sep 15, 2026	Oct 15, 2025
kWh Used	2089	1987	2
Service days	29	32	30
kWh/day	72	62	0
Amount	$286.09	$256.43	$25.75

KEEP IN MIND

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Electric Bill Statement
For: Sep 8, 2026 to Oct 7, 2026 (29 days)
Statement Date: Oct 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.

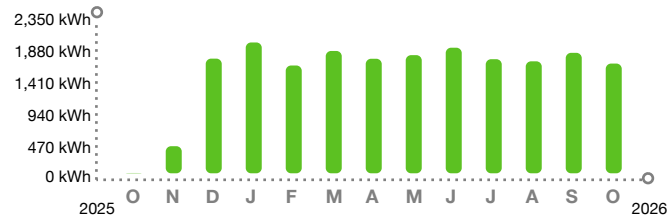
CURRENT BILL

$247.58
TOTAL AMOUNT YOU OWE

Oct 28, 2026
NEW CHARGES DUE BY

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FPL.com/Plan

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	256.95
Payments received	-256.95
Balance before new charges	0.00
Total new charges	247.58
Total amount you owe	**$247.58**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 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 October 18, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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

64677-16194	$247.58	Oct 28, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill			256.95
Payment received - Thank you			–256.95
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)*	$172.22	
Fuel:	*(First 1000 kWh at $0.028930)* *(Over 1000 kWh at $0.038930)*	$58.44	
Electric service amount		241.18	
Gross receipts tax (State tax)		6.19	
Taxes and charges		6.19	
Regulatory fee (State fee)		0.21	
Total new charges			$247.58
Total amount you owe			**$247.58**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD5703. Next meter reading Nov 6, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	03440		01682		1758

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 7, 2026	Sep 8, 2026	Oct 8, 2025
kWh Used	1758	1930	5
Service days	29	32	30
kWh/day	61	60	0
Amount	$247.58	$256.95	$25.93

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement
For: Sep 18, 2026 to Oct 19, 2026 (31 days)
Statement Date: Oct 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.

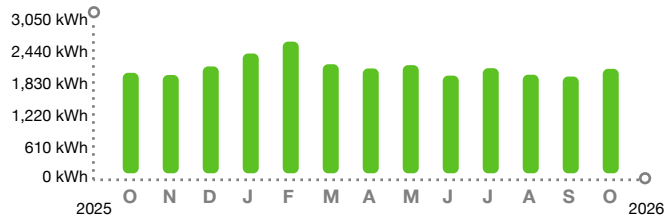
CURRENT BILL

$296.90
TOTAL AMOUNT YOU OWE

Nov 9, 2026
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	259.49
Payments received	-259.49
Balance before new charges	0.00
Total new charges	296.90
Total amount you owe	**$296.90**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after January 07, 2027 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after October 30, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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

73913-05054	$296.90	Nov 9, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		259.49
Payment received - Thank you		–259.49
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)*		$205.48
Fuel: *($0.032020 per kWh)*		$69.55
Electric service amount		289.23
Gross receipts tax (State tax)		7.42
Taxes and charges		7.42
Regulatory fee (State fee)		0.25
Total new charges		$296.90
Total amount you owe		**$296.90**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	64391		62219		2172

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 19, 2026	Sep 18, 2026	Oct 20, 2025
kWh Used	2172	2012	2089
Service days	31	30	32
kWh/day	70	67	65
Amount	$296.90	$259.49	$277.58

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement
For: Sep 18, 2026 to Oct 19, 2026 (31 days)
Statement Date: Oct 19, 2026
Account Number: 76801-07336
Service Address:
85359 MAJESTIC WALK BLVD #ENTRANCE
FERNANDINA BEACH, FL 32034

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

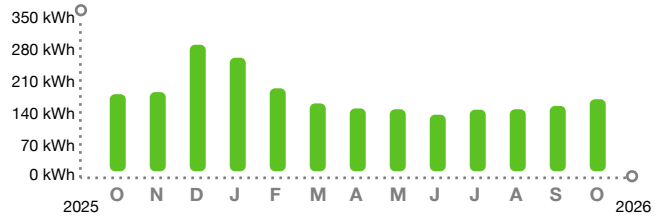
CURRENT BILL

$38.96
TOTAL AMOUNT YOU OWE

Nov 9, 2026
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	36.92
Payments received	-36.92
Balance before new charges	0.00
Total new charges	38.96
Total amount you owe	**$38.96**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after January 07, 2027 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after October 30, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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76801-07336	$38.96	Nov 9, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		36.92
Payment received - Thank you		–36.92
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$1.97	
Non-fuel: *($0.094600 per kWh)*	$16.28	
Fuel: *($0.032020 per kWh)*	$5.51	
Electric service amount	37.96	
Gross receipts tax (State tax)	0.97	
Taxes and charges	0.97	
Regulatory fee (State fee)	0.03	
Total new charges		$38.96
Total amount you owe		**$38.96**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD5113. Next meter reading Nov 17, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00754		00582		172

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 19, 2026	Sep 18, 2026	Oct 20, 2025
kWh Used	172	156	184
Service days	31	30	32
kWh/day	6	5	6
Amount	$38.96	$36.92	$36.49

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement
For: Sep 18, 2026 to Oct 19, 2026 (31 days)
Statement Date: Oct 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

Nov 9, 2026
NEW CHARGES DUE BY

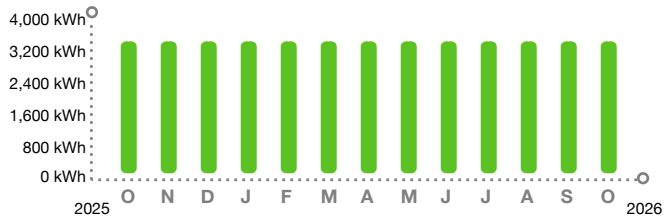
BILL SUMMARY

Amount of your last bill	3,360.23
Payments received	-3,360.23
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.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after January 07, 2027 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after October 30, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

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

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78458-32232	$3,430.66	Nov 9, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		3,360.23
Payment received - Thank you		–3,360.23
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 Nov 17, 2026.

Usage Type	Usage
Total kWh used	3598

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 19, 2026	Sep 18, 2026	Oct 20, 2025
kWh Used	3598	3598	3598
Service days	31	30	32
kWh/day	116	120	112
Amount	$3,430.66	$3,360.23	$3,269.87

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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For: 09-18-2026 to 10-19-2026 (31 days)
kWh/Day: 116
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: 09-18-2026 to 10-19-2026 (31 days)
kWh/Day: 116
Service Address:
100 MAJESTIC WALK BLVD # SL
FERNANDINA BEACH, FL 32034

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		141.00
					Non-energy sub total		3,154.45
					Sub total	3,598	3,295.45
					Energy conservation cost recovery		1.80
					Capacity payment recovery charge		0.22
					Environmental cost recovery charge		2.12
					Transition rider credit		–3.74
					Storm protection recovery charge		11.51
					Fuel charge		113.55
					Electric service amount		**3,420.91**
					Gross receipts tax (State tax)		6.84
					Regulatory fee (State fee)		2.91
					Total	**3,598**	**3,430.66**

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

Electric Bill Statement
For: Sep 18, 2026 to Oct 19, 2026 (31 days)
Statement Date: Oct 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.

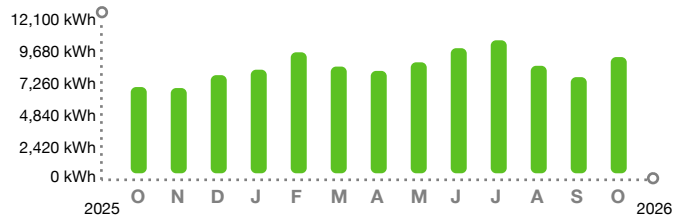
CURRENT BILL

$995.28
TOTAL AMOUNT YOU OWE

Nov 9, 2026
NEW CHARGES DUE BY

Enroll in FPL Budget Billing® and have $984.94 withdrawn instead of $995.28.
FPL.com/BusBB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	809.14
Payments received	-809.14
Balance before new charges	0.00
Total new charges	995.28
Total amount you owe	**$995.28**

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 $984.94 instead of $995.28 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after January 07, 2027 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after October 30, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:	1-800-375-2434	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.

79966-25336	$995.28	Nov 9, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		809.14
Payment received - Thank you		–809.14
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$33.71	
Non-fuel: *($0.031110 per kWh)*	$298.28	
Fuel: *($0.032010 per kWh)*	$306.91	
Demand: *($15.03 per KW)*	$330.66	
Electric service amount	969.56	
Gross receipts tax (State tax)	24.88	
Taxes and charges	24.88	
Regulatory fee (State fee)	0.84	
Total new charges		$995.28
Total amount you owe		**$995.28**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	22371		12783		9588
Demand KW	21.50				22

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 19, 2026	Sep 18, 2026	Oct 20, 2025
kWh Used	9588	7932	7115
Service days	31	30	32
kWh/day	309	264	222
Amount	$995.28	$809.14	$913.63

KEEP IN MIND

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

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Electric Bill Statement
For: Sep 8, 2026 to Oct 7, 2026 (29 days)
Statement Date: Oct 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.

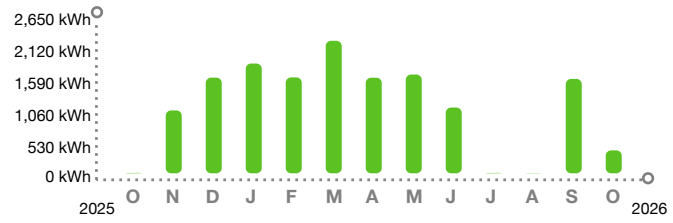
CURRENT BILL

$62.89
TOTAL AMOUNT YOU OWE

Oct 28, 2026
NEW CHARGES DUE BY

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FPL.com/Plan

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	225.87
Payments received	-225.87
Balance before new charges	0.00
Total new charges	62.89
Total amount you owe	**$62.89**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 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 October 18, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:	(386) 252-1541	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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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.

81986-72449	$62.89	Oct 28, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		225.87
Payment received - Thank you		–225.87
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)*	$38.77	
Fuel: *(First 1000 kWh at $0.028930) (Over 1000 kWh at $0.038930)*	$11.98	
Electric service amount	61.27	
Gross receipts tax (State tax)	1.57	
Taxes and charges	1.57	
Regulatory fee (State fee)	0.05	
Total new charges		$62.89
Total amount you owe		**$62.89**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD0023. Next meter reading Nov 6, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	62634		62220		414

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 7, 2026	Sep 8, 2026	Oct 8, 2025
kWh Used	414	1705	7
Service days	29	32	30
kWh/day	14	53	0
Amount	$62.89	$225.87	$26.02

KEEP IN MIND

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

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Electric Bill Statement
For: Sep 18, 2026 to Oct 19, 2026 (31 days)
Statement Date: Oct 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.

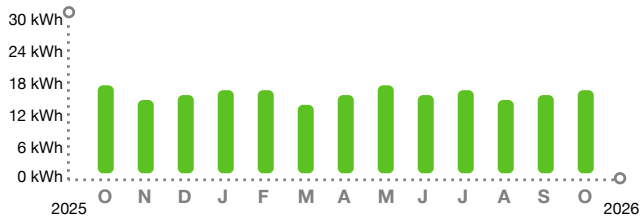
CURRENT BILL

$31.57
TOTAL AMOUNT YOU OWE

Nov 9, 2026
NEW CHARGES DUE BY

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FPL.com/Plan

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	31.38
Payments received	-31.38
Balance before new charges	0.00
Total new charges	31.57
Total amount you owe	**$31.57**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after January 07, 2027 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after October 30, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:	(386) 255-3020	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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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.

84322-19536	$31.57	Nov 9, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		31.38
Payment received - Thank you		–31.38
Balance before new charges		$0.00
New Charges		
Rate: RS-1 RESIDENTIAL SERVICE		
Base charge:	$10.52	
Minimum base bill charge:	$18.14	
Non-fuel: *(First 1000 kWh at $0.093650) (Over 1000 kWh at $0.103650)*	$1.60	
Fuel: *(First 1000 kWh at $0.028930) (Over 1000 kWh at $0.038930)*	$0.49	
Electric service amount	30.75	
Gross receipts tax (State tax)	0.79	
Taxes and charges	0.79	
Regulatory fee (State fee)	0.03	
Total new charges		$31.57
Total amount you owe		**$31.57**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	00756		00739		17

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 19, 2026	Sep 18, 2026	Oct 20, 2025
kWh Used	17	16	18
Service days	31	30	32
kWh/day	1	1	1
Amount	$31.57	$31.38	$26.57

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Sep 18, 2026 to Oct 19, 2026 (31 days)
Statement Date: Oct 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.

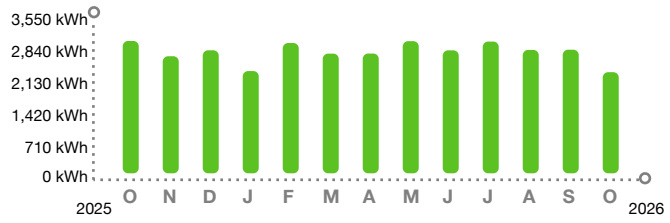
CURRENT BILL

$332.62
TOTAL AMOUNT YOU OWE

Nov 9, 2026
NEW CHARGES DUE BY

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FPL.com/BusBB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	378.67
Payments received	-378.67
Balance before new charges	0.00
Total new charges	332.62
Total amount you owe	**$332.62**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after January 07, 2027 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after October 30, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:	(386) 255-3020	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.

90653-46331	$332.62	Nov 9, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		378.67
Payment received - Thank you		–378.67
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)*		$231.47
Fuel: *($0.032020 per kWh)*		$78.35
Electric service amount		324.02
Gross receipts tax (State tax)		8.32
Taxes and charges		8.32
Regulatory fee (State fee)		0.28
Total new charges		$332.62
Total amount you owe		**$332.62**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	17118		14671		2447

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 19, 2026	Sep 18, 2026	Oct 20, 2025
kWh Used	2447	2991	3203
Service days	31	30	32
kWh/day	79	100	100
Amount	$332.62	$378.67	$418.55

KEEP IN MIND

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

8619 Western Way
Jacksonville FL 32256-036060

Customer Service (904) 731-2456
RepublicServices.com/Support

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

Account Number	**3-0687-3534401**
Invoice Number	0687-001669735
Invoice Date	October 15, 2026
Previous Balance	$297.94
Payments/Adjustments	-$297.94
Current Invoice Charges	**$210.06**

Total Amount Due	Payment Due Date
$210.06	**November 04, 2026**

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 10/06	5555555	-$297.94

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Amelia Walk Community 85287 Majestic Walk Blvd CSA A913935614 Fernandina Beach, FL				
1 Fl Waste Container 2 Yd, 1 Lift Per Week				
Pickup Service 11/01-11/30			$130.00	$130.00
Total Fuel/Environmental Recovery Fee				$80.06
CURRENT INVOICE CHARGES				**$210.06**

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REPUBLIC SERVICES

8619 Western Way
Jacksonville FL 32256-036060

Return Service Requested

Thank You For Choosing Paperless

Total Enclosed

Total Amount Due	**$210.06**
Payment Due Date	**November 04, 2026**
Account Number	**3-0687-3534401**
Invoice Number	**0687-001669735**

For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

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

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

3068735344010000001669735000021006000021006 1

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

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

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

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

RM-3159

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

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

INVOICE

BrightView
Landscape Services

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

Customer #: 25249515
Invoice #: 9969979
Invoice Date: 11/1/2026
Cust PO #:

Job Number	Description	Amount
346108420	Amelia Walk CDD Exterior Maintenance For November	12,732.92
346108420	Amelia Walk CDD Haul Rd For November	884.79
	Approved Chip Dellinger, Amenity & Operations Manager Governmental Management Services for Amelia Walk CDD Date: 10.27.2026 Acct. # 1-320-57200-46200	
	Service Delivery Fee	**0.00**
	Total invoice amount	**13,617.71**
	Tax amount	
	Balance due	**13,617.71**

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

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

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

Payment Stub

Customer Account#: 25249515
Invoice #: 9969979
Invoice Date: 11/1/2026

Amount Due: $13,617.71

Thank you for allowing us to serve you

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

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

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

INVOICE

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

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

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

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

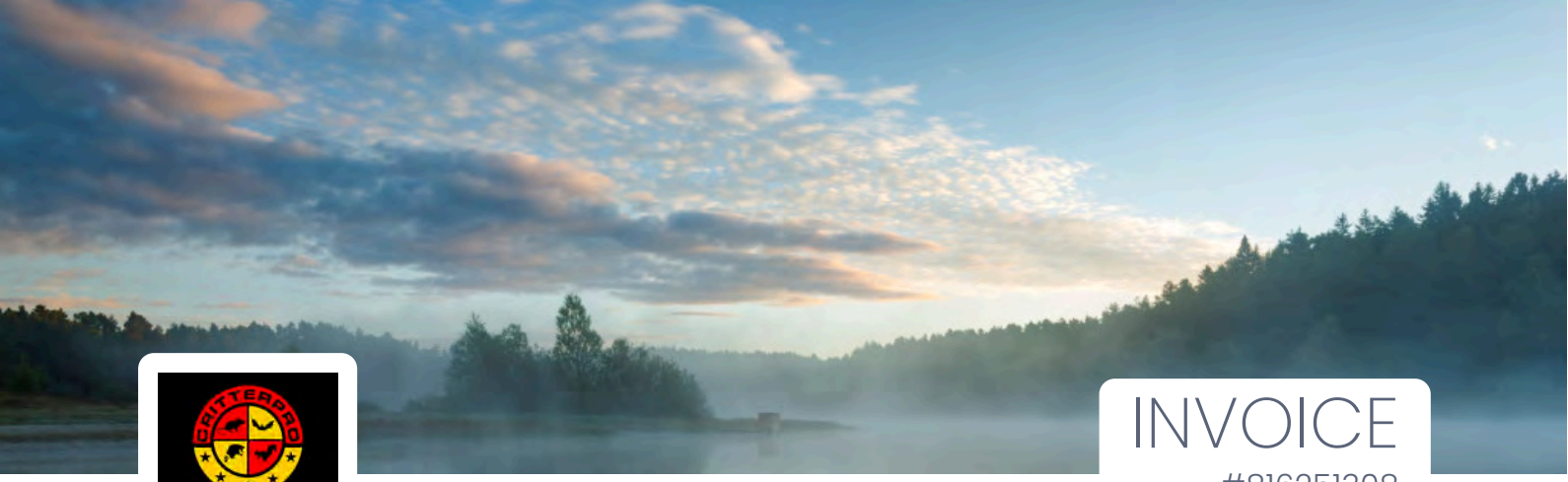
Invoice details
Invoice no.: 7720
Terms: Net 30
Invoice date: 10/25/2026
Due date: 11/24/2026

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 10.27.2026
Acct. # 1-320-57200-46400

#	Product or service	Description	Qty	Rate	Amount
1.	**POOL SERVICE**	MONTHLY POOL SERVICE: NOVEMBER	1	$1,350.00	$1,350.00
2.	**TRICHLOR**	PER LB	37	$8.35	$308.95
3.	**TILE SOAP**	PER GAL	0.5	$76.45	$38.23

Total **$1,697.18**

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



INVOICE

#816251308

From: CritterPro Inc.
11232-1 Saint Johns Industrial Parkway North, Jacksonville, FL, USA

Bill To: Amelia Walk
85287 Majestic Walk Boulevard, Fernandina Beach, FL, USA

Balance Due:
$399.00

Date of Issue:
10/20/2026

Due Date:
10/20/2026

Item	Rate (excl. tax)	Quantity	Tax	Total
Dead DEER Removal Removal of Deceased Deer from Property for Proper Disposal.	**$499.00**	1		$499.00
Existing customer discount	**$0.00** **-$100.00**	1		-$100.00

Subtotal	$399.00
Total	**$399.00**

Terms & Conditions:

Payment of invoices due on due date specified, or may be subject to late payment fees or interest charges.

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 10.21.2026
Acct. # 1-320-57200-62000

Powered by Thryv

ECS
ED'S COMFORT SOLUTIONS, INC.
DESIGNED, TESTED, AND BUILT TO LAST
85083 Deonas Way, Yulee, FL 32097

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

001.320.57200.62000

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

INVOICE	INVOICE DATE
99351329	10/22/2026

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

Completed Date 10/22/2026
Technician Marshall Mottayaw
Customer PO #
Payment Term Due Upon Receipt
Due Date 10/22/2026

DESCRIPTION OF WORK

Changed out customer provided 20x20x1 filter. Used (3)16x25x1 filters from our stock to complete the filter change. Cleaned and suctioned out both drain lines. Performed PM on systems in cooling and found everything working properly at this time. Clubhouse outdoor unit had a 5MFD capacitor that was below the acceptable threshold and customer decided to replace.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
PMA 1	Tune Up on system #1. Includes the following services: *CHECK FILTER *CLEAN CONDENSATE LINE *VISUALLY CHECK CONDITION OF SYSTEMS *CHECK SYSTEM OPERATION *CHECK TEMPERATURE DIFFERENCE ACROSS EVAPORATOR COIL *CHECK CLEANLINESS OF COILS *CHECK ELECTRICAL CONNECTIONS AND COMPONENTS *CHECK VOLTAGE AND AMPERAGE *CHECK SYSTEM PRESSURES, SUPERHEAT & SUBCOOLING TO ENSURE THE UNIT IS OPERATING PROPERLY.	1.00	$387.00	$387.00
PMA 2	Maintenance on systems #2 +.	1.00	$0.00	$0.00
102001	Replaced single run capacitor. Price covers 5 mfd - 15 mfd	1.00	$105.00	$105.00
Daikin DZ13SA0603AA S/N: 1512251098				
119002	1" Filter - Residential/Commercial	3.00	$0.00	$0.00

SUB-TOTAL	$492.00
TOTAL DUE	$492.00
PAYMENT	$0.00

BALANCE DUE	$492.00

Thank you for choosing Ed's Comfort Solutions Inc

CUSTOMER AUTHORIZATION

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

Sign here Date

CUSTOMER ACKNOWLEDGEMENT

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

Sign here Date

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

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

INVOICE

Invoice Number: 97046
Invoice Date: Sep 30, 2026
Page: 1

001.320.57200.61100
Sept 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	Per Quote	Net 30 Days	
Sales Rep ID	**Shipping Method**	**Ship Date**	**Due Date**
Kenney01	Hand Deliver		10/30/26

Quantity	Item	Description	Unit Price	Amount
1.00	12-0035	KIT, C3 MACHINED HUB W/ SEAL AND HARDWARE (STEP SHAFT MOTOR)	300.89	300.89
4.00	22-0025	Bolt Hex S/S M8x35 Self Sealing	9.67	38.68
2.00	10-0004	Oil Plug C2 w/o-ring	11.09	22.18
1.00	C2-700	O-Ring C2 Housing	7.57	7.57
2.00	12-0136	Kit, C3 5hp 1ph Cap w/ Bushings	104.74	209.48
1.00	667-002-008	Otterbine Oil 2 gallons	95.00	95.00
1.00	Env Disp Fee	Environmental Disposal Fee	10.00	10.00
1.00	Aerator Service	Repair of the Otterbine fountain with Serial# C3J6 101139 located next to the Clubhouse Found plastic bags had gotten wrapped around the motor shaft and impacted the mechanical seal. This allowed water to get into the motor and cause a short and prematurely cause the start/run capacitors to fail. All replaced parts come with a 90-day warranty.	900.00	900.00

Subtotal	1,583.80
Sales Tax	
Freight	
Total Invoice Amount	1,583.80
Payment/Credit Applied	
TOTAL	**1,583.80**

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



Gator Fire Systems, LLC

206 Live Oaks Boulevard | Casselberry, Florida 32707
904-261-0520 | gatorfireext@gmail.com

RECIPIENT:

Amelia Walk Amenity Center
85287 Majestic Walk Blvd
Fernandina Beach, FL 32034

Invoice #27679

Issued	Oct 27, 2026
Due	Nov 11, 2026
Total	**$85.00**
Account Balance	$85.00

Annual Fire Extinguisher Inspection

Product/Service	Description	Qty.	Unit Price	Total
Oct 26, 2026				
Inspection/Cert 1-5 Extinguishers		2	$20.00	$40.00*
Service call	Trip charge	1	$45.00	$45.00*

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 10.27.2026
Acct. # 1-320-57200-34000

* Non-taxable

Thank you for your business. Please contact us with any questions regarding this invoice.

Subtotal	$85.00
Nassau County (7.0%)	$0.00
Total	**$85.00**
Account balance	**$85.00**

Pay Now

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

Invoice

Invoice #: 399
Invoice Date: 10/16/26
Due Date: 10/16/26
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 September 1 - September 30, 2026	10.81	40.00	432.40

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 10/20/2026
Acct. # 1-320-57200-62000

Alison Mossing
10-21-26

Total	$432.40
Payments/Credits	$0.00
Balance Due	$432.40

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

Date	Hours	Employee	Description
9/4/26	3	T.M.	Repaired broken sprinkler, picked up supplies, removed debris around amenity center and in median at front of neighborhood
9/11/26	3.49	T.M.	Removed mud from pavers due to wash out, cleaned out gutters on front of amenity center, took trash out where needed
9/18/26	2.82	T.M.	Fixed loose gym wipe holder, cleaned gym equipment, cleaned cob webs off ceiling, replaced light bulb in bathroom breeze way, picked up supplies, removed debris around amenity center, pool deck and parking lot
9/25/26	1.5	T.M.	Replaced batteries in trail camera and made sure it was working properly, cleaned pool deck area, took out trash as needed
TOTAL	10.81		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

Peacock Electric Incorporated

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

(904) 631-5135
ameliawalkmanager@gmsnf.com

INVOICE	#3033467
SERVICE DATE	Oct 16, 2026
INVOICE DATE	Oct 16, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Oct 16, 2026
AMOUNT DUE	**$1,149.00**

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 10/19/2026
Acct. # 1-320-57200-62000

CONTACT US

474362 E State Rd 200
Fernandina Beach, FL 32034

(904) 261-0661
peacockelectric@bellsouth.net

Service completed by: Ryan Peel

INVOICE

Services	qty	unit price	amount
Electric Flat Rate - Electrical Service	1.0	$1,149.00	$1,149.00

Pergola just down from amenity center has no power to outlets, gfi and lights and lights not working

Upon arrival the 120v circuit feeding the opposite side for the sign light and outlet was bad. While trouble shooting that circuit found that the 240v circuit feeding the aeration control panel was also bad. Located the conduit and found a buried j-box that the connection and wires inside were melted and burnt.

Subtotal	$1,149.00
Job Total	**$1,149.00**
Amount Due	**$1,149.00**

Thank you for your business!

See our Terms & Conditions

Peacock Electric Incorporated

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

(904) 631-5135
ameliawalkmanager@gmsnf.com

001.320.57200.62000

INVOICE	#3033513-3
SERVICE DATE	Oct 27, 2026
INVOICE DATE	Oct 27, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Oct 27, 2026
AMOUNT DUE	**$1,310.00**

CONTACT US

474362 E State Rd 200
Fernandina Beach, FL 32034

(904) 261-0661
peacockelectric@bellsouth.net

Service completed by: R Wilson

INVOICE

Services	qty	unit price	amount
Electrical - Per Quote Remaining Balance Invoice price per quoted job - Run the new 40 amp circuit for the aeration control panel (Fountain) -Run a new 120 V circuit 20 A for the lighting on the left side of the road by the pergola.	1.0	$1,310.00	$1,310.00

Subtotal	$1,310.00
Job Total	**$1,310.00**
Amount Due	**$1,310.00**

Thank you for your business!

See our Terms & Conditions

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

RECEIVED
OCT 26 2026
BY:

Invoice

Invoice Number	Date
9346764	**11/01/2026**
Customer Number	Due Date
B-21054	**11/01/2026**

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		9346764	Due On Receipt

Quantity	Description	Rate	Amount
Amelia Walk CDD, 85287 Majestic Walk Blvd., Fernandina Beach,FL			
1.00	Monthly Service-Access 11/01/2026-11/30/2026	327.97	$327.97
1.00	Monthly Service-Video 11/01/2026-11/30/2026	204.83	$204.83
	Sales Tax		$0.00
	Payments/Credits Applied		$0.00
		Invoice Balance Due:	**$532.80**

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services
for Amelia Walk CDD
Date: 10/27/2026
Acct. # 1-320-57200-34501

Nov 2026

Date	Invoice #	Description	Amount	Balance Due
11/01/2026	9346764	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
9346764	**11/01/2026**
Customer Number	Due Date
B-21054	**11/01/2026**

Net Due: $532.80

Amount Enclosed: _____

12906 1 MB 0.707 E0008X I0010 D15447302468 S2 P11141065 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

0001:0001

BrightView
Landscape Services

INVOICE

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

Customer #: 25249515
Invoice #: **9983392**
Invoice Date: 10/26/2026
Sales Order: 8994076
Cust PO #:

Project Name: Amelia Walk - dead pine trees
Project Description: Drop dead pine trees in preserve

Job Number	Description	Qty	UM	Unit Price	Amount
346108420	Amelia Walk CDD				
	85150 Majestic Walk - cut down pine tree (no room to drop in	1.000	LS	980.00	980.00
	85423 Berryessa Way - drop dead pine tree in preserve	1.000	LS	630.00	630.00
	85344 Stone Hurst - drop deadpine tree in preserve - cut br	1.000	LS	735.00	735.00
	85336 Stone Hurst - drop pinestub in preserve	1.000	LS	420.00	420.00
				Service Delivery Fee	**0.00**
				Total Invoice Amount	**2,765.00**
				Taxable Amount	
				Tax Amount	
				Balance Due	**2,765.00**

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 #: 9983392
Invoice Date: 10/26/2026

Amount Due: $ 2,765.00

Thank you for allowing us to serve you

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

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

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

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

Project Name: Amelia Walk - dead pine trees

Project Description: Drop dead pine trees in preserve

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	85150 Majestic Walk - cut down pine tree (no room to drop in preserve because it is along Haul Road)	$980.00	$980.00
1.00	LUMP SUM	85423 Berryessa Way - drop dead pine tree in preserve	$630.00	$630.00
1.00	LUMP SUM	85344 Stone Hurst - drop dead pine tree in preserve - cut branches that will be visible once dropping - leave all in preserve	$735.00	$735.00
1.00	LUMP SUM	85336 Stone Hurst - drop pine stub in preserve	$420.00	$420.00

For internal use only

SO#	8994076
JOB#	346108420
Service Line	300

Total Price $2,765.00

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

		Property Manager	
Signature		Title	
Chip Dellinger		**October 22, 2026**	
Printed Name		Date	

BrightView Landscape Services, Inc. "Contractor"

		Associate Branch Manager	
Signature		Title	
Jennifer L. Mabus		**October 22, 2026**	
Printed Name		Date	

Job #:	**346108420**		
SO #:	**8994076**	**Proposed Price:**	**$2,765.00**

Jake Cullina

From: Chip Dellinger <cdellinger@gmsnf.com>
Sent: Monday, September 21, 2026 2:10 PM
To: Jennifer Mabus
Cc: Corey Wissinger
Subject: Re: BrightView Landscape Services, Inc. - SO# 8994076 Amelia Walk - dead pine trees

Approved, lets go ahead and get this work scheduled.

thanks,

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

From: Jennifer Mabus <Jennifer.Mabus@brightview.com>
Sent: Monday, September 21, 2026 10:57 AM
To: cdellinger@gmsnf.com <cdellinger@gmsnf.com>
Cc: Corey Wissinger <Corey.Wissinger@brightview.com>
Subject: BrightView Landscape Services, Inc. - SO# 8994076 Amelia Walk - dead pine trees

Hi Chip,

This was sent over last month after the meeting. There were 4 dead pine trees in the preserves. Three of them can be dropped in the preserve, and 1 borders haul road and that one will have to be removed. One of the ones in the Preserve will have to be cut into pieces once dropped because it is a narrow areas and it will be visible and sticking up.

Below is a quick summary:

8/24/2026 7:00:00 AM | SO# 8994076
Name - Amelia Walk - dead pine trees
Description -Drop dead pine trees in preserve
Total Price - $2,765.00

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

Thank you,

Jen Mabus
Senior Account Manager
Certified Arborist #FL-6354A
Certified Pest Control Operator JF95758
Tree Risk Assessment Qualified (TRAQ)
Palm Management Certified – UF/IFAS
11530 Davis Creek Ct
Jacksonville, FL 32256
(904) 226-1747 cell

BrightView
Landscape Services

INVOICE

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

Customer #: 25249515
Invoice #: **9987156**
Invoice Date: 10/28/2026
Sales Order: 9031193
Cust PO #:

Project Name: Amelia Walk: Mainline repair showing in showing in curb
Project Description: Amelia Walk: Mainline repair showing in showing in curb

Job Number	Description	Qty	UM	Unit Price	Amount
	Not-to-Exceed Proposal: Excavate and repair the mainline at the location where water is surfacing along the curb. If, during excavation, we determine the leak originates from a pipe installed within a sleeve, the existing pipe will need to be removed and a new pipe pulled through the sleeve. In this circumstance, additional approval will be required to excavate on both sides of the roadway to facilitate removal of the old pipe and installation of the new pipe. It is also possible that the existing sleeve has been compromised or that no sleeve exists. Should either condition be encountered, the proposal will need to be revised to include installation of a new sleeve and rerouting of the mainline through it.				
346108420	Amelia Walk CDD				
	Amelia Walk: Mainline repair showing in showing in curb and	1.000	LS	0.00	
	3" Misc. PVC pipe and fittings	1.000	LS	162.79	162.79
	Labor (Lead Tech)	10.000	HR	85.00	850.00

INVOICE

BrightView
Landscape Services

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

Customer #: 25249515
Invoice #: **9987156**
Invoice Date: 10/28/2026
Sales Order: 9031193
Cust PO #:

Project Name: Amelia Walk: Mainline repair showing in showing in curb
Project Description: Amelia Walk: Mainline repair showing in showing in curb

Job Number	Description	Qty	UM	Unit Price	Amount
	Laborer	20.000	HR	65.00	1,300.00
				Service Delivery Fee	**0.00**
				Total Invoice Amount	**2,312.79**
				Taxable Amount	
				Tax Amount	
				Balance Due	**2,312.79**

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 #: 9987156
Invoice Date: 10/28/2026

Amount Due: $ 2,312.79

Thank you for allowing us to serve you

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

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

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

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

Project Name: Amelia Walk: Mainline repair showing in showing in curb

Project Description: Amelia Walk: Mainline repair showing in showing in curb

Scope of Work

Not-to-Exceed Proposal: Excavate and repair the mainline at the location where water is surfacing along the curb.

If, during excavation, we determine the leak originates from a pipe installed within a sleeve, the existing pipe will need to be removed and a new pipe pulled through the sleeve. In this circumstance, additional approval will be required to excavate on both sides of the roadway to facilitate removal of the old pipe and installation of the new pipe.

It is also possible that the existing sleeve has been compromised or that no sleeve exists. Should either condition be encountered, the proposal will need to be revised to include installation of a new sleeve and rerouting of the mainline through it.

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Amelia Walk: Mainline repair showing in showing in curb and the mainline by the tennis courts	$0.00	$0.00
1.00	LUMP SUM	3" Misc. PVC pipe and fittings	$162.79	$162.79
10.00	HOUR	Labor (Lead Tech)	$85.00	$850.00
20.00	HOUR	Laborer	$65.00	$1,300.00

For internal use only

SO#	9031193
JOB#	346108420
Service Line	150

Total Price $2,312.79

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 other 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		October 27, 2026
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

Signature	Title	Irrigation Manager
Juwan Lamar Dupree		October 27, 2026
Printed Name	Date	

Job #:	346108420		
SO #:	9031193	Proposed Price:	$2,312.79

Juwan Dupree

From: Corey Wissinger
Sent: Thursday, October 15, 2026 4:14 PM
To: Juwan Dupree
Subject: Fw: Proposal To Fix Mainline at Amenity

Get Outlook for iOS

From: ameliawalk manager <ameliawalkmanager@gmsnf.com>
Sent: Thursday, 15 October 2026 16:13:10
To: Corey Wissinger <Corey.Wissinger@brightview.com>
Subject: Re: Proposal To Fix Mainline at Amenity

Approved, please have them out tomorrow.

Thanks,

Chip Dellinger

From: Corey Wissinger <Corey.Wissinger@brightview.com>
Sent: Thursday, October 15, 2026 3:52 PM
To: ameliawalk manager <ameliawalkmanager@gmsnf.com>; Jennifer Mabus <Jennifer.Mabus@brightview.com>
Subject: Proposal To Fix Mainline at Amenity

Chip,

Attached is the proposal to fix a broken main line at Majestic Walk. This only covers if the break is not under the road and can be accessed through a hole. If it is compromised in the sleeve we will not be able to fix it tomorrow and will need a new proposal with a potential need for a new bore. We can have guys out tomorrow is approved.

Thank you,

Corey Wissinger
Account Manager
11530 Davis Creek Ct
Jacksonville, FL 32256
(904) 527-9485 cell

CALM III, LLC

475 West Town Place
St. Augustine, FL 32092

Invoice

Date	Invoice #
11/1/2026	2

Bill To
Amelia Walk CDD 475 West Town Place St. Augustine, FL 32092

Description		Amount
Contract Administration - November 2026	001.320.57200.34700	1,546.17
Facility Management - November 2026	001.320.57200.34001	7,596.25
Janitorial - November 2026	001.320.57200.34200	1,181.25

Alison Mossing
11-4-26

	Total	$10,323.67

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

Invoice

Invoice #: 400
Invoice Date: 11/1/26
Due Date: 11/1/26
Case:
P.O. Number:

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

Description		Hours/Qty	Rate	Amount
Management Fees - November 2026	001.310.51300.34000		5,169.00	5,169.00
Website Administration - November 2026	001.310.51300.35101		38.58	38.58
Information Technology - November 2026	001.310.51300.35100		77.17	77.17
Dissemination Agent Services - November 2026	001.310.51300.31200		321.58	321.58
Office Supplies	001.310.51300.51000		0.21	0.21
Postage	001.310.51300.42000		28.15	28.15
Copies	001.310.51300.42500		45.15	45.15
Telephone	001.310.51300.41000		42.63	42.63

Total	$5,722.47
Payments/Credits	$0.00
Balance Due	$5,722.47

HAPPY DAYS OUTDOOR SERVICES

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



INVOICE

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

001.320.57200.62000
Oct 2026

INVOICE	21320
DATE	10/24/2026
TERMS	Net 10
DUE DATE	11/03/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Misc	PLEASE NOTE: This is the remaining balance 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.	1	10,800.00	10,800.00

Ways to pay

View and pay

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

Subject: Invoice_21320_from_HAPPY_DAYS_OUTDOOR_SERVICES
Date: Tuesday, November 3, 2026 at 1:47:36 PM Eastern Standard Time
From: ameliawalk manager
To: Sharyn Henning
Attachments: Invoice_21320_from_HAPPY_DAYS_OUTDOOR_SERVICES.pdf

Sharyn,

Please see attached good to pay.

Thanks,

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

Pye-Barker Fire & Safety

8929 Western Way
Ste. 190
Jacksonville, FL 32256
(904) 900-1640

Invoice

9410691	**10/28/2026**
B-21054	**10/28/2026**
Registration Code:	**9AB03B**

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

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

$1,494.00

Amelia Walk CDD	B-21054	10/28/2026	10/28/2026

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

0.50	Access Installation - Retrofit	1,863.76	931.88
0.50	Access Installation - Retrofit	1,124.24	562.12
		Subtotal:	**$1,494.00**
	Tax		0.00
	Payments/Credits Applied		0.00
		Invoice Balance Due:	**$1,494.00**

001.320.57200.62000
Oct 2026

10/28/2026	9410691	Installation Services (BJA82503)	$1,494.00	**$1,494.00**

Deposit 50% down for Access Add-on.
Proposal #317155-2
Thank you for choosing Pye-Barker Fire & Safety

Subject: Pye Barker Invoice
Date: Tuesday, November 3, 2026 at 2:00:57 PM Eastern Standard Time
From: ameliawalk manager
To: Sharyn Henning
Attachments: Pye Barker Invoice.pdf

Sharyn,

Please see attached good to pay.

Thanks,

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

SOLITUDE LAKE MANAGEMENT

INVOICE

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: PSI314735
Invoice Date: 11/1/2026

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

Approved
Chip Dellinger, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 11.3.2026
Acct. # xx330-57200-64000
001.310.51300.60200
Nov 2026

Ship Via
Ship Date 11/1/2026
Due Date 12/1/2026
Terms Net 30

Customer ID 12909
P.O. Number
P.O. Date 11/1/2026
Our Order No.

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

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**

FIFTH ORDER OF BUSINESS

C.

Yuro & Associates, LLC

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

Date: November 10, 2026

To: Amelia Walk Community Development District

Re: **2027 Stormwater Needs Analysis**

Description:

Per Section 403.9302, *Florida Statutes*, special districts that either own or operate stormwater management systems were required to create a 20-year needs analysis back in 2022, and that analysis must be updated every five (5) years making the next report due by June 30, 2027. We propose to complete this updated analysis by the due date utilizing the 17-page template provided by the Office of & Demographic Research. A summary of our efforts that will be required to comply with the requirements of section 403.9302 will include:

- A detailed description of the stormwater management system and its facilities and project.
- The number of current and projected residents served, calculated in 5-year increments.
- The current and projected service area for the stormwater management system.
- The current and projected cost of providing services calculated in 5-year increments.
- The estimated remaining useful life of each facility or its major components.
- The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major component.
- The local government's plan to fund the maintenance or expansion of any facility or its major components. The Plan will include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.
- Coordinate with the District Manager and/or other District Staff, as necessary to ensure all required elements are satisfactorily addressed.

We proposed to complete this effort for a **total Lump Sum cost of $8,500.00.**

Authorized By:

_____ Date	11/10/2026
Amelia Walk CDD	Michael J. Yuro, P.E. Date *Yuro & Associates, LLC*

145 Hilden Road, Unit 108, Ponte Vedra, FL 32081
(904) 343-0929 * myuro@mjyuro.com

D.

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective _____, 2026 (the "**Effective Date**"), by and between **PayGOV.US**, LLC, a Indiana limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the Amelia Walk Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"**)**, with its principal address at c/o Governmental Management Services, LLC, 475 W. Town Place, Suite 114, St. Augustine, Florida 32092.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within [two (2)] business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Nassau County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson / Vice Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, a Indiana limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit

stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

E.

Amelia Walk

11/17/2026

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

November 17th, 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)
  - Octoberfest event was a big hit

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 – October 2026

Total Monthly Usage (Based on Door and Gate Entrances) – 4,102 patrons
Average Daily Usage - 132 patrons
Total Gym Usage – 1,471 patrons
Total Social Room Usage – 344 patrons
Tennis/Pickleball Courts – NA
Social Room Rentals – 5

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

Completed Projects – Maintenance

- The pergola rebuilds were completed by Happy Days Outdoor
- Power issues by the pergolas fixed by Peacock Electric (new cable ran under road).
- Vacuum pump replaced by Cbus.
- GMS has pressure washed the sidewalks and will be doing the entire building and pavers as approved (they will send the rig in for this).
- GMS entered service tickets entered to FPL for lights that are not turning off.

Completed Projects – Landscaping

- Problematic trees in wetlands dropped by Brightview.
- GMS has been working hard to mitigate leaf litter and acorns from oaks around the amenity center.
- Brightview responded quickly to an irrigation issue that appeared to be under the roadway by the amenity center.

Homeowner Requests

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

In Progress Projects/Action Items

Current Projects			
	Vendor/contractor	**Status (as of 11/11/2026)**	**Price**
Entrance enhancment Plans	Brightview	awarded work	
Pergolas- before MWC	Happy Days Outdoors	Completed	
	River Stonework		
	Willy Stone		
Pond 15 fountain	Solitude	repairs being made	
Wooded areas/pond bank clear back	Happy Days	proposal	$ 10,800.00
	Tree Surgeons	proposal	$ 10,500.00
Tree lifting along MWB/Amenity cente	Happy Days	proposal	35,000.00/6,000.00
	Tree Surgeons	proposal	$ 9,200.00
Roadway depression	First Coast Asphalt	proposal	$ 22,450.00
Area 45 well	Partridge	proposal	$ 10,715.55
	Advanced pump and well	proposal	$ 6,500.00

Conclusion

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

Respectfully,

Chip Dellinger

SEVENTH ORDER OF BUSINESS

PARTRIDGE
WELL DRILLING CO., INC.
Since 1892

Contract #	52660
Date	10/5/2026
Valid Through	**11/04/2026**

Amelia Walk CDD,
85287 Majestic Walk Blvd

Fernandina Beach FL 32034

SITE
85287 Majestic Walk Blvd
Fernandina Beach FL 32034
Contact Chip

WELL

3"	Max Depth	100	FT	$6,739.55

There is a possibility this well could contain iron, a staining mineral. It will have less iron than a shallow or surficial aquifer well. For stain free water we recommend an intermediate well, if available in your area, or a Floridan Aquifer well which is always available. Well not guaranteed to produce more than 10 GPM, or to be free of mineral content.. Limited 1 year guarantee.

Permit Nassau County - Irrigation	1	$80.00	$80.00

We Recommend Drilling a Floridan Aquifer Well..

** Please initial by the following options if you would like them included in your contract:

Normally (2) pits are dug about 3'W x 8'L to circulate and contain drill cuttings. Drilling fluid is pumped out onto site area and cuttings are left in pits that are covered up when we are done.

_____ Option (initial): If you would like to use above ground tanks & vacuum tank to remove cuttings & fluid from site. This option adds $900.00 to the total price on the contract.

_____ Option: (initial) If you would like to use Heavy Equipment Mats to minimize damage to yard while moving equipment on and off of well site - 100' or less - add $1250.00, add additional $400/per each 50' or less - for a total of _____ft.

_____ Option: (initial) If you would like a 1½" VU-Flow Filter. The use of a filter helps to prevent debris that is sometimes produced by wells from entering an irrigation system. Price of filter is $130.80

Pump

Pump .75 Hp Sub (3") Install W/PVC Flange 220v volts 1ph Tank Steel (BL42) PC66	$3,896.00

Price to Connect to Irrigation and/or Offset Piping is NOT included and will be done at Service Rates + Materials & Tax.

Offset Price Is Only An Estimate

Total Contract **$10,715.55**

A 50% deposit of $5,357.78 will be needed to schedule Contract

THE BALANCE FOR EACH ITEM WILL BE DUE WHEN INVOICED. A service charge of 1.5% per month will be charged on past due accounts. Unless Buyer notifies Seller in writing within fifteen (15) days from date of invoice, it shall be presumed that goods and services are satisfactory and acceptable to Buyer. Buyer shall pay Seller's cost of collection including a reasonable attorney's fee at all levels of court. Owners Grant to Partridge Well Co., Inc. the right to enter upon and drive vehicles including heavy trucks, over his property to site using most efficient means of ingress and egress at sole discretion of Partridge Well Co., Inc. and agrees to release and save harmless Partridge Well Co., Inc. from any and all damage to said property and all equipment, fixtures or improvements located upon, on or under the ground. This proposal is subject to change unless signed, returned and order to proceed is given within 30 days. The above proposal is accepted at the prices and terms specified herein. It is agreed that the seller will retain title to any equipment or materials that may be furnished until final payment is made as agreed. The seller shall have rights to remove same and seller will be held harmless for any damages resulting from the removal thereof. This contract voids previous contract(s) with the same contract number. It is the owner's responsibility to identify and mark the location of any and all private utilities including but not limited to cables, wires, pipes, gas lines, septic tanks and drainfields etc. Owners agree to release and hold harmless Partridge Well Drilling Co. Inc. from any and all damages to said private utilities.

PARTRIDGE
WELL DRILLING CO., INC.
(904) 269-1333
Fax (904) 269-8747
4744 COLLINS ROAD • JACKSONVILLE, FLORIDA 32244
ESTABLISHED 1892

Top 16 Reasons To Use 3" Grundfos Submersible Pump

1. When service is required pump can be pulled by hand – Saving money.
2. Never have to prime it, even after electricity has been out.
3. 3" has many self monitor devices built in, overheat shut down, etc.
4. Will not melt well casing like a 4" submersible will.
5. Hangs on PVC pipe which means no corrosion problems and less friction, helps prevent damage from lightening.
6. Requires less electricity than a 4" submersible or a same horsepower jet pump.
7. Cost less than a 4" submersible pump.
8. 3" well price is less than 4" well price.
9. 5 year manufacture warranty.
10. Grundfos motor - which is a top of the line motor with stainless steel casing providing a longer lasting pump.
11. Soft (slow) start therefore does not hammer plumbing or torque drop pipe.
12. No Control Box required.
13. Does not freeze.
14. Located in well providing silent operation.
15. Usually not effected by water level decline.
16. Located in the well making it more difficult to steal.

			Josh Potter	10/5/2026
Signature Owner/Contractor	Print Name	Date	PWD Representative	Date

PLEASE READ THIS RELEASE CAREFULLY AND ASK QUESTIONS BEFORE SIGNING

To be able to drill my well, I understand that PWD will drive onto, over and across my property with heavy equipment including trucks, drilling rigs, backhoes etc. This heavy equipment may have to be driven onto or across concrete driveways and sidewalks etc. The equipment may crack the concrete driveway, sidewalk, and damage sprinkler systems or other improvements on said property. I also understand that the equipment may leave ruts on my property. We can use Plywood/Boards to minimize damage to yard while moving equipment on and off of well site for an additional charge. We will be glad to price this service for you upon request.

I will not hold Partridge Well Drilling responsible for the repair or replacement of cracked or broken driveways and sidewalks or for the repair of any ruts that may be caused by the heavy equipment or any other damage that may result from moving equipment onto, over or across said property.

I will not hold Partridge Well Drilling responsible for the repair or replacement of cracked or broken driveways and sidewalks or for the repair of any ruts that may be caused by the heavy equipment or any other damage that may result from moving equipment onto, over or across said property.

I further understand that any fence, trees, limbs, vehicles or other items that may need to be removed will need to be done by others prior to the arrival of drilling equipment. In addition, any fence or fences that needs to be reinstalled will need to be done by others after completion of well.

I understand that I am solely responsible for the location of my well. During the site visit that will occur before the well is drilled, PWD will meet me on site and assist me in locating the well by explaining required setbacks and the limitations of the drilling equipment. I understand PWD will not be responsible for wells drilled in the wrong place or on wrong properties. I understand PWD will ask me to sign a hand

drawn map detailing the well location during the site visit. If I move the well location at a later date, I understand that I will be asked to sign an amended site map prior to the well being drilled.

PWD reserves the right to require a professional survey be completed to ensure locations of setbacks and property boundaries. If a survey is deemed necessary; the property owner will be responsible for the cost of the survey.

I also understand that PWD will contact Sunshine Call One for public utility locate. Sunshine Call One does not locate private utilities. It is the owners responsibility to identify and mark the location of any and all private utilities including but not limited to cables, wires, pipes, gas lines, septic tanks and drainfields etc. Owners agree to release and hold harmless Partridge Well Drilling Co. Inc. from any and all damages to said private utilities.

I understand and agree to the above.

_____

Customer Signature

85287 Majestic Walk Blvd

We truly hope that no damage occurs during the well installation process. We will take our standard precautionary procedures in an attempt to avoid damage to concrete, sidewalks and sprinkler systems.

PARTRIDGE
WELL DRILLING CO., INC.

FREQUENTLY ASKED QUESTIONS REGARDING WELL AND PUMP INSTALLATION

Thank you for choosing Partridge Well Drilling (PWD) to drill your well and install your pump system. It is our goal to provide our customers the most professional, dependable and honest service provided by long-term employees utilizing the highest quality of products available. In an effort to achieve this goal and to keep surprises to a minimum we have put together the following frequently asked questions. Please take a few minutes to read them.

1. Who will be my PWD contact throughout this process.

PWD has specialized people who are trained for each phase of you project. We have a sales team, a well drilling team, a pump and water treatment team and a septic system installation team.

Josh, Merritt, or Lance will be your contact for the proposal / contract process. They will also be the ones who schedule your site visit.

Josh is normally the person who will visit your site to help you choose the most efficient locations for your well and pump and to answer site specific questions.

Merritt will be your contact for scheduling the drilling of your well. Merritt, Lance or Pat are the contacts for any technical questions about the drilling of your well. The well drillers will only be drilling your well. They will not be installing your pump / water treatment equipment. They will bring the information about the well back to the shop for the Pump Team.

Once the well is drilled Dennis is the contact for scheduling your pump and water treatment equipment. Russell, Dennis, or Josh are the contacts for any technical questions about your pump /water treatment installations.

Gary is the contact for any septic system installation questions.

Everyone mentioned above can be reached at 904-269-1333 or by email. Everyone mentioned above has worked at PWD for a number of years. In fact, if you combined their years of experience at PWD it would be over 165 years. Therefore, anyone mentioned above can help with any of the questions you may have. This information is provided to help get you the answers you are looking for in the quickest and most efficient way.

2. How much room is required to drill my well?

Imagine a 30ft truck that is 8ft wide and is towing a 30ft boat that is 8ft wide, the well is drilled where the trailer hitch would be. Additional room is required on both sides of the rig and water truck for the access and for the pits that are dug.

3. How long will it take to drill my well?

Well drilling completion times vary from a half day to three days or longer. Drilling time is affected by many factors including time to set up, difficult drilling formations and weather. All of these factors vary from site to site and well to well. These are also factors that we have no control over. In addition, the time it takes to develop each well is different. Because of these variables there is no way for us to give a fixed time for well completion. It is for this same reason that we can not give a fixed time for when we can start your well until the one before yours is completed, developed and the drilling rig is moved off the previous site.

4. Why can't PWD give me an exact start date for my well?

Because of the variables listed above there is no way for us to know the exact day we can move on to your site. We will make every effort to call you the day before we know we can be on your site. Sometimes for varying reasons the schedule can change so fast we may not be able to call you the day before.

PARTRIDGE
WELL DRILLING CO., INC.

FREQUENTLY ASKED QUESTIONS REGARDING WELL AND PUMP INSTALLATION

5. Will you move and reinstall my plants and / or fence?

Our policy on plant and /or fence removal is that if the plants and /or fence can be removed by our two-man crew in less than a 1/2 hour we will do so. During our pre-drilling site visit we will let you know if we will be able to remove the plants and or fence. Plants or fences that have been removed will need to be replaced by others.

6. Do you cut tree limbs that are in the way?

If we feel that it is safe for us to cut tree limbs that are less than 2 inches in diameter we will. If not then tree limbs that are in the way will need to be removed prior to us arriving to drill your well. This issue will be discussed during our site survey.

7. Will my concrete or asphalt driveway, sidewalks and curbs break or crack?

It is possible that these items may be damaged. Equipment required to drill a well is heavy. PWD will take every reasonable precaution to avoid driveway damage however if the driveway is damaged, PWD will not be responsible for repairs.

8. Will the trucks make ruts in my yard? Will you re-sod my yard?

Ruts are common when moving drilling equipment onto and off of a site. The softer and wetter the soil the deeper the ruts will be. All of PWD's drilling rigs are 4WD which helps to keep us from getting stuck and keeps ruts to a minimum. Repair to ruts or re-sodding is not included in PWD's scope of work.

OPTION: We can use Plywood/Boards to minimize damage to yard while moving equipment on and off of well site for an additional charge. We will be glad to price this service for you upon request.

9. What happens if PWD cuts or damages underground utilities?

Unfortunately we have no way to know where utilities are buried on your property. If we damage an underground utility that has been clearly marked, we will take responsibility for the repair. If we damage an underground utility that has not been clearly marked we do not take responsibility for the repair. Underground utilities would be defined as buried cable, telephone, gas, electric, irrigation systems and water or sewer lines.

10. Why do you have to dig pits in my yard?

Part of the drilling process includes removing cuttings from the borehole we drill during well construction. To contain and dispose of the cuttings we usually dig two pits beside the drilling rig. These pits vary in size based on well size and depth. Generally they are +/- 3ft wide x 6ft long x 4ft deep. Drilling fluid is circulated through the pits where the cuttings settle out and the drilling fluid is reused. We will cover the pits when the well is complete. The cuttings are natural material that was drilled out of the earth. For a period of time the covered pits will be soft. In time they will firm up and you will not know they were there.

11. What is done with the cuttings that are produced during the drilling process and the excess drill mud?

During the drilling process some of the drilling fluid will have to be pumped out of the pits and onto your property. This helps to keep us from having to dig an additional pit and it helps the pits to dry out and firm up quicker. The fluid looks like cement but it is not. It is a natural clay "bentonite" that is required for the drilling process. This fluid will settle, and seep into the soil over a period of time.

Option: If you do not want pits dug in your yard there is a solution. We can use portable above grade pits instead of digging the pits. When we use the above ground pits we also bring a vacuum tank to remove all of the drill cuttings and fluid from your yard. This does require an additional crew member, an additional truck, the vacuum tank to dispose of fluid and drill cuttings off site, therefore there is a charge for this service. We will be glad to price this service for you upon request.

12. Can PWD leave my well head below grade?

PARTRIDGE
WELL DRILLING CO., INC.

FREQUENTLY ASKED QUESTIONS REGARDING WELL AND PUMP INSTALLATION

Safety

For everyone's safety we respectfully ask that all customers stay at least 20' away from our drilling operation. If you have questions our drillers will be glad to come to you and answer any questions you may have. Please keep in mind that there may be times during the drilling that they can not stop immediately and answer questions. They will stop when it is safe to do so and answer your questions or tell you who to speak with at PWD to get the answer if they are not able to answer your question. We are pleased that you are interested in how your water system is being installed and welcome your questions.

It is the owner's responsibility to identify and mark the location of any and all private utilities including but not limited to cables, wires, pipes, gas lines, septic tanks and drainfields etc. Owners agree to release and hold harmless Partridge Well Drilling Co. Inc. from any and all damages to said private utilities.

If you have any questions that you did not find the answers to above or if any of the information provided needs better clarification please call our office, we will be glad to help you with your questions.

Thank you for contacting PWD for your well drilling project. We look forward to providing you with professional and friendly service along with the highest quality products available.

Sincerely,

Partridge Well Drilling Company, Inc.

MEMBER OF FLORIDA AND NATIONAL GROUND WATER ASSN.

PARTRIDGE WELL WARRANTY INFORMATION

WARRANTY ON INSTALLS & SERVICE CALLS FROM DATE OF SERVICE:

NEW INSTALL:

1. RESIDENTIAL AND COMMERCIAL/BUILDERS	1 YEAR

SERVICE CALL:

1. FIELD AND SHOP SERVICE	30 DAYS

MANUFACTURERS PUMP WARRANTY FROM DATE OF INSTALLATION *(DOES NOT INCLUDE LABOR):*

ABOVE GROUND PUMPS:

1. GOULDS, STA-RITE JET PUMPS	2 YEARS
2. REPLACEMENT MOTORS	1 YEAR

SUBMERSIBLES:

1. GRUNDFOS	
A. 3" & 4" NEW INSTALLS THRU 5HP	5 YEARS
B. 3" & 4" REPLACEMENT MOTORS/ PUMP ENDS THRU 5HP	2 YEARS
C. 6" NEW INSTALL OR REPLACEMENT MOTOR/ PUMP END	2 YEARS
2. FRANKLIN	
A. 4" & 6" NEW INSTALLS	2 YEARS
B. 4" & 6" REPLACEMENT MOTORS	1 YEAR

CONTROLS:

1. GRUNDFOS	
A. CONTROL BOXES THRU 5HP NEW INSTALLS	5 YEARS
B. REPLACEMENT CONTROL BOXES THRU 5HP	2 YEARS
C. CU301 OR CUE DRIVES NEW INSTALL	5 YEARS
D. REPLACEMENT CU301 OR CUE DRIVES	2 YEARS
2. FRANKLIN CONTROL BOXES	1 YEAR
3. STARTERS/COYOTES	1 YEAR

TANKS:

1. ALL TANKS FIVE YEARS	5 YEARS

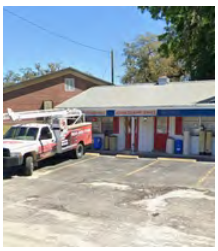
WARRANTIES ARE VOID DUE TO ANY OF THE FOLLOWING:

1.) Inadequate maintenance. 2.) Faulty repairs being done. 3.) Failure to observe instructions.

ESTIMATE

Advanced Pump Service LLC
4446 Tumbleweed Rd
Middleburg, FL 32068

advancedpumpservice@gmail.com
+1 (904) 203-7468
http://www.Advancedpumpservice.biz



Bill to
Chip Dellinger
85287 Majestic walk Blvd.
Fernidina beach, Fl 32034

Ship to
Chip Dellinger
85287 Majestic walk Blvd.
Fernidina beach, Fl 32034

Estimate details
Estimate no.: 1923
Estimate date: 11/05/2026
Expiration date: 12/05/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Shallow well package**	To drill irrigation well up to 50' with new 1.5HP shallow well jet pump, 20 gallon bladder tank, and check valve. Prime and test. Before drilling power needs to be ran to site. We need 20 amp breaker 220 volt, 3' whip, and disconnect. We recommend Bill with Electric Plus (904)813-8289 This well is shallow and can produce iron. 3% fee added to all card transactions. 50% deposit due at time of contract approval We are currently 2-4 weeks out on drilling During drilling if we can't get water there is a $250 dry hole fee. 1 year manufacturer defect warranty on pump 5 year manufacturer defect warranty on tank with yearly preventive maintenance log. 90 day job labor guarantee	1	$6,500.00	$6,500.00

Total		**$6,500.00**
	Expiry date	12/05/2026

Accepted date	**Accepted by**

EIGHTH ORDER OF BUSINESS

PROJECT MANUAL
FOR
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

_____ __, 202__

Due Date / Time: _____, 202__, by 5:00 P.M.

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LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES REQUEST FOR PROPOSALS
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
Nassau County, Florida

Notice is hereby given that the Amelia Walk Community Development District ("**District**") will accept proposals from qualified firms ("**Proposers**") interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained by sending an email to dlaughlin@gmsnf.com with a copy to chogge@gmsnf.com. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida and hold all required state and federal licenses in good standing; and (2) have at least five (5) years of experience with landscape maintenance projects. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening. The District will provide notice of such changes to all parties who have obtained the Project Manual by directly notifying all Proposers who have requested the Project Manual via email.

There will be a[n] [optional/mandatory] pre-proposal informational meeting beginning at 00:00 a.m./p.m. (EST) on _____, 202_, at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034. Proposals are due no later than _____ __, 202_. Firms desiring to provide services for this project must submit one (1) PDF on a flash drive and two (2) hard copies delivered by mail or by hand to the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034. Physical proposals must be submitted in a sealed package, must bear the name of the Proposer on the outside of the package and must clearly identify the project: "RESPONSE TO REQUEST FOR PROPOSALS (Amelia Walk Community Development District – Landscape & Irrigation Maintenance)." Additionally, as further described in the Project Manual, each proposer shall supply a bid bond or cashier's check in the amount of ten thousand dollars ($10,000.00) with its proposal.

Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at the time and date stipulated above; those received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified. A copy of the agenda for the meeting can be obtained from the District Manager's Office at Governmental Management Services, LLC, by phone at (904) 940-5850, or by email at dlaughlin@gmsnf.com.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after issuance of the Project Manual. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager, Governmental Management Services, LLC, by phone at (904) 940-5850, or by email at dlaughlin@gmsnf.com.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing by email only to Daniel Laughlin, dlaughlin@gmsnf.com, Lauren Gentry at lauren@cddlawyers.com, and Mary Grace Henley at marygrace@cddlawyers.com.

Amelia Walk Community Development District
Daniel Laughlin, District Manager

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
Landscape and Irrigation Maintenance Services
Nassau County, Florida

Instructions to Proposers

1. DUE DATE. Interested parties ("**Proposer(s)**") must submit responsive proposals ("**Proposal(s)**") in the form of one (1) PDF file on a flash drive and two (2) hard copies delivered by mail or by hand to the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034, no later than **_____ __, 202_**. Proposals received after the time and date stipulated above will not be considered.

2. SUMMARY OF SCHEDULE. The District anticipates the following RFP schedule, though certain dates may be subject to change:

DATE	EVENT
_____ __, 202_	RFP Notice is issued.
_____ __, 202_	RFP package available.
_____ __, 202_ at 00:00 AM/PM (EST)	[Optional/Mandatory] pre-proposal informational meeting.
_____ __, 202_ at 00:00 AM/PM (EST)	Deadline for questions.
_____ __, 202_, at 00:00 AM/PM (EST)	Proposals submittal deadline.
_____ __, 202_, at 00:00 AM/PM (EST)	Bid opening.
_____ __, 202_, at 00:00 AM/PM (EST)	Board meeting, ranking and selection.

3. [OPTIONAL/MANDATORY] PRE-PROPOSAL MEETING. There will be a[n] [optional/mandatory] pre-proposal informational meeting beginning at **00:00 AM/PM (EST) on _____ __, 202_, at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034**. [While strongly encouraged to attend, Proposers who do not attend the pre-proposal meeting will not be disqualified from participating in the RFP] OR [Proposers who do not attend the pre-proposal meeting may be disqualified from participating in the RFP]. Proposers should not attempt to tour facilities without prior authorization from the District Manager and must not in any way disrupt employees or operations during the proposal process.

4. SIGNATURE ON PROPOSAL; CORRECTIONS. Each Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. If the proposal is made by an individual, that person's name and business address shall be shown. If made by a partnership, the name and business address of an authorized member of the firm or partnership shall be shown. If made by a corporation, the person signing the proposal shall show the name of the State under the laws of which the corporation was chartered. In addition, the proposal shall bear the seal of the corporation. Anyone signing the proposal as agent shall file with the proposal legal evidence of his/her authority to do so. All proposals must be completed in pen and ink or type written. No erasures are permitted. If a correction is necessary, draw a single line through the entered figure and enter the corrected figure above it. Corrections must be initialed by the person signing the proposal.

5. BID GUARANTEE. Each proposer must submit a bid guarantee in the form of a bid bond or cashier's check in the amount of ten thousand dollars ($10,000.00) with its bid ("Bid Guarantee(s)"). The Bid Guarantees will be held until the time of award of contract with the successful bidder, at which time the Bid Guarantees will be returned to all unsuccessful bidders. If the successful bidder does not enter into a contract within the time frames set forth herein, the bidder forfeits its Bid Guarantee to the District.

6. FAMILIARITY WITH THE PROJECT. The Proposer, by and through the submission of the Proposal, agrees that he shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from his own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape and irrigation maintenance thereof. The Proposer agrees to accept the site in an "as-is" condition and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of Proposal submission and through the time of contract award and the start of any work under the contract. The Proposer, in preparing the Proposal, shall take into consideration that work by other contractors may be in progress at or near the site and that the Proposer shall not interfere with work done by such other contractors. **IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL: (1) A DETAILED LIST OF ALL ITEMS NOT MEETING INDUSTRY STANDARDS, (2) SPECIFIC PROPOSED REMEDIATION MEASURES, AND (3) ITEMIZED PRICING FOR BRINGING EACH ITEM UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.**

7. FAMILIARITY WITH THE LAW. By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work described in the RFP as well as the District's operating rules and procedures. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

8. PROJECT MANUAL. The Project Manual and any addenda thereto, will be available from the District Manager's office by email request to dlaughlin@gmsnf.com with a copy to chogge@gmsnf.com beginning **_____ __, 202_**.

9. QUALIFICATIONS OF PROPOSER. The Proposer must submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to provide the required work to the satisfaction of the District.

10. NO COLLUSION; DISQUALIFICATION. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, if the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization as required by Florida law and the Project Manual.

11. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Manual are to be directed in writing, via email only, to Daniel Laughlin at dlaughlin@gmsnf.com, Lauren Gentry at lauren@cddlawyers.com, and Mary Grace Henley at marygrace@cddlawyers.com. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties. **Questions received after _____, 202_, at 5:00 PM (EST) will not be answered.** Answers to all questions will be provided to all Proposers by email. Only questions answered by formal written addendum will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

12. SUBMISSION OF PROPOSAL. Submit one (1) PDF file on a flash drive and two (2) hard copies delivered by mail or by hand to the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034, no later than **_____, 202_, at 5:00 PM (EST)**, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. If the Proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed

in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS (Amelia Walk Community Development District – Landscape & Irrigation Maintenance) ENCLOSED" on the face of it. All costs to prepare and submit a response shall be borne by the Proposer. All proposals will be publicly opened on **_____, 202_, at 00:00 AM/PM (EST), at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034**.

13. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the proposals are due. No Proposal may be withdrawn after opening for a period of ninety (90) days, except with the written consent of the District or as otherwise permitted by Florida law.

14. PROPOSAL FORMS. All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda. In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in their Proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping & irrigation maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual. Failure to supply any requested information and submit fully completed forms may result in disqualification. The District reserves the right to request additional information if clarification is necessary.

15. PROPOSAL INFORMATION. All Proposals should include the following information, among other things described herein:

A. A completed and executed Proposal Form, with all of its parts and any attachments, as well as executed copies of the Affidavit Regarding Proposal, the Sworn Statement Regarding Public Entity Crimes, the Sworn Statement Regarding Scrutinized Companies, and the Sworn Statement Regarding Human Trafficking.

B. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.

C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.

D. Information related to other projects of similar size and scope for which Proposer has provided, or is currently providing, landscape and irrigation maintenance services over the past three years (forms attached), including the scope of services provided, the name of the project owner, and a contact name and phone number.

E. A list of the total annual dollar value of work completed for the last five (5) years.

F. A list of all other contracts related to the provision of services by the Proposer in which the company is presently engaged.

G. At least three (3) references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person. The references may, but are not required to, overlap with the projects or current contracts as listed under items E. and F.

H. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein (limited to five (5) pages).

I. Completed proposal pricing sheet. All responses must itemize the cost for each of the items described in the Project Manual (unit costs) and break out all costs, such as the number of mowings by month, dollar value by event, etc. **Unit costs for mulch and annuals, including installation, should be provided but not included in the contract amount as these services shall be rendered at the discretion of the District's Board of Supervisors. If additional services are added during the term of the contract, compensation for such services shall be based on the unit prices provided.**

J. A current Certificate of Insurance and proof of financial capability, as specified herein.

16. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating the company's ability to meet the insurance coverage requirements set forth in the contract form attached to this Project Manual. In the event the Proposer is notified of award, it shall provide proof of the insurance coverage identifying the District, its officers, employees and agents as additional insureds, as stated in the contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

17. FINANCIALS. In evaluating and scoring the proposals, the District will consider the financial capability of each Proposer, and as such each Proposer should submit relevant information regarding financial capability. In the event the Proposer is notified of award, the District may in its sole discretion require that the Proposer provide sufficient proof of financial capability, including, if requested, audited financial statements from the last three (3) years.

18. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, in its sole and absolute discretion, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

19. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a contract in substantially the form included in the Project Manual. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to the next highest ranked Proposer for the contract work, re-advertise, perform the work by day/temporary labor, or through in-house operations. The successful Proposer ("**Contractor**") is expected to commence work on or about _____, 202_, or on such other date as may be specified by the District in the final contract. The contract shall be for a specified term and, upon expiration or termination, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract. Any work performed prior to issuance of a fully executed contract shall be at the Proposer's or Contractor's sole risk and expense, and the District shall have no obligation to compensate the Proposer or Contractor for such work unless specifically agreed to in writing by an authorized representative of the District. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all Proposals and to award by items, groups of items, or total proposal. The District reserves the right to order changes in its scope of work and resulting contract. The successful proposer has the right to request an equitable price adjustment in cases where modifications to the contract under the authority of this clause result in increased costs to the Contractor. Price adjustments will be based on the prices proposed by the Contractor in response to this solicitation. Any contract resulting from this solicitation may be modified upon written and mutual consent of both parties.

20. MANDATORY AND PERMISSIVE REQUIREMENTS. Notwithstanding anything else within the Project Manual, the mandatory requirements of this Project Manual that will result in automatic disqualification if

not met are that each Proposer must (1) be authorized to do business in Florida and in Nassau County, (2) hold all required state and federal licenses in good standing; and (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor. All other requirements set forth in the Project Manual, even if described using mandatory terms such as “shall,” “will,” “mandatory,” or similar language, shall be deemed "permissive" evaluation criteria. A Proposer's failure to meet such permissive requirements will not automatically disqualify the Proposal, but may, in the Board’s discretion, result in disqualification or may be taken into account in the evaluation and scoring of the Proposal. The District reserves the right to request clarification or additional information regarding any permissive requirement.

21. INDEMNIFICATION. The successful Proposer shall indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising out of or resulting from the Proposer's negligent acts, errors, or omissions, or breach of contract, to the extent caused by the Proposer, its employees, agents, or subcontractors, as more fully set forth in the contract form provided herein. This indemnification obligation shall not apply to claims, damages, costs or losses arising solely from the negligence of the District, its officers, agents, or employees.

22. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District’s sovereign immunity or limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law. The District's liability shall not exceed the limits set forth in section 768.28, *Florida Statutes*.

23. EVALUATION OF PROPOSALS. The proposals shall be ranked based on the criteria presented in the Evaluation Criteria sheets contained within the Project Manual. Price will be one factor used in determining the proposal that is in the District’s best interest, but the District explicitly reserves the right to make such award to other than the lowest priced proposal. The Board shall review and evaluate the Proposals in their individual discretion and make any final determination with respect to the award of a final contract that is in the best interests of the District. Proposals may be held by the District for a period not to exceed ninety (90) days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the Proposers, prior to executing a contract agreement. During this time, all provisions of the submitted proposal must be in effect, including pricing. The District may visit the Proposer’s facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District’s best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

24. BLACK OUT PERIOD/CONE OF SILENCE. The blackout period is defined as between the time the Request for Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein or required by law, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, may result in disqualification of the proposer's proposal, subject to the District's reasonable discretion and consideration of the nature and circumstances of the communication. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

25. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Proposers shall also sign the required form. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities or frequencies during the proposal process. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.

26. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all

genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

27. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal, except for standard warranty terms provided by manufacturers for equipment or materials to be supplied under the contract, which shall remain applicable to the extent they do not conflict with the terms of this solicitation. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.

28. PROTESTS. Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after the Proposal Pick-Up Time, and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications, contract documents, or decision. Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager. All protests must be filed to: Amelia Walk Community Development District, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

29. PROTEST BOND. Any proposer who files a Notice of Protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the District at the time of filing, a protest bond payable to the District. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars ($10,000.00). Notwithstanding the District's operating rules, the protest bond for protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars ($10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the District's Staff may approve. All bonds shall be made payable to the District. Failure to post such bond within the requested time period shall result in the protest being dismissed by the District, with the proposer afforded no relief.

If the person or firm protesting the award prevails, the bond shall be returned to the protestor; however, if, after completion of a formal protest hearing in which the District prevails, the bond may be applied to payment of the reasonable costs and attorney fees actually incurred by the District relative to the protest, up to the amount of the bond. The entire amount of the bond shall be forfeited if the District determines that a protest was filed for a frivolous or improper purpose, including, but not limited to, the purpose of harassing, causing unnecessary delay, or causing needless cost for the District or other parties. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

EVALUATION CRITERIA

1. Personnel & Equipment (20 Points Possible)

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels; capability of performing the work; geographic location; subcontractor listing; inventory of all equipment; etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc., with proposal. Please also provide evidence of the proposer's ability to meet deadlines and be responsive to client needs.

2. Experience (20 Points Possible)

A full twenty (20) points will be awarded to the Proposer which clearly distinguishes past & current record and experience of the Proposer in similar projects; volume of work previously awarded to the firm; past performance in any other contracts; etc.

3. Understanding Scope of RFP (10 Points Possible)

This category addresses the following issues: Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including pricing, scheduling, staffing, etc.? Does it demonstrate clearly the ability to perform these services? Were any suggestions for "best practices" included? Does the proposal as a whole appear to be feasible, in light of the scope of work? Did the contractor use the forms provided from the Project Manual in responding to the proposal?

4. Financial Capacity (10 Points Possible)

This category addresses whether the Proposer has demonstrated that it has the financial resources and stability as a business entity necessary to implement and execute the work. Proposer should include proof of ability to provide insurance coverage as required by the District as well as audited financial statements, or similar information.

5. Price (25 Points Possible)

Twenty-five (25) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL FIVE YEARS' PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST, SECOND, THIRD, AND FOURTH ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation.***

6. Reasonableness of ALL Numbers (15 Points Possible)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided, including the Essential Services as well as unit costs from the additional schedules.

Proposer's Total Score (100 Points Possible)

****EXAMPLE: Contractor "A" turns in a bid of $210,000 and is deemed to be low bid and will receive the full 25 points. Contractor "B" turns in a bid of $265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (25). (210,000/265,000) x 25 = 19.81, therefore, Contractor "B" will receive 19.81 of 25 possible points. Contractor "C" turns in a bid of $425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (25). (210,000/425,000) x 25 = 12.35, therefore, Contractor "C" will receive 12.35 of 25 points.*

Evaluation notes: Once proposals are received, the District's Board of Supervisors will review each submittal related to the District and score each proposal based on the evaluation criteria, information provided in response to reference checks, and any other information available to the Districts and permitted to be used under law. The District's award will be based on the proposal that is most advantageous to the District.

The District also reserves the right to seek clarification from prospective firms on any issue in a response for the District, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

Do not attempt to contact any District Board member, staff member or any person other than the appointed staff for questions relating to this RFP. Anyone attempting to lobby District representatives will be disqualified.

AFFIDAVIT REGARDING PROPOSAL

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, appeared the affiant, _____, and having taken an oath, affiant, based on personal knowledge, deposes and states:

Before me, the undersigned authority, appeared the affiant, _____, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer") and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Amelia Walk Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addenda:

Addendum No._____dated _____

Addendum No._____dated _____

Addendum No._____dated _____

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after issuance of the Project Manual, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made

in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this _____ day of _____ 202_.

Proposer:_____
By:_____
Title:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 202_, by _____ of _____, who is ☐ personally known to me or ☐ who has produced _____ as identification, and ☐ did or ☐ did not take the oath.

_____
Notary Public, State of Florida
Print Name:_____
Commission No.:_____
My Commission Expires: _____

V. PROPOSAL FORMS

PROPOSAL FORM FOR
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

TO BE SUBMITTED TO:

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
[address]
on or before _____, 202_, at ___ P.M. (EST)

TO: Amelia Walk Community Development District

FROM: _____
(Proposer)

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance for the Amelia Walk Community Development District, the undersigned proposes to provide all services as described in the detailed Scope and/or Specifications for the District.

All proposals shall be in accordance with the Project Manual.

Proposal Form Contents:

Proposal Form - Summary Sheet
Part I – General Information
Part II – Personnel and Equipment
Part III – Experience
Part IV – Pricing
Signature Page

PROPOSAL FORM

PROPOSAL SUMMARY SHEET

I, _____REPRESENTING _____ Company and/or Corporation ("Proposer"), agree to furnish the services required in the scope/specifications at the following prices:

I. **Contract Proposal Amount:** **$_____**
(Please provide an average of all years of pricing)

Annual Total, Year 1: **$_____**

Annual Total, Year 2: **$_____**

Annual Total, Year 3: **$_____**

Annual Total, Year 4: **$_____**

Annual Total, Year 5: **$_____**

Following the expiration of the Landscape and Irrigation Maintenance Agreement's initial term, the parties have the option to renew the agreement for additional one-year terms ("Additional Terms"). Adjustments to the annual fee schedule for the Additional Terms shall be based on a Consumer Price Index Adjustment and/or other relevant factors and must be mutually agreed upon by both parties.

II. **Proposer Information**

NAME OF PROPOSER: _____

ADDRESS: _____

PHONE: _____ FAX: _____

EMAIL: _____

SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

PROPOSAL FORM

PART I – GENERAL INFORMATION

- *Proposer General Information:*

  Proposer Name _____

  Street Address _____

  P. O. Box (if any) _____

  City _____ State _____ Zip Code _____

  Telephone _____ Fax no. _____

  1st Contact Name _____ Title _____

  2nd Contact Name _____ Title _____

  Parent Company Name (if any) _____

  Street Address _____

  P. O. Box (if any) _____

  City _____ State _____ Zip Code _____

  Telephone _____ Fax no. _____

  1st Contact Name _____ Title _____

  2nd Contact Name _____ Title _____

- *Company Standing:*

  Proposer's Corporate Form: _____
  (e.g., individual, corporation, partnership, limited liability company, etc.)

  In what State was the Proposer organized? _____ Date _____

  Is the Proposer in good standing with that State? (Attach certificate of good standing or equivalent documentation) Yes ___ No ___

  If no, please explain _____

  _____

  _____

  Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes ___ No ___

If no, please explain _____

_____

_____

- *What are the Proposer's current insurance limits? (Please attach a copy of your current certificate of insurance)*

INSURANCES	LIMIT $	EXPIRATION DATE
General Liability	$	
Commercial Automobile	$	
Umbrella/Excess	$	
Workers Compensation	$	

(Note: If selected, contractor must maintain continuous coverage throughout the contract term)

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing, and attach copies of same:

LICENSES	COUNTY, STATE, OR FEDERAL	IN GOOD STANDING (Y/N)

PROPOSAL FORM

PART II – PERSONNEL AND EQUIPMENT

- *List the location of the Proposer's office, which would perform work for the District.*

  Street Address _____

  P. O. Box (if any) _____

  City _____ State _____ Zip Code _____

  Telephone _____Fax no. _____

  1st Contact Name _____ Title _____

  2nd Contact Name _____ Title _____

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

  _____ Supervisors, who will be onsite ___ days per week;
  _____ Technical personnel, who will be onsite ___ days per _____; and
  _____ Laborers, who will be onsite ___ days per week.

POSITION	NUMBER OF STAFF PROVIDED	NUMBER OF DAYS PER WEEK
ACCOUNT MANAGER		
CHEM, FERT, & PEST		
MAINTENANCE TEAM		

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*

- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes ___ No ___ If yes, please provide the following information for each person (attach additional sheets if necessary):*

NAME OF PERSONNEL	TECHNICAL POSITIONS	CERTIFICATION(S)
	CHEMICAL, FERTILIZATION, PEST	
	ARBORICULTURE	
	HORTICULTURE	
	IRRIGATION	

% of Time to Be Dedicated to This Project: _____%

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location:_____

Contact:_____ Contact Phone: _____ Project

Type/Description: _____

Duties / Responsibilities: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

_____

_____

_____

Dates Serviced: _____

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes ___ No ___ For each subcontractor, please provide the following information (attach additional sheets if necessary):*

  Subcontractor Name _____

  Street Address _____

  P. O. Box (if any) _____

  City _____ State _____ Zip Code _____

  Telephone _____Fax no. _____

  1st Contact Name _____ Title _____

  2nd Contact Name _____ Title _____

  Proposed Duties / Responsibilities:_____

  Please describe the subcontractor's role in other projects on behalf of the Proposer:

  Project Name/Location:_____

  Contact:_____ Contact Phone: _____ Project

  Type/Description: _____

  Dollar Amount of Contract: _____

  Proposer's Scope of Services for Project: _____

  _____

  _____

  _____

  Dates Serviced: _____

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

  _____

  _____

  _____

- **SUBCONTRACTORS:** Does the Proposer intend to use any subcontractors in connection with the work? Yes ___ No ___ For each subcontractor, please provide the following information (attach additional sheets if necessary):

  Subcontractor Name _____

  Street Address _____

  P. O. Box (if any) _____

  City _____ State _____ Zip Code _____

  Telephone _____Fax no. _____

  1st Contact Name _____ Title _____

  2nd Contact Name _____ Title _____

  Proposed Duties / Responsibilities: _____

  Subcontractor Name _____

  Street Address _____

  P. O. Box (if any) _____

  City _____ State _____ Zip Code _____

  Telephone _____Fax no. _____

  1st Contact Name _____ Title _____

  2nd Contact Name _____ Title _____

  Proposed Duties / Responsibilities: _____

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*

OFFICERS OF THE COMPANY
COMPLETE THIS PAGE AND ATTACH PROFESSIONAL PROFILES OR RESUMES

PROPOSER:_____ DATE:_____

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK

PROPOSER:_____ DATE:_____

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE

COMPANY OWNED MAJOR EQUIPMENT
TO BE USED IN CONNECTION WITH THE WORK

PROPOSER:_____ DATE:_____

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS

PROPOSAL FORM
PART III – EXPERIENCE
PROPOSAL FORM
SECTION III – EXPERIENCE

- List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last five (5) years starting with the most recent year and ending with the latest year:

2025	**$**
2024	**$**
2023	**$**
2022	**$**
2021	**$**

- Has the Proposer performed work for a community development district previously?
  Yes ___ No ___

- Please provide the following information for three (3) communities similar to this property, that your company has been contracted for at least three (3) years and are currently being provided by your company. The projects must include irrigation maintenance, fertilization, mowing, pest control, weed control, annual flower installation and mulch applications as well. Attach additional sheets if necessary.

Community Name	**City / County**	**Annual Contract Amount**
		$
Contact Name	**Contact Phone/Email**	**Is This Property a CDD (Y/N)**
Describe the services provided to this community and how it is similar to this property		
Community Name	**City / County**	**Annual Contract Amount**
		$
Contact Name	**Contact Email**	**Contact Phone**
Describe the services provided to this community and how it is similar to this property		
Community Name	**City / County**	**Annual Contract Amount**
		$
Contact Name	**Contact Email**	**Contact Phone**
Describe the services provided to this community and how it is similar to this property		

- Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes _____ No _____ For each such incident, please provide the following information (attach additional sheets as needed):

  Project Name/Location:_____

Contact:_____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

_____

_____

_____

Serviced dates: _____

Reason for Termination: _____

_____

_____

_____

- Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No ___

  If yes, please describe each violation, fine, and resolution _____

  _____

  What is the Proposer's current worker compensation rating? _____

  Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No ___

  If yes, please describe each incident _____

  _____

- Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts?
  Yes ___ No ___ If yes, please provide:

  The names of the entities _____

  The state(s) where barred or suspended _____

  The period(s) of debarment or suspension _____

  Also, please explain the basis for any bar or suspension:

  _____

  _____

  _____

  _____

- List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals or relating to the work

of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.

List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.

PROPOSAL FORM

PART IV - PRICING

NOTE: This pricing form is intended to cover pricing for the initial term of the contract and up to four (4) potential renewal terms. It is assumed that prices will remain the same through each of the four potential annual renewal terms unless Proposer provides otherwise in the pricing form. Please complete the Pricing Form on the following pages (The "Pricing Form"). The District reserves the right to reject any and all proposals, in its sole and absolute discretion, that make modifications to the Pricing Form, as it is deemed in the best interests of the District.

Bidders must refer to the Scope of Services exhibit for details on each category below. Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

INITIAL TERM (_____, 2026 – September 30, 2027) (__ months)	**INITIAL TERM COST**
PART 1: Lawn Care (Mowing and Edging, Sod, and General Maintenance)	$
PART 2: Ground Cover/Shrub Areas (including Weed Control, Rose Bushes, & Ornamental Grasses)	$
PART 3: Tree Care	$
PART 4: Haul Road/Nature Trail	$
PART 5: Irrigation System Maintenance	$
PART 6: Fertilization, Weed, & Pest Control	$
PART 7: Seasonal Flower Rotation (3/YR)	$
PART 8: Mulch (Brown Shredded) (1/YR)	$
SUBTOTAL Parts 1 - 8	**$**

YEAR 2 (October 1, 2027 – September 30, 2028) (12 months)	**ANNUAL COST**
PART 1: Lawn Care (Mowing and Edging, Sod, and General Maintenance)	$
PART 2: Ground Cover/Shrub Areas (including Weed Control, Rose Bushes, & Ornamental Grasses)	$
PART 3: Tree Care	$
PART 4: Haul Road/Nature Trail	$
PART 5: Irrigation System Maintenance	$
PART 6: Fertilization, Weed, & Pest Control	$
PART 7: Seasonal Flower Rotation (3/YR)	$
PART 8: Mulch (Brown Shredded) (1/YR)	$
SUBTOTAL Parts 1 - 8	**$**

YEAR 3 (October 1, 2028 – September 30, 2029) (12 months)	**ANNUAL COST**
PART 1: Lawn Care (Mowing and Edging, Sod, and General Maintenance)	$
PART 2: Ground Cover/Shrub Areas (including Weed Control, Rose Bushes, & Ornamental Grasses)	$
PART 3: Tree Care	$
PART 4: Haul Road/Nature Trail	$
PART 5: Irrigation System Maintenance	$
PART 6: Fertilization, Weed, & Pest Control	$
PART 7: Seasonal Flower Rotation (3/YR)	$
PART 8: Mulch (Brown Shredded) (1/YR)	$
SUBTOTAL Parts 1 - 8	**$**

[CONTINUES ON FOLLOWING PAGE]

YEAR 4 (October 1, 2029 – September 30, 2030) (12 months)	ANNUAL COST
PART 1: Lawn Care (Mowing and Edging, Sod, and General Maintenance)	$
PART 2: Ground Cover/Shrub Areas (including Weed Control, Rose Bushes, & Ornamental Grasses)	$
PART 3: Tree Care	$
PART 4: Haul Road/Nature Trail	$
PART 5: Irrigation System Maintenance	$
PART 6: Fertilization, Weed, & Pest Control	$
PART 7: Seasonal Flower Rotation (3/YR)	$
PART 8: Mulch (Brown Shredded) (1/YR)	$
SUBTOTAL Parts 1 - 8	**$**

YEAR 5 (October 1, 2030 – September 30, 2031) (12 months)	ANNUAL COST
PART 1: Lawn Care (Mowing and Edging, Sod, and General Maintenance)	$
PART 2: Ground Cover/Shrub Areas (including Weed Control, Rose Bushes, & Ornamental Grasses)	$
PART 3: Tree Care	$
PART 4: Haul Road/Nature Trail	$
PART 5: Irrigation System Maintenance	$
PART 6: Fertilization, Weed, & Pest Control	$
PART 7: Seasonal Flower Rotation (3/YR)	$
PART 8: Mulch (Brown Shredded) (1/YR)	$
SUBTOTAL Parts 1 - 8	**$**

PROPOSAL FORM
PART IV – PRICING
ITEMIZED PRICING SHEET

#	Item	Performance	Price	Additional Note (Indicate which Zone(s) are included in the price, if applicable)
	LAWN CARE			
	Monthly Common Area Maintenance	Per Contract		
	Total Yearly Common Area Maintenance	Per Contract		
	LABOR			
	# of Crew Members During Growing Season	Per Contract	#	
	# of Crew Members during non-growing season	Per Contract	#	
	Total # of Turf Cuts per year	Per Contract	#	
	# Irrigation Tech Labor Rate – Per Hr.	As Needed/Requested	$	
	SOD / SEED			
	St. Augustine – Sq. Ft.	As Needed/Requested.		
	Bahia – Sq. Ft.	As Needed/Requested		
	Zoysia– Sq. Ft.	As Needed/Requested		
	Bermuda – Sq. Ft.	As Needed/Requested		
	Winter Rye – Sq. Ft.	As Needed/Requested		
	Dead Sod Removal – Hr. Rate	As Needed/Requested		
	Sod Install – Hr. Rate	As Needed/Requested		
	Soil Test – Total Cost	As Needed/Requested		
	Aeration Sq. Ft.	As Needed/Requested		
	MULCH / PINE STRAW			
	Pine Straw – Per Bale	As Needed/Requested		
	Brown Mulch - Phase 1 -5 160 CY _____	1x per yr. per Contract		
	Brown Mulch – Per CY	As Needed/Request		
	Removal of aged mulch _____CY	As Needed/Requested		
	Playground Mulch 46 CY_____	As Needed/Requested		
	ANNUALS			
	Annual Flowers	3x per yr. Per Contract		
	Annual Flowers – Per Rotation	As Needed/Requested		
	Annual Flowers in 4" pots per Tray	As Needed/Requested		
	Annual Flower			
	SHRUBS / PLANTS			
	1 Gallon Shrubs	As Needed/Requested		
	3 Gallon Shrubs	As Needed/Requested		
	Knockout Roses	As Needed/Requested		
	FERTILIZATION			
	Turf – _____ x per yr. (irrigated areas)	Per Contract		
	Shrubs – _____ x per yr.	4x per yr. Per Contract		
	Trees	Separate Proposal		
	ORNAMENTAL GRASS			

	Native Grasses	As Needed/Requested		
	Cutting back – Full Cut Back	1x per yr Per Contract		
	Cutting back – Per Hr.	As Needed/Requested		
	TREES			
	Ligustrum Tree – 7-8’	As Needed/Requested		
	Magnolia Tree – 65 gal	As Needed/Requested		
	Magnolia Tree – 100 gal	As Needed/Requested		
	Live Oak – 100 gal 3 ½”-4” cal.	As Needed/Requested		
	Live Oak – 200 gal 5-6” cal.	As Needed/Requested		
	Crape Myrtle – 65 gal. multi-stem	As Needed/Requested		
	Crape Myrtle – 100 gal multi-stem	As Needed/Requested		
	Nelly Stevens Holly – 30 gal	As Needed/Requested		
	Maple Tree – 11/2”-2” 30 gal	As Needed/Requested		
	Elm Tree – 30 gal.	As Needed/Requested		
	Medjool Palm – 15’ CT	As Needed/Requested		
	Evergreen Tree – 30 gal	As Needed/Requested		
	Cost to prune all live oak street trees	As Needed/Requested		
	Cost to Prune All Palm Trees	As Needed/Requested		
	IRRIGATION			
	Hunter/Rainbird Controller 2 wire	Requested		
	Hunter /Rainbird valves 2” ICB	As Needed/Requested		
	6” rotor - each	As Needed/Requested		
	12” rotor - each	As Needed/Requested		
	Spray nozzle - each	As Needed/Requested		
	6”” pop up PRS 30 spray - each	As Needed/Requested		
	12” pop up PRS 30 spray - each	As Needed/Requested		
	VP-10 - each	As Needed/Requested		
	VP-12 - each	As Needed/Requested		
	2 wire for system per LF	As Needed/Requested		
	ICB decoder – each station	As Needed/Requested		
	Wire splice 3M DBY	As Needed/Requested		
	6” PR – Sch. 160 – per LF	As Needed/Requested		
	4” PR – Sch. 160 – per LF	As Needed/Requested		
	3” PR – Sch. 160 – per LF	As Needed/Requested		
	2” PR – Sch. 160 – per LF	As Needed/Requested		
	1-1/2” PR – Sch. 160 – per LF	As Needed/Requested		
	1-1/14” PR – Sch. 160 – Per LF	As Needed/Requested		
	1” CL – 200, per LF	As Needed/Requested		
	¾” CL – 220, per LF	As Needed/Requested		
	Hunter/Rainbird ET Drip hose	As Needed/Requested		
	½” Flex PVC, per LF	As Needed/Requested		
	4” Slip-Fix Repair Coupling - EA	As Needed/Requested		
	3” Slip-Fix Repair Coupling - EA	As Needed/Requested		
	2-1/2” Slip-Fix Repair Coupling - EA	As Needed/Requested		
	2” Slip-Fix Repair Coupling - EA	As Needed/Requested		
	1-1/2” Slip-Fix Repair Coupling - EA	As Needed/Requested		
	1-1/4” Slip-Fix Repair Coupling - EA	As Needed/Requested		
	1” Slip-Fix Repair Coupling - EA	As Needed/Requested		
*	Watering of parks and lift stations	As Needed/Requested		
	PEST CONTROL			
	Turf, Insect and Herbicide Treatment (6)	Per Contract		
*	Fire Ant Control – Full Treatment	Per Contract		

	Fire Ant Control – Spot Treatment	As Needed/Requested		
#	**Notes/Recommendations**			
	All Services that fall outside the scope of the annual landscape maintenance agreement will be discussed with Manager and a separate proposal will be provided to encompass all costs associated with project.			
	*** Denotes Item Not Part of Monthly Maintenance Fee.**			

PROPOSAL FORM
PART IV – PRICING
RATES FOR ADDITIONAL SERVICES

Provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

GENERAL LANDSCAPE SERVICES	HOURLY RATE
Mowers w/operator	
Bush-Hog w/operator	
General Laborer-with hand equipment	
General Laborer-trash pickup	
Chem / Fert Technician liquid with truck	
Chem / Fert Technician with granular applicator	
Certified Irrigation Technician	
General Laborer-Irrigation Breaks/Repairs	
Bushhog/Brush Cuts	
EMERGENCY OR DISASTER DEBRIS REMOVAL	**HOURLY RATE**
Supervisor with transportation	
Chainsaw w/operator	
Bobcat w/operator	
Front End Loader/Bucket Tractor w/operator	
Grapple, Loader w/operator	
Dump Truck for Debris Removal w/operator	
Certified Arborist	
Horticulturalist Consultant	
Freeze Protection	
After Hours Emergency Services	

Costs for equipment and personnel are only payable when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply the District with all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

PROPOSAL FORM
SIGNATURE PAGE

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of _____ ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through IV) and that, to the best of my knowledge and belief, all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this _____ day of _____, 202_.

Proposer:_____
By:_____
Title:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 202_, by _____ (name of individual) as _____ (type of authority, e.g., officer, trustee, etc.) of _____ (name of entity), who is ☐ personally known to me or ☐ who has produced _____ as identification.

_____
Notary Public, State of Florida
Print Name:_____
Commission No.:_____
My Commission Expires: _____

VI. SWORN STATEMENT UNDER SECTION 287.133(3)(a), FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to the Amelia Walk Community Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is _____

   _____

4. Proposer's Federal Employer Identification Number (FEIN) is _____

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement:)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), *Florida Statutes*, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), *Florida Statutes*, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), *Florida Statutes*, means:

   1. A predecessor or successor of a person convicted of a public entity crime; or,

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), *Florida Statutes*, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

[*Signatures of Following Page*]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), *Florida Statutes*, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this _____ day of _____, 202_.

Proposer: _____
By: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 202_, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

VII. SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES, REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST, SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN TERRORISM SECTORS LIST, AND SCRUTINIZED COMPANIES THAT BOYCOTT ISRAEL LIST

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to the Amelia Walk Community Development District ("District").

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is _____

   _____

4. Proposer's Federal Employer Identification Number (FEIN) is _____

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement :)

5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal bid on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of $1 million or more.

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies With Activities In The Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List, and the Proposer is not engaged in a boycott of Israel.

7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List.

[*Signatures of Following Page*]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this _____ day of _____, 202_.

Proposer: _____
By: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 202_, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

VIII. ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, _____, as _____, on behalf of _____, a Florida [limited liability company/corporation] (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.

2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.

3. More particularly, the Contractor does not participate in any of the following actions:

(a) Using or threatening to use physical force against any person;

(b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;

(c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;

(d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;

(e) Causing or threatening to cause financial harm to any person;

(f) Enticing or luring any person by fraud or deceit; or

(g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Date: _____, 202_.
FURTHER AFFIANT SAYETH NAUGHT.

By: _____

Name: _____

Title: _____

Date: _____

STATE OF FLORIDA
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me ☐ physical presence or ☐ remote notarization by _____, as _____, of _____, who is ☐ personally known to me or ☐ who produced _____ as identification this _____ day of _____, 202_.

_____

Notary Seal) **Notary Public**

IX. FORM OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES AGREEMENT

AGREEMENT FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS AGREEMENT ("**Agreement**") is made and entered into this _____day of _____ 202_, by and between:

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

[CONTRACTOR], a [Florida/foreign] [corporation/limited liability company], whose address is [Address] ("**Contractor**").

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including but not limited to, landscaping and irrigation improvements; and

WHEREAS, the District desires to retain an independent contractor to provide landscape and irrigation maintenance services within the District; and

WHEREAS, to solicit such services, the District conducted a competitive proposal process based on a project manual and determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on certain proposal pricing provided by Contractor; and

WHERAS, Contractor represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

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

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.

2. SCOPE OF SERVICES.

a. The Contractor shall provide the services described in the Scope of Services attached hereto as **Exhibit A** and for the areas identified in the Landscape Maintenance Areas Exhibit attached hereto as **Exhibit D** ("**Work**").

b. The Contractor agrees that the Landscape Maintenance Areas Exhibit attached hereto as **Exhibit D** is the District's best estimate of the District's landscape needs, but that other areas may also include landscaping that requires maintenance. The Contractor agrees that the District may, in its discretion, add up to 0.5 acre(s) of landscaping area to the Work, with no adjustment to price, and may add additional acreage of landscaping area to the Work beyond the 0.5 acre(s) using the unit pricing set forth in **Exhibit B**.

c. The Contractor shall perform the Work consistent with the presently established, high quality standards of the District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Work. Staffing levels must be, at a minimum, at the levels included in Contractor's proposal.

d. Contractor agrees to use only designated easement areas when access is needed, and to notify the District if such access is not available.

e. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will be responsible for any such landscaping installed by the third party, and shall continue to perform all other services comprising the Work, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party.

f. All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

g. To the extent that Contractor maintains or offers any online client portal, work-order or ticketing system, mobile application, or similar electronic communications platform ("**Client Portal**") to its customers, Contractor must provide the District with access to the Client Portal at no additional cost to the District. Contractor is solely responsible for retaining all communications, records, photographs, and other information created, sent, or received through the Client Portal as public records in conformance with this Agreement and Florida law. Use of a Client Portal does not modify any notice requirement of this Agreement, and no communication or request made through the Client Portal may authorize additional work or services, or obligate the District to pay any additional cost, unless approved in accordance with Section 7 of this Agreement.

3. MANNER OF CONTRACTOR'S PERFORMANCE.

a. The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Additional Services Order (see Section 7.c. herein) issued in connection with this Agreement. Work not specified in this Agreement, but which is nevertheless necessary for the proper provision of the Work, shall be fully performed by the Contractor as if described and delineated in this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as University of Florida IFAS Extension guidelines, etc. The Contractor shall document all Work using the forms attached hereto as part of **Exhibit C.** The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

b. In the event that time is lost due to heavy rains ("**Rain Days**"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to, and approval by, the District Representatives (defined below).

c. Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. If the Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting, irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – within twenty-four (24) hours, to the satisfaction of the District.

d. Contractor will not perform any services on Sundays unless otherwise authorized in writing.

e. Contractor shall maintain at all times strict discipline among its employees and shall not employ for performance of Work contemplated under this Agreement any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen shall perform all Work on the premises in a uniform to be designed by the Contractor and shall maintain themselves in a neat and professional manner. No smoking in or around the buildings will be permitted. No solicitation of any kind is permitted on District property.

4. INSPECTIONS.

a. The District shall designate in writing one or more persons to act as the District's representatives with respect to the services to be performed under this Agreement ("**District Representatives**"). The District Representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. This authority shall include but not be limited to verification of correct timing of services to be performed, methods of pruning, pest control and disease control. The District hereby designates its **District Manager and Amenity & Operations Manager,** or their designees, to act as the District Representatives. The Contractor shall not take direction from anyone other than the District Representatives (e.g., the Contractor shall not take direction from individual District Board Supervisors, any representatives of any local homeowner's associations, any residents, etc.). In the event the District Manager and General Manager provide differing direction, Contractor shall not take direction from either District Representative and immediately contact the Chairperson of the Board of Supervisors and District Counsel to resolve the conflict. The District shall have the right to change its designated representatives at any time by written notice to the Contractor.

b. The Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month.

c. The Contractor agrees to meet with a District Representative, when requested, to walk the property to discuss conditions, schedules, and items of concern regarding this Contract. At that time, the District will compile a list of landscape related items ("**Field Inspection Report**") that should be performed before the next walk through or other designated time. The Contractor shall be required to provide, in writing, (typically within seven (7) calendar days) what actions shall be taken to remedy those findings within the Field Inspection Report. Response shall include a timeline as to when items shall be completed as well as diagnosis and treatment plans for those items requiring such. If the Contractor does not respond within the specified time, the first offense will result in a written warning; the second offense will result in a second written warning and the Board of Supervisors for the District will be notified; the third offense shall constitute cause for termination of this Agreement at the District's discretion. If the deficient items have not been rectified to the District's satisfaction within the stated time provided in the response to the Field Inspection Report, (but in no circumstance no longer than a one (1)-month period), the District reserves the right to subcontract out such

work and withhold the cost of such work from the Contractor's next monthly invoice. The District will be responsible for scheduling the inspections. The District must have no less than five (5) days' notice if there is a need to reschedule. Inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Work.

d. Any oversight by the District Representative of Contractor's Services is not intended to mean that the District shall underwrite, guarantee, or ensure that the Services is properly done by Contractor, and it is Contractor's responsibility to perform the Services in accordance with this Agreement.

5. SUBCONTRACTORS. The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

6. [RESERVED].

7. COMPENSATION; TERM.

a. This Agreement shall be effective as of _____, 2026 ("**Effective Date**"). The initial term of this Agreement shall begin on the Effective Date and continue through September 30, 2027 ("**Initial Term**"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, this Agreement may be eligible for up to four (4) annual renewals with the same terms set forth herein, in the District's sole discretion. Notwithstanding anything to the contrary herein, the District's obligation to pay under this Agreement are contingent upon an annual appropriation by the District's Board of Supervisors and the levy of a valid operations and maintenance special assessment. In the event that such annual appropriation is not made, this Agreement shall be terminated with no further obligations of the Contractor.

b. As compensation for the Work, the District agrees to pay Contractor _____ ($_____) per year, in monthly amounts of _____ ($_____). Such compensation covers only the items specified as Essential Services in the Contractor's Proposal Form – Part IV – Pricing ("**Contract Amount**"). Additionally, for the services specified as Additional Services or Emergency Services in the Contractor's Proposal Form – Part IV – Pricing, attached hereto as **Exhibit B**, and only after applying the provisions of Sections 7.c. and 7.d. below, the District agrees to pay Contractor pursuant to Section 7.d. below for such actual services rendered using the pricing specified in the Contractor's Proposal Form – Part IV – Pricing. All additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement.

c. *Additional Work.* Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and irrigation systems, such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order ("**ASO**"). The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed change order. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's proposal pricing (attached as part of **Exhibit B**). Nothing herein shall be construed to require the District to use the Contractor for any such additional

work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

d. *Payments by District.* The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall be for services actually rendered in the preceding month and shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et seq., Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

e. *Payments by Contractor.* Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor will at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid. Contractor waives any right to file mechanic's and construction liens.

8. INSURANCE.

a. At the Contractor's sole expense, the Contractor shall maintain throughout the term of this Agreement the following insurance:

i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.

ii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than $2,000,000 combined single limit bodily injury and property damage liability, and further including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

iii. Employer's Liability Coverage with limits of at least $1,000,000 per accident or disease.

iv. Commercial Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

v. Contractors Pollution Liability with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability.

b. The District and its respective staff, supervisors, officers, agents, and consultants shall be named as additional insureds on all above listed policies except Workers' Compensation and Employer's Liability Coverage. No policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement. Such insurance shall be considered primary and non-contributory with respect to the additional insureds, all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

c. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

d. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

e. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.

f. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.

g. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due Contractor.

9. INDEMNIFICATION. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its, supervisors, staff, officers, consultants, agents, subcontractors and employees of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Contractor, or any subcontractor, supplier, or any individual or entity directly or indirectly employed or used by any of the Contractor to perform any of the work. In the event that any indemnification, defense or hold harmless provision of this Agreement is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The Contractor shall ensure that any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Indemnitees. This section shall survive any termination of this Agreement.

10. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of

liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

11. WARRANTY AND COVENANT.

a. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement, or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Work, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the Work.

b. Contractor hereby covenants to the District that it shall perform the Work:

i. using its best skill and judgment and in accordance with generally accepted professional standards; and

ii. in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals (including any permits and approvals relating to water rights), including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform.

c. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

12. ENVIRONMENTAL ACTIVITIES. The Contractor is licensed, capable, and agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

13. ACCEPTANCE OF THE SITE. By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the proposal, and that the site is consistent with local community standards and that there are no deficiencies. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation system, in its current condition, and on an "as is" basis. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping and/or site conditions were not in good condition.

14. TAX-EXEMPT DIRECT PURCHASES. The parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:

a. The District may elect to purchase any or all materials directly from a supplier identified by Contractor.

b. Contractor shall furnish detailed Purchase Order Requisition Forms ("**Requisitions**") for all materials to be directly purchased by the District.

c. Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.

d. The purchase order issued by the District shall include the District's consumer certificate of exemption number issued for Florida sales and use tax purposes.

e. Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. The Contractor's possession of the materials will constitute a bailment. The Contractor, as bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.

f. After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District's issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.

g. The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.

h. All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

15. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

16. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement,

which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

17. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

18. SUCCESSORS; ASSIGNMENT. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the parties to this Agreement, except as expressly limited in this Agreement. Notwithstanding the foregoing, Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.

19. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 4 of this Agreement are taken, the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, and as Contractor's sole remedy, Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

20. E-VERIFY REQUIREMENTS. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

21. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

22. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

23. AGREEMENT; AMENDMENTS. This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent of any inconsistency between this document and the exhibits attached hereto, this Agreement shall control. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

24. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be Nassau County, Florida.

25. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

26. NOTICES. Any notice, demand, request or communication required or permitted hereunder ("**Notice**") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. **If to the District:** Amelia Walk Community Development District
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: Amelia Walk CDD, District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: Amelia Walk CDD, District Counsel

B. **If to Contractor:** [Contractor]
_____
_____
Attn: _____

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

27. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim

under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

28. PUBLIC RECORDS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Daniel Laughlin** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, OR BY EMAIL AT DLAUGHLIN@GMSNF.COM, OR BY MAIL AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

29. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

30. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

31. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

32. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(14), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

33. PUBLIC ENTITY CRIMES. Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

34. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

35. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

_____

By:_____

☐ Chairperson

☐ Vice Chairperson

[CONTRACTOR]

_____

By:_____

Its: _____

Exhibit A: **Scope of Services**
Exhibit B: **Proposal Pricing (Part IV of Proposal Form)**
Exhibit C: **Other Forms**
Exhibit D: **Landscape Maintenance Map**

Exhibit A: Scope of Services

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. 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 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 provided by Contractor. 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 / SHRUB AREAS:

Shrubs and groundcover shall be maintained at a height that will not disrupt clear line of sight 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 complement 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

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 irrigation 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 and all irrigation heads or irrigation equipment damaged by landscape personnel 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.

FERTILIZATION, WEED AND PEST CONTROL MAINTENANCE SCOPE OF SERVICES

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 fertilization, weed and pest control maintenance for all common areas of the Amelia Walk District.

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.

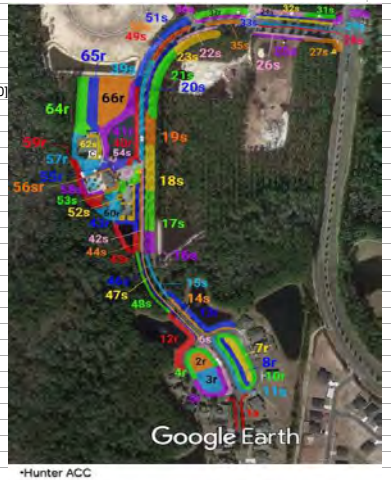
Tree Fertilization - A tree fertilization program and the cost should be submitted as a separate item within your bid. This shall include all Palms, Oaks, Maples, Elms, Magnolias, Hollies, etc.

Exhibit B: Proposal Pricing (Part IV of Proposal Form)

Exhibit C: Other Forms

Exhibit D: **Landscape Maintenance Map(s)**

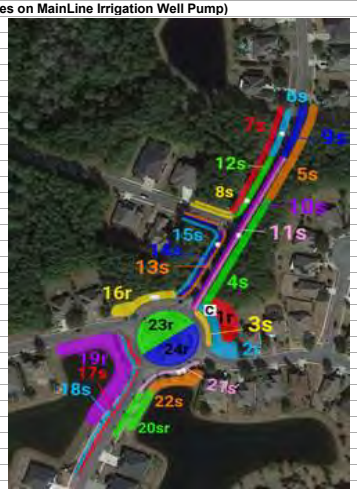
Controller	Zone #	Description	Landscape Map ID	Program A Start Time	Days	Duration	Program B Start Time	Days	Duration	Program C Start Time	Days	Duration	Program D Start Time	Days	Duration
		Tennis Court Controller (All Zones on MainLine Irrigation Well Pump)													
Tennis Court	1	MWB/MWC West Side Sidwalk Right of Way Grass Trees Shurbs Flowers	-				9:00 PM	M,Th	10						
Tennis Court	2	Laurel Park South West Grass ® [19]	09	9:00 PM	Su,W,F	20									
Tennis Court	3	Laurel Park North West Grass ® [19]	09	9:00 PM	Su,W,F	20									
Tennis Court	4	Laurel Park South West Shrubs ® [18]	09	9:00 PM	Su,W,F	20									
Tennis Court	5	Laurel Park North West Shrubs ® [12]	09	9:00 PM	Su,W,F	20									
Tennis Court	6	Laurel Park West Shrubs & Flowers [49]	09										7:30 AM	Mo,Tu,W,Th,F,Sa,Su	10
Tennis Court	7	Laurel Park East Grass ® [8]	08	9:00 PM	Su,W,F	20									
Tennis Court	8	Laurel Park East Grass ® [9]	08	9:00 PM	Su,W,F	20									
Tennis Court	9	Same as Zone 8 (Gets Allarm) ??	08	9:00 PM	Su,W,F	0									
Tennis Court	10	Laurel Park East Shurbs ® [20]	09										7:30 AM	Mo,Tu,W,Th,F,Sa,Su	5
Tennis Court	11	Laurel Park East Shurbs & Flowers [55]	09										7:30 AM	Mo,Tu,W,Th,F,Sa,Su	10
Tennis Court	12	Pond 06 Slopes Grass ® [15]	14a	9:00 PM	Su,W,F	20									
Tennis Court	13	Pond 05 Slopes Grass ® [15]	14b	9:00 PM	Su,W,F	20									
Tennis Court	14	MWB Pond 05 Shrubs & Flowers [48]	14b										7:30 AM	Mo,Tu,W,Th,F,Sa,Su	5
Tennis Court	15	MWB Left side to Pond 05 Shrubs [40]	03				9:00 PM	M,Th	10						
Tennis Court	16	MWB Left side across from Pond 03 [37]	03				9:00 PM	M,Th	10						
Tennis Court	17	MWB Left side across from Amenity Center Parking lot [47]	03				9:00 PM	M,Th	10						
Tennis Court	18	MWB Left side across from Amenity Center [48]	03				9:00 PM	M,Th	10						
Tennis Court	19	MWB Left side across from Pond 2 [44]	03				9:00 PM	M,Th	10						
Tennis Court	20	MWB Right side across from Playing Field [47]	04b				9:00 PM	M,Th	10						
Tennis Court	21	MWB Left side Curve Village Walk 3 [35]	03				9:00 PM	M,Th	10						
Tennis Court	22	MWB Right side near Spruce Run [42]	02				9:00 PM	M,Th	10						
Tennis Court	23	MWB Left side across from Spruce Run [13]	03				9:00 PM	M,Th	10						
Tennis Court	24	Same as zone 23	03				9:00 PM	M,Th	1						
Tennis Court	25	MWB Left side entrance area shrubs Village Walk 3 [37]	03				9:00 PM	M,Th	10						
Tennis Court	26	MWB Left side entrance area shrubs Village Walk 3 [40]	03				9:00 PM	M,Th	10						
Tennis Court	27	Front Entrance Left Side AW Sign Shrubs/Flowers Grass [50]	01										7:30 AM	Mo,Tu,W,Th,F,Sa,Su	5
Tennis Court	28	Entrance Center Median Left side All Trees/Shrubs [30]	02										7:30 AM	Mo,Tu,W,Th,F,Sa,Su	5
Tennis Court	29	Entrance Center Median Right side All Trees/Shrubs [32]	02										7:30 AM	Mo,Tu,W,Th,F,Sa,Su	5
Tennis Court	31	Front Exit Right Side AW Sign Shrubs/Flowers Grass [43]	01										7:30 AM	Mo,Tu,W,Th,F,Sa,Su	5
Tennis Court	30	Entrance Right Side Shrubs/Trees [26]	02				9:00 PM	M,Th	10						
Tennis Court	32	Entrance Right Side Grass/Shrubs [63]	02				9:00 PM	M,Th	10						
Tennis Court	33	Entrance Right Side Grass Shurbs [28]	02				9:00 PM	M,Th	10						
Tennis Court	34	Entrance Right Side Shrubs/Trees [23]	02				9:00 PM	M,Th	10						
Tennis Court	35	Center Median Between Spruce Run & Village Walk [25]	02				9:00 PM	M,Th	10						
Tennis Court	36	MWB Right Side Shurbs [37]	02				9:00 PM	M,Th	10						
Tennis Court	37	MWB Right Side Grass ® [12]	02	9:00 PM	Su,W,F	20									
Tennis Court	38	Alarm No Water Visible Anywhere (set to zero)	02				9:00 PM	M,Th	0						
Tennis Court	39	MBW Right Side Curve Village Walk [31]	02				9:00 PM	M,Th	10						
Tennis Court	40	Pond 2 Front Side Slope Grass ® [18]	04a	9:00 PM	Su,W,F	20									
Tennis Court	41	Pond 2 Back Side Slope Grass ® [18]	04a	9:00 PM	Su,W,F	20									
Tennis Court	42	MWB Right Side Pond 3 Shurbs [41]	04a				9:00 PM	M,Th	10						
Tennis Court	43	MWB Right Side Pond 3 Shurbs [19]]	04a				9:00 PM	M,Th	10						
Tennis Court	44	MWB Rigth Side Pond 3 Shrubs [34]	04a							9:00 PM	Tu,Sa	20			
Tennis Court	45	Pond 3 Slopes Grass ® [14]	04a	9:00 PM	Su,W,F	20									
Tennis Court	46	MWB Rigth Side Sidewak Grass {40}	04b							9:00 PM	Tu,Sa	10			
Tennis Court	47	MWB Right Side Sidewalk Grass & Flowers [40]	04b										7:30 AM	Mo,Tu,W,Th,F,Sa,Su	10
Tennis Court	48	MWB Right Side Trees Grass [25]	04b							9:00 PM	Tu,Sa	20			
Tennis Court	49	MWB Right Side Curve Shrubs Village Walk [37]	02							9:00 PM	Tu,Sa	10			
Tennis Court	50	MWB Right Side Curve Shrubs Village Walk [34]	02							9:00 PM	Tu,Sa	10			
Tennis Court	51	MWB Right Side Curve Shrubs Village Walk [12]	02							9:00 PM	Tu,Sa	10			
Tennis Court	52	Amenity Center Shrubs Back Half Parking Lot [27]	04							9:00 PM	Tu,Sa	10			
Tennis Court	53	Amenity Center Shrubs Front Road Front Parking Lot [33]	04							9:00 PM	Tu,Sa	10			
Tennis Court	54	Amenity Center Shrubs Leff Side (Office) Flowers & Roundabout [25]	04										7:30 AM	Mo,Tu,W,Th,F,Sa,Su	5
Tennis Court	55	Amenity Center Right Side Grass ® [16}	04	9:00 PM	Su,W,F	20									
Tennis Court	56	Amenity Center Right Side Grass ® {3] & Front Shubs ® [7]	04	9:00 PM	Su,W,F	20									
Tennis Court	57	Amenity Center Tennis Court Gass & Shrubs [20]	04							9:00 PM	Tu,Sa	10			
Tennis Court	58	Amenity Center Pool Back, Sides Along Fence [38]	04	9:00 PM	Su,W,F	20				9:00 PM	Tu,Sa	10			
Tennis Court	59	Amenity Center Grass Wetland Right & Left Playground ® [17]	04							9:00 PM	Tu,Sa	20			
Tennis Court	60	Playground Grass / Parking Lot Area ® [20]	04							9:00 PM	Tu,Sa	20			
Tennis Court	61	Same as Zone 64 | Playing Field Back Grass ® [17]	04	9:00 PM	Su,W,F	0									
Tennis Court	62	Tennis Court Shrubs [28]	04							9:00 PM	Tu,Sa	10			
Tennis Court	63	Tennis Court Shrub & Grass [??] **(ZONE GET STUCK)**	04b							9:00 PM	Tu,Sa	20			
Tennis Court	64	Playing Field Back Grass ® [17]	04b	9:00 PM	Su,W,F	20									
Tennis Court	65	Playing Field Middle Grass ® [17]	04b	9:00 PM	Su,W,F	20									
Tennis Court	66	Playing Field Front Grass (r)[19]	04b	9:00 PM	Su,W,F	20									
Tennis Court	67	MWB/MWC East Right of Way Grass Junipers Trees [??]	-				9:00 PM	M,Th	10						
				3.00am	6	360	1:00am	4	221	1:00am	4	190	8:35 AM	1.1	65
				Ends	Hours	Mins	Ends	Hours	Mins	Ends	Hours	Mins	Ends	Hours	Mins



•Hunter ACC
•2 Blackflows

[xx] = number of head in Zone

Controller	Zone #	Description	Landscape Map ID	Program A Start Time	Days	Duration	Program B Start Time	Days	Duration	Program C Start Time	Days	Duration	Program D Start Time	Days	Duration
		MWB/Berryessa/Champlain Roundabout (All Zones on MainLine Irrigation Well Pump)													
Roundabout	1	Roundabout Back Shrubs Grass ® [8]	15	3:00 AM	Su,W,F	20									
Roundabout	2	Roundabout Middle Shurbs Grass ® [9]	15	3:00 AM	Su,W,F	20									
Roundabout	3	Roundabout Shurbs Grass ® [19]	15				3:00 AM	M,TH	10						
Roundabout	4	MWB East Preserve Grass/Shrubs [19]	15				3:00 AM	M,TH	10						
Roundabout	5	MWB East Preserve Grass/Shrubs [20]	15				3:00 AM	M,TH	5						
Roundabout	6	MWB East Preserve Sidewalk Grass [20]	15				3:00 AM	M,TH	10						
Roundabout	7	MWB East Preserve Sideway Grass [19]	15				3:00 AM	M,TH	20						
Roundabout	8	Cherry Creek Sidewalk both sides [19]	15				3:00 AM	M,TH	10						
Roundabout	9	MWB West Preserve Sidewalk Grass [25]	15				3:00 AM	M,TH	20						
Roundabout	10	MWB West Sidewak Gress [27]	15				3:00 AM	M,TH	10						
Roundabout	11	MWB East Sidewalk to Road fixed heads [27]	15				3:00 AM	M,TH	10						
Roundabout	12	MWB East Sidewalk to wetland[24]	15				3:00 AM	M,TH	10						
Roundabout	13	MWB/Cherry Creek Shrubs [21]	15							3:00 AM	Tu,Sa	10			
Roundabout	14	MWB/Cherry Creek Shrubs [22]	15							3:00 AM	Tu,Sa	10			
Roundabout	15	MWB/Cherry Creek Shrubs [20]	15							3:00 AM	Tu,Sa	10			
Roundabout	16	Berryessa Grass ® & Roundabout ® [9]	15	3:00 AM	Su,W,F	20									
Roundabout	17	MWB Pond 12 Shrubs & Roundabout [36]	16							3:00 AM	Tu,Sa	10			
Roundabout	18	MWB Pond 12 Shurbs [34]	16							3:00 AM	Tu,Sa	10			
Roundabout	19	MWB Pond 12 Grass ® [11]	16	3:00 AM	Su,W,F	20									
Roundabout	20	MWB Pond 11 Shrubs [18] & Grass ® [3]	16	3:00 AM	Su,W,F	20									
Roundabout	21	MWB Pond 11 Shrubs [19]	16							3:00 AM	Tu,Sa	10			
Roundabout	22	MWB Pond 11 Shrubs [8]	16							3:00 AM	Tu,Sa	10			
Roundabout	23	Roundabout Inner Circle West ® [9]	15	3:00 AM	Su,W,F	20									
Roundabout	24	Roundabout Inner Circle East ® [9]	15	3:00 AM	Su,W,F	20									
Roundabout	25	Zone 16 Grass sidewalk to Wetland	15										5:00 AM	W,Su	10
Roundabout	26	Zone 20 East MWB Grass Routers	15	3:00 AM	Su,W,F	20									
Roundabout	27	Zone 22 Shurbs MWB/Champlain Roundabout	15										5:00 AM	W,Su	10
Roundabout	28	Zone 18 Sidewalk/Road Grass	15										5:00 AM	W,Su	10
				6:00 AM	3	160	5:00 AM	2	115	4:00 AM	2	70	6:00am	1	30
				Ends	Hours	Mins	Ends	Hours	Mins	Ends	Hours	Mins	Ends	Hours	Mins
		Cherry Creek (Battery Operated Controlers ((All Zones on MainLine Irrigation Well Pump)													
Cherry Creek	N200-1	South Side Grasses ® [9]	17l	4:00 AM	Tu,Sa	30									
Cherry Creek	N200-2	South Side Grasses ® [11]	17l	4:00 AM	Tu,Sa	30									
Cherry Creek	N100-1	South Side Grasses ® [9]	17l	5:00 AM	Tu,Sa	30									
				5:30 AM	2	90									
				Ends	Hours	Mins									
Cherry Creek	N200-1	North Side Grasses ® [8]	17m	5:00 AM	M,TH	30									
Cherry Creek	N200-2	North Side Grasses ® [9]	17m	5:00 AM	M,TH	30									
				6:00 AM	1	60									
				Ends	Hours	Mins									
Berressa Way	Inground	Mainline Well													
	N100-1	North Side Grasses ® [6]	15	6:00 AM	Su,W,F	25									
	N100-2	North Side Grasses ® [8]	15	6:30 AM	Su,W,F	25									
				7:00 AM	1	50									
				Ends	Hours	Mins									

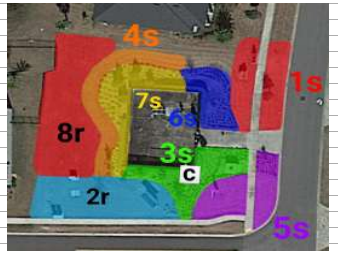


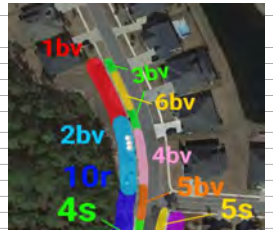




[xx] = number of head in Zone

Controller	Zone #	Description	Landscape Map ID	Program A Start Time	Days	Duration	Program B Start Time	Days	Duration	Program C Start Time	Days	Duration	Program D Start Time	Days	Duration
		JEA Lift Station MWB / Berryessa (JEA Meter # 89240294)													
JEA-Berryessa	1	Right side Shrub & Grass Sidewalk to Street [19]	20	4:00 AM	M,Th	10									
JEA-Berryessa	2	Left side Grass ® [6]	20	4:00 AM	M,Th	20									
JEA-Berryessa	3	Lef side Shrubs [16]	20	4:00 AM	M,Th	10									
JEA-Berryessa	4	Back and Right side shrubs [9]	20	4:00 AM	M,Th	20									
JEA-Berryessa	5	Left side Front Side walk to street Shrubs [14]	20	4:00 AM	M,Th	10									
JEA-Berryessa	6	Right side Shurbs & Grass [14]	20	4:00 AM	M,Th	20									
JEA-Berryessa	7	JEA Lift Station Back & Right Shurbs [10]	20	4:00 AM	M,Th	10									
JEA-Berryessa	8	Back and Right Grass ® [7]	20	4:00 AM	M,Th	20									
				6:00am	2	120									
				Ends	Hours	Mins									
		P2 across from 85002 & 85006 MWB near Champlain (Battery Operated Zones) (JEA Meter # 82157504)													
MWB BV #6	4bv	MWB Sidewalk:Road 12 Fixed Heads Grass	36	12:00 AM	M,Th	20									
MWB BV #5	6bv	MWB Sidewalk:Road 13 Fixed Heads Grass	36	12:30 AM	M,Th	20									
MWB BV #4	5bv	MWB/Champlain 19 FixHeads Sidwalk:Road Grass	26	1:00 AM	M,Th	20									
MWB BV #3	3bv	MWB Shrubs, Tree Side Walk to Road	26	1:30 AM	M,Th	20									
MWB BV #2	2bv	MWB West Side Grass ® [8]	36	2:00 AM	M,Th	20									
MWB BV #1	1bv	MWB West Side Grass ® [8]	36	2:40 AM	M,Th	20									
				3:00 AM	2	120									
				Ends	Hours	Mins									
		MWB / Fall River P4/P5 Entrance (JEA Meter # 82157504)													
Fall River	1	Fall River Grass ® [8]	35	11:00 PM	T,F	20									
Fall River	2	MWB Right Side T-section Champlain [14]	35	11:00 PM	T,F	10									
Fall River	3	FRP/MWB Left side Conner [12]	36	11:00 PM	T,F	10									
Fall River	4	MWB Right Side Shrubs [9]	35	11:00 PM	T,F	10									
Fall River	5	MWB Left Side Shrubs [19]	36	11:00 PM	T,F	10									
Fall River	6	MWB Left Side Shrubs [12]	36	11:00 PM	T,F	10									
Fall River	7	FRP/MWB Left side Conner [9]	36	11:00 PM	T,F	25									
Fall River	8	MWB Right Side Grass ® [8]	35	11:00 PM	T,F	20									
Fall River	9	MWB Left Side Shrubs [13]	36	11:00 PM	T,F	10									
Fall River	10	MWB Right sie Grass ® [7]	35	11:00 PM	T,F	20									
Fall River	11	FRP Pond 14 Shrubs (RA Side 1) [13]	35	11:00 PM	T,F	10									
Fall River	12	FRP Pond 14 Shrubs (RA side 2) [10]	35	11:00 PM	T,F	10									
Fall River	13	FRP Pond 14 Shrubs (Lennar Side) [12]	36	11:00 PM	T,F	10									
Fall River	14	MWB Left Side Grass ® [8]	36	11:00 PM	T,F	10									
Fall River	15	MWB/FRP Conner Grass ® [7]	35	11:00 PM	T,F	20									
Fall River	16	MWB Left Side Grass ® [8]	36	11:00 PM	T,F	20									
Fall River	17	FRP Pond 14 Banks Grass ® [5]	36	11:00 PM	T,F	20									
Fall River	18	FRP Pond 14 Banks Grass ® [4]	36	11:00 PM	T,F	20									
				4:00am	5	265									
				Ends	Hours	Mins									



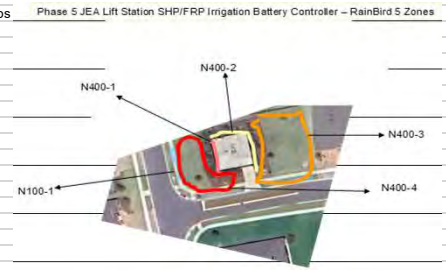




[xx] = number of head in Zone

Controller	Zone #	Description	Landscape Map ID	Program A Start Time	Days	Duration	Program B Start Time	Days	Duration	Program C Start Time	Days	Duration	Program D Start Time	Days	Duration
		Fall River & Fall River P4 JEA Lift Station & P4 CBU (JEA Meter # 89240294)													
P4 JEA Lift	1	Left Side Shurbs [17]	49	3:00 AM	M,TH	10									
P4 JEA Lift	2	Side Walk / Curb to Fire Hydrant [13]	49	3:00 AM	M,TH	10									
P4 JEA Lift	3	Right Side & Back Side Shurbs [7]	49	3:00 AM	M,TH	10									
P4 JEA Lift	4	Grass Left Side ® [7]	49	3:00 AM	M,TH	20									
P4 JEA Lift	5	Grass Back ® [6]	49	3:00 AM	M,TH	20									
P4 JEA Lift	6	Grass Right Side ® [6]	49	3:00 AM	M,TH	20									
P4 JEA Lift	7	Not in Use	49	-	-	0									
P4 JEA Lift	8	Not in Use	49	-	-	0									
				4:30am	2	90									
				Ends	Hours	Mins									
		Fall River & Stonehurst P5 JEA Lift Stattion (Battery Controllers - JEA Meter # 76553197)													
P5 JEA Lift	N100.1	Grass StoneHurst Sidewalk to Street	53	2:00 AM	M,TH	10									
P5 JEA Lift	N400.1	Stonehurst Left Side JEA Fence Shrubs	53	2:20 AM	M,TH	10									
P5 JEA Lift	N400.2	Back Side & Right Front Shrubs	53	2:40 AM	M,TH	10									
P5 JEA Lift	N400.3	Grass Right Side to Back ® [6]	53	3:00 AM	M,TH	20									
P5 JEA Lift	N400.4	Right Front & Left Side Grass ® [6]	53	3:20 AM	M,TH	20									
				3:40 AM	1	50									
				Ends	Hours	Mins									
		Fall River & Stonehurst P5 East Side Area 41 Haul Road Trail Access area	41 & 62												
Inground	N100-1	Low Drip Irrigation	41	3:30 AM	7 Days	60									
	N100-2	Low Drip Irrigation	62	4:30 AM	7 Days	60									
				5:30 AM	2	120									
				Ends	Hours	Mins									

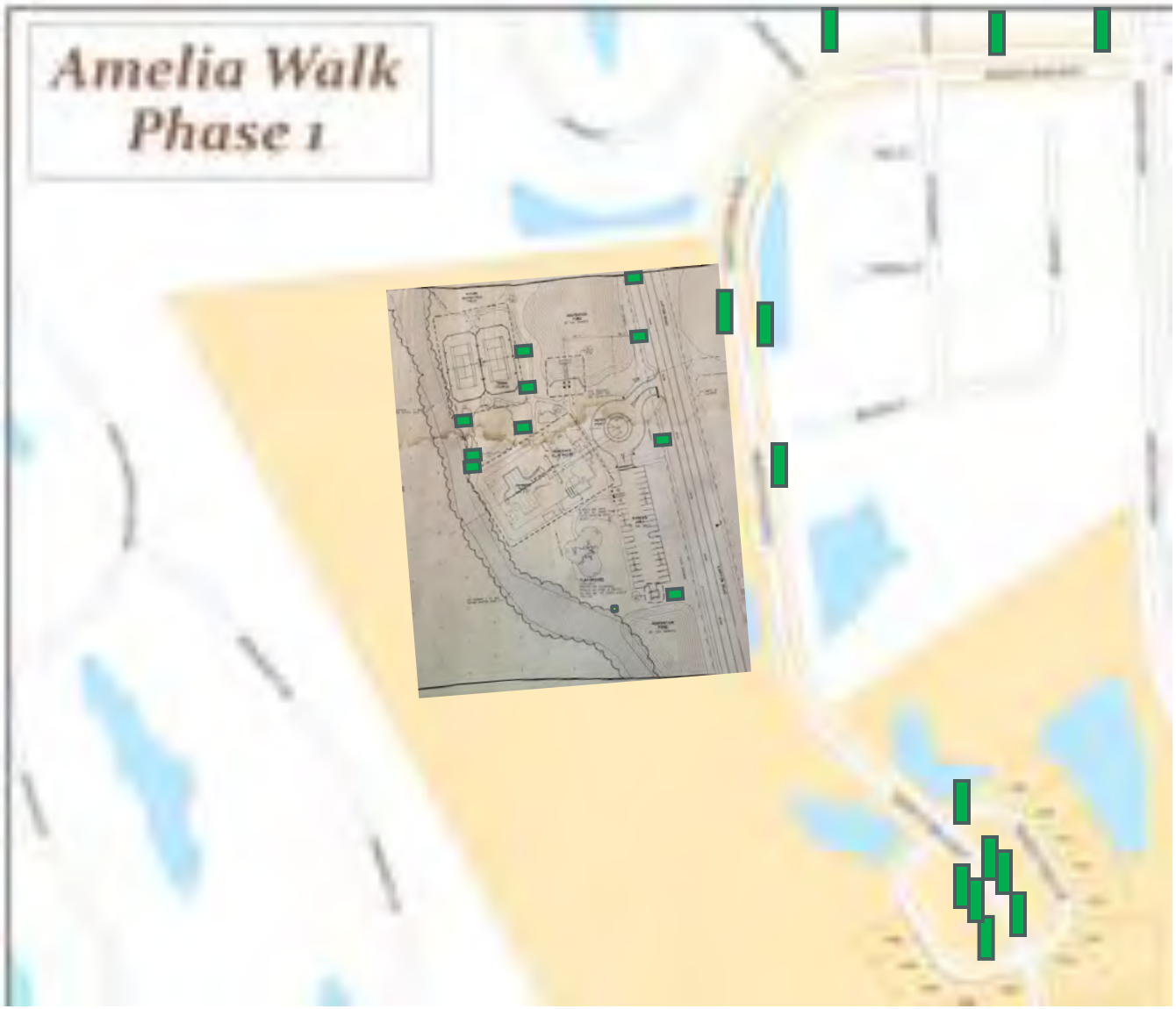






[xx] = number of head in Zone

Green Irrigation Value In Ground Boxes

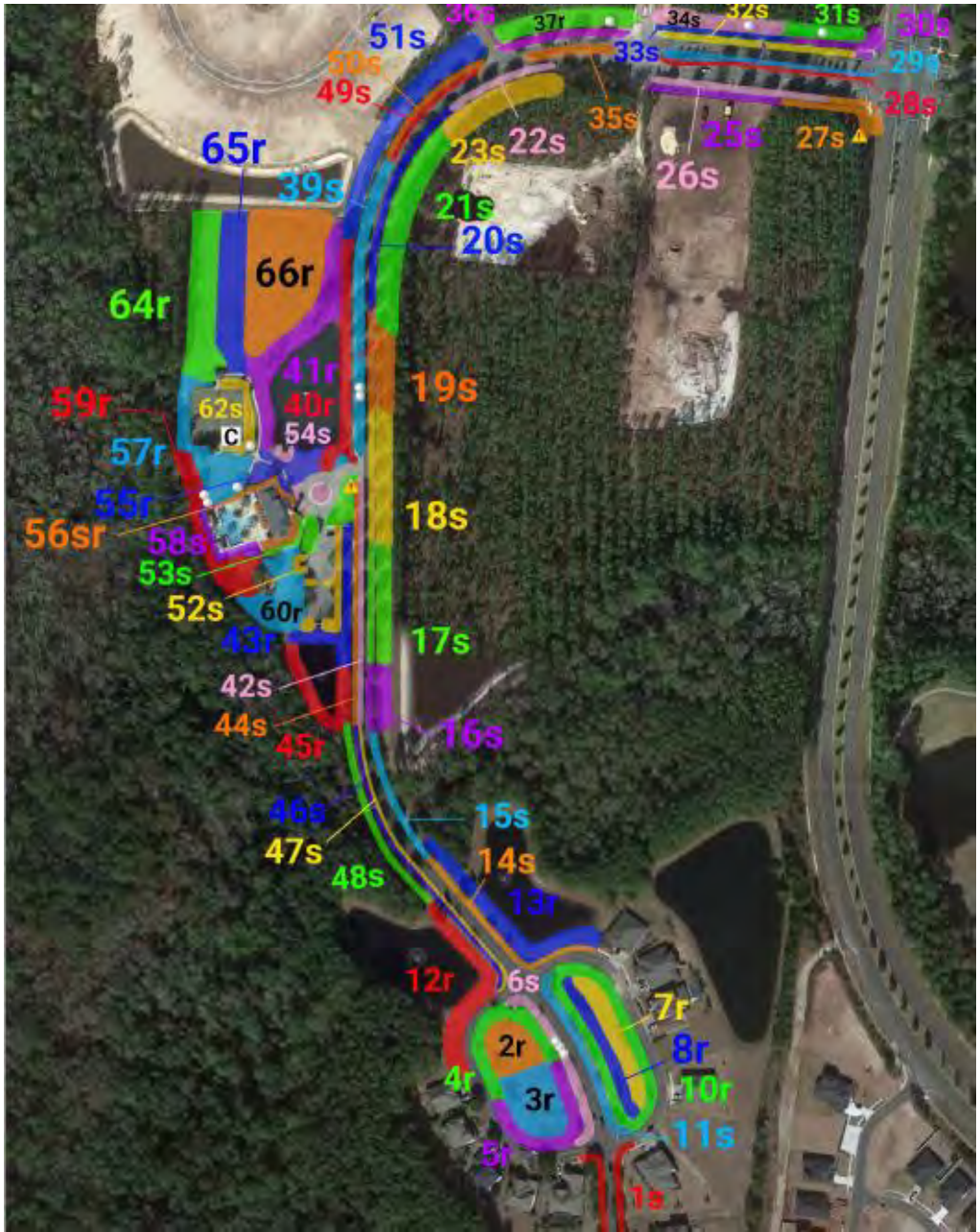


Green Irrigation Value In Ground Boxes




Majestic Walk Blvd

Tennis Court Irrigation Controller – Hunter ACC – 66 Zones

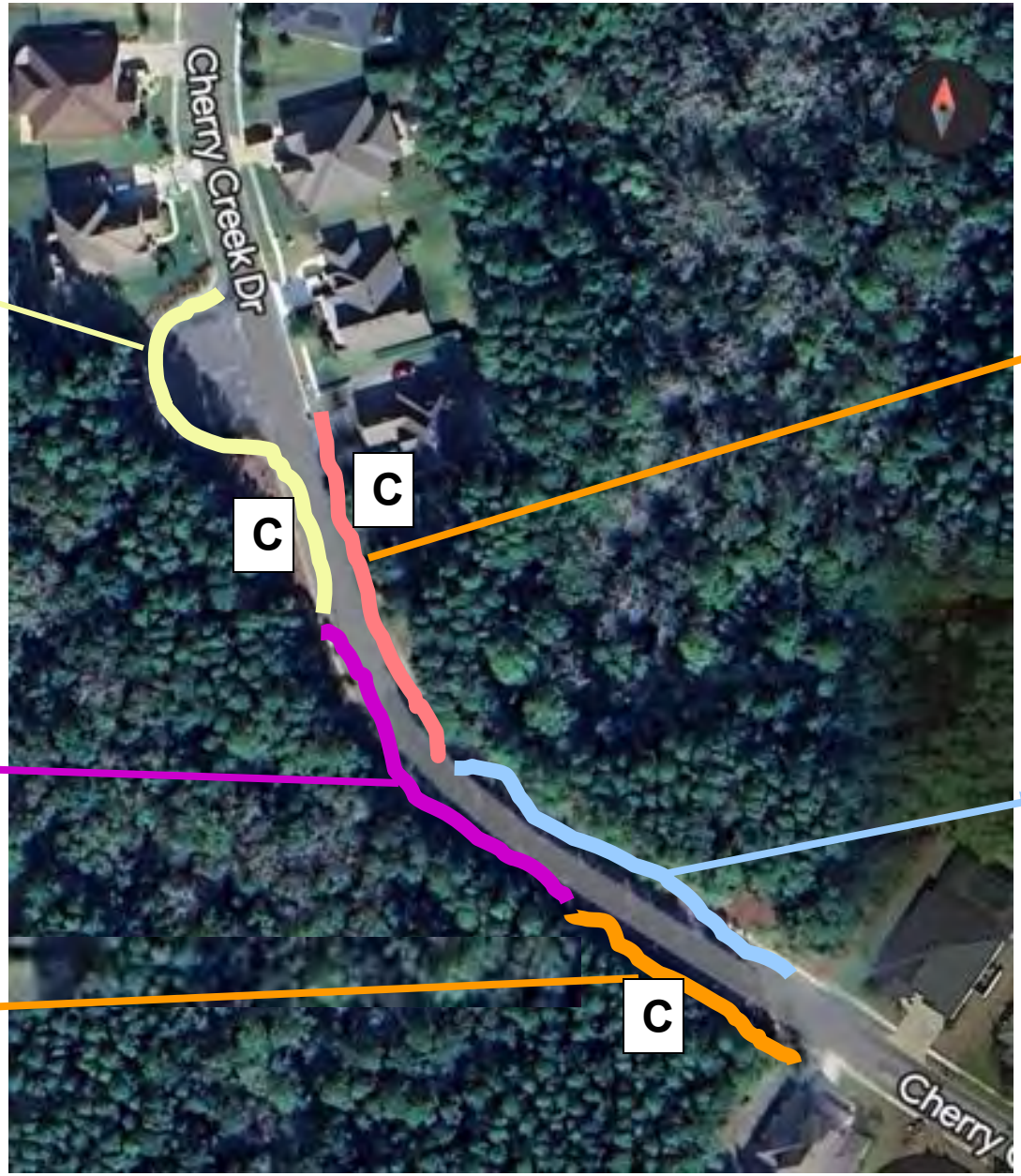


Zone 30 & 31 have been swapped

Cherry Creek In-ground Battery Controllers – 4 or 5 Zones

South Side

North Side



N200 Zone 2 – 9 Routers

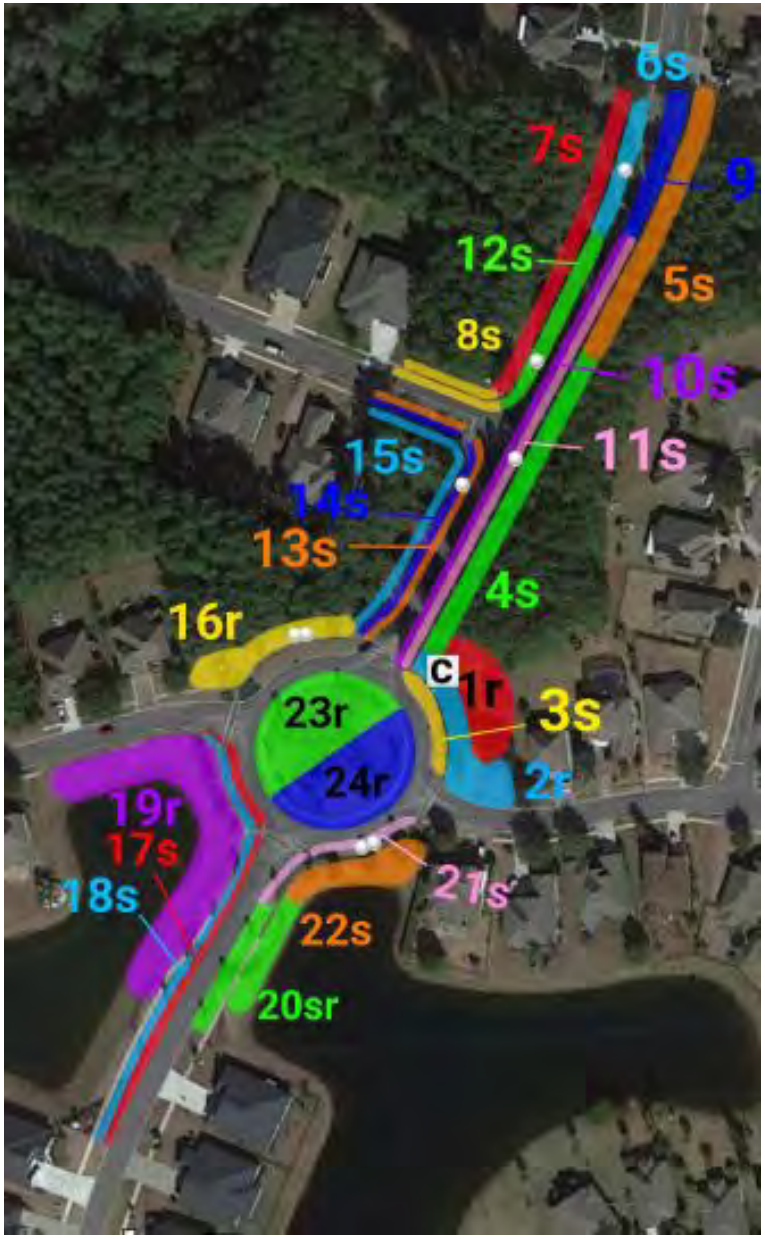
N200 Zone 1 – 8 Routers

N200 Zone 1 – 11 Routers

N200 Zone 2 – 9 Routers

N100 Zone 1 - 9 Routers

Roundabout Irrigation Controller – RainBird 28 Zones



Berryessa Way Inground Controller Values / Zones



N100 Zone 2
- 6 Routers

N100 Zone 1
- 8 Routers

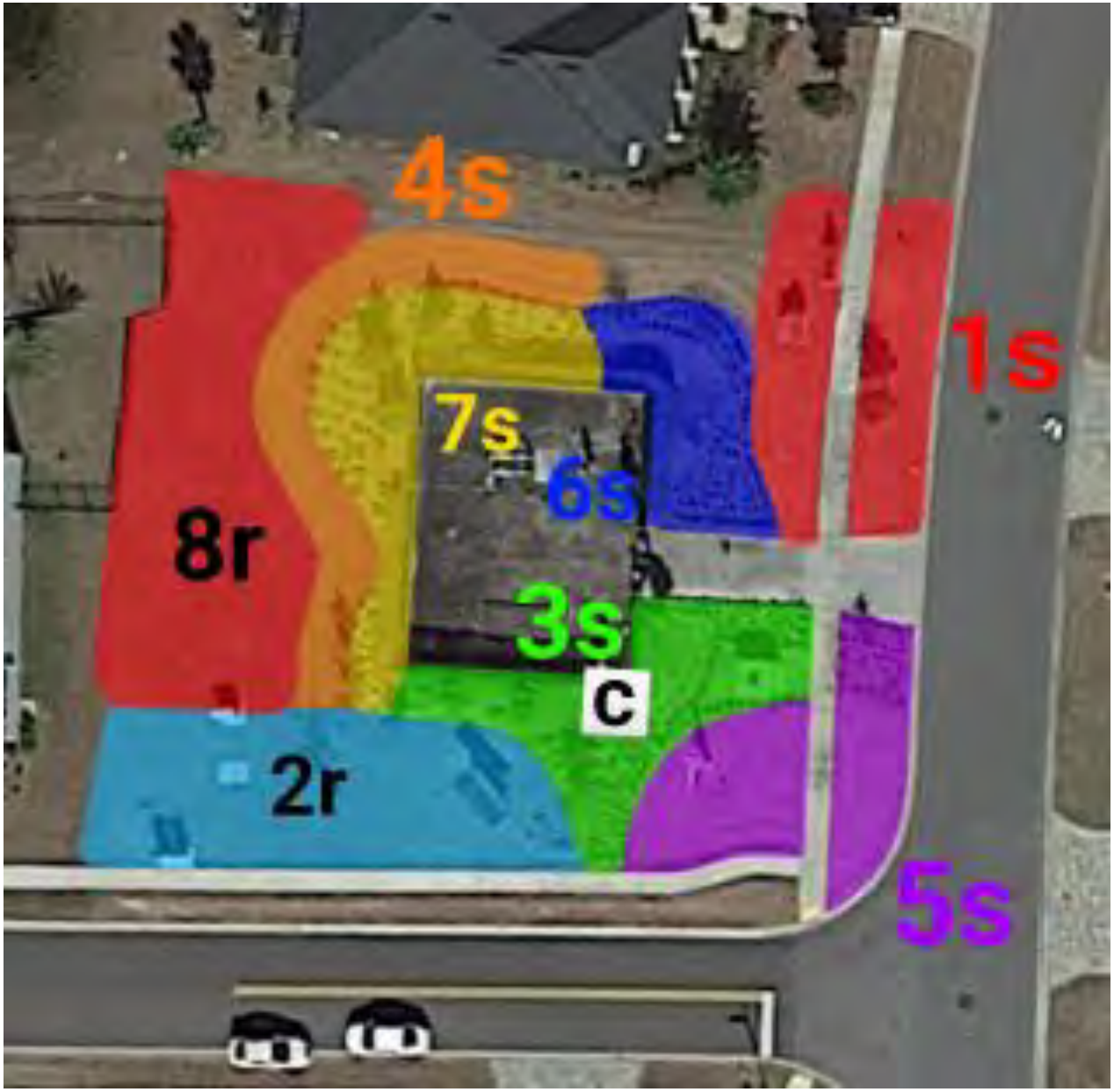
Green Irrigation Value In Ground Boxes



Green Irrigation Value In Ground Boxes



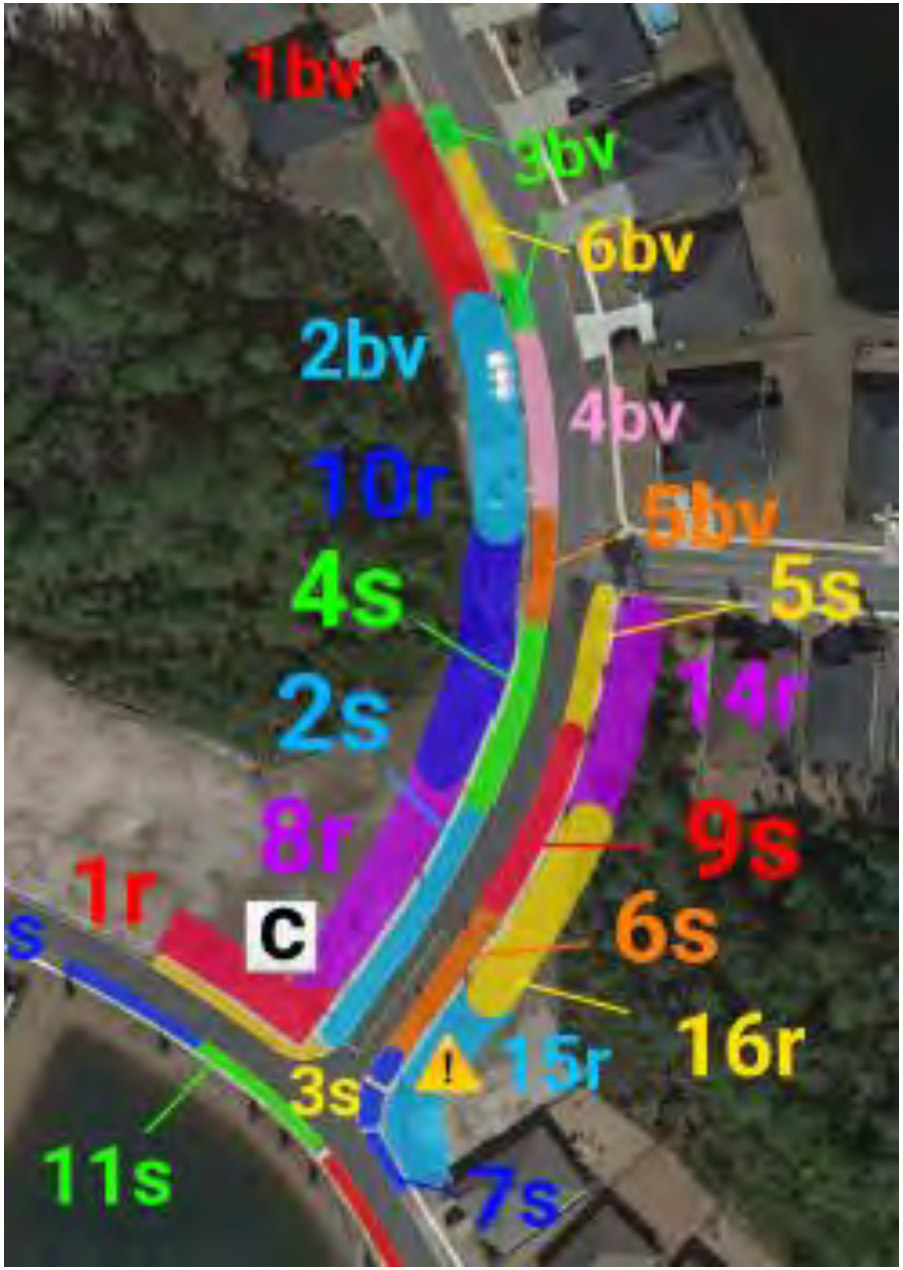
JEA Lift Station MWB/Berryessa Irrigation Controller – RainBird 8 Zones



Green Irrigation Value In Ground Boxes



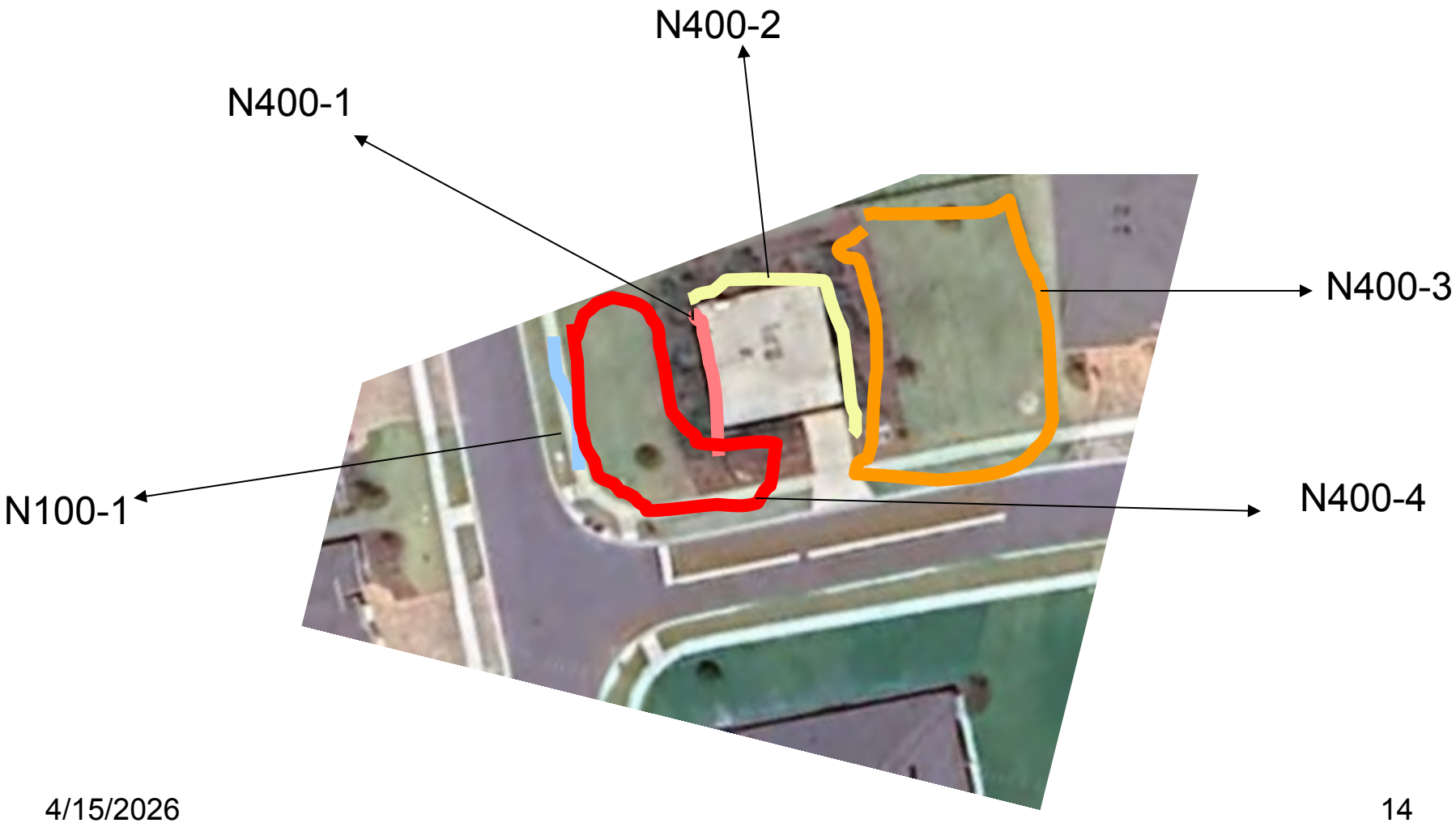
MWB / Fall River Pkwy – Phase 4 Entrance



Phase 4 JEA Lift Station FRP/FRP Irrigation Controller – RainBird 6 Zones

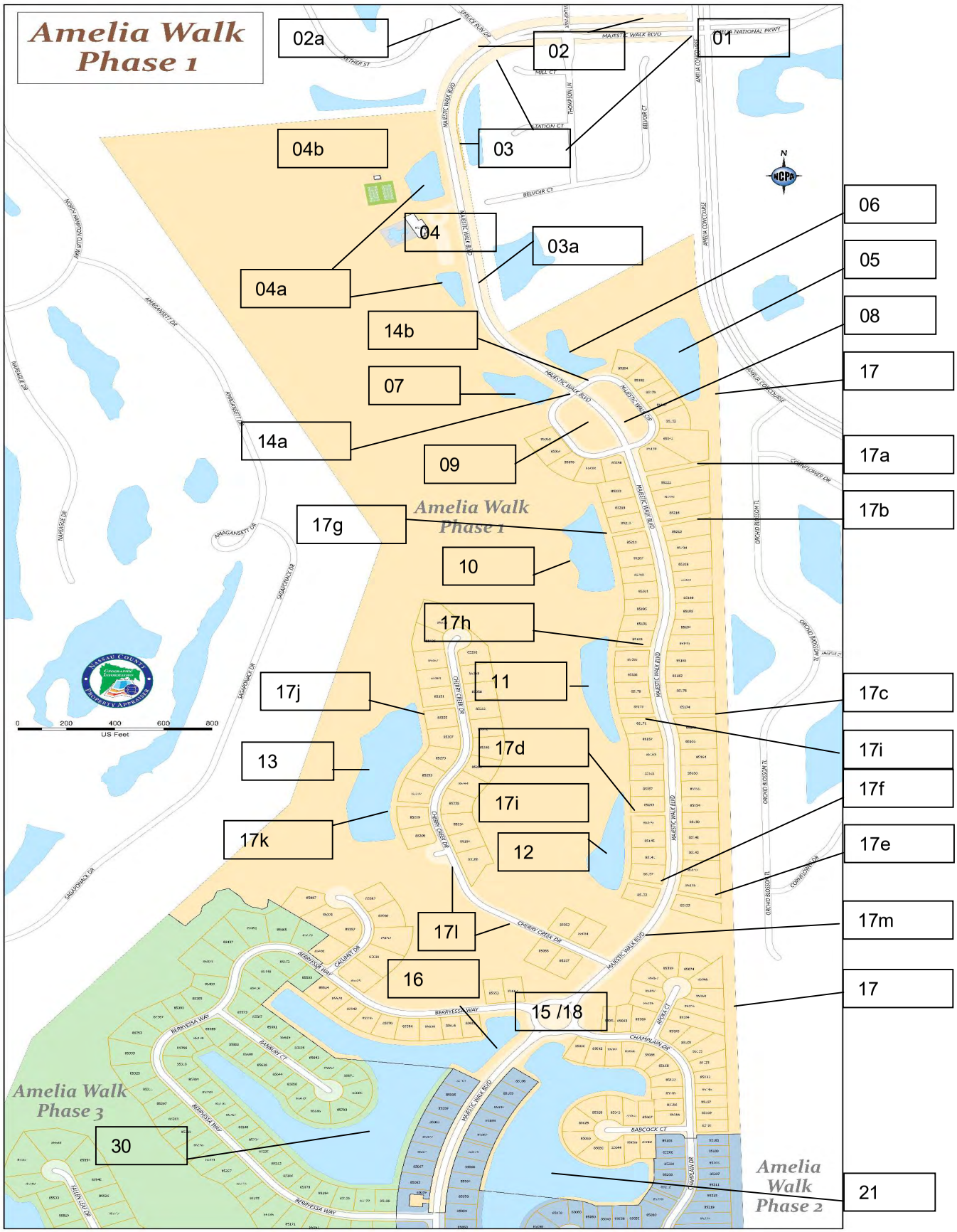


Phase 5 JEA Lift Station SHP/FRP Irrigation Battery Controller – RainBird 5 Zones



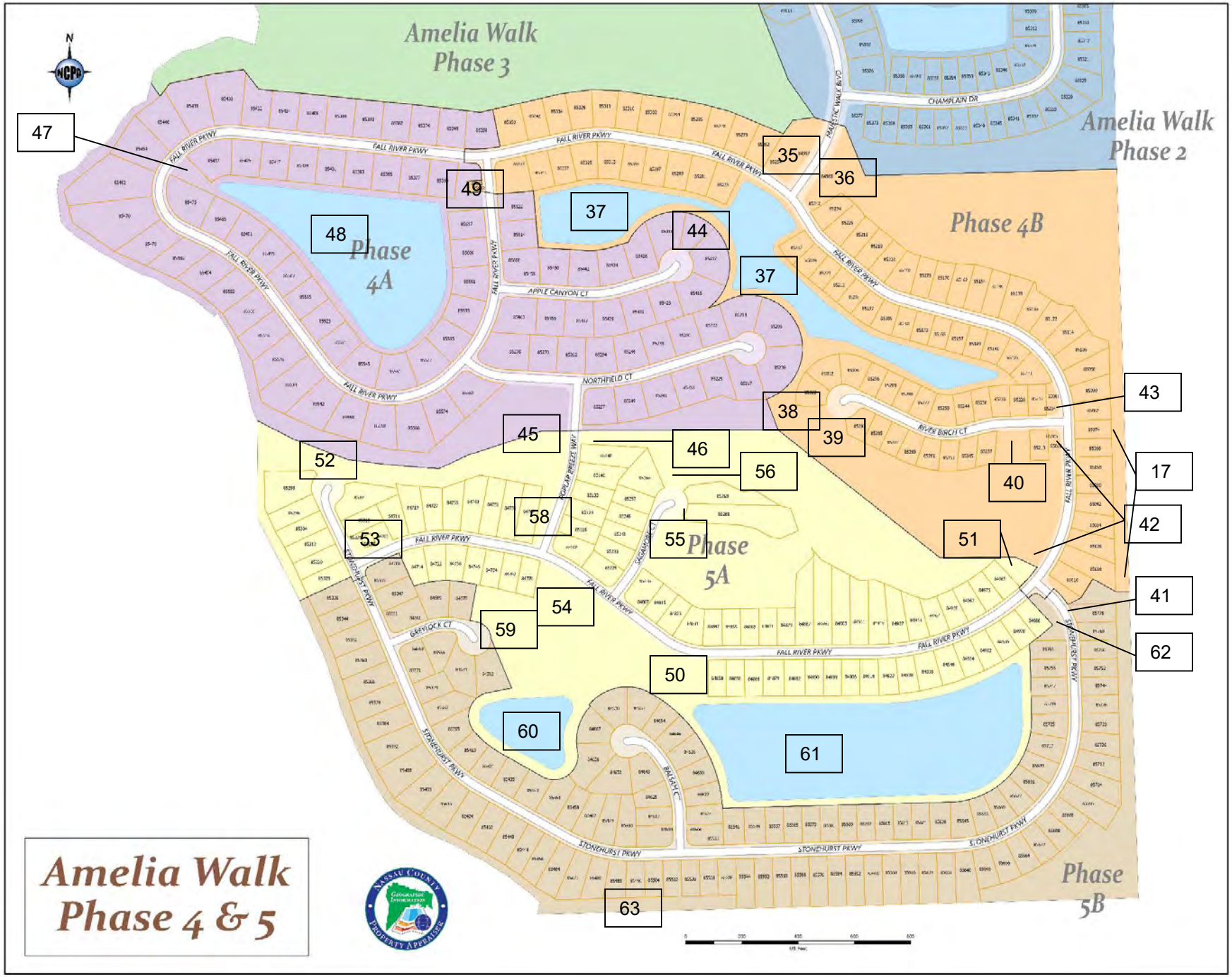
Area 41 & 62 SHP/FRP Irrigation Battery Controllers – 2 Zones




Amelia Walk Phase 1
02a
02
01
04b
03
06
04
03a
05
04a
08
14b
17
07
14a
09
17a
17g
17b
10
17h
11
17j
17c
17i
13
17d
17f
17i
17k
12
17e
17l
17m
16
17
15 /18
30
21
Amelia Walk Phase 3
Amelia Walk Phase 2
MAJESTIC WALK BLVD
AMELIA CONCOURSE
CHERRY CREEK DR
BERRYESSA WAY
CHAMPLAIN DR
BABCOCK CT
ORCHID BLOSSOM TL
COWSLOW DR
0 200 400 600 800
US Feet

ID Tags


Amelia Walk
Phase 2 & 3
Amelia Walk
Phase 1
Amelia Walk
Phase 2
Amelia Walk
Phase 3
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23 /29
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BERRYESSA WAY
CHAMPLAIN DR
MAJESTIC WALK BLVD
FALLEN LEAF DR
FALL RIVER PKWY
NORTH HAMPTON CLUB WAY
BABCOCK CT
BISTINEAU CT
WILLISTON CT
CHERRY CREEK DR
CALUMET DR
BARBURY CT
N


Amelia Walk
Phase 3
Amelia Walk
Phase 2
Phase 4B
Phase
4A
Phase
5A
Phase
5B
47
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61
63
FALL RIVER PKWY
APPLE CANYON CT
NORTHFIELD CT
RIVER BIRCH CT
POPLAR BREEZE WAY
GREYLOCK CT
STONEHURST PKWY
CHAMPLAIN DR
Amelia Walk
Phase 4 & 5

ID	Map Page Number	Phase	Description	Irrigation Controller	Zone #
01	1	1	Amelia Walk Entrance: Center Trees, Shrubs, flowers, pine straw/mulch, seasonal flowers	Tennis Court	28,29
02	1	1	Entrance North Side to Amenity Center: Grass, Shrubs, Trees, Bark Chip Mulch, Pine Straw, Seasonal Flowers. Both sides of White PVC fence to Village Walk Commercial tree line, Center Median Trees, Shrubs, Mulch	Tennis Court	30,31,32,33,34
02a	1,2	1	Spruce Run Grass Both sides between Sidewalk and Road. Other Side of Sidewalk is property maintained by Village Walk HOA.	-	-
03	1	1	Entrance South Side to Amenity Center: Grass, Shrubs, Trees, Bark Chip Mulch, Pine Straw, Seasonal Flowers White PVC fence to road. Other side of fence is property maintained by Village Walk	Tennis Court	25,26,27,35,22,23, 21,20,19,18,17,16
03a	1	1	South Side of MWB from Sidewalk to wetland from end of Village Walk Pond to Amelia Walk Pond 5	Tennis Court	13,14,15
04	1	1	Amenity Center, Grass, Shrubs, Trees, Pool Area	Tennis Court	52,53,54,55, 56,57,58,59,60
04a	1	1	Pond 2 [278'L] & Pond 3 [203'L] (Grass Banks Mowed / Trimmed to Waters Edge)	Tennis Court	40,41,43,45
04b	1	1	Playing Field	Tennis Court	63,64,65,66

ID	Map Page Number	Phase	Description	Irrigation Controller	Zone #
05	3	1	Pond 4 (Grass Banks Mowed / Trimmed to Waters Edge)	-	-
06	3	1	Pond 5 (Grass Banks Mowed / Trimmed to Waters Edge)	-	-
07	3	1	Pond 6 (Grass Banks Mowed / Trimmed to Waters Edge)	-	-
08	3	1	Majestic Walk Blvd:Majestic Walk Circle East Side: Grass, Shrubs, Pine Bark Mulch, Sesonal Flowers	Tennis Court	7,8,10,11
09	3	1	Majestic Walk Blvd:Majestic Walk Circle West Side: Grass, Shrubs, Pine Bark Mulch, Seasonal Flowers	Tennis Court	2,3,5,5,6
10	3	1	Pond 7 (Grass Banks Mowed / Trimmed to Waters Edge)	-	-
11	3,4	1	Pond 8 (Grass Banks Mowed / Trimmed to Waters Edge)	-	-
12	4	1	Pond 9 (Grass Banks Mowed / Trimmed to Waters Edge)	-	-

ID	Map Page Number	Phase	Description	Irrigation Controller	Zone #
13	4	1	Pond 10 (Grass Banks Mowed / Trimmed to Waters Edge)	-	-
14a 14b	3	1	East & West side Majestic Walk Circle (Shrubs, flowers)	Tennis Court	12,13,14
15	4,6	1	East & West side Majestic Walk Blvd & Roundabout: Grass, Shrubs, Trees, Pine Bark Mulch	Roundabout	1,2,3,4,5,6,7,8,9, 10,11,12,13,14, 15,16,23,24 Inground on Berressa across from 85xxx
16	6,7	1	Berreyessa North Side 32 CBU Mailboxes, Grass, shrubs, pinestraw	Roundabout	17,18,19,20,21,22
17	3,4,6,8,9	1,2,3,4,5	Haul Service Road / Amelia Walk Trails	-	-
17a	3	1	Easement for haul road behind 85130 Majestic Walk Circle and adjacent to 85142 Majestic Walk Circle and 85222 Majestic Walk Blvd. Grass (Designated Pedestrian Access Point to Trail Road)	-	-
17b	3	1	Easement for Haul Roadbetween 85216 Majestic Walk Blvd. and 85213 Majestic Walk Blvd. Grass	-	-
17c	4	1	Easement between 85174 Majestic Walk Blvd. and 85170 Majestic Walk Blvd. Grass (some sod Damage Pool install)	-	-

ID	Map Page Number	Phase	Description	Irrigation Controller	Zone #
17d	4	1	Easement between 85153 Majestic Walk Blvd. and 85149 Majestic Walk Blvd. Grass	-	-
17e	4	1	Easement for haul road/trails adjacent to 85132 Majestic Walk Blvd.	-	-
17f	4	1	Easement between 85137 Majestic Walk Blvd. and 85133 Majestic Walk Blvd. Grass	-	-
17g	3	1	Easement between 85215 Majestic Walk Blvd. and 85211 Majestic Walk Blvd. Grass	-	-
17h	4	1	Easement between 85189 Majestic Walk Blvd. and 85185 Majestic Walk Blvd. Grass	-	-
17i	4	1	Easement between 85175 Majestic Walk Blvd. and 85171 Majestic Walk Blvd. Grass	-	-
17j	5	1	Easement between 85329 Cherry Creek Dr. and 85351 Cherry Creek Dr. Grass	-	-
17k	5	1	Easement between 85219 Cherry Creek Dr. and 85237 Cherry Creek Dr. Grass	-	-

ID	Map Page Number	Phase	Description	Irrigation Controller	Zone #
17l	5	1	Common area adjacent to 85166 Cherry Creek Dr.	-	-
17m	5	1	Common area adjacent to 85052 Cherry Creek Dr.	-	-
18	8	2	Same as # 15.	-	-
19	8	2	Easement between 85082 Majestic Walk Blvd and 85074 Majestic Walk Blvd. : Grass	-	-
20	8	2	Lift Station at 85057 Majestic Walk Blvd and conner of Berryessa Way. Grass (poor cond), Trees, Pine straw	JEA Lift Station MWB/Berreyessa	1,2,3,4,5,6,7,8
21	6,8,9	2	Pond 11 (Grass Banks Mowed & Trimmed to Waters Edge)	-	-
22	8	2	Easement between 85212 Champlain Dr. and 85220 Champlain Drive: Grass	-	-
23	8	2	Easement between 85248 Champlain Dr. and 85254 Champlain Drive: Grass	-	-

ID	Map Page Number	Phase	Description	Irrigation Controller	Zone #
24	9	2	Easement between 85030 Majestic Walk Blvd and 85026 Majestic Walk Blvd. : Grass	-	-
25	9	2	Common Area West Side of Majestic Walk Blvd between 85011 Majestic Walk Blvd. and entrance to Phase 4: Grass, Shurbs, Pine Straw, Trees, 16CBU mailboxes	-	-
26	9	2	Connor of Majestic Walk Blvd. and Champlain and Entrance to Phase 4: Shrubs, Pine Straw	-	-
27	9	2	Easement between 85376 Champlain Dr. and 85368 Champlain Drive: Grass	-	-
28	9	2	Easement between 85273 Champlain Dr. and 85277 Champlain Drive: Grass (designated pedestrian access point to Trail/Haul Road	-	-
29	9	2	Same as # 23	-	-
30	6,7,10	3	Pond 12 (Grass Banks Mowed / Trimmed to Waters Edge)	-	-
31	11	3	Pond 13 (Grass Banks Mowed / Trimmed to Waters Edge)	-	-

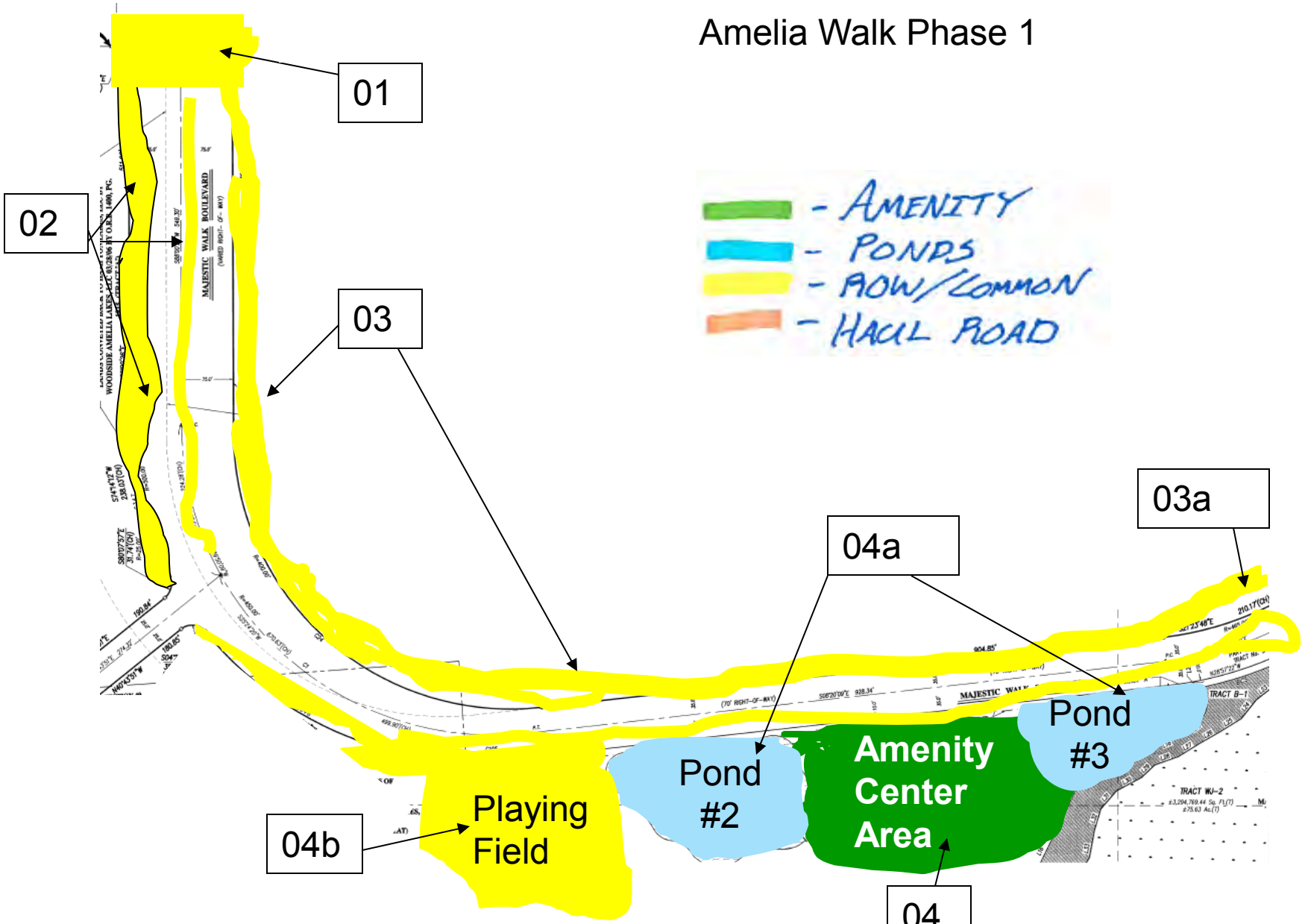
ID	Map Page Number	Phase	Description	Irrigation Controller	Zone #
32	11	3	South Side Fallen Leaf Drive Common area adjacent to preserve between 85449 Fallen Leaf Drive and 85363 Fallen Leaf Drive. Grass	-	-
33	11	3	North Side Fallen Leaf Drive Common Boxes adjacent to preserve between 85400 Fallen Leaf Drive and 85456 Fallen Leaf Drive. Grass	-	-
34	11	3	Easment between 85505 Fallen Leaf Drive and 85491 Fallen Leaf drive. Grass	-	-
35	12	4	Phase 4 West Side Entrance, Grass, Shrubs, Trees between Majestic Walk Blvd and adjacent to Lot 1 (Richmond America)	Phase 4 Entrance MWB/Fall River	1,2,3,4,5,6,10,11
36	12	4	Phase 4 East Side Entrance, Grass, Shrubs, Trees between Majestic Walk Blvd and adjacent to 85234 Falll River Parkway (Lennar)	Phase 4 Entrance MWB/Fall River	6,9,5,7,13,14,16
37	12	4	Pond 14 (Grass Banks Mowed / Trimmed to Waters Edge)	-	-
38	12	4	Easement to Pond #14 behind 85312 & 85320 River Birch Ct and 85208 & 85206 Northfield Ct	-	-
39	12	4	Common area between River Birch Ct Cul-de-sac and preserve area, Grass	-	-

ID	Map Page Number	Phase	Description	Irrigation Controller	Zone #
40	13	4	Common area buffer between 85237 & 85213 River Birch Ct and preserve area	-	-
41	13	4	Common area between 85776 Stonehurst Parkway and 85010 Fall River Parkway, Grass	Inground on FRP/Stonehurst	N100-1
42	13	4	Common area buffer between Fall River Parkway and preserve area from River Birch Ct and Stonehurst Paarkway	-	-
43	13	4	Common area on West side of Fall River Parkway and conner of River Birch Ct	-	-
44	14	4	Easement (Common Area) to Pond #14. Apple Caynon Ct Cul-de-sac between 85407 & 85408 Apple Caynon Ct.	-	-
45	14	4	Common Area Buffer between preserve, located on conner of Northfield Ct and Poplar Breeze Way	-	-
46	14	4	Common Area Buffer behind 85257 Northfield CT and adjacent to 85148 Poplar Breeze Way	-	-
47	15	4	Easement between 85475 & 85437 Fall River Parkway to Pond #15	-	-

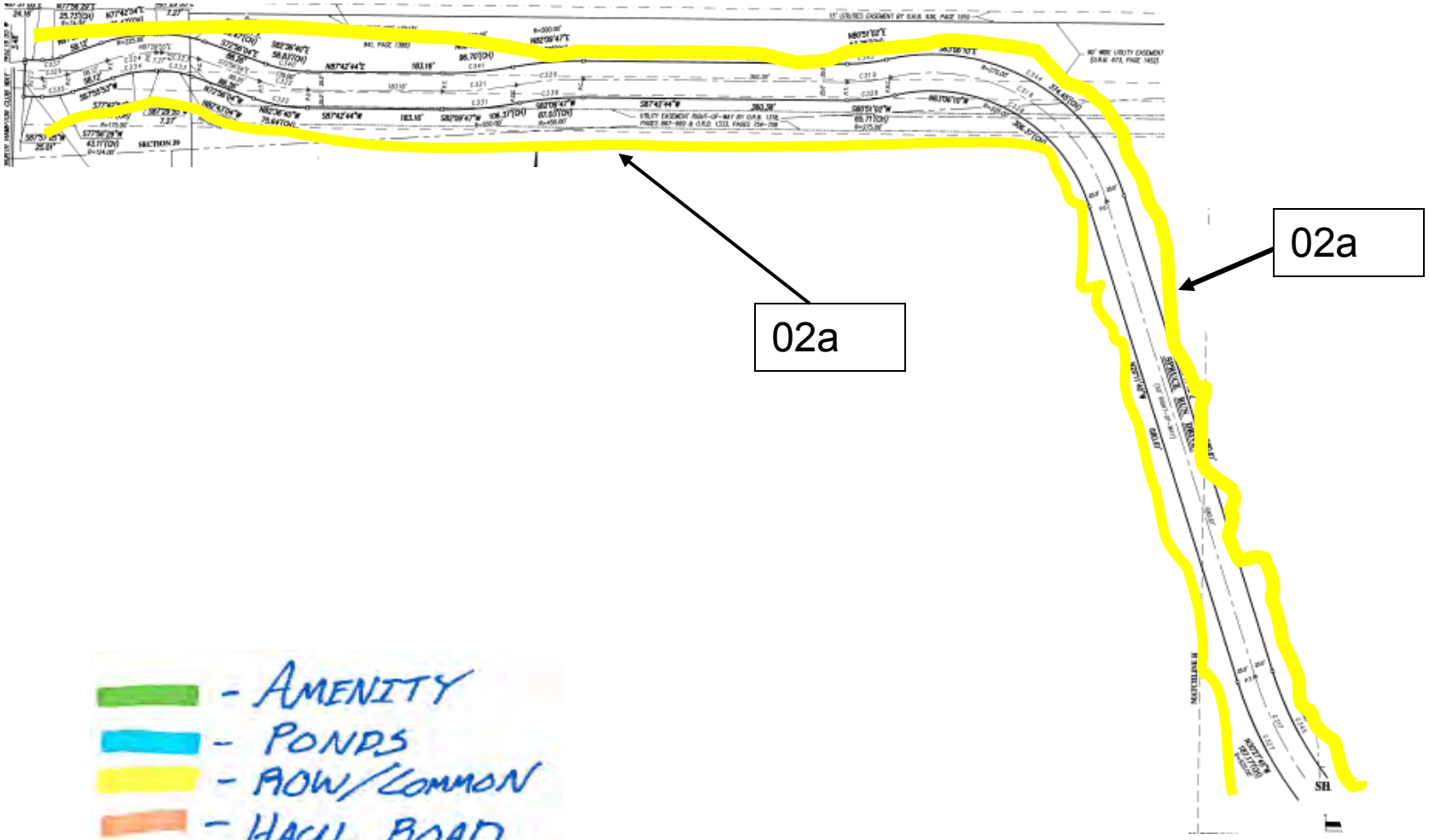
ID	Map Page Number	Phase	Description	Irrigation Controller	Zone #
48	15	4	Pond # 15 (Grass Banks Mowed / Trimmed to Waters Edge)	-	-
49	15	4	Common Area around Phase 4 Mailboxes and Lift Station, between 85369 & 85617 Fall River Parkway : Grass, shrubs, trees.	P4 JEA Lift Station Fall River/Fall River	1,2,3,4,5,6
50	16	5	Easment to Pond #16 and Common Area around Phase 5 Mailboxes adjacent to 84850 Fall River Parkway: Grass	-	-
51	16	5	Common Area Open Space Buffer on Fall River Parkway adjacent to 84983 Fall River Parkway	-	-
52	17	5	Common Area Open Space Buffer on Stonehurst Parkway Cul-de sac and preserve area	-	-
53	17	5	Lift Station at 85053 Stonehurst Parkway and conner of Fall River Parkway. Grass, Trees, Pine straw	P5 JEA Lift Station Fall River & Stonehurst Pkwy	1,2,3,4,5 2 Hunter Battery Controlers
54	17	5	Common Area Open Space Buffer with preserve on Fall River Parkway adjacent to 84770 Fall River Parkway to 84850 FRP (P5 CBU Mailboxes). Also runs behind 84762 & 84754 FRP and adjacent to 84577 Greylock Ct.	-	-
55	17	5	Open Space Buffer with Preserve Across street from 85257 & 85249 Sagamore CT	-	-

ID	Map Page Number	Phase	Description	Irrigation Controller	Zone #
56	17	5	Open Space Buffer with Preserve on Cul-de sac adjacent to 85255 Sagamore CT	-	-
57	17	5	Same as ID #46	-	-
58	17	5	Open Space Buffer with Preserve on west side of Poplar Breeze Way.	-	-
59	18	5	Same as ID # 54	-	-
60	18,20	5	Pond 17 (Grass Banks Mowed / Trimmed to Waters Edge)	-	-
61	18,19	5	Pond 16 (Grass Banks Mowed / Trimmed to Waters Edge)	-	-
62	19	5	Common Area, Open Space adjacent to 84986 Fall River Parkway and 85763 Stonehurst Parkway.	Inground on FRP/Stonehurst	N100-2
63	20	5	Open Space behind homes between 85464 & 85520 Stonehurst Parkway	-	-

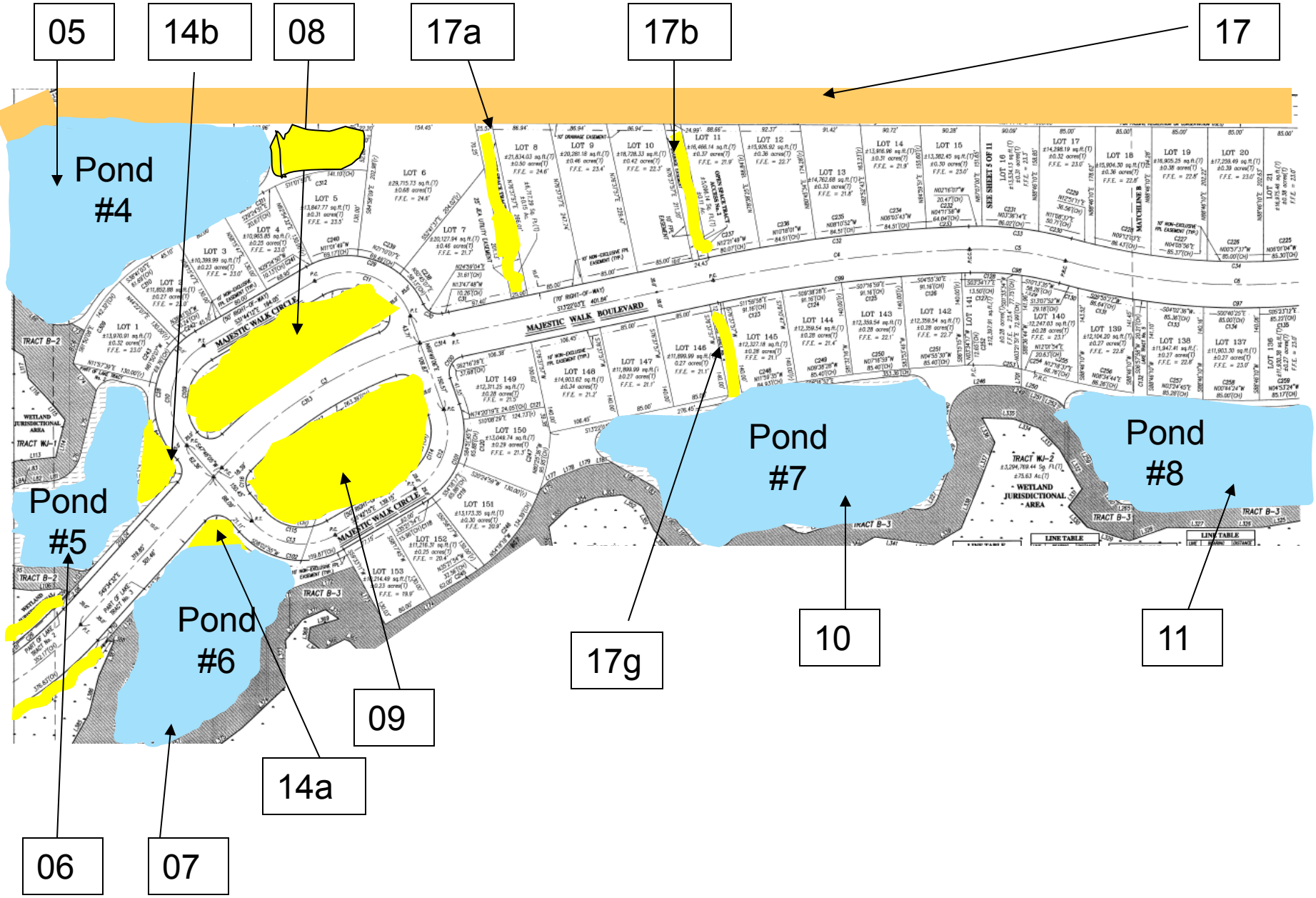
Amelia Walk Phase 1



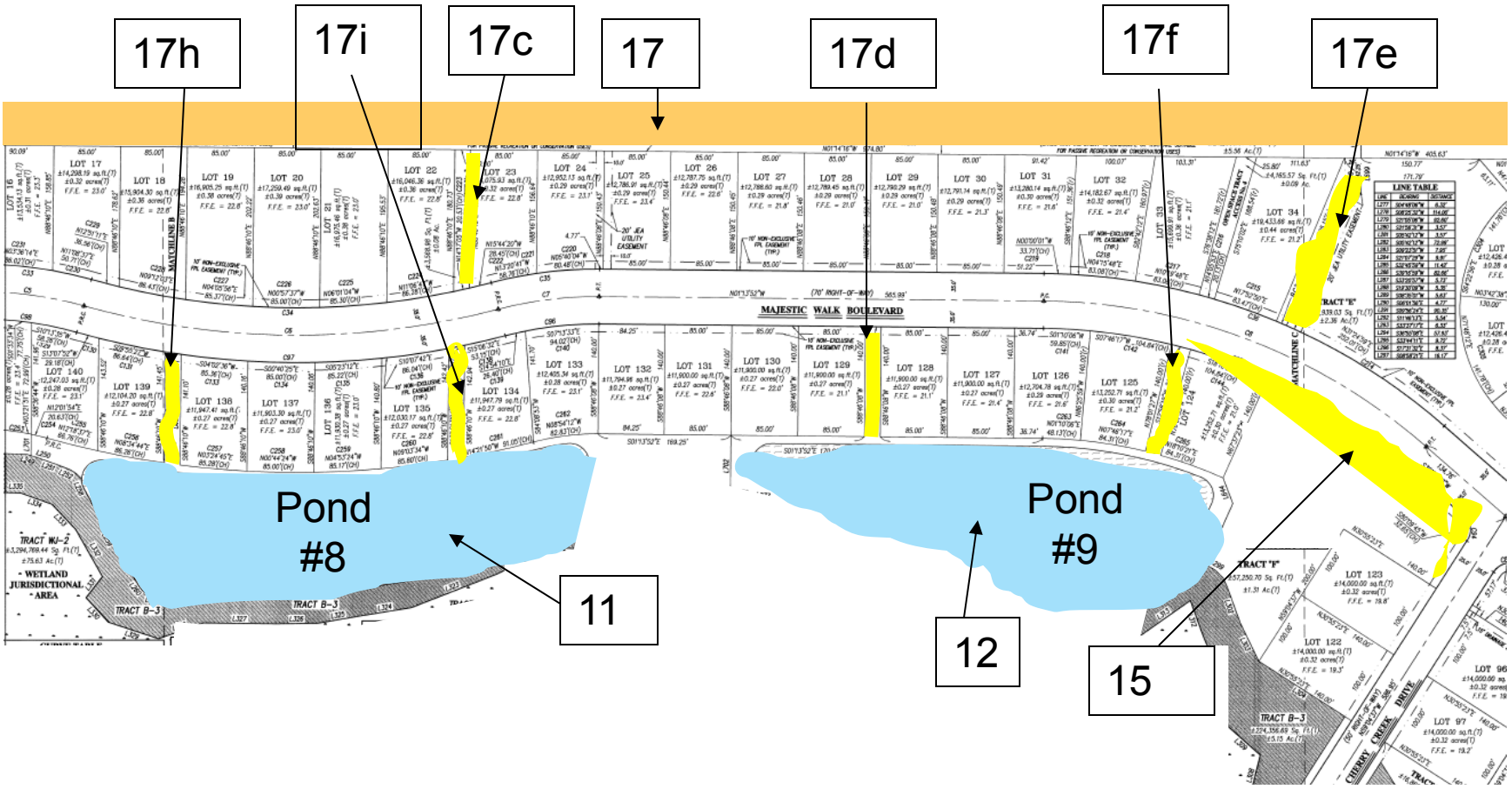
Amelia Walk Phase 1



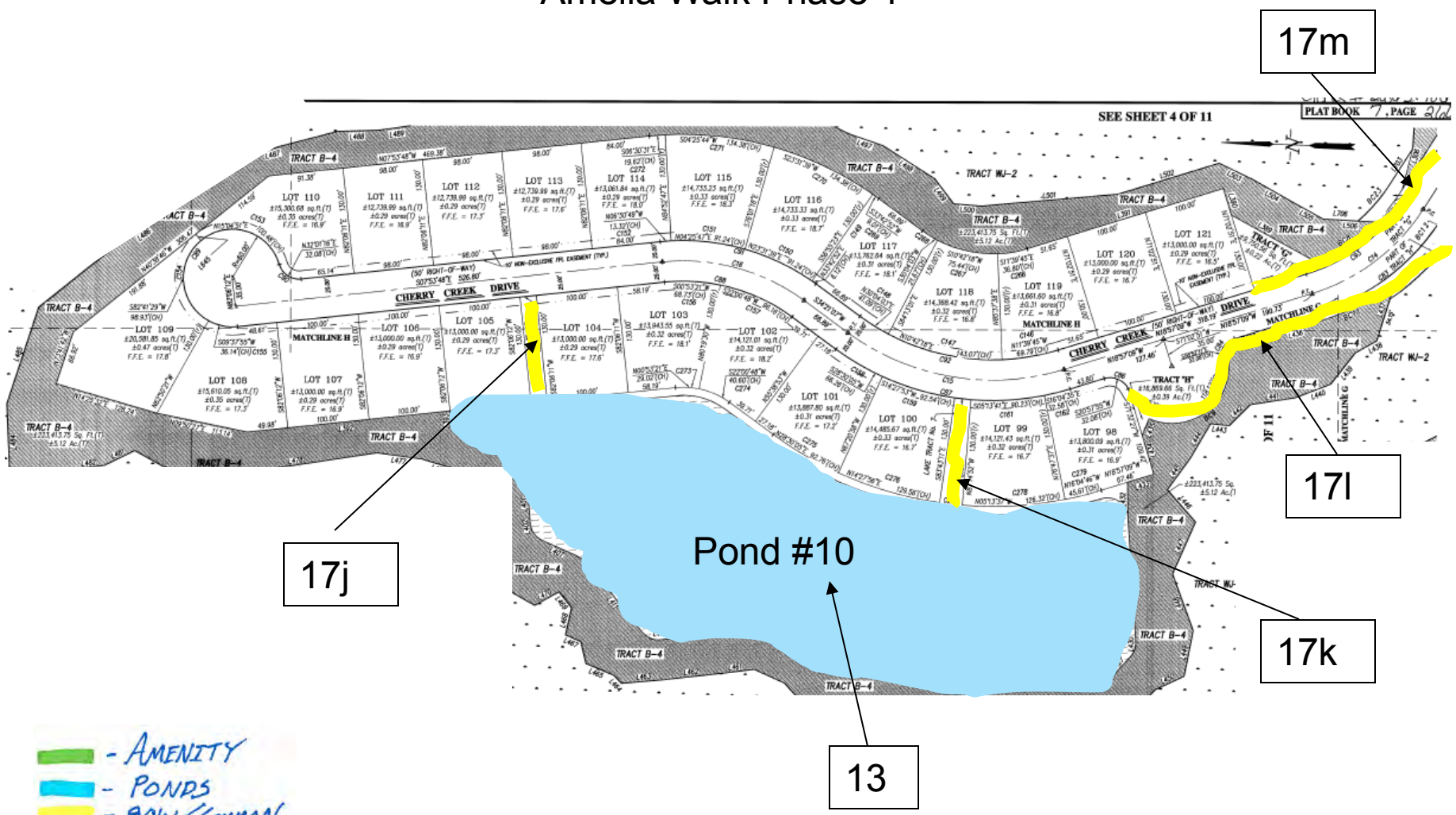
Amelia Walk Phase 1



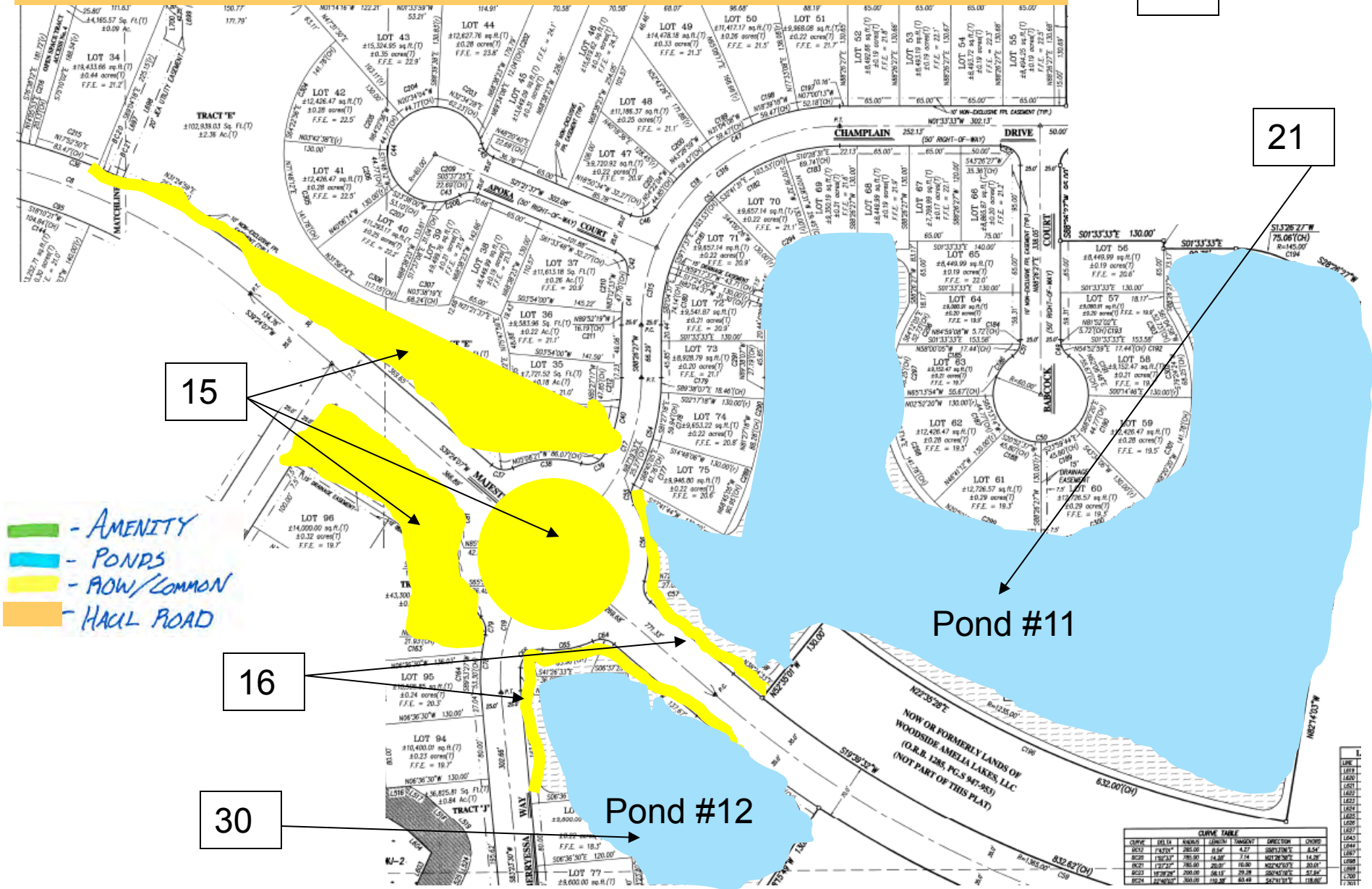
Amelia Walk Phase 1



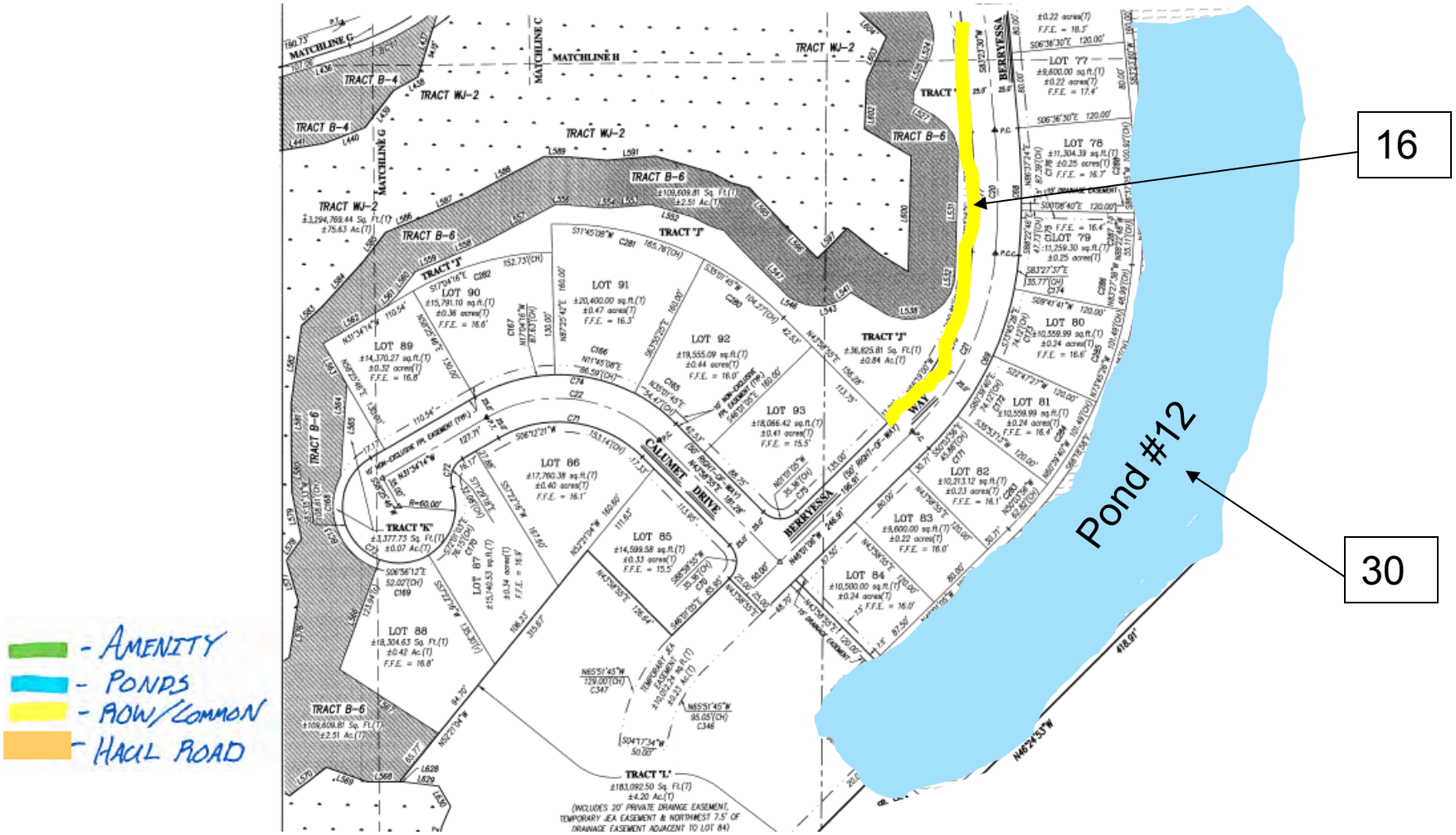
Amelia Walk Phase 1



Amelia Walk Phase 1



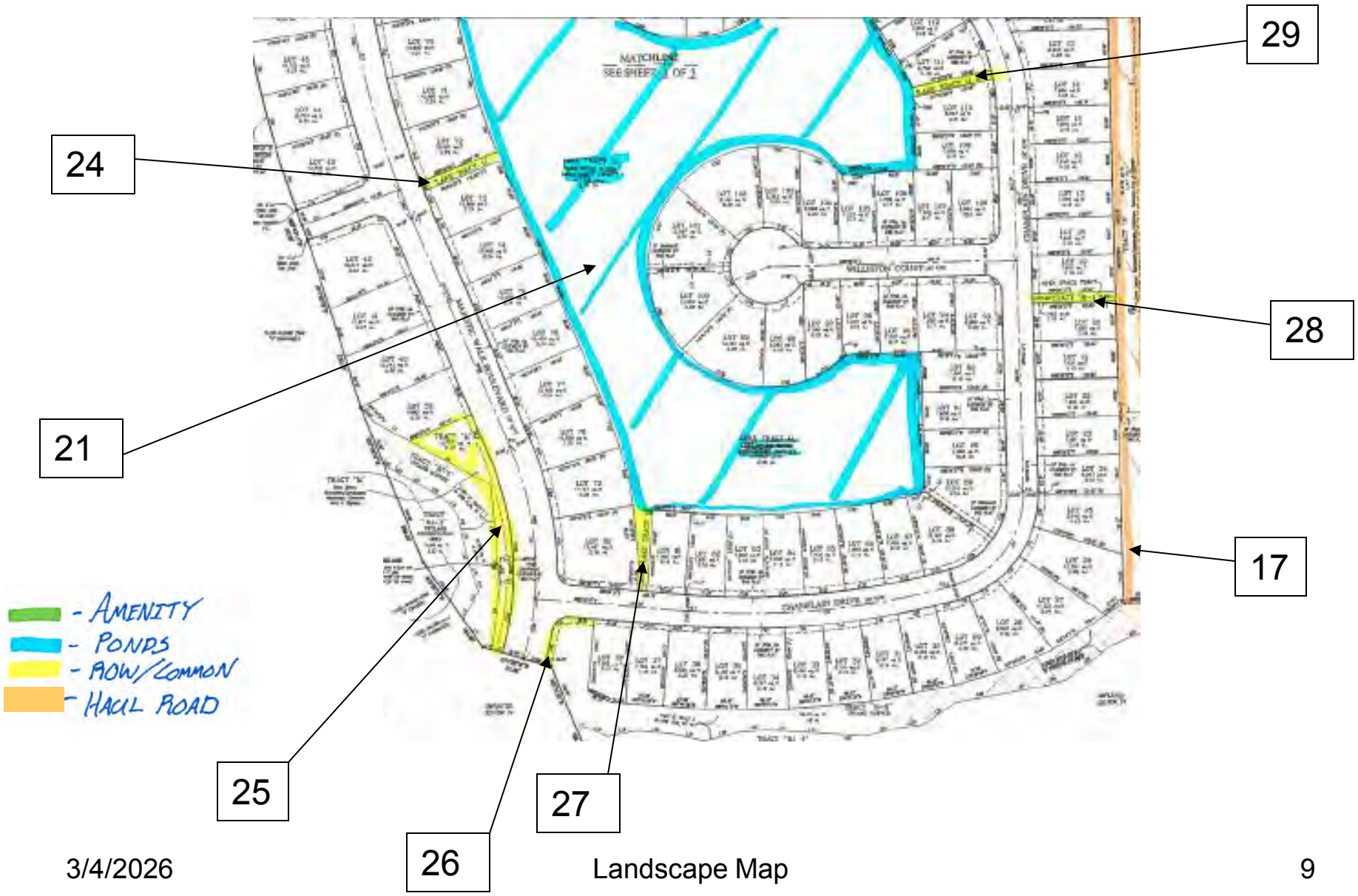
Amelia Walk Phase 1



Amelia Walk Phase 2



Amelia Walk Phase 2



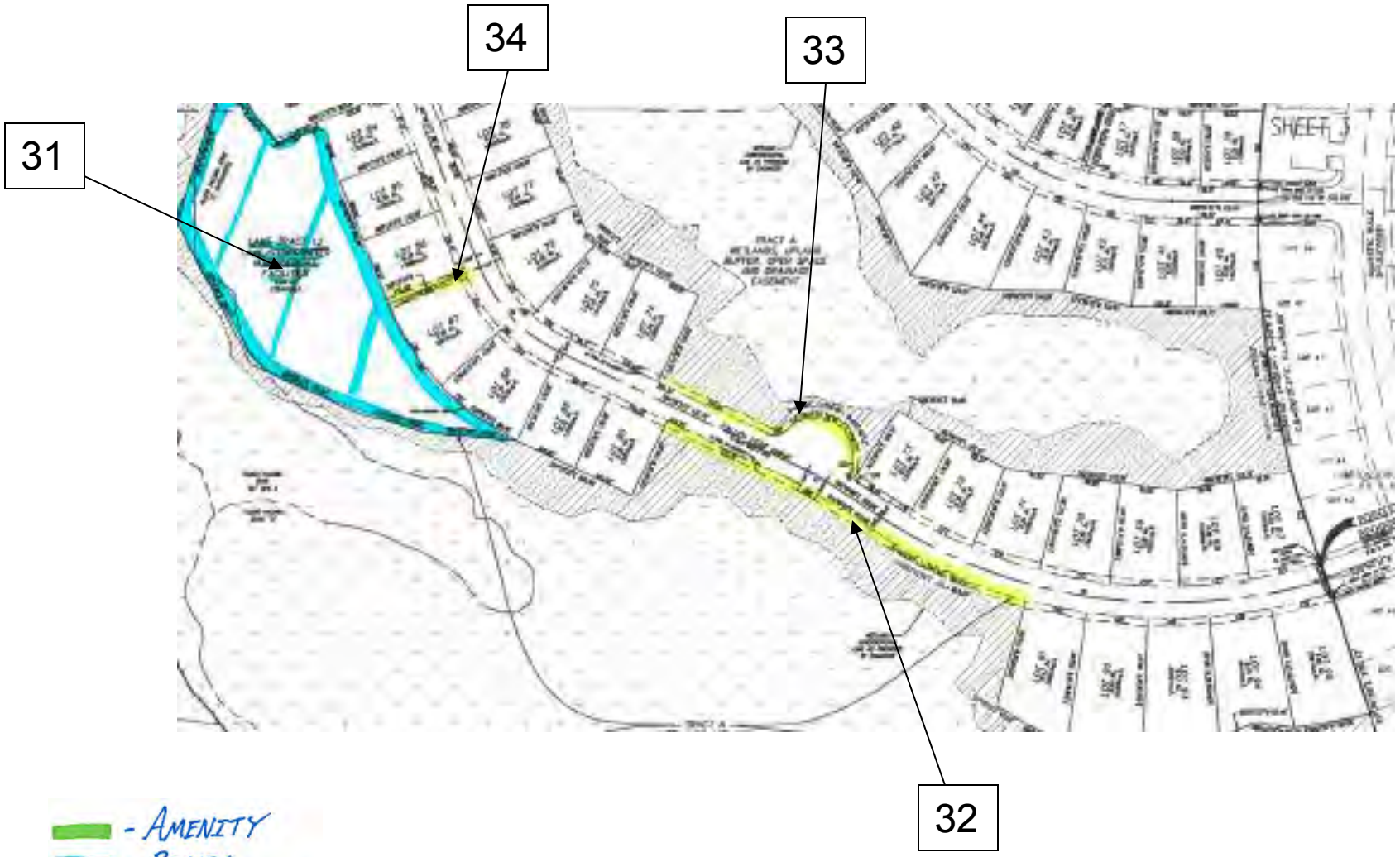
Amelia Walk Phase 3



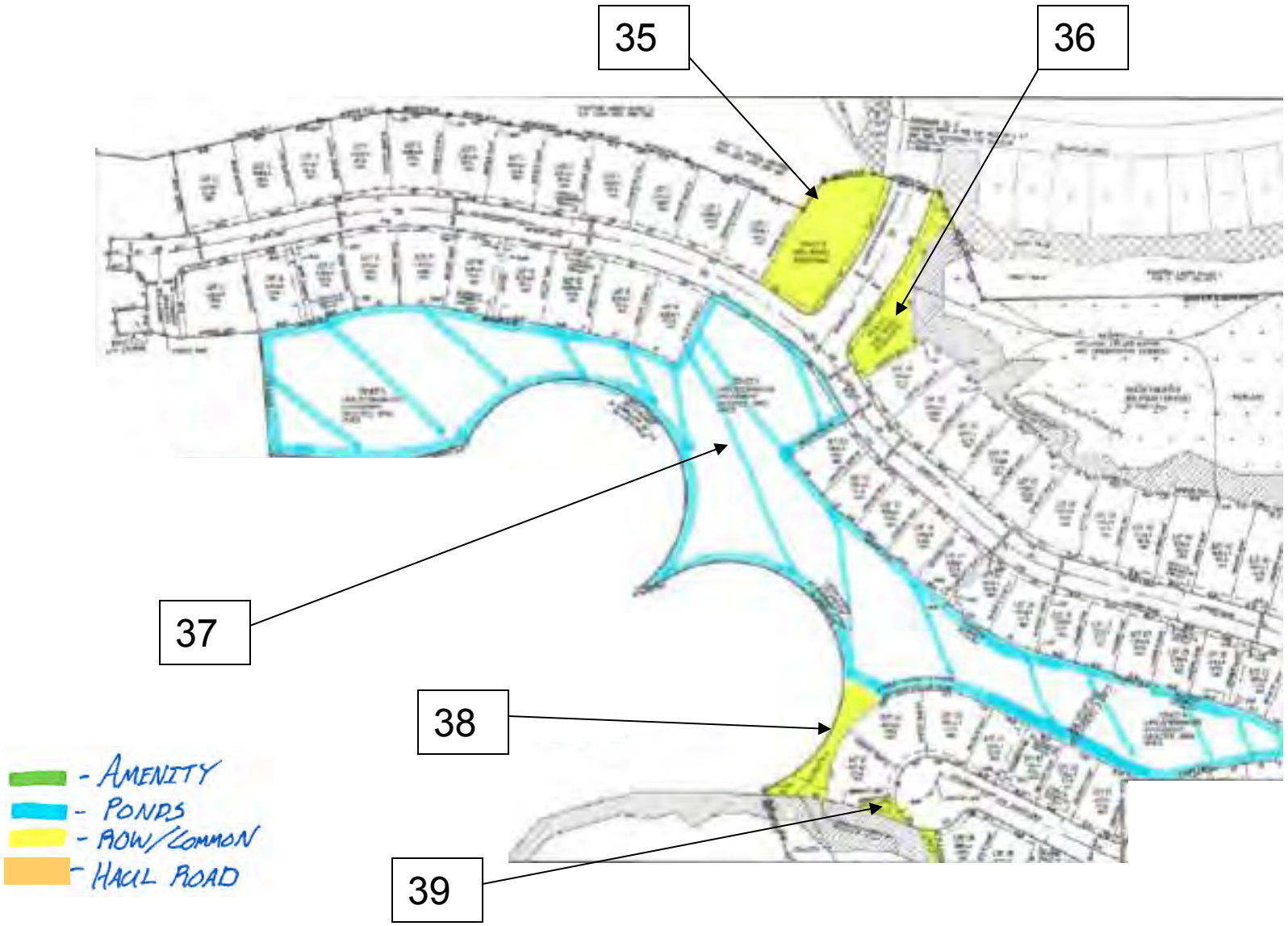
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- AMENITY
- PONDS
- ROW/COMMON
- HAUL ROAD

Amelia Walk Phase 3



Amelia Walk Phase 4



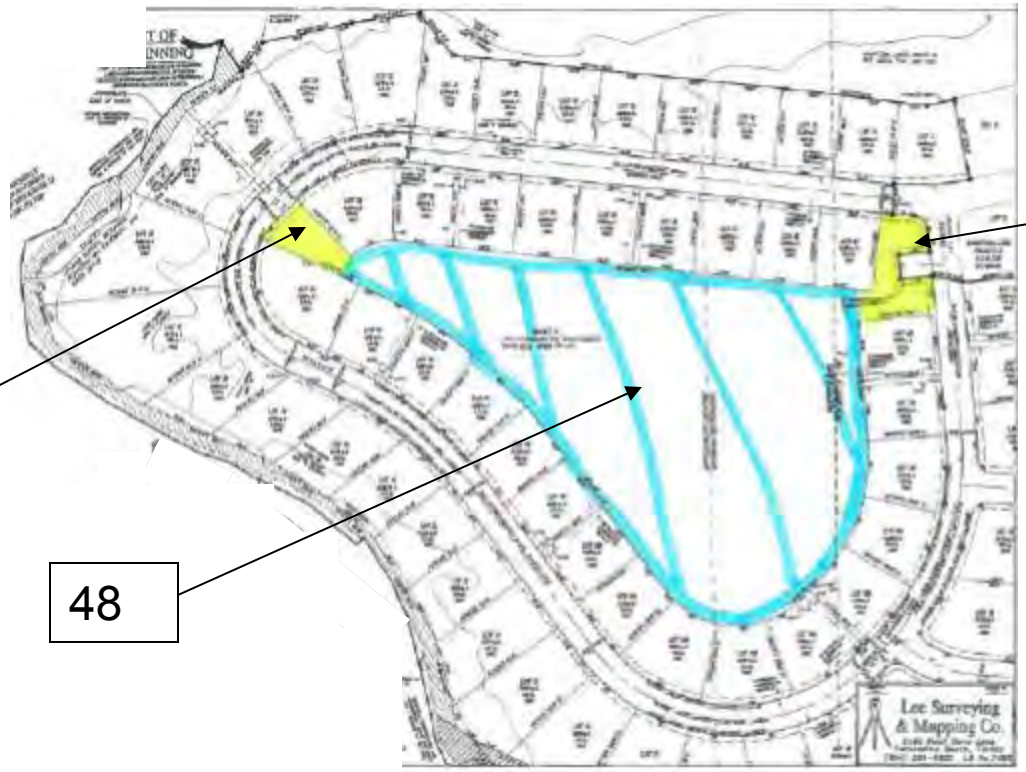
Amelia Walk Phase 4



Amelia Walk Phase 4



Amelia Walk Phase 4



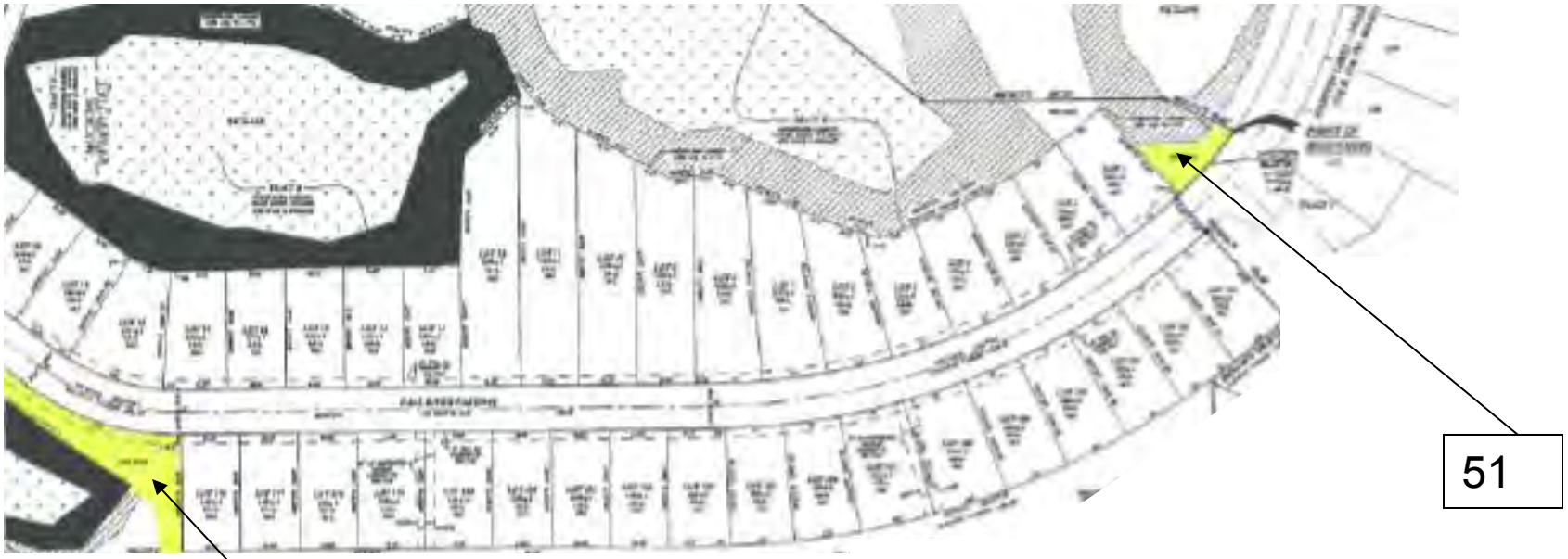
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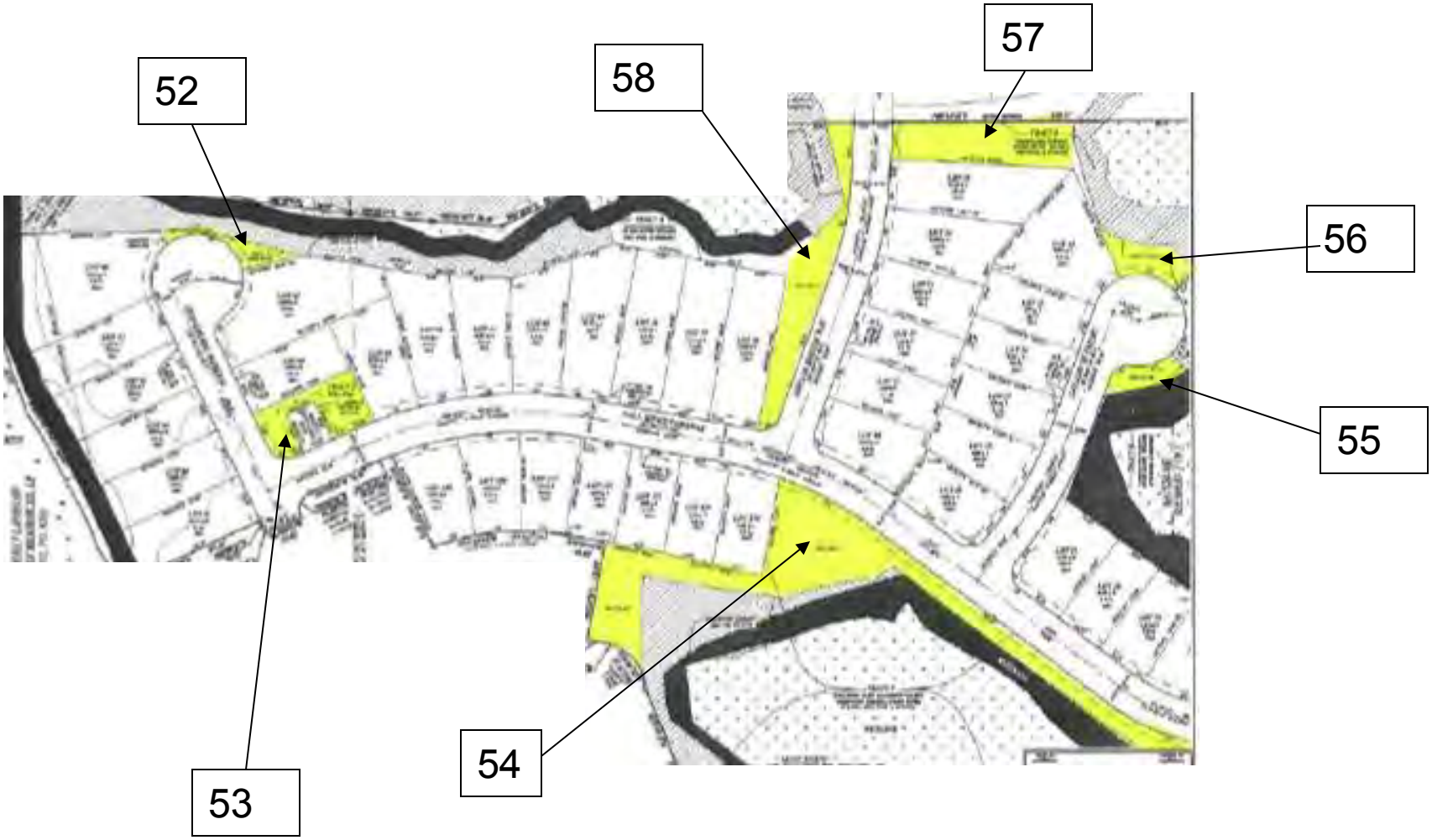
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- AMENITY
- PONDS
- ROW/COMMON
- HAUL ROAD

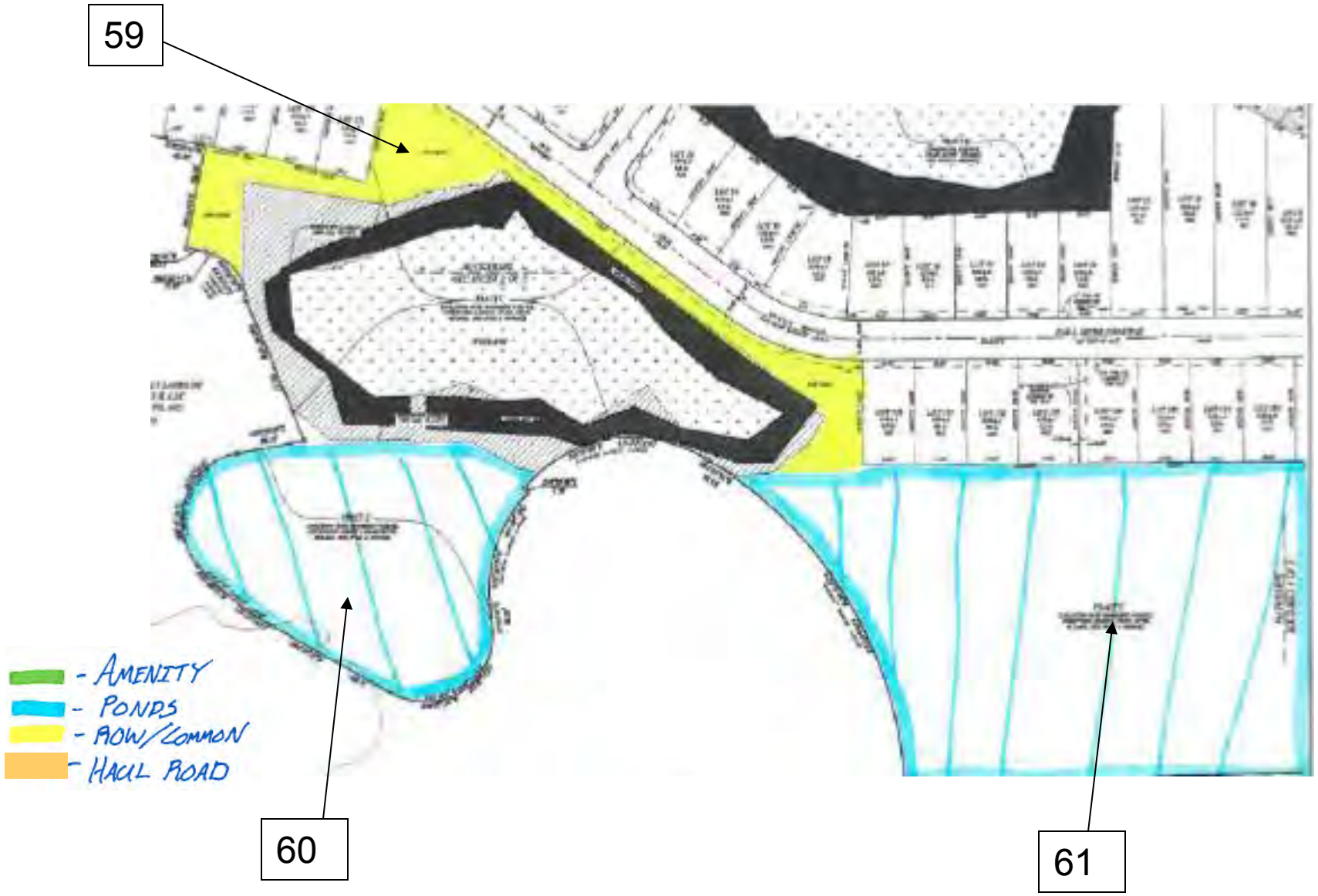
Amelia Walk Phase 5



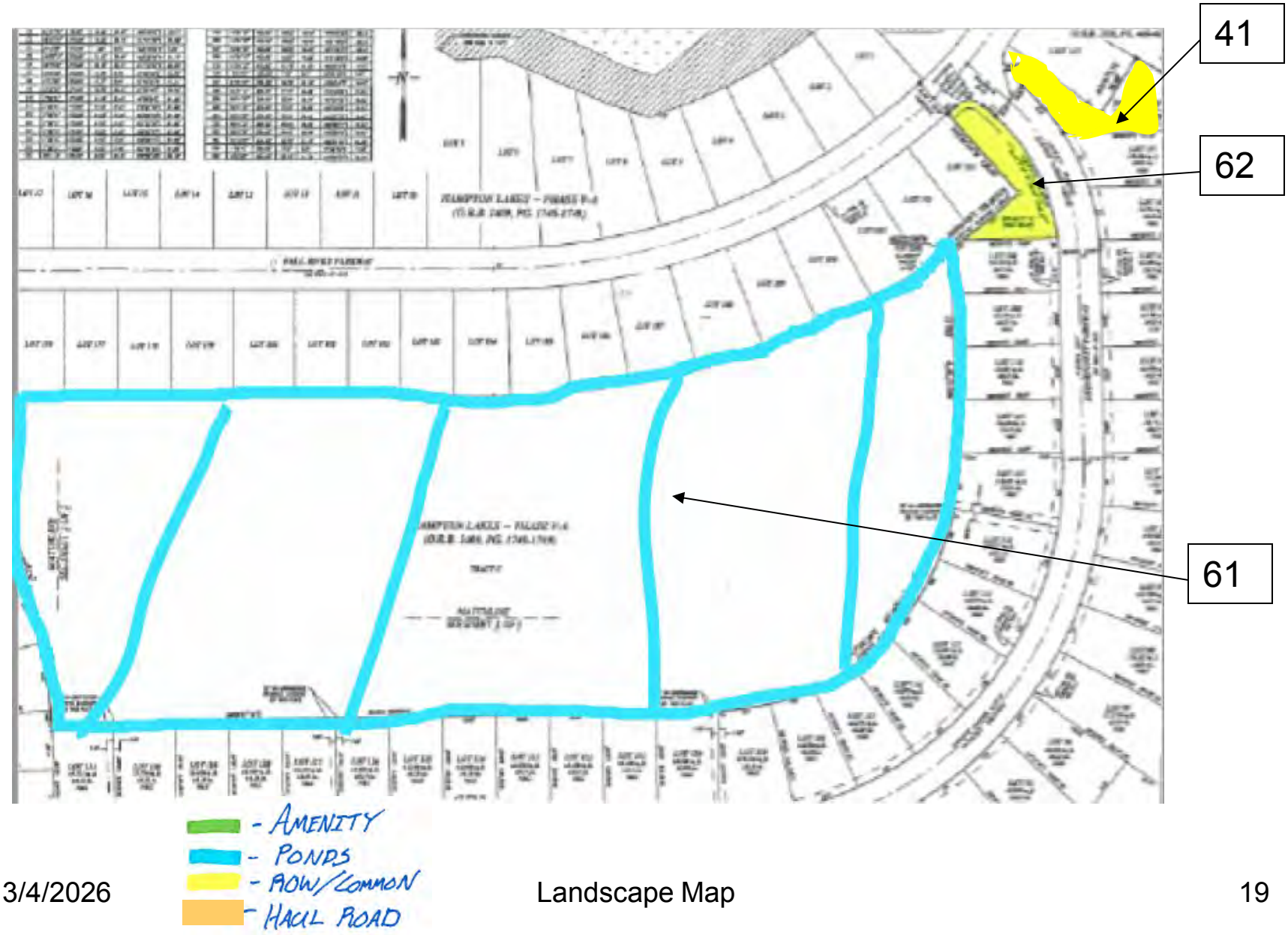
Amelia Walk Phase 5



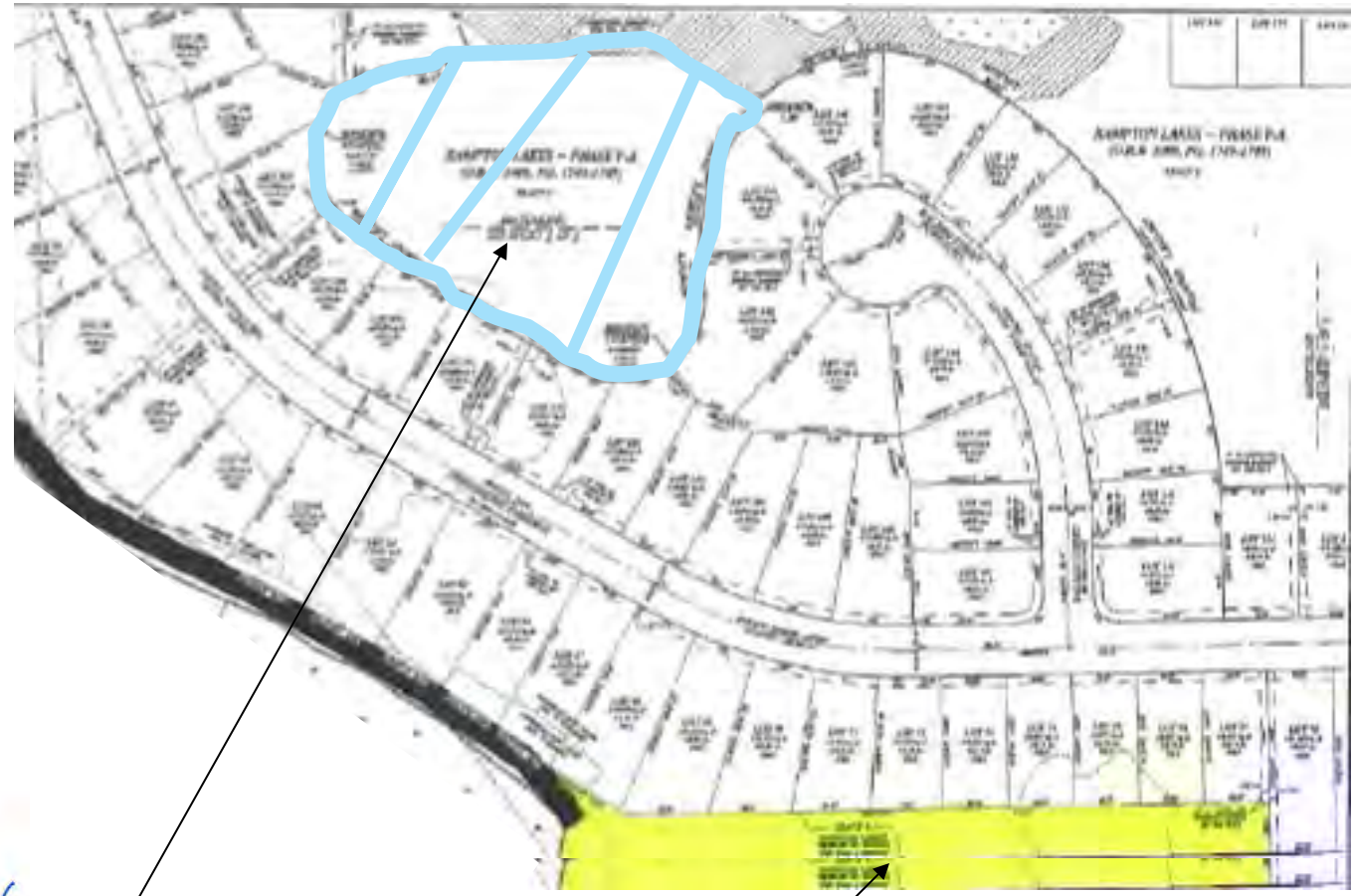
Amelia Walk Phase 5



Amelia Walk Phase 5



Amelia Walk Phase 5



- AMENITY
- PONDS
- ROW/COMMON
- HAUL ROAD

60

63

NINTH ORDER OF BUSINESS

Phone: (904) 721-6300

www.firstcoastasphaltsolutions.com

Proposal Submitted To	Work to be performed At
Name: Amelia Walk CDD	Amelia Walk Community
Address: 85287 Majestic Walk Blvd	Address: 85287 Majestic Walk Blvd
City: Fernandina Beach State: FL 32034	City: Fernandina Beach State: FL 32034
Date: 10-6-2026	Contact: Chip Dellinger (904)225-3147
Bid # KQ408	Email: Ameliawalkmanager@gmsnf.com

We hereby propose to furnish the materials and perform the labor necessary to complete the following:

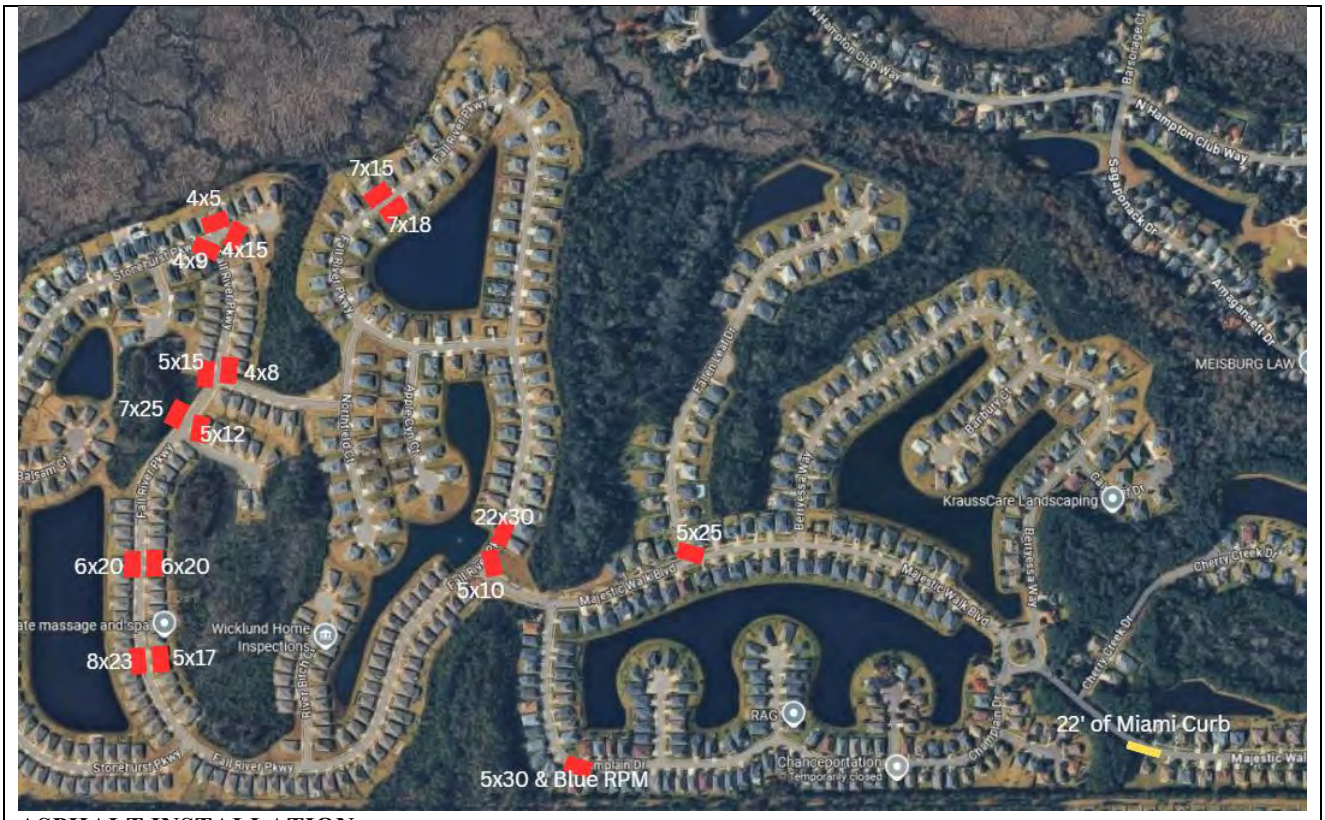
ASPHALT REPAIRS: Includes (2) Mobilization.

- Skid Mill Asphalt Repair Areas at a Depth of 1.5".
- Sweep/ Blow Areas Clean of Loose Debris/ Dust.
- Apply Tack Coat for Adherence Between Existing Milled Surface and New Asphalt.
- Haul All Asphalt Debris Offsite.
- Install 1.5" of Type SP9.5 Commercial Grade Asphalt.
- Compact Asphalt with Vibratory Roller and Plate Compactor.
- Install 1 Blue RPM, Near 85321 Champlain Blvd.
- 243sqyds SUBTOTAL: $16,844.18

CONCRETE INSTALLATION: Includes (1) Mobilization.

- Remove and Haul Off 22' of Miami Style Curb - 22 linear ft.
- Form and Pour 22' of 3,500psi Concrete Miami Curb with Broom Finish.
- 22 Linear ft SUBTOTAL: $5,606.25

TOTAL: $22,450.43



ASPHALT INSTALLATION:

- If during normal procedures for completion of proposed scope, inadequate base is discovered, the customer may elect to proceed, voiding all warranty in the affected area. Customer may also elect to take corrective action. The corrective action will be determined on a case-by-case basis and will result in additional costs for material, labor, and asphalt crew's down time.
- This quote assumes no DOT style testing will be performed or DOT style specifications will be required. DOT specifications are unachievable outside of DOT governed projects using only DOT methods and materials.
- Asphalt is a flexible pavement, minor scuffing or tearing may occur on fresh asphalt.
- Grading is NOT included in this proposal unless there is a line item for the cost of the same in the above description of work.
- Drainage is not guaranteed on asphalt patching, asphalt overlays, asphalt milling and paving, or areas that evidence less than 2% slope. Therefore, you may still experience ponding in certain areas after asphalt installation is completed.
- Asphalt Milling will not Change the Existing Grade of this Project. Asphalt Milling will only Remove the Set Depth of Asphalt Stated in this Proposal.
- First Coast Asphalt Solutions, LLC does not warranty surface defects resulting from base installed by others (cracking, ponding, settling, etc.)
- Reflective cracking may occur on asphalt overlays and milled areas that were not milled deep enough to remove any and all existing cracking. No warranty referring to reflective cracking is offered in these areas.
- Projects are bid at specified thicknesses. Additional material needed to complete this project due to curb reveal cut deep, base uneven or rough, or any unforeseen problems will result in additional charges.
- Saw cutting is not included unless otherwise stated.

- Tack has a 1500 square yard minimum if the project requires a distributor truck with DOT calibrations. If said project is less than 1500 square yards, assume that First Coast Asphalt Solutions, LLC will utilize a pull behind tack trailer to apply tack to existing asphalt.
- Plastic or PVC Utilities are NOT Traffic Rated. In the event of damage to plastic or PVC utilities, Repair of these items is NOT included.
- All Asphalt will be Commercial Grade Asphalt with PG58-22 Asphalt Binder Unless Otherwise Stated.
- Additional Asphalt Mobilization is $1,750.00.

GENERAL NOTES:

This proposal will supersede any and all other contracts or subcontract agreement attached or connected to this proposal.

By scheduling First Coast Asphalt Solutions to Stripe after asphalt paving, Customer is Forgoing any Asphalt Repairs.

First Coast Asphalt Solutions, LLC is not responsible for damage to buried lines, cables, wiring, pipes, utilities, or other underground obstructions not clearly marked prior to commencement of work.

Work area to be cleared by Customer prior to work commencing. Customer is responsible for removing all vehicles and/or obstructions. All irrigation must be turned off 24 hours prior to work commencing. Downtime due to customers' negligence or inability to do so, will result in an additional charge.

A minimum of 2 weeks' notice is required for scheduling in most cases. Schedule is subject to change due to inclement weather in the weeks leading up to this project's scheduled start date.

Changes to contract quantity in excess of 5% will result in unit rate adjustments/changes. Any change to original contract/ proposal must be approved by written change order prior to work commencing.

Asphalt Paving will be Billed Separately from Striping to Ensure our Suppliers are Paid On Time.

Should customer/contractor cancel or reschedule this project before work has started, within 24 hours of projected start date, a $500.00 charge will be paid to First Coast Asphalt Solutions, LLC as liquidated damages (not as penalty) representing reasonable administrative expenses and interruption to First Coast Asphalt Solutions, LLC's work schedule.

First Coast Asphalt Solutions, LLC is not responsible for damage caused by tenants, customers, and or other contractors.

Exclusions include performance and payment bonds, maintenance of traffic & M.O.T. devices (signs & barricades) or traffic officers, permits, fees, testing of asphalt or base material, coring, surveying and/or staking, as-builts, or light towers.

Any alteration or deviation from the above specifications involving extra costs will be executed only upon written change order and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. The quantities referred to are estimates only and payment shall be based on in-field measurements.

Pricing is based on performing work during normal business hours and in accordance with First Coast Asphalt Solutions, LLC's normal operating schedule.

All material is guaranteed to be as specified, and the above work to be completed in a substantial workmanlike manner.

First Coast Asphalt Solutions, LLC will require the use of water hose bibs on property for use in Rollers and Base Preparations.

This proposal is good for 30-days, Excluding Asphalt. Due to the volatility of asphalt pricing from our asphalt suppliers, Asphalt pricing will be set the day before paving is scheduled. Signature is required on all asphalt paving jobs the day before commencement if pricing should change.

Payment is due upon completion. A finance charge of 1.5% per month will be assessed on past due balances longer than 10 days after completion and Customer agrees to pay any attorney's fees and costs incurred in collecting any past due balance. If Lien is Filed, Lien Fees and Administrative Fees will be Applied.

In the event any Repairs are needed, such repairs will not be made until First Coast Asphalt has received payment of at least of 75% of the Contract price.

First Coast Asphalt Solutions observations and recommendations are based solely on visible conditions at the time of the walkthrough. Areas obstructed by debris, parked vehicles, water, equipment, vegetation or other objects may limit the ability to fully assess all conditions within the scope of work requested.

Upon substantial completion of the project, First Coast Asphalt Solutions shall perform and address one (1) final punch list inspection. Any additional punch list requests or return visits may be subject to additional charges.

Work will be completed in conformance with the plans and specifications dated _____NA_____.

Respectfully Submitted:

Keith Quackenbush

PROJECT MANAGER

Keith@firstcoastasphalt.com

Office: (904)721-6300

Cell: (904)988-1519

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Date: _____ Signature:_____

Email Address to Send Invoices to:_____

TENTH ORDER OF BUSINESS

Targeted Corrective Maintenance Program

Investment: $7,231.25

This option focuses on correcting the most critical maintenance issues identified during the inspection while providing a cost-effective entry point into a proactive maintenance program.

Scope Includes

- **Cleaning of 8-12 priority structures identified during the assessment.**
- **Vacuum truck sediment and debris removal.**
- **Removal of accumulated organic material and trash.**
- **Inlet and outlet clearing as needed.**
- **Sediment disposal.**
- **Mobilization and demobilization.**
- **Before and after photographs.**
- **Maintenance completion report.**

Ideal For

- **Immediate budget constraints.**
- **Addressing known problem areas.**
- **Demonstrating timely corrective action.**
- **Reducing the risk of localized flooding and treatment system impairment.**

BETTER

Priority Area Rehabilitation Program

Estimated Investment: $14,500 - $18,500

Addresses all currently inspected structures while creating a documented maintenance strategy for the system.

Scope Includes

- **Cleaning of all 14 inspected structures.**
- **Vacuum truck sediment and debris removal.**
- **Inlet and outlet cleaning.**
- **Dewatering where required.**
- **Post-maintenance inspections and verification.**
- **Comprehensive inspection reporting.**
- **Identification of additional priority maintenance locations using existing Forerunner system data.**

Additional Program Benefits

- **Manual removal of floatable trash and debris from treatment structures during service visits.**
- **Priority access to emergency call-out services for flooding concerns, storm events, or unexpected maintenance issues.**
- **Follow-up inspection recommendations identifying future maintenance needs.**
- **Updated condition assessments and maintenance prioritization reports.**

Deliverables

- **Before and after photographs.**
- **Maintenance completion report.**
- **Updated asset condition ratings.**
- **Budget planning recommendations.**
- **Stakeholder-ready summary documenting completed work and system improvements.**

Ideal For

- **Customers seeking to maximize the value of the completed inspection.**
- **Property managers needing documentation for stakeholders and board members.**
- **Reducing future maintenance costs through proactive system management.**

BEST

Recurring Stormwater Asset Management Program

Estimated Annual Investment: $28,000 - $40,000

A comprehensive maintenance partnership focused on long-term asset performance, regulatory stewardship, and budget predictability.

Quarterly Services

- **Comprehensive stormwater system inspections.**
- **GPS and asset verification using Forerunner.**
- **Condition assessments and ranking updates.**
- **Manual floatable trash and debris removal from treatment structures.**
- **Identification of sediment accumulation and developing maintenance issues.**
- **Quarterly maintenance recommendations.**

Semi-Annual Services

- **Scheduled vacuum truck cleaning.**
- **Sediment removal and disposal.**
- **Inlet and outlet cleaning.**
- **Structure dewatering as required.**
- **Jetting services where inspections identify restricted flow, blockage, or pipeline sediment accumulation.**

Emergency Response Coverage

- **Priority emergency call-out availability.**
- **Emergency blockage investigations.**

- **Flooding response assistance.**
- **Storm event assessments.**
- **Expedited scheduling for urgent maintenance concerns.**

Reporting and Asset Management

- **Quarterly executive reports.**
- **Asset condition scorecards.**
- **System performance trend analysis.**
- **Annual maintenance forecasting.**
- **Capital planning recommendations.**
- **Board-ready reporting packages documenting completed work, system conditions, maintenance activities, and recommended next steps.**

Ideal For

- **Communities seeking predictable maintenance budgets.**
- **Large properties with extensive stormwater infrastructure.**
- **Organizations focused on long-term asset preservation and risk reduction.**
- **Property managers requiring measurable reporting for stakeholders and ownership groups.**

Pricing Comparison

Service Level	Scope Focus	Investment
GOOD	**8-12 priority structures requiring immediate maintenance**	**$7,231.25**
BETTER	**Complete maintenance of all inspected structures with enhanced reporting and priority support**	**$14,500 - $18,500**
BEST	**Recurring annual maintenance program with inspections, cleaning, reporting, and emergency response support**	**$28,000 - $40,000 annually**

Value Comparison

Deliverable	Good	Better	Best
Priority Structure Cleaning	✓	✓	✓
Vacuum Truck Cleaning	✓	✓	✓
Manual Floatable Trash Removal	✓	✓	✓
Before & After Documentation	✓	✓	✓
Maintenance Reporting	✓	✓	✓
Clean All Inspected Structures		✓	✓
Priority Emergency Call-Out Access		✓	✓
Quarterly Inspections			✓
Semi-Annual Cleaning			✓
Jetting Evaluation & Recommendations			✓
Scheduled Jetting Services			✓
Asset Condition Tracking		✓	✓
Budget Forecasting		✓	✓
Board & Stakeholder Reporting	Basic	Enhanced	Comprehensive
Long-Term Asset Management Program			✓

Recommendation

Based on the inspection findings and the value already created through the Forerunner inventory and condition assessment, the Better option provides the strongest balance between cost and system performance. It demonstrates that the entire inspected area was evaluated, addresses all identified maintenance concerns, and provides the reporting necessary for stakeholders to see measurable progress.

The Best option positions Amelia Walk for long-term success through recurring inspections, scheduled maintenance, manual trash removal, emergency response support, and proactive identification of areas requiring vacuum truck cleaning or jetting before problems become failures. This approach shifts the community from reactive maintenance to a sustainable stormwater asset management program.

ELEVENTH ORDER OF BUSINESS

ESTIMATE

THE TREE SURGEONS LLC
PO Box 16934
Fernandina Beach, FL 32035

quotes@nassaucountytreesurgeons.com
+1 (904) 261-3333
www.nassaucountytreesurgeons.com

Bill to
Chip Dellinger
85287 Majestic Walk Blvd
Fernandina Beach, Fl 32034

Ship to
Chip Dellinger
85287 Majestic Walk Blvd
Fernandina Beach, Fl 32034

Estimate details
Estimate no.: 12267
Estimate date: 11/04/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Tractor Service**	Bush-hogging around the 7 ponds during Phase One of Amelia CDD. Cut vegetation up to 2½ inches in diameter. 10 hours per day for 6 days at $175 per hour. Not to exceed $10,500; 20-hour minimum.	1	$10,500.00	$10,500.00

Total **$10,500.00**

Note to customer

Terms of Payment:
All accounts are net payable upon receipt of invoice. A service charge of 2% per month up to 18% per year will be added to accounts not fully paid 30 days subsequent to the invoice date.
If outside assistance is used to collect the account, the customer is responsible for all costs associated with the collection, including, but not limited to, attorney fees and court costs.

Accepted date **Accepted by**

HAPPY DAYS OUTDOOR SERVICES

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



Estimate

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

ESTIMATE	1220
DATE	10/12/2026
EXPIRATION DATE	11/12/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Tree Trimming	Cut back overgrowth at wood line at following locations… Majestic Walk Blvd -left side just before roundabout -right side from just before roundabout two roundabout -at corner of Majestic Walk Blvd and Champlain Dr Cherry Lake Dr -quarter of way down road on both sides Berryessa Way -just passed roundabout on right Calumet Dr -at end of road Fallen Leaf Dr -halfway down road on left side Northfield Ct -halfway down road on one side Poplar Breeze Way -halfway down road on one side Fall River Pkwy -across from Sagamore Ct on one side -between River Birch Ct and Stonehurst Pkwy on one side	1	18,000.00	18,000.00

Please note: A 50% deposit is required

for the job to be scheduled. An invoice will be sent reflecting this total upon acceptance of estimate. A final invoice reflecting the remaining balance will be sent upon completion of project.

SUBTOTAL	18,000.00
TAX	0.00
TOTAL	**$18,000.00**

Accepted By

Accepted Date

HAPPY DAYS OUTDOOR SERVICES

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

Estimate

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

ESTIMATE	1221
DATE	10/12/2026
EXPIRATION DATE	11/13/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Tree Trimming	Cut back overgrowth at wood line on six ponds off of Majestic Walk Boulevard and Majestic Walk Circle. Please note: A 50% deposit is required for the job to be scheduled. An invoice will be sent reflecting this total upon acceptance of estimate. A final invoice reflecting the remaining balance will be sent upon completion of project.	1	10,800.00	10,800.00

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

Accepted By

Accepted Date

HAPPY DAYS OUTDOOR SERVICES

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

Estimate

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

ESTIMATE	1222
DATE	10/12/2026
EXPIRATION DATE	11/12/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Tree Trimming	Trim all large Oaks around Clubhouse area, including parking lot and tennis court, to a height of 14'. Trim Birch, Cypress and Magnolia trees around ponds to lift canopy to be able to walk around it and help with view, where applicable. Remove any dead limbs that are larger than 2" in diameter. I see some of the oaks were recently trimmed, but still need trimming to reach the 14' clearance requirement and even the canopy. There will be a $2,000 deduction if you choose not to have the trees around the ponds trimmed. Please note: A 50% deposit is required for the job to be scheduled. An invoice will be sent reflecting this total upon acceptance of estimate. A final invoice reflecting the remaining balance will be sent upon completion of project.	1	6,000.00	6,000.00

SUBTOTAL	6,000.00
TAX	0.00
TOTAL	**$6,000.00**

Accepted By

Accepted Date

HAPPY DAYS OUTDOOR SERVICES

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



Estimate

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

ESTIMATE	1223
DATE	10/12/2026
EXPIRATION DATE	11/12/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Tree Trimming	Trim trees as follows… -113 large oaks from entrance of Majestic Walk Blvd to the roundabout -3 large oaks at Majestic Walk Cir -3 large oaks at roundabout All trees to be trimmed at 14’ height. Any dead limbs larger than 2” in diameter will be removed.	1	29,750.00	29,750.00
	Tree Trimming	Trim trees as follows… -18 small trees at Majestic Walk Cir and some by pergolas on Majestic Walk Blvd All trees to be trimmed to clearance height to be able to walk under and help with view, where applicable. Any dead limbs larger than 2” in diameter will be removed.	1	1,350.00	1,350.00
	Tree Trimming	Trim trees as follows… -15 Magnolias at roundabout at Majestic Walk Blvd -5 trees in circle of roundabout at Majestic Walk Blvd - 8 small trees on Majestic Walk Blvd just past circle All trees to be trimmed to clearance height to be able to walk under and help with view, where applicable. Any dead limbs larger than 2” in diameter will be removed.	1	2,675.00	2,675.00
	Tree Trimming	Trim trees as follows… -7 small trees at Majestic Walk Blvd	1	500.00	500.00

		and Berryessa Way at lift station There will be a $250 deduction if you request for only the two trees in the grass area to be trimmed. All trees to be trimmed to clearance height to be able to walk under and help with view, where applicable. Any dead limbs larger than 2” in diameter will be removed.			
	Tree Trimming	Trim trees as follows… 3 small oak trees at Majestic Walk Blvd and Champlain Dr All trees to be trimmed to clearance height to be able to walk under and help with view, where applicable. Any dead limbs larger than 2” in diameter will be removed.	1	300.00	300.00
	Sales	Trim trees as follows… 6 small oak trees at Majestic Walk Blvd and Fall River Pkwy All trees to be trimmed to clearance height to be able to walk under and help with view, where applicable. Any dead limbs larger than 2” in diameter will be removed. Please note: A 50% deposit is required for the job to be scheduled. An invoice will be sent reflecting this total upon acceptance of estimate. A final invoice reflecting the remaining balance will be sent upon completion of project.		500.00	500.00

SUBTOTAL	35,075.00
TAX	0.00
TOTAL	**$35,075.00**

Accepted By

Accepted Date

ESTIMATE

THE TREE SURGEONS LLC
PO Box 16934
Fernandina Beach, FL 32035

quotes@nassaucountytreesurgeons.com
+1 (904) 261-3333
www.nassaucountytreesurgeons.com

Bill to
Chip Dellinger
85287 Majestic Walk Blvd
Fernandina Beach, Fl 32034

Ship to
Chip Dellinger
85287 Majestic Walk Blvd
Fernandina Beach, Fl 32034

Estimate details
Estimate no.: 12268
Estimate date: 11/04/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Tree Trimming**	Roadway, parking lot, and pickleball area. Pruning objectives: raise the canopy above the road to a clearance of 14½ feet; raise the canopy over the parking lot; and lift and clean up the overall canopy of the live oak trees surrounding the clubhouse. 4 day 2300 per day for a do not exceed $9200	1	$9,200.00	$9,200.00

Total **$9,200.00**

Note to customer

Terms of Payment:
All accounts are net payable upon receipt of invoice. A service charge of 2% per month up to 18% per year will be added to accounts not fully paid 30 days subsequent to the invoice date.
If outside assistance is used to collect the account, the customer is responsible for all costs associated with the collection, including, but not limited to, attorney fees and court costs.

Accepted date **Accepted by**

THIRTEENTH ORDER OF BUSINESS

From: **Courtney Hogge** chogge@gmsnf.com
Subject: Fwd: CDD Strip
Date: November 9, 2026 at 10:06 AM
To:

> Begin forwarded message:
>
> **From:** Steve Tate <clubtates55@yahoo.com>
> **Subject: CDD Strip**
> **Date:** October 28, 2026 at 11:36:42 AM EDT
> **To:** Daniel Laughlin <dlaughlin@gmsnf.com>
>
> Hi Daniel, this email is in follow-up to our phone conversation this morning in regards to wanting to replace the grass in the CDD strip next to the sidewalk and the street. We would like to use some type of Florida friendly ground cover, for example, like the frog fruit, and would like to get approval to move forward with that. I appreciate your time in advance. Thank you, Kim Tate
> Sent from my iPhone

FOURTEENTH ORDER OF BUSINESS

akerman

October 20, 2026

VIA EMAIL – to: dlaughlin@gmsnf.com
cc: jennifer@cddlawyers.com

Amelia Walk Community Development District
c/o Governmental Management Services, LLC,
as District Manager
475 West Town Place, Suite 114
St. Augustine, FL 32092
Attn: Daniel Laughlin

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

RE: Future Representation as Bond Counsel for Special Assessment Revenue Bond matters (Akerman # 00249072) (the "Client Matters")

District Manager and Members of the Board of Supervisors:

This letter is to announce that after October 20, 2026, Timothy J. Bramwell will no longer be a Partner or employee of Akerman LLP. This should not be construed as adversely reflecting in any way on your relationship with this law firm or Mr. Bramwell. It is simply one of those things that sometimes happen in business and professional life.

We greatly value you as a client of Akerman LLP, and we want to be sure that there is no disadvantage to you from this move. The decision as to how the Client Matters Mr. Bramwell worked on for you are handled and who handles them in the future will be completely yours. Whatever you decide will be determinative.

To reflect your decision on your future representation for the Client Matters, please check the appropriate box and sign on the bottom of the Authorization and Direction to Transfer Files form attached as Exhibit A. Then, return a copy of the signed form by email to john.roache@akerman.com and tim.bramwell@akerman.com (or after October 20, 2026, tim.bramwell@squirepb.com) so that continuity of service is assured.

As of the date of this letter, there are no unpaid invoices or work in process related to the Client Matters. You agree to pay any other invoices related to the Client Matters, dated and submitted on or before October 20, 2026, to Akerman LLP.

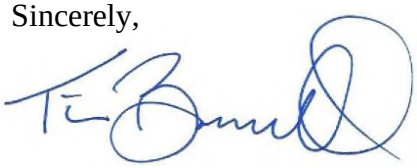
Upon receipt of your written authorization, we will promptly transfer such files to Squire Patton Boggs (US) LLP.

Sincerely,

/s/ John T. Roache

John T. Roache, Partner

Sincerely,



Timothy J. Bramwell

Exhibit A

AUTHORIZATION AND DIRECTION TO TRANSFER FILES

TO: Akerman LLP

Name of Client: Amelia Walk Community Development District

I hereby request the following: (check one)

❑ (1.) Akerman LLP continue to represent the Client as to all active matters and files.

❑ (2.) Squire Patton Boggs (US) LLP be substituted as legal counsel for the Client as to all files and matters currently handled by Akerman LLP and instruct Akerman LLP to transfer all such matters and files to Squire Patton Boggs (US) LLP.

❑ (3.) Akerman LLP continue to represent the Client as to the matters included on the attached Exhibit "[B]". I also hereby request that Squire Patton Boggs (US) LLP be substituted as legal counsel for the Client as to the matters on the attached Exhibit "[C]" and hereby instruct Akerman LLP to transfer all such matters and files included on Exhibit "[C]" to Squire Patton Boggs (US) LLP.

❑ (4.) [New Law Firm] be substituted as legal counsel for the Client as to all files and matters currently handled by Akerman LLP and instruct Akerman LLP to transfer all such matters and files to [New Law Firm].

If (2.) or (3.) or (4.) above are checked, I:

a. Instruct Akerman LLP to provide Squire Patton Boggs (US) LLP or [New Law Firm] copies of materials contained in files, including electronic and paper files, relating to the matters transferred to Squire Patton Boggs (US) LLP or [New Law Firm], and

b. Release Akerman LLP from all liability with regard to such transferred matters arising from the representation by Squire Patton Boggs (US) LLP or [New Law Firm] as to such matters, and

c. Agree that Akerman LLP may retain any or all files in its possession pertaining to the representation of me by Akerman LLP until all outstanding amounts due to Akerman LLP are paid in full, and

d. Authorize Akerman LLP to deduct any outstanding fees and costs due Akerman LLP from any moneys held in escrow by Akerman LLP in which the Client have a beneficial interest and to transfer any remaining escrow to Squire Patton Boggs (US) LLP or [New Law Firm], and

e. Agree to make payments for legal services as to any such matters transferred first to Akerman LLP until Akerman LLP is paid in full, then to Squire Patton Boggs (US) LLP or [New Law Firm].

Dated this _____ day of October, 2026.

AMELIA WALK COMMUNITY
DEVELOPMENT DISTRICT

BY:_____
Print Name: _____
Title: _____

Exhibit [B/C]

[List any matters.]

FIFTEENTH ORDER OF BUSINESS

Docusign Envelope ID: 8B972135-D6E1-8A87-8347-A6FCC89DE83D

AGREEMENT BETWEEN AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT AND COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC FOR AMENITY MANAGEMENT, FIELD OPERATIONS MANAGEMENT, JANITORIAL, AND FACILITY MAINTENANCE SERVICES

This Agreement ("Agreement") is made and entered into to be effective as of 12:00 a.m. on October 1, 2026 ("Effective Date"), by and between:

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Nassau County, Florida, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"), and

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC, a Florida limited liability company, whose address is 393 Palm Coast Parkway SW, Suite 4, Palm Coast, FL 32137 ("Contractor" or "CALM III" and, together with the District, the "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, the District has constructed an amenity center/clubhouse with a social room and fitness center, a swimming pool and sundecks, tennis and pickleball courts, a playground, a soccer/open play field, and other recreation facilities (collectively, the "Amenities"), as well as lake/stormwater pond and gazebo areas, trails, landscape and irrigation improvements, entrance areas, open-space tracts, and other common areas (collectively, the "Facilities"); and

WHEREAS, the District intends to provide for the operation, management, and maintenance of the Amenities and the Facilities; and

WHEREAS, Contractor has a background in the operation, management, and maintenance of recreation and amenity facilities and is willing to provide such operation, management, and maintenance services to the District in accordance with this Agreement; and

WHEREAS, the District desires to enter into a contractual relationship with Contractor to operate, manage, and maintain the Amenities and the Facilities and to provide other services as described in this Agreement and the Scope of Services attached hereto as **Exhibit A** and incorporated herein by reference (collectively, the "Services").

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

2. ENGAGEMENT OF SERVICES. The District agrees to engage Contractor to provide the Services. Contractor shall perform the duties described by **Exhibit A** attached hereto, and as more particularly stated herein. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities under this Agreement are fulfilled. Contractor shall ensure responsible and proper staffing levels needed to satisfy the terms of this Agreement. This Agreement grants to Contractor the right to enter and use the Amenities and the Facilities for the purposes and uses described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations while performing its obligations under this Agreement, including that Contractor will not take a tax position

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inconsistent with it being a manager and not owner of the Amenities and Facilities.

3. COMPENSATION. Contractor shall be compensated for providing the Services described in Section 2 of this Agreement.

A. ***Fees and Expenses:***

i. The District shall pay the Contractor the following annual fees for the Services in accordance with **Exhibit A** and **Exhibit B**:

- Amenity Management Services: Ninety-One Thousand One Hundred Fifty-Five Dollars and No Cents ($91,155.00) per year.
- Field Operations Management Services: Eighteen Thousand Five Hundred Fifty-Four Dollars and No Cents ($18,554.00) per year.
- Janitorial Services: Fourteen Thousand One Hundred Seventy-Five Dollars and No Cents ($14,175.00) per year.

The total annual fee for the foregoing fixed Services is One Hundred Twenty-Three Thousand Eight Hundred Eighty-Four Dollars and No Cents ($123,884.00), which shall be invoiced and paid in equal monthly installments during each Term. The compensation described herein shall only be invoiced for Services actually provided during the term. Should there be any reduction in Services, or if Services shall be performed for less than a full month or Term, compensation shall be prorated accordingly.

Facility Maintenance services requested by the District on an as-needed basis shall be compensated at the hourly rate set forth in Exhibit A or Exhibit B, plus reimbursable expenses, and shall be invoiced monthly in arrears. Facility Maintenance services shall be invoiced at Forty-Five Dollars and No Cents ($45.00) per hour, together with any approved reimbursable expenses.

ii. Out-of-pocket reimbursable expenses incurred by the Contractor in the performance of the Services shall be billed at the Contractor's standard rate or at cost, as indicated in **Exhibit A** or **Exhibit B**, and itemized on the Contractor's monthly invoice to the District.

iii. Unless otherwise specified by this Agreement, the Contractor will invoice the District for the Services as soon as may be practicable in advance of each month. Notwithstanding the foregoing, services that are variable in nature (for example, hourly or part-time staffing, additional work, and per-occurrence services) shall be invoiced monthly in arrears based on actual services performed. The fees for those services which are not being requested at the time this Agreement is approved will be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. All invoices shall be due and payable by the District within forty-five (45) days from the date of receipt of a correctly submitted invoice or as otherwise provided by the Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*, and the District's adopted *Prompt Payment Policies and Procedures*. Each invoice shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each, the timeframe within which the Services were provided, and the address or bank information to which payment is to be remitted. Proper and undisputed invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the

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maximum legally permissible rate.

iv. Fees for the Services may be negotiated annually by the Parties. Any amendment to Service fees is subject to approval by the District's Board of Supervisors, must comply with the amendment procedure in this Agreement, and shall be presented as a proposal in substantially the form attached hereto as Exhibit C. The Contractor acknowledges that the prices of this Agreement are firm, and that the Contractor may change the prices only with the District's written consent, as evidenced by a vote of the District's Board of Supervisors. The District will consider price adjustments each twelve (12)-month period to compensate for market conditions and the planned workload of the District to be performed during the next twelve (12)-month period. Evidence of price or fee adjustments will be incorporated in the District's adopted or amended Fiscal Year Budget, but approval of any budget containing such price or fee adjustments shall not constitute Board approval of the price or fee adjustment.

B. ***Condition Precedent to Payment.*** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, materialmen, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workers' Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

C. ***Additional Work.*** Should the District desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. In the event the District authorizes a requested change in the scope of Services, Contractor shall submit, in writing to the District, a request for a fee amendment corresponding to the change in Services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment are subject to approval by the District's Board of Supervisors and shall comply with the amendment procedure in this Agreement. Such amendment must be validly executed by the Parties before Contractor is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing. Additional work or services shall be charged at the Contractor's approved hourly rate or per occurrence, as authorized by the District and negotiated by the Parties, and invoiced in arrears as provided in Section 3.A.iii.

D. ***Accounting Records; Late Payment.*** The Contractor shall maintain records conforming to usual accounting practices. Fixed fees shall be invoiced in advance of each month as provided in Section 3.A.iii. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for any variable services performed in the prior month and any other sums due to the Contractor. The Contractor shall notify the District in writing if any payment due hereunder is not paid within forty-five (45) days of the invoice date and, after a reasonable opportunity to cure, may cease performing

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services under this Agreement if payment is not made. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

E. ***Payment Disputes.*** In the event there is a dispute regarding payment or Services, the District reserves the right to hold the portion of the payment in dispute, pending expeditious negotiation and resolution of the dispute in good faith by the Parties.

4. GENERAL PROVISIONS.

A. The Services provided by Contractor shall be as provided for in **Exhibit A** and as set forth in this Agreement.

B. Contractor agrees that this Agreement expressly prohibits non-compete provisions. Should the District elect to suspend any service hereunder, or terminate the Agreement in whole or part, the District shall not be prohibited from directly or indirectly employing or contracting any individual employed by the Contractor under this Agreement. Contractor may prohibit its employees from soliciting work with other competitors or vendors that are not the District in its discretion.

C. The District may elect to add additional services to this Agreement upon mutual agreement by the Parties, as confirmed in a written addendum hereto and as described in Section 3.C. hereunder.

D. At all times during operation of the Facilities and Amenities, Contractor shall ensure responsible and proper staffing levels that meet the provisions of law and best practices. The needs of other properties shall not trump the responsible staffing for provision of the Services required under this Agreement. Contractor shall not utilize employees hired by Contractor to staff District Facilities and Amenities at other Contractor properties without the express approval of the District, through its District Manager. Contractor shall not use District employees, if any, District property, or any District hardware/facility for any other work not related directly to the District, including any other off-site properties or in support of other Contractor-related businesses.

E. [Intentionally Omitted.]

F. All Contractor employees or subcontractors shall either be employees hired directly by the Contractor, or subcontractors who are hired and compensated by the Contractor (1099 individuals). The Contractor is as fully responsible to the District for the acts and omissions of its subcontractors and of persons either directly or indirectly employed by the Contractor. The Contractor must ensure that all subcontractors satisfy the insurance requirements set forth herein. Nothing contained herein is intended to create a contractual relationship between any subcontractor and the District.

G. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Contractor shall have sole authority as an independent contractor in dealing with its employees and shall be solely responsible for all necessary insurance payments (including workers' compensation, as required by Florida law), payroll taxes and other deductions, and the provision of various benefits to its staff. Contractor shall be liable for the performance, or lack thereof, of employees of the District, of Contractor's employees and subcontractors, licensees, lessees and vendors that are within the Contractor's control. Contractor shall solely be responsible for oversight, control,

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direction and management of all personnel providing services or functions at the District and shall defend, hold the District harmless and indemnify the District against any employment or other related claims arising from the same. Subject to Section 10 of this Agreement, this provision is meant to be exhaustive; should any claims related to the provision of the Services arise, Contractor shall defend, hold the District harmless and indemnify the District. Contractor agrees that the compensation described hereunder has been negotiated to include consideration for the indemnification provisions provided for in this Agreement.

H. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

I. Contractor shall immediately notify the District Manager should it discover any issues or concerns that affect the public's health, safety and welfare and shall immediately address and correct such concerns. Contractor shall promptly respond to any and all emergencies or problems related to the Amenities and/or the Facilities and shall report to the District all known problems related to the Amenities and/or the Facilities.

J. All purchases made by any of the positions paid for pursuant to the Agreement or any Addendum will be in accordance with and subject to the District's procurement and purchasing policies and Rules of Procedure, and subject to all requirements for District procurement and purchases imposed by Florida law. The District will be responsible for all operating expenses pertaining to the day-to-day operation that will be reasonably necessary for a public purpose of the District and not included in **Exhibits A or B** hereto. These will include, but not be limited to, the following: District telephone services, utilities, operating supplies, uniforms to the extent desired by the District and not provided for by Contractor as set forth herein, travel expenses for District employees consistent with the District's reimbursement policies, and other related expenses to District-specific operations not a part of the responsibilities of Contractor. No expenditure in excess of the amount budgeted for such may be made without prior Board approval except in the event of an emergency, in which case the Contractor shall report such expenditure and the reason for the emergency expense to the District Manager as soon as possible, but in no event later than seventy-two (72) hours.

K. Costs incurred by Contractor due to emergencies or at the written direction of the District shall be reimbursed to Contractor at cost. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor. The Contractor shall, to the best of its ability, avoid paying directly for items and seeking reimbursements, as the District provides a credit card for expenditures and has several accounts open for purchases.

L. Contractor shall require all authorized users of District Amenities or Facilities to complete applicable registration forms and waivers prior to use of the Amenities and/or Facilities as set forth in the District's applicable rules and policies.

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M. The Parties agree that the Amenities and Facilities shall be operated and maintained for a public purpose, and that any monies generated from the operation of the Amenities and Facilities shall be remitted to the District and used to defray the public expense associated with operating and maintaining the Amenities and Facilities consistent with the terms of this Agreement. The Contractor shall operate in a way that maintains the District's tax-exempt status.

N. [Intentionally Omitted.]

5. CARE OF THE PROPERTY. Contractor shall use all due care to protect the property of the District and its patrons, landowners, and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to diligently commence repair of any damage resulting from the Services within twenty-four (24) hours. Any such repairs caused by Contractor shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

6. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. In providing the Services, Contractor shall use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. Further, Contractor shall take any action necessary to promptly comply with any and all orders or requirements affecting the Amenities and/or the Facilities placed thereon by any governmental authority having jurisdiction. However, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly and in no event within more than seventy-two (72) hours notify the District in writing of all such orders or requirements.

7. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS. Contractor shall promptly and in no event more than forty-eight (48) hours provide a written report as to all accidents, injuries or claims for damage relating to the Amenities and/or the Facilities or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless the Board expressly directs Contractor otherwise, in writing. The District may adopt policies requiring more stringent reporting requirements of Contractor, which later adopted policies shall control; this paragraph is intended to set forth minimum standards.

8. TERMINATION.

A. The District shall have the right to terminate this Agreement at any time upon written notice, due to Contractor's failure to perform in accordance with the terms of this Agreement, or upon sixty (60) days' written notice without cause. Contractor shall have the right to terminate this Agreement upon sixty (60) days' written notice to the District with or without cause. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the work performed up to that date, subject to any offsets the District may have against Contractor. Upon termination, the Parties shall account to each other with respect to all matters outstanding as of the date of termination.

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B. The District may discontinue all of the Services provided for herein pursuant to the termination provisions set forth herein or discontinue the provision of a portion of the services described herein immediately for cause or upon sixty (60) days' written notice without cause, specifying the department or position(s) discontinued, in the District's sole and absolute discretion.

C. Upon termination of this Agreement, the Contractor shall also, as soon as practicable, but in no event later than the effective date of termination or such other date as may be set forth below:

i. deliver to the District all materials, equipment, tools and supplies, keys, contracts and documents relating to the Amenities and/or the Facilities, the District operations, and such other accountings, papers, and records as the District shall request and are in the Contractor's possession or under the Contractor's reasonable direct control pertaining to the Amenities and/or Facilities;

ii. vacate any portion of the Amenities and/or Facilities then accessed by the Contractor as a consequence of this Agreement; and

iii. furnish all such information and take all such action as the District shall reasonably require in order to effect an orderly and systematic ending of the Contractor's duties and activities hereunder. Within ten (10) days after the effective date of any such termination, the Contractor shall deliver to the District any written reports required hereunder for any period not covered by prior reports at the time of termination.

9. INSURANCE.

A. Contractor shall maintain throughout the term of this Agreement, at a minimum, the following insurance, the certificates are attached as **Exhibit D**:

i. Workers' Compensation - statutory limits

ii. General liability insurance with the following limits:

$2,000,000	General Aggregate
$1,000,000	Products/Completed Operations
$1,000,000	Personal & Advertising Injury
$1,000,000	Each Occurrence

iii. Comprehensive automobile liability insurance for all vehicles used by the Contractor or General Manager with respect to the operation of the Amenities and/or Facilities whether non-owned or hired, with a combined single limit of $1,000,000.

iv. Employer's Liability Coverage with limits of $250,000.

v. Employment theft dishonesty/commercial crime insurance in the amount of $500,000 (only required to the extent Contractor is handling District funds, otherwise not necessary).

vi. Excess (Umbrella) liability policy in excess of the limits set forth in the provisions above, in the amount of $1,000,000.

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B. Insurance obtained by Contractor shall be primary and noncontributory with respect to insurance outlined above. All such policies shall be issued by insurance companies licensed to do business in the State of Florida. The District, its Board members, the District Manager, District Counsel, and District Engineer, officers, supervisors and employees shall be listed as additional insureds on each such policy, and no policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District. An insurance certificate evidencing compliance with this paragraph shall be sent to the District prior to the commencement of any performance under this Agreement. No policy may be canceled during the term of this Agreement.

10. INDEMNIFICATION.

A. **Contractor Indemnification.** Contractor agrees to defend, indemnify, and hold harmless the District and its officers, supervisors, staff, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services, or any other work or services performed under this Agreement, to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto, including any such claim in which the District is named as a party together with Contractor.

B. **District Indemnification.** To the extent allowable under applicable law, and subject to Section 10.C., below, the District agrees to indemnify and hold harmless Contractor and its officers, directors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments, or judgments, and any and all losses, damages, costs, court costs, and expenses, including reasonable attorneys' fees, that Contractor may incur, become responsible for, or be caused to pay out to the extent caused by: (i) work or services that Contractor performs at the direction of the Board, as approved at a noticed public meeting and memorialized in writing, that fall outside the scope of the Services described in Exhibit A, except to the extent caused by the negligence, recklessness, or willful misconduct of Contractor in performing such work; or (ii) the negligent acts or omissions of the District, its Board, or its employees acting within the course and scope of their employment, excluding Contractor and its personnel and the District's other independent contractors.

C. The District's obligations under Section 10.B. are limited to the limits of liability set forth in Section 768.28, Florida Statutes, and the District shall be obligated to indemnify Contractor only to the extent such obligation is covered by the District's insurance. Any amounts paid under Section 10.B. shall be aggregated with, and not in addition to, any amounts paid by or on behalf of the District to any person for claims arising out of the same incident or occurrence for purposes of the limits set forth in Section 768.28, Florida Statutes. Nothing in this Section shall be deemed a waiver of the District's sovereign immunity, an increase in the limits of the District's liability, or consent to be sued by third parties, as further provided in Section 16 of this Agreement.

D. Obligations under this Section, whether of Contractor or the District, shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, reasonable attorneys' fees, paralegal fees and expert witness fees (incurred

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in court, out of court, on appeal, or in bankruptcy proceedings), and any interest actually incurred; provided, however, that the District's obligations remain subject to Section 10.C., above.

E. For purposes of this Section, "acts or omissions" on the part of Contractor's officers, directors, agents, assigns, or employees includes, but is not limited to, the operation and management of the Amenities and Facilities in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over the operation and management of the Amenities and Facilities, unless such permit, license, certification, consent, or other approval is first obtained or the Board has expressly directed Contractor in writing not to obtain such permit, license, certification, consent, or other approval.

F. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District or Contractor, as applicable, shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Indemnification Section shall survive the termination or expiration of this Agreement.

11. DEFAULT AND ENFORCEMENT.

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

B. ***Third-Party Interference.*** The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

C. ***Enforcement of Agreement.*** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings. The provisions of this Section shall survive termination of this Agreement.

D. ***Controlling Law and Venue.*** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Nassau County, Florida.

12. MISCELLANEOUS.

A. ***Entire Agreement.*** This instrument shall constitute the final and complete expression of the agreement between the Parties hereto relating to the subject matter of this Agreement.

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

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C. ***Authorization.*** The execution of this Agreement has been duly authorized by the appropriate body or official of both Parties hereto, both Parties have complied with all the requirements of law, and both Parties have full power and authority to comply with the terms and provisions of this Agreement.

D. ***Assignment.*** Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval shall be void.

E. ***Severability***. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

F. ***Headings for Convenience Only.*** The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

G. ***Counterparts.*** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

H. ***Negotiation at Arm's Length***. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

I. ***Conflicts***. To the extent the terms of this Agreement and any exhibit hereto conflict, the terms of this Agreement control.

13. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the Parties, as follows:

A. **If to District:**
Amelia Walk Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager, Daniel Laughlin
DLaughlin@gmsnf.com

With a copy to:
Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attn: District Counsel, Lauren Gentry
Lauren@cddlawyers.com

B. **If to the Contractor:**
Community Association and Lifestyle Management III, LLC
393 Palm Coast Parkway SW, Suite 4,
Palm Coast, FL 32137
Attn: President, Darrin Mossing

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DMossing@gmstnn.com

With a copy to: Community Association and Lifestyle Management III, LLC
393 Palm Coast Parkway SW, Suite 4,
Palm Coast, FL 32137
Attn: Chief Operating Officer, Keith Nelson
KNelson@calmfla.com

And: Community Association and Lifestyle Management III, LLC
393 Palm Coast Parkway SW, Suite 4,
Palm Coast, FL 32137
Attn: Vice President, Alison Mossing
AMossing@gmstnn.com

And: Community Association and Lifestyle Management III, LLC
699 North Federal Highway, Suite 300
Fort Lauderdale, FL 33304
Attn: Kurt Zimmerman, Registered Agent
Kurt@zimmermanlaw.com

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

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

15. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Governmental Management Services, L.L.C.** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration

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

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, INFO@GMSNF.COM WITH A COPY TO DLAUGHLIN@GMSNF.COM, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

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

17. TERM. The initial term of this Agreement shall be from the Effective Date through September 30, 2027, unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement shall automatically renew for additional one (1)-year terms, unless terminated pursuant to its terms. This Agreement shall be binding upon the Parties as of the date of the last signature of the Parties hereto ("Execution Date"), and the Services and compensation hereunder shall begin on the Effective Date. Between the Execution Date and the Effective Date, Contractor may undertake transition activities, including establishing bank accounts, onboarding personnel, and coordinating with the District and its vendors, at no additional cost to the District. If the Execution Date is after the Effective Date, this Agreement shall apply to Services provided on and after the Effective Date.

18. COMPLIANCE WITH GOVERNMENTAL REQUIREMENTS.

A. ***Compliance with Section 20.055, Florida Statutes.*** If applicable, the Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes.*

B. ***Statement Regarding Chapter 287 Requirements.*** Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the provisions of Florida law ("**Public Integrity Laws**") listed below apply to this Agreement. Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**"). Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws. Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the

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management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

i. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
ii. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
iii. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
iv. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
v. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

C. ***Anti-Human Trafficking Requirements.*** Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, attached hereto as **Exhibit E** and incorporated herein, in compliance with Section 787.06(14), *Florida Statutes*.

D. ***Compliance with E-Verify.*** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Execution Date, to be effective as of the Effective Date.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

By: DocuSigned by: Jeffrey Robinson F26EDA504C624B1...

Print: Jeffrey Robinson

Its: Chairman Board of Supervisors

☑ Chairperson/ ☐ Vice Chairperson, Board of Supervisors

~~x Chairman~~

Dated: 2026-10-26

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC

By: DocuSigned by: Darrin Mossing 3CA8CBD20A734F6...

Print: Darrin Mossing

Its: President

Dated: 2026-10-26

Exhibit A: Scope of Services
Exhibit B: Fee Schedule
Exhibit C: Proposal
Exhibit D: Certificates of Insurance
Exhibit E: Anti-Human Trafficking Affidavit

Docusign Envelope ID: 8B972135-D6E1-8A87-8347-A6FCC89DE83D

ACKNOWLEDGEMENT OF CESSATION OF AMENITY MANAGEMENT, FIELD OPERATIONS MANAGEMENT, JANITORIAL, AND FACILITY MAINTENANCE SERVICES

Date: September 15th, 2026

To: Amelia Walk Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: Chairperson, Board of Supervisors

Re: Acknowledgement of Cessation of Amenity Management, Field Operations Management, Janitorial, and Facility Maintenance Services

Governmental Management Services, L.L.C. ("GMS-NF") provides District Management Services to Amelia Walk Community Development District (the "District") under that certain Agreement for District Management Services between the District and GMS-NF, dated January 3, 2006, as amended from time to time (the "District Management Agreement"). In addition, GMS-NF has provided Amenity Management, Field Operations Management, Janitorial, and Facility Maintenance services to the District under that certain Agreement for Amenity Management Services between the District and GMS-NF, effective May 21, 2022 (the "Amenity Management Agreement"), and has continued to provide those services thereafter.

GMS-NF hereby acknowledges that the Amenity Management Agreement, to the extent still in effect, and the Amenity Management, Field Operations Management, Janitorial, and Facility Maintenance services provided by GMS-NF will terminate and cease effective September 30, 2026. Effective October 1, 2026, these services will be provided to the District by Community Association and Lifestyle Management III, LLC ("CALM III") under that certain Agreement for Amenity Management, Field Operations Management, Janitorial, and Facility Maintenance Services between the District and CALM III, effective October 1, 2026 (the "CALM III Agreement").

District Management Services will continue to be provided by GMS-NF without interruption under the District Management Agreement. Fees for District Management Services for Fiscal Year 2027 and thereafter will be reflected in the District's adopted Annual Budget, consistent with the terms of the District Management Agreement.

Approved:

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:
By: Jeffrey Robinson
F26EDA504C624B1...
Print: Jeffrey Robinson
Its: ☐ Chairperson / ☐ Vice Chairperson, Board of Supervisors
Chairman Board of Supervisors
Signature Date: 2026-10-26

Acknowledged:

GOVERNMENTAL MANAGEMENT SERVICES, L.L.C.

DocuSigned by:
By: Darrin Mossing
3CA8CBD20A734F6...
Print: Darrin Mossing
Its: President
Signature Date: 2026-10-26

Docusign Envelope ID: 8B972135-D6E1-8A87-8347-A6FCC89DE83D

Exhibit A
Scope of Services

STANDARD ON-GOING SERVICES ("SERVICES"): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the Amenity Center management.

Description of Services
Amenity Management • Greet guests. • Address issues and concerns of residents and guests. • Enforce District policies and rules. • Test pool chemical levels when on-site and record results in the logbook. Report unsafe conditions to the appropriate party. • Straighten pool deck furniture, wipe tables, and change trash can liners. • Inspect and clean trash from restrooms and change trash can liners. Police the facility and amenity areas for trash and debris. • Plan, staff, promote, and execute various activities and programming such as the spring and fall yard sales, summer pool party, Oktoberfest, holiday lighting events, etc. • Provide community specific, well-balanced activities with an appropriate mix for active, leisure, age, physical wellness, etc., considerations (including but not limited to children's programs). • Publish a quarterly activities calendar and newsletter, which shall be posted on the bulletin board, website/social media as may be determined by the District, distributed via e-mail, and made available in hard copy at the Amenities clubhouse. • Recommend programs, services, and resident offerings for Board consideration. • Coordinate new resident welcome packages, FOBs, amenity rule/policy updates and transmissions and related matters. • Attend all District meetings and provide a monthly report on events, repairs, maintenance, proposal requirements, and other information, including information submitted timely for Board agenda packages.
Field Operations Management • Oversee the performance of the District's maintenance responsibilities, including the management and oversight of other onsite contractors or maintenance staff engaged by the District, including contract administration and deficiency oversight of the District's landscape and stormwater management contractors.

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Description of Services
• Perform regular inspections of the District's common areas and facilities to monitor their condition and maintenance needs. Regular shall mean at least every other day or more frequently as may be necessary to ensure the integrity, cleanliness and maintenance of District assets. • Assist the District in locating and contracting with maintenance providers. • Assist in securing competitive bids/proposals on services and products for the District. Coordinate and monitor the activity and performance of maintenance providers. • Confirm that maintenance providers are insured. • Provide assistance in reporting and filing of insurance claims on behalf of the District. • Prepare monthly Management Reports for the Board summarizing significant events and actions for the period. • Attend Amelia Walk Community Development District Board of Supervisors meeting when requested by the Board. • Advise District Manager of items that may be appropriate for the meeting agenda.
Janitorial Services • Dust and damp mop all tiled areas, including baseboards. • Dust window ledges, blinds, air conditioning vents and returns, furniture bases, shelves, and tables. • Clean all windows. • Empty and remove all trash from receptacles. • Bathrooms: clean and disinfect floors, counters, mirrors, toilets, urinals, and all surrounding areas. Paper and soap dispensers shall be cleaned and filled as needed. • Should extraordinary cleaning services be required (as agreed to by the District or District management), such special services and/or equipment and supplies shall be billable to the District; provided, however, such services shall be first confirmed by the District Manager. • Anticipated Frequency of Cleanings: o October 1st to April 30th: Two (2) days per week o May 1st to September 30th: Three (3) days per week o Services are to be completed during the week, Monday through Friday, between 8:00 a.m. and 5:00 p.m. o The following holidays are excluded: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving, and Christmas Day. • Contractor to provide janitorial equipment; District to provide all cleaning supplies, chemicals, and materials, including paper supplies, trash can liners, and soap.

Docusign Envelope ID: 8B972135-D6E1-8A87-8347-A6FCC89DE83D

Description of Services
Facility Maintenance Services • Perform general facilities maintenance services on an as-needed basis at an hourly rate. • Provide back up support for necessity of maintenance services and secure multiple proposals for the same. • Tasks as assigned by the District Manager or Field Operations / Contract Manager. • General maintenance services are invoiced at $45.00 / Hour, plus reimbursable expenses.
General Provisions: • Contractor shall provide, at no charge to the District, company uniforms to all personnel providing these services. • Costs incurred by Contractor due to maintenance-related requests, emergencies or unscheduled visits (i.e. vandalism, acts of God, etc.) shall be invoiced at the approved hourly rate, plus any materials, and travel reimbursement. Minimum of one (1) hour charge. • Reasonable reimbursement for the expense of copies, office supplies, travel, etc. • All supplies and materials needed for maintenance within the District shall be paid for by the District.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Docusign Envelope ID: 8B972135-D6E1-8A87-8347-A6FCC89DE83D

Exhibit B
Fee Schedule

STANDARD ON-GOING SERVICES ("SERVICES"): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the Amenity Center management.

1. **FACILITY MANAGEMENT SERVICES:**

Service Descriptions & Fee Schedule *	Fiscal Year 2027 Fees
Amenity Management: • The Amenity Manager is an on-site full-time position. • Manages the Amenity Center, resident services, and related vendor contracts. • Annual Fee paid in equal monthly payments.	**$91,155**
Field Operations Management: • The Field Operations Manager is an onsite part-time position. • Monthly On-Site Inspections and Vendor Coordination. • Annual Fee paid in equal monthly payments.	**$18,554**
Janitorial Services • The Janitorial Technician is an on-site part-time position. • Provides general janitorial cleaning services for the Amenity Center, common areas, and other District-owned facilities. • Annual Fee paid in equal monthly payments. (Excluding Supplies)	**$14,175**
Facility Maintenance Services: • CALM III provides Facility Maintenance Services on an as-needed basis at the direction of the District Board of Supervisors and/or the District Manager. o General maintenance services are invoiced at $45.00/Hour	**Standard Hourly Rates Plus Reimbursable Expenses**

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Service Descriptions & Fee Schedule *	Fiscal Year 2027 Fees
Out-of-Pocket Reimbursable Expenses: • Reimbursable expenses to be itemized on invoicing each month.	**At CALM III Standard Rate or Cost**
Standard Hourly Rates: • Additional scope services not included in the Standard Scope of Services will be invoiced monthly in arrears based on actual hours worked. • The hourly rate for the Field Operations Manager is $85.00/Hour.	**As Defined**
Additional Services: • All other requested items not specifically denoted in **Exhibit "A"** or **Exhibit "B"** will be subject to either a flat rate proposal or an hourly rate proposal to the District.	**To Be Negotiated**
*** Fiscal Year Calendar:** • Fiscal Year 2027 represents dates from October 1st, 2026 to September 30th, 2027. • Services that begin after the first day of a month will be invoiced on a prorated basis for that month, based on the actual start date.	

2. ADDITIONAL SERVICES:

All other requested items not specifically denoted in **Exhibit A** or **Exhibit B** will be subject to either a flat rate proposal or an hourly rate proposal to the District.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Docusign Envelope ID: 8B972135-D6E1-8A87-8347-A6FCC89DE83D

Exhibit C
Proposal

Incorporated subject to Section 12 I

[3 Pages To Follow]

Docusign Envelope ID: 8B972135-D6E1-8A87-8347-A6FCC89DE83D

September 15th, 2026

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

Re: FY2027 Amenity Management, Field Operations Management, Janitorial Services and Facility Maintenance Services

Dear Daniel:

Please consider this proposal for Community Association and Lifestyle Management III, LLC to provide the following services for the Amelia Walk Community Development District starting 10/01/2026:

Services	FY2026 Budget	FY2026 Fees	FY2027 Proposed Fees
Amenity Management	$85,995	$85,995	$91,155
Field Operations Management	$17,504	$17,504	$18,554
Janitorial Services	$13,373	$13,373	$14,175
Total	**$116,872**	**$116,872**	**$123,884**
Facility Maintenance (Hourly)			$45/Hour

The ownership and management at CALM III would like to thank the Board of Supervisors in advance for your consideration in providing the outlined services for your community. If you have any questions or comments, please feel free to call me.

Sincerely,

/s/ Alison Mossing

Alison Mossing
Vice President

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC
393 PALM COAST PARKWAY SOUTHWEST, SUITE 4 · PALM COAST, FL 32137 · (813) 344-4844 · FACSIMILE (954) 721-9202
HTTPS://CALMFLA.COM/

Docusign Envelope ID: 8B972135-D6E1-8A87-8347-A6FCC89DE83D

Exhibit A
Scope of Services

Amenity Management

- Greet guests.
- Address issues and concerns of residents and guests.
- Enforce District policies and rules.
- Test pool chemical levels when on-site and record results in the logbook. Report unsafe conditions to the appropriate party.
- Straighten pool deck furniture, wipe tables, and change trash can liners.
- Inspect and clean trash from restrooms and change trash can liners. Police the facility and amenity areas for trash and debris.
- Plan, staff, promote, and execute various activities and programming such as the spring and fall yard sales, summer pool party, Oktoberfest, holiday lighting events, etc.
- Provide community specific, well-balanced activities with an appropriate mix for active, leisure, age, physical wellness, etc., considerations (including but not limited to children's programs).
- Publish a quarterly activities calendar and newsletter, which shall be posted on the bulletin board, website/social media as may be determined by the District, distributed via e-mail, and made available in hard copy at the Amenities clubhouse.
- Recommend programs, services, and resident offerings for Board consideration.
- Coordinate new resident welcome packages, FOBs, amenity rule/policy updates and transmissions and related matters.
- Attend all District meetings and provide a monthly report on events, repairs, maintenance, proposal requirements, and other information, including information submitted timely for Board agenda packages.

Field Operations Management

- Oversee the performance of the District's maintenance responsibilities, including the management and oversight of other onsite contractors or maintenance staff engaged by the District, including contract administration and deficiency oversight of the District's landscape and stormwater management contractors.
- Perform regular inspections of the District's common areas and facilities to monitor their condition and maintenance needs. Regular shall mean at least every other day or more frequently as may be necessary to ensure the integrity, cleanliness and maintenance of District assets.
- Assist the District in locating and contracting with maintenance providers.
- Assist in securing competitive bids/proposals on services and products for the District. Coordinate and monitor the activity and performance of maintenance providers.

Docusign Envelope ID: 8B972135-D6E1-8A87-8347-A6FCC89DE83D

- Confirm that maintenance providers are insured.
- Provide assistance in reporting and filing of insurance claims on behalf of the District.
- Prepare monthly Management Reports for the Board summarizing significant events and actions for the period.
- Attend Amelia Walk Community Development District Board of Supervisors meeting when requested by the Board.
- Advise District Manager of items that may be appropriate for the meeting agenda.

Janitorial Services

- Dust and damp mop all tiled areas, including baseboards.
- Dust window ledges, blinds, air conditioning vents and returns, furniture bases, shelves, and tables.
- Clean all windows.
- Empty and remove all trash from receptacles.
- Bathrooms: clean and disinfect floors, counters, mirrors, toilets, urinals, and all surrounding areas. Paper and soap dispensers shall be cleaned and filled as needed.
- Should extraordinary cleaning services be required (as agreed to by the District or District management), such special services and/or equipment and supplies shall be billable to the District; provided, however, such services shall be first confirmed by the District Manager.
- Anticipated Frequency of Cleanings:
    - October 1st to April 30th: Two (2) days per week
    - May 1st to September 30th: Three (3) days per week
    - Services are to be completed during the week, Monday through Friday, between 8:00 a.m. and 5:00 p.m.
    - The following holidays are excluded: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving, and Christmas Day.
- Contractor to provide janitorial equipment; District to provide all cleaning supplies, chemicals, and materials, including paper supplies, trash can liners, and soap.

Facility Maintenance Services

- Perform general facilities maintenance services on an as-needed basis at an hourly rate.
- Provide back up support for necessity of maintenance services and secure multiple proposals for the same.
- Tasks as assigned by the District Manager or Field Operations / Contract Manager.
- General maintenance services are invoiced at $45.00 / Hour, plus reimbursable expenses.

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Exhibit D

Certificates of Insurance

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 9/29/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Kathy Wilson
Marsh & McLennan Agency LLC 413 S Northshore Dr Ste E Knoxville TN 37919-7567	PHONE (A/C, No, Ext): 865-588-7200 FAX (A/C, No): E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Houston Specialty Insurance Co	12936
INSURER B : SKYWARD SPECIALY INSURANCE GRO	
INSURER C : ACCIDENT FUND INSURANCE COMPAN	10166
INSURER D : Berkley Regional Insurance Com	29580
INSURER E :	
INSURER F :	

INSURED: Community Association and Lifestyle Mangement III, LLC
393 Palm Coast Parkway SW
Suite 4
Palm Coast FL 32137

COMMASS-06

COVERAGES **CERTIFICATE NUMBER:** 1284098198 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:			ESBHSGL000262500	2/23/2026	2/23/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $			ESB-HS-UCX-0003288-00	7/30/2026	2/23/2027	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WCP100150699	8/3/2026	8/3/2027	PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
D	Crime			BMP-1194668-00	8/1/2026	8/1/2027	Limit Deductible	500,000 2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Amelia Walk Community Development District, its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives is included as an additional insured on the General Liability policy with respect to the liability resulting from the operations of the Named Insured as required by written contract. General Liability coverage provided is primary and non-contributory with respect to any similar insurance held by the additional insured as required by written contract. Waiver of Subrogation is in place in favor of Certificate Holder for General Liability and Workers Compensation as required by written contract. 30 day Notice of Cancellation, except 10 days for non-payment, applies to certificate holder under General Liability and Workers Compensation per policy provisions. Umbrella follows General Liability form.

CERTIFICATE HOLDER

Amelia Walk Community Development District
393 Palm Coast Parkway SW
Suite 4
Palm Coast FL 32137

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

PETER J. KRAMER

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/29/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

Edie Williams State Farm
330 A1A N Suite 324
Ponte Vedra Beach, FL 32082

CONTACT NAME: Stephanie Marciani
PHONE (A/C, No, Ext): 904-425-4054 FAX (A/C, No): 904-425-4046
E-MAIL ADDRESS: Stephanie@EdieWilliams.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State Farm Automobile Insurance Company	25178
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Community Association and Lifestyle Management III, LLC
1001 Bradford Way
Kingston, TN 37763

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$ 1,000,000
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS	X	X	P29 3749-A15-59A	07/15/2026	01/15/2027	BODILY INJURY (Per accident)	$ 1,000,000
	☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$ 1,000,000
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐	N / A					E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT, its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives is Additional Insured with regard to Auto Liability.
The insurance is Primary and Non-Contributory with respects to claims arising out of the operation of the described vehicle.
Waiver of Subrogation under the Liability Coverage and Property Damage Coverage.
If Liability Coverage or Property Damage Liability Coverage is changed or terminated as to the interest of the Additional Insured, we will provide the Additional Insured 30 days notice of such change or termination unless another number of days notice is shown on the Declarations Page

CERTIFICATE HOLDER

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

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Stephanie Marciani

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/29/2026

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PRODUCER	CONTACT NAME: Vicky Zelen
Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220	PHONE (A/C, No, Ext): (904) 262-8080 FAX (A/C, No): (904) 262-1444 E-MAIL ADDRESS: vicky@zelenrisk.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : Bridgefield Casualty Insurance Company
INSURED Community Association and Lifestyle Management III, 1001 Bradford Way Kingston TN 37763	INSURER B : Great American Insurance Company INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		196-23349	03/01/2026	10/16/2026	X PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
B	Employment Practices Liability			EPLE937229	03/10/2026	03/10/2027	Aggregate	$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Amelia Walk CDD
475 West Town Place Suite 114

St Augustine, FL 32092

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE: Vicky M. Zelen <LFU>

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Exhibit E:
Anti-Human Trafficking Affidavit

Anti-Human Trafficking Affidavit

I, Kelly Adams as Director of HR, on behalf of Community Association and Lifestyle Management III, LLC. (the "Contractor"), under penalty of perjury, hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
   (a) Using or threatening to use physical force against any person;
   (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
   (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
   (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
   (e) Causing or threatening to cause financial harm to any person;
   (f) Enticing or luring any person by fraud or deceit; or
   (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Dated: March 17, 2026.

FURTHER AFFIANT SAYETH NAUGHT.

Contractor:

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC.

By: Kelly Adams

Name: Kelly Adams

Title: Director of HR

STATE OF TENNESSEE
COUNTY OF ROANE

SWORN TO AND SUBSCRIBED before me ☑ physical presence or ☐ remote notarization by Madison Oran, as HR Assistant, of Community Association and Lifestyle Management III, LLC., who is personally known to me or who produced _____ as identification this 17 day of March, 2026.

Madison Oran
Notary Public

(Notary Seal)

MADISON ORAN
STATE OF TENNESSEE NOTARY PUBLIC
ROANE COUNTY

SIXTEENTH ORDER OF BUSINESS

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; PROVIDING FOR WEBSITE POSTING; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors ("**Board**") previously adopted its budget ("**Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an Amended Budget to reflect changes in the actual appropriations of the Budget; and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and the resolution adopting the Budget (the "**Adoption Resolution**") authorize the Board to amend the Budget within sixty (60) days following the end of Fiscal Year 2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed Amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6)(c), *Florida Statutes*; provided, however, that the comparative figures contained in the Amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2026.

c. The Adopted Annual Budget will be maintained in the office of the District Manager and the District's Records Office and identified as "The Adopted Budget for Amelia Walk Community Development District for the Fiscal Year Ending September 30, 2026, as further amended and adopted by the Board of Supervisors effective November 17, 2026."

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	$ 1,032,188
DEBT SERVICE FUND – SERIES 2012–1	$ 191,859
DEBT SERVICE FUND – SERIES 2016	$ 391,976
DEBT SERVICE FUND – SERIES 2018	$ 879,489
DEBT SERVICE FUND – SERIES 2018B	$ 904,413
DEBT SERVICE FUND – SERIES 2023	$ 147,932
CAPITAL RESERVE FUND	$ 39,523
TOTAL ALL FUNDS	$ 3,587,380

SECTION 3. CONFLICTS. This Resolution is intended to amend, in part, the Adoption Resolution, which remains in full force and effect except as otherwise provided herein. All terms of the Adoption Resolution that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution does not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. WEBSITE POSTING. In accordance with Section 189.016(7), *Florida Statutes*, the District Manager must post the Adopted Annual Budget, as amended by this Resolution, on the District's official website within five (5) days after adoption of this Resolution, and the Adopted Annual Budget must remain on the website for at least two (2) years.

SECTION 6. EFFECTIVE DATE. This Resolution takes effect upon adoption.

PASSED AND ADOPTED this 17th day of November 2026

ATTEST:

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2026 Budget

Exhibit A
Amended Fiscal Year 2026 Budget

[See following page]

Amelia Walk
Community Development District
Budget Amendment

FY 2026

Capital Reserve Fund

Category	Current Budget	Proposed (Increase/ Decrease)	Amended Budget
Revenues			
Interest Income	$0	$8,366	$8,366
Carryforward Surplus	$0	$31,158	$31,158
Total Revenues		$39,523	
Expenditures			
Capital Outlay	$185,000	$103,998	$288,998
Total Expenditures		$103,998	
Other Sources and Uses			
Interfund Transfer In/(out)-GF	$185,000	$0	$185,000
Interfund Transfer In/(out)-CPF	$0	$64,474	$64,474
Total Other Sources and Uses		$64,474	