

# Amelia National Community Development District

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The meeting of the Board of Supervisors of Amelia National Community Development District will be held **Monday, July 8, 2024, at 11:30 a.m. 95211 Clubhouse Road, Fernandina Beach FL 32034.**

The following is the agenda for this meeting.

**Call in number: 1-844-621-3956**

**Passcode: 2538 286 6774**

## **BOARD OF SUPERVISORS' MEETING AGENDA**

### **Organizational Matters**

- Call to Order
- Roll Call
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

### **General Business Matters**

1. Consideration of the Minutes of the May 13, 2024, Board of Supervisors' Meeting
2. Consideration of Resolution 2024-04, Election of Officers
3. Consideration of Resolution 2024-05, Designating Authorized Signatories for the District's Bank Account(s)
4. Consideration of Resolution 2024-06, Authorizing a First Amendment to Second Supplemental Trust Indenture
5. Discussion of Hurricane Preparedness Presentation
6. Review and Consideration of Private Quarters Inspection Proposal
7. Review and Consideration of Holiday Lights Proposals
8. Ratification of Payment Authorizations # 235 - 240
9. Review and Consideration of District Financials

### **Other Business**

- Staff Reports
  - District Counsel
  - District Engineer
  - District Manager
    - Next meeting: August 12, 2024
- Audience Comments
- Supervisors Requests

### **Adjournment**

If you are interested in obtaining any of the materials for the agenda, please reach out to Venessa Ripoll at (407) 723-5900 or [ripollv@pfm.com](mailto:ripollv@pfm.com)



**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes of  
the May 13, 2024,  
Board of Supervisors' Meeting

**MINUTES OF MEETING**

**AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS' MEETING MINUTES**

**Monday, May 13, 2024, 11:30 AM**

**95211 Clubhouse Road, Fernandina Beach, FL, 32034**

Board Members present:

Stephen Kearney	Chairperson
Vance Renfroe	Vice Chairperson
Julie Stola	Assistant Secretary
Ron Hebron	Assistant Secretary

Also present in person or via phone:

Venessa Ripoll	District Manager - PFM Group Consulting LLC	
Kwame Jackson	Assistant District Manager - PFM Consulting	(via phone)
Jennifer Glasgow	PFM Group Consulting LLC	(via phone)
Rachel Proctor	PFM Group Consulting LLC	(via phone)
Katie Buchanan	District Counsel - Kutak Rock LLP	(via phone)
Leilani Chamberlain	Field Manager - Leland Management, Inc.	
Various Audience Members		

**FIRST ORDER OF BUSINESS**

**Organizational Matters**

**Call to Order and Roll Call**

Ms. Ripoll called to order the Amelia National CDD Board of Supervisors' meeting at 11:30 a.m. and roll call was initiated. Those in attendance are listed above.

**Public Comment Period**

An audience member had a question regarding the flowers at the entryway that are now dead. He stated that they did not last a month.

Mr. Kearney stated that there was an electrical issue with the pump which impacted irrigation of the flowers.

Ms. Ripoll stated this is an item that will be discussed during staff reports. She noted that the circuit braker needs to be replaced and a proposal has been received.

**Review of Letter from  
Supervisor of Elections –  
Nassau County**

Ms. Ripoll stated that as of April 15<sup>th</sup>, 2024, there are 826 registered voters within Amelia National CDD.

ON MOTION by Ms. Stola, seconded by Mr. Renfroe, with all in favor, the Board approved the Letter from the Supervisor of Elections – Nassau County.

**SECOND ORDER OF BUSINESS**

**General Business Matters**

**Consideration of the  
Minutes of the April 8<sup>th</sup>,  
2024, Board of Supervisors  
Meeting**

Ms. Ripoll stated the draft version is on the website. Once approved by the Board, the executed copy will take its place.

ON MOTION by Mr. Renfroe, seconded by Ms. Stola, with all in favor, the Board approved the Minutes of the April 8<sup>th</sup>, 2024, Board of Supervisors Meeting.

**Consideration of  
Resolution 2024-03,  
Designating Board Member  
Seats for the Upcoming  
General Election 2024**

Ms. Ripoll confirmed Seats 1, 3 and 4 are up for general election. The qualifying period is noon on June 10<sup>th</sup>, 2024 – June 14<sup>th</sup>, 2024 at noon. She noted that the Supervisor of Elections should have contacted the Board Members in the seats that are up for general election.

Mr. Kearney noted that he had not been contacted.

Mr. Renfroe stated he had been notified that his seat was up for election and that his Form 1 needed to be completed, along with any necessary paperwork. He has an appointment to go and get the process completed.

Ms. Ripoll stated that resident of Amelia National CDD can run for those three Seats.

ON MOTION by Ms. Stola, seconded by Mr. Renfroe, with all in favor, the Board approved Resolution 2024-03, Designating Board Member Seats for the Upcoming General Election 2024.

**Review and Consideration  
of ANGCC Entry Corridor  
Electric Infrastructure  
Proposals**

Ms. Ripoll stated that they are awaiting on proposals from Leland Management.

There was a discussion regarding the difficulty of finding a contractor willing and able to complete the work.

Mr. Renfroe stated that after the last meeting he was contacted by one of the major bidders in this project. They had a meeting and the company stated it would cost over \$60,000. However, there is a local contractor that does site-prep and ditching. This company does large projects as well and gave a price for installing the conduit 18 inches deep for 70 trees.

The vice president of a lighting supply company has offered to provide an electrical design at no cost, and has guaranteed a contractor's rate for the purchase of all the light fixtures.

There was a lengthy discussion regarding the issues of having multiple contractors, the funding and proposed timeline of the project, the required materials and the next steps.

Ms. Chamberlain stated she has sent the RFP to electrical contractors, but it does not include adding lighting or fixtures. It is for the infrastructure to allow for holiday lighting, extra outlets, etc. This would be for trenching, conduit, and wires. This was confirmed as a starting point.

Mr. Renfroe asked for the RFP to be sent to Alan Pye to confirm what is needed to start the project. Mr. Renfroe and Ms. Stola will work on the RFP to include subcontractors and anything else needed within the wording before sending out.

Mr. Kearney requested for the designer to come out within the next three weeks and have the design sent to the Board to review and gather feedback. It can then be discussed and agreed upon at the July meeting.

### **Review and Consideration of Private Quarters Inspection Proposals**

Ms. Ripoll stated the proposals have not yet been received from the engineer. This will be kept on the agenda for the next meeting.

Mr. Kearney stated that the District Engineer needs to be contacted to get the process moving. He noted that a resident needs gutter repairs that would cost between \$8,000 - \$11,000. The Board did not approve spending this amount to cover that cost and the resident would like to use an approved patch technique to repair himself.

Mr. Kearney stated last month the Board approved to fix the issue by the private quarters. He asked if a root cause analysis had been done to see why that had happened. The District Engineer was to inspect it, but a report has not yet been provided.

There was a discussion that this was most likely due to some type of erosion. These are not under warranty as they have been there for at least 20 years. This would fall under CDD responsibility.

Ms. Ripoll will contact the Engineer.

### **Discussion of POA and CDD Maintenance Responsibilities**

Ms. Ripoll stated this had been carried over from the last agenda.

Mr. Kearney stated this is regarding the CDD giving hand receipts to the POA for things such as grass, lights, etc. It is still owned by the CDD and this is a part of the Bond issuance. The idea is that it would be one contract moving forward, if the CDD lowered dues and the HOA increased. The POA is governed by an ICI Board and currently there is no movement forward with the POA taking over the front entrance.

There was a discussion around what would happen if the POA takes over responsibility for the front entrance.

**Review and Consideration  
of The Lake Doctors, Inc.  
Carp Stocking Proposal**

Ms. Ripoll stated the proposal is for \$2,200.

There was a discussion regarding how the number of fish to add is determined.

ON MOTION by Mr. Kearney, seconded by Ms. Stola, with all in favor, the Board approved The Lake Doctors, Inc. Carp Stocking Proposal.

**Review and Acceptance of  
FY 2023 Audit Report**

Ms. Ripoll stated that the report was reviewed by Staff, District Council, and the Chairman. The approved report will be placed on the website.

Mr. Kearney asked Ms. Glasgow if there was anything of note in the Executive Summary.

Ms. Glasgow stated that it should be reviewed along with the Financial Statements. However, the audit showed no issues. She noted that the Executive Summary and notes are good reading points for the Board and homeowners to review.

There was a discussion regarding the depreciation of the infrastructure.

ON MOTION by Mr. Kearney, seconded by Mr. Renfroe, with all in favor, the Board accepted the FY 2023 Audit Report.

**Update on Beaver Trapping  
and Removal**

Mr. Kearney stated that Trapper John's Beaver Busters is doing a great job. To date, four beavers have been trapped and a significant number of dams have been broken up. The waters flow North, and with no dams waterflow in that direction has increased.

Ms. Chamberlain stated that the county is also trying to get rid of some of beaver dams and is working to keep the culverts clean.

**Ratification of Payment  
Authorizations #231-234**

The Board reviewed the payment authorizations.

ON MOTION by Ms. Stola, seconded by Mr. Renfro, with all in favor, the Board approved the Ratification of Payment Authorizations #231-234.

**Review and Consideration  
of District Financials**

Ms. Ripoll stated the Financials were as of March 31<sup>st</sup>, 2024.

Mr. Kearney asked how long it takes to wrap up the previous month.

Ms. Glasgow stated it can take up to a couple of weeks depending on current workload and meetings. However, with this particular District, it is usually completed within a day or two.

Mr. Kearney stated it would be beneficial to have the June financials at the July meeting.

Ms. Glasgow stated they do have to go through an internal review process and as soon as the next month's numbers are ready, they can send them to the Board.

Mr. Kearney requested that if the financials are not able to be included in the packet, Ms. Ripoll could have hard copies for the meeting.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel** – No report.

**District Engineer** – Not present.

**District Manager** – Ms. Ripoll stated that the next meeting is scheduled for July 8<sup>th</sup>, 2024. Once the financials are received, she will provide to the Board Supervisors.



**Field Manager –**

Ms. Chamberlain provided printed copies of the pump replacement proposal from High Tide Electric for \$918.54 and noted that it was previously approved and now needs to be ratified by the Board.

She explained that she had contacted Florida Pump who had installed the pump, as well as High Tide Electric, both of who did an inspection and found there was no power to the pump. High Tide Electric found that there was a bad main breaker as well as bad wiring. Parts have been ordered and it will take 2-3 business days.

There was a discussion about the original wiring and how Florida Pump installed the pump. The pump is a 30amp pump, but the wiring can only handle 20amps, which is why the electrical is failing.

There was also a discussion on how this relates to the breaker boxes that will be involved in the new lighting design. There needs to be a general contractor who is responsible for that in case something goes wrong.

Ms. Ripoll asked for a motion to ratify the proposal.

ON MOTION by Ms. Stola, seconded by Mr. Renfro, with all in favor, the Board ratified the proposal for Pump Electrical Installation for \$918.54.

Ms. Ripoll stated that Ms. Chamberlain received reports of swan decoys in the pond.

Ms. Chamberlain stated that swans deter geese and an owner put decoys behind his home to deter geese. The homeowner is asking for approval for the decoys.

There was a discussion regarding where the swans were placed.

Mr. Veazey suggested having the homeowner apply for an architectural allocation, since it is an exterior modification.

The was discussion about inspections and fines.

Mr. Kearney asked what the rules and regulations are regarding the lakes.

Ms. Ripoll stated there were no rules in regard to the lakes. If you were to encroach on CDD property, the Board could send you a violation letter.

Mr. Kearney deferred to Ms. Buchanan. To his knowledge, there is not a packet of CDD rules related to the ponds given to homeowners.

Ms. Buchanan located Pond Policies that were prepared several years ago which states “no foreign materials”.

There was a discussion that the swan decoys would be allowed only on the homeowner’s property, but they would have to go to the POA to get a structural modification.

The Board’s response is no one can put anything in the pond based on the Pond Policies.

Mr. Kearney asked Ms. Buchanan to send the policies to Ms. Ripoll, who would distribute them to the Board.

Ms. Ripoll asked Ms. Chamberlain to advise the homeowner that the decoys are not allowed and asked her to provide the homeowner’s address so that a letter can be sent on behalf of the District.

Ms. Ripoll stated Ms. Chamberlain is going to get a proposal for Bermuda grass. She also noted that there is a storm drain level that is higher than the pond. This will be brought before the Board at the next meeting.

### **Audience Comments and Supervisor Requests**

An audience member stated that Amelia National is a beautiful community, but the lighting in front is terrible. She stated she was happy that it was being fixed. She was concerned that homeowners were the ones doing the holiday lighting, although they were volunteers. She felt this was a liability issue. She also felt it was not done well.

Mr. Kearney stated this has been taken care of. He also reminded her that the CDD is not involved in the beauty, they are involved in

the function. Their major responsibility is stormwater management.  
The beauty responsibility should belong to the POA.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

There was no additional business to be discussed. Ms. Ripoll requested a motion to adjourn.

ON MOTION by Mr. Kearney, seconded by Ms. Shola, with all in favor, the May 13, 2024, Board of Supervisors' Meeting of the Amelia National CDD was adjourned at 12:49 p.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2024-04,  
Election of Officers

**RESOLUTION 2024-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, pursuant to Section 190.006(6), Florida Statutes, as soon as practicable after each election or appointment to the Board of Supervisors (the "Board"), the Board shall organize by electing one of its members as chair and by electing a secretary, and such other officers as the Board may deem necessary.

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

- Section 1.     Stephen Kearney \_\_\_\_\_ is elected Chairperson.
- Section 2.     Vance Renfroe \_\_\_\_\_ is elected Vice Chairperson.
- Section 3.     Venessa Ripoll \_\_\_\_\_ is elected Secretary.  
                  Ron Hebron \_\_\_\_\_ is elected Assistant Secretary.  
                  Julie Stola \_\_\_\_\_ is elected Assistant Secretary.  
                  Jean Marie Stanley \_\_\_\_\_ is elected Assistant Secretary.  
                  Kwame Jackson \_\_\_\_\_ is elected Assistant Secretary.
- Section 4.     Jennifer Glasgow \_\_\_\_\_ is elected Treasurer.
- Section 5.     Amanda Lane \_\_\_\_\_ is elected Assistant Treasurer.  
                  Rachel Proctor \_\_\_\_\_ is elected Assistant Treasurer.  
                  Amy Champagne \_\_\_\_\_ is elected Assistant Treasurer.
- Section 6.     All resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.
- Section 7.     This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 8<sup>th</sup> DAY of JULY 2024.**

**ATTEST:**

**AMELIA            NATIONAL  
COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2024-05,  
Designating Authorized Signatories for the  
District's Bank Account(s)

**RESOLUTION 2024-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER TO DESIGNATE THE AUTHORIZED SIGNATORIES FOR THE DISTRICT’S OPERATING BANK ACCOUNT(S); AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Amelia National Community Development District (“District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Nassau County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) has previously established a checking account on behalf of the District; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the funds of the District shall be disbursed by warrant or check signed by the Treasurer and by such other person as may be authorized by the Board; and

**WHEREAS**, the Board has, pursuant to Resolution 2024-04, elected a Chair, Secretary, Treasurer and Assistant Treasurer(s) for the District; and

**WHEREAS**, the District Board desires to authorize signatories for the operating bank accounts(s).

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

1. The Chair, Secretary, Treasurer and Assistant Treasurer(s) are hereby designated as authorized signatories for the operating bank account(s) of the District.
2. This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of July 2024.

**ATTEST:**

**AMELIA NATIONAL COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2024-06,  
Authorizing a First Amendment to Second  
Supplemental Trust Indenture



## RESOLUTION 2024-[ ]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A FIRST AMENDMENT TO SECOND SUPPLEMENTAL TRUST INDENTURE; AUTHORIZING THE REDEMPTION OF BONDS; AUTHORIZING EXECUTION AND DELIVERY OF ANY RELATED DOCUMENTS AND CERTIFICATES; MAKING CERTAIN DECLARATIONS; PROVIDING AN EFFECTIVE DATE AND FOR CERTAIN OTHER MATTERS.

**WHEREAS**, the Amelia National Community Development District (the "District"), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the District previously issued the Amelia National Community Development District Capital Improvement Revenue Bonds, Series 2006A (the "Series 2006A Bonds") pursuant to that certain Second Supplemental Indenture dated as of March 1, 2006 between the District and U.S. Bank Trust Company, National Association (as successor to Wachovia Bank), its successors and assigns (the "Trustee"); (the "Second Supplemental Indenture"); and

**WHEREAS**, in connection with the issuance of the Series 2006A Bonds, the District established the 2006A Reserve Account within the Reserve Fund held by the Trustee for the benefit of the holders (the "Bondholders") of the Series 2006A Bonds (the "Series 2006A Reserve Account"); and

**WHEREAS**, in connection with the issuance of the Series 2006A Bonds, the District established a Deferred Costs Subaccount within the 2006A Acquisition and Construction Account to be held by the Trustee (the "Series 2006A Deferred Costs Subaccount"); and

**WHEREAS**, the current balance in the 2006A Reserve Account as of June 30 is \$233,783.06 (the "Reserve Amount"); and

**WHEREAS**, the current balance in the Series 2006A Deferred Costs Subaccount as of June 30 is \$236,223.93 (the "Deferred Costs Amount"); and

**WHEREAS**, the Bondholders have determined that there is no longer a need for a debt service reserve account to secure the Series 2006A Bonds and have elected to direct the Trustee to transfer the amounts on deposit in the 2006A Reserve Account to the Redemption Fund and redeem a portion of the Series 2006A Bonds; and

**WHEREAS**, the Bondholders have also agreed it is in the best interest of both parties to use the unused funds on deposit in the Series 2006A Deferred Costs Subaccount to reduce the

Assessments on landowners within the District and allowing the Bondholders to redeploy such funds in a more productive manner; and

**WHEREAS**, the redemption of a portion of the Series 2006A Bonds with the Reserve Amount and the Deferred Costs Amount will reduce the 2006A Special Assessments; and

**WHEREAS**, the District hereby finds it necessary to amend the provisions of the 2006A Reserve Account and the Series 2006A Deferred Costs Subaccount contained in the Second Supplemental Indenture to provide for a partial redemption of the Series 2006A Bonds; and

**WHEREAS**, there has been submitted to this meeting with respect to the Second Supplemental Indenture and submitted to the Board a form of the First Amendment to Second Supplemental Trust Indenture (the "First Amendment") between the District and the Trustee attached hereto as Exhibit A; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of Amelia National Community Development District, as follows:

**Section 1.** Definitions. Capitalized terms used, but not defined, in this Resolution shall have the meanings assigned thereto in the Second Supplemental Indenture unless otherwise provided herein.

**Section 2.** Authorization. (a) The District authorizes and directs the Trustee to transfer all amounts currently on deposit in the Series 2006A Reserve Amount to the Optional Redemption Subaccount to redeem a portion of the series 2006A Bonds as provided below in subsection (c).

(b) The District authorizes and directs the Trustee to transfer all amounts on deposit in the Deferred Costs Account to the Optional Redemption Subaccount to redeem a portion of the series 2006A Bonds as provided below in subsection (c).

(c) The District authorizes and directs the Trustee to use the funds deposited in the Optional Redemption Subaccount, together with funds transferred from the Revenue Fund to cause the redemption of a portion of the Series 2006 Bonds in an authorized denomination on July 10, 2024.

(d) The District authorizes and directs the Trustee to transfer legally available revenues on deposit in the Revenue Fund in an amount equal to the interest due on the Series 2006 Bonds being redeemed to pay interest on the Series 2006A Bonds through the redemption date of July 10, 2024.

(e) Any amounts remaining in either the Deferred Costs Subaccount or the Reserve Account posted after July 10, shall be transferred to the Revenue Fund and thereafter the Deferred Costs Subaccount and the Reserve Account shall be closed.

**Section 3.** Approval of First Amendment. The District hereby approves the form of the First Amendment to Second Supplemental Indenture and authorizes the execution by the Chairman or Vice Chairman of the Board of Supervisors of the District (the "Chairman" and "Vice Chairman", respectively) or any member of the Board of Supervisors designated by the Chairman (a "Designated Member"), and the attestation by the Secretary or any Assistant Secretary of the Board (collectively referred to herein as the "Secretary"), and the delivery of the First Amendment to Second Supplemental Indenture in substantially the form thereof attached hereto as Exhibit A, with such changes therein as shall be approved by the Chairman, Vice Chairman or Designated Member executing the same, with such execution to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein from the form of First Amendment to Second Supplemental Indenture attached hereto.

**Section 4.** Further Official Action; Ratification of Prior and Subsequent Acts. The Chairman, the Vice Chairman, the Secretary and each member of the Board and any other proper official of the District are each hereby authorized and directed to execute and deliver the First Amendment to Second Supplemental Indenture and any and all documents and instruments and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Resolution. In the event that the Chairman or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District. The Secretary is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation. All of the acts and doings of such members of the Board, the officers of the District, and the agents and employees of the District, which are in conformity with the intent and purposes of this resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved.

**Section 5.** Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

**Section 6.** Inconsistent Proceedings. All prior resolutions or proceedings of the Board inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions herein contained and, except as so modified, supplemented and amended hereby, shall remain in full force and effect.

[SIGNATURE PAGE TO FOLLOW]

**Section 7.** Effective Date. This Resolution shall become effective immediately upon its adoption. The First Amendment to Second Supplemental Trust Indenture shall become effective on the effective date provided therein.

ADOPTED this 8th day of July 2024.

[SEAL]

AMELIA NATIONAL COMMUNITY  
DEVELOPMENT DISTRICT

ATTEST:

By: \_\_\_\_\_  
Chairman, Board of Supervisors

\_\_\_\_\_  
Secretary

**EXHIBIT A**

**First Amendment to Second Supplemental Trust Indenture**

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**FIRST AMENDMENT TO SECOND SUPPLEMENTAL TRUST INDENTURE**  
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**BETWEEN**

**AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT**

**AND**

**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,**

**(as successor to Wachovia Bank)  
As Trustee**

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**Dated as of July 1, 2024**  
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**Relating to**

**AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT  
(NASSAU COUNTY, FLORIDA)  
CAPITAL IMPROVEMENT REVENUE BONDS  
SERIES 2006A**

**THIS FIRST AMENDMENT TO SECOND SUPPLEMENTAL TRUST INDENTURE** (the “First Amendment”), dated and effective as of July 1, 2024 by and between **AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT** (the “Issuer” or “District”), a local unit of special-purpose government organized and existing under the laws of the State of Florida, and **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION** (as successor to Wachovia Bank), a national banking association duly organized and existing under the laws of the United States of America (the “Trustee”).

**W I T N E S S E T H:**

**WHEREAS**, the District previously issued the Amelia National Community Development District Capital Improvement Revenue Bonds, Series 2006A (the “Series 2006A Bonds”) pursuant to that certain Second Supplemental Indenture dated as of March 1, 2006 between the District and U.S. Bank Trust Company, National Association (as successor to Wachovia Bank), its successors and assigns (the “Trustee”); (the “Second Supplemental Indenture”); and

**WHEREAS**, in connection with the issuance of the Series 2006A Bonds, the District established the 2006A Reserve Account within the Reserve Fund held by the Trustee for the benefit of the holders (the “Bondholders”) of the Series 2006A Bonds (the “Series 2006A Reserve Account”); and

**WHEREAS**, in connection with the issuance of the Series 2006A Bonds, the District established a Deferred Costs Subaccount within the 2006A Acquisition and Construction Account to be held by the Trustee (the “Series 2006A Deferred Costs Subaccount”); and

**WHEREAS**, the current balance in the 2006A Reserve Account as of June 30 is \$233,783.06 (the “Reserve Amount”); and

**WHEREAS**, the current balance in the Series 2006A Deferred Costs Subaccount as of June 30 is \$236,223.93 (the “Deferred Costs Amount”); and

**WHEREAS**, the Bondholders have determined that there is no longer a need for a debt service reserve account to secure the Series 2006A Bonds and have elected to direct the Trustee to transfer the amounts on deposit in the 2006A Reserve Account to the Redemption Fund and redeem a portion of the Series 2006A Bonds; and

**WHEREAS**, the Bondholders have also agreed it is in the best interest of both parties to use the unused funds on deposit in the Series 2006A Deferred Costs Subaccount to reduce the Assessments on landowners within the District and allowing the Bondholders to redeploy such funds in a more productive manner; and

**WHEREAS**, the redemption of a portion of the Series 2006A Bonds with the Reserve Amount and the Deferred Costs Amount will reduce the 2006A Special Assessments; and

**WHEREAS**, the District hereby finds it necessary to amend the provisions of the 2006A Reserve Account and the Series 2006A Deferred Costs Subaccount contained in the Second Supplemental Indenture to provide for a partial redemption of the Series 2006A Bonds; and

**NOW, THEREFORE, THIS FIRST AMENDMENT TO THE SECOND SUPPLEMENTAL INDENTURE PROVIDES:**

**ARTICLE I  
DEFINITIONS**

In this First Amendment capitalized terms used herein without definition shall have the meanings ascribed thereto in the Second Supplemental Indenture or the Master Trust Indenture, dated as of June 1, 2006, between the Issuer and the Trustee (the "Master Indenture").

The words "hereof", "herein", "hereto", "hereby", and "hereunder" (except in the form of 2006A Bond), refer to the entire Indenture.

Every "request", "requisition", "order", "demand", "application", "notice", "statement", "certificate", "consent", or similar action hereunder by the Issuer shall, unless the form or execution thereof is otherwise specifically provided, be in writing signed by a Responsible Officer of the Issuer.

All words and terms importing the singular number shall, where the context requires, import the plural number and vice versa.

**ARTICLE II  
AMENDMENTS**

**SECTION 2.01 Amendment to Article IV of the Second Supplemental Indenture.**

Section 405 of the Second Supplemental Indenture is hereby deleted in its entirety and replaced by the following:

Amounts on deposit in the 2006A Reserve Account shall be transferred to the Optional Redemption Subaccount to redeem a portion of the series 2006A Bonds on July 10, 2024. Any amounts posted to the 2006A Reserve Account subsequent to July 10, 2024 shall be transferred to the Revenue Fund.

Upon redemption of the Series 2006A Bonds with the Reserve Amount, the 2006A Reserve Account shall be closed following the final posting of any investment earnings.

The 2006A Reserve Account Requirement is hereby reduced to \$0.00.



**SECTION 2.02 Use of Amounts on deposit in the 2006A Deferred Costs Subaccount**

Amounts currently on deposit in the 2006A Deferred Costs Subaccount, together with any investment earnings, shall be transferred to the Optional Redemption Subaccount to redeem a portion of the Series 2006A Bonds on July 10, 2024.

Any amounts posted to the 2006A Deferred Costs Account subsequent to July 10, 2024 shall be transferred to the Revenue Fund. Thereafter the 2006A Reserve Account shall be closed following the final posting of any investment earnings.

**SECTION 2.03 Optional Redemption.** The District hereby authorizes and directs the Trustee to transfer from the Revenue Fund to the Optional Redemption Account funds in an amount sufficient, when added to the amounts transferred from the Series 2006A Reserve Account and the 2006A Deferred Costs Subaccount as described herein to redeem \$\_\_\_\_\_ in aggregate principal amount of Series 2006A Bonds plus accrued interest to July 10, 2024, the date of redemption.

**ARTICLE III  
MISCELLANEOUS PROVISIONS**

**SECTION 3.01 Confirmation of Master Indenture; Interpretation of Second Supplemental Indenture.** As supplemented and amended by this First Amendment, the Master Indenture, as amended and supplemented by the Second Supplemental Indenture is in all respects ratified and confirmed, and this First Amendment shall be read, taken and construed as a part of the Second Supplemental Indenture so that all of the rights, remedies, terms, conditions, covenants and agreements of the Master Indenture, except insofar as modified herein, shall apply and remain in full force and effect with respect to the Second Supplemental Indenture and to the Series 2006A Bonds issued thereunder.

**SECTION 3.02 Counterparts.** This First Amendment may be executed in any number of counterparts, each of which when so executed and delivered shall be an original; but such counterparts shall together constitute but one and the same instrument.

**IN WITNESS WHEREOF**, Amelia National Community Development District has caused this First Amendment to be executed by the Chairman of its Board of Supervisors and its corporate seal to be hereunto affixed and attested by the Secretary of its Board of Supervisors and U.S. Bank Trust Company, National Association, has caused this First Amendment to Second Supplemental Trust Indenture to be executed by one of its Vice Presidents, all as of the day and year first above written.

**AMELIA NATIONAL COMMUNITY  
DEVELOPMENT DISTRICT**

[SEAL]

Attest:

By: \_\_\_\_\_  
Chairman, Board of Supervisors

\_\_\_\_\_  
Secretary, Board of Supervisors

**U.S. BANK TRUST COMPANY, NATIONAL  
ASSOCIATION, as Trustee, Paying Agent  
and Registrar**

By: \_\_\_\_\_  
Title: [\_\_\_\_\_]

## ACKNOWLEDGMENT, CONSENT AND DIRECTION OF BONDHOLDER

The undersigned, as the holder and owner of all of the Outstanding Amelia National Community Development District Capital Improvement Revenue Bonds, Series 2006A (the "Series 2006A Bonds"), hereby acknowledges and consents to the First Amendment to Second Supplemental Trust Indenture dated as of July 1, 2024 (the "Amendment") between Amelia National Community Development District (the "Issuer") and U.S. Bank Trust Company, National Association (as successor to Wachovia Bank) (the "Trustee") pursuant to Section 1102 of that certain Master Trust Indenture dated as of June 1, 2004, between the Issuer and the Trustee (the "Indenture"). The undersigned hereby acknowledges that it has received and reviewed a copy of the First Amendment to Second Supplemental Trust Indenture, a copy of which is attached hereto as Exhibit A, and hereby directs the Trustee to execute such First Amendment to Second Supplemental Trust Indenture. Capitalized terms used but not otherwise defined herein shall have the meanings set forth in the Indenture.

The undersigned hereby waives any requirement under Section 1102 of the Indenture as to the First Amendment to Second Supplemental Trust Indenture and as to notice of the redemption.

Holder and Owner, for itself and its successors and assigns, solely and to the extent permitted under the Indenture, agrees to hold the Trustee harmless against any and all actions (whether or not valid), claims, losses, damages, liabilities, costs and expenses of any kind or nature whatsoever (including without limitation reasonable attorney's fees, costs and expenses) incurred by or asserted against the Trustee from and after the date hereof, whether direct, indirect or consequential, as a result of or arising from or in any way relating to any claim, demand, suit, action or proceeding against the Trustee limited solely to the Trustee its performance as it relates to the optional redemption of the Bonds pursuant to the Amendment and this Waiver.

Dated: July 8, 2024

**HF Commercial Investments, LLLP,  
A Florida limited liability limited partnership**

By: \_\_\_\_\_  
Name: Charlene B. Ireland  
Title: Vice President

**EXHIBIT A**

FIRST AMENDMENT TO SECOND SUPPLEMENTAL TRUST INDENTURE

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

Discussion of  
Hurricane Preparedness Presentation

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

Review and Consideration of Private  
Quarters Inspection Proposal





**W. Gardner, LLC**  
**4929 Atlantic Blvd**  
**Jacksonville, Florida 32207**  
**(904) 801-2121**  
**Proposal**

**Project Amelia National Inlet Repair**

**To: Amelia National CDD**

**Date: May 15, 2024**

**Project Number:**

**Contract Date:**

**Amount Proposed** \$2,500.00 (Per detailed description)

**Time Proposed** 2 Days (Per detailed description)

**Proposal Description Description**

**Proposal for an inlet repair within the existing section of Amelia National**

**Detailed Description**

Item #	Description	qty	unit	unit price	total price
1	Inlet Repair	1	ls	\$2,500.00	\$2,500.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
<b>Proposal Total Total</b>					<b>\$2,500.00</b>
<b>Time Requested this Proposal</b>					<b>2 Days</b>

**W. Gardner, LLC**  
 \_\_\_\_\_  
 Contractor

\_\_\_\_\_  
 Signature

**Shawn Thomas**  
 \_\_\_\_\_  
 Printed Name

**5/15/2024**  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Owner

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Printed Name

\_\_\_\_\_  
 Date

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

Review and Consideration of  
Holiday Lights Proposal

Let the **MosquitoNix**® Elves

**Light Up** Your  
**Holidays!**



**HOLIDAY LIGHTS & DECOR**

# WHY MOSQUITONIX?

---

Service | Product | Quality

**MosquitoNix**<sup>®</sup> **Elves**

# TRAINED, INSURED & EXPERIENCED

## OUR TRAINED AND EXPERIENCED MOSQUITONIX ELVES WILL TRANSFORM YOUR PROPERTY FOR THE HOLIDAYS!

---

Do you find buying, installing and storing holiday lights and décor to be the worst part about the holiday season? The MosquitoNix® Elves have eight years of experience and are once again ready to help brighten your holidays. We supply, install, maintain, remove and store your holiday lights and décor! We will install your lights and décor along rooflines, walkways, windows, front doors, shrubs, borders and greenery, as well as wrap trees and hang garland and wreathes. With 100% worry and hassle-free service, it couldn't be any easier!

**MosquitoNix**® **Elves**



# SUPERIOR PRODUCTS & SERVICES

- High quality LED lights fixtures, décor & bulbs
- Full service maintenance program that includes:
  1. Installation
  2. White glove service (text "service" to 904-204-9207)
  3. Removal
  4. Storage of all lights & décor at end of season
- Trained, experienced & courteous uniformed crew
- LED ensures quality assurance and minimizes maintenance requests
- 100% worry & hassle-free service
- Meticulous electrical safety
- Competitive pricing
- Beautiful results

**MosquitoNix**® **Elves**

# REFERENCE IMAGES

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**MosquitoNix<sup>®</sup> Elves**

# FRAMING ELEMENTS WITH LIGHTS



**MosquitoNix**® **Elves**



# ENTRANCE LIGHTING AND DECOR



**MosquitoNix**<sup>®</sup> **Elves**



# VEGETATION LIGHTING



**MosquitoNix**<sup>®</sup> **Elves**

# 2024 WORKING PROPOSAL

---

Amelia National Golf and Country Club CDD

**MosquitoNix**<sup>®</sup> **Elves**

# 2024 WORKING PROPOSAL

## Ideas Discussed:

- Showcase the premier neighborhood with beautiful and bright touches of lighting
- Strong emphasis on the vast vegetation throughout the entrances
- Focus attention and budget on what can be seen from the main road
- Utilize elements that have a lot of bang for their buck!
- Elements installed will be secured and maintained to ensure overall aesthetics are kept clean
- Options presented require power available and working for all areas discussed



# FRONT ENTRY TOP RECOMMENDATION

## Working Ideas:

- Draw attention into the Amelia National neighborhood with beautiful and clean lighting
  - Option 1: C7 lighting along the top of two entry signs
  - Option 2: Mini lights wrapping the tops of three small trees on center island
  - Option 3: Mini lights wrapping the base and into the branches of two oak trees – one on the left and one on the right of the entry
  - Option 4: C7 path lights outlining the first half of the center island (stopping at the columns)
  - Option 5: Small prelit wreaths with red bows on the entry columns (4 total wreaths)
  - All elements roughly outlined on the next slide

~~Standard Total: \$5,249~~

**Your Discounted Total: \$4,600 (cost savings for multi-year agreement)**



**MosquitoNix<sup>®</sup> Elves**



# REFERENCE IMAGES



**MosquitoNix**® **Elves**

# THANK YOU

---

We Appreciate Your Business

**MosquitoNix**<sup>®</sup> **Elves**

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Payment Authorizations  
# 235 - 240




**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 235**

5/3/2024

Item No.	Payee	Invoice #	General Fund FY 2024
<b>1</b>	<b>FPL (paid online)</b>		
	95440 BERMUDA DR #PUMP; 03/19/24-04/18/24	Acct: 29680-15020	\$ 127.58
	94000 HEMLOCK CT #PUMP; 03/19/24-04/18/24	Acct: 45589-42159	\$ 34.17
	95025 AMELIA NATIONAL PKWY #PUMP; 03/19/24-04/18/24	Acct: 54293-42156	\$ 64.57
	95005 AMELIA NATIONAL PKWY #ENTRANCE; 03/19/24-04/18/24	Acct: 83521-45521	\$ 64.57
<b>2</b>	<b>The Greenery</b>		
	Landscape Maintenance: May 2024	750957	\$ 2,652.64
<b>3</b>	<b>Kutak Rock</b>		
	District Counsel Through 03/31/24	3383130	\$ 1,643.50
<b>4</b>	<b>Trapper John's Beaver Busters</b>		
	Beaver Trapping: April 2024	2024-7-5	\$ 850.00
<b>5</b>	<b>US Bank</b>		
	Trustee Fees S2021: 04/01/24-03/31/25	7302951	\$ 4,040.63
<b>TOTAL</b>			<b>\$ 9,477.66</b>

\_\_\_\_\_  
Secretary / Assistant Secretary

  
 \_\_\_\_\_  
 Chairman / Vice Chairman

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 236**  
5/10/2024

Item No.	Payee	Invoice #	General Fund FY 2024
1	<b>The Greenery</b> Mulch Installation - 05/06/24	752217	\$ 2,328.75
<b>TOTAL</b>			<b>\$ 2,328.75</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

*[Signature]* 13 May 2024  
Chairman / ~~Vice-Chairman~~

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 237**

5/17/2024

Item No.	Payee	Invoice #	General Fund FY 2024
1	<b>PFM Group Consulting</b>		
	Agenda Copies: April 2024	130513	\$ 38.25
	Billable Expenses: March 2024	130582	\$ 143.78
<b>TOTAL</b>			<b>\$ 182.03</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

*[Signature]* 20 May 2024  
Chairman / ~~Vice Chairman~~

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 238**

5/24/2024

Item No.	Payee	Invoice #	General Fund FY 2024
1	<b>High Tide Electric</b> Irrigation Pump Electrical Repairs	052324-1	\$ 1,048.54
2	<b>The Lake Doctors</b> Water Management Services: May 2024	177716B	\$ 2,500.00
3	<b>Leland Management</b> Management Fee: May 2024	49407	\$ 800.00
4	<b>PFM Group Consulting</b> District Management Fee: May 2024	DM-05-2024-01	\$ 3,025.00
<b>TOTAL</b>			<b>\$ 7,373.54</b>

*Venessa Ripoll*

Secretary / Assistant Secretary

*[Signature]* 31 May 2024

Chairman / Vice Chairman


**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 239**

5/31/2024

Item No.	Payee	Invoice #	General Fund FY 2024
1	<b>VGlobalTech</b> Monthly Website Fee: May 2024	6170	\$ 110.00
<b>TOTAL</b>			<b>\$ 110.00</b>

\_\_\_\_\_  
Secretary / Assistant Secretary

  
6/10/2024  
\_\_\_\_\_  
Chairman / ~~Vice-Chairman~~

# AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 240  
6/7/2024

Item No.	Payee	Invoice #	General Fund FY 2024
1	<b>FPL (paid online)</b>		
	95211 AMELIA NATIONAL PKWY #POND; 02/20/23-05/20/24	Acct: 13216-59383	\$ 1,429.55
	95440 BERMUDA DR #PUMP; 04/18/24-05/20/24	Acct: 29680-15020	\$ 128.63
	94000 HEMLOCK CT #PUMP; 04/18/24-05/20/24	Acct: 45589-42159	\$ 33.21
	95025 AMELIA NATIONAL PKWY #PUMP; 04/18/24-05/20/24	Acct: 54293-42156	\$ 64.27
	95005 AMELIA NATIONAL PKWY #ENTRANCE; 04/18/24-05/20/24	Acct: 83521-45521	\$ 63.49
2	<b>The Greenery</b>		
	Irrigation Inspection Repairs - 05/28/24	753121	\$ 277.50
	Landscape Maintenance: June 2024	754296	\$ 2,652.65
3	<b>Kutak Rock</b>		
	District Counsel Through 04/30/24	3397214	\$ 1,115.50
4	<b>The Lake Doctors</b>		
	Water Management Services: June 2024	185403B	\$ 2,500.00
	Fountain Cleaning Service - Quarterly	185404B	\$ 450.00
	Aeration Repair - Pond 7	1921345	\$ 625.00
5	<b>Trapper John's Beaver Busters</b>		
	Beaver Trapping: May 2024	2024-7-6	\$ 850.00
6	<b>VGlobalTech</b>		
	Monthly Website Fee: June 2024	6241	\$ 110.00
<b>TOTAL</b>			<b>\$ 10,299.80</b>

*Vivian Carvalho*  
Secretary / Assistant Secretary

*10 June 2024*  
*[Signature]*  
Chairman / Vice Chairman

GIVE ME A CALL ABOUT THIS  
PLEASE

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

Review and Consideration of District Financials

**Amelia National CDD**  
Statement of Financial Position  
As of 5/31/2024

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Long Term Debt Group	Total
<b><u>Assets</u></b>						
<b><u>Current Assets</u></b>						
General Checking - CNB	\$262,979.78					\$262,979.78
State Board of Administration	6,485.54					6,485.54
Accounts Receivable - Due from Developer	425.00					425.00
Assessments Receivable	16,116.95					16,116.95
Prepaid Items	2,020.31					2,020.31
CNB Engineering Reserve	14,001.42					14,001.42
Assessments Receivable		\$8,192.71				8,192.71
Due From Other Funds		1,612.10				1,612.10
Revenue 2021 Refund		94,472.51				94,472.51
Interest 2021 Refund		0.15				0.15
Prepayment 2021		19,437.04				19,437.04
Assessments Receivable			\$56,129.75			56,129.75
Due From Other Funds			691.60			691.60
Debt Service Reserve - 2006A			232,699.52			232,699.52
Revenue - 2006A			51,980.40			51,980.40
Prepayment 2006A			17,248.61			17,248.61
Acquisition/Construction - 2006A				\$41,523.02		41,523.02
Deferred Cost - 2006A				235,129.06		235,129.06
Total Current Assets	<u>\$302,029.00</u>	<u>\$123,714.51</u>	<u>\$358,749.88</u>	<u>\$276,652.08</u>	<u>\$0.00</u>	<u>\$1,061,145.47</u>
<b><u>Investments</u></b>						
Amount Available in Debt Service Funds					\$415,838.23	\$415,838.23
Amount To Be Provided					5,469,161.77	5,469,161.77
Total Investments		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,885,000.00</u>	<u>\$5,885,000.00</u>
<b>Total Assets</b>	<u><u>\$302,029.00</u></u>	<u><u>\$123,714.51</u></u>	<u><u>\$358,749.88</u></u>	<u><u>\$276,652.08</u></u>	<u><u>\$5,885,000.00</u></u>	<u><u>\$6,946,145.47</u></u>
<b><u>Liabilities and Net Assets</u></b>						
<b><u>Current Liabilities</u></b>						
Accounts Payable	\$7,483.54					\$7,483.54
Due To Other Funds	2,303.69					2,303.69
Deferred Revenue	16,116.95					16,116.95
Deferred Revenue		\$8,192.71				8,192.71
Deferred Revenue			\$56,129.75			56,129.75
Total Current Liabilities	<u>\$25,904.18</u>	<u>\$8,192.71</u>	<u>\$56,129.75</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$90,226.64</u>
<b><u>Long Term Liabilities</u></b>						
Revenue Bonds Payable - Long-Term					\$5,885,000.00	\$5,885,000.00
Total Long Term Liabilities		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,885,000.00</u>	<u>\$5,885,000.00</u>
<b>Total Liabilities</b>	<u><u>\$25,904.18</u></u>	<u><u>\$8,192.71</u></u>	<u><u>\$56,129.75</u></u>	<u><u>\$0.00</u></u>	<u><u>\$5,885,000.00</u></u>	<u><u>\$5,975,226.64</u></u>
<b><u>Net Assets</u></b>						
Net Assets, Unrestricted	\$183,653.14					\$183,653.14
Net Assets - General Government	(68,184.15)					(68,184.15)
Current Year Net Assets - General Government	160,655.83					160,655.83
Net Assets, Unrestricted		\$222,205.49				222,205.49
Current Year Net Assets, Unrestricted		(106,683.69)				(106,683.69)
Net Assets, Unrestricted			\$348,471.46			348,471.46
Current Year Net Assets, Unrestricted			(45,851.33)			(45,851.33)
Net Assets, Unrestricted				\$267,821.18		267,821.18
Current Year Net Assets, Unrestricted				8,830.92		8,830.92
Net Assets - General Government				(0.02)		(0.02)
<b>Total Net Assets</b>	<u><u>\$276,124.82</u></u>	<u><u>\$115,521.80</u></u>	<u><u>\$302,620.13</u></u>	<u><u>\$276,652.08</u></u>	<u><u>\$0.00</u></u>	<u><u>\$970,918.83</u></u>
<b>Total Liabilities and Net Assets</b>	<u><u>\$302,029.00</u></u>	<u><u>\$123,714.51</u></u>	<u><u>\$358,749.88</u></u>	<u><u>\$276,652.08</u></u>	<u><u>\$5,885,000.00</u></u>	<u><u>\$6,946,145.47</u></u>



**Amelia National CDD**  
Statement of Activities (YTD)  
As of 5/31/2024

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$238,005.41				\$238,005.41
Off-Roll Assessments	62,422.64				62,422.64
Other Income & Other Financing Sources	3,325.00				3,325.00
On-Roll Assessments		\$253,420.37			253,420.37
Off-Roll Assessments		11,705.91			11,705.91
Other Assessments		107,241.98			107,241.98
On-Roll Assessments			\$112,553.45		112,553.45
Off-Roll Assessments			181,648.04		181,648.04
Other Assessments			52,262.76		52,262.76
Total Revenues	\$303,753.05	\$372,368.26	\$346,464.25	\$0.00	\$1,022,585.56
<b><u>Expenses</u></b>					
Supervisor Fees	\$3,400.00				\$3,400.00
Public Official Insurance	3,273.00				3,273.00
Trustee Services	7,758.02				7,758.02
Management	24,200.00				24,200.00
Field Management	6,400.00				6,400.00
Disclosure Agent	2,500.00				2,500.00
Property Appraiser	4,409.00				4,409.00
District Counsel	4,266.00				4,266.00
Assessment Administration	5,000.00				5,000.00
Reamortization Schedule	125.00				125.00
Audit	4,400.00				4,400.00
Legal Advertising	480.51				480.51
Contingency/Miscellaneous	6,650.00				6,650.00
Web Site Maintenance	1,480.00				1,480.00
Office Misc (Postage, Tel, Copies, Etc.)	182.67				182.67
Dues, Licenses, and Fees	175.00				175.00
Electric	2,295.14				2,295.14
General Insurance	4,252.00				4,252.00
General Repair & Maintenance	2,545.65				2,545.65
Irrigation	1,593.54				1,593.54
Lake Maintenance	20,250.00				20,250.00
Landscaping Maintenance & Material	20,919.24				20,919.24
Landscape Improvements	8,889.76				8,889.76
Entry Decorations	801.47				801.47
Lake Improvements R&M	450.00				450.00
Lake Improvements/Aerators New	6,874.63				6,874.63
Miscellaneous	450.59				450.59
Principal Payment		\$419,000.00			419,000.00
Interest Payments		66,335.10			66,335.10
Principal Payments			\$220,000.00		220,000.00
Interest Payments			184,900.00		184,900.00
Total Expenses	\$144,021.22	\$485,335.10	\$404,900.00	\$0.00	\$1,034,256.32
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$924.00				\$924.00
Interest Income		\$6,283.15			6,283.15
Interest Income			\$12,584.42		12,584.42
Interest Income				\$8,830.92	8,830.92
Total Other Revenues (Expenses) & Gains (Losses)	\$924.00	\$6,283.15	\$12,584.42	\$8,830.92	\$28,622.49
<b>Change In Net Assets</b>	\$160,655.83	(\$106,683.69)	(\$45,851.33)	\$8,830.92	\$16,951.73
<b>Net Assets At Beginning Of Year</b>	\$115,468.99	\$222,205.49	\$348,471.46	\$267,821.16	\$953,967.10
<b>Net Assets At End Of Year</b>	\$276,124.82	\$115,521.80	\$302,620.13	\$276,652.08	\$970,918.83

**Amelia National CDD**  
Budget to Actual  
For the Month Ended 5/31/24

	Actual	Year To Date Budget	Variance	Adopted FY 2024 Budget
<b><u>Revenues</u></b>				
Assessments	\$300,428.05	\$211,030.00	\$89,398.05	\$316,545.00
Other Income & Other Financing Sources	3,325.00	0.00	3,325.00	0.00
<b>Net Revenues</b>	<b>\$303,753.05</b>	<b>\$211,030.00</b>	<b>\$92,723.05</b>	<b>\$316,545.00</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Supervisor Fees	\$3,400.00	\$4,666.67	(\$1,266.67)	\$7,000.00
Public Official Insurance	3,273.00	2,316.67	956.33	3,475.00
Trustee Fees	7,758.02	5,000.00	2,758.02	7,500.00
District Management Fees	24,200.00	24,200.00	0.00	36,300.00
Management Fees - Field	6,400.00	6,400.00	0.00	9,600.00
District Engineer - Reserves*	0.00	1,333.33	(1,333.33)	2,000.00
Engineering Inspections - Reserves*	0.00	3,333.33	(3,333.33)	5,000.00
Disclosure Agent	2,500.00	4,000.00	(1,500.00)	6,000.00
Property Appraiser Fee	4,409.00	3,866.67	542.33	5,800.00
District Counsel	4,266.00	2,666.67	1,599.33	4,000.00
Assessment Administration	5,000.00	3,333.33	1,666.67	5,000.00
Reamortization Schedule	125.00	333.33	(208.33)	500.00
Audit Fees	4,400.00	3,066.67	1,333.33	4,600.00
Arbitrage	0.00	666.67	(666.67)	1,000.00
Legal Advertising	480.51	1,000.00	(519.49)	1,500.00
Bank Fees	0.00	66.67	(66.67)	100.00
Contingency/Miscellaneous	6,650.00	26,350.00	(19,700.00)	39,525.00
Website Maintenance	1,480.00	1,680.00	(200.00)	2,520.00
Office Misc (Phone/Postage/Copies/Supplies/etc)	182.67	500.00	(317.33)	750.00
Dues, Licenses & Fees	175.00	116.67	58.33	175.00
Electric	2,295.14	6,666.67	(4,371.53)	10,000.00
General Insurance	4,252.00	3,000.00	1,252.00	4,500.00
Repairs & Maintenance - Entry	2,545.65	3,333.33	(787.68)	5,000.00
Lake Maintenance	20,250.00	20,000.00	250.00	30,000.00
Lake Improvements/R&M	450.00	2,666.67	(2,216.67)	4,000.00
Lake Improvements/Aerators	6,874.63	37,333.33	(30,458.70)	56,000.00
Landscape Maintenance	23,247.99	23,333.33	(85.34)	35,000.00
Landscape Improvement	6,561.01	12,866.67	(6,305.66)	19,300.00
Repairs & Maintenance - Irrigation/wetland tree maint	1,593.54	5,333.33	(3,739.79)	8,000.00
Entry Decorations	801.47	1,600.00	(798.53)	2,400.00
Miscellaneous	450.59	0.00	450.59	0.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$144,021.22</b>	<b>\$211,030.00</b>	<b>(\$67,008.78)</b>	<b>\$316,545.00</b>
<b>Income (Loss) from Operations</b>	<b>\$159,731.83</b>	<b>\$0.00</b>	<b>\$159,731.83</b>	<b>\$0.00</b>
<b><u>Other Income (Expense)</u></b>				
Interest Income	\$924.00	\$0.00	\$924.00	\$0.00
<b>Total Other Income (Expense)</b>	<b>\$924.00</b>	<b>\$0.00</b>	<b>\$924.00</b>	<b>\$0.00</b>
<b>Net Income (Loss)</b>	<b>\$160,655.83</b>	<b>\$0.00</b>	<b>\$160,655.83</b>	<b>\$0.00</b>

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

Staff Reports