

# 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, August 11, 2025, 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

Join online: <https://pfmccdd.webex.com/meet/ripollv>

## 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 July 14, 2025, Board of Supervisors' Meeting
2. Public Hearing on the Adoption of the District's Annual Budget
  - a. Public Comments and Testimony
  - b. Board Comments
  - c. Consideration of Resolution 2025-04, Adopting the Fiscal Year 2026 Budget and Appropriating Funds
3. Public Hearing on the Imposition of O&M Assessments
  - a. Public Comments and Testimony
  - b. Board Comments
  - c. Consideration of Resolution 2025-05, Imposing O&M Assessments and Certifying an Assessment Roll
4. Consideration of Resolution 2025-06, Adopting the Annual Meeting Schedule for Fiscal Year 2026
5. Discussion on No Fishing Signs
6. Update on Amelia National Entry Corridor Electrical & Lighting System Rebuild
7. Review and Consideration of Fence Proposals *(provided under separate cover)*
8. Update on Pond Maintenance
  - Midge Control
9. Review and Consideration of Tree Proposals
10. Discussion of Bermuda Ditch
11. Discussion Regarding the Potential Installation of a Fountain at Pond 10
12. Ratification of Partial Termination of Access and Maintenance Easement
13. Ratification of Payment Authorization Nos. 293 – 295



**pfm**

#### 14. Review and Consideration of District Financials

##### **Other Business**

- Staff Reports
  - District Counsel
  - District Engineer
  - District Manager
    - Work Order Spreadsheet
- Supervisors Requests

##### **Adjournment**



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# **Amelia National Community Development District**

**Consideration of the Minutes of the July 14,  
2025, Board of Supervisors' Meeting**

## **MINUTES OF MEETING**

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

**Monday, July 14, 2025, 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	
Gazmin Kerr	PFM Group Consulting LLC	(via phone)
Kiara Cuesta	PFM Group Consulting LLC	(via phone)
Jennifer Glasgow	District Acct. - PFM Group Consulting LLC	(via phone)
Katie Buchanan	District Counsel - Kutak Rock LLP	(via phone)
Leilani Chamberlain	Field Manager - Leland Management, Inc.	(via phone)

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 11:38 a.m. and roll call was initiated. Those in attendance are listed above.

#### **Public Comment Period**

A homeowner, Mr. Straton, had a comment regarding issues with trespassers jumping over the fence adjacent to his property. There was brief discussion regarding the location. It was noted this is at Lake 17, where there is no fence, and pictures were submitted. Mr. Kearney noted that the pond is CDD property, but the land is POA property. This issue needs to be directed to Mr. Veazey for the POA. Ms. Buchanan reviewed the location on the Property Appraiser's website.

Another resident had a comment regarding signage for residents to pick up dog waste. Mr. Kearney noted this would also be POA responsibility.

There was brief discussion regarding minors fishing in the pond and the liability of that. Mr. Kearney stated this has been a continued discussion with the POA, along with the possibility of getting a fence around the property.

After viewing the Property Appraiser's website, Ms. Buchanan noted there is CDD ownership in that area of the pond. Ms. Buchanan stated the District Engineer would have to confirm that a fence is not required around the pond, based on depth. If signage is posted, that negates the liability of anyone trespassing or fishing in the ponds. The County owns the buffer from the sidewalk to the fence. Ms. Buchanan will follow up with the County on what area they maintain.

Mr. Renfroe noted for any trespassing, the police need to be contacted.

There was discussion regarding placing a fence along the Concourse to the tree line. Mr. Kearney requested Ms. Chamberlain to get a quote for a fence along Concourse. Ms. Chamberlain noted that area is CDD responsibility, along with a few other areas. She reviewed the areas that belong to the Golf Course and the Developer as well. There was brief discussion regarding the type of fence needed.

Another resident also noted that trespassing is an ongoing problem. There was brief discussion regarding the allowance of reporting trespassers. Prior to that time, trespassers were only given a warning. Ms. Chamberlain noted that she has a case number that should be referenced when reporting trespassing.

## **SECOND ORDER OF BUSINESS**

### **General Business Matters**

#### **Consideration of the Minutes of the May 12, 2025, Board of Supervisors' Meeting**

The Board reviewed the minutes. Ms. Ripoll noted the minutes will be on the District's website.

Mr. Hebron requested the summary of the recent legislative session from District Counsel. Ms. Buchanan noted it was sent out, but she will re-forward to the Board.

ON MOTION by Mr. Renfroe, seconded by Ms. Stola, with all in favor, the Board approved the Minutes of the May 12, 2025, Board of Supervisors' Meeting.

### **Discussion on No Fishing Signs**

Ms. Stola gave an update on the "No Fishing" signs and gave an overview on what they will look like. She noted the golf course and ICI Homes have put up about 11 of the signs. There is a

Florida Statute listed on the signs, and they would be placed around the ponds. There will always be those who do not comply with the law, but the sign is a deterrent. She reviewed the pricing and noted they are approximately \$226.00 per sign, which includes the post and clamps. Ms. Stanley recommended another vendor and will provide the information to Ms. Stola.

There was brief discussion regarding the signs, the liability, and the areas that have been left open by the golf course work. It was noted the signs do negate some of the CDD's liability. Mr. Kearney stated any areas needing clean up from the golf course work need to be communicated with them.

It was noted there are "No Fishing" signs already located at the entry to Amelia National. Mr. Hebron requested uniformity with the signs. There was brief discussion on where the signs would be placed.

Ms. Stanley noted the signs she purchased were approximately \$32.00 per sign. The Board agreed to start with 15 signs. Ms. Stola will get the quotes to Ms. Chamberlain, and she will bring them back to the next Board meeting for review. This will be kept on the agenda.

#### **Discussion of Educational Email Blast**

Mr. Hebron gave an overview of the educational email blast and noted he always tried to educate first. He would like to start a monthly or bi-monthly email campaign for residents. This would remind residents of the rules and regulations within the District. Some of the topics would include the no fishing, feeding the wildlife, flood prevention, lawn clippings, planting, and an overview of the CDD.

Mr. Hebron will compile, and Ms. Chamberlain will send out the email blast. He requested community workshops to get input from residents that need clarification. Ms. Ripoll recommended holding the workshops after the Board meetings in order to give proper notice.

#### **Update on Pond Maintenance • Midge Control**

Mr. Phelleps was not in attendance, but provided an update of the report in the Board's agenda packet. The reports will be available on the POA website.

Ms. Ripoll gave an update and noted she had a Teams meeting with Mr. Phelleps, and Lake Doctors. Mr. Phelleps expressed his concerns about the ponds during that meeting. Ms. Ripoll is working to have more open communication with the Board and Lake Doctors.

Ms. Ripoll noted that Lake Doctors will now let her know when they are on property. She will share that information with the Board.

Mr. Kearney noted that Pond 32 air hose was broken by the golf course updates and repaired by Lake Doctors. This was paid for by the CDD. He requested that Ms. Chamberlain follow up with

the golf course in order to get Invoice #2052890 reimbursed. Ms. Stanley noted this was out of the scope of the golf course and they should not have had access to that area. Ms. Ripoll will follow up.

There was brief discussion regarding Mr. Phelleps' report and what is included in the report. It was noted that any time there is an issue with the ponds, residents should contact Ms. Chamberlain.

### **Review and Consideration of Gage Tree Care Proposal**

Ms. Chamberlain gave an overview of the Gage tree care proposal. She has previously worked with this vendor.

There was brief discussion regarding the need for the proposal. Ms. Chamberlain noted this is maintenance that has been done in the past and is something that should be considered, especially with storm season approaching.

Mr. Hebron asked for clarification on what was included in the proposal from the new landscaping team. Mr. Kearney noted there was an extra monthly service fee to complete tree trimming. The Board chose not to add that monthly service fee when proposed. Ms. Stola noted she had seen the landscaping team trim some of the trees when on property.

Mr. Kearney requested two more proposals prior to making a decision. Ms. Ripoll recommended getting a proposal from the current landscaping vendor. Ms. Chamberlain will follow up. This will be kept on the agenda.

### **Discussion of Bermuda Ditch**

Ms. Ripoll gave an update on the Bermuda Ditch. Residents contacted the POA regarding drainage issues. Mr. Veazey has been working on this project and is waiting for the survey to come in. This will determine what is causing the standing water and what needs to be done to alleviate the issue. This will be brought before the Board at the next meeting.

There was brief discussion regarding where the ditch is located.

Mr. Kearney asked for clarification regarding the process of turning over the culverts and gutters to the CDD from ICI Homes. Ms. Buchanan gave an overview of that process and noted the culverts and gutters are included in the stormwater system. The District Engineer signs a certificate noting that everything is in good working condition prior to this taking place. She noted that the last acquisition took place a few years ago for a pond on Wild Cherry.

Mr. Kearney noted there has never been a formal approval of acquiring roadway gutters. Ms. Buchanan will follow up with the District Engineer. This will be kept on the agenda.

A resident had a question regarding the ownership of the curbs and drains. He noted there are issues with degrading and drainage. Mr. Hebron gave an overview of the past issues.

There was brief discussion regarding the issues with degrading and drainage and the process of acquisition. Ms. Ripoll will look for a Certificate of Completion as well and follow up with District Counsel.

### **Update on Amelia National Entry Corridor Electrical & Lighting System Rebuild**

Ms. Chamberlain gave an update. She is awaiting a formal proposal from the trencher. The last proposed amount was \$30,000.00. The approved trenching budget is currently \$15,000.00. She is still reaching out to other vendors.

Ms. Ripoll noted the original trencher is no longer an option.

It was noted the holiday lighting vendor has been approved and larger wreaths have been requested. No deposit has been made, but the contract has been executed.

This will be kept on the agenda.

### **Ratification of Payment Authorization Nos. 282 – 291**

Ms. Ripoll noted these are contractual obligations that have already been approved. These are solely for ratification.

Mr. Hebron asked for clarification on some of the Payment Authorizations. Ms. Ripoll noted they were for lighting that had been approved and ordered. The other payment authorizations were for the aeration electric bills.

ON MOTION by Mr. Kearney, seconded by Ms. Stola, with all in favor, the Board ratified Payment Authorizations Nos. 282-291.

### **Review and Consideration of District Financials**

Ms. Ripoll stated the financials have been emailed and are as of April 2025. They are also available on the website. These will be approved at the next meeting.

ON MOTION by Mr. Kearney, seconded by Ms. Stola, with all in favor, the Board approved the District Financials.

## Staff Reports

**District Counsel** – No report.

**District Engineer** – No report.

**District Manager** –

- **Work Order Spreadsheet**

Ms. Ripoll requested permission to contact the District Engineers to work on a map of the water flow. This will be in conjunction with Mr. Phelleps.

Ms. Ripoll noted the next Board meeting will be on August 12, 2025, for the Budget Public Hearing.

Ms. Ripoll gave an overview of the Work Order Spreadsheet. This keeps track of all requests and projects within the District. This will be emailed to the Board in a bigger font.

## Audience Comments and Supervisor Requests

Mr. Kearney gave an update on the beavers. He noted he has reached out to Beaver Busters. There has been clogging and increased beaver activity. As of now, they are staying off property to the North.

Mr. Hebron asked for an update on the Wild Cherry curb issue. Ms. Ripoll noted this has been completed. There was brief discussion regarding this and that it may be a future issue.

Mr. Hebron also reviewed the meeting schedule for 2026 and recommended meeting every other month. There was brief discussion. Ms. Ripoll will work on the resolution to amend the dates. This will be on the next agenda.

There were no further audience comments or supervisor requests at this time.

## **FOURTH ORDER OF BUSINESS**

## **Adjournment**

Ms. Ripoll called for a motion.

ON MOTION by Ms. Stola, seconded by Mr. Renfro, with all in favor, the Board adjourned the July 14, 2025, Board of Supervisors Meeting for the Amelia National Community Development District at 12:54 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson



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# **Amelia National Community Development District**

## **Public Hearing on the Adoption of the District's Annual Budget**

- a. Public Comments and Testimony**
- b. Board Comments**
- c. Consideration of Resolution 2025-04,  
Adopting the Fiscal Year 2026 Budget and  
Appropriating Funds**

**RESOLUTION 2025-04  
[FY 2026 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Amelia National Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website, <https://amelianationalcdd.com>, in accordance with Section 189.016, *Florida Statutes*; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

**SECTION 1. BUDGET**

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Amelia National Community Development District for the Fiscal Year Ending September 30, 2026.”

- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District’s website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 11<sup>th</sup> DAY OF AUGUST 2025.**

ATTEST:

**AMELIA NATIONAL COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** FY 2026 Budget



**EXHIBIT A**  
**Amelia National Community Development District**  
 Proposed Fiscal Year 2026 Annual Operational & Maintenance Budget

	Actual Through 7/31/25	Anticipated Aug - Sept	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<b>Revenues</b>					
On Roll Assessments	\$ 243,950.19	-	\$ 243,950.19	\$ 243,528.62	\$ 243,528.62
Off Roll Assessments	73,016.39	-	73,016.39	73,016.38	73,016.38
Other Income & Other Financing Sources	3,850.59	1,275.00	5,125.59	-	-
Interest Income	648.00	-	648.00	-	-
<b>Net Revenues</b>	<b>\$ 321,465.17</b>	<b>\$ 1,275.00</b>	<b>\$ 322,740.17</b>	<b>\$ 316,545.00</b>	<b>\$ 316,545.00</b>
<b>Expenditures</b>					
Supervisor Fees	\$ 5,600.00	\$ 800.00	\$ 6,400.00	\$ 7,000.00	\$ 7,000.00
Public Official Insurance	4,040.00	-	4,040.00	3,822.50	3,830.00
Trustee Fees	7,758.01	-	7,758.01	7,800.00	8,296.76
District Management Fees	30,250.00	6,050.00	36,300.00	36,300.00	38,100.00
Field Management Fees	9,250.00	1,850.00	11,100.00	11,100.00	11,100.00
District Engineer	-	-	-	-	5,000.00
District Engineer - Reserves	1,410.68	589.32	2,000.00	2,000.00	2,000.00
Engineering Inspections - Reserves	-	-	-	5,000.00	5,000.00
Disclosure Agent	3,750.00	2,250.00	6,000.00	6,000.00	5,000.00
Property Appraiser Fee	6,424.00	-	6,424.00	5,800.00	6,500.00
District Counsel	5,753.00	1,917.67	7,670.67	4,000.00	4,000.00
Assessment Administration	5,000.00	-	5,000.00	5,000.00	7,500.00
Re-amortization Schedule	250.00	250.00	500.00	500.00	500.00
Audit Fees	4,600.00	-	4,600.00	4,800.00	4,800.00
Arbitrage	-	1,000.00	1,000.00	1,000.00	1,000.00
Tax Document Preparation Fee	-	-	-	-	48.00
Legal Advertising	535.94	300.00	835.94	1,500.00	1,000.00
Bank Fees	-	-	-	100.00	100.00
Contingency/Miscellaneous	-	30,000.00	30,000.00	31,950.50	28,281.00
Website Maintenance	2,000.00	520.00	2,520.00	2,520.00	2,700.00
Office Misc (Phone/Postage/Copies/Supplies/etc)	647.39	150.00	797.39	750.00	750.00
Dues, Licenses & Fees	175.00	-	175.00	175.00	175.00
Electric	4,678.80	1,403.64	6,082.44	10,000.00	10,000.00
Wetlands Water Table Management	7,650.00	2,550.00	10,200.00	6,300.00	5,100.00
General Insurance	4,422.00	-	4,422.00	4,677.00	4,978.20
Crime Insurance	-	-	-	-	500.00
Repairs & Maintenance - Entry	2,174.00	434.80	2,608.80	5,000.00	5,000.00
Repairs & Maintenance - Irrigation/wetland tree maintenance	3,037.50	607.50	3,645.00	8,000.00	8,000.00
Lake Maintenance	30,947.00	6,189.40	37,136.40	32,750.00	38,500.00
Landscape Maintenance	37,180.06	13,446.51	50,626.57	35,000.00	53,786.04
Landscape Improvement	3,994.65	798.93	4,793.58	19,300.00	4,000.00
Lake Improvements Repairs and Maint	2,200.00	1,800.00	4,000.00	4,000.00	4,000.00
Lake Treatment	-	-	-	-	5,000.00
Front Entry Refurbishment	16,445.42	3,554.58	20,000.00	20,000.00	-
Entry Decorations	4,440.00	-	4,440.00	4,400.00	5,000.00
Lake Improvements/Aerators New	-	-	-	30,000.00	30,000.00
<b>Operating &amp; Maintenance Expenditures</b>	<b>\$ 204,613.45</b>	<b>\$ 76,462.35</b>	<b>\$ 281,075.80</b>	<b>\$ 316,545.00</b>	<b>\$ 316,545.00</b>
<b>Net Income (Loss)</b>	<b>\$ 116,851.72</b>	<b>\$ (75,187.35)</b>	<b>\$ 41,664.37</b>	<b>\$ -</b>	<b>\$ -</b>

**750 Total Units**

<b>Per Unit Assessment Net</b>	<b>\$ 422.06</b>	\$	-
<b>Per Unit Assessment Gross</b>	<b>\$ 449.00</b>		

**750 Total Units**

Previous

<b>Per Unit Assessment Net</b>	<b>\$ 422.06</b>
<b>Per Unit Assessment Gross</b>	<b>\$ 449.00</b>



# Amelia National CDD Fiscal Year 2026

## **Budget Item Description**

### **Revenues:**

#### **On-Roll Assessments**

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as “On-Roll Assessments.”

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### **Expenditures:**

#### **Supervisor Fees**

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

#### **Public Official Insurance**

Supervisors’ and Officers’ liability insurance.

#### **Trustee Fees**

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the District trust accounts.

#### **District Management Fees**

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit “A” of the Management Agreement.

#### **Field Management Fees**

Reimbursable expenses such as rental car, gas, tolls and/or mileage incurred by the Field Manager for site visits.

#### **District Engineer - Reserves**

The District’s engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the District throughout the year. This account sets aside funds to pay for anything that might come up.



# Amelia National CDD Fiscal Year 2026

## **Engineering Inspections - Reserves**

The District's engineer provides general engineering services to the District. This account sets aside funds to pay for any engineering inspections the district may have.

## **Disclosure Agent**

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the disclosure agent provides to the trustee and bond holders.

## **Property Appraiser Fee**

Cost incurred for a copy of the annual parcel listing for parcels within the District from the county.

## **District Counsel**

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

## **Assessment Administration**

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser. Note that the increase this year is due to the Series 2006 property that platted and is now assessed on the tax bill. This results in additional work for the PFM team.

## **Re-amortization Schedules**

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

## **Audit Fees**

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

## **Arbitrage**

Annual computations are necessary to calculate arbitrage rebate liability to ensure the District's compliance with all tax regulations.

## **Tax Document Preparation Fee**

Annual 1099 processing is required to be electronically filed. These are the fee association with the electronic filing.



# Amelia National CDD Fiscal Year 2026

## **Legal Advertising**

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to monthly meetings, special meetings, and public hearings for the District.

## **Bank Fees**

Bank fees associated with the services the District uses with the bank (e.g. remote deposit capture, positive pay, wire transfers, ACH payments, monthly maintenance, etc.).

## **Contingency/Miscellaneous**

Other expenses incurred throughout the year.

## **Website Maintenance**

Website maintenance fee.

## **Office Miscellaneous**

Other administrative and grounds expenses incurred throughout the year. Specifically, checks, postage and printing.

## **Dues, Licenses & Fees**

The District is required to pay an annual fee to the Department of Economic Opportunity.

## **Electric**

The fountain pump and entrance require electricity to operate effectively.

## **Wetlands Water Table Management**

Beaver trapping.

## **General Insurance**

General liability insurance.

## **Repair & Maintenance-Entry**

Repair & maintenance of District equipment, plant, or property.

## **Repair & Maintenance – Irrigation/wetland/tree maintenance**

Inspection and repair of irrigation system, wetlands and trees.

## **Lake Maintenance**

Maintenance of lakes owned by District.



# Amelia National CDD Fiscal Year 2026

## **Landscape Maintenance**

Contracted landscaping and Common Area Maintenance within the boundaries of the District.

## **Landscape Improvements**

Improvements in landscape above and beyond what is already contracted for property owned by District.

## **Lake Improvements Repairs and Maintenance**

Maintenance and repairs of the aeration system in lakes.

## **Front Entry Refurbishment**

Ongoing refurbishing of the front entrance.

## **Entry Decorations**

District decorations for the holidays.

## **Lake Improvements/Aerators New**

Installation of new aerators.



Amelia National CDD  
Proposed Debt Service Fund Budget  
Series 2006 A and 2021 A Special Assessment  
Bonds FY 2026

"Exhibit B"	Proposed FY 2026 Budget
Description	
<b><u>Revenues:</u></b>	
Special Assessments 2021A	\$281,277.40
Special Assessments 2006A	\$413,409
<b>Total Revenues</b>	<b>\$694,687</b>
 <b><u>Expenditures:</u></b>	
Series 2021A - Interest 11/1/25	\$25,185
Series 2021A - Interest 5/1/26	\$25,185
Series 2021A - Principal 5/1/26	\$208,000
Series 2006A - Interest 11/1/25	\$79,416
Series 2006A - Interest 5/1/26	\$79,416
Series 2006A - Principal 5/1/26	\$180,000
<b>Total Expenditures</b>	<b>\$597,201</b>
 <b>Excess Revenues / (Expenditures)</b>	 <b>\$97,486</b>
 11/1/26 Interest Series 2021A	 \$22,907.40
11/1/26 Interest Series 2006A	\$74,578.13
<b>Total</b>	<b>\$97,485.53</b>



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# **Amelia National Community Development District**

## **Public Hearing on the Imposition of O&M Assessments**

- a. Public Comments and Testimony**
- b. Board Comments**
- c. Consideration of Resolution 2025-05,  
Imposing O&M Assessments and Certifying an  
Assessment Roll**

**RESOLUTION 2025-05  
[FY 2026 ASSESSMENT RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Nassau County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”), attached hereto as **Exhibit A**; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

**WHEREAS**, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District’s Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B (“Assessment Roll”)**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.



6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED THIS 11<sup>TH</sup> DAY OF AUGUST, 2025.**

ATTEST:

**AMELIA NATIONAL COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Adopted Budget

**Exhibit B:** Assessment Roll



**EXHIBIT A**  
**Amelia National Community Development District**  
 Proposed Fiscal Year 2026 Annual Operational & Maintenance Budget

	Actual Through 7/31/25	Anticipated Aug - Sept	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<b>Revenues</b>					
On Roll Assessments	\$ 243,950.19	-	\$ 243,950.19	\$ 243,528.62	\$ 243,528.62
Off Roll Assessments	73,016.39	-	73,016.39	73,016.38	73,016.38
Other Income & Other Financing Sources	3,850.59	1,275.00	5,125.59	-	-
Interest Income	648.00	-	648.00	-	-
<b>Net Revenues</b>	<b>\$ 321,465.17</b>	<b>\$ 1,275.00</b>	<b>\$ 322,740.17</b>	<b>\$ 316,545.00</b>	<b>\$ 316,545.00</b>
<b>Expenditures</b>					
Supervisor Fees	\$ 5,600.00	\$ 800.00	\$ 6,400.00	\$ 7,000.00	\$ 7,000.00
Public Official Insurance	4,040.00	-	4,040.00	3,822.50	3,830.00
Trustee Fees	7,758.01	-	7,758.01	7,800.00	8,296.76
District Management Fees	30,250.00	6,050.00	36,300.00	36,300.00	38,100.00
Field Management Fees	9,250.00	1,850.00	11,100.00	11,100.00	11,100.00
District Engineer	-	-	-	-	5,000.00
District Engineer - Reserves	1,410.68	589.32	2,000.00	2,000.00	2,000.00
Engineering Inspections - Reserves	-	-	-	5,000.00	5,000.00
Disclosure Agent	3,750.00	2,250.00	6,000.00	6,000.00	5,000.00
Property Appraiser Fee	6,424.00	-	6,424.00	5,800.00	6,500.00
District Counsel	5,753.00	1,917.67	7,670.67	4,000.00	4,000.00
Assessment Administration	5,000.00	-	5,000.00	5,000.00	7,500.00
Re-amortization Schedule	250.00	250.00	500.00	500.00	500.00
Audit Fees	4,600.00	-	4,600.00	4,800.00	4,800.00
Arbitrage	-	1,000.00	1,000.00	1,000.00	1,000.00
Tax Document Preparation Fee	-	-	-	-	48.00
Legal Advertising	535.94	300.00	835.94	1,500.00	1,000.00
Bank Fees	-	-	-	100.00	100.00
Contingency/Miscellaneous	-	30,000.00	30,000.00	31,950.50	28,281.00
Website Maintenance	2,000.00	520.00	2,520.00	2,520.00	2,700.00
Office Misc (Phone/Postage/Copies/Supplies/etc)	647.39	150.00	797.39	750.00	750.00
Dues, Licenses & Fees	175.00	-	175.00	175.00	175.00
Electric	4,678.80	1,403.64	6,082.44	10,000.00	10,000.00
Wetlands Water Table Management	7,650.00	2,550.00	10,200.00	6,300.00	5,100.00
General Insurance	4,422.00	-	4,422.00	4,677.00	4,978.20
Crime Insurance	-	-	-	-	500.00
Repairs & Maintenance - Entry	2,174.00	434.80	2,608.80	5,000.00	5,000.00
Repairs & Maintenance - Irrigation/wetland tree maintenance	3,037.50	607.50	3,645.00	8,000.00	8,000.00
Lake Maintenance	30,947.00	6,189.40	37,136.40	32,750.00	38,500.00
Landscape Maintenance	37,180.06	13,446.51	50,626.57	35,000.00	53,786.04
Landscape Improvement	3,994.65	798.93	4,793.58	19,300.00	4,000.00
Lake Improvements Repairs and Maint	2,200.00	1,800.00	4,000.00	4,000.00	4,000.00
Lake Treatment	-	-	-	-	5,000.00
Front Entry Refurbishment	16,445.42	3,554.58	20,000.00	20,000.00	-
Entry Decorations	4,440.00	-	4,440.00	4,400.00	5,000.00
Lake Improvements/Aerators New	-	-	-	30,000.00	30,000.00
<b>Operating &amp; Maintenance Expenditures</b>	<b>\$ 204,613.45</b>	<b>\$ 76,462.35</b>	<b>\$ 281,075.80</b>	<b>\$ 316,545.00</b>	<b>\$ 316,545.00</b>
<b>Net Income (Loss)</b>	<b>\$ 116,851.72</b>	<b>\$ (75,187.35)</b>	<b>\$ 41,664.37</b>	<b>\$ -</b>	<b>\$ -</b>

**750 Total Units**

<b>Per Unit Assessment Net</b>	<b>\$ 422.06</b>	\$ -
<b>Per Unit Assessment Gross</b>	<b>\$ 449.00</b>	

**750 Total Units**

Previous

<b>Per Unit Assessment Net</b>	<b>\$ 422.06</b>
<b>Per Unit Assessment Gross</b>	<b>\$ 449.00</b>



Amelia National CDD  
Proposed Debt Service Fund Budget  
Series 2006 A and 2021 A Special Assessment  
Bonds FY 2026

"Exhibit B"	Proposed FY 2026 Budget
Description	
<b><u>Revenues:</u></b>	
Special Assessments 2021A	\$281,277.40
Special Assessments 2006A	\$413,409
<b>Total Revenues</b>	<b>\$694,687</b>
 <b><u>Expenditures:</u></b>	
Series 2021A - Interest 11/1/25	\$25,185
Series 2021A - Interest 5/1/26	\$25,185
Series 2021A - Principal 5/1/26	\$208,000
Series 2006A - Interest 11/1/25	\$79,416
Series 2006A - Interest 5/1/26	\$79,416
Series 2006A - Principal 5/1/26	\$180,000
<b>Total Expenditures</b>	<b>\$597,201</b>
 <b>Excess Revenues / (Expenditures)</b>	 <b>\$97,486</b>
 11/1/26 Interest Series 2021A	 \$22,907.40
11/1/26 Interest Series 2006A	\$74,578.13
<b>Total</b>	<b>\$97,485.53</b>

**Exhibit B**  
Assessment Roll

## Amelia National CDD Tax Roll FY26

Parcel ID		2021 DS	2006 DS	O&M	Total
26-2N-28-0000-0001-0100					
26-2N-28-006A-0001-0000		955.23		449	1404.23
26-2N-28-006A-0002-0000		0		449	449
26-2N-28-006A-0003-0000		955.23		449	1404.23
26-2N-28-006A-0004-0000		955.23		449	1404.23
26-2N-28-006A-0005-0000		955.23		449	1404.23
26-2N-28-006A-0006-0000		955.23		449	1404.23
26-2N-28-006A-0007-0000		0		449	449
26-2N-28-006A-0008-0000		0		449	449
26-2N-28-006A-0009-0000		0		449	449
26-2N-28-006A-000L-0000					0
26-2N-28-006A-000N-0000					0
26-2N-28-006A-000R-0000					0
26-2N-28-006A-0010-0000		955.23		449	1404.23
26-2N-28-006A-0011-0000		955.23		449	1404.23
26-2N-28-006A-0012-0000		955.23		449	1404.23
26-2N-28-006A-0013-0000		955.23		449	1404.23
26-2N-28-006A-0014-0000		955.23		449	1404.23
26-2N-28-006A-0015-0000		955.23		449	1404.23
26-2N-28-006A-0016-0000		955.23		449	1404.23
26-2N-28-006A-0017-0000		955.23		449	1404.23
26-2N-28-006A-0018-0000		955.23		449	1404.23
26-2N-28-006A-0019-0000		0		449	449
26-2N-28-006A-0020-0000		955.23		449	1404.23
26-2N-28-006A-0021-0000		955.23		449	1404.23
26-2N-28-006A-0022-0000		0		449	449
26-2N-28-006A-0023-0000		955.23		449	1404.23
26-2N-28-006A-0024-0000		955.23		449	1404.23
26-2N-28-006A-0025-0000		955.23		449	1404.23
26-2N-28-006A-0026-0000		955.23		449	1404.23
26-2N-28-006A-0027-0000		955.23		449	1404.23
26-2N-28-006A-0028-0000		0		449	449
26-2N-28-006A-0029-0000		0		449	449
26-2N-28-006A-0030-0000		0		449	449
26-2N-28-006A-0031-0000		955.23		449	1404.23
26-2N-28-006A-0032-0000		955.23		449	1404.23
26-2N-28-006A-0033-0000		955.23		449	1404.23
26-2N-28-006A-0034-0000		955.23		449	1404.23
26-2N-28-006A-0035-0000		955.23		449	1404.23
26-2N-28-006A-0036-0000		955.23		449	1404.23
26-2N-28-006A-0037-0000		955.23		449	1404.23

## Amelia National CDD Tax Roll FY26

Parcel ID		2021 DS	2006 DS	O&M	Total
26-2N-28-006A-0038-0000		955.23		449	1404.23
26-2N-28-006A-0039-0000		955.23		449	1404.23
26-2N-28-006A-0040-0000		955.23		449	1404.23
26-2N-28-006A-0041-0000		955.23		449	1404.23
26-2N-28-006A-0042-0000		955.23		449	1404.23
26-2N-28-006A-0043-0000		955.23		449	1404.23
26-2N-28-006A-0044-0000		955.23		449	1404.23
26-2N-28-006A-0045-0000		0		449	449
26-2N-28-006A-0046-0000		0		449	449
26-2N-28-006A-0047-0000		955.23		449	1404.23
26-2N-28-006A-0048-0000		955.23		449	1404.23
26-2N-28-006A-0049-0000		0		449	449
26-2N-28-006A-0050-0000		955.23		449	1404.23
26-2N-28-006A-0051-0000		955.23		449	1404.23
26-2N-28-006A-0052-0000		955.23		449	1404.23
26-2N-28-006A-0053-0000		955.23		449	1404.23
26-2N-28-006A-0054-0000		0		449	449
26-2N-28-006A-0055-0000		955.23		449	1404.23
26-2N-28-006A-0056-0000		955.23		449	1404.23
26-2N-28-006A-0057-0000		955.23		449	1404.23
26-2N-28-006A-0058-0000		955.23		449	1404.23
26-2N-28-006A-0059-0000		955.23		449	1404.23
26-2N-28-006A-0060-0000		0		449	449
26-2N-28-006A-0061-0000		955.23		449	1404.23
26-2N-28-006A-0062-0000		0		449	449
26-2N-28-006A-0063-0000		955.23		449	1404.23
26-2N-28-006A-0064-0000		955.23		449	1404.23
26-2N-28-006A-0065-0000		955.23		449	1404.23
26-2N-28-006A-0066-0000		955.23		449	1404.23
26-2N-28-006A-0067-0000		955.23		449	1404.23
26-2N-28-006A-0068-0000		0		449	449
26-2N-28-006A-0069-0000		955.23		449	1404.23
26-2N-28-006A-0070-0000		0		449	449
26-2N-28-006A-0071-0000		955.23		449	1404.23
26-2N-28-006A-0072-0000		955.23		449	1404.23
26-2N-28-006A-0073-0000		955.23		449	1404.23
26-2N-28-006A-0074-0000		955.23		449	1404.23
26-2N-28-006A-0075-0000		955.23		449	1404.23
26-2N-28-006A-0076-0000		955.23		449	1404.23
26-2N-28-006A-0077-0000		955.23		449	1404.23
26-2N-28-006A-0078-0000		955.23		449	1404.23

## Amelia National CDD Tax Roll FY26

Parcel ID		2021 DS	2006 DS	O&M	Total
26-2N-28-006A-0079-0000		0		449	449
26-2N-28-006A-0080-0000		0		449	449
26-2N-28-006A-0081-0000		955.23		449	1404.23
26-2N-28-006A-0082-0000		955.23		449	1404.23
26-2N-28-006A-0083-0000		955.23		449	1404.23
26-2N-28-006A-0084-0000		0		449	449
26-2N-28-006A-0085-0000		955.23		449	1404.23
26-2N-28-006A-0086-0000		955.23		449	1404.23
26-2N-28-006A-0087-0000		955.23		449	1404.23
26-2N-28-006A-0088-0000		955.23		449	1404.23
26-2N-28-006A-0089-0000		955.23		449	1404.23
26-2N-28-006A-0090-0000		955.23		449	1404.23
26-2N-28-006A-0091-0000		955.23		449	1404.23
26-2N-28-006A-0092-0000		955.23		449	1404.23
26-2N-28-006A-0093-0000		955.23		449	1404.23
26-2N-28-006A-0094-0000		955.23		449	1404.23
26-2N-28-006A-0095-0000		955.23		449	1404.23
26-2N-28-006A-0096-0000		955.23		449	1404.23
26-2N-28-006A-0097-0000		955.23		449	1404.23
26-2N-28-006A-0098-0000		955.23		449	1404.23
26-2N-28-006A-0099-0000		955.23		449	1404.23
26-2N-28-006A-00C1-0000					0
26-2N-28-006A-00C1-0000					0
26-2N-28-006A-00F1-0000					0
26-2N-28-006A-00G1-0000		15011.14		449	15460.14
26-2N-28-006A-00G1-0000					0
26-2N-28-006A-00G1-0000					0
26-2N-28-006A-00L1-0000					0
26-2N-28-006A-0100-0000		955.23		449	1404.23
26-2N-28-006A-0101-0000		0		449	449
26-2N-28-006A-0102-0000		0		449	449
26-2N-28-006A-0103-0000		0		449	449
26-2N-28-006A-0104-0000		0		449	449
26-2N-28-006A-0105-0000		955.23		449	1404.23
26-2N-28-006A-0106-0000		955.23		449	1404.23
26-2N-28-006A-0107-0000		0		449	449
26-2N-28-006A-0108-0000		955.23		449	1404.23
26-2N-28-006A-0109-0000		955.23		449	1404.23
26-2N-28-006A-0110-0000		0		449	449
26-2N-28-006A-0111-0000		955.23		449	1404.23
26-2N-28-006A-0112-0000		0		449	449

## Amelia National CDD Tax Roll FY26

Parcel ID		2021 DS	2006 DS	O&M	Total
26-2N-28-006A-0113-0000		0		449	449
26-2N-28-006A-0114-0000		0		449	449
26-2N-28-006A-0115-0000		0		449	449
26-2N-28-006A-0116-0000		955.23		449	1404.23
26-2N-28-006A-0117-0000		955.23		449	1404.23
26-2N-28-006A-0118-0000		955.23		449	1404.23
26-2N-28-006A-0119-0000		955.23		449	1404.23
26-2N-28-006A-0120-0000		955.23		449	1404.23
26-2N-28-006A-0121-0000		0		449	449
26-2N-28-006A-0122-0000		955.23		449	1404.23
26-2N-28-006A-0123-0000		0		449	449
26-2N-28-006A-0124-0000		0		449	449
26-2N-28-006A-0125-0000		955.23		449	1404.23
26-2N-28-006A-0126-0000		955.23		449	1404.23
26-2N-28-006A-0127-0000		0		449	449
26-2N-28-006A-0128-0000		955.23		449	1404.23
26-2N-28-006A-0129-0000		955.23		449	1404.23
26-2N-28-006A-0130-0000		955.23		449	1404.23
26-2N-28-006A-0131-0000		955.23		449	1404.23
26-2N-28-006A-0132-0000		0		449	449
26-2N-28-006A-0133-0000		955.23		449	1404.23
26-2N-28-006A-0134-0000		955.23		449	1404.23
26-2N-28-006A-0135-0000		955.23		449	1404.23
26-2N-28-006A-0136-0000		955.23		449	1404.23
26-2N-28-006A-0137-0000		955.23		449	1404.23
26-2N-28-006A-0138-0000		0		449	449
26-2N-28-006A-0139-0000		955.23		449	1404.23
26-2N-28-006A-0140-0000		955.23		449	1404.23
26-2N-28-006A-0141-0000		955.23		449	1404.23
26-2N-28-006A-0142-0000		955.23		449	1404.23
26-2N-28-006A-0143-0000		955.23		449	1404.23
26-2N-28-006A-0144-0000		955.23		449	1404.23
26-2N-28-006A-0145-0000		955.23		449	1404.23
26-2N-28-006A-0146-0000		955.23		449	1404.23
26-2N-28-006A-0147-0000		955.23		449	1404.23
26-2N-28-006A-0148-0000		955.23		449	1404.23
26-2N-28-006A-0149-0000		955.23		449	1404.23
26-2N-28-006A-0150-0000		955.23		449	1404.23
26-2N-28-006A-0151-0000		0		449	449
26-2N-28-006A-0152-0000		955.23		449	1404.23
26-2N-28-006A-0153-0000		955.23		449	1404.23

## Amelia National CDD Tax Roll FY26

Parcel ID		2021 DS	2006 DS	O&M	Total
26-2N-28-006A-0154-0000		0		449	449
26-2N-28-006A-0155-0000		0		449	449
26-2N-28-006A-0156-0000		955.23		449	1404.23
26-2N-28-006A-0157-0000		955.23		449	1404.23
26-2N-28-006A-0158-0000		955.23		449	1404.23
26-2N-28-006A-0159-0000		955.23		449	1404.23
26-2N-28-006A-0180-0000		0		449	449
26-2N-28-006A-0181-0000		0		449	449
26-2N-28-006A-0182-0000		0		449	449
26-2N-28-006A-0183-0000		0		449	449
26-2N-28-006A-0184-0000		0		449	449
26-2N-28-006A-0185-0000		0		449	449
26-2N-28-006A-0186-0000		0		449	449
26-2N-28-006A-0187-0000		0		449	449
26-2N-28-006A-0188-0000		0		449	449
26-2N-28-006A-0189-0000		0		449	449
26-2N-28-006A-0190-0000		0		449	449
26-2N-28-006A-0191-0000		0		449	449
26-2N-28-006A-0192-0000		0		449	449
26-2N-28-006A-0193-0000		0		449	449
26-2N-28-006A-0194-0000		0		449	449
26-2N-28-006A-0195-0000		0		449	449
26-2N-28-006A-0196-0000		0		449	449
26-2N-28-006A-0197-0000		0		449	449
26-2N-28-006A-0198-0000		0		449	449
26-2N-28-006A-0199-0000		955.23		449	1404.23
26-2N-28-006A-0200-0000		0		449	449
26-2N-28-006A-0201-0000		955.23		449	1404.23
26-2N-28-006A-0202-0000		0		449	449
26-2N-28-006A-0203-0000		0		449	449
26-2N-28-006A-0204-0000		0		449	449
26-2N-28-006A-0205-0000		0		449	449
26-2N-28-006A-0205-0010					0
26-2N-28-006A-0206-0000		0		449	449
26-2N-28-006A-0207-0000		0		449	449
26-2N-28-006A-0208-0000		0		449	449
26-2N-28-006A-0209-0000		0		449	449
26-2N-28-006A-0210-0000		955.23		449	1404.23
26-2N-28-006A-0211-0000		0		449	449
26-2N-28-006A-0212-0000		0		449	449
26-2N-28-006A-0213-0000		0		449	449

## Amelia National CDD Tax Roll FY26

Parcel ID		2021 DS	2006 DS	O&M	Total
26-2N-28-006A-0214-0000		955.23		449	1404.23
26-2N-28-006A-0215-0000		955.23		449	1404.23
26-2N-28-006A-0216-0000		0		449	449
26-2N-28-006A-0217-0000		0		449	449
26-2N-28-006A-0218-0000		0		449	449
26-2N-28-006A-0219-0000		0		449	449
26-2N-28-006A-0220-0000		955.23		449	1404.23
26-2N-28-006A-0221-0000		955.23		449	1404.23
26-2N-28-006A-0222-0000		0		449	449
26-2N-28-006A-0223-0000		955.23		449	1404.23
26-2N-28-006A-0224-0000		0		449	449
26-2N-28-006A-0225-0000		955.23		449	1404.23
26-2N-28-006A-0226-0000		0		449	449
26-2N-28-006A-0227-0000		0		449	449
26-2N-28-006A-0228-0000		955.23		449	1404.23
26-2N-28-006A-0229-0000		955.23		449	1404.23
26-2N-28-006A-0230-0000		955.23		449	1404.23
26-2N-28-006A-0231-0000		0		449	449
26-2N-28-006A-0232-0000		955.23		449	1404.23
26-2N-28-006A-0233-0000		0		449	449
26-2N-28-006A-0234-0000		0		449	449
26-2N-28-006A-0235-0000		0		449	449
26-2N-28-006A-0236-0000		955.23		449	1404.23
26-2N-28-006A-0237-0000		0		449	449
26-2N-28-006A-0238-0000		0		449	449
26-2N-28-006A-0239-0000		955.23		449	1404.23
26-2N-28-006A-0240-0000		0		449	449
26-2N-28-006A-0241-0000		0		449	449
26-2N-28-006A-0242-0000		955.23		449	1404.23
26-2N-28-006A-0243-0000		0		449	449
26-2N-28-006A-0244-0000		0		449	449
26-2N-28-006A-0245-0000		955.23		449	1404.23
26-2N-28-006A-0246-0000		955.23		449	1404.23
26-2N-28-006A-0247-0000		955.23		449	1404.23
26-2N-28-006A-0248-0000		955.23		449	1404.23
26-2N-28-006A-0249-0000		0		449	449
26-2N-28-006A-0250-0000		955.23		449	1404.23
26-2N-28-006A-0251-0000		955.23		449	1404.23
26-2N-28-006A-0252-0000		955.23		449	1404.23
26-2N-28-006A-0253-0000		0		449	449
26-2N-28-006A-0254-0000		0		449	449

## Amelia National CDD Tax Roll FY26

Parcel ID		2021 DS	2006 DS	O&M	Total
26-2N-28-006A-0255-0000		955.23		449	1404.23
26-2N-28-006A-0256-0000		955.23		449	1404.23
26-2N-28-006A-0257-0000		955.23		449	1404.23
26-2N-28-006A-0258-0000		955.23		449	1404.23
26-2N-28-006A-0259-0000		955.23		449	1404.23
26-2N-28-006A-0260-0000		955.23		449	1404.23
26-2N-28-006A-0261-0000		0		449	449
26-2N-28-006A-0262-0000		0		449	449
26-2N-28-006A-0263-0000		0		449	449
26-2N-28-006A-0264-0000		955.23		449	1404.23
26-2N-28-006A-0265-0000		955.23		449	1404.23
26-2N-28-006A-0266-0000		0		449	449
26-2N-28-006A-0267-0000		955.23		449	1404.23
26-2N-28-006A-0268-0000		955.23		449	1404.23
26-2N-28-006A-0269-0000		955.23		449	1404.23
26-2N-28-006A-0270-0000		0		449	449
26-2N-28-006A-0271-0000		955.23		449	1404.23
26-2N-28-006A-0272-0000		0		449	449
26-2N-28-006A-0273-0000		0		449	449
26-2N-28-006A-0274-0000		0		449	449
26-2N-28-006A-0275-0000		0		449	449
26-2N-28-006A-0276-0000		955.23		449	1404.23
26-2N-28-006A-0277-0000		955.23		449	1404.23
26-2N-28-006A-0278-0000		955.23		449	1404.23
26-2N-28-006A-0279-0000		0		449	449
26-2N-28-006A-0280-0000		0		449	449
26-2N-28-006A-0281-0000		0		449	449
26-2N-28-006A-0282-0000		0		449	449
26-2N-28-006A-0283-0000		955.23		449	1404.23
26-2N-28-006A-0284-0000		955.23		449	1404.23
26-2N-28-006A-0285-0000		955.23		449	1404.23
26-2N-28-006A-0286-0000		0		449	449
26-2N-28-006A-0287-0000		955.23		449	1404.23
26-2N-28-006A-0288-0000		0		449	449
26-2N-28-006A-0289-0000		955.23		449	1404.23
26-2N-28-006A-0290-0000		0		449	449
26-2N-28-006A-0291-0000		955.23		449	1404.23
26-2N-28-006A-0292-0000		0		449	449
26-2N-28-006A-0293-0000		955.23		449	1404.23
26-2N-28-006A-0294-0000		955.23		449	1404.23
26-2N-28-006A-0295-0000		0		449	449

## Amelia National CDD Tax Roll FY26

Parcel ID		2021 DS	2006 DS	O&M	Total
26-2N-28-006A-0296-0000		0		449	449
26-2N-28-006A-0297-0000		0		449	449
26-2N-28-006A-0298-0000		0		449	449
26-2N-28-006A-0299-0000		955.23		449	1404.23
26-2N-28-006A-0300-0000		0		449	449
26-2N-28-006A-0301-0000		0		449	449
26-2N-28-006A-0302-0000		955.23		449	1404.23
26-2N-28-006A-0303-0000		955.23		449	1404.23
26-2N-28-006A-0304-0000		0		449	449
26-2N-28-006A-0305-0000		955.23		449	1404.23
26-2N-28-006A-0306-0000		955.23		449	1404.23
26-2N-28-006A-0307-0000		0		449	449
26-2N-28-006A-0308-0000		955.23		449	1404.23
26-2N-28-006A-0309-0000		955.23		449	1404.23
26-2N-28-006A-0309-0010					0
26-2N-28-006A-0310-0000		0		449	449
26-2N-28-006A-0310-0010					0
26-2N-28-006A-0311-0000		0		449	449
26-2N-28-006A-0312-0000		0		449	449
26-2N-28-006A-0313-0000		955.23		449	1404.23
26-2N-28-006A-0314-0000		0		449	449
26-2N-28-006A-0315-0000		0		449	449
26-2N-28-006A-0316-0000		0		449	449
26-2N-28-006A-0317-0000		955.23		449	1404.23
26-2N-28-006A-0318-0000		955.23		449	1404.23
26-2N-28-006A-0319-0000		0		449	449
26-2N-28-006A-0320-0000		0		449	449
26-2N-28-006A-0321-0000		0		449	449
26-2N-28-006A-0322-0000		955.23		449	1404.23
26-2N-28-006A-0323-0000		0		449	449
26-2N-28-006A-0324-0000		0		449	449
26-2N-28-006A-0325-0000		955.23		449	1404.23
26-2N-28-006A-0326-0000		955.23		449	1404.23
26-2N-28-006A-0327-0000		955.23		449	1404.23
26-2N-28-006A-0328-0000		955.23		449	1404.23
26-2N-28-006A-0329-0000		955.23		449	1404.23
26-2N-28-006A-0330-0000		955.23		449	1404.23
26-2N-28-006A-0331-0000		955.23		449	1404.23
26-2N-28-006A-0332-0000		955.23		449	1404.23
26-2N-28-006A-0333-0000		0		449	449
26-2N-28-006A-0334-0000		955.23		449	1404.23

## Amelia National CDD Tax Roll FY26

Parcel ID		2021 DS	2006 DS	O&M	Total
26-2N-28-006A-0335-0000		955.23		449	1404.23
26-2N-28-006A-0336-0000		955.23		449	1404.23
26-2N-28-006A-0337-0000		955.23		449	1404.23
26-2N-28-006A-0338-0000		955.23		449	1404.23
26-2N-28-006A-0339-0000		955.23		449	1404.23
26-2N-28-006A-0340-0000		0		449	449
26-2N-28-006A-0341-0000		955.23		449	1404.23
26-2N-28-006A-0342-0000		955.23		449	1404.23
26-2N-28-006A-0343-0000		0		449	449
26-2N-28-006A-0344-0000		0		449	449
26-2N-28-006A-0345-0000		955.23		449	1404.23
26-2N-28-006A-0346-0000		0		449	449
26-2N-28-006A-0347-0000		0		449	449
26-2N-28-006A-0348-0000		0		449	449
26-2N-28-006A-0349-0000		0		449	449
26-2N-28-006A-0350-0000		955.23		449	1404.23
26-2N-28-006A-0351-0000		955.23		449	1404.23
26-2N-28-006A-SMF1-0000					0
26-2N-28-006A-SMF1-0000					0
26-2N-28-168P-0001-0000		0		449	449
26-2N-28-168P-0002-0000		0		449	449
26-2N-28-168P-0003-0000		955.23		449	1404.23
26-2N-28-168P-0004-0000		955.23		449	1404.23
26-2N-28-168P-0005-0000		955.23		449	1404.23
26-2N-28-168P-0006-0000		955.23		449	1404.23
26-2N-28-168P-0007-0000		955.23		449	1404.23
26-2N-28-168P-0008-0000		955.23		449	1404.23
26-2N-28-168P-0009-0000		0		449	449
26-2N-28-168P-000A-0000					0
26-2N-28-168P-000B-0000					0
26-2N-28-168P-000C-0010					0
26-2N-28-168P-0010-0000		0		449	449
26-2N-28-168P-0011-0000		955.23		449	1404.23
26-2N-28-168P-0012-0000		955.23		449	1404.23
26-2N-28-168P-0013-0000		955.23		449	1404.23
26-2N-28-168P-0014-0000		0		449	449
26-2N-28-168P-0015-0000		955.23		449	1404.23
26-2N-28-168P-0016-0000		955.23		449	1404.23
26-2N-28-168P-0017-0000		955.23		449	1404.23
26-2N-28-168P-0018-0000		0		449	449
26-2N-28-168P-0019-0000		955.23		449	1404.23

## Amelia National CDD Tax Roll FY26

Parcel ID		2021 DS	2006 DS	O&M	Total
26-2N-28-168P-0020-0000		955.23		449	1404.23
27-2N-28-006C-000A-0000					0
27-2N-28-006C-000U-0000					0
27-2N-28-006C-00C1-0000					0
27-2N-28-006C-00C2-0000					0
27-2N-28-006C-00C3-0000					0
27-2N-28-006C-00C4-0000					0
27-2N-28-006C-00RW-0000					0
27-2N-28-006C-0199-0000		0		449	449
27-2N-28-006C-0200-0000		0		449	449
27-2N-28-006C-0201-0000		0		449	449
27-2N-28-006C-0202-0000		0		449	449
27-2N-28-006C-0203-0000		0		449	449
27-2N-28-006C-0204-0000		0		449	449
27-2N-28-006C-0205-0000		0		449	449
27-2N-28-006C-0206-0000		0		449	449
27-2N-28-006C-0207-0000		0		449	449
27-2N-28-006C-0208-0000		0		449	449
27-2N-28-006C-0209-0000		0		449	449
27-2N-28-006C-0352-0000		0		449	449
27-2N-28-006C-0353-0000		0		449	449
27-2N-28-006C-0354-0000		0		449	449
27-2N-28-006C-0355-0000		0		449	449
27-2N-28-006C-0356-0000		0		449	449
27-2N-28-006C-0357-0000		0		449	449
27-2N-28-006C-0358-0000		0		449	449
27-2N-28-006C-0359-0000		0		449	449
27-2N-28-006C-0360-0000		0		449	449
27-2N-28-006C-0361-0000		0		449	449
27-2N-28-006C-0362-0000		0		449	449
27-2N-28-006C-0363-0000		0		449	449
27-2N-28-006C-0364-0000		0		449	449
27-2N-28-006C-0365-0000		0		449	449
27-2N-28-006C-0366-0000		0		449	449
27-2N-28-006C-0367-0000		0		449	449
27-2N-28-006C-0368-0000		0		449	449
27-2N-28-006C-0369-0000		0		449	449
27-2N-28-006C-0370-0000		0		449	449
27-2N-28-006C-0371-0000		0		449	449
27-2N-28-006C-0372-0000		0		449	449
27-2N-28-006C-0373-0000		955.23		449	1404.23

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Parcel ID		2021 DS	2006 DS	O&M	Total
27-2N-28-006C-0374-0000		0		449	449
27-2N-28-006C-0375-0000		0		449	449
27-2N-28-006C-0376-0000		0		449	449
27-2N-28-006C-0377-0000		0		449	449
27-2N-28-006C-0378-0000		0		449	449
27-2N-28-006C-0379-0000		0		449	449
27-2N-28-006C-0380-0000		955.23		449	1404.23
27-2N-28-006C-0381-0000		955.23		449	1404.23
27-2N-28-006C-0382-0000		955.23		449	1404.23
27-2N-28-006C-0383-0000		955.23		449	1404.23
27-2N-28-006C-0384-0000		0		449	449
27-2N-28-006C-0385-0000		955.23		449	1404.23
27-2N-28-006C-0386-0000		0		449	449
27-2N-28-006C-0387-0000		0		449	449
27-2N-28-006C-0388-0000		955.23		449	1404.23
27-2N-28-006C-0389-0000		955.23		449	1404.23
27-2N-28-006C-0390-0000		955.23		449	1404.23
27-2N-28-006C-0391-0000		955.23		449	1404.23
27-2N-28-006C-0392-0000		955.23		449	1404.23
27-2N-28-006C-0393-0000		955.23		449	1404.23
27-2N-28-006C-0394-0000		0		449	449
27-2N-28-006C-0395-0000		0		449	449
27-2N-28-006C-0396-0000		955.23		449	1404.23
27-2N-28-006C-0397-0000		0		449	449
27-2N-28-006C-0398-0000		0		449	449
27-2N-28-006C-0399-0000		0		449	449
27-2N-28-006C-0400-0000		955.23		449	1404.23
27-2N-28-006C-0401-0000		955.23		449	1404.23
27-2N-28-006C-0402-0000		955.23		449	1404.23
27-2N-28-006C-0403-0000		955.23		449	1404.23
27-2N-28-006C-0404-0000		955.23		449	1404.23
27-2N-28-006C-0405-0000		955.23		449	1404.23
27-2N-28-006C-0406-0000		955.23		449	1404.23
27-2N-28-006C-0407-0000		955.23		449	1404.23
27-2N-28-006C-0408-0000		955.23		449	1404.23
27-2N-28-006C-0409-0000		955.23		449	1404.23
27-2N-28-006C-0410-0000		0		449	449
27-2N-28-006C-0411-0000		0		449	449
27-2N-28-006C-0412-0000		0		449	449
27-2N-28-006C-0413-0000		0		449	449
27-2N-28-006C-0414-0000		0		449	449

## Amelia National CDD Tax Roll FY26

Parcel ID		2021 DS	2006 DS	O&M	Total
27-2N-28-006C-0415-0000		0		449	449
27-2N-28-006C-0416-0000		0		449	449
27-2N-28-006C-0417-0000		0		449	449
27-2N-28-006C-0418-0000		0		449	449
27-2N-28-006C-0419-0000		0		449	449
27-2N-28-006C-0420-0000		0		449	449
27-2N-28-006C-0421-0000		0		449	449
27-2N-28-006C-0422-0000		0		449	449
27-2N-28-006C-0423-0000		955.23		449	1404.23
27-2N-28-006C-0424-0000		0		449	449
27-2N-28-006C-0425-0000		0		449	449
27-2N-28-006C-0426-0000		0		449	449
27-2N-28-006C-0427-0000		0		449	449
27-2N-28-006C-0428-0000		0		449	449
27-2N-28-006C-0429-0000		955.23		449	1404.23
27-2N-28-006C-0430-0000		0		449	449
27-2N-28-006C-0431-0000		0		449	449
27-2N-28-006C-0432-0000		955.23		449	1404.23
27-2N-28-006C-0433-0000		955.23		449	1404.23
27-2N-28-006C-0434-0000		955.23		449	1404.23
27-2N-28-006C-0435-0000		955.23		449	1404.23
27-2N-28-006C-0436-0000		955.23		449	1404.23
27-2N-28-006C-0437-0000		955.23		449	1404.23
27-2N-28-006C-0438-0000		0		449	449
27-2N-28-006C-0439-0000		0		449	449
27-2N-28-006C-0440-0000		955.23		449	1404.23
27-2N-28-006C-0441-0000		955.23		449	1404.23
27-2N-28-006C-0442-0000		955.23		449	1404.23
27-2N-28-006C-0443-0000		955.23		449	1404.23
27-2N-28-006C-0444-0000		955.23		449	1404.23
27-2N-28-006C-0445-0000		955.23		449	1404.23
27-2N-28-006C-0446-0000		955.23		449	1404.23
27-2N-28-006C-0447-0000		955.23		449	1404.23
27-2N-28-006C-0448-0000		955.23		449	1404.23
27-2N-28-006C-0449-0000		955.23		449	1404.23
27-2N-28-006C-0450-0000		955.23		449	1404.23
27-2N-28-006C-0451-0000		0		449	449
27-2N-28-006C-0452-0000		0		449	449
27-2N-28-006C-0453-0000		0		449	449
27-2N-28-006C-0454-0000		0		449	449
27-2N-28-006C-0455-0000		0		449	449

## Amelia National CDD Tax Roll FY26

Parcel ID		2021 DS	2006 DS	O&M	Total
27-2N-28-006C-0456-0000		0		449	449
27-2N-28-006C-0457-0000		955.23		449	1404.23
27-2N-28-006C-0458-0000		955.23		449	1404.23
27-2N-28-006C-0459-0000		0		449	449
27-2N-28-006C-0460-0000		0		449	449
27-2N-28-006C-0461-0000		0		449	449
27-2N-28-006C-0462-0000		0		449	449
27-2N-28-006C-0463-0000		0		449	449
27-2N-28-006C-0464-0000		0		449	449
27-2N-28-006C-0465-0000		955.23		449	1404.23
27-2N-28-006C-0466-0000		0		449	449
27-2N-28-006C-0467-0000		0		449	449
27-2N-28-006C-0468-0000		0		449	449
27-2N-28-006C-0469-0000		955.23		449	1404.23
27-2N-28-006C-0470-0000		955.23		449	1404.23
27-2N-28-006C-0471-0000		955.23		449	1404.23
27-2N-28-006C-0472-0000		955.23		449	1404.23
27-2N-28-006C-0473-0000		955.23		449	1404.23
27-2N-28-006C-0474-0000		955.23		449	1404.23
27-2N-28-006C-0475-0000		955.23		449	1404.23
27-2N-28-006C-0476-0000		955.23		449	1404.23
27-2N-28-006C-0477-0000		955.23		449	1404.23
27-2N-28-006C-0478-0000		955.23		449	1404.23
27-2N-28-006C-0479-0000		955.23		449	1404.23
27-2N-28-006C-0480-0000		955.23		449	1404.23
27-2N-28-006C-0481-0000		955.23		449	1404.23
27-2N-28-006C-0482-0000			1448.13	449	1897.13
27-2N-28-006C-0483-0000			1448.13	449	1897.13
27-2N-28-006C-0484-0000			1448.13	449	1897.13
27-2N-28-006C-0485-0000			1448.13	449	1897.13
27-2N-28-006C-0486-0000			0	449	449
27-2N-28-006C-0487-0000			0	449	449
27-2N-28-006C-0488-0000			0	449	449
27-2N-28-006C-0489-0000			0	449	449
27-2N-28-006C-0490-0000			1448.13	449	1897.13
27-2N-28-006C-0491-0000			1448.13	449	1897.13
27-2N-28-006C-0492-0000			1448.13	449	1897.13
27-2N-28-006C-0493-0000			1448.13	449	1897.13
27-2N-28-006C-0494-0000			1448.13	449	1897.13
27-2N-28-006C-0495-0000			1448.13	449	1897.13
27-2N-28-006C-0496-0000			1448.13	449	1897.13

## Amelia National CDD Tax Roll FY26

Parcel ID		2021 DS	2006 DS	O&M	Total
27-2N-28-006C-0497-0000			1448.13	449	1897.13
27-2N-28-006C-0498-0000			1448.13	449	1897.13
27-2N-28-006C-0499-0000			1448.13	449	1897.13
27-2N-28-006C-0500-0000			1448.13	449	1897.13
27-2N-28-006C-0501-0000			1448.13	449	1897.13
27-2N-28-006C-0502-0000			1448.13	449	1897.13
27-2N-28-006C-0503-0000			1448.13	449	1897.13
27-2N-28-006C-0504-0000			1448.13	449	1897.13
27-2N-28-006C-0505-0000			1448.13	449	1897.13
27-2N-28-006C-0506-0000			1448.13	449	1897.13
27-2N-28-006C-0507-0000			1448.13	449	1897.13
27-2N-28-006C-0508-0000			1448.13	449	1897.13
27-2N-28-006C-0509-0000			1448.13	449	1897.13
27-2N-28-006C-0510-0000			1448.13	449	1897.13
27-2N-28-006C-0511-0000			1448.13	449	1897.13
27-2N-28-006C-0512-0000			1448.13	449	1897.13
27-2N-28-006C-0513-0000			1448.13	449	1897.13
27-2N-28-006C-0514-0000			1448.13	449	1897.13
27-2N-28-006C-0515-0000			1448.13	449	1897.13
27-2N-28-006C-0516-0000			0	449	449
27-2N-28-006C-0517-0000			1448.13	449	1897.13
27-2N-28-006C-0518-0000			1448.13	449	1897.13
27-2N-28-006C-0519-0000			1448.13	449	1897.13
27-2N-28-006C-0520-0000			1448.13	449	1897.13
27-2N-28-006C-0521-0000			1448.13	449	1897.13
27-2N-28-006C-0522-0000			1448.13	449	1897.13
27-2N-28-006C-0523-0000			1448.13	449	1897.13
27-2N-28-006C-0524-0000			1448.13	449	1897.13
27-2N-28-006C-0525-0000			1448.13	449	1897.13
27-2N-28-006C-0526-0000			1448.13	449	1897.13
27-2N-28-006C-0527-0000			1448.13	449	1897.13
27-2N-28-006C-0528-0000			1448.13	449	1897.13
27-2N-28-006C-0529-0000			1448.13	449	1897.13
27-2N-28-006C-0530-0000			1448.13	449	1897.13
27-2N-28-006C-0531-0000			1448.13	449	1897.13
27-2N-28-006C-0532-0000			1448.13	449	1897.13
27-2N-28-006C-0533-0000			1448.13	449	1897.13
27-2N-28-006C-0534-0000			1448.13	449	1897.13
27-2N-28-006C-0535-0000			1448.13	449	1897.13
27-2N-28-006C-0536-0000			1448.13	449	1897.13
27-2N-28-006C-0537-0000			0	449	449

## Amelia National CDD Tax Roll FY26

Parcel ID		2021 DS	2006 DS	O&M	Total
27-2N-28-006C-0538-0000			1448.13	449	1897.13
27-2N-28-006C-0539-0000			1448.13	449	1897.13
27-2N-28-006C-0540-0000			0	449	449
27-2N-28-006C-0541-0000			0	449	449
27-2N-28-006C-0542-0000			1448.13	449	1897.13
27-2N-28-006C-0543-0000			1448.13	449	1897.13
27-2N-28-006C-0544-0000			0	449	449
27-2N-28-006C-0545-0000			1448.13	449	1897.13
27-2N-28-006C-0546-0000			1448.13	449	1897.13
27-2N-28-006C-0547-0000			1448.13	449	1897.13
27-2N-28-006C-0548-0000			1448.13	449	1897.13
27-2N-28-006C-0549-0000			0	449	449
27-2N-28-006C-0550-0000			1448.13	449	1897.13
27-2N-28-006C-0551-0000			1448.13	449	1897.13
27-2N-28-006C-0552-0000			1448.13	449	1897.13
27-2N-28-006C-0553-0000			1448.13	449	1897.13
27-2N-28-006C-0554-0000			1448.13	449	1897.13
27-2N-28-006C-0555-0000			1448.13	449	1897.13
27-2N-28-006C-0556-0000			1448.13	449	1897.13
27-2N-28-006C-0557-0000			1448.13	449	1897.13
27-2N-28-006C-0558-0000			1448.13	449	1897.13
27-2N-28-006C-0559-0000			0	449	449
27-2N-28-006C-0560-0000			1448.13	449	1897.13
27-2N-28-006C-0561-0000			1448.13	449	1897.13
27-2N-28-006C-0562-0000			1448.13	449	1897.13
27-2N-28-006C-0563-0000			0	449	449
27-2N-28-006C-0564-0000			1448.13	449	1897.13
27-2N-28-006C-0565-0000			0	449	449
27-2N-28-006C-0TRU-0000					0
27-2N-28-006C-TRC1-0000					0
27-2N-28-006C-TRC2-0000					0
27-2N-28-006C-TRC3-0000					0
27-2N-28-006C-TRC4-0000					0
29-2N-28-0000-0002-0020					0
29-2N-28-0000-0002-0030					0
30-2N-28-0000-0001-0030					0
	Gross	271,012.78	102,817.23	259,073.00	632,903.01
	Fee	16,260.77	6,169.03	15,544.38	
	Net	254,752.01	96,648.20	243,528.62	

## Amelia National CDD Tax Roll FY26

Parcel ID		2021 DS	2006 DS	O&M	Total
	direct bill-173 units		234,640.56	73,016.38	
	total net	254,752.01	331,288.76	316,545.00	
	budget	254,752.95	332,650.00	316,545.00	



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# **Amelia National Community Development District**

**Consideration of Resolution 2025-06, Adopting  
the Annual Meeting Schedule for Fiscal Year  
2026**

**RESOLUTION 2025-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE AMELIA NATIONAL DISTRICT ADOPTING THE  
ANNUAL MEETING SCHEDULE FOR FISCAL YEAR  
2025-2026**

**WHEREAS**, the Amelia National District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 2004-423, Laws of Florida; and

**WHEREAS**, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

**WHEREAS**, the Board has proposed the Fiscal Year 2025-2026 annual meeting schedule as attached in **Exhibit A & B**;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD  
OF THE AMELIA NATIONAL DISTRICT**

1. The Fiscal Year 2025-2026 annual public meeting schedule attached hereto and incorporated by reference herein as **Exhibit A & B** is hereby approved and will be published in accordance with the requirements of Florida law.

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 11<sup>th</sup> DAY OF AUGUST 2025.**

**ATTEST:**

**AMELIA NATIONAL DISTRICT**

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

\_\_\_\_\_  
President/Vice President

**EXHIBIT "A"**

**BOARD OF SUPERVISORS MEETING DATES  
AMELIA NATIONAL DISTRICT  
FISCAL YEAR 2025-2026  
Board of Supervisors Meeting**

Monday, October 13, 2025  
Monday, December 8, 2025  
Monday, February 9, 2026  
Monday, April 13, 2026  
Monday, June 8, 2026  
Monday, August 10, 2026

All meetings will convene at 11:30 a.m. at 95211 Clubhouse Road, Fernandina Beach  
FL 32034

**EXHIBIT "B"**

**BOARD OF SUPERVISORS MEETING DATES  
AMELIA NATIONAL DISTRICT  
FISCAL YEAR 2025-2026  
Workshop Meetings**

Monday, October 13, 2025  
Monday, December 8, 2025  
Monday, February 9, 2026  
Monday, April 13, 2026  
Monday, June 8, 2026  
Monday, August 10, 2026

All meetings will convene at 11:30 a.m. after the Board of Directors Meeting at 95211  
Clubhouse Road, Fernandina Beach FL 32034



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# **Amelia National Community Development District**

## **Discussion on No Fishing Signs**

Created Date: 7/29/2025

**DESCRIPTION:** Amelia National CDD Signs

**Bill To:** Leland Management  
10175 Fortune Parkway Ste 906  
Jacksonville, FL 32256  
US

**Pickup At:** FASTSIGNS of Jacksonville - Baymeadows  
8535 Baymeadows Rd  
Ste 7  
Jacksonville, FL 32256  
US

**Requested By:** Leilani Chamberlin  
Email: Lchamberlin@lelandmanagement.com  
Work Phone: (904) 420-0166

**Salesperson:** Zac Davis  
Entered By: Zac Davis

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	<b>Amelia National CDD- "No Trespassing" Signs with Aluminum Post</b>	15	\$219.87	\$3,298.05
1.1	HQ OUTPUT TO RIGID MATERIAL - Premium 3M180 Vinyl with Premium 3M8518 UV Laminate Mounted on 080 Aluminum (back of sign left bare aluminum finish) <b>Part Qty: 1</b> <b>Width: 18.00"</b> <b>Height: 18.00"</b> <b>Sides: 1</b> <b>Text:</b> No Trespassing, Violators Will Be Prosecuted, FLA St Statute 810.09. No Fishing			
1.2	<b>2 Inch (White) Aluminum Square Post - 2"x2"x6' White Aluminum Post with Flat White Copper</b> <b>Part Qty: 1</b> <b>Width: 72.00"</b>			
2	<b>Amelia National CDD-"No Trespassing" Signs</b>	15	\$120.84	\$1,812.60
2.1	HQ OUTPUT TO RIGID MATERIAL - Premium 3M180 Vinyl with Premium 3M8518 UV Laminate Mounted on 080 Aluminum (back of sign left bare aluminum finish) <b>Part Qty: 1</b> <b>Width: 18.00"</b> <b>Height: 18.00"</b> <b>Sides: 1</b> <b>Text:</b> No Trespassing, Violators Will Be Prosecuted, FLA St Statute 810.09. No Fishing			

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



**Toll Brothers**

AMERICA'S LUXURY HOME BUILDER®

**AVAILABLE**  
**904-606-1700**

RIVERTOWN #89

# Custom No Trespassing Sign

## Option A



## Option B



## Option C



(15) 12"X18"X.080 aluminum signs with digitally printed and laminated graphics

(15) 6' 2lb galvanized u-channel; Top of sign is 4' from ground level

Installation in compacted dirt.

Community to flag sprinkler system if signs are to be installed near lines.



Sign on u-channel

Leilani Chamberlain  
 10175 Fortune Parkway, Suite 906  
 Jacksonville, FL 32256  
 Phone: (904) 420-0166  
 lchamberlain@lelandmanagement.com  
 www.LelandManagement.com  
 residentsupport@lelandmanagement.com

August 1, 2025

(15) No Trespassing Signs	\$957.30
12"x18"x.080 (\$63.82 ea)	
(15) 6' 2 lb gal. u-channel posts	778.50
Installation	837.50
Sales Tax	<u>\$193.00</u>
<b>Total</b>	<b><u>\$2766.30</u></b>

SIGN PROPOSAL PROVIDED BY

**RIVER CITY**  
ADVERTISING

3514 Morton Street • Jacksonville, FL 32217

Phone/Fax  
 (904) 731-3452  
 www.rcajax.com

**IMPORTANT INFORMATION  
 REGARDING YOUR SIGN ORDER**  
 PRODUCTION CANNOT BEGIN ON THIS  
 ORDER UNTIL WE RECEIVE THIS SIGNED  
 PROOF & ESTIMATE.  
**PLEASE CHECK ALL SPELLING AND SIZES  
 CAREFULLY. WE CANNOT MAKE CHANGES  
 AFTER PRODUCTION BEGINS.**

PRICES ARE GOOD FOR 30 DAYS.  
 A NON-REFUNDABLE DEPOSIT OF 50%  
 IS REQUIRED UPON APPROVAL WITH  
 BALANCE DUE ON DELIVERY, EXCEPT  
 WHEN A PRIOR CREDIT ACCOUNT WITH  
 THIS COMPANY HAS BEEN ESTABLISHED.  
 ALL ORIGINAL ARTWORK  
 NOT SUPPLIED BY THE CUSTOMER  
 REMAINS THE SOLE INTELLECTUAL  
 PROPERTY OF RIVER CITY ADVERTISING  
 AND IS SUBJECT TO COPYRIGHT LAW.

Approved \_\_\_\_\_

Date \_\_\_\_\_

# Custom No Trespassing Sign

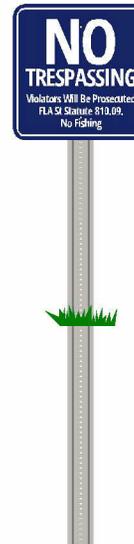


(15) 18"X18"X.080 aluminum signs with digitally printed and laminated graphics

(15) 6' 2lb galvanized u-channel

Installation in compacted dirt.  
Top of sign is 4' from ground level.

Community to flag sprinkler system if signs are to be installed near lines.



Sign on u-channel

Leilani Chamberlain  
10175 Fortune Parkway, Suite 906  
Jacksonville, FL 32256  
Phone: (904) 420-0166  
lchamberlain@lelandmanagement.com  
www.LelandManagement.com  
residentsupport@lelandmanagement.com

August 1, 2025

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(15) No Trespassing Signs	\$1344.90
18"x18"x.080 (\$89.66 ea)	
(15) 6' 2 lb gal. u-channel posts	778.50
Installation	837.50
Sales Tax	\$222.07
<b>Total</b>	<b>\$3182.97</b>

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SIGN PROPOSAL PROVIDED BY

**RIVER CITY**  
ADVERTISING

3514 Morton Street • Jacksonville, FL 32217

Phone/Fax  
(904) 731-3452  
www.rcajax.com

**IMPORTANT INFORMATION  
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WHEN A PRIOR CREDIT ACCOUNT WITH  
THIS COMPANY HAS BEEN ESTABLISHED.

ALL ORIGINAL ARTWORK  
NOT SUPPLIED BY THE CUSTOMER  
REMAINS THE SOLE INTELLECTUAL  
PROPERTY OF RIVER CITY ADVERTISING  
AND IS SUBJECT TO COPYRIGHT LAW.

Approved \_\_\_\_\_

Date \_\_\_\_\_

Leland Mgmt.No Trespassing.cdl



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# **Amelia National Community Development District**

**Update on Amelia National Entry Corridor  
Electrical & Lighting System Rebuild**



**COASTAL  
GREENERY**

# Client Agreement

## Enhancement Services

Prepared for: Amelia National CDD

Prepared by: Robert Gray Owens

Date: July 25, 2025

Opportunity No.: 37574





July 25, 2025

Opportunity No. -  
37574

Amelia National CDD

***Relationships.....The Roots of our Business.***

Thank you for your interest in Coastal Greenery, Inc. Over the past 30 years, we have been privileged to be a part of many clients' mission to fulfill their individual landscape needs. With this being said, I want you to feel confident in your decision to allow our team to serve you in this venture. The Coastal Greenery Team possesses the education, training, and hands-on experience to manage your landscape with each service we offer. Our team strongly believes that communicating with the client and educating the client are the keys to a great working relationship. We want you to feel confident that our team's number 1 goal is to provide you with the finest landscape services possible while working in the safest manner possible. We are looking forward to building a lasting relationship with you as well as meeting all of your landscape needs.

*-Jeffrey Johns*

**ENHANCEMENT PROPOSAL**

**Landscape Lighting Sitework**

\*\*\*Scope of work\*\*\*

- Installation of electrical sleeving for future landscape lighting at front entrance of Amelia National neighborhood.
- Sleeving will be installed at Oak trees, one pine tree, and front entrance walls. No sleeving will be installed past oak trees anchoring front entrance drive.
- All trenching will be a minimum of 12" deep.
- Installation of conduit throughout front entrance landscaping.
- Conduit will run from flag to flag throughout.
- Water boring under sidewalk on left side of entrance a total of (3) times.
- A total of (42) sweeps to be installed. (16) on left of entrance, (8) on center island, and (18) on right of entrance.
- All conduit will be buried, compacted, leveled and graded.
- Clean up and haul away any landscape debris created by CGI.

Note\*\*\*

- All PVC Conduit will be provided by client one week prior to installation.
- All sweep and light locations to be marked by client with flags one week prior to installation.
- Select plant material will need to be dug and transplanted for proper conduit installation. CGI is not responsible for the survival of any plant material that is transplanted.
- Coastal Greenery will not be held liable for any disturbed landscaping, irrigation, or ground cover.
- If irrigation is broken by CGI during project, it will be repaired.

**WORK ORDER SUMMARY**

<b>AREA/SERVICES</b>	<b>TOTAL PRICE</b>
<b>Construction Estimate</b>	
Sitework	\$10,342.80
Water Management Repairs	\$974.64
Transplants	\$1,232.53
<b>Construction Estimate</b>	<b>\$12,549.97</b>
<b>Optional Services</b>	
	<b>Optional Services</b>
	<b>\$0.00</b>
<hr/>	
	<b>Grand Total: \$12,549.97</b>

<b>ITEM</b>	<b>QUANTITY</b>	<b>UNITS</b>
Trencher 36" - Week	1	Week
Yard Debris Disposal - Liberty	1	Each
Root Saw Blade		
Misc Installation Parts		
Transplant Large Shrubs	10	Each
Transplant Small Shrubs	10	Each

## Agreement Terms and Conditions

**Underground Mark-Out:** A utility locating service will be notified prior to any installation project for marking underground utilities (gas, electric, phone, tv, water, internet). Every effort will be made to avoid damaging underground utilities. Despite Coastal Greenery's best efforts, a utility service may be disrupted. Coastal Greenery, Inc. will not be responsible for damage to utility lines if they are not located where they are marked. Coastal Greenery, Inc. will not be held responsible for damage to any private utility, cable, wire, etc. if not properly marked. Non-public utility lines may be marked by the contractor who installed them. Fees to repair any damage will be the responsibility of the client.

**Concealed Conditions:** This Agreement is based solely on the observations Coastal Greenery, Inc. could make with the property in its current condition at the time this Agreement was proposed. If additional concealed conditions are discovered once the work has commenced which were not visible at the time the proposal was presented, Coastal Greenery and the Client will execute a Change Order for any additional work needed.

**Change Order:** All jobs are completed as specified in the proposal. Any additional work or changes made by the Client will be drafted on a Change Order and contain costs to fulfill these changes.

**Field Adjustments:** Coastal Greenery, Inc. reserves the right to make necessary field adjustments without notice due to drainage issues, obstructions or obstacles that might cause potential problems or the availability of specific plant material.

**Right to Authorize Job:** The Client warrants that he/she has the full legal right to authorize Coastal Greenery, Inc. to perform the job at the location described on the proposal.

**Revisions:** This proposal is subject to revisions if not accepted within thirty (30) days.

**Licenses and Permits:** Coastal Greenery will maintain the following licenses as required by law:

- Soil and Water License
- Ornamental and Turf Pest Control License
- CPR and First Aid Certification from the American Red Cross

Coastal Greenery, Inc. will comply with all other licenses and permits required by county, state, and federal governments where the scope of work dictates.

**Insurances:** Coastal Greenery, Inc. will maintain \$2,000,000 General Liability Insurance and Full Worker's Compensation and will require any sub-contractors to do the same. Insurance certificates will be provided upon request.

**Liability:** Coastal Greenery, Inc. is not liable for any damage that is not caused by their negligence, its agents or employees, including but not limited to: death or decline of plant material due to improper plant selection, placement, planting and maintenance before the time of this contract; damage due to improper irrigation components existing at the time of the contract execution; exposed cable/wires or sprinkler components/lines normally found below the surface of the lawn; flooding, storm or wind damage; disease or damage to turf or plant material caused by excessive irrigation or lack of water due to inoperative components previously reported to the Client, irrigation restrictions imposed by local government agencies, or lack of coverage due to previous placement of system; damage caused by any item hidden in landscape not clearly marked; damage due to vandalism.

**Guarantees:** Coastal Greenery, Inc. will provide guarantees for plant material up to three (3) months of installation. The plant material guaranteed are trees, shrubs, and vines unless otherwise indicated by Coastal Greenery, Inc. Plant replacements will be made with plants of the original size, quality, and number at no cost to the client. Coastal Greenery, Inc. reserves the right to change a specified plant due to availability. No guarantee will be given for bulbs, roses, annuals, perennials, grasses (seed & sod), bedding plants, plants specified but living outside their growing climate zone/region, or transplanted plant material. Guarantees will not be given for dead plant material due to chemicals, animals, vandalism, fire, inadequate drainage, storms, hail, drought, too much/not enough water, insects, freeze, or any acts of God.

**ENHANCEMENT PRICING AND SIGNATURES:**

**Payment Plan:** 50% deposit due at time of acceptance of this Client Agreement. The remaining 50% will be due upon the completion of the project.

**Grand Total:** \$12,549.97

**Coastal Greenery, Inc.**

**Amelia National CDD**

**By** \_\_\_\_\_  
Robert Gray Owens

**By** \_\_\_\_\_

**Date** 7/25/2025  
\_\_\_\_\_

**Date**  
\_\_\_\_\_

# Southern Earthworks NEFL

76087 Cathy Ln  
Yulee, FL 32097-3714  
+19045839908  
info@southernearthworks.net  
www.southernearthworks.net



## Estimate

### ADDRESS

Amelia National Golf and Country Club  
95191 Amelia National Pkwy  
Fernandina Beach, FL 32034

### SHIP TO

Amelia National Golf and Country Club  
95191 Amelia National Pkwy  
Fernandina Beach, FL 32034

### ESTIMATE

1899

### DATE

07/18/2025

	DESCRIPTION	RATE	AMOUNT
Trenching	<p>Trench System Install - 3,000 LF - Estimate to include digging of trenches for electrical (to be installed by other). Trenches to be 18" deep per code. Estimate to include the main trunk line. Any other branches off of the trunk line would be additional and not included in quotes linear footage. Estimate to include labor.</p> <p>Notes: - All trenches will be hand dug in an effort to avoid damage to existing underground utilities, underground communication, and or irrigation. - Access to areas to be dug</p>	4.85	14,550.00

for trenches is difficult. Will need to go around trees and through shrubbery.

Exclusions

Excluded from scope of work  
- Southern Earthworks and its crew are not responsible for any damages to existing underground utilities, underground communication, or irrigation. Southern Earthworks is not responsible for any damages to vegetation. Estimate not to include restoration of any of the above mentioned exclusions.

---

TOTAL

**\$14,550.00**

Accepted By

Accepted Date

# Southern Earthworks NEFL

76087 Cathy Ln  
 Yulee, FL 32097-3714  
 +19045839908  
 info@southernearthworks.net  
 www.southernearthworks.net



## Estimate

<b>ADDRESS</b>	<b>SHIP TO</b>	<b>ESTIMATE</b>	1899
Amelia National Golf and Country Club	Amelia National Golf and Country Club	<b>DATE</b>	07/18/2025
95191 Amelia National Pkwy	95191 Amelia National Pkwy		
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034		

	DESCRIPTION	QTY	RATE	AMOUNT
Trenching	Trench System Install - 2,000 LF - Estimate to include digging of trenches for electrical (to be installed by other). Trenches to be 12"-18" deep per code. Estimate to include digging the main trunk line utilizing the path of least resistance. Estimate to include a branch off of the main trunk line for each section to be lit to include approximately (30) live oak trees and (4) columns. Estimate to include labor.  Notes: - All trenches will be hand dug in an effort to avoid damage to existing underground utilities, underground communication, and or irrigation. - Access to areas to be dug for trenches is difficult. Will need to go around trees and through shrubbery.  Units are approximate and with +/- on final invoice.	2,000	4.85	9,700.00
Trenching	- Sidewalks that will require boring below surface will incur an additional 250 per bore.  +/- to be added to final invoice	0	250.00	0.00
Dirt	- Backfill and compaction of work at completion for estimated 2,000 LF. - 1.25 per LF - To be completed once electrical is installed by other  +/- to be added to final invoice	0	1.25	0.00

Exclusions

Excluded from scope of work  
- Southern Earthworks and its crew are not responsible for any damages to existing under ground utilities, underground communication, or irrigation. Southern Earthworks is not responsible for any damages to vegetation not included in the removal and disposal as quoted. In the event boring below sidewalks is required Southern Earthworks is not responsible for repair or maintenance of sidewalks if damages occur. Southern Earthworks is not responsible for re-excavating or re-digging site work if conduit is not installed in a timely manner and section refills due to mother nature or other unforeseen circumstance. Estimate not to include restoration of any of the above mentioned exclusions.

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TOTAL

**\$9,700.00**

Accepted By

Accepted Date



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# **Amelia National Community Development District**

**Review and Consideration of Fence  
Proposals** *(provided under separate  
cover)*



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# **Amelia National Community Development District**

## **Update on Pond Maintenance**

- **Midge Control**



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# **Amelia National Community Development District**

## **Review and Consideration of Tree Proposals**

Gage Tree Care  
1943 S 8th St  
Fernandina Beach, FL 32034  
9044911710  
gagetreecare@gmail.com



## Estimate

### ADDRESS

Amelia National HOA  
c/o Leland Management  
10175 Fortune Pkwy  
Jacksonville  
FL  
32256

ESTIMATE # 8357  
DATE 07/17/2024

DATE		QTY	RATE	AMOUNT
	<b>Pruning</b> 46 Live Oak planted in around the main entranceway of Amelia National starting at the Amelia Concourse Road and stopping at the front of the guard house. Not pruning trees past the guard house. Raise overall canopy heights up to 15 feet by removing lower lateral branches or lead branches up to 4 inches in diameter, removing interior dead branches 2 inches and larger up to 15', remove 50% of the moss and then make light reduction cuts around the outside perimeters of the canopies to create symmetry and balance.  12 Pine trees, Midway of the entrance where the road splits just before the guard house. Removing dead branches 2 inch and larger and raise overall canopy height up to 15 feet.  Note: trees can be reached by bucket truck from the roadway or climb. Make sure to bring men working signs and extra cones to help in redirecting traffic.	1	9,600.00	9,600.00

Thank you for your business.

TOTAL

**\$9,600.00**

Accepted By

Accepted Date

\*\*\* EFFECTIVE 10/1/23 THE CREDIT CARD SERVICE FEE WILL BE 3% FOR CHARGE PAYMENTS MADE ONLINE AND 3.5% FOR CHARGE PAYMENTS PAID THROUGH OUR OFFICE\*\*\*

# ESTIMATE

**NASSAU COUNTY TREE SURGEONS**  
PO Box 16934  
Fernandina Beach, FL 32035

quotes@nassaucountytreesurgeons.com  
+1 (904) 261-3333  
www.nassaucountytreesurgeons.com



**Bill to**  
Leilani Chamberlain  
95211 Clubhouse Rd

Fernandina Beach  
FL

32034

**Ship to**  
Leilani Chamberlain  
95211 Clubhouse Rd

Fernandina Beach  
FL

32034

## Estimate details

Estimate no.: 10871  
Estimate date: 08/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Tree Trimming</b>	<p>Work to be performed at entrance to Amelia national.</p> <p>52 Live Oak trees immediately off entrance road and sidewalk. We will be trimming the lower canopy up to 14 to 15 feet. Also, each tree will have the center cleaned out removing any dead or low hanging branches, and prioritizing trees with excessive moss. Spending roughly 30 to 35 minutes per tree.</p> <p>22 Pine trees along entrance road and sidewalk. We will be trimming the low hanging branches as well as any dead or dying branches. Raising the canopy of the pine trees up to 15 feet. Also for the pine trees further off the road we will be trimming the branches that are encroaching on the live oaks giving them both room to grow. Spending roughly 5 to 15 minutes per tree.</p> <p>Each crew will be walked through the job each morning to be shown exactly what to do and which trees to prioritize.</p> <p>Work would be billed in an hourly rate at \$350 an hour not to exceed 36 hours.</p>	36	\$350.00	\$12,600.00

**Total**

**\$12,600.00**

**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.

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**Accepted date**

**Accepted by**



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# **Amelia National Community Development District**

## **Discussion of Bermuda Ditch**



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# **Amelia National Community Development District**

## **Discussion Regarding the Potential Installation of a Fountain at Pond 10**



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# **Amelia National Community Development District**

## **Ratification of Partial Termination of Access and Maintenance Easement**

**Prepared by and return to:**

Nika K. Hosseini, Esq.  
ICI Homes, Inc.  
2379 Beville Road  
Daytona Beach, Florida 32119

**PARTIAL TERMINATION OF  
ACCESS AND MAINTENANCE EASEMENT**  
Amelia National -- Lot 470

THIS PARTIAL TERMINATION OF ACCESS AND MAINTENANCE EASEMENT (“**Termination**”) is made this 30<sup>th</sup> day of May, 2025, by AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing in accordance with Chapter 190, Florida Statutes (“**CDD**”), whose address is 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817.

**WITNESSETH:**

**WHEREAS**, the plat for Amelia National Phase One-C, Segment Three and Phase One-E recorded at Book 2628, Page 968 of the public records of Nassau County, Florida dedicated a 10-foot private access and maintenance easement to the CDD (the “**Easement**”); and

**WHEREAS**, the Easement covers a portion substantially larger than 10 feet of Lot 470, Amelia National Phase One-C, Segment Three and Phase One-E, according to the plat thereof (the “**Lot**”); and

**WHEREAS**, the owner of the Lot requests a release of a portion of the Easement on the Lot, as further identified on Exhibit “A” and attached hereto (the “**Released Easement Property**”) in order to permit certain construction on such Lot; and

**WHEREAS**, the CDD has determined that releasing the Released Easement Property will not impact its rights and duties in connection with the Easement.

**NOW THEREFORE**, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. The recitals set forth above are true and correct and incorporated herein as if fully restated.

2. CDD does hereby remise, release and forever terminate all easement rights granted under the Easements over, under and across the portion as described on Released Easement Property, and the Released Easement Property is hereby terminated and shall be of no further force, effect or encumbrance on the Released Easement Property and the owner of all or any part of the Released Easement Property may occupy, transfer, encumber or convey the Released Easement Property free and clear of the terms and conditions of the Easement.
3. Nothing herein is intended to release or impact any other portion of the Easement except as it relates to the Released Easement Property.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed the day and year first above written.

CDD:

Signed, sealed and delivered in the presence of:

AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT

Mike Vealey  
 Print Name: Mike Vealey  
 Address: 11967 Gail Highway Way Jacksonville FL 32237

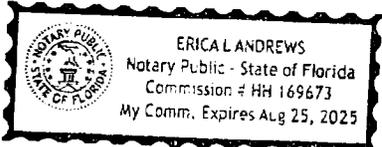
By: [Signature]  
 Print: STEPHEN KEARNEY  
 Its: CHAIRMAN

Treva Heath  
 Print Name: TREVA HEATH  
 Address: 23912 Floss Park Blvd Fernandina Beach FL 32034

STATE OF Florida }  
 }SS  
 COUNTY OF Nassau }

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 30th day of May, 2025, by Stephen Kearney as Chairman of Amelia National Community Development District, on its behalf.

[Signature]  
 (Print Name Erica L. Andrews)  
 NOTARY PUBLIC  
 State of FL at Large  
 Commission # HH1691673



**EXHIBIT "A"**

SHEET ONE (1) OF FOUR (4) SHEETS  
LEGAL DESCRIPTION OF PRIVATE  
ACCESS AND MAINTENANCE EASEMENT  
TO BE TERMINATED

## MAP SHOWING SKETCH OF

### LEGAL DESCRIPTION OF EASEMENT TO BE TERMINATED

A PORTION OF THAT PRIVATE ACCESS AND MAINTENANCE EASEMENT, LYING WITHIN A PORTION OF LOT 470, "AMELIA NATIONAL PHASE ONE-C, SEGMENT THREE AND PHASE ONE-E", NASSAU COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2628, PAGES 968 THROUGH 975 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, SAID PORTION OF LOT 470 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST NORTHERLY COMMON CORNER OF LOTS 469 AND 470, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF "BENT GRASS COURT", ( A 50 FOOT PRIVATE ROAD RIGHT-OF-WAY ), ALL AS SHOWN ON THE AFORESAID PLAT OF "AMELIA NATIONAL PHASE ONE-C, SEGMENT THREE AND PHASE ONE-E", AND RUN THENCE, SOUTH 05°05'06" WEST, ALONG THE COMMON BOUNDARY LINE BETWEEN LOTS 469 AND 470, A DISTANCE OF 120.31 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 05°05'06" WEST, ALONG THE COMMON BOUNDARY LINE OF LOTS 469 AND 470, A DISTANCE OF 11.00 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY, SAID POINT ALSO BEING THE "DESIGN TOP OF BANK OF SWMF-24A", ( A PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT, AS SHOWN ON THE AFORESAID PLAT OF "AMELIA NATIONAL PHASE ONE-C, SEGMENT THREE AND PHASE ONE-E"; RUN THENCE, ALONG THE AFORESAID DESIGN TOP OF BANK, AND DEPARTING FROM THE AFORESAID COMMON BOUNDARY LINE OF LOTS 469 AND 470, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 18°12'46" TO THE RIGHT, AN ARC LENGTH OF 15.89 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING SOUTHEASTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°51'12" EAST, 15.83 FEET;

COURSE No. 2: RUN THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 59.86 FEET, THROUGH A CENTRAL ANGLE OF 29°17'40" TO THE RIGHT, AN ARC LENGTH OF 30.61 FEET, TO A POINT ON A NON TANGENTIAL LINE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°05'58" EAST, 30.27 FEET; RUN THENCE, NORTH 86°10'53" EAST, ALONG LAST SAID NON TANGENTIAL LINE, A DISTANCE OF 91.74 FEET, TO A POINT ON THE WESTERLY "DESIGN TOP OF BANK OF SWMF-24", AS SHOWN ON THE AFORESAID PLAT, SAID POINT LYING ON THE ARC OF A CURVE LEADING NORTHERLY; RUN THENCE, ALONG THE AFORESAID WESTERLY AND THEN THE NORTHERLY "DESIGN TOP OF BANK OF SWMF-24", THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 37.83 FEET, THROUGH A CENTRAL ANGLE OF 06°16'31" TO THE LEFT, AN ARC DISTANCE OF 4.14 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING NORTHERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°04'29" WEST, 4.14 FEET;

(CONTINUED ON NEXT SHEET)

PREPARED BY:

**A & J Land Surveyors, Inc.**

5847 Luella Street

Jacksonville, Florida 32207

T 904.346.1733

F 904.346.1736

REVISED, MAY 14, 2025, REVISED EASEMENT  
TO TERMINATE AT NEW COMMON BOUNDARY  
REVISED, APRIL 08, 2025 (REMOVED 10')  
REVISED, MARCH 19, 2025 (LEGAL)

SHEET TWO (2) OF FOUR (4) SHEETS  
LEGAL DESCRIPTION OF PRIVATE  
ACCESS AND MAINTENANCE EASEMENT  
TO BE TERMINATED

## MAP SHOWING SKETCH OF

LEGAL DESCRIPTION OF EASEMENT TO BE TERMINATED  
(CONTINUED FROM SHEET ONE)

COURSE No. 2: RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 39.00 FEET, THROUGH A CENTRAL ANGLE OF 100°25'13" TO THE RIGHT, AN ARC DISTANCE OF 68.35 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°59'52" EAST, 59.93 FEET;

COURSE No. 3: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 190.00 FEET, THROUGH A CENTRAL ANGLE OF 13°16'57" TO THE LEFT, AN ARC DISTANCE OF 44.05 FEET, TO A POINT ON THE COMMON BOUNDARY LINE OF LOTS 470 AND 471, "AMELIA NATIONAL PHASE ONE-C, SEGMENT THREE AND PHASE ONE-E", LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°34'00" EAST, 43.95 FEET; RUN THENCE, NORTH 51°10'57" WEST, ALONG THE AFORESAID COMMON BOUNDARY LINE OF LOT 470 AND 471, A DISTANCE OF 10.00 FEET, TO THE MOST NORTHERLY LIMITS OF SAID PRIVATE ACCESS AND MAINTENANCE EASEMENT, AS SHOWN ON THE AFORESAID PLAT OF AMELIA NATIONAL PHASE ONE-C, SEGMENT THREE AND PHASE ONE-E", SAID POINT ALSO LYING ON THE ARC OF A CURVE LEADING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 53°46'55" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 168.96 FEET, TO A POINT ON THE COMMON BOUNDARY LINE OF LOT 469 AND 470, "AMELIA NATIONAL PHASE ONE-C, SEGMENT THREE AND PHASE ONE-E", AND THE POINT OF BEGINNING, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 65°49'21" WEST, 162.83 FEET.

PREPARED BY:

**A & J Land Surveyors, Inc.**

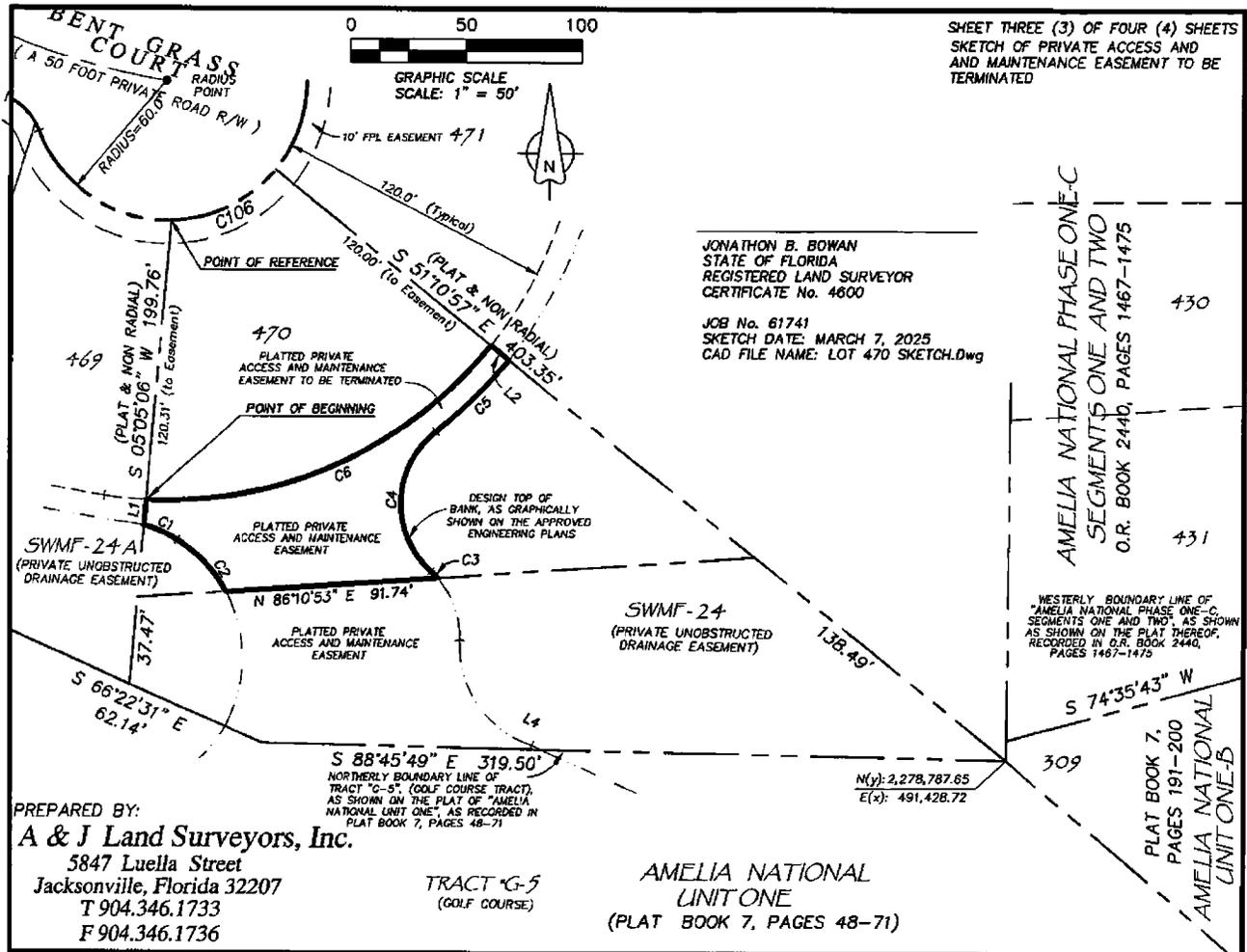
5847 Luella Street

Jacksonville, Florida 32207

T 904.346.1733

F 904.346.1736

REVISED, MAY 14, 2025, REVISED EASEMENT  
TO TERMINATE AT NEW COMMON BOUNDARY  
REVISED, APRIL 08, 2025 (REMOVED 10')  
REVISED, MARCH 19, 2025 (LEGAL)



SHEET FOUR (4) OF FOUR (4) SHEETS  
 GENERAL NOTES

## MAP SHOWING SKETCH OF

A PORTION OF LOT 470, "AMELIA NATIONAL PHASE ONE-C, SEGMENT THREE AND PHASE ONE-E", NASSAU COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2628, PAGES 968 THROUGH 975 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA.

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE (FILL IN), AS (BEARING), AS MONUMENTED AND A) ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 901( FL EAST), B)AND AS DESCRIBED IN THAT (TYPE OF DEED) RECORDED IN OFFICIAL RECORDS BOOK (9999), PAGE (9999) OF THE PUBLIC RECORDS OF SAID COUNTY.

2) THIS MAP/SKETCH/SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS MAP/SKETCH/SURVEY AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS MAP/SKETCH/SURVEY WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS MAP/SKETCH/SURVEY IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SKETCH SHOULD RELY UPON THIS MAP/SKETCH/SURVEY FOR ANY PURPOSE.

3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY/SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTION/SETBACK LINES RESTRICTIONS, AND OTHER MATTERS, EVIDENCED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED OR A PART OF A STATE OF FLORIDA, STANDARD OF PRACTICE SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, 5J-17

4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

5) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

6) THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, STANDARD OF PRACTICE, CHAPTER 5J-17.

7) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.

CURVE TABLE FOR LOT 470

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C106	60.00'	48°47'41"	51.10'	N 63°33'24" E	49.57'

CURVE TABLE FOR EASEMENT

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	18°12'46"	15.89'	S 66°51'12" E	15.83'
C2	59.86'	29°17'40"	30.61'	S 43°05'58" E	30.27'
C3	37.83'	06°16'31"	4.14'	N 45°04'29" W	4.14'
C4	39.00'	100°25'13"	68.35'	N 01°59'52" E	59.93'
C5	190.00'	13°16'57"	44.05'	N 45°34'00" E	43.95'
C6	180.00'	53°46'55"	168.96'	S 65°49'21" W	162.83'

LINE TABLE FOR EASEMENT

LINE	BEARING	DISTANCE
L1	S 05°05'06" W	11.00'
L2	N 51°10'57" W	10.00'

PREPARED BY:

**A & J Land Surveyors, Inc.**  
 5847 Luella Street  
 Jacksonville, Florida 32207  
 T 904.346.1733  
 F 904.346.1736



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# **Amelia National Community Development District**

**Ratification of Payment Authorization  
Nos. 293 – 295**

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 293  
7/3/2025

<b>Invoice No</b>	<b>Supplier</b>	<b>Invoice Date</b>	<b>Property</b>	<b>Invoice Amount</b>
64694	Leland Management, Inc. (AMELI)	06/01/2025	Amelia National CDD	925.00
2024-7-19	Trapper John's Beaver Busters (AMELI)	07/01/2025	Amelia National CDD	850.00
7419	VGlobalTech (AMELI)	06/30/2025	Amelia National CDD	300.00
7502	VGlobalTech (AMELI)	07/01/2025	Amelia National CDD	110.00
2470	Victory Lawn & Landscape (AMELI)	06/30/2025	Amelia National CDD	4,482.17
13-001	W. Gardner LLC (AMEL)	07/01/2025	Amelia National CDD	2,500.00
<b>Total:</b>				<b>9,167.17</b>

*Kwame Jackson*  
Secretary / Assistant Secretary

*10 July 2025*  
*[Signature]*  
Chairman / ~~Vice Chairman~~

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 294  
7/11/2025

<b>Invoice No</b>	<b>Supplier</b>	<b>Invoice Date</b>	<b>Property</b>	<b>Invoice Amount</b>
3595047	Kutak Rock LLP (AMELI)	07/09/2025	Amelia National CDD	2,577.00
66011	Leland Management, Inc. (AMELI)	07/03/2025	Amelia National CDD	925.00
137197	PFM Group Consulting LLC (AMELI)	07/07/2025	Amelia National CDD	1,250.00
DM-07-2025-01	PFM Group Consulting LLC (AMELI)	07/01/2025	Amelia National CDD	3,025.00
<b>Total:</b>				<b>7,777.00</b>

*Venessa Ripoll*

Secretary / Assistant Secretary

*[Signature]* 16 July 2025  
Chairman / Vice Chairman

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 295  
7/21/2025

<b>Invoice No</b>	<b>Supplier</b>	<b>Invoice Date</b>	<b>Property</b>	<b>Invoice Amount</b>
15020-071825	FPL (AMELI)	07/18/2025	Amelia National CDD	139.65
42156-071825	FPL (AMELI)	07/18/2025	Amelia National CDD	94.51
42159-071825	FPL (AMELI)	07/18/2025	Amelia National CDD	34.86
45521-071825	FPL (AMELI)	07/18/2025	Amelia National CDD	65.68
59383-071825	FPL (AMELI)	07/18/2025	Amelia National CDD	154.69
2062655	The Lake Doctors, Inc. (AMELI)	07/11/2025	Amelia National CDD	1,830.00
<b>Total:</b>				<b>2,319.39</b>

*Kwame Jackson*

Secretary / Assistant Secretary

*[Signature]* 23 July 2025  
Chairman / Vice Chairman



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# **Amelia National Community Development District**

## **Review and Consideration of District Financials**



# Amelia National CDD

## June 2025 Financial Package

June 30, 2025

**PFM Group Consulting LLC**  
3501 Quadrangle Blvd.  
Suite 270  
Orlando, FL 32817  
407-723-5900



**Amelia National CDD**  
Statement of Financial Position  
As of 6/30/2025

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Long Term Debt Group	Total
<b>Assets</b>						
<b>Current Assets</b>						
General Checking - CNB	\$183,430.18					\$183,430.18
State Board of Administration	6,836.75					6,836.75
CNB Engineering Reserve	21,019.42					21,019.42
CNB Reserve	140,060.13					140,060.13
Assessments Receivable	10,530.88					10,530.88
Prepaid Expenses	2,020.31					2,020.31
Due From Other Funds		\$620.05				620.05
Revenue 2021 Refund		86,527.53				86,527.53
Interest 2021 Refund		22.98				22.98
Prepayment 2021		16,594.74				16,594.74
Assessments Receivable			\$42,149.70			42,149.70
Due From Other Funds			250.85			250.85
Debt Service Reserve - 2006A			214,563.77			214,563.77
Revenue - 2006A			56,217.57			56,217.57
Prepayment 2006A			25,021.41			25,021.41
Acquisition/Construction - 2006A				\$43,814.32		43,814.32
Deferred Cost - 2006A				278,993.61		278,993.61
Total Current Assets	<u>\$363,897.67</u>	<u>\$103,765.30</u>	<u>\$338,203.30</u>	<u>\$322,807.93</u>	<u>\$0.00</u>	<u>\$1,128,674.20</u>
<b>Investments</b>						
Amount Available in Debt Service Funds					\$398,948.00	\$398,948.00
Amount To Be Provided					4,856,052.00	4,856,052.00
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,255,000.00</u>	<u>\$5,255,000.00</u>
<b>Total Assets</b>	<u><u>\$363,897.67</u></u>	<u><u>\$103,765.30</u></u>	<u><u>\$338,203.30</u></u>	<u><u>\$322,807.93</u></u>	<u><u>\$5,255,000.00</u></u>	<u><u>\$6,383,674.20</u></u>
<b>Liabilities and Net Assets</b>						
<b>Current Liabilities</b>						
Accounts Payable	\$235.00					\$235.00
Due To Other Funds	870.90					870.90
Deferred Revenue	10,530.88					10,530.88
Deferred Revenue			\$42,149.70			42,149.70
Total Current Liabilities	<u>\$11,636.78</u>	<u>\$0.00</u>	<u>\$42,149.70</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$53,786.48</u>
<b>Long Term Liabilities</b>						
Revenue Bonds Payable - Long-Term					\$5,255,000.00	\$5,255,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,255,000.00</u>	<u>\$5,255,000.00</u>
<b>Total Liabilities</b>	<u><u>\$11,636.78</u></u>	<u><u>\$0.00</u></u>	<u><u>\$42,149.70</u></u>	<u><u>\$0.00</u></u>	<u><u>\$5,255,000.00</u></u>	<u><u>\$5,308,786.48</u></u>



**Amelia National CDD**  
Statement of Financial Position  
As of 6/30/2025

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Long Term Debt Group	Total
<b>Net Assets</b>						
Net Assets, Unrestricted	\$183,653.14					\$183,653.14
Net Assets - General Government	43,085.25					43,085.25
Current Year Net Assets - General Government	125,522.50					125,522.50
Net Assets, Unrestricted		\$192,157.57				192,157.57
Current Year Net Assets, Unrestricted		(88,392.27)				(88,392.27)
Net Assets, Unrestricted			\$392,358.06			392,358.06
Current Year Net Assets, Unrestricted			(96,304.46)			(96,304.46)
Net Assets, Unrestricted				\$283,002.19		283,002.19
Current Year Net Assets, Unrestricted				39,805.76		39,805.76
Net Assets - General Government				(0.02)		(0.02)
<b>Total Net Assets</b>	<u>\$352,260.89</u>	<u>\$103,765.30</u>	<u>\$296,053.60</u>	<u>\$322,807.93</u>	<u>\$0.00</u>	<u>\$1,074,887.72</u>
<b>Total Liabilities and Net Assets</b>	<u>\$363,897.67</u>	<u>\$103,765.30</u>	<u>\$338,203.30</u>	<u>\$322,807.93</u>	<u>\$5,255,000.00</u>	<u>\$6,383,674.20</u>



**Amelia National CDD**  
Statement of Activities  
As of 6/30/2025

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Long Term Debt Group	Total
<b>Revenues</b>						
On-Roll Assessments	\$243,950.19					\$243,950.19
Off-Roll Assessments	62,063.93					62,063.93
Other Income & Other Financing Sources	3,425.59					3,425.59
On-Roll Assessments		\$262,559.05				262,559.05
Other Assessments		65,195.84				65,195.84
On-Roll Assessments			\$106,220.42			106,220.42
Off-Roll Assessments			192,851.55			192,851.55
Other Assessments			61,402.50			61,402.50
Inter-Fund Transfers			(30,678.96)			(30,678.96)
Inter-Fund Transfers				\$30,678.96		30,678.96
<b>Total Revenues</b>	<b>\$309,439.71</b>	<b>\$327,754.89</b>	<b>\$329,795.51</b>	<b>\$30,678.96</b>	<b>\$0.00</b>	<b>\$997,669.07</b>
<b>Expenses</b>						
Supervisor Fees	\$4,800.00					\$4,800.00
Public Official Insurance	4,040.00					4,040.00
Trustee Services	7,758.01					7,758.01
Management	27,225.00					27,225.00
Field Management	7,400.00					7,400.00
Engineering	1,410.68					1,410.68
Disclosure Agent	2,500.00					2,500.00
Property Appraiser	6,424.00					6,424.00
District Counsel	3,176.00					3,176.00
Assessment Administration	5,000.00					5,000.00
Reamortization Schedule	250.00					250.00
Audit	4,600.00					4,600.00
Legal Advertising	535.94					535.94
Web Site Maintenance	1,590.00					1,590.00
Office Misc (Postage, Tel, Copies, Etc.)	647.39					647.39
Dues, Licenses, and Fees	175.00					175.00
Electric	4,189.41					4,189.41
Wetland Upland Maintenance	6,800.00					6,800.00
General Insurance	4,422.00					4,422.00
Repair & Maintenance - Entry	2,174.00					2,174.00
Repairs & Maintenance-Irrigation/Wetland	537.50					537.50
Lake Maintenance	29,117.00					29,117.00
Landscaping Maintenance & Material	32,697.89					32,697.89
Landscape Improvements	3,994.65					3,994.65
Lake Improvements Repairs & Maintenance	2,200.00					2,200.00
Front Entry Refurbishment	16,445.42					16,445.42
Entry Decorations	4,440.00					4,440.00
Principal Payment		\$365,000.00				365,000.00
Interest Payments		57,192.16				57,192.16
Principal Payments			\$265,000.00			265,000.00
Interest Payments			171,596.88			171,596.88
<b>Total Expenses</b>	<b>\$184,549.89</b>	<b>\$422,192.16</b>	<b>\$436,596.88</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,043,338.93</b>
<b>Other Revenues (Expenses) &amp; Gains (Losses)</b>						
Interest Income	\$632.68					\$632.68
Interest Income		\$6,045.00				6,045.00
Interest Income			\$10,496.91			10,496.91
Interest Income				\$9,126.80		9,126.80
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$632.68</b>	<b>\$6,045.00</b>	<b>\$10,496.91</b>	<b>\$9,126.80</b>	<b>\$0.00</b>	<b>\$26,301.39</b>
<b>Change In Net Assets</b>	<b>\$125,522.50</b>	<b>(\$88,392.27)</b>	<b>(\$96,304.46)</b>	<b>\$39,805.76</b>	<b>\$0.00</b>	<b>(\$19,368.47)</b>
<b>Net Assets At Beginning Of Year</b>	<b>\$226,738.39</b>	<b>\$192,157.57</b>	<b>\$392,358.06</b>	<b>\$283,002.17</b>	<b>\$0.00</b>	<b>\$1,094,256.19</b>
<b>Net Assets At End Of Year</b>	<b>\$352,260.89</b>	<b>\$103,765.30</b>	<b>\$296,053.60</b>	<b>\$322,807.93</b>	<b>\$0.00</b>	<b>\$1,074,887.72</b>



**Amelia National CDD**  
Budget to Actual  
For the Month Ended 6/30/25

	Year to Date			Adopted FY 2025 Budget	Percentage Spent
	Actual	Budget	Variance		
<b>Revenues</b>					
On Roll Assessments	\$ 243,950.19	\$ 182,646.47	\$ 61,303.73	\$ 243,528.62	100.17%
Off Roll Assessments	62,063.93	54,762.29	7,301.65	73,016.38	85.00%
Other Income & Other Financing Sources	3,425.59	-	3,425.59	-	0.00%
<b>Net Revenues</b>	<b>\$ 309,439.71</b>	<b>\$ 237,408.75</b>	<b>\$ 72,030.96</b>	<b>\$ 316,545.00</b>	<b>97.76%</b>
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ 4,800.00	\$ 5,250.00	\$ (450.00)	\$ 7,000.00	68.57%
Public Official Insurance	4,040.00	2,866.88	1,173.13	3,822.50	105.69%
Trustee Fees	7,758.01	5,850.00	1,908.01	7,800.00	99.46%
District Management Fees	27,225.00	27,225.00	-	36,300.00	75.00%
Field Management Fees	7,400.00	8,325.00	(925.00)	11,100.00	66.67%
District Engineer - Reserves	1,410.68	1,500.00	(89.32)	2,000.00	70.53%
Engineering Inspections - Reserves	-	3,750.00	(3,750.00)	5,000.00	0.00%
Disclosure Agent	2,500.00	4,500.00	(2,000.00)	6,000.00	41.67%
Property Appraiser Fee	6,424.00	4,350.00	2,074.00	5,800.00	110.76%
District Counsel	3,176.00	3,000.00	176.00	4,000.00	79.40%
Assessment Administration	5,000.00	3,750.00	1,250.00	5,000.00	100.00%
Re-amortization Schedule	250.00	375.00	(125.00)	500.00	50.00%
Audit Fees	4,600.00	3,600.00	1,000.00	4,800.00	95.83%
Arbitrage	-	750.00	(750.00)	1,000.00	0.00%
Legal Advertising	535.94	1,125.00	(589.06)	1,500.00	35.73%
Bank Fees	-	75.00	(75.00)	100.00	0.00%
Contingency/Miscellaneous	-	23,962.88	(23,962.88)	31,950.50	0.00%
Website Maintenance	1,590.00	1,890.00	(300.00)	2,520.00	63.10%
Office Misc (Phone/Postage/Copies/Supplies/etc)	647.39	562.50	84.89	750.00	86.32%
Dues, Licenses & Fees	175.00	131.25	43.75	175.00	100.00%
Electric	4,189.41	7,500.00	(3,310.59)	10,000.00	41.89%
Wetlands Water Table Management	6,800.00	4,725.00	2,075.00	6,300.00	107.94%
General Insurance	4,422.00	3,507.75	914.25	4,677.00	94.55%
Repairs & Maintenance - Entry	2,174.00	3,750.00	(1,576.00)	5,000.00	43.48%
Repairs & Maintenance - Irrigation/wetland tree maintenance	537.50	6,000.00	(5,462.50)	8,000.00	6.72%
Lake Maintenance	29,117.00	24,562.50	4,554.50	32,750.00	88.91%
Landscape Maintenance	32,697.89	26,250.00	6,447.89	35,000.00	93.42%
Landscape Improvement	3,994.65	14,475.00	(10,480.35)	19,300.00	20.70%
Lake Improvements Repairs and Maint	2,200.00	3,000.00	(800.00)	4,000.00	55.00%
Front Entry Refurbishment	16,445.42	15,000.00	1,445.42	20,000.00	82.23%
Entry Decorations	4,440.00	3,300.00	1,140.00	4,400.00	100.91%
Lake Improvements/Aerators New	-	22,500.00	(22,500.00)	30,000.00	0.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 184,549.89</b>	<b>\$ 237,408.75</b>	<b>\$ (52,858.86)</b>	<b>\$ 316,545.00</b>	<b>58.30%</b>
<b>Income (Loss) from Operations</b>	<b>\$ 124,889.82</b>	<b>\$ -</b>	<b>\$ 124,889.82</b>	<b>\$ -</b>	
<b>Other Income (Expense)</b>					
Interest Income	\$ 632.68	\$ -	\$ 632.68	\$ -	
<b>Total Other Income (Expense)</b>	<b>\$ 632.68</b>	<b>\$ -</b>	<b>\$ 632.68</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ 125,522.50</b>	<b>\$ -</b>	<b>\$ 125,522.50</b>	<b>\$ -</b>	



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# **Amelia National Community Development District**

## **Staff Reports**

Amelia National CDD - Work Order List 2025

Contact Information	Date of Report	Address/location	Description of Issues (s)	Notes	Completed
Lailani Chamberlain (CAM)					
Venessa Ripoll(DM)					
Neal Brockmeier (DE)					
Lailani Chamberlain (CAM)	2025	Front Entrance			
DM & CAM	2025	Wetlands			
Venessa Ripoll DM & DE	25-Apr	Private Quarters			
DM & CAM	5.12.25	Front Entrance			
Venessa Ripoll (DM)	5.14.25	Front Entrance			
Lailani Chamberlain (CAM)	2025	Entrance			
Neal Brockmeier (DE)	5.21.25	Ponds			
	5.27.25				
	6.16.25				
	6.26.25				
	25-Jun				
	25-Jun				
	7.6.25				
Lailani Chamberlain (CAM)	7.7.25	Sidewalks			
Lailani Chamberlain (CAM)	7.14.25	Pond			
Julie Stola (Supervisor)	7.14.25	AN			
Lailani Chamberlain (CAM)	7.14.25	Entrance	2 more bids to clean up the trees.	Tree Surgeons site visit scheduled for 7/31/25- SBC trees - Gage Tree	

ite visit on 7/24. Proposal received and attached -Victory Landscape. Site visit on 7/28. Waiting for proposal

ding site visit scheduling