

# Amelia National Community Development District

3501 Quadrangle Boulevard, Suite 270 | Orlando, FL 32817

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[www.amelianationalcdd.com](http://www.amelianationalcdd.com)

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The meeting of the Board of Supervisors of Amelia National Community Development District will be held **Monday, April 13, 2026, 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]***

### **Administrative Matter**

1. Consideration of the Minutes of the:
  - a. February 9, 2026, Board of Supervisors' Workshop Meeting
  - b. February 9, 2026, Board of Supervisors' Meeting

### **Vendor Report**

- District Engineer
  - a. Update of Pond 23 and Wild Cherry Project

### **Old Business Matters**

2. Update of Fountain Installation
3. Review and Consideration of Proposals for Pond 17
4. Review and Consideration of Pond Maintenance Proposals

### **New Business Matters**

5. Review of Amelia National CDD Map
6. Consideration of Resolution 2026-04, Designating Board Member Seats for the Upcoming General Election 2026
7. Discussion Regarding Engineering Services
8. Review and Acceptance of Fiscal Year 2025 Audit Report
9. Review and Consideration of Acquisition of Improvements for Phase One-C Segment and One-D Segment 2A Improvements
10. Review and Consideration of the Arbitrage Rebate Engagement Letter for Series 2006A Capital Improvement Revenue Bonds with GNP Services
11. Update on Pond Maintenance



12. Ratification of Payment Authorization Nos. 319-328
13. Review and Consideration of District Financials

**Other Business**

- Staff Reports
- District Counsel
- District Manager
- Field Manager - Work Order Spreadsheet
- Supervisor Requests

**Adjournment**



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# **Amelia National Community Development District**

## **Consideration of the Minutes of the:**

- a. February 9, 2026, Board of Supervisors'  
Workshop Meeting**
- b. February 9, 2026, Board of Supervisors'  
Meeting**

# **MINUTES OF MEETING**

## **AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT WORKSHOP MEETING MINUTES**

**Monday, February 9, 2026, 10:30 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	(via phone)
Fred Phelleps	Assistant Secretary	

Also present in person or via phone:

Venessa Ripoll	District Manager - PFM Group Consulting LLC	
Gazmin Kerr	ADM - PFM Group Consulting LLC	(via phone)
Jennifer Glasgow	District Accountant - PFM Groups Consulting LLC	(via phone)
Kiara Cuesta	District Accountant - PFM Groups Consulting LLC	(via phone)
Dan Lewis P.A.	District Counsel – Persson, Cohen, Mooney, Fernandez, and Jackson, P.A.	(via phone)
Liane Barker	HOA – Leland Management, Inc.	
Jean Stanley	Homeowner	

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' workshop meeting at 10:31 a.m. and roll call was initiated. Those in attendance are listed above.

District Staff introduced themselves.

#### **Public Comment Period**

It was noted the workshop is for constructive discussion with the residents prior to making decisions at the CDD Board meeting.

There were no further public comments at this time.

## **SECOND ORDER OF BUSINESS**

### **Discussion Matters**

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

Ms. Stanley noted the lighting is not consistent.

There was brief discussion regarding the lighting timers. It was noted they are on solar timers and come on based on the area they are in. Mr. Renfro gave an overview of the operating system solution that will be placed at the guardhouse but still needs installation.

Ms. Stanley noted the dirt needs to be replaced in the areas of trenching and many of the wires are still exposed.

There was a comment regarding a dimmer at the entrance. It was noted the lighting has been turned down.

### **Discussion of Bermuda Ditch**

A resident commented regarding the ditch and noted although he has reached out to Leland Management, there has been no response.

Mr. Kearney noted this should be addressed by the District Engineer. It was noted this may be a POA or Developer issue.

### **Feedback of Fence on Pond 17**

Ms. Stanley noted that ICI has extended their fence.

Mr. Kearney noted this pond is owned by the CDD, but Mr. Veazey is currently looking into special assessments to put fencing around the entire concourse.

There was discussion regarding the proposals for fencing and the responsibility of the golf course related to partial payment of the fence. It was noted Mr. Veazey has mentioned sending out a resident survey regarding the issue, but no survey has been received thus far.

There was also brief discussion regarding people entering the golf course illegally. It was noted there is a need for a fence.

Ms. Barker gave an overview of the special assessment status thus far.

It was noted the CDD has approved the fencing for Pond 17, but there is no money in the budget at this time.

There was brief discussion regarding safety and liability.

### **Discussion of Wild Cherry Drive Water Table for Pond 23 and Pond 24 Outfalls**

Mr. Kearney gave an overview. It was noted the Board will make a motion at the CDD Board meeting regarding the weir. The outfall from Pond 24 has been cleared and paid. The weir at Pond 23 has received one proposal. This scope of work is to cut the weir and lower the pond for an analysis to be completed. This was completed during the original development.

A resident, living on Wild Cherry Drive, commented regarding the proposal amount and scope of work.

There was brief discussion regarding the gutters and road issues and maintenance responsibilities. This included discussion on repairs already completed and those still needing completion.

Mr. Phelleps noted the pond water levels vary with rainfall.

There was brief discussion regarding budgetary issues. It was noted that ICI contributes to the reserves of the POA.

A resident commented regarding the safety issues with the road drop on Wild Cherry Drive.

### **Discussion of Aeration for Pond 2, 5, 8, 10 & 29**

There was brief discussion regarding the aeration.

Mr. Phelleps noted that pond depth is a factor in determining aeration. He gave an overview of the ponds and the JPA reflow water system.

It was recommended to research aquatic plant life.

Ms. Stanley recommended reminding residents to clean out the leaves that are in the rain gutters.

It was noted there is a resident who is an expert in aquaculture who can provide recommendations.

### **Overall feedback of General Pond Maintenance**

It was noted other vendor proposals for pond maintenance are being gathered for Board review.

## **Feedback on Leland Management Communications**

There was a comment regarding the dead plant material in the community and the plants that the landscapers recommend. Ms. Stanley noted she has been in communication with Leland Management and Victory Landscape and completed a walkthrough regarding the dead plants.

It was noted there needs to be more communication from Leland Management regarding community reminders. District Management has been in contact with Ms. Barker regarding sending emails for communication.

There was brief discussion regarding communication and work needing to be completed within the community.

Mr. Kearney commented regarding the security of the community and the budget.

A resident commented on the CDD budget.

Mr. Kearney gave an overview of the budget.

There was discussion regarding the budget and unexpected expenses.

It was noted an update should be given to residents every two to three months from Leland Management as that was the commitment they made.

A resident recommended that ICI be pursued for cost of Wild Cherry Drive issues as it is based on the original development. She also commented on the Crepe Myrtle landscaping.

A resident commented regarding communication from the CDD and the POA. Ms. Barker noted residents have to subscribe to receive emails and all information is located in the move-in packet.

## **November Open CDD Seats**

Ms. Stanley encouraged residents to get involved and join the Board.

Mr. Kearney gave an overview of the assessments and noted the CDD budget process starts in March. He noted the annual budget will need to be increased for needed projects within the community.

There was brief discussion regarding the contingency fund.

A resident recommended sending out reasoning for any increase in assessments.

There was brief discussion regarding the term length for CDD Seats. Ms. Stanley recommended two-year terms.

There was continued discussion regarding the contingency fund and unexpected projects.

**THIRD ORDER OF BUSINESS**

**Adjournment**

The February 9, 2026, Amelia National Community Development District Board of Supervisors' Workshop Meeting was adjourned at 11:26 a.m.

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

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

# MINUTES OF MEETING

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

**Monday, February 9, 2026, 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	(via phone)
Fred Phelleps	Assistant Secretary	

Also present in person or via phone:

Venessa Ripoll	District Manager - PFM Group Consulting LLC	
Gazmin Kerr	ADM - PFM Group Consulting LLC	(via phone)
Jennifer Glasgow	District Accountant - PFM Groups Consulting LLC	(via phone)
Kiara Cuesta	District Accountant - PFM Groups Consulting LLC	(via phone)
Dan Lewis P.A.	District Counsel – Persson, Cohen, Mooney, Fernandez, and Jackson,	(via phone)
Neil Brockmeier	District Engineer – Prosser, Inc.	
Liane Barker	HOA – Leland Management, Inc.	

Various audience members

### FIRST ORDER OF BUSINESS

### Organizational Matters

#### **Call to Order and Roll Call**

Ms. Ripoll called to order the Amelia National CDD Board of Supervisors' meeting at 11:37 a.m. and confirmed quorum with roll call. Those in attendance are listed above.

ON MOTION by Mr. Renfroe, seconded by Ms. Stola, with all in favor, the Board approved Mr. Hebron to vote by phone.

## **Public Comment Period**

A resident requested an update on the substation being built. It was noted Florida Power and Light may own that property.

It was noted the District Engineer will discuss the issues on Wild Cherry Drive.

There were no further public comments at this time.

## **SECOND ORDER OF BUSINESS**

### **General Business Matters**

#### **Consideration of the Minutes of the:**

- a. October 20, 2025, Board of Supervisors' Workshop Meeting**
- b. December 8, 2025, Board of Supervisors' Meeting**
- c. December 22, 2025, Continued Board of Supervisors' Meeting**

Mr. Phelleps recommended including a fire alarm reference in the December 8<sup>th</sup> meeting minutes. He also noted the reference to a 10-foot buffer on the partial termination of access to the maintenance easement should be removed from the December 22<sup>nd</sup> meeting minutes. Lastly, he also requested removal of the reference to clearing out of the preserve due to water table.

Mr. Hebron referenced a change to a street name, noting it is Golden Glow, in the December 8<sup>th</sup> meeting minutes.

Ms. Ripoll noted the minutes will be amended as requested.

ON MOTION by Mr. Kearney, seconded by Ms. Stola, with all in favor, the Board approved the October 20, 2025, Board of Supervisors' Workshop Meeting, the December 8, 2025, Board of Supervisors' Meeting, and the December 22, 2025, Continued Board of Supervisors' Meeting as amended.

### **Discussion of Pond 23**

Mr. Brockmeier gave an update on Wild Cherry Drive and Pond 23. It was noted that all survey results have been reviewed, and a field visit has been conducted. The control structure area has been cleared, but the control structure needs to be modified to accommodate a 2-stage weir for lower and higher elevation. Mr. Brockmeier gave an overview of the scope of work.

There was brief discussion regarding the issue and initial oversight responsibility.

A resident commented regarding Pond 24 versus Pond 23. It was noted only Pond 23 is contributing to the issues regarding Wild Cherry's water table.

Mr. Brockmeier gave an overview of the issue.

There was discussion regarding the issues with the water table and Wild Cherry Drive.

Mr. Kearney noted the Board will be reviewing a proposal to cut the weir at the current meeting.

Mr. Brockmeier noted that ICI will have a geotechnical evaluation of the roadway segment. If the proposal is approved, the scope of work should be completed within four weeks. Once the water table is under control, the geotechnical engineer will most likely want 30 days to allow the pond to function at that elevation before evaluation.

It was noted this information should be communicated to the community via Leland Management. Mr. Brockmeier will create a summary to send out.

There was brief discussion regarding the proposal. It was noted only one vendor submitted a proposal; no other vendors responded to the bid.

A resident commented regarding the cost of remediation for the roadway on Wild Cherry Drive. It was noted the destruction of the road has been increased due to construction on Fescue Dr. and Willow Baer. Residents agreed that this remediation should be at the cost of the Developer.

There was brief discussion regarding the timeline for completion.

### **Review and Consideration of Paul Krupp Inc. Proposal**

Mr. Kearney gave an overview of the proposal in the amount of \$7,000.00.

ON MOTION by Mr. Kearney, seconded by Ms. Stola, with all in favor, the Board approved the Paul Krupp Inc. Proposal.

There was brief discussion regarding original development responsibility and pursuing reimbursement. Mr. Kearney noted the Board will follow up with District Counsel.

### **Discussion of Wild Cherry Update**

There was brief discussion regarding Pond 21 and Pond 23. It was noted there should be no effect on other ponds. Mr. Brockmeier noted the pond elevation should not be lower than the normal dry season height.

There was discussion regarding the safety issues with driving on Wild Cherry Drive. Ms. Stola recommended visible signage in the area. It was noted this is a POA issue. Mr. Kearney will follow up with Mr. Veazey.

Mr. Brockmeier gave an overview of the French drain system.

Mr. PHELLEPS commented on Pond 29. Mr. Brockmeier noted that pond is to collect runoff water and discharges into the wetlands. It was noted the Water Management District requires a depth of 8 feet for ponds.

### **Discussion of Possible Fountain Installation**

Mr. Kearney gave an overview and noted the fountains will be placed in Ponds 8 and 9. These will be paid for and maintained by ICI.

There was brief discussion regarding the locations and possible lighting on the fountains.

Ms. Ripoll noted that District Counsel will draft an agreement with ICI regarding maintenance, electricity, and installation costs.

Mr. PHELLEPS noted health concerns due to the reuse water at Pond 8. Mr. Renfro recommended a lower fountain height for that pond.

Mr. PHELLEPS also noted aeration may be required due to the fountain installation. Pond 8 already has aeration.

ON MOTION by Mr. Kearney, seconded by Mr. Renfro, with all in favor, the Board approved the Pond 9 Fountain Installation.

District Counsel recommended an indemnification agreement with ICI.

There was brief discussion regarding liability and the agreement.

There was also brief discussion regarding the location. It was noted the requirement is 100 feet away from eating and bathing areas.

ON MOTION by Mr. Renfro, seconded by Mr. Kearney, with all in favor, the Board authorized District Counsel to draft an indemnification agreement for the Pond 8 Fountain Installation, contingent upon health standards being addressed and reviewed by the Board.

### **Update on Amelia National Entry Corridor Electrical & Lighting System Rebuild Phase 2**

Mr. Renfroe gave an update and noted that Phase 2 has been completed. He will follow up with getting the trenches filled properly and wiring covered up. The solution to having the lighting come on at the same time is an operating system that will be located at the guardhouse. The estimated cost for this system is \$1,200.00. Tree trimming will be taking place to allow for more sunlight on the solar panels prior to installing the operating system and having any additional cost.

There was brief discussion regarding the landscape and tree trimming.

Mr. Renfroe reviewed the budget for the project.

There was brief discussion regarding the budget and Phase 3. Mr. Renfroe noted Phase 3 would be uplighting for the trees on the north side.

It was noted there is conduit leftover. This can be used for Phase 3 or returned for reimbursement.

Mr. Renfroe noted the POA may do lighting as well and purchase the leftover conduit for their project.

There was brief discussion regarding sunrise to sunset lighting timers. Mr. Renfroe noted the timers currently used are industrial grade, although not set by time. He will further research additional options.

Mr. Renfroe gave an overview of the computer operating system and installation.

Mr. Phelleps requested an overview of the lighting solutions for Board review.

There was brief discussion regarding the timer lighting issues and sustainability.

### **Update of Fence on Pond 17 Proposal**

Ms. Ripoll gave an update and noted the vendor did not honor the original price with the inclusion of a gate. The price has increased to \$19,170.00 from \$15,500.00.

There was discussion regarding the proposal. A resident noted he can provide access for Lake Doctors through his property and will pay the difference for the gate.

Mr. Kearney gave an overview of the budget constraints and noted there are no contingency funds available at this time.

There was discussion regarding the location and the budget.

Mr. Kearney noted this can be revisited at the end of the fiscal year.

There was continued discussion regarding the budget. Mr. Hebron noted the Board has tried to keep the assessment rates as low as possible, but there is a need for increase.

### **Review and Consideration of Aeration Proposal for Pond 29**

Ms. Ripoll reviewed the two proposals from Lake Doctors. One proposal is for \$3,050.00 and the other proposal is for \$3,900.00.

There was brief discussion regarding the infrastructure requirements.

Mr. Kearney recommended waiting until there is a new pond maintenance vendor.

Mr. Phelleps recommended having the new vendor look at options for Pond 29 and having a resident aquatic expert view the pond as well.

There was brief discussion regarding options for Pond 29.

A resident commented regarding placing an aerator in the pond at his own cost. District Counsel advised against this and gave an overview of legal and safety issues.

There was brief discussion regarding the fountains being installed by ICI. It was noted he is the current community developer and not a resident.

Mr. Phelleps noted the ponds are the responsibility of the CDD.

A resident recommended a solar aerator.

This item will be kept on the agenda.

### **Update on Pond Maintenance**

Mr. Phelleps provided an update on pond maintenance. It was noted that an RFP has been sent out to vendors and the proposals will be brought back to the April Board meeting.

It was noted the current contract with Lake Doctors ends June 1<sup>st</sup>, and they have a 30-day termination clause.

### **Ratification of Payment Authorization Nos. 311-318**

Ms. Ripoll noted these are for contractual obligations that were previously approved. This is solely for ratification.

Mr. Phelleps commented regarding the lake maintenance and lake improvements line items. It was noted treatments need to be placed in the lake maintenance line item. Ms. Ripoll will follow up.

Mr. Hebron commented on the Coastal Greenery payment authorization. There was brief discussion regarding the difference. Ms. Glasgow gave an overview and noted the difference was for additional sitework in regard to the lighting enhancement.

ON MOTION by Ms. Stola, seconded by Mr. Renfroe, with all in favor, the Board ratified Payment Authorization Nos. 311-318.

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

Ms. Ripoll noted the District Financials were as of December 2025.

There was brief discussion regarding the budget timeline. Ms. Ripoll noted the budget process will start in April.

Mr. Kearney noted the O&M assessments will need to be increased.

Ms. Ripoll gave an overview of the budget process and Public Hearing timeline. It was noted this will take place in August.

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

### **THIRD ORDER OF BUSINESS**

### **Other Business**

### **Staff Reports**

**District Counsel** – Mr. Lewis gave an update regarding ICI and infrastructure turnover. He also noted District Counsel continues to work with the District Engineer for a full infrastructure map.

**District Engineer** – No report.

**District Manager** –

- **Work Order Spreadsheet**

Ms. Ripoll gave an overview of the work order spreadsheet. She noted the next Board meeting is scheduled for April 13, 2026.

Ms. Barker gave a brief update of the form. It was noted this form is also completed for POA work orders.

Ms. Stola requested a description to be added to the “No Fishing Signs” portion on the spreadsheet.

Ms. Ripoll noted the work order spreadsheet is available in the agenda packet on the District's website. Mr. Kearney recommended posting the POA work order spreadsheet to their website as well.

Mr. Hebron commented regarding communication with Ms. Barker. Ms. Barker noted she normally responds within 24-36 hours, not including weekends. It was noted that the office phone line is forwarded to her cell phone. It was also noted that Leland Management has an emergency line that is available 24 hours a day.

**Audience Comments and  
Supervisor Requests**

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

**FOURTH ORDER OF BUSINESS**

**Adjournment**

Ms. Ripoll called for a motion to adjourn.

ON MOTION by Ms. Stola, seconded by Mr. Kearney, with all in favor, the February 9, 2026, Board of Supervisors' Meeting of the Amelia National CDD was adjourned at 1:22 p.m.

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

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Chairperson/Vice Chairperson



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# **Amelia National Community Development District**

**District Engineer**

**a. Update of Pond 23 and Wild Cherry  
Project**



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# **Amelia National Community Development District**

## **Update of Fountain Installation**

**From:** Mike Veazey  
**Sent:** Tuesday, March 10, 2026 2:09 PM  
**To:** Steve Kearney ([boardmember5@amelianationalcdd.com](mailto:boardmember5@amelianationalcdd.com))  
<[boardmember5@amelianationalcdd.com](mailto:boardmember5@amelianationalcdd.com)>; [ripollv@pfm.com](mailto:ripollv@pfm.com)  
**Subject:** Fountain Update, # 18 Pond

Steve, Venessa, I just wanted to update you on the fountains. Cascade installed the fountain in the pond between # 1 & 10 Tee Boxes at the end of last week, we passed final inspection for the electric service. We are requesting a meter from FPL and once its set Adkins will wire the controller and Cascade will come back and start it up.

We discussed with the fountain company the concerns the CDD Board had with the lake on 18 green and the proximity to food service. They have a wind control they have used on other fountains; this control measures the wind speed and if it exceeds a certain MPH the fountain automatically shuts off. We would like to use this on the fountain at # 18 green to resolve the Boards concern regarding food service. Attached is the spec for the wind control . If you can please add this to the CDD Agenda for April its appreciated.

Thanks

**Mike Veazey**

Development Project Manager

**ICI HOMES** | 14785 Old St Augustine Rd Suit 3 | Jacksonville, FL 32258

Direct: 904. 652.2558 | Mobile: 386.566.7454 | [mveazey@icihomes.com](mailto:mveazey@icihomes.com)

[www.ICIHomes.com](http://www.ICIHomes.com)

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# Wireless Anemometer Fountain Control Package

## Wind Speed Monitoring for Fountains, Pools, and Water Features

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### Product Overview

Fountains, pools, and decorative water features enhance landscapes by adding movement, sound, and visual appeal. However, windy conditions can cause water to splash beyond the perimeter of the feature, potentially wetting nearby walkways, landscaping, and visitors.

The **Wireless Anemometer Fountain Control Package** provides an effective solution by monitoring wind speed and automatically controlling fountain operation when wind conditions become excessive.

By integrating a **wireless wind sensor (anemometer)** with a **touchscreen base display and control relays**, the system can shut down or reduce pump operation when wind speeds exceed preset thresholds. This helps prevent overspray, reduce water loss, and maintain safe conditions around the fountain.

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### Key Features

- Real-time wind speed monitoring
  - Wireless communication between sensor and controller
  - Three configurable control relays for wind-triggered pump shutdown
  - Adjustable wind speed thresholds and restart delay timer
  - Touchscreen display for system monitoring and configuration
  - 0–10V analog output for integration with control systems
  - Easy installation with M12 connector interface
- 

### Typical Applications

- Architectural fountains
- Decorative water features
- Commercial plaza fountains
- Resort and hotel water features
- Municipal fountains

- Outdoor pools and splash features
- 

## Package Components

Component	Description	Part Number
Wireless Anemometer	ET-101 Wind Sensor	003001
Wireless Base Display	ET-201R	003009
I/O Base Unit	916 MHz Communication	ET-201R
Power Connection Cable Assembly	Direct 12/24VDC Power Connection	003013
Cordset	12-pin M12 Connector, 2 meter	003283
Power Supply Adapter	120VAC to 12VDC	003012
NMO Antenna Cabinet Mount	External antenna mounting	003110
NMO Antenna Cable	1.8 m (6 ft.)	003115
Aluminum Stub Mount	25 cm mounting pole	003129

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## Base Display Features

The **ET-201R Base Display** includes a touchscreen interface that continuously displays wind speed during operation and allows users to configure system parameters.

The display also provides real-time status indicators for the relay outputs when activated.

### Control Relays

The system includes **three configurable control relays** that can be individually labeled and programmed with custom wind speed trigger points.

Each relay can be configured with:

- Adjustable wind speed **activation thresholds**
- Adjustable wind speed **deactivation thresholds**
- Configurable **restart delay timer**

The delay timer prevents pumps from restarting immediately after a wind event, ensuring wind conditions have stabilized before normal fountain operation resumes.

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# Relay Electrical Ratings

Parameter	Rating
Maximum Load	1 amp @ 120VAC
Low Voltage Load	2 amps

For higher load requirements, **external relays and sockets** are available for:

- 120VAC systems
- 24V control applications

For **high voltage or 3-phase pump systems**, the wind-trigger relay contacts can be used as control inputs to:

- Contactors
  - Variable Frequency Drives (VFDs)
  - Motor starters
  - Other control hardware
- 

## Analog Output

The base display includes a **0–10V analog output** corresponding linearly to wind speed:

Output Voltage	Wind Speed
0–10 VDC	0–200 km/h
	0–55 m/s
	0–125 mph

This output allows integration with external controllers, building automation systems, and fountain control systems.

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## System Integration

The base display features an **M12 connection interface** for easy integration with existing control systems.

A **2 meter cordset** is included for connecting:

- Relay outputs (NO, NC, Common)
  - Analog output signal
  - External control terminals
- 

## **Benefits**

- Prevents excessive splash and overspray
- Reduces water loss due to wind conditions
- Improves pedestrian safety around fountains
- Protects surrounding hardscapes and landscaping
- Maintains visual performance of water features
- Enables automated wind-based fountain control



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# **Amelia National Community Development District**

## **Review and Consideration of Proposals for Pond 17**



**An estimate from Victory Lawn & Landscape has expired**

Estimate expired March 28, 2026

Thank you in advance for your consideration and please feel free to reach out with any questions. We look forward to working with you.

Customer

Amelia National CDD

lbarker@lelandmanagement.com

+1 (904) 557-5992

3501 Quadrangle Blvd

Ste 270

Orlando, FL 32817

Estimate #201

February 26, 2026

Hide full details

**OPTION 1 with 7-gallon material**

**Install 3 - 370ft strands of barbed wire fence with 8ft access gate**

\$1,625.00

**Temp water line with pump to pull from pond**

\$1,785.00

**120 7gallon Viburnum O. on 3ft centers**

\$7,193.20

**Subtotal**

\$10,603.20

**Total**

**\$10,603.20**



**An estimate from Victory Lawn & Landscape has expired**

Estimate expired March 28, 2026

Thank you in advance for your consideration and please feel free to reach out with any questions. We look forward to working with you.

Customer

Amelia National CDD

lbarker@lelandmanagement.com

+1 (904) 557-5992

3501 Quadrangle Blvd

Ste 270

Orlando, FL 32817

Estimate #202

February 26, 2026

Hide full details

**OPTION 2 with 15-gallon material**

**Install 3 - 370ft strands of barbed wire fence with 8ft access gate**

\$1,625.00

**Temp water line with pump to pull from pond**

\$1,785.00

**92 - 15 gallon ViburnumO. on 4ft centers**

\$7,878.60

**Subtotal**

\$11,288.60

**Total**

**\$11,288.60**



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# **Amelia National Community Development District**

## **Review and Consideration of Pond Maintenance Proposals**

SOW Provided to the Following Companies

Lake Doctors Inc.

**Jesse Mason** - Sales Manager : NE FL & GA

4651 Salisbury RD

Suite 155

Jacksonville, FL 32256

(904) 262-5500 : Office

(904) 228-8006: Direct

Florida WaterWays Inc.

**Jim Schwartz - Founder**

6950 Philips Highway, #24

Jacksonville, FL 32216

Jim@FloridaPond.com

1 904 801 5253: Office

All Water (previously Estate Management Services)

**John Crabb – Senior Aquatics Director**

305 Indigo Dr

Brunswick, GA 31525

John@ponds.org

912 214 5633: Office

912 313 4224: Direct

Future Horizon Inc.

**Chris Railing - Vice President of Operations and Sales**

North Florida (main office)

P.O. Box 1115

Hastings, FL 32145

fhichrisr@gmail.com

1 (800) 682-1187: Office

1 386 937 3942: Direct

# **Amelia National Community Development District (CDD) Pond Management Services Statement of Work**

## **1. Project Overview**

The Amelia National CDD is soliciting proposals from qualified contractors to provide comprehensive pond management services for 34 ponds located throughout a master-planned golf course community. These ponds are interconnected and serve dual purposes: aesthetic enhancement and irrigation via reuse water systems.

## **2. Scope of Services**

The selected contractor shall provide the following services:

### **A. Routine Pond Maintenance**

- Regular inspections of all 34 ponds. Please define frequency and rationale
- Algae and aquatic weed control program (including cyanobacteria mitigation)
- Shoreline vegetation management program
- Trash and debris removal

### **B. Aeration system monitoring and repairs**

- Provide a service agreement for aerators
- Maintenance of Ten (10) Aeration systems (Ponds 1, 2, 4, 5, 6, 7, 9, 10 and 32). System images available upon request.

### **C. Water Quality Monitoring**

- Provide recommendations for initial community base line water quality tests including requirements for tests (i.e., lab analysis for nutrients, pH, DO, turbidity) and cost.
- Provide expected yearly water quality testing requirements and cost.

### **C. Reuse Water Integration Support**

- These requirements are in addition to water quality monitoring.
- Ponds 1-10 and 32 are interconnected with reuse water from JEA entering in pond 1.
- Provide specific preventative plans to maintain stable water quality in these ponds including:

- Monitoring for nutrient loading and potential cyanotoxin risks
- Special service requirements.

#### **D. Emergency Response**

- Rapid response to fish kills, algae blooms, or system failures
- Provide notification protocols and mitigation plans.
- Required Emergency Response times:
  - Maximum 24-hour call back
  - Maximum 48 hours on site response

#### **E. Reporting & Communication**

- Define information included in service reports and frequency.
- Annual summary of community pond health and recommendations
- Attendance at CDD board meetings upon request

#### **F. Compliance**

- Define compliance with Federal, State, and SJRWMD regulations

### **3. Proposal Requirements, Respondents must include:**

- Company profile and relevant experience
- Equipment list for the organization
  - Pond management equipment
  - Water testing equipment
- Licenses and certifications (e.g., aquatic pesticide applicator, SJRWMD compliance experience)
- Proposed service schedule and staffing plan
- Itemized pricing (monthly, quarterly, annual)
- References from similar projects (preferably golf course or reuse water environments)

### **4. Timeline**

- RFP Release: Feb 2, 2026
- Site Visit (Optional): Before March 1, 2026
- Proposal Submission Deadline: March 15, 2026
- Selection Notification: May 1, 2026
- Contract Start Date: June 1, 2026

## **5. Submission Instructions**

Submit proposals to:

**Amelia National CDD**

**Leland Management Lifestyle**

**Liane Barker, Community Association Manager**

10175 Fortune Parkway Suite 906, Jacksonville, FL 32256

**Phone:** 904-300-1183

**Email:** [lbarker@lelandmanagement.com](mailto:lbarker@lelandmanagement.com)

**Website:** [www.LelandManagement.com](http://www.LelandManagement.com)

## Lake Doctors Bid



**The Lake Doctors, Inc.**  
 11621 Columbia Park Drive W.  
 Jacksonville, FL 32258  
 (904) 262-5500  
 Jacksonville@lakedoctors.com  
 www.lakedoctors.com

## Water Management Agreement

This Agreement, made this \_\_\_\_\_ day of \_\_\_\_\_ 2026 is between The Lake Doctors, Inc., a Florida corporation (“the Company”) and the following “Customer”

**PROPERTY NAME (Community/Business/Individual)** \_\_\_\_\_

**MANAGEMENT COMPANY** \_\_\_\_\_

**INVOICING ADDRESS** \_\_\_\_\_

**CITY** \_\_\_\_\_ **STATE** \_\_\_\_\_ **ZIP** \_\_\_\_\_ **PHONE ( )** \_\_\_\_\_

**EMAIL ADDRESS** \_\_\_\_\_

The parties hereto agree to follows:

- A. The Company agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

**Thirty-Four (34) Ponds associated with Amelia National CDD in Fernandina Beach, Florida.** Includes a minimum of Twelve (12) inspections and/or treatments, as necessary, for the control and prevention of noxious aquatic weeds/algae. Primary application methods are treatment boat or ATV system. Airboat may be utilized, if needed. Mechanical harvesters available upon request.

\* Grass carp stocking for biological. Contingent upon FWC permitting regulations and seasonal supplier availability.

\*\* Nutrient abatement program to include 120 lbs. of SummerSlam (or), depending on temperature, NaturesBlend beneficial bacteria/probiotic applied monthly throughout effluent system Ponds: (1, 4, 5, 6, 7, 8, 9, 10 & 32). (Product sheets pg. 10 – 11).

^ **Semi-Annual Water Chemistry** analysis for all ponds: (pH, temperature, dissolved oxygen, conductivity, TDS, Ammonia, Nitrite, Nitrate, Total Hardness, Alkalinity, Turbidity). **Harmful Algae Bloom (HAB)** monitoring for effluent system ponds only to include total phosphorous (TP), total nitrogen (TN), cyanobacteria, microcystin and Chlorophyll-a analysis. (Ex. Pg. 9). Lab certified. Various equipment and methods used.

^^ BMP stormwater compliance inspection to be completed every two years per ERP #40-089-65409-8 Exhibit A #25. (Ex. pg. 6 – 8).

**+ Ten (10) Aeration Systems (Ponds 1, 2, 4, 5, 6, 7, 9, 10, 32) associated with Amelia National CDD in Fernandina Beach, FL.**

Includes a minimum of four (4) inspections, cleaning and adjustment for each unit. (Replacement of compressor filters, as needed. Adjustment of air valves and pressure reliefs. Adjust and tighten electrical connections, as needed. Inspect and repair airlines and diffuser assemblies. Test compressor circuits, amperage and PSI readings. Cabinet inspection, cleaning and lubrication). The Lake Doctors, Inc. does not assume responsibility for parts failure or repair costs. Estimates for repairs and/or parts can be provided upon customer request.

++ Spring and late Summer/Fall Larvicide applications for aquatic midge control (Ponds 7, 15, 18). Any additional ponds per request and as needed at \$100.00 per Acre during scheduled service. Includes Two (2) Larvicide applications for control of aquatic midges. Initial control of midges requires 3 – 5 days. Application will not control existing adult populations; no length of control is guaranteed. Note: Winds can occasionally carry midges on to Customer’s property from other bodies of water.

- B. Customer agrees to pay the Company the following sum for specified aquatic management services:

1.	Underwater and Floating Vegetation Control Program	<b>\$ 2,700.00</b>	<b>Monthly</b>
2.	Shoreline Grass, Brush, Algae and Cyanobacteria Control Program	<b>\$</b>	INCLUDED
3.	Trash/ Debris Removal (excludes large items, biohazards, construction debris)	<b>\$</b>	INCLUDED
4.	Free Callback Service (24hrs.) / Additional Treatments, if needed within 48 hrs.	<b>\$</b>	INCLUDED
5.	Quarterly Aeration Service, see above +	<b>\$ 195.00</b>	<b>Monthly (\$780.00 Quarterly)</b>
6.	Monthly Nutrient Abatement Program, see above **	<b>\$ 2,040.00</b>	<b>Monthly</b>
7.	Permitting and Stocking of (150) Sterile, Triploid Grass Carp (10” – 12”) *	<b>\$ 2,000.00</b>	<b>Due Upon Stocking</b>
8.	Semi-Annual Full Panel Water Chemistry Analysis and Reporting (Spring & Fall)	<b>\$ 490.00</b>	<b>Monthly (\$2,940.00 Semi-Annually)</b>
9.	BMP Stormwater Compliance Inspection ^^	<b>\$ 4,800.00</b>	<b>Per Inspection</b>
10.	Semi-Annual Larvicide Applications, Aquatic midge control (Spring & Fall) ++	<b>\$ 165.00</b>	<b>Monthly (\$990.00 Semi-Annually)</b>
11.	Shoreline Erosion Restoration System, as needed / per request @ \$100-\$150/LF	<b>\$</b>	NOT INCLUDED
12.	Monthly Detailed Service Reports ; Annual Lakes Assessment Report	<b>\$</b>	INCLUDED
	<b>Total of Services Accepted</b>	<b>\$ 5,590.00</b>	<b>Monthly</b>

**\$5,590.00 of the above sum-total shall be due and payable upon execution of this Agreement;** the balance shall be payable in advance in monthly installments of **\$5,590.00** plus any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. The Company uses products which, in its sole discretion, are intended to provide effective and safe results.
- D. The Company agrees to commence treatment within **thirty (30)** days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by Customer to the Company on or before **June 1st, 2026**.
- F. The Terms and Conditions appearing on the reverse side form an integral part of this Agreement, and Customer hereby acknowledges that it has read and is familiar with the contents thereof.

**CUSTOMER PREFERENCES**

INVOICE FREQUENCY:  MONTHLY  EVERY OTHER MONTH  QUARTERLY  SEMI-ANNUAL  ANNUAL

INVOICE TIMING:  BEGINNING OF THE MONTH  WITH SERVICE COMPLETION

EMAIL INVOICE:  YES  NO | If yes, provide invoice email: \_\_\_\_\_

EMAIL WORK ORDER:  YES  NO | If yes, provide work order email: \_\_\_\_\_

REQUESTED START MONTH: \_\_\_\_\_ | PURCHASE ORDER #: \_\_\_\_\_

**THE LAKE DOCTORS, INC.**

**CUSTOMER:**



Signed \_\_\_\_\_ Date \_\_\_\_\_

Name \_\_\_\_\_

Jesse E. Mason, Sales Manager

**TERMS AND CONDITIONS**

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
  - a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. Customer understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
  - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
  - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, the Company shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify the Company in writing if any exotic fish exist in lake or pond prior to treatment.
  - d) Customer understands and agrees that for the best effectiveness and environmental safety, materials used by the Company may be used at rates equal to or lower than maximum label recommendations.
  - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
  - f) Customer agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
  - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
  - h) When deemed necessary by the Company and approved by Customer, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, the Company will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of species take several months or longer to fully decompose. Customer is responsible for any desired physical cutting and removal.
- 3) Customer agrees to inform the Company in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). the Company assumes no responsibility for damage to aquatic plants if Customer fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. Customer also agrees to notify the Company, in writing, of any conditions which may affect the scope of work and Customer agrees to pay any resultant higher direct costs incurred.
- 4) If services specify trash/debris removal, the Company will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to a 5 gallon bucket but only during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 5) Customer agrees to reimburse the Company for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees. Fees will be reimbursed via an additional invoice per the Company's discretion.
- 6) If at any time during the term of this Agreement, Customer reasonably believes the Company is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, Customer shall give the Company written notice stating with particularity the reasons for Customer's dissatisfaction. The Company shall investigate and attempt to address Customer's concerns. If, after 30 days from the giving of the original notice, Customer continues to reasonably believe the Company's performance is unsatisfactory, Customer may terminate this Agreement by giving written notice ("Second Notice") to the Company and paying all monies owing to the effective date of termination, which shall be the last day of the month in which the Second Notice is received by the Company. Customer may not terminate this Agreement before the end of the term except for cause in accordance with this paragraph.
- 7) If Customer discontinues or terminates service under this Agreement except for cause in accordance with paragraph 6, Company shall be entitled to collect as an early termination fee, and not as a penalty, an amount equal to, the lesser of, three (3) times the monthly service fee, or the number of months remaining in the term multiplied by the monthly service fee. The Company may declare the termination fee owed in a single payment due within ten (10) days of written demand.
- 8) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. The Company will notify Customer of such restrictions. It is Customer's responsibility to observe the restrictions throughout the required period. Customer understands and agrees that, notwithstanding any other provision of the Agreement, the Company does not assume any liability for failure by any party to be notified of, or to observe, such regulations or restrictions.
- 9) The Company shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming Customer as "Additional Insured" may be provided at Customer's request. Customer agrees to pay for any additional costs of insurance requirements over and above the standard insurance provided by the Company.
- 10) The Company agrees to indemnify, defend and hold harmless Customer from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on Customer by any person caused by or that results from the gross negligence or willful misconduct of the Company, its employees or agents. Customer hereby agrees to indemnify, defend and hold the Company harmless from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on the Company by any person whomsoever that occurs on or about Customer's premises, except for any such loss, injury or damage that is caused by or results solely from the gross negligence or willful misconduct of the Company its employees or agents.

- 11) IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOST PROFITS, SAVINGS OR REVENUE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Customer agrees that the Company's liability under this Agreement shall be limited to six (6) times the monthly fee, which amount shall be Customer's maximum remedy regardless of the legal theory used to determine that the Company is liable for the injury or loss (including, without limitation, negligence breach of contract breach of warranty and product liability).
- 12) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should the Company be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, the Company shall notify Customer of said condition and of the excess direct costs arising therefrom. Customer shall have thirty (30) days after receipt of notice to notify the Company in writing of any inability to comply with excess direct costs as requested by the Company.
- 13) Customer warrants that it is authorized to execute this Agreement on behalf of the riparian owner. If a legal entity, the person executing this Agreement on behalf of Customer represents that Customer is duly organized and existing, and is in good standing, under the laws of the jurisdiction of its organization and that execution, delivery, and performance of this Agreement has been duly authorized by all appropriate corporate action.
- 14) The Company covenants to perform and complete the services hereunder in a timely, competent and workmanlike manner and in accordance with the specifications and requirements set forth in this Agreement. **THE COMPANY HEREBY EXPRESSLY DISCLAIMS, AND CUSTOMER HEREBY WAIVES, RELEASES AND RENOUNCES, ALL OTHER WARRANTIES AND CLAIMS EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, WITH RESPECT TO SERVICES OR PRODUCTS PROVIDED BY THE COMPANY.**
- 15) Customer understands that, for convenience, the annual cost of service is spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If the Company permits Customer to temporarily put its account activity on hold, an additional start-up charge may be required due to aquatic re-growth.
- 16) The Company agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of the Company. However, the Company shall in no event be liable to Customer or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 17) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party by written notice delivered prior to the end of the term. The Company may adjust the monthly investment amount after the original term to reflect any changes to cost of materials, inputs, and labor. The Company will submit written notification to Customer 30 days prior to effective date of adjustment. If Customer is unable to comply with the adjustment, the Company shall be notified immediately in order to seek a resolution. The Company may cancel this Agreement for any reason upon 30-day written notice to Customer.
- 18) Should Customer become delinquent, the Company may place the account on hold for non-payment and Customer will continue to be responsible for the continuing monthly amount even if the account is placed on hold. The Company may, at its sole discretion, choose to suspend services and charge the Customer 25% of the monthly equivalent invoice amount for three (3) consecutive months, herein referred to as the Credit Hold Period, or until Customer pays all invoices due, whichever comes earlier. Regular Service may be reinstated once the entire past due balance has been received in full. Should the Customer remain delinquent at the end of the Credit Hold Period, Company shall be entitled to bring action for collection of monies due and owing under this Agreement. Customer agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by the Company resulting from such collection action. The Company reserves the right at any time to charge interest on unpaid amounts at the rate of eighteen percent (18%) per year. Customer hereby irrevocably submits to the exclusive personal jurisdiction of the state and federal courts of Duval County, Florida for the adjudication of all disputes or questions hereunder.
- 19) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by the Company Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both the Company and Customer. This Agreement is assignable by Customer only with the prior written consent of the Company.

## **TERMS AND CONDITIONS - Fountain / Aeration Service**

1. Equipment sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
2. Items not covered under our warranty will be treated and billed as regular service calls. THE LAKE DOCTORS agrees to clean exterior of pump intake screens, cleaning of visible surfaces of fountain floats, cleaning and adjustment of nozzles and jets as necessary, cleaning of light lens, check anchor lines, adjust time clocks as necessary and reset tripped breakers; as part of the Fountain Cleaning Agreement.
3. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by THE LAKE DOCTORS and CUSTOMER and generally within 30' or less of lake or ponds edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by THE LAKE DOCTORS meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
4. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.
5. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
6. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
7. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
8. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.

9. This Agreement is not assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.
10. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of forty-five (45) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments F.O.B. shipping point.
11. Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, THE LAKE DOCTORS may adjust the investment amount after the original term. THE LAKE DOCTORS will submit written notification to CUSTOMER 30 days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, THE LAKE DOCTORS shall be notified immediately in order to seek a resolution. If necessary, CUSTOMER may terminate this Agreement according to the procedure.
12. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
13. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services.
14. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
15. THE LAKE DOCTORS or CUSTOMER may cancel this agreement with or without cause by 30-day written notice.

### **TERMS AND CONDITIONS - BMP Inspection**

1. Materials produced by THE LAKE DOCTORS are warranted to be free from defects in materials and workmanship at the time of the inspection. The liability is limited to the time of the report of such waterways and it excludes misuse, vandalism, and, acts of God or other causes. Any repairs, alteration or modifications made by anyone after the inspection will void any implied warranty.
2. CUSTOMER agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
3. THE LAKE DOCTORS shall maintain the following insurance coverage and limits; (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
4. Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should THE LAKE DOCTORS be prohibited, restricted or otherwise prevented from rendering specified services by any of the conditions, THE LAKE DOCTORS shall notify CUSTOMER of said condition and of the excess direct costs arising therefrom. CUSTOMER shall have thirty (30) days after receipt of said notice to terminate this Agreement by notifying THE LAKE DOCTORS in writing.
5. CUSTOMER warrants that he or she is authorized to execute the Water Management Agreement on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
6. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER or others for indirect, special or consequential damages resulting from any cause whatsoever.
7. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances and/or cancel the Agreement.
8. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
9. This Agreement is not assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.
10. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. Termination of Agreement in writing by CUSTOMER after initiation of Agreement will be subject to a 20% fee plus all shipping costs and subject to a charge equal to time and materials expended upon time of cancellation.
11. THE LAKE DOCTORS may cancel this agreement with or without cause by 30-day written notice to customer
12. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees
13. Scheduling of inspection is subject to ideal (static) condition as determined by THE LAKE DOCTORS.
14. THE LAKE DOCTORS will not disclose findings of inspection/report to Third Parties unless otherwise specified in writing by CUSTOMER.
15. THE LAKE DOCTORS will not be responsible for repairing and/or replacing cracked, corroded or broken/faulty Stormwater structures.
16. THE LAKE DOCTORS is not responsible for debris or trash removal from or near Stormwater drains or waterway.

## TREATMENT MAP

\*3 STATE LICENSED AQUATIC TECHNICIANS (COLOR CODED BY ZONE) WILL BE ASSIGNED TO COMMUNITY FOR MANAGEABLE WORKLOAD



### REFERENCES: (COMMUNITIES COMPARABLE IN SCALE AND/OR CONTAINING RECLAIMED WATER)

<b>ALTA LAKES CDD (19 LAKES)</b> BENJAMIN PFUHL   bpfuhl@rizzetta.com	<b>JOHNS CREEK / BRANDY CREEK CDD (11 PONDS)</b> JIM MASTERS   jmasters@vestapropertyservices.com
<b>AMELIA ISLAND PLANTATION COMMUNITY ASSN. (9 LAKES)</b> JACK BARNES   jbarnes@aipca.net	<b>JULINGTON CREEK PLANTATION CDD</b> JEFF BRANCH   jbranch@jcpccd.org
<b>ANABELLE ISLAND CDD (12+ LAKES)</b> FREDDIE OCA   foca@gmsnf.com	<b>MARSH CREEK COUNTRY CLUB (34 LAKES)</b> PATTY CRUM   marshcreek@lelandmanagement.com
<b>BARTRAM SPRINGS CDD (32 LAKES)</b> TERRY GLYNN   tglenn@gmsnf.com	<b>MIDDLE VILLAGE CDD (13 LAKES)</b> JAY SORIANO   jsoriano@gmsnf.com
<b>BOGGY BRANCH CDD (8+ LAKES)</b> MIKE VEAZEY   mveazey@iclhomes.com	<b>OAKLEAF PLANTATION CDD (23 LAKES)</b> JAY SORIANO   jsoriano@gmsnf.com
<b>CROSSINGS AT FLEMING ISLAND CDD (115 LAKES)</b> STEVE ANDERSEN   sandersen@eagleharborcdd.com	<b>SAMPSON CREEK CDD / ST. JOHNS G&amp;CC (29 LAKES)</b> STEPHANIE TAYLOR   staylor@vestapropertyservices.com
<b>FLORA PARKE HOA (19 LAKES)</b> ROB FOUST   robfoust@frontier.com	<b>SOUTH VILLAGE CDD / EAGLE LANDING GC (32 LAKES)</b> SEAN BIGGS   sbiggs@troon.com
<b>FLEMING ISLAND PLANTATION CDD (54 LAKES)</b> MARGARET ALFANO   malfano@vestapropertyservices.com	<b>TAMAYA/BEACH CDD (22 LAKES)</b> RON ZASTROCKY   rzastrocky@vestapropertyservices.com

# BMP STORMWATER COMPLIANCE (EXAMPLE REPORT)

## Instructions

Prior to the inspection, the Inspector should review the permit for the facility and the design or as-built drawing for the facility.

This inspection checklist is required for the documentation of the annual inspection of all permitted stormwater systems. Complete all parts of the general data section for the project site. Attach any additional required documentation, if necessary. In the "All Technologies" category, mark all items as "satisfactory" or "unsatisfactory." For all other categories, either select "N/A" and minimize the category or mark all inspection items as "satisfactory" or "unsatisfactory." If the system described does not contain a component that is listed for inspection mark that item as "N/A"

For any item marked unsatisfactory, provide a comment below the BMP technology describing maintenance action needed to bring the system back into compliance. Within 30 days of any failure of a stormwater management system or if any components of the constructed system are found to be not in substantial conformance with the permitted system, a report shall be submitted by the permittee or their authorized representative to the Agency using Form 62-330.311(1), "Operation and Maintenance Inspection Certification," (effective date), as per 62-330.331(2) F.A.C., describing the remedial actions taken to resolve the failure or deviation.

Inspection reports will be submitted by the permittee or their authorized representative to the applicable permitting agency. Each inspection report must be signed by a certified inspector or a registered professional to certify its authenticity.

## Inspection Checklist

### General Data

Inspection Date \_\_\_\_\_ Project Name Amelia National Enterprise, LLC  
Location Amelia National CDD Permit Number 40-089-65409-8  
Time since last storm event <24 hours 24-48 hours 48-72 hours >72 hours  
Permit Holder \_\_\_\_\_ Permit Effective Date \_\_\_\_\_  
Inspector Name \_\_\_\_\_  
Inspector Contact Information \_\_\_\_\_

Multiple BMP types in the system No Yes List All: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Permit drawings have been reviewed No Yes  
Additional Photos Attached No Yes  
Compliance Activity Record Attached

### All (or other unlisted) Technologies

Items for inspection	Satisfactory	Unsatisfactory
<b>General</b>		
BMPs and treatment facilities are in good repair and operational		
BMPs and treatment facilities are free from debris buildup that may impair function		

Berms, embankments, curbing, or other methods used to impound, divert, and direct discharges are adequate and in good condition		
The discharge (if any) is free of floating materials, visible oil sheen, discoloration, turbidity, odor, foam, or any other signs of contamination		
<b>Vegetation</b>		
Mowing done when needed		
Grass clippings removed		
No evidence of erosion		
<b>Inlets</b>		
Good condition, no need for repair		
No evidence of erosion*		
<b>Outlets/overflow spillway</b>		
Good condition, no need for repair		
No evidence of erosion*		

Comments: \_\_\_\_\_

## Wet Pond

Type of wet pond \_\_\_\_\_

Items for inspection	Satisfactory	Unsatisfactory
<b>Vegetation</b>		
No signs of damage from animal activity		
No signs of stress or disease		
No emergent invasive plant life		
No areas need replanting		
Dead plant material is removed, if necessary		
Upland banks are maintained		
<b>Structural</b>		
Embankment condition		
Side slopes are stable		
<b>Fences/access repairs</b>		
Fence(s) condition		
Lock(s) and gate(s) function are adequate		
<b>Inlets</b>		

Inlet(s) condition		
Runoff is not short-circuiting the inlet		
No evidence of trash/debris/sediment in or around inlet *		
No evidence of erosion, gullies, rills, or flooding around inlet *		
<b>Outlets/overflow spillway/ drain gate</b>		
Outlet(s) condition		
No evidence of trash/debris/sediment in or around outlet *		
No evidence of erosion, gullies, rills, or flooding around outlet *		
<b>Weir System: drawdown and overflow weir</b>		
Weir system condition		
No evidence of clogging *		
Clear of debris*		

Comments:

---

## Signature

Inspector Name: **Jesse Mason**

Signature of Inspector:

Florida Registration Number: **57769**

**WATER CHEMISTRY  
ANALYSIS:**

**ACCOUNT NAME:**

**ACCOUNT #**

**DATE:**

**TECHNICIAN:**

**TIME:**

**WEATHER:**

**WIND:**

<b>LAKE</b> →	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>
↓ <b>PARAMETER</b>										
<b>Temperature (°F)</b>										
<b>Dissolved Oxygen (mg/L)</b>										
<b>pH</b>										
<b>Conductivity (µS/cm)</b>										
<b>Ammonia (ppm NH<sub>3</sub>)</b>										
<b>Nitrite (ppm NO<sub>2</sub><sup>-</sup>)</b>										
<b>Nitrate (ppm NO<sub>3</sub><sup>-</sup>)</b>										
<b>Salinity (ppt)</b>										
<b>Alkalinity (ppm)</b>										
<b>Hardness (ppm as CaCO<sub>3</sub>)</b>										
<b>Total Nitrogen (TN)</b>										
<b>Total Phosphorous (TP)</b>										
<b>Turbidity (NTU)</b>										
<b>Total Dissolved Solids (TDS)</b>										
<b>Chlorophyll-a</b>										

**SAMPLE**

**NOTES / COMMENTS:**

# SUMMER SLAM

WARM WEATHER LAKE & POND PROBIOTIC



**Summer Slam**® is dry probiotic (beneficial bacteria) formulation that improves water quality and restores balance in water bodies. As part of the Temperature Driven Solution product line (Polar Blend, Nature's Blend, Summer Slam), this warm water formulation excels between 75 - 120°F (23.9 - 48.9°C). Nature's Blend is enhanced with mesophilic microorganisms and select stimulants to ensure optimal performance in warm water environments. This formulation targets soluble nutrients and organic particles in the water column. It boosts floc formation of free bacteria, stimulates biological nutrient removal and digests organic particles.

Summer Slam should be applied by distributing the dissolvable packets evenly over the surface of the water body or near a location that promotes mixing (fountain, waterfall, etc). Summer Slam excels when used alone or after pesticide treatments to replenish the microbial community. Summer Slam DOES NOT kill algae or aquatic plants.

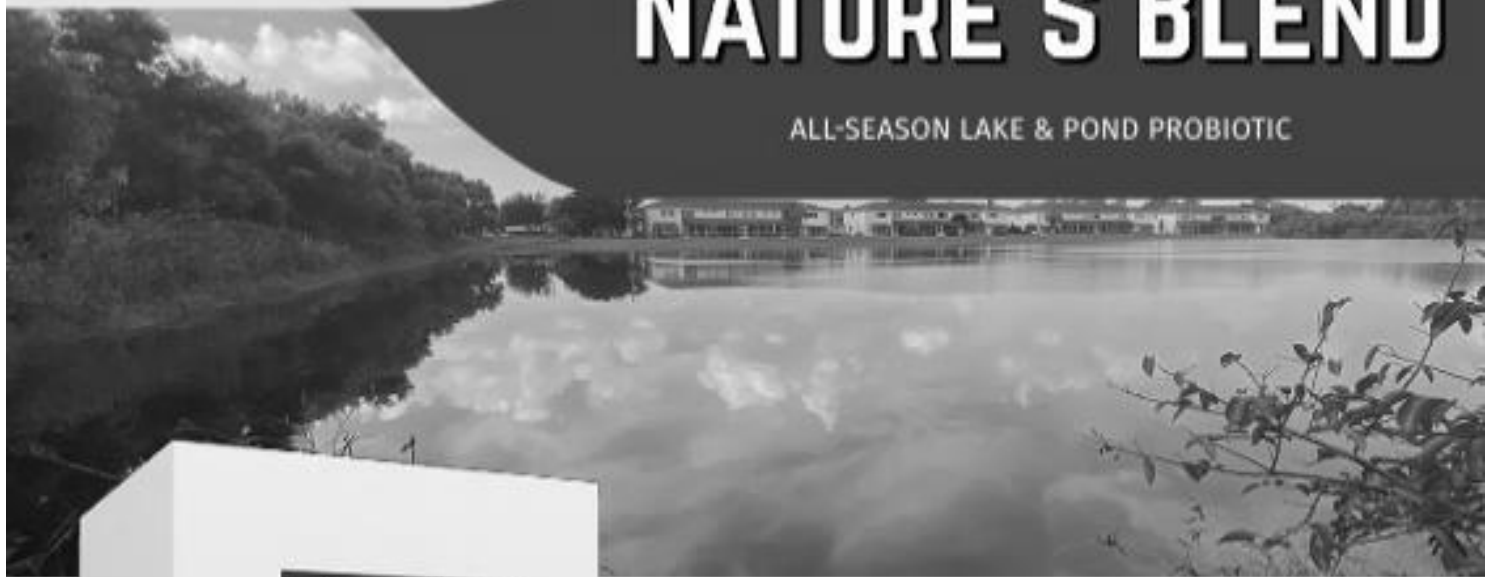
Summer Slam is recommended for use in lakes, ponds, water gardens, reservoirs and similar water bodies. This product is nontoxic and will not harm fish or other aquatic organisms.

## KEY BENEFITS & HIGHLIGHTS

- Dry powder formulation that is easy to apply in premeasured dissolvable packets
- Removes organic particles and reduces nutrients in the water column
- Optimized for biological nutrient removal warm water environments 75 - 120°F (23.9 - 48.9°C).
- Safe for fish and other aquatic organisms

# NATURE'S BLEND

ALL-SEASON LAKE & POND PROBIOTIC



**Nature's Blend** is dry probiotic (beneficial bacteria) formulation that improves water quality and restores balance in water bodies. As part of the Temperature Driven Solution product line (Polar Blend, Nature's Blend, Summer Siam), this all-season formulation excels between 58 - 78°F (14.4 - 25.6°C). Nature's Blend is enhanced with psychrophilic neutrophilic, and mesophilic microorganisms and select stimulants to ensure optimal performance throughout the seasons. This formulation targets soluble nutrients and organic particles in the water column. It boosts floc formation of free bacteria, stimulates biological nutrient removal and digests organic particles.

## KEY BENEFITS & HIGHLIGHTS

- Dry powder formulation that is easy to apply in premeasured dissolvable packets
- Removes organic particles and reduces nutrients in the water column
- Optimized for biological nutrient removal in all environments 58 - 78°F (14.4 - 25.6°C).
- Safe for fish and other aquatic organisms

Nature's Blend should be applied by distributing the dissolvable packets evenly over the surface of the water body or near a location that promotes mixing (fountain, waterfall, etc). Nature's Blend excels when used alone or after pesticide treatments to replenish the microbial community. Nature's Blend DOES NOT kill algae or aquatic plants.

Nature's Blend is recommended for use in lakes, ponds, water gardens, reservoirs and similar water bodies. This product is nontoxic and will not harm fish or other aquatic organisms.

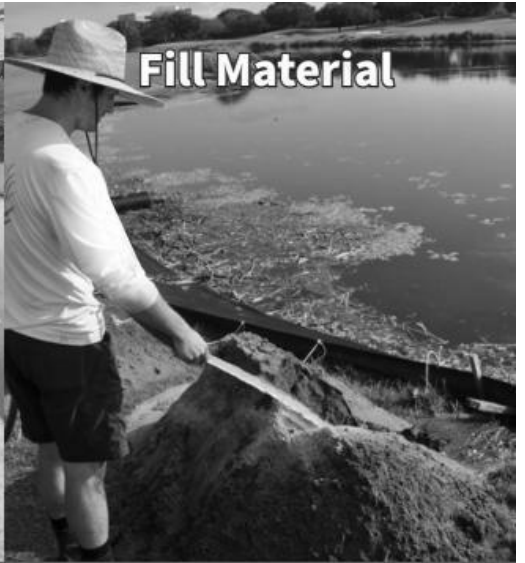


**Before**



**Anchor to Shore**

**Technical Mesh**



**Fill Material**

*The Lake Doctors, Inc.*  
Aquatic Management Services

**Erosion Repair & Prevention**

*The Lake Doctors, Inc.*  
Aquatic Management Services



**Vegetative Layer**



**Root Structure**



**After**

Lake Doctors Version B Bid



**The Lake Doctors, Inc.**  
 11621 Columbia Park Drive W.  
 Jacksonville, FL 32258  
 (904) 262-5500  
 Jacksonville@lakedoctors.com  
 www.lakedoctors.com

## Water Management Agreement

This Agreement, made this \_\_\_\_\_ day of \_\_\_\_\_ 2026 is between The Lake Doctors, Inc., a Florida corporation (“the Company”) and the following “Customer”

**PROPERTY NAME (Community/Business/Individual)** \_\_\_\_\_

**MANAGEMENT COMPANY** \_\_\_\_\_

**INVOICING ADDRESS** \_\_\_\_\_

**CITY** \_\_\_\_\_ **STATE** \_\_\_\_\_ **ZIP** \_\_\_\_\_ **PHONE ( )** \_\_\_\_\_

**EMAIL ADDRESS** \_\_\_\_\_

The parties hereto agree to follows:

- A. The Company agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

**Thirty-Four (34) Ponds associated with Amelia National CDD in Fernandina Beach, Florida.** Includes a minimum of Twelve (12) inspections and/or treatments, as necessary, for the control and prevention of noxious aquatic weeds/algae. Primary application methods are treatment boat or ATV system. Airboat may be utilized, if needed. Mechanical harvesters available upon request.

\* Grass carp stocking for biological. Contingent upon FWC permitting regulations and seasonal supplier availability.

\*\* Nutrient abatement program to include 120 lbs. of SummerSlam (or), depending on temperature, NaturesBlend beneficial bacteria/probiotic applied monthly throughout effluent system Ponds: (1, 4, 5, 6, 7, 8, 9, 10 & 32). (Product sheets pg. 10 – 11).

^ Semi-Annual Water Chemistry analysis for all ponds: (pH, temperature, dissolved oxygen, conductivity, TDS, Ammonia, Nitrite, Nitrate, Total Hardness, Alkalinity, Turbidity). Harmful Algae Bloom (HAB) monitoring for effluent system ponds only to include total phosphorous (TP), total nitrogen (TN), cyanobacteria, microcystin and Chlorophyll-a analysis. (Ex. Pg. 9). Lab certified. Various equipment and methods used.

^^ BMP stormwater compliance inspection to be completed every two years per ERP #40-089-65409-8 Exhibit A #25. (Ex. pg. 6 – 8).

**+ Ten (10) Aeration Systems (Ponds 1, 2, 4, 5, 6, 7, 9, 10, 32) associated with Amelia National CDD in Fernandina Beach, FL.**

Includes a minimum of four (4) inspections, cleaning and adjustment for each unit. (Replacement of compressor filters, as needed. Adjustment of air valves and pressure reliefs. Adjust and tighten electrical connections, as needed. Inspect and repair airlines and diffuser assemblies. Test compressor circuits, amperage and PSI readings. Cabinet inspection, cleaning and lubrication). The Lake Doctors, Inc. does not assume responsibility for parts failure or repair costs. Estimates for repairs and/or parts can be provided upon customer request.

++ Spring and late Summer/Fall Larvicide applications for aquatic midge control (Ponds 7, 15, 18). Any additional ponds per request and as needed at \$100.00 per Acre during scheduled service. Includes Two (2) Larvicide applications for control of aquatic midges. Initial control of midges requires 3 – 5 days. Application will not control existing adult populations; no length of control is guaranteed. Note: Winds can occasionally carry midges on to Customer's property from other bodies of water.

- B. Customer agrees to pay the Company the following sum for specified aquatic management services:

1.	Underwater and Floating Vegetation Control Program	<b>\$ 2,700.00</b>	<b>Monthly</b>
2.	Shoreline Grass, Brush, Algae and Cyanobacteria Control Program	<b>\$</b>	INCLUDED
3.	Trash/ Debris Removal (excludes large items, biohazards, construction debris)	<b>\$</b>	INCLUDED
4.	Free Callback Service (24hrs.) / Additional Treatments, if needed within 48 hrs.	<b>\$</b>	INCLUDED
5.	Quarterly Aeration Service, see above +	<b>\$ 195.00</b>	<b>Monthly (\$780.00 Quarterly)</b>
6.	Monthly Nutrient Abatement Program, see above **	<b>\$ 2,040.00</b>	<b>Monthly</b>
7.	Permitting and Stocking of (150) Sterile, Triploid Grass Carp (10" – 12") *	<b>\$ 2,000.00</b>	<b>Due Upon Stocking</b>
8.	Semi-Annual Full Panel Water Chemistry Analysis and Reporting (Spring & Fall)	<b>\$ 490.00</b>	<b>Monthly (\$2,940.00 Semi-Annually)</b>
9.	BMP Stormwater Compliance Inspection ^^	<b>\$ 4,800.00</b>	<b>Per Inspection</b>
10.	Semi-Annual Larvicide Applications, Aquatic midge control (Spring & Fall) ++	<b>\$</b>	NOT INCLUDED
11.	Shoreline Erosion Restoration System, as needed / per request @ \$100-\$150/LF	<b>\$</b>	NOT INCLUDED
12.	Monthly Detailed Service Reports ; Annual Lakes Assessment Report	<b>\$</b>	INCLUDED
	<b>Total of Services Accepted</b>	<b>\$ 5,425.00</b>	<b>Monthly</b>

**\$5,425.00 of the above sum-total shall be due and payable upon execution of this Agreement;** the balance shall be payable in advance in monthly installments of **\$5,425.00** plus any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. The Company uses products which, in its sole discretion, are intended to provide effective and safe results.
- D. The Company agrees to commence treatment within **thirty (30)** days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by Customer to the Company on or before **June 1st, 2026**.
- F. The Terms and Conditions appearing on the reverse side form an integral part of this Agreement, and Customer hereby acknowledges that it has read and is familiar with the contents thereof.

**CUSTOMER PREFERENCES**

INVOICE FREQUENCY:  MONTHLY  EVERY OTHER MONTH  QUARTERLY  SEMI-ANNUAL  ANNUAL

INVOICE TIMING:  BEGINNING OF THE MONTH  WITH SERVICE COMPLETION

EMAIL INVOICE:  YES  NO | If yes, provide invoice email: \_\_\_\_\_

EMAIL WORK ORDER:  YES  NO | If yes, provide work order email: \_\_\_\_\_

REQUESTED START MONTH: \_\_\_\_\_ | PURCHASE ORDER #: \_\_\_\_\_

**THE LAKE DOCTORS, INC.**

**CUSTOMER:**



Signed \_\_\_\_\_ Date \_\_\_\_\_

Name \_\_\_\_\_

Jesse E. Mason, Sales Manager

**TERMS AND CONDITIONS**

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
  - a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. Customer understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
  - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
  - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, the Company shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify the Company in writing if any exotic fish exist in lake or pond prior to treatment.
  - d) Customer understands and agrees that for the best effectiveness and environmental safety, materials used by the Company may be used at rates equal to or lower than maximum label recommendations.
  - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
  - f) Customer agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
  - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
  - h) When deemed necessary by the Company and approved by Customer, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, the Company will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of species take several months or longer to fully decompose. Customer is responsible for any desired physical cutting and removal.
- 3) Customer agrees to inform the Company in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). the Company assumes no responsibility for damage to aquatic plants if Customer fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. Customer also agrees to notify the Company, in writing, of any conditions which may affect the scope of work and Customer agrees to pay any resultant higher direct costs incurred.
- 4) If services specify trash/debris removal, the Company will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to a 5 gallon bucket but only during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 5) Customer agrees to reimburse the Company for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees. Fees will be reimbursed via an additional invoice per the Company's discretion.
- 6) If at any time during the term of this Agreement, Customer reasonably believes the Company is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, Customer shall give the Company written notice stating with particularity the reasons for Customer's dissatisfaction. The Company shall investigate and attempt to address Customer's concerns. If, after 30 days from the giving of the original notice, Customer continues to reasonably believe the Company's performance is unsatisfactory, Customer may terminate this Agreement by giving written notice ("Second Notice") to the Company and paying all monies owing to the effective date of termination, which shall be the last day of the month in which the Second Notice is received by the Company. Customer may not terminate this Agreement before the end of the term except for cause in accordance with this paragraph.
- 7) If Customer discontinues or terminates service under this Agreement except for cause in accordance with paragraph 6, Company shall be entitled to collect as an early termination fee, and not as a penalty, an amount equal to, the lesser of, three (3) times the monthly service fee, or the number of months remaining in the term multiplied by the monthly service fee. The Company may declare the termination fee owed in a single payment due within ten (10) days of written demand.
- 8) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. The Company will notify Customer of such restrictions. It is Customer's responsibility to observe the restrictions throughout the required period. Customer understands and agrees that, notwithstanding any other provision of the Agreement, the Company does not assume any liability for failure by any party to be notified of, or to observe, such regulations or restrictions.
- 9) The Company shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming Customer as "Additional Insured" may be provided at Customer's request. Customer agrees to pay for any additional costs of insurance requirements over and above the standard insurance provided by the Company.
- 10) The Company agrees to indemnify, defend and hold harmless Customer from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on Customer by any person caused by or that results from the gross negligence or willful misconduct of the Company, its employees or agents. Customer hereby agrees to indemnify, defend and hold the Company harmless from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on the Company by any person whomsoever that occurs on or about Customer's premises, except for any such loss, injury or damage that is caused by or results solely from the gross negligence or willful misconduct of the Company its employees or agents.

- 11) IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOST PROFITS, SAVINGS OR REVENUE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Customer agrees that the Company's liability under this Agreement shall be limited to six (6) times the monthly fee, which amount shall be Customer's maximum remedy regardless of the legal theory used to determine that the Company is liable for the injury or loss (including, without limitation, negligence breach of contract breach of warranty and product liability).
- 12) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should the Company be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, the Company shall notify Customer of said condition and of the excess direct costs arising therefrom. Customer shall have thirty (30) days after receipt of notice to notify the Company in writing of any inability to comply with excess direct costs as requested by the Company.
- 13) Customer warrants that it is authorized to execute this Agreement on behalf of the riparian owner. If a legal entity, the person executing this Agreement on behalf of Customer represents that Customer is duly organized and existing, and is in good standing, under the laws of the jurisdiction of its organization and that execution, delivery, and performance of this Agreement has been duly authorized by all appropriate corporate action.
- 14) The Company covenants to perform and complete the services hereunder in a timely, competent and workmanlike manner and in accordance with the specifications and requirements set forth in this Agreement. **THE COMPANY HEREBY EXPRESSLY DISCLAIMS, AND CUSTOMER HEREBY WAIVES, RELEASES AND RENOUNCES, ALL OTHER WARRANTIES AND CLAIMS EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, WITH RESPECT TO SERVICES OR PRODUCTS PROVIDED BY THE COMPANY.**
- 15) Customer understands that, for convenience, the annual cost of service is spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If the Company permits Customer to temporarily put its account activity on hold, an additional start-up charge may be required due to aquatic re-growth.
- 16) The Company agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of the Company. However, the Company shall in no event be liable to Customer or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 17) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party by written notice delivered prior to the end of the term. The Company may adjust the monthly investment amount after the original term to reflect any changes to cost of materials, inputs, and labor. The Company will submit written notification to Customer 30 days prior to effective date of adjustment. If Customer is unable to comply with the adjustment, the Company shall be notified immediately in order to seek a resolution. The Company may cancel this Agreement for any reason upon 30-day written notice to Customer.
- 18) Should Customer become delinquent, the Company may place the account on hold for non-payment and Customer will continue to be responsible for the continuing monthly amount even if the account is placed on hold. The Company may, at its sole discretion, choose to suspend services and charge the Customer 25% of the monthly equivalent invoice amount for three (3) consecutive months, herein referred to as the Credit Hold Period, or until Customer pays all invoices due, whichever comes earlier. Regular Service may be reinstated once the entire past due balance has been received in full. Should the Customer remain delinquent at the end of the Credit Hold Period, Company shall be entitled to bring action for collection of monies due and owing under this Agreement. Customer agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by the Company resulting from such collection action. The Company reserves the right at any time to charge interest on unpaid amounts at the rate of eighteen percent (18%) per year. Customer hereby irrevocably submits to the exclusive personal jurisdiction of the state and federal courts of Duval County, Florida for the adjudication of all disputes or questions hereunder.
- 19) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by the Company Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both the Company and Customer. This Agreement is assignable by Customer only with the prior written consent of the Company.

## **TERMS AND CONDITIONS - Fountain / Aeration Service**

1. Equipment sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
2. Items not covered under our warranty will be treated and billed as regular service calls. THE LAKE DOCTORS agrees to clean exterior of pump intake screens, cleaning of visible surfaces of fountain floats, cleaning and adjustment of nozzles and jets as necessary, cleaning of light lens, check anchor lines, adjust time clocks as necessary and reset tripped breakers; as part of the Fountain Cleaning Agreement.
3. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by THE LAKE DOCTORS and CUSTOMER and generally within 30' or less of lake or ponds edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by THE LAKE DOCTORS meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
4. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.
5. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
6. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
7. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
8. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.

9. This Agreement is not assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.
10. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of forty-five (45) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments F.O.B. shipping point.
11. Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, THE LAKE DOCTORS may adjust the investment amount after the original term. THE LAKE DOCTORS will submit written notification to CUSTOMER 30 days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, THE LAKE DOCTORS shall be notified immediately in order to seek a resolution. If necessary, CUSTOMER may terminate this Agreement according to the procedure.
12. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
13. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services.
14. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
15. THE LAKE DOCTORS or CUSTOMER may cancel this agreement with or without cause by 30-day written notice.

### **TERMS AND CONDITIONS - BMP Inspection**

1. Materials produced by THE LAKE DOCTORS are warranted to be free from defects in materials and workmanship at the time of the inspection. The liability is limited to the time of the report of such waterways and it excludes misuse, vandalism, and, acts of God or other causes. Any repairs, alteration or modifications made by anyone after the inspection will void any implied warranty.
2. CUSTOMER agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
3. THE LAKE DOCTORS shall maintain the following insurance coverage and limits; (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
4. Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should THE LAKE DOCTORS be prohibited, restricted or otherwise prevented from rendering specified services by any of the conditions, THE LAKE DOCTORS shall notify CUSTOMER of said condition and of the excess direct costs arising therefrom. CUSTOMER shall have thirty (30) days after receipt of said notice to terminate this Agreement by notifying THE LAKE DOCTORS in writing.
5. CUSTOMER warrants that he or she is authorized to execute the Water Management Agreement on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
6. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER or others for indirect, special or consequential damages resulting from any cause whatsoever.
7. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances and/or cancel the Agreement.
8. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
9. This Agreement is not assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.
10. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. Termination of Agreement in writing by CUSTOMER after initiation of Agreement will be subject to a 20% fee plus all shipping costs and subject to a charge equal to time and materials expended upon time of cancellation.
11. THE LAKE DOCTORS may cancel this agreement with or without cause by 30-day written notice to customer
12. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees
13. Scheduling of inspection is subject to ideal (static) condition as determined by THE LAKE DOCTORS.
14. THE LAKE DOCTORS will not disclose findings of inspection/report to Third Parties unless otherwise specified in writing by CUSTOMER.
15. THE LAKE DOCTORS will not be responsible for repairing and/or replacing cracked, corroded or broken/faulty Stormwater structures.
16. THE LAKE DOCTORS is not responsible for debris or trash removal from or near Stormwater drains or waterway.

## TREATMENT MAP

\*3 STATE LICENSED AQUATIC TECHNICIANS (COLOR CODED BY ZONE) WILL BE ASSIGNED TO COMMUNITY FOR MANAGEABLE WORKLOAD



### REFERENCES: (COMMUNITIES COMPARABLE IN SCALE AND/OR CONTAINING RECLAIMED WATER)

<b>ALTA LAKES CDD (19 LAKES)</b> BENJAMIN PFUHL   bpfuhl@rizzetta.com	<b>JOHNS CREEK / BRANDY CREEK CDD (11 PONDS)</b> JIM MASTERS   jmasters@vestapropertyservices.com
<b>AMELIA ISLAND PLANTATION COMMUNITY ASSN. (9 LAKES)</b> JACK BARNES   jbarnes@aipca.net	<b>JULINGTON CREEK PLANTATION CDD</b> JEFF BRANCH   jbranch@jcpccd.org
<b>ANABELLE ISLAND CDD (12+ LAKES)</b> FREDDIE OCA   foca@gmsnf.com	<b>MARSH CREEK COUNTRY CLUB (34 LAKES)</b> PATTY CRUM   marshcreek@lelandmanagement.com
<b>BARTRAM SPRINGS CDD (32 LAKES)</b> TERRY GLYNN   tglenn@gmsnf.com	<b>MIDDLE VILLAGE CDD (13 LAKES)</b> JAY SORIANO   jsoriano@gmsnf.com
<b>BOGGY BRANCH CDD (8+ LAKES)</b> MIKE VEAZEY   mveazey@iclhomes.com	<b>OAKLEAF PLANTATION CDD (23 LAKES)</b> JAY SORIANO   jsoriano@gmsnf.com
<b>CROSSINGS AT FLEMING ISLAND CDD (115 LAKES)</b> STEVE ANDERSEN   sandersen@eagleharborcdd.com	<b>SAMPSON CREEK CDD / ST. JOHNS G&amp;CC (29 LAKES)</b> STEPHANIE TAYLOR   staylor@vestapropertyservices.com
<b>FLORA PARKE HOA (19 LAKES)</b> ROB FOUST   robfoust@frontier.com	<b>SOUTH VILLAGE CDD / EAGLE LANDING GC (32 LAKES)</b> SEAN BIGGS   sbiggs@troon.com
<b>FLEMING ISLAND PLANTATION CDD (54 LAKES)</b> MARGARET ALFANO   malfano@vestapropertyservices.com	<b>TAMAYA/BEACH CDD (22 LAKES)</b> RON ZASTROCKY   rzastrocky@vestapropertyservices.com

# BMP STORMWATER COMPLIANCE (EXAMPLE REPORT)

## Instructions

Prior to the inspection, the Inspector should review the permit for the facility and the design or as-built drawing for the facility.

This inspection checklist is required for the documentation of the annual inspection of all permitted stormwater systems. Complete all parts of the general data section for the project site. Attach any additional required documentation, if necessary. In the "All Technologies" category, mark all items as "satisfactory" or "unsatisfactory." For all other categories, either select "N/A" and minimize the category or mark all inspection items as "satisfactory" or "unsatisfactory." If the system described does not contain a component that is listed for inspection mark that item as "N/A"

For any item marked unsatisfactory, provide a comment below the BMP technology describing maintenance action needed to bring the system back into compliance. Within 30 days of any failure of a stormwater management system or if any components of the constructed system are found to be not in substantial conformance with the permitted system, a report shall be submitted by the permittee or their authorized representative to the Agency using Form 62-330.311(1), "Operation and Maintenance Inspection Certification," (effective date), as per 62-330.331(2) F.A.C., describing the remedial actions taken to resolve the failure or deviation.

Inspection reports will be submitted by the permittee or their authorized representative to the applicable permitting agency. Each inspection report must be signed by a certified inspector or a registered professional to certify its authenticity.

## Inspection Checklist

### General Data

Inspection Date \_\_\_\_\_ Project Name Amelia National Enterprise, LLC  
Location Amelia National CDD Permit Number 40-089-65409-8  
Time since last storm event <24 hours 24-48 hours 48-72 hours >72 hours  
Permit Holder \_\_\_\_\_ Permit Effective Date \_\_\_\_\_  
Inspector Name \_\_\_\_\_  
Inspector Contact Information \_\_\_\_\_

Multiple BMP types in the system No Yes List All: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Permit drawings have been reviewed No Yes  
Additional Photos Attached No Yes  
Compliance Activity Record Attached

### All (or other unlisted) Technologies

Items for inspection	Satisfactory	Unsatisfactory
<b>General</b>		
BMPs and treatment facilities are in good repair and operational		
BMPs and treatment facilities are free from debris buildup that may impair function		

Berms, embankments, curbing, or other methods used to impound, divert, and direct discharges are adequate and in good condition		
The discharge (if any) is free of floating materials, visible oil sheen, discoloration, turbidity, odor, foam, or any other signs of contamination		
<b>Vegetation</b>		
Mowing done when needed		
Grass clippings removed		
No evidence of erosion		
<b>Inlets</b>		
Good condition, no need for repair		
No evidence of erosion*		
<b>Outlets/overflow spillway</b>		
Good condition, no need for repair		
No evidence of erosion*		

Comments: \_\_\_\_\_

## Wet Pond

Type of wet pond \_\_\_\_\_

Items for inspection	Satisfactory	Unsatisfactory
<b>Vegetation</b>		
No signs of damage from animal activity		
No signs of stress or disease		
No emergent invasive plant life		
No areas need replanting		
Dead plant material is removed, if necessary		
Upland banks are maintained		
<b>Structural</b>		
Embankment condition		
Side slopes are stable		
<b>Fences/access repairs</b>		
Fence(s) condition		
Lock(s) and gate(s) function are adequate		
<b>Inlets</b>		

Inlet(s) condition		
Runoff is not short-circuiting the inlet		
No evidence of trash/debris/sediment in or around inlet *		
No evidence of erosion, gullies, rills, or flooding around inlet *		
<b>Outlets/overflow spillway/ drain gate</b>		
Outlet(s) condition		
No evidence of trash/debris/sediment in or around outlet *		
No evidence of erosion, gullies, rills, or flooding around outlet *		
<b>Weir System: drawdown and overflow weir</b>		
Weir system condition		
No evidence of clogging *		
Clear of debris*		

Comments:

---

## Signature

Inspector Name: **Jesse Mason**

Signature of Inspector:

Florida Registration Number: **57769**

**WATER CHEMISTRY  
ANALYSIS:**

**ACCOUNT NAME:**

**ACCOUNT #**



**DATE:**

**TECHNICIAN:**

**TIME:**

**WEATHER:**

**WIND:**

<b>LAKE</b> 	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>
 <b>PARAMETER</b>										
<b>Temperature (°F)</b>										
<b>Dissolved Oxygen (mg/L)</b>										
<b>pH</b>										
<b>Conductivity (µS/cm)</b>										
<b>Ammonia (ppm NH<sub>3</sub>)</b>										
<b>Nitrite (ppm NO<sub>2</sub><sup>-</sup>)</b>										
<b>Nitrate (ppm NO<sub>3</sub><sup>-</sup>)</b>										
<b>Salinity (ppt)</b>										
<b>Alkalinity (ppm)</b>										
<b>Hardness (ppm as CaCO<sub>3</sub>)</b>										
<b>Total Nitrogen (TN)</b>										
<b>Total Phosphorous (TP)</b>										
<b>Turbidity (NTU)</b>										
<b>Total Dissolved Solids (TDS)</b>										
<b>Chlorophyll-a</b>										

**NOTES / COMMENTS:**

# SUMMER SLAM

WARM WEATHER LAKE & POND PROBIOTIC



**Summer Slam**® is dry probiotic (beneficial bacteria) formulation that improves water quality and restores balance in water bodies. As part of the Temperature Driven Solution product line (Polar Blend, Nature's Blend, Summer Slam), this warm water formulation excels between 75 - 120°F (23.9 - 48.9°C). Nature's Blend is enhanced with mesophilic microorganisms and select stimulants to ensure optimal performance in warm water environments. This formulation targets soluble nutrients and organic particles in the water column. It boosts floc formation of free bacteria, stimulates biological nutrient removal and digests organic particles.

Summer Slam should be applied by distributing the dissolvable packets evenly over the surface of the water body or near a location that promotes mixing (fountain, waterfall, etc). Summer Slam excels when used alone or after pesticide treatments to replenish the microbial community. Summer Slam DOES NOT kill algae or aquatic plants.

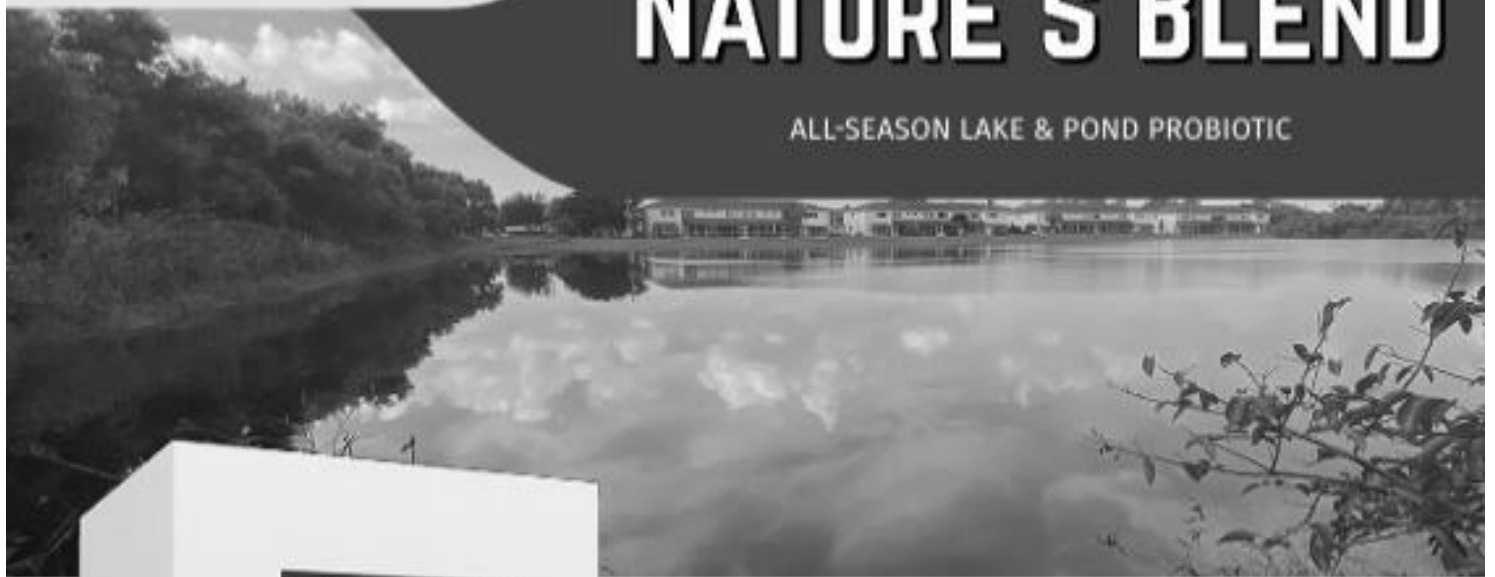
Summer Slam is recommended for use in lakes, ponds, water gardens, reservoirs and similar water bodies. This product is nontoxic and will not harm fish or other aquatic organisms.

## KEY BENEFITS & HIGHLIGHTS

- Dry powder formulation that is easy to apply in premeasured dissolvable packets
- Removes organic particles and reduces nutrients in the water column
- Optimized for biological nutrient removal warm water environments 75 - 120°F (23.9 - 48.9°C).
- Safe for fish and other aquatic organisms

# NATURE'S BLEND

ALL-SEASON LAKE & POND PROBIOTIC



**Nature's Blend** is dry probiotic (beneficial bacteria) formulation that improves water quality and restores balance in water bodies. As part of the Temperature Driven Solution product line (Polar Blend, Nature's Blend, Summer Siam), this all-season formulation excels between 58 - 78°F (14.4 - 25.6°C). Nature's Blend is enhanced with psychrophilic neutrophilic, and mesophilic microorganisms and select stimulants to ensure optimal performance throughout the seasons. This formulation targets soluble nutrients and organic particles in the water column. It boosts floc formation of free bacteria, stimulates biological nutrient removal and digests organic particles.

Nature's Blend should be applied by distributing the dissolvable packets evenly over the surface of the water body or near a location that promotes mixing (fountain, waterfall, etc). Nature's Blend excels when used alone or after pesticide treatments to replenish the microbial community. Nature's Blend DOES NOT kill algae or aquatic plants.

Nature's Blend is recommended for use in lakes, ponds, water gardens, reservoirs and similar water bodies. This product is nontoxic and will not harm fish or other aquatic organisms.

## KEY BENEFITS & HIGHLIGHTS

- Dry powder formulation that is easy to apply in premeasured dissolvable packets
- Removes organic particles and reduces nutrients in the water column
- Optimized for biological nutrient removal in all environments 58 - 78°F (14.4 - 25.6°C).
- Safe for fish and other aquatic organisms

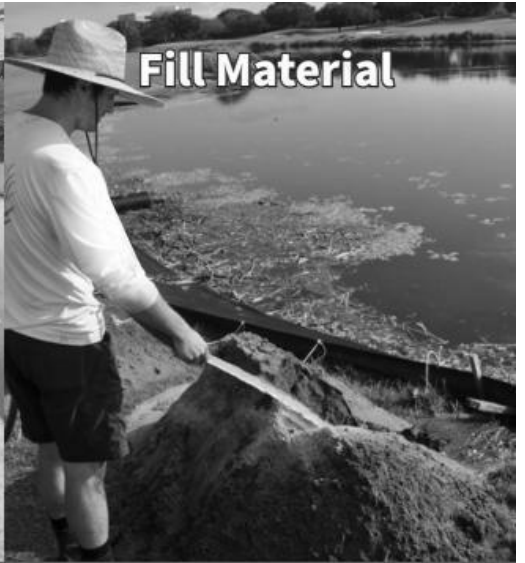


**Before**



**Anchor to Shore**

**Technical Mesh**



**Fill Material**

*The Lake Doctors, Inc.*  
Aquatic Management Services

**Erosion Repair & Prevention**

*The Lake Doctors, Inc.*  
Aquatic Management Services



**Vegetative Layer**



**Root Structure**

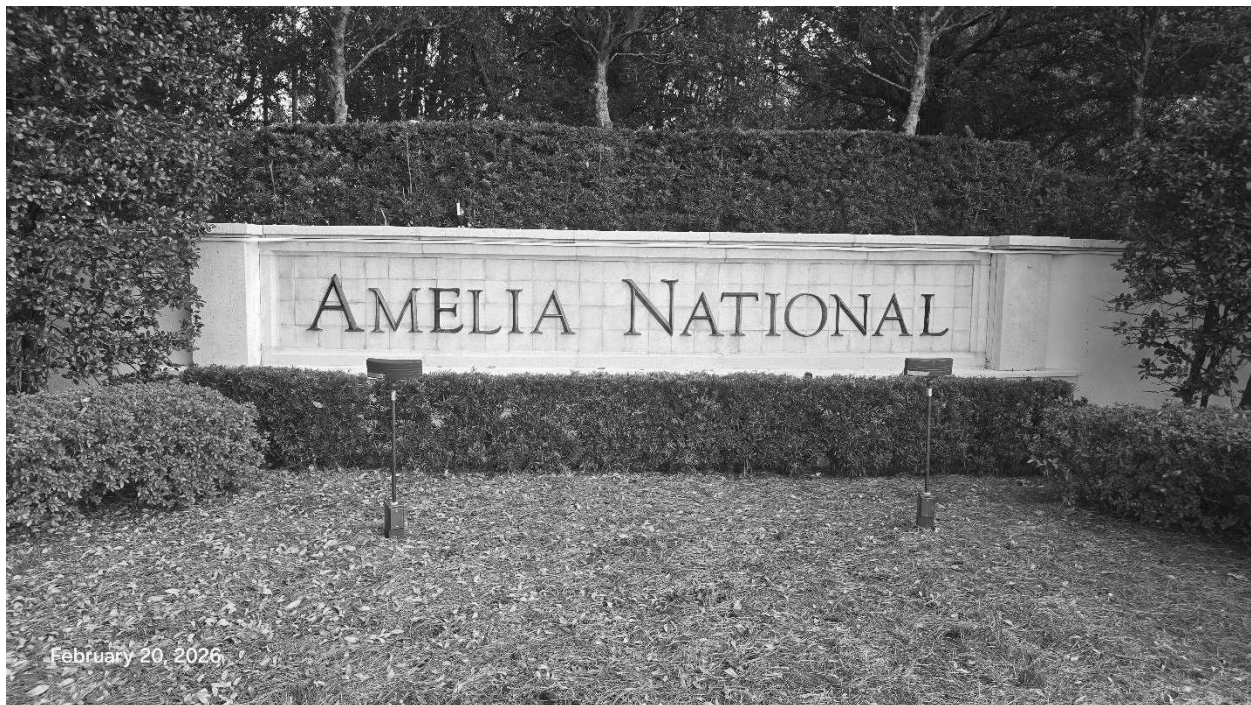


**After**

Florida Waterways Inc. Bid



RFP Response for Pond Management Services  
&  
Waterway Management Proposal  
For  
**Amelia National Community Development District**  
Fernandina Beach, Florida



Prepared by: Florida Waterways, Inc.  
6900 Philips Highway, Unit 23  
Jacksonville, Florida 32216

Date: March 15, 2026

## Table of Contents

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1.	Project Overview	1
2.	Scope of Services	
2.A	Routine Pond Maintenance	2
2.B	Aeration System Monitoring and Repairs	2
2.C-1	Water Quality Monitoring	3
2.C-2	Re-use Water Integration Support	10
2.D	Emergency Response	12
2.E	Reporting & Communication	13
2.F	Compliance	16
3.	Proposal Requirements	
3.A	Company Profile	17
3.B	Pond Management Equipment List	18
3.C	Water Testing Equipment List	19
3.D	Licenses and Certifications & Staffing Plan	20
3.E	References	21
4.	Waterway Management Proposal	22
4.A	Waterway Management Service Agreement	23
4.B	Terms & Conditions	24
4.C	Waterway Map	25
4.D	Aeration Services Addendum	26
4.E	Optional Services	27
4.F	Sign Up Bonus: Mechanical Harvester	28



# 1. Project Overview

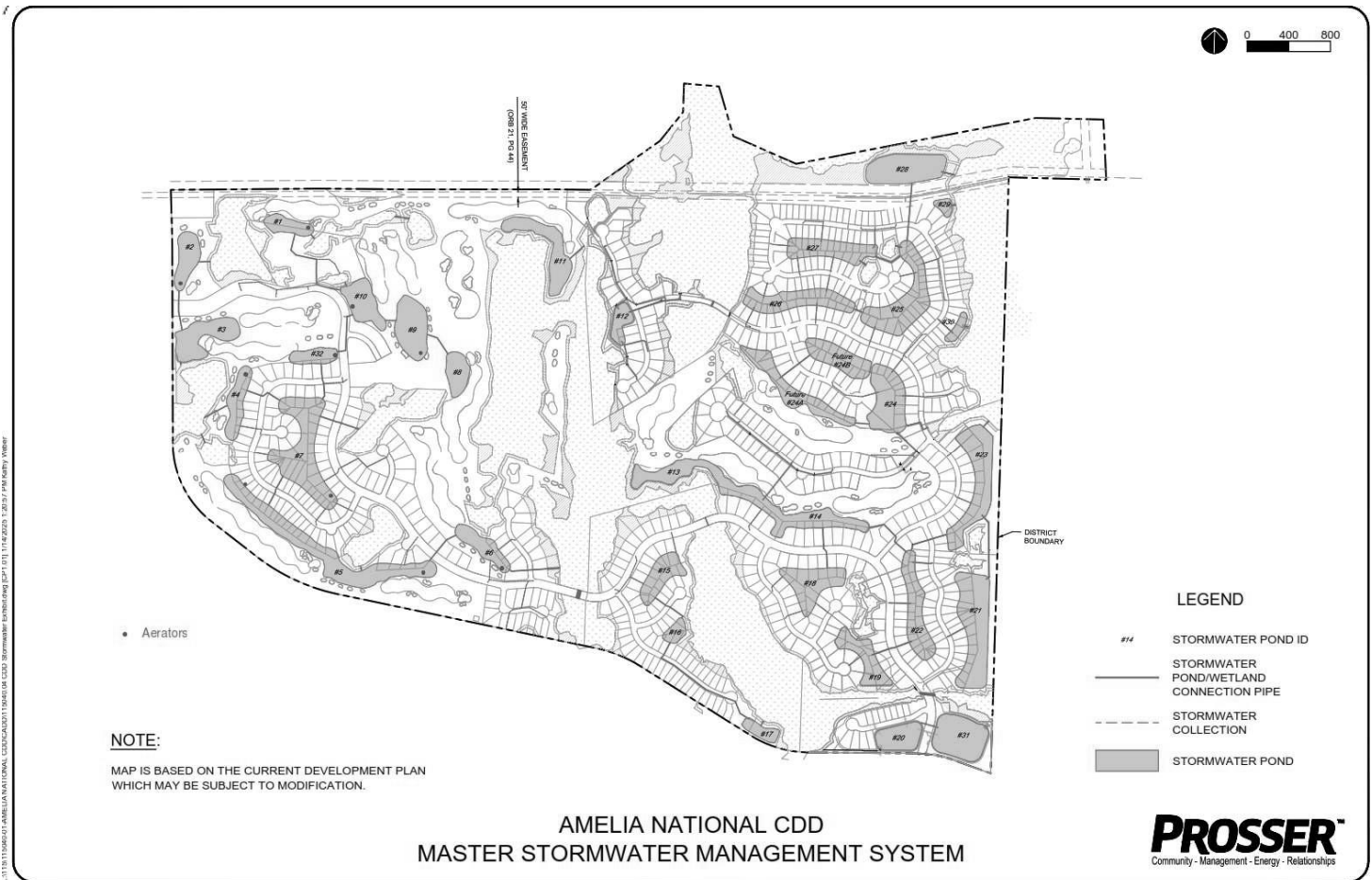
The subject waterways are the stormwater management system of a residential and golf community known as “Amelia National” located in Fernandina Beach, Nassau County, Florida. The community is located east and west of Amelia Concourse, south of Flora Parke (a single-family residential development) and west of Old Nassauville Road.

The subject waterways were identified as 34 interconnected stormwater ponds as identified on the “Amelia National CDD Master Stormwater Management System Map” produced by Prosser. Based on this map, the stormwater system was GIS surveyed as **81.10± surface acres**.

The subject waterways are wet detention ponds, a component of a surface water management system as detailed in Environmental Resource Permit, Project Number 650409, permitted with the St. Johns River Water Management District (SJRWMD). Permitting for the development commenced in 2000, with initial site clearing commencing around that time. Initial golf course construction was completed by 2005, with development of single-family residential continuing from 2005 to the present in a phased development approach.

The subject waterways are designed to Nassau County and SJRWMD design criteria. In general, the requirements are that the ponds provide storage for runoff from the 25-year 24-hour design storm event and that these systems are permanently wet ponds which are designed to slowly release collected stormwater runoff through an outlet structure (typically providing a residency time for the stormwater with a minimum of 21-days).

The collected stormwater carries pollutants, including nutrients (nitrogen and phosphorus), suspended sediments, organic debris, and other contaminants that are washed from surrounding developed areas during rainfall events. As water resides in the pond, heavier particles settle to the bottom through sedimentation, while nutrients may be taken up by aquatic plants, algae, and microbial communities or become bound to settled sediments. This residence time is a key component of the stormwater management design because it reduces the pollutant load discharged from the pond system to downstream waters.



## 2. Scope of Services

### A. Routine Pond Maintenance

Our service will include regular inspections of all 34 ponds. Given the scale of the neighborhood, we anticipate 4 visits per month. This allotment will allow our Field Biologist to inspect every pond, evaluate aquatic vegetation and water quality conditions, and implement management actions as needed. The visit frequency also provides sufficient time for follow-up inspections and retreatments where necessary, ensuring developing issues are addressed promptly and conditions are maintained consistently throughout the system.

It should be noted, however, that our estimate of 4 visits per month is based on prior experience and should not be interpreted as a ceiling on the number of site visits. At the end of the day, our commitment is to deliver a high-quality level of service, regardless of the number of visits required to achieve that standard. Accordingly, we will visit the site as often as necessary to maintain proper pond conditions, and if additional visits are required beyond the estimated schedule, they will be provided at no additional charge. The estimated visit frequency should therefore be viewed as a minimum service level rather than a maximum.

Our Waterway Management Service Agreements include:

- Algae and Aquatic Vegetation Control (including floating and submersed vegetation as well as cyanobacteria)
- Shoreline Grass Control
- Debris Removal
- Management Reporting
- Water Quality & Chemistry Monitoring
- And our Florida Waterways 100% Control Guarantee
  - Free Callback Service & Additional Treatments, if required

### B. Aeration System Monitoring and Repairs

Within the Scope of Services, we will **include** the following:

- Semi-Annual Aerator Maintenance
  - Cabinet: Clean and remove debris from both exterior & interior
  - Compressor: Clean air inlet and replace filter as needed (replacement filters included)
  - Function Check: Check system for correct operation (cooling fans, pressure relief valve, GFCI)

Additionally, our Field Biologists will visually monitor system operation each visit and escalate issues such as down or inoperable aeration systems.

The above service items are routine/maintenance items designed to keep your system running at it's best.

Should additional parts and services be needed, such as compressor rebuilds, replacements compressors, or replacement capacitors or system components (cooling fans, relief valves, etc.) we offer straight forward and transparent pricing:

- Parts: Cost + 15%
- Compressor Rebuilds: \$100 + parts
- Fountain & Aeration Service Call: \$185 for up to 2-hours of labor by our Factory Trained technician



*Vertex Air 6 SH on Pond 5*

## 2. Scope of Services

### C-1. Water Quality Monitoring

Routine water quality sampling is an important tool for understanding pond conditions and guiding management decisions. Our service includes **five (5) water quality sampling events per month during the first year**. These samples allow our Field Biologist to track trends in key parameters such as nutrients, dissolved oxygen, and water clarity, and to adjust management strategies as conditions change.

It is important to note that water quality samples represent a snapshot in time. Pond chemistry and biological conditions can fluctuate daily in response to rainfall, temperature, sunlight, and biological activity. For this reason, individual results should be interpreted within the context of longer-term trends rather than any single data point.

By collecting samples consistently throughout the year, we develop a more complete understanding of each pond's seasonal patterns and nutrient dynamics. This approach allows us to make data-driven management decisions and provide proactive recommendations to maintain stable and healthy water bodies.

Below is a summary of water quality data previously collected at Amelia National:

		pH	Alkalinity (ppm as CaCO <sub>3</sub> )	Hardness (ppm as CaCO <sub>3</sub> )	Total Dissolved Solids (ppm)	Salinity (PSU)	Conductivity (uS/cm)	Total Phosphorus (ug/L)	Reactive Phosphorus (ug/L)	Total Nitrogen (ug/L)	TN:TP
		<i>EPA 150.1; SM 4500-H+B</i>	<i>SM 2320-B</i>	<i>Adaption of EPA 103.1</i>	<i>Direct</i>	<i>SM 2520-B</i>	<i>EPA 120.1</i>	<i>Adaption of EPA 365.2; SM 4500-P</i>	<i>Adaption of EPA 365.2; SM 4500-P</i>	<i>Chromotropic Acid Method</i>	
Date	Pond										
Feb-26	1							217		70	0.3
Feb-22	2	8.5	254	90	256	0.18	361	150	10	200	1.3
Feb-23	3	7.8	53	97	256	0.18	365	60	0	800	13.3
Feb-22	4	8.4	59	176	677	0.48	949	110	0	500	4.5
Feb-22	5	8.2	122	206	768	0.54	1081	60	0	1100	18.3
Feb-22	6	8.2	122	200	734	0.54	1028	90	20	700	7.8
Feb-23	8	7.8	56	118	337	0.23	480	60	0	1300	21.7
Feb-23	13	7.0	57	95	311	0.22	438	110	0	500	4.5
Feb-23	14	7.4	60	97	297	0.21	418	80	0	900	11.3
Feb-22	15	8.0	50	150	309	0.22	436	80	10	400	5.0

Bathymetric mapping is a regular component of our lake and pond management program. By measuring underwater depths and bottom contours, we develop accurate maps of each waterbody that allow us to calculate total volume and depth distribution. This information is essential when applying products that depend on concentration-based dosing (e.g., mg/L or ppm), ensuring treatments are applied at the correct rate for both effectiveness and regulatory compliance.

Beyond supporting treatment calculations, bathymetric data serves as an important long-term monitoring tool. The initial survey establishes a baseline condition for each pond. Periodic resurveys over the years allow us to track sediment accumulation and gradual loss of depth caused by watershed runoff, organic debris, and shoreline erosion. This information is valuable for planning future dredging, sediment management, and nutrient reduction strategies.

The following pages detail our typical deliverable for water chemistry analysis and bathymetric surveys. We have previously performed water quality panels and bathymetric surveys on Ponds 2, 3, 4, 5, 6, 8, 13, 14 and 15.

We also provide the following optional monitoring and testing services:

- Loss-on-ignition (% organic material) of sediments (LOI)
- Sediment Phosphorus Fractionation
- Watershed and Nutrient Loading Assessment
- Chlorophyll-a and Phycocyanin Monitoring (Harmful Algae Bloom monitoring)
- Temperature and Dissolved Oxygen Profiling
- Algae Identification and Enumeration
- Benthic Midge Fly Larval Density Surveys

# WATER CHEMISTRY ANALYSIS:



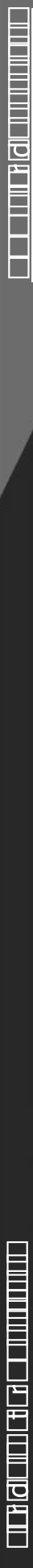
WATERWAY INFORMATION	
Site Name	Amelia National Pond 14
County	Nassau
Waterway System	Stormwater Pond
Surface Area:	4.162 Acres
Maximum Depth:	11.22 Feet
Average Depth:	6.028 Feet
Total Acre Feet:	19.58 ac-ft
Volume:	6,381,140 gal

SURVEY INFORMATION	
Date:	2/6/2023
Time:	11:00:00 AM
Cloud Cover:	Sunny
Air Temperature:	72 ° F
Wind Speed:	0-5 MPH
Chance of Rain:	0 %
Water Temperature:	64 ° F

**OBSERVATIONS**

Water quality testing indicates high levels of Total Phosphorus. Phosphorus is one of the primary nutrients that regulates the growth of algae and larger aquatic plants, particularly in fresh water. Elevated Total Phosphorus levels above 30 µg/L lead to excessive aquatic plant and algae growth.

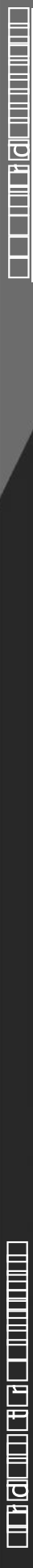
WATER QUALITY MEASUREMENTS		
TEST	VALUE	DESIRED RANGE
pH	7.4	6.5 - 8.0
<b>RESULT</b>		Near Neutral
Alkalinity (ppm as CaCO3)	60	> 20 ppm
<b>RESULT</b>		Moderate
Hardness (ppm as CaCO3)	97	60 - 120 ppm
<b>RESULT</b>		Moderate
TDS (Total Dissolved Solids)	297	< 1,000 ppm
<b>RESULT</b>		Average
Salinity (ppt)	0.21	0.0 - 5.0 ppt
<b>RESULT</b>		Fresh Water
Conductivity (uS/cm)	418	50 - 1,500 uS/cm
<b>RESULT</b>		Average
Total Phosphorus (µg/L as P)	80	< 30 µg/L
<b>RESULT</b>		Very High
Reactive Phosphorus (µg/L)	0	< 30 µg/L
<b>RESULT</b>		Low
Total Nitrogen (µg/L)	900	< 1,200 µg/L
<b>RESULT</b>		Average
TN:TP	11.3	> 75
<b>RESULT</b>		Water Column Phosphorus Needs To Be Reduced



# BATHYMETRIC MAP:



# VEGETATION BIOVOLUME HEAT MAP:



# HARDNESS MAP:



## Alkalinity

Alkalinity is the capacity of water to neutralize acids. It is a measure of the water's ability to resist changes in pH. Alkalinity is primarily due to the presence of bicarbonate, carbonate, and hydroxide ions. It is measured in milligrams per liter (mg/L) or milliequivalents per liter (meq/L). Alkalinity is an important water quality parameter because it affects the availability of nutrients and the toxicity of certain substances. High alkalinity can lead to increased pH, which can be harmful to aquatic life. Low alkalinity can lead to decreased pH, which can also be harmful to aquatic life. Alkalinity is also important for the treatment of drinking water and wastewater.

Source: Florida Department of Environmental Protection (FDEP); Florida LakeWatch

## Conductivity

Conductivity is a measure of the ability of water to conduct an electric current. It is determined by the concentration of dissolved ions in the water. Conductivity is measured in microsiemens per centimeter (µS/cm) or millisiemens per centimeter (mS/cm). Conductivity is an important water quality parameter because it is a good indicator of the total dissolved solids (TDS) in water. High conductivity indicates a high concentration of dissolved solids, which can be harmful to aquatic life. Low conductivity indicates a low concentration of dissolved solids, which is generally desirable for drinking water. Conductivity is also used to monitor the effectiveness of water treatment processes.

Conductivity is affected by the temperature of the water. Conductivity increases as temperature increases. Therefore, conductivity measurements should be corrected to a standard temperature of 25°C (77°F) for comparison purposes.

Source: FDEP; Florida LakeWatch

## Hardness

Hardness is a measure of the concentration of calcium and magnesium ions in water. It is measured in milligrams per liter (mg/L) or milliequivalents per liter (meq/L). Hardness is an important water quality parameter because it affects the taste and appearance of drinking water. High hardness can lead to a chalky taste and the formation of scale deposits on pipes and appliances. Low hardness can lead to a flat taste and the formation of soap scum. Hardness is also important for the treatment of drinking water and wastewater.

Hardness is caused by the presence of calcium and magnesium ions in water. These ions are derived from the weathering of rocks and minerals. Hardness is a natural occurrence and is not harmful to human health. However, it can be a nuisance for many people. Hardness can be removed from water through a process called water softening.

Source: USGS

## Nitrogen Total as N (TN)

Nitrogen Total as N (TN) is a measure of the total amount of nitrogen in water. It includes both organic and inorganic nitrogen. TN is measured in milligrams per liter (mg/L). TN is an important water quality parameter because it is a key indicator of water quality. High TN indicates a high concentration of nitrogen, which can lead to eutrophication and the formation of algal blooms. Low TN indicates a low concentration of nitrogen, which is generally desirable for drinking water. TN is also important for the treatment of drinking water and wastewater.

Source: FDEP



## **pH**

A measure of the acidity or basicity of an aqueous solution. It is defined as the negative logarithm of the concentration of hydrogen ions in the solution. The pH scale ranges from 0 to 14, with 7 being neutral. Values below 7 are acidic, and values above 7 are basic. The pH of a solution can be measured using a pH meter or pH indicator paper.

Source: FDEP

## **Phosphorus**

An essential nutrient for plants and animals. It is a component of DNA, RNA, and ATP. Phosphorus is also a key component of bones and teeth. In the environment, phosphorus is often found in the form of phosphate. Excess phosphorus in water can lead to eutrophication, a process where algae and other plants grow too rapidly, depleting oxygen in the water and harming aquatic life.

Phosphorus is a key nutrient for plants and animals. It is a component of DNA, RNA, and ATP. Phosphorus is also a key component of bones and teeth. In the environment, phosphorus is often found in the form of phosphate. Excess phosphorus in water can lead to eutrophication, a process where algae and other plants grow too rapidly, depleting oxygen in the water and harming aquatic life.

Source: FDEP

## **Reactive Phosphorus**

A form of phosphorus that is readily available to plants and animals. It is often found in the form of phosphate. Reactive phosphorus is a key nutrient for plants and animals. Excess reactive phosphorus in water can lead to eutrophication, a process where algae and other plants grow too rapidly, depleting oxygen in the water and harming aquatic life.

Reactive phosphorus is a form of phosphorus that is readily available to plants and animals. It is often found in the form of phosphate. Reactive phosphorus is a key nutrient for plants and animals. Excess reactive phosphorus in water can lead to eutrophication, a process where algae and other plants grow too rapidly, depleting oxygen in the water and harming aquatic life.

Sources: Corning School of Ocean Studies; Minnesota Shoreland Management Resource Guide

## **Salinity**

The measure of the concentration of dissolved salts in water. Salinity is often expressed in parts per thousand (ppt) or grams per liter (g/L). The average salinity of seawater is about 35 ppt. Salinity affects the density and boiling point of water. High salinity can lead to salt stress in plants and animals.

Source: Florida LakeWatch

## **Temperature**

A measure of the average kinetic energy of the particles in a substance. Temperature is often measured in degrees Celsius (°C) or degrees Fahrenheit (°F). Temperature affects the rate of chemical reactions and the solubility of many substances. High temperatures can lead to thermal stress in plants and animals.

Source: FDEP

## **Total Dissolved Solids (TDS)**

The measure of the concentration of all dissolved substances in water. TDS is often measured in milligrams per liter (mg/L) or parts per million (ppm). TDS can affect the taste and appearance of water. High TDS can lead to scale buildup in pipes and appliances.

Total dissolved solids (TDS) is the measure of the concentration of all dissolved substances in water. TDS is often measured in milligrams per liter (mg/L) or parts per million (ppm). TDS can affect the taste and appearance of water. High TDS can lead to scale buildup in pipes and appliances.

Source: World Health Organization (WHO); USGS



## 2. Scope of Services

### C-2. Reuse Water Integration Support

The St. Johns River Water Management District has issued Consumptive Use Permit (CUP) 70281 to the golf course for irrigation. This permit shows a 12" re-use water main entering the property at the northwest corner, with associated piping leading to a delivery point at Pond 1. The re-use water comes from JEA's Nassau Regional WRF. Initially constructed as 2.0 MGD wastewater treatment plant, the Nassau Regional WRF was recently expanded to 4.0 MGD domestic wastewater treatment facility, with future expansion to 6.0 MGD planned.

	cBOD (mg/L)	TSS (mg/L)	Nitrate (mg/L)	Fecal (CFU)	Turbidity (NTU)	TN (mg/L)	TP (mg/L)	TKN (mg/L)	NH3 (mg/L)
<b>Annual Average Influent</b>	256	296.5	N/A	N/A	N/A	59.4	7.6	59.43	49.6
<b>Annual Average Effluent</b>	2.0	1.9	N/A	1 $\mu$ MPP/ 100ml	0.36	1.4	0.2	0.83	0.125
<b>Number of Occurrences Out of Compliance</b>	0	0	0	0	0	0	0	0	0

*Nassau Regional WRF Typical Plant Loadings and Effluent Quality in 2022 (Florida Water Resources Journal, April 2024)*

Typical water quality parameters for the Nassau Regional WRF are shown in the previous chart. Of note, effluent Total Phosphorus (TP) is 0.2 mg/L (200 ug/L) and Total Nitrogen (TN) is 1.4 mg/L. The reported values are consistent with our **sampling from February 2026 of TP: 217 ug/L and TN: 0.7 mg/L**.

The CUP allows for 142.87 million gallons per year (MGY) for golf course irrigation from the following sources:

	<b>Re-Use</b>	<b>Stormwater</b>	<b>Groundwater</b>
MGY	109.5	4.798	28.574

114.3 MGY of irrigation water is sourced from the stormwater management system (109.5 MGY of re-use water from the Nassau Regional WRF, 4.798 MGY of stormwater) and is intended to be the primary source of irrigation. Although the CUP permit authorizes up to 28.574 MGY of ground water from the surficial aquifer from wells, this source is to be utilized for emergency only and backup golf course irrigation. The backup wells discharge into Pond 32 and 7. Weir elevations are set so that pumping into Pond 32 and 7 will avoid augmentation of entire stormwater system.

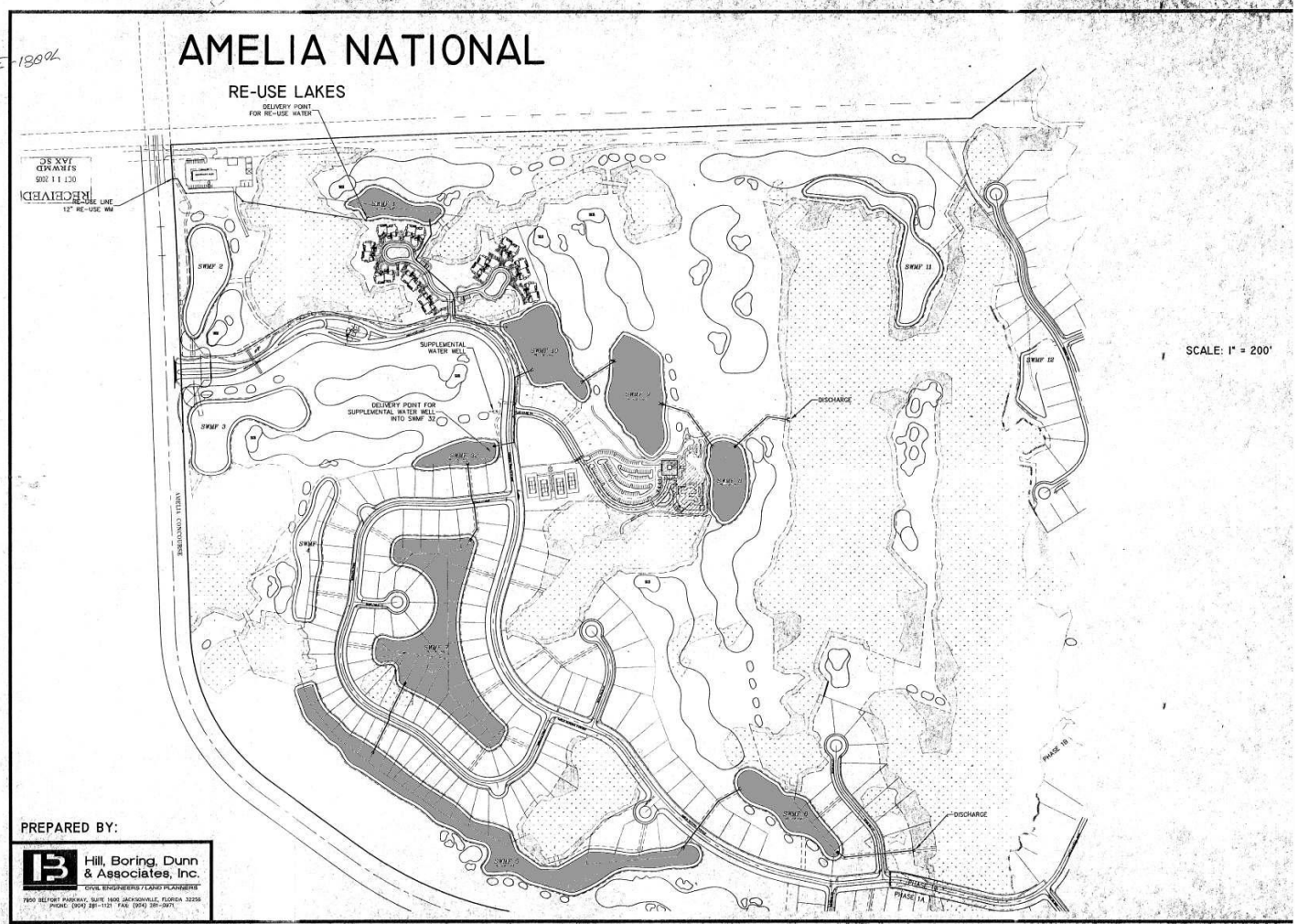
Pond 1 is interconnected with Ponds 5, 6, 7, 8, 9, 10 and 32 (the re-use ponds) which are equalized. JEA also utilizes the stormwater management system as a permitted wastewater disposal facility. During times of high water or excess reclaimed water availability, the reclaimed water is allowed to flow through the stormwater management system and discharge into the on-site wetland system. While FDEP permitting allows a maximum of 440,000 gallons per day of re-use to be pumped to the retention ponds at Amelia National, historic/actual use has averaged 280,000 gallons per day.

High nutrient loading due to re-use water is a factor to be considered within the management of the stormwater ponds. The major fraction of phosphorus within re-use water is DIP (dissolved inorganic phosphorus). This phosphorus fraction consists primarily of orthophosphate ( $PO_4^{3-}$ ), the bioavailable form of phosphorus. The incoming concentration of phosphorus ( $\pm 200$  ug/L ) classifies these ponds as hypereutrophic.

Hypereutrophic phosphorus concentrations can promote the proliferation of cyanobacteria, some of which are capable of producing toxins. These events are commonly referred to as Harmful Algal Blooms (HABs).

# 2. Scope of Services

## C-2. Reuse Water Integration Support



Re-Use System Map (SJRWMD Permitting Documents CUP 70281)



Field Photograph of JEA Re-Use Delivery Point



Field Photograph of flow meter reading 623.54 gallons per minute

To mitigate potential cyanotoxin risks, we can offer optional remote monitoring buoys which can be deployed through our partners In-Situ (device) and LakeTech (software) to track cyanobacteria pigment fluorescence and provide early warning of potential cyanotoxin risk.

With our in-house Turner Designs AquaFluor, we can also spot check relative fluorescence units (RFU) of Chlorophyll-*a* and pyocyanin to detect a HAB bloom or on an as needed basis by our Field Biologists.

## 2. Scope of Services

### D. Emergency Response

Our proposed service schedule brings us on-site for multiple routine/scheduled visits per month. We will also provide prompt emergency response for fish kills, algae blooms, and aeration system failures.

We will maintain open communication with property management and provide the following required Emergency Response Times:

- Maximum 24-hour callback
- Maximum 48-hour on-site response

#### Fish Kill Response

Upon report of a fish kill, we will dispatch a field crew to collect and remove of the dead fish within 24-hours. We will bring field sampling kits for dissolved oxygen, pH, alkalinity and salinity to conduct field measurements. The quantity, species, and size of fish will be recorded. Observations on recent weather and other evidence will be recorded.

The US Fish and Wildlife Service has a published Field Manual for the Investigation of Fish Kills. This field manual and the dichotomous key within will be utilized for determining a potential cause.

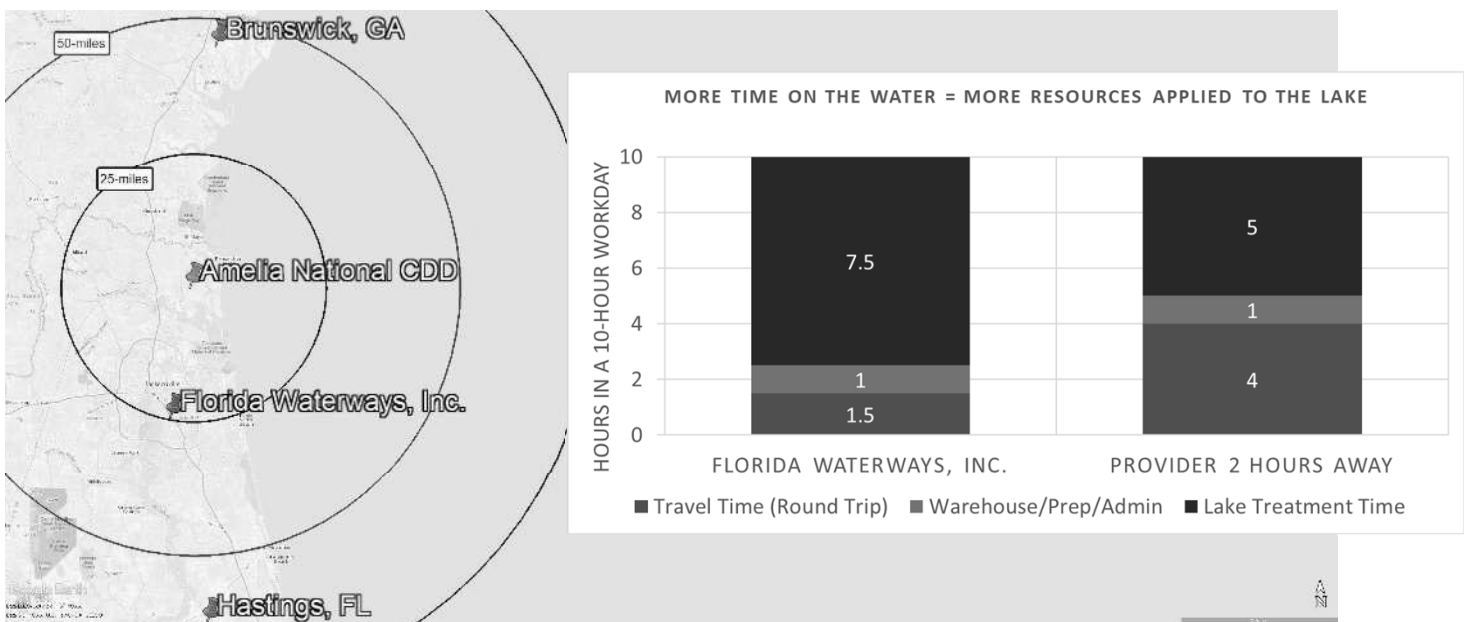
A written report of findings will be given to the property manager within 72-hours. Should FDACS or another regulatory agency also respond, we will cooperate with them as needed.

Part of the fish kill investigation is to interpret the scene. When safety is a concern, we will not enter a hazardous spill site (such as a sewage lift station that overflowed) until we have received clearance from the agency in charge (JEA, etc..) Crews will wear appropriate PPE for the task at hand to minimize contact with decaying fish.

If it is determined that the cause of the fish kill was solely due to actions by Florida Waterways, Inc., for example, due to applicator error – we will of course remove any dead fish and restock triploid grass carp at no charge.

Most fish kills are due to weather or natural circumstances outside of our control. During these events, we would have to see on a case-by-case basis if any additional charge is required to remove the dead fish. Oftentimes, we do not charge for fish removal. Small, isolated event fish kills rarely necessitate the need for additional costs.

Large scale fish kill response: 2-man crew, truck, boat: \$185/hour.



## 2. Scope of Services

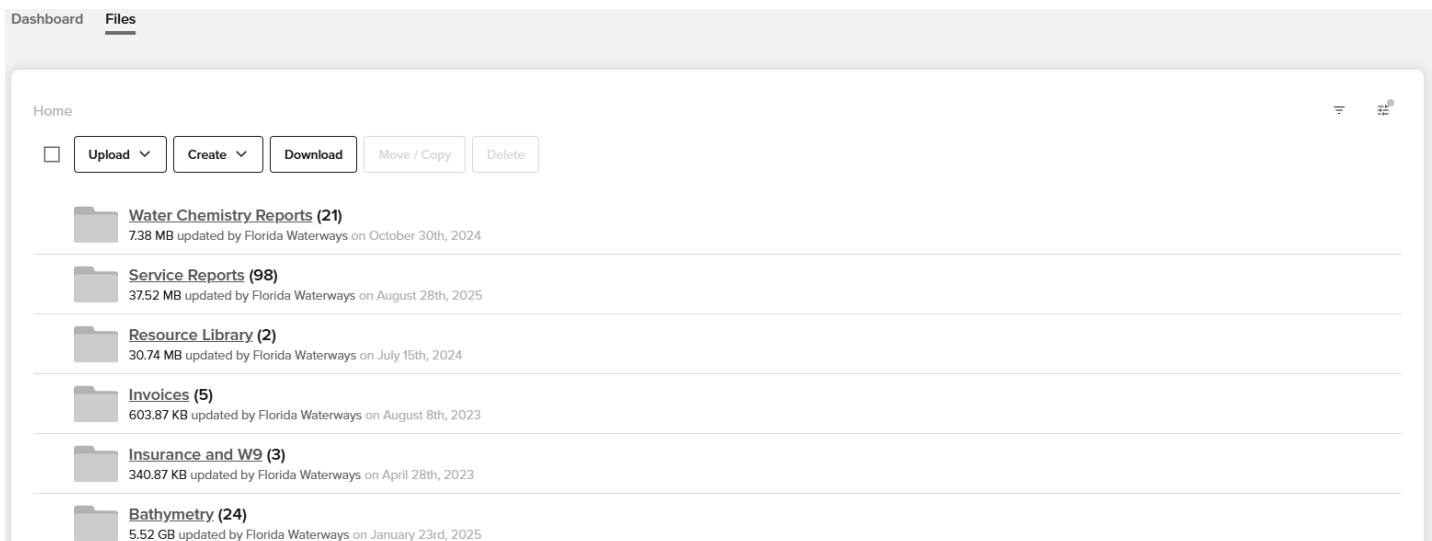
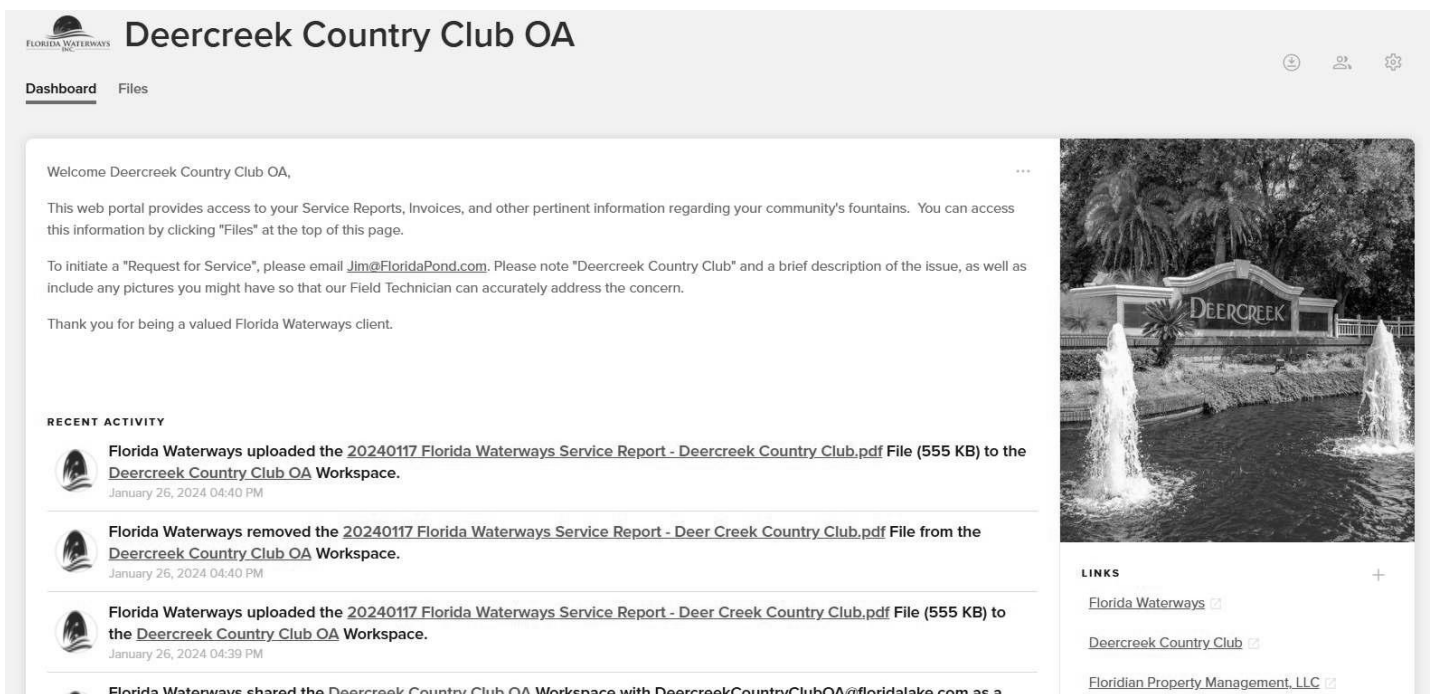
### E. Reporting & Communication

A sample Service Report is included on the following page. Within the comment box is where we note issues and recommended follow up actions. We can either do service reports following each visit, or a single month's end report for streamlined agenda packages. A picture of every pond is taken, every month, to document issues and track progress.

We will also produce an annual summary of community pond health and recommendations. We can attend CDD board meetings and/or committee meetings upon request.

We utilize a web portal for the housing and storage of account files. Your community will be given a login. Here we upload service reports, any sampling reports or other pertinent information, as well as copies of our insurance, W9, invoices, etc...

Below are screen shots of the web portal to illustrate how we use it:



# 2. Scope of Services

## E. Reporting & Communication



### Customer Service Report

Customer: Sample Service Report Date of Visit: 3/15/2026  
 Field Biologist: Jim Schwartz Weather: 83 °F High  
 FDACS Lic. #: CM21147 60% ☁

**Waterway and Ditch Treatments**

Site	1	2	3	4	5	6									
Algae	X		X												
Submersed Weeds	X				X										
Shoreline Grasses & Brush	X														
Floating Weeds															
Mosquito Larvicide															
Pond Dye			X												
Inspection		X		X											
Debris Removal						X									
Dissolved Oxygen (PPM)	6		7		5										

**Comments:** We measure dissolved oxygen prior to every algaecide and submersed weed treatment. By monitoring oxygen before treatment, we significantly reduce the risk of fish stress or fish kills caused by vegetation decomposition. It's a simple step that reflects our commitment to science-based management and a higher standard of care for your waterbody.

Every treatment performed by Florida Waterways, Inc. is made by a licensed aquatic applicator—never unlicensed labor—ensuring regulatory compliance, environmental responsibility, and professional accountability.

**Carp Program**

- Carp Observed
- Barriers Inspected

**Flow**

- None
- Slight
- Visible

**Water Clarity**

- < 1'
- 2-4'
- 1-2'
- >4'

**Water Levels**

- High
- Normal
- Low

**Fish/Wildlife Observations**

- Bass
- Anhinga
- Woodstork
- Turtles
- Other Species: \_\_\_\_\_
- Bream
- Comorant
- Ducks
- Snakes
- \_\_\_\_\_
- Catfish
- Egrets
- Osprey
- Alligator
- \_\_\_\_\_
- Gambusia
- Herons
- Ibis
- Frogs
- \_\_\_\_\_

**Native/Beneficial Vegetation Noted**

- Arrowhead
- Bulrush
- Lotus
- Slender Spikerush
- Cordgrass
- Lily
- Chara
- Blue Flag Iris
- Bacopa
- Golden Canna
- Naiad
- Bladderwort
- Pickerelweed
- Spadderdock
- Eelgrass
- Pondweed

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

# 2. Scope of Services

## E. Reporting & Communication



### Customer Service Report

Customer: Sample Service Report  
Field Biologist: Jim Schwartz  
FDACS Lic. #: CM21147

Date of Visit: 3/15/2026  
Weather: 83 °F High  
60% ☁



1



2



3



4



5



6

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

## 2. Scope of Services

### F. Compliance

Aquatic plant management is a heavily regulated industry, and these regulations exist to protect water quality, fisheries, and the public interest. Florida Waterways, Inc. operates within this regulatory framework through proper licensing, training, and adherence to all applicable federal and state requirements.

Because of our licensure with various agencies, we are subject to oversight from agencies such as:

**Florida Department of Agriculture and Consumer Services (FDACS):**

Chapter 487 and Chapter 388 License Holders – Pesticide and Mosquito Control Licenses  
Registered Nursery No: 48027903  
Permitted to Collect Non-Prohibited Aquatic Plants

**Florida Fish and Wildlife Conservation Commission (FWC)**

Freshwater Frog and Fish Dealer No: RFD-65510  
Authorized Triploid Grass Carp Supplier TG-00040102  
Aquatic Plant Management Permits

**Florida Department of Environmental Protection (FDEP)**

Stormwater Qualified Inspector

**U.S. Environmental Protection Agency (EPA)**

Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) - Pesticide Label Law

This helps ensure that treatments are performed safely, responsibly, and with approved products. This regulatory structure provides an important layer of accountability and transparency that helps ensure consumer confidence and environmental stewardship.

Our laboratory operates in accordance with **IEC/ISO 17025:2017**, the international standard for testing laboratory competence, ensuring the highest level of analytical accuracy, quality assurance, and data integrity.

Florida Waterways, Inc. is an **Accredited Member of the Society of Lake Management Professionals (SLMP)**. As such, we strictly adhere to the Accredited Member Company Professional Code of Ethics and Conduct:

<https://lakeprofessionals.org/wp-content/uploads/2017/03/SLMP-Code-of-Ethics.pdf>



As members of this profession, SLMP Accredited Member Companies are expected to exhibit the highest standards of honesty and integrity. Private lake management has a direct and vital impact on the quality of life for all people. Accordingly, the services provided by SLMP Accredited Member Companies require honesty, impartiality, fairness, and equity, and must be dedicated to the protection of the public health, safety, and welfare. SLMP Accredited Member Companies must perform under a standard of professional behavior that requires adherence to the highest principles of ethical conduct.

## 3. Proposal Requirements

### A. Company Profile

Florida Waterways, Inc. is a State-wide environmental firm specializing in pond and lake management using solution focused, science-based approaches. Florida Waterways has a team of environmental professionals who specialize in multiple disciplines including: aquatic biology and ecology, limnology, entomology, soils, chemistry, sampling, and landscape sciences. Florida Waterways provides lake and pond management services for the North Florida Region and East Central Florida Region.

Florida Waterways is a full-service lake management provider offering annual pond and lake maintenance programs, aeration and fountain system installation and design, fish stocking and fisheries management, algae and aquatic weed control, mitigation and wetland management, and water quality restoration services.

Florida Waterways, Inc. was founded in February 2017 by Jim Schwartz, the company's principal who is involved in day-to-day operations and has been a licensed applicator since 2011.

- February 2026 will mark 9-years as a business
- Summer 2026 will mark 15-years that Jim has been a licensed applicator
- Currently manage approximately 1,400+ aquatic sites for 125+ clients

Florida Waterways, Inc. is part of the community we serve. We are a Jacksonville Small and Emerging Business (JSEB), with our main office located at Philips Highway and JTB and a branch office in Daytona. Our local presence means:

- Faster response—we're minutes away, not hours.
- Local expertise—we know the waterways and seasonal challenges unique to NE FL
- Community investment—we hire local, buy local, and care about long-term results.

Florida Waterways, Inc. is locally owned and operated—not controlled by a distant corporation or private equity. Our company was built the traditional way: through hands-on work in the field and long-term relationships with our clients. That independence allows us to focus on service and results rather than financial returns for outside investors.

This means we are accountable to you, the client and our focus is on sustained results and long-term relationships, not short-term profits.



**North Florida Office**  
6950 Philips Highway  
Unit 24  
Jacksonville, FL 32216  
(904) 801-LAKE (5253)



**East-Central Florida Office**  
1575 Aviation Center Parkway  
Unit 514  
Daytona Beach, FL 32114  
(386) 349-LAKE (5253)

## 3. Proposal Requirements

### B. Pond Management Equipment List

- Nine (9) 4x4 Pickup Trucks
- Two (2) Pickup Trucks are outfitted with Spray Tank & Hose Reel in bed
- Six (6) Aquatic Spray Skiffs with Twin-Tank Spray Rigs
- Two (2) John Deere Gator Utility Vehicles with Twin-Tank Spray Rigs
- One (1) Airboat with Spray Rig
- One (1) Crane Boat for Fountain Work & Work Boat Usage
- One (1) Mechanical Harvester
- One (1) Spray Drone with Liquid Tank & Granular Spreader
- Two (2) Utility Trailers
- Backpack Sprayers, incl. Battery Powered Backpack Sprayers
- Misc. Hand Tools (cattail cutters, brush cutter, chain saw, pole saw, etc...)
- Insulated & Aerated Live Haul Fish Box (can move 2,000+ 10" triploid grass carp)
- 6,880 SF of Office/Warehouse Space across two locations in Jacksonville & Daytona Beach
- Fully Stocked Chemical Inventory, Excellent Supplier Relationships



## 3. Proposal Requirements

### C. Water Testing Equipment List

#### Major Lab Equipment

- Hach DR3900 Laboratory VIS Spectrophotometer
- Hanna Instruments Multiparameter Benchtop Photometer (with COD) and pH
- Hanna Instruments Digestion Reactor
- Desiccator & Furnace
- 40X-2500X Magnification, Research-Grade Trinocular Microscope w/ camera
- Hanna Instruments Portable Phosphate Low Range Photometer x2
- In-Situ Aquatrol 500 Multiparameter Sonde
- Turner Designs AquaFluor (Chlorophyll-a and Phycocyanin)
- Ekman Dredge & Sieves for Sediment Samples, Midge Fly Assessments
- Field Kits with DO Snap Sticks, Multi-Parameter Testers, Secchi Disk
- Lowrance TI2, with Broadband Transducer & WAAS GPS/GLONASS
  - Used for Bathymetric Surveys
  - Supporting Software:
    - BioBase Maps
    - ReefMaster



Our laboratory operates in compliance with **ISO/IEC 17025**, ensuring that all analytical procedures meet internationally recognized standards for accuracy, traceability, and quality assurance.

Sometimes treatments fail. In order to better understand treatment efficacy, we operate an in-house pond mesocosm.

One of the applications is where we conduct in-house “algae challenges” – where we trial tough to control, algacide resistant algae, with specific treatments.

While most of the industry is “spray and pray” – our stated mission is to apply science-based solutions and our mesocosm enhances that capability.



# 3. Proposal Requirements

## D. Licenses and Certifications & Staffing Plan

For this proposal, Florida Waterways proposes the following staff from our Jacksonville branch:



**Jim Schwartz**

Limnology, Aquatic Biology and Ecology Lead

**Areas of Expertise:**

Limnology, Biology, Ecology, Chemistry, Sampling, GIS

**Specialized Qualifications:**

Current Student, Masters of Fisheries and Aquatic Sciences, University of Florida

B.S., Florida State University

Clemson University | Master Pond Manager (MPM#00085)

Florida Dept. of Agriculture:

- Licensed Commercial Applicator – CM21147
- Aquatic Pest Control
- Right of Way Pest Control
- Natural Areas Weed Management
- Demonstration and Research
- Ornamental and Turf Pest Control
- Public Health Pest Control

Florida Fish and Wildlife Conservation Commission

- Freshwater Frog and Fish Dealer
- Authorized Triploid Grass Carp Supplier

University of Florida | IFAS

- Florida Master Naturalist
- Green Industries Best Management Practice Certified (GIBMP)
- Stormwater Qualified Inspector



**Cameron Ganim**

Aquatic Biologist

**Areas of Expertise:**

Fisheries, Sampling, Statistics

**Specialized Qualifications:**

B.S. Marine Science, Jacksonville University

FDACS – Licensed Commercial Applicator - CM28894

- Aquatic Pest Control
- Clemson University | Master Pond Manager



**Eduardo Morales**

Aquatic Biologist

**Areas of Expertise:**

Entomology, Soils, Landscape Sciences

**Specialized Qualifications:**

Bachelors in Agricultural Sciences, University of Puerto Rico at Mayaguez

FDACS – Licensed Commercial Applicator – CM500166

- Aquatic Pest Control
- Clemson University | Master Pond Manager

### Our Team's Advantage

- **Licensed Applicators** meeting all regulatory requirements
- **Ongoing Advanced Training** in stormwater best management practices
- **Experienced Field Crews** with years of hands-on work in Florida's unique water systems.
- **Professional Appearance** - uniformed, easily identifiable staff for security and trust.
- **Responsive Communication** - direct access for quick answers
- **Safety-Focused** - strict adherence to safety protocols for crews, residents, and wildlife.
- **Problem Solvers** - trained to identify and fix underlying issues,



**Paul Mosteller**

Aquatic Biologist

**Specialized Qualifications:**

B.S. Agricultural Mechanization & Business, Minor in Crop & Soil Environmental Sciences

FDACS – Licensed Commercial Applicator - CM27610

- Aquatic Pest Control; Right-of-Way

Clemson University | Certified Master Pond Manager MPM#00114



**JT Condon**

Aquatic Biologist

**Specialized Qualifications:**

B.S. Coastal Environmental Science, Flagler College

FDACS – Licensed Commercial Applicator - CM28726

- Aquatic Pest Control

Clemson University | Master Pond Manager



**Brandon Sixto**

Aquatic Biologist

**Specialized Qualifications:**

B.S., Agriculture and Natural Resources, University of Connecticut Storrs

FDACS – Licensed Commercial Applicator – CM500281

- Aquatic Pest Control



**Steven Pye**

Aquatic Biologist / Fountains & Aeration Tech

**Specialized Qualifications:**

FDACS – Licensed Commercial Applicator - CM27344

- Aquatic Pest Control
- Clemson University | Master Pond Manager



**Adolfo Figueroa**

Aquatic Biologist / Crew Leader

**Specialized Qualifications:**

FDACS – Licensed Commercial Applicator - CM500280

- Aquatic Pest Control



**Melissa Schwartz**

Admin & Communications Lead

**Specialized Qualifications:**

B.S. Florida State University

FDACS – Licensed Commercial Applicator – CM500141

- Aquatic Pest Control

### 3. Proposal Requirements

#### E. References

Client:	<b>Julington Creek Plantation Property Owners Association, Inc.</b>
Contact:	<p>Rhiannon Cousino, LCAM Property Manager rcousino@vestapropertyservices.com 904-417-7600 X676</p> <p>Tammy Potter, LCAM Grounds Manager P. 904-417-7600 X677 tpotter@vestapropertyservices.com</p> <p>Elaine Gallant Maintenance Committee Member &amp; Former POA Board Member: Egallant1985@gmail.com</p>
Scope of Work:	Management of 103 of ponds, 220± total surface acres. Integrated management plan. Coordinate with Grounds Committee to implement an integrated pest management (IPM) for management of community ponds. Attend monthly meetings. This is a golf course/single-family residential community which receives reclaimed water from the JEA Julington Creek Water Reclamation Facility. Sampling conducted by Florida Waterways, Inc. in December 2025 from irrigation re-use water showed Total Phosphorus at 670 ug/L and Total Nitrogen at 4.3 mg/L.

Client:	<b>Cimarrone Property Owners Association, Inc.</b>
Contact:	<p>Tony Marconi Board Member Tonymarconi1723@gmail.com</p> <p>Jon Montigny Ponds Committee Member jonmontigny@gmail.com</p> <p>Mary Marchiano Community Association Manager 904.342.2449 Ext. 0027 MMarchiano@rizzetta.com</p>
Scope of Work:	Management of 21 of ponds, 54± total surface acres. Coordinated with HOA Infrastructure and Ponds Committee to study/sample community ponds with the objective of implementing phosphorus remediation programs for long term results. Attend monthly meetings. This is a golf course/single-family residential community which receives reclaimed water from the JEA.

Client:	<b>Wildlight</b>
Contact:	<p>Roger Kintz Maintenance Supervisor 904.776.6027 rkintz@ccmcnet.com</p>
Scope of Work:	Wildlight is a mixed use, master planned community located at I-95 and State Road 200 in central Nassau County. Currently manage 24 retention ponds within the development.

## 4. Waterway Management Services Proposal



## Waterway Management Service Agreement

This Agreement made the date set forth below, by and between Florida Waterways, Inc., a Florida Corporation, hereinafter called "FLORIDA WATERWAYS", and

**AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT**

c/o Leland Management  
 Liane Barker, Community Association Manager  
 10175 Fortune Parkway  
 Suite 906  
 Jacksonville, FL 32256

hereinafter called "CUSTOMER". The parties hereto agree as follows:

1. FLORIDA WATERWAYS agrees to manage certain lake(s), pond(s), and/or waterway(s) in accordance with the terms and conditions of this Agreement for a period of **twelve (12) months** from the date of receipt in the following location:

Forty-eight (48) annual visits for treatment and/or inspection of thirty-four (34) wet detention ponds as shown on Waterway Map

2. CUSTOMER agrees to pay FLORIDA WATERWAYS, its agents or assigns, each month the following sum for specified waterway management services:

Algae and Aquatic Vegetation Control (including Floating Vegetation)	\$ <u>3,930.00</u>
Shoreline Grass Control	\$ <u>INCLUDED</u>
Debris Removal	\$ <u>INCLUDED</u>
Mechanical Harvesting (One Time Sign-Up Bonus: 1 machine, 1-day, 1 trailer load)	\$ <u>INCLUDED</u>
Aerator Maintenance (see addendum)	\$ <u>INCLUDED</u>
Management Reporting	\$ <u>INCLUDED</u>
Triploid Grass Carp Stocking w/ Included Permitting Assistance	\$ <u>8.50/fish</u>
Water Quality & Chemistry Monitoring *	\$ <u>INCLUDED</u>
Florida Waterways 100% Control Guarantee (Free Callback Service & Additional Treatments, if required)	\$ <u>INCLUDED</u>
<b>Total Recurring Monthly Service Charges</b>	<b>\$ <u>3,930.00</u></b>

\*Services performed at FLORIDA WATERWAYS' sole discretion for the success of the Waterway Management Services Agreement. Five (5) Total Phosphorus samples per month, for the first year of the contract included.

3. FLORIDA WATERWAYS agrees to commence Waterway Management Services within fifteen (15) business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or issuance of required government permits.

4. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that they have read and are familiar with the contents thereof. Agreement must be accepted in its entirety to be considered valid.

By:  
 FLORIDA WATERWAYS

CUSTOMER

Jim Schwartz  
 Email: Jim@FloridaPond.com

Printed: \_\_\_\_\_

Proposal Date: March 15, 2026

Dated: \_\_\_\_\_

The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to FLORIDA WATERWAYS within ninety (90) days from the effective Proposal Date.

## Terms & Conditions

- 1) The Algae and Aquatic Vegetation Control and Shoreline Grass Control Programs will be conducted in a manner consistent with Best Management Practices (BMPs) intended to prevent the stormwater management facility (SWMF) and associated control structures from becoming clogged or choked with vegetative or aquatic growth to such an extent as to render them inoperable. Control of vegetative and aquatic growth may take 30-90 days depending upon species, materials used and environmental factors.
- 2) FLORIDA WATERWAYS, in its sole discretion, will implement an Integrated Pest Management (IPM) Plan for CUSTOMERS site which may utilize chemical, mechanical-physical, biological and/or cultural procedures (as applicable) for controlling aquatic plants, including:
  - a. Class I Prohibited Aquatic Plants listed by the Florida Department of Agriculture and Consumer Services as cited Rule 5B-64.011, F.A.C.
  - b. Category I & II Invasive Plant Species listed by Florida Exotic Pest Plan Council (FLEPPC)

These listed plants have a tendency to spread or become invasive in an ecosystem, sometimes in a rapid manner, so as to impair the ecosystem's ability to function by altering its productivity, decomposition, water fluxes, nutrient cycling and loss, soil fertility, erosion, dissolved oxygen concentrations, or its ability to maintain its existing species diversity. These plants also have the ability to create dense, monospecific stands or monotypic stands which displace or destroy native plant habitat, destroy fish and wildlife habitats, inhibit water circulation, hinder navigation and irrigation, or severely restrict the recreational use of waterways.
- 3) Triploid grass carp stocking, if included, will be performed at stocking rates determined by FLORIDA WATERWAYS, within Florida Fish and Wildlife Conservation Commission permit guidelines. If deemed necessary, carp containment barriers will be coordinated with CUSTOMER at a rate of \$45.00/SF. FLORIDA WATERWAYS designs and fabricates the industry's best custom carp containment barriers out of welded aluminum construction. Barriers built by FLORIDA WATERWAYS are guaranteed to meet FWC's specifications.
- 4) CUSTOMER agrees to provide adequate access to the SWMF, including boat access. Failure to provide boat access may require re-negotiation or termination of this Agreement. If, at time of treatment, access to the site has been restricted and FLORIDA WATERWAYS is unable to provide services, FLORIDA WATERWAYS reserves the right to impose a fuel surcharge as may be necessary.
- 5) CUSTOMER agrees that the system will be kept free of debris, trash, garbage, oils and greases, and other refuse. Included debris removal by FLORIDA WATERWAYS is limited to small, incidental litter that may accumulate within the SWMF. Removal of large debris resulting from intentional or unintentional dumping, vandalism, or weather events may result in additional service charges. Agreements that include debris removal shall consist of: Removal of casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 6) Under the Shoreline Grass Control Program, FLORIDA WATERWAYS will treat border vegetation to the SWMF's Normal Water Level (NWL) including, but not limited to torpedograss, cattails and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species leave visible structure which may take several seasons to decompose. CUSTOMER is responsible for removing such structure if desired. CUSTOMER understands that during periods of prolonged drought, or due to a change in hydrological conditions, the SWMF's water level may fall below the NWL elevation. Treatment of border vegetation below the NWL will be coordinated between CUSTOMER and FLORIDA WATERWAYS and may result in a service surcharge.
- 7) CUSTOMER understands, that, for convenience, the annual service charge has been spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service.
- 8) FLORIDA WATERWAYS, in implementing the IPM, will use methods that protect or restore fish and wildlife habitat. CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system. When deemed necessary, FLORIDA WATERWAYS may plant and/or nurture certain variety of plants, which for various reasons, help to maintain ecological balance.
- 9) FLORIDA WATERWAYS shall maintain the following insurance coverage: a) Automobile Liability; b) Comprehensive General Liability; c) comply with Florida's Workers Compensation Law (FSS Chapter 420) statutory limits.
- 10) FLORIDA WATERWAYS agrees to hold CUSTOMER harmless from any loss, damage, or claims arising out of the sole negligence of FLORIDA WATERWAYS; however, FLORIDA WATERWAYS, shall in no event be liable to CUSTOMER, or others, for indirect special or consequential damages resulting from any cause whatsoever.
- 11) This Agreement may be terminated without cause by either party upon a 30-day written notice to the other party.
- 12) The Deerwood Improvement Association, by written notice to Contractor at least thirty (30) days prior to the end of the term, shall have the option to renew the contract under the same terms and conditions for one (1) additional year. The contract is subject to availability of funds. If necessary, CUSTOMER may terminate this Agreement according to the procedure outlined in #11 above.
- 13) Should CUSTOMER become sixty (60) days delinquent, FLORIDA WATERWAYS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly service charge even if the account is placed on hold. FLORIDA WATERWAYS reserves the right to impose a monthly service charge on past due balances and/or cancel the Agreement. Monthly interest will accrue on delinquent accounts at a rate of 1.5% per month. Service may be reinstated once the entire past due balance has been received in full, including interest. Should it become necessary for FLORIDA WATERWAYS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to reasonable attorney's fees (including those on appeal) and court costs, and all other expenses incurred by FLORIDA WATERWAYS resulting from such collection action.

# Waterway Map

Amelia National CDD



## Aeration Services Addendum

### **Amelia National CDD: 10 bottom diffused aeration systems.**

FLORIDA WATERWAYS agrees to perform inspection and cleaning in accordance with the terms and conditions of this Agreement at the above-named site.

Semi-Annual (2) Aerator Maintenance is included within the base contract. During these semi-annual visits, our Fountain & Aeration Technician will perform comprehensive preventative maintenance including:

Aerator Service Includes:

- Cabinet: Clean and remove debris from both exterior & interior.
- Compressor: Clean air inlet and replace filter as needed (replacement filters included).
- Function Check: Check system for correct operation (cooling fans, pressure relief valve, GFCI)

Additionally, our Field Biologists will visually monitor system operation each visit and escalate issues such as down or inoperable aeration systems.

No parts or special repairs are included in this cleaning agreement. FLORIDA WATERWAYS does not assume responsibility for parts failure and repair costs.

Semi-Annual Aerator Maintenance does not include troubleshooting or electrical diagnostics. This necessitates a Service Calls for our Fountain and Aeration Technician. **INCLUDED** is (1) Service Call (a regularly priced value of \$185.00) per year.

## Optional Services

Item	Price	Notes
Fish Stocking	Cost + 10%	Current price of Triploid Grass Carp is \$8.50/fish (10" fish).  We find that fish stocking prices are sensitive to current fuel prices and may fluctuate accordingly.
Welded Aluminum Grass Carp Barriers	\$45.00/SF	Welded Aluminum Barriers are custom made to meet FWC specifications.
Mechanical Harvesting	Conveyor Harvester or Bucket Skimmer: \$2,000/day + dump fees based on weight ticket at cost  Both Machines: \$3,000/day + dump fees based on weight ticket at cost	<b>SIGN UP BONUS: Use of 1 machine, 1-day and 1 trailer load included at NO CHARGE with base contract during first year of contract. Requires trailer access for haul away.</b>  Sometimes, in order to remove vegetation from a pond, we do not have good access for the haul away. If needed, additional equipment rental (such as a skid steer or telescopic loader or grapple truck) is extra.
Fish Kill Cleanup	\$185.00/hour	2-man crew, haul away included
Water Chemistry Panels	\$300.00 first sample + \$185.00 each additional sample, per event	<b>SIGN UP BONUS: Five (5) Total Phosphorus samples will be included per month, for the first contract year at NO CHARGE.</b>
Call Back Service and Additional Treatments	No cost	All herbicide costs are included within base contract
Aerator Service Call	\$185.00 for the first 2 hours, \$107.50/hour thereafter.	<b>1 unscheduled service calls included per year</b>  Please see Aeration Services Addendum for full scope.
Aerator Parts	Cost + 15%	Repair parts to be included at cost and receipts included in final billing
Bathymetry	\$250.00 \$350.00	Ponds under 3 acres Ponds 3 to 10 acres

# Mechanical Harvester

## SIGN UP BONUS:

We will include the use of one machine (either conveyor harvester or bucket skimmer), for 1-day, and 1-trailer load of material removed at NO COST during the first contract year:



**Conveyor Harvester**



**Bucket Skimmer**

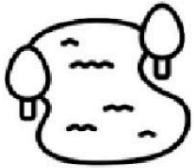
All Water Bid

A black and white photograph of a park pond. In the foreground, several ducks are swimming in the water. In the middle ground, a large fountain with multiple jets of water is spraying upwards. To the left of the fountain, there are several large, weeping willow trees with their characteristic drooping branches. The background is filled with a dense line of trees under a sky with scattered clouds. The overall scene is peaceful and scenic.

# ALLOWATER

# ALLWATER

## Our Capabilities



### **Pond and Lake Management**

AllWater manages over 1mm acres of aquatic habitats across 11 states. Our 30 years' experience, highly trained staff, deep technical expertise, and wide array of capabilities, along with our long-standing relationships, set us apart in the aquatics industry.



### **Natural Areas Management**

With our certified Natural Areas applicators and fleet of airboats equipped with Raven Precision Guides application equipment, AllWater oversees large lake and natural resource management programs for countless government agencies and utility clientele. Services include: algae and aquatic weed control; water testing and restoration, lake mapping, shoreline erosion management, and fish stocking and management.



### **Dredging and Bathymetry Mapping**

Our experienced consulting team performs bathymetric surveys and analysis internally, providing multiple layers of data to ensure your ecosystems are healthy and in compliance. AllWater boasts 6 hydraulic dredges with trained crews, along with certified equipment operators and long reach excavation equipment to perform mechanical dredging when needed.



### **Environmental Consulting**

Our in-house consulting team performs a range of services, including wetland consulting, permitting, environmental assessments, wildlife studies and water quality testing and analysis. In addition, all services provided by AllWater are environmentally conscious. As stewards of the planet, our commitment is to protect every aquatic ecosystem we care for.

# ALLWATER

Thank you for the opportunity to bid on your project.

This past fall, we toured all of your ponds as Estate Management Services. We recently consolidated our pond management, stormwater system repair, and environmental permitting businesses, and have rebranded as **AllWater**. This allows us to provide all services related to water in-house, which means a one-stop shop and quicker response times for you. Our new website and more information about our services can be found here: [www.all-water.com](http://www.all-water.com).

During my tour of the ponds, it became clear that Amelia National will need a wide scope of work to be performed.

## **The Main Issue: Lyngbya Algae**

While on the property, I identified your main issue to be Lyngbya algae (LGB). LGB is a very tough algae that prefers high-nitrogen water, and most traditional algicides will not work on it. Our approach to this type of algae is to alter the water chemistry to create an environment where LGB cannot grow. This will initially allow simpler algae to grow, but this bloom will be easy to control and will allow available nutrients to be exported from the ponds. Your effluent water will make this process difficult because you have water with elevated nutrient and sediment levels coming into your system daily, but we at AllWater have successfully accomplished this goal many times.

## **Our Goals for Amelia National**

Our goal with Amelia National would be to:

- Stabilize the water quality
- Reduce sediment volumes
- Prevent LGB growth
- Work towards complying with Florida's new stormwater regulations
- Perform consistent research and testing to establish a meaningful data set to stay in compliance

We regularly accomplish these goals with clients who trust us to help them navigate through the issues. With the new regulations (Senate Bill 7040), your pond management practices must evolve to incorporate the best management practices of the stormwater system as a whole. For this reason, I am providing a proposal with your requested services as well as options not specified in your RFP that will help maintain water quality and compliance.

## **AIMS: "Always In Monitoring System"**

AIMS is a new tool we are offering Amelia National. AIMS is a satellite-based system that continuously monitors and documents the ponds daily for weed and algae growth, and will alert us in real time if there is a spike in chlorophyll a, an indicator of a potential bloom. This allows us to proactively manage the ponds on a daily basis, eliminating the need for property managers to inform us of any issues between site visits. We include any additional treatment visits at no extra charge. AIMS also provides up to five years of historical data.



The ground-breaking AIMS program would provide another layer of assurance as we are continuously informed of pond conditions, and our skill set and expertise would allow us to manage the ponds to the same high standards we are known for. For this reason, AIMS is an option for your proposal.

### **Why AllWater?**

Experience: AllWater has 50+ years of experience as an aquatic contracting group. Our expertise and services include -

- Pond and lake management
- Stormwater system repair
- Environmental permitting
- Aquatic weed and algae treatment
- Sediment remediation (via amphibious dredge units)
- Stormwater regulation compliance evaluation and maintenance
- Water quality research and testing
- Environmental permitting and licensing

Many of our staff have more than 10 years of experience.

•Service Area: We have offices in South Carolina, Georgia, Alabama, and Florida and service the southeast, and mid-south, as well as consult worldwide.

•Expertise: Dr. Dale Meryman is our toxicologist who specializes in toxin-producing algae.

•Licenses and Certifications: We have seven state licenses, two charter licenses, two NPDES pesticide discharge licenses, a master stormwater inspector license, SJRWMD license stormwater inspectors, SePRO master certified, Biobase (bathymetry) licensed, and certified erosion inspectors.

•Clients: Amelia Island CDD is representative of the clients we serve who share our commitment to environmental stewardship and the highest standards for water quality. AllWater manages over 3,000,000 acres of water per year.

•Equipment: AllWater has all available equipment and technology to perform in-house services, including harvesters, amphibious units, airboats, amphibious dredge units for sediment remediation, and an in-house lab.

Attached are copies of our licenses that pertain to AICDD. We have proposed 21 visits per your schedule. Our team for Amelia National would be headed up by Evan Weaver. Evan will work alongside our field biologist, limnologist, stormwater inspectors, and myself, the senior aquatic Director.

Please review the below proposal and reach out if you have any questions.

We look forward to discussing how we can partner with you to achieve your environmental goals.

John Crabb  
Senior Aquatics Director



**Service Address:** 10175 Fortune Parkway Suite 906  
Jacksonville, FL 32256

**Billing Contact Name:** Liane Barker

**Quantity of Lakes/Ponds:** Thirty-four (34)

**Billing Address:** \_\_\_\_\_

**Total Lake/Pond Acreage:** 93.24 SA

**Billing Email:** Lbarker@lelandmanagement.com

Description	Monthly Rate	Qty	Annual Total
<p><b>Monthly Pond/Lake Management</b></p> <ul style="list-style-type: none"><li>- Includes 21 inspections annually, treatment of nuisance vegetation and algae at a time of year as deemed necessary and appropriate by contractor.</li><li>- Removal of inorganic debris weighing less than 25lbs, up to an amount not exceeding the capacity of a 5 gallon bucket per pond. Excessive trash cleanup will incur an additional charge at a rate of \$75/hour.</li><li>- Reports outlining observations regarding water quality, turbidity, wildlife activity, erosion indicators and general aesthetic and health of the system. (See Sample Report Below)</li></ul> <p>*Ponds will be maintained per Senate Bill 7040 and NPDES guidelines</p>	\$4,848.47	12	\$58,181.64
<p><b>Emergency Response - Included</b></p> <ul style="list-style-type: none"><li>- Call back same day, site visit within 48 hours.</li></ul> <p>*Please note, we bill \$198.46/hr for services not proposed (i.e. fish kills or system failures)</p>			\$0
<p><b>Aeration Maintenance - Included</b></p> <ul style="list-style-type: none"><li>- Monthly inspection of existing aerators, on or off, which is the only inspection needed on a monthyl basis</li></ul>			\$0
<p><b>Bathymetry Survey - Included</b></p> <ul style="list-style-type: none"><li>- (1) pond bathymetry survey per year to monitor sediment volume.</li></ul>			\$0
<b>TOTAL</b>			<b>\$58,181.64</b>



Optional Services	Rate	Qty	Annual Total
<input type="checkbox"/> <b>AIMS Monitoring</b> - Daily monitoring via satellite	\$6,227.10	1	\$6,227.10
<input type="checkbox"/> <b>Annual Stormwater Inspection</b> - Annual inspection for state requirements - Includes results report	\$1,850	1	\$1,850
<input type="checkbox"/> <b>Annual Aeration Service</b> - Once per year we recommend a full service, exercising heads and valves, replace diaphragm or vein set, and replace air filter.  *Price per unit/ per year	\$142	0	\$0
<b>Augmenting Nutrient Levels</b> - ponds 1- 10 and 32 may require augmenting nutrient levels using Phoslock or Oase water quality products. The cost for the service is TBD based on severity of bloom and current pond conditions. FYI, if you engage our AIMS option, we would be able to identify cyanotoxin producing algae before they occur and certainly while they are occurring. If treatment is needed, we can even show live when the algae is gone.			
<b>TOTAL</b>			<b>\$0</b>

**References**

Bjwsa: stormwater drinking and sewage authority for Beaufort and jasper counties. We manage their drinking water and all effluent producing sewage plants. Bjwsa has been a client for 27yrs and we are their sole contractor for water services.

Craig Miller  
 843-986-8880  
[Craig.miller@bjwsa.org](mailto:Craig.miller@bjwsa.org)

City of Sanford: we maintain 14 city ponds were 1 is an effluent pond use for irrigation. This is a 5 yr contract.

Sean Lemonn  
 321-377-9121

Glen St John's CDD: irrigation is effluent. We manage 21 ponds total

Winslow Wheeler  
 904-318-0797  
[Wwheeler@vestapropertyservices.com](mailto:Wwheeler@vestapropertyservices.com)

City of Orlando: city wide pond and lake services aimed at water quality improvement to water used for irrigation.

Marvin Montgomery  
 321-388-6941  
[Marvin.montgomery@cityoforlando.gov](mailto:Marvin.montgomery@cityoforlando.gov)

This is an agreement between ALLWATER , and Amelia National CDD ("Customer").

1. ALLWATER shall provide the following services on the Property:
  1. Weed and algae defoliation with 20% decrease in herbicides.
  2. At least one visit per month.
2. Special: Light Trash and debris removal on scheduled visits and keeping the culvert systems free of obstructions.
3. Total Contract Amount: \$58,181.64 per year
4. Payment Agreement: Customer agrees to purchase the service specified and to pay ALLWATER , as follows:
  1. Start Payment (due upon acceptance):
  2. Monthly Payments to be calculated as the Total Contract Amount divided by twelve (12).
  3. Customer agrees to make payment to ALLWATER on the 1st day of each calendar month via ACH. Customer authorizes ALLWATER to charge/debit the bank account provided for the above Monthly Payment Amount, each month on the 1st day of the month (or the next business day if the 1st falls on a weekend or bank holiday) for a period of 12 months. The ACH monthly payments shall continue each month unless and until Customer cancels the payment in accordance with the terms of this agreement.
  4. Contract prices are subject to change with annual rate increase
  5. Start Date: Within 15 days of acceptance, unless otherwise specified: \_\_\_\_\_
5. Customer agrees to notify ALLWATER of any chemical spills located on the Amelia National CDD .
6. Payment of services is due on the 25<sup>th</sup> of each month. Customer agrees to pay interest on all late payments. This interest amount is set at 18% APR or 1.5% per month.
  1. ALLWATER shall be entitled to suspend services for any account (90) days past due until payment is received in full.
  2. Any account sent to collections will be responsible for any fees and/or expenses during the collection process.
  3. A \$35.00 fee will be charged for any NSF or returned check.
7. In the event payment for the services is not received from Customer, ALLWATER shall have the right to file a lien on the Property where the services were performed in accordance with the laws of the state where the Property is located.
8. Customer acknowledges and understands that ALLWATER, may use heavy machinery, and that such machinery may cause underlying damage to paved and other prepared surfaces. ALLWATER, shall not be liable for any weight-related damage caused to any driveways, landscaping, and other ground structures.
9. ALLWATER agrees to provide the following insurance certificate upon request: General Liability, Workers Compensation and Auto Liability. If Amelia National CDD uses a third-party insurance compliance program, any expense associated with that program is the sole responsibility of Amelia National CDD . ALLWATER agrees to enroll in the compliance program and will issue an invoice to Amelia National CDD for the fees associated with the enrollment.
10. Customer has designated the below-named individual to serve as its primary contact with respect to this contract and to act as its authorized representative with respect to matters pertaining to this contract with full authority to bind Customer with respect to all matters requiring Customer's approval or authorization. In the event that the designated authority changes, the Customer agrees that the new authority delegated assumes all responsibilities and legalities pertaining to this contract.
11. All notices, requests, consents, claims, demands, waivers, and other communications shall be in writing and deemed to have been given (a) when delivered by hand (with written confirmation of receipt); (b) when received by the addressee if sent by nationally recognized overnight courier (receipt requested); (c) on the date sent by email if sent during normal business hours of the recipient, and on the next business day if sent after normal business hours of the recipient or (d) on the third day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid. Such communications must be sent to Customer at the address indicated in the signature block below and to ALLWATER at its principal office address.
12. The relationship between the parties is that of independent contractors.
13. Customer agrees to indemnify, hold harmless and defend ALLWATER and its shareholders, directors, managers, officers, employees, subcontractors, and agents from and against any action, claim, demand, loss, damage, liability or expenses, including attorneys' fees and costs, arising from or relating to: (i) Customer's breach of this agreement; (ii) the negligence, gross negligence, recklessness, willful misconduct or intentional act or omission of Customer or any of its representatives; (iii) the course of the services; and/or (iv) any contracts with third party vendors or service providers entered into by Customer. Customer agrees that ALLWATER shall have the right to participate in and control the defense of any such claim through counsel of its own choosing.
14. In no event shall ALLWATER 's liability exceed the total contract price actually paid to ALLWATER for the services hereunder.
15. In the event of a merger or a buy-out of the Property or Customer, the contract shall carry on to the new owner or company. Only ALLWATER has the right to terminate the contract under these circumstances.
  1. Termination of Contract:
  2. This contract will be governed by and construed, interpreted and enforced in accordance with the laws of the State of South Carolina.
  3. This contract will be governed by and construed, interpreted and enforced in accordance with the laws of the State of South Carolina.

4. Any dispute arising from or related to this contract shall be filed in a court having jurisdiction over persons and subject matter and sitting in Charleston County, South Carolina, without limiting ALLWATER's right to file a lien or lawsuit in the county where the property is located in its sole discretion. The parties hereby consent to personal jurisdiction and venue in Charleston County, South Carolina for any dispute arising out of or related to this contract. In the event of any legal action brought by either party to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the parties agree that the prevailing party shall recover such reasonable amount for fees, costs, and expenses, including attorneys' fees as may be set by a court.
5. ALLWATER shall not be deemed in default with respect to the performance of any of the terms, covenants, and conditions of this contract to be performed by it if any failure of its performance shall be due to any Act of God, fire, natural disaster, accident, act of government, terrorism, war, strikes or other labor disturbances, shortages of material, supplies or utilities, or any other cause whatsoever (including failure of Customer to supply necessary data or instructions) beyond the reasonable control of ALLWATER and the time for performance by ALLWATER shall be extended by the period of delay resulting from or due to any of said causes.
6. This contract may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same document. For purposes of this contract, use of a facsimile, e-mail, or other electronic medium shall have the same force and effect as an original signature.

Liane Barker,

---

Name and Title



SIGNATURE

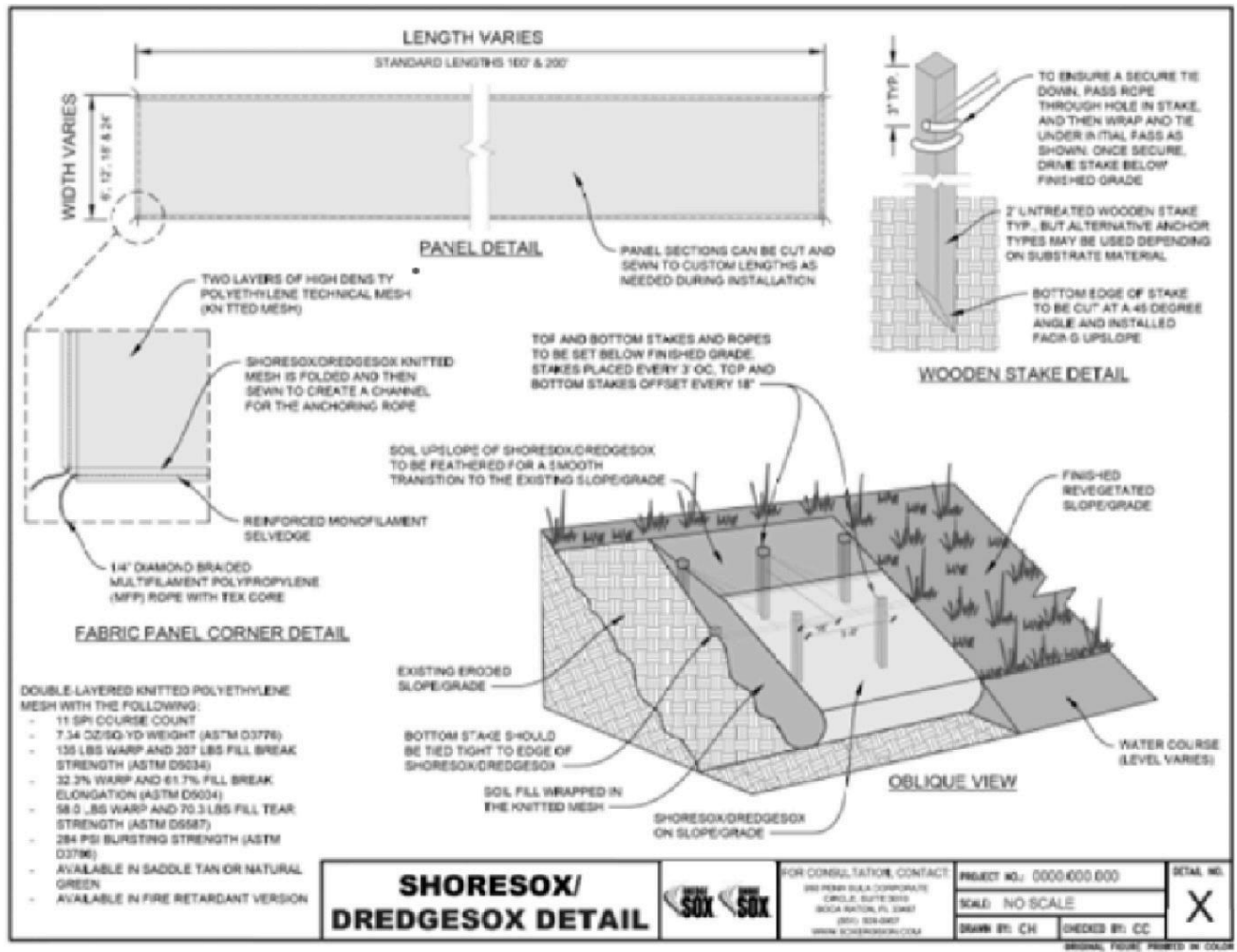
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Liane Barker

Signature

February 24, 2026

Date



Sample Bathymetry Output



# ALL WATER

AQUATIC RESOURCE  
MANAGEMENT

**OVERVIEW**  
VISIT SUMMARY

Customer:	
Biologists:	Evan Weaver
Contact Info:	info@all-water.org
Contact Phone:	912-466-9800
Property Name:	

**SITE CHARACTERISTICS**

Pond ID	Description	Algae	Shoreline Grasses	Submerged Vegetation	Floating Vegetation	Emergent Vegetation	Evidence of Erosion	Shoreline Vegetation	Cattails & Nuisance Weeds	Biological Treatments	Blue Dye Lake Colorant
1	N Harrington Ponds	SS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2											
3											
4											
5											
6											
7											
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11											
12											
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16											
17											
18											
19											
20											

Clarity:	3-2'
Water Level:	Normal
Weather Conditions:	Overcast
Comments:	Date of service - 2/9/2026 Monthly pond maintenance. Sprayed North Harrington Park ponds for weeds and algae. Left side pond has some microscopic algae causing green tint, but the duckweed that was previously present has all died. The second pond is free of growth. Water level normal in both ponds. No issues monitored.

305 Indigo Drive, Brunswick, GA 31525 (912) 214-9633 (912) 261-8882 Fax  
www.ponds.org

SS - Spot Spray, HR - Hand Removal, LH - Liquid Herbicide, GH - Granular Herbicide

## Future Horizon Bid

# Amelia National Community Development District

## Bid Proposal

Submitted by Future Horizons, Inc.

### Scope of Services

A. Please see attached

B. Please see attached

#### C1. Water Quality Monitoring:

The ponds in the Amelia National Stormwater Drainage system were constructed for the primary purpose of trapping harmful and nutrient rich runoff from the community to keep it out of the surrounding aquatic and wetland environments. Keeping this in mind, water quality sampling and monitoring is only recommended if there is a persistent algae issue in a particular waterbody that needs a more in-depth explanation or a custom tailored treatment approach. It is a given fact that under certain rain conditions, nutrient spikes in the waterbodies will occur. Nutrient samples run approximately \$150.00 per sample, sampling every pond in the system annually isn't necessary.

#### C2. Reuse Pond System

The ponds in the Reuse System have historically been the most prone to filamentous and planktonic algae growth due to the nutrient levels associated with effluent water used for reuse irrigation. Ponds in the Reuse System will be closely monitored for algae growth and treatments will be made immediately to control this growth. Cyanobacteria blooms will be treated aggressively and monitored for retreatment as necessary.

#### D. Emergency Response

Twenty Four (24) hour call back response to fish kills, planktonic blooms, and aeration breakdowns. Forty Eight (48) hour onsite response.

#### E. Reporting and Communication

Monthly treatment reports will be provided, outlining trash picked up, plant treated, chemical used, and weather on day of treatment. There will be special notes if anything strange regarding the ponds are observed like stressed or dead wildlife, erosion in banks, water control structure damage, or yard debris dumped in ponds by residents

#### F. Compliance

All products used are EPA labeled for aquatic use in the State of Florida. All applicators are licensed and certified for Commercial Aquatic Applications by FDACS. (Florida Department of Agriculture and Consumer Services)

## Proposal Requirements

- Company Profile and relevant Experience:

Future Horizons, Inc was created in 1976 by Dr. Robert Blackburn, CEO. Future Horizons has provided lake management and water quality services for fifty years. Future Horizons is an authorized service center of Otterbine Barebo and Kasco Marine Fountains and Aerators. Future Horizons provides a wide range of lake management services from sediment excavation and removal, mechanical aquatic vegetation removal, fish stocking, aquatic herbicide and algaecide application. We also provide a wide range of fountain and aeration services and installations from multiple manufacturers.

- Equipment List – Please see attached
- Licenses and certifications – Please see attached
- Proposed service schedule, please see attached proposal
- Staffing plan – please see attached employee roster
- Itemized pricing:

Aquatics:                   \$2,905.00 per month, \$34,860.00 per year

Aerator Maintenance \$900.00 per quarter, \$3,600.00 per year

- References:

Marsh Landing, 100 retention ponds, residential and golf

Tripp Richland, 904-273-3033, email : [trichland@marshlanding.org](mailto:trichland@marshlanding.org)

Sawgrass Country Club, 41 waterways, 300 acres of water, residential and golf

Mike O'Maley, 201-400-3849, [michaelo11@comcast.net](mailto:michaelo11@comcast.net)

Hammock Dunes CDD, 280 acres of waterway, residential and golf

Corey Brill, 386-445-9045, [cbrill@dunescdd.org](mailto:cbrill@dunescdd.org)

Baymeadows CDD, 36 waterbodies, residential

Leslie Gallagher, 904-436-6270, [lgallagher@rizzetta.com](mailto:lgallagher@rizzetta.com)

North Hampton, 32 waterbodies, residential and golf

Mario Ruiz-Balsa 904-236-6332, [mruizbalsa@lelandmanagement.com](mailto:mruizbalsa@lelandmanagement.com)



3/10/26

Amelia National  
10175 Fortune Parkway, Ste 906  
Jacksonville, FL 32256

lbarker@lelandmanagement.com  
One-year agreement (Auto Renewal)

RE: Monthly Aquatic Services Proposal

We propose hereby to furnish material and labor to complete in accordance with specifications below, for the sum of:  
Thirty Four Thousand Eight Hundred Sixty Dollars and 00/100-----\$34,860.00

**Payments to be made as follows:**

Monthly payments of \$2,905.00; invoiced at the completion of treatment and payable within thirty days.

**We hereby submit specifications and estimates for:**

FUTURE HORIZONS, INC. will implement and maintain a monthly aquatic plant management program for thirty four (34) ponds (approximately 85 acres) within Amelia National CDD in Fernandina Beach, Florida

FUTURE HORIZONS, INC. will provide all labor, equipment, herbicides and technology to control all emergent, submersed, floating aquatic vegetation and algae. Future Horizons, Inc. will also provide trash pickup each month.

FUTURE HORIZONS, INC will inspect and/or apply the herbicides once each month October through March, and twice each month April through September to control and prevent the vegetation from reestablishing in the designated area. Call backs are provided at no cost.

FUTURE HORIZONS, INC. will use only state approved herbicides, application techniques and certified applicators in treating the designated area.

FUTURE HORIZONS, INC. will provide proof of one million dollars liability and vehicle insurance and workers compensation upon request.

FUTURE HORIZONS, INC. reserves the right to stop the aquatic management program should customer fail to pay each invoice within sixty (60) days. Once delinquent invoices are paid in full, there will be an additional start-up fee of ten percent of the remaining contract balance. This start-up fee will be paid before additional treatments are made by the contractor. This start-up fee is necessary because of regrowth of aquatic vegetation.

This contract will be renewed automatically annually but may be canceled by either party with sixty days' written notice. Should legal services become necessary in collection of the outstanding debt of this contract, it would become the financial obligation of the proposed client.

Upon acceptance, please sign and return this proposal and retain a copy for your files. 1.5 % interest will be added to payments for every thirty days past the due date.

**\*Credit Card Transactions over \$1,000.00 will incur a 5% Administrative Fee**

\_\_\_\_\_  
Customer or Authorized Agent Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name and Title of Signer

\_\_\_\_\_  
Print Company Name of Signer

\_\_\_\_\_  
Future Horizons, Inc. Signature

\_\_\_\_\_  
Date

3/10/26



3/10/26

Amelia National CDD  
c/o Leland Management  
Attn: Liane Barker

904-300-1183  
lbarker@lelandmanagement.com  
One-year agreement (Auto Renewal)

RE: Quarterly Aerator Maintenance

We propose hereby to furnish material and labor to complete in accordance with specifications below, for the sum of:  
Six Thousand Dollars and 00/100-----\$3,600.00

**Payments to be made as follows:**

Quarterly payments of \$900.00; invoiced at the completion of treatment and payable within thirty days.

**We hereby submit specifications and estimates for:**

FUTURE HORIZONS, INC. will provide all service and materials to perform quarterly maintenance on ten (10) diffused air cabinets in nine (9) ponds with Amelia National.

SCOPE OF WORK FOR QUARTERLY MAINTENANCE: All units will be cleaned and visually inspected every three months. Vacuum and clean out air cabinets, inspect and clean compressors, test capacitors and change air filters. Diffuser heads will be inspected and adjusted as needed. Any parts needing to be replaced will be charged on the invoice, minus labor.

If any repairs are indicated as a result of a quarterly maintenance inspection, Future Horizons, Inc. will notify Leland Management of the estimated cost of repairs and repairs will be performed upon approval of estimate. The charge for all repair work, not associated with quarterly maintenance, will be billed separately from this contract.

FUTURE HORIZONS, INC. will provide proof of one million dollars of general liability insurance, vehicle insurance and workers compensation upon request.

This contract may be canceled by either party with sixty days' written notice. Should legal services become necessary in collection of the outstanding debt of this contract, it would become the financial obligation of the proposed client.

Upon acceptance, please sign and return this proposal and retain a copy for your files. 1.5% interest will be added to payments for every thirty days past the due date.

**\*Credit Card Transactions over \$1,000.00 will incur a 5% Administrative Fee**

Customer or Authorized Agent Signature

Date

Print Name and Title of Signer

Print Company Name of Signer

Future Horizons, Inc. Signature

Date

*Liane R. Barker*  
Future Horizons, Inc. Signature

3/10/26

## LIST OF EQUIPMENT AVAILABLE TO USE

One	Argo Amphibious Tracked UTV with 50 Gal Conventional Spray Rig
Four	Kabota 4x4 UTV with 50 Gal Conventional Spray Rig
Two	John Deere 4x4 Gator UTV with 50 Gal Conventional Spray Rig
One	Kawasaki Mule 4x4 UTV with 50 Gal Conventional Spray Rig
Seven	16ft Carolina Skiff with 65 Gal Conventional Spray Rig
Two	14ft Carolina Skiff with 65 Gal Conventional Spray Rig
One	14ft Airboat with 65 Gal Conventional Spray Rig
Two	12ft Airboat with 50 Gal Conventional Spray Rig
One	GMC 2500 Truck with 125 Gal Conventional Spray Rig
One	Ford F350 Truck with 300 Gal Inverting Spray Rig
Two	Inland Lake Aquatic Vegetation Harvesters
One	Ford F900 12 Yard Dump Truck
One	10 Cubic Yard Dump Trailer
Two	Wilson Tracked Amphibious Excavator/Mowing Head Attachment
One	E60 Bobcat Mini Excavator/Mowing Head Attachment
One	E50 Bobcat Mini Excavator/Mowing Head Attachment
One	35ft Mudcat Shore Based Conveyor System
Two	Kabota M Series Four Wheel Drive Tractor with Grapple and six foot mower
Two	24ft Pontoon Barges

## Individuals and Qualifications

**Richard Blackburn:** Been with Future Horizons, Inc since 1994.. He is FDACS certified in Commercial Aquatics, Natural Areas, and Right Of Way. He is retired after serving twenty (20) years in the Airforce. He will provide aquatic and upland vegetation treatment and removal. He will also provide field labor and equipment operations on bank repairs, as well as mechanical work. He will also provide vegetation planting and labor.

Phone Number: 386-916-5602

Email Address: [fhirick@aol.com](mailto:fhirick@aol.com)

**Andy Pierce:** Been with Future Horizons, Inc since 2019. He has a Class A CDL License. He was with City of Homestead for 12 years in the Sewer and Stormwater Division. He is skilled in equipment operation on a backhoe and tracked excavator, including the amphibious excavator. He will also provide dump and equipment mobilization for earthwork projects. He will also provide vegetation planting and labor.

Phone Number: 786-255-2289

Email Address: [fhianryp@gmail.com](mailto:fhianryp@gmail.com)

**Blake Sandlin:** Been with Future Horizons, Inc since 2020. He has a Class A CDL License. He is FDACS certified in Commercial Aquatics and Right-Of-Way. He was with City of Gainesville for six years, in Grounds Maintenance. He previously worked three years at BTI as equipment operator and dumptruck driver. He is a skilled operator on dirtwork projects and mobilization of equipment and material. He will also provide vegetation planting and labor.

Phone Number: 386-494-7721

Email Address: [fhiblaker@gmail.com](mailto:fhiblaker@gmail.com)

**Chris Railing:** Been with Future Horizons, Inc since 2000.. He is FDACS certified in Commercial Aquatics, Natural Areas, and Right of Way. He will provide supervision of work crews. He will also provide treatment and removal of aquatic and upland vegetation. He will also provide operation of equipment on Earthwork projects as well as planting and labor of aquatic and upland desirable vegetation.

Phone Number: 386-937-3942

Email Address: [fhichrisr@gmail.com](mailto:fhichrisr@gmail.com)

**Zach Hilliard:** Been with Future Horizons, Inc since 2015. He is FDACS certified in Commercial Aquatics and Right of Way. He will be an equipment operator on multiple types of equipment. He will also provide labor and treatment of aquatic vegetation as well as labor in planting aquatic and upland vegetation.

Phone Number: 352-494-6263

Email Address: [fhizachh@gmail.com](mailto:fhizachh@gmail.com)

**Jason McKinsey:** Been with Future Horizons, Inc since 2023. He is FDACS certified in Commercial Aquatics and Upland Invasives. He is skilled in welding and mechanics as well.

**Derrick Matchett:** Been with Future Horizons, Inc since 2021. He is FDACS certified in Commercial Aquatics and Upland Invasives. He comes from a long history of metal fabrication and was a commercial applicator for Future Horizons fifteen years ago and has since returned.

**Steven Kenney:** Been with Future Horizons, Inc since 2006. He is FDACS certified in Commercial Aquatics and Right of Way. He will provide treatment of vegetation as well as planting labor on re-vegetation projects. He will also provide equipment operation and mobilization.

Phone Number: 386-937-3955

Email Address: [fhisteve@gmail.com](mailto:fhisteve@gmail.com)

**AJ Kramer:** Been with Future Horizons, Inc since 2021. He is FDACS certified in Commercial Aquatics. Has a long history in the welding and fabrication field and most recently worked for an equipment and excavation company, operating amphibious excavators and aquatic vegetation harvesters before joining the Future Horizons, Inc team.

Phone Number: 352-414-8708

Email Address: [fhiajkramer@gmail.com](mailto:fhiajkramer@gmail.com)

**Tommy Johnson:** Been with Future Horizons, Inc since 2021. He is primary fountain and aeration. He is FDACS certified in Commercial Aquatics

Phone Number: 904-392-5617

email: [fhitommyj@gmail.com](mailto:fhitommyj@gmail.com)

**Lance Thomas:** Been with Future Horizons, Inc since 2022 He is FDACS certified in Commercial Aquatics.

Phone Number: 386-916-4655

**Collin Willoughby:** Been with Future Horizons Inc since 2024. He is currently studying for his FDACS license, he is used primarily for fountain and aeration,

Email address: [fhicollinw@gmail.com](mailto:fhicollinw@gmail.com)

**Tristan Gilbert:** Been with Future Horizons Inc since 2025. He is currently an apprentice aquatic applicator while studying for his FDACS license.

Email address: [fhitristang@gmail.com](mailto:fhitristang@gmail.com)

Florida Department of Agriculture and Consumer Services  
Pesticide Certification Office  
Commercial Applicator License  
License # CM27894

JOHNSON, THOMAS  
PO BOX 1115  
HASTINGS, FL 32145

Categories  
5A

Issued: March 21, 2023

Expires: March 31, 2027

Signature of Licensee

WILTON SIMPSON, COMMISSIONER

The above individual is licensed under the provisions of Chapter 487, F.S. to purchase and apply restricted use pesticides.

Florida Department of Agriculture and Consumer Services  
Pesticide Certification Office  
Commercial Applicator License  
License # CM18311

KENNEY, STEVEN MATTHEW  
PO BOX 1115  
HASTINGS, FL 32145

Categories  
6, 5A

Issued: March 17, 2023

Expires: March 31, 2027

Signature of Licensee

WILTON SIMPSON, COMMISSIONER

The above individual is licensed under the provisions of Chapter 487, F.S. to purchase and apply restricted use pesticides.

Florida Department of Agriculture and Consumer Services  
Bureau of Licensing and Enforcement  
Commercial Applicator  
License # CM27173

Sandlin, Blake  
111 Ashley st  
Hawthorne, FL 32640

Categories  
5A, 21

Issued: 09/29/2025

Expires: 09/30/2029

Signature of Licensee

WILTON SIMPSON, COMMISSIONER

The above individual is licensed under the provisions of Chapter 487, F.S. to purchase and apply restricted use pesticides.

Florida Department of Agriculture and Consumer Services  
Bureau of Licensing and Enforcement  
Commercial Applicator  
License # CM14640

RAILING, CHRISTOPHER  
P O BOX 1115  
HASTINGS, FL 32145

Categories  
5A, 21, 6

Issued: 10/18/2024

Expires: 11/30/2028

Signature of Licensee

WILTON SIMPSON, COMMISSIONER

The above individual is licensed under the provisions of Chapter 487, F.S. to purchase and apply restricted use pesticides.

Florida Department of Agriculture and Consumer Services  
Pesticide Certification Office  
Commercial Applicator License  
License # CM11864

BLACKBURN, RICHARD ALAN  
PO BOX 1115  
HASTINGS, FL 32145

Categories  
5A, 6, 21

Issued: June 18, 2024

Expires: May 31, 2028

Signature of Licensee

WILTON SIMPSON, COMMISSIONER

The above individual is licensed under the provisions of Chapter 487, F.S. to purchase and apply restricted use pesticides.

Florida Department of Agriculture and Consumer Services  
Pesticide Certification Office  
Commercial Applicator License  
License # CM13609

BLACKBURN, ROBERT DAVID  
PO BOX 1115  
HASTINGS, FL 32145

Categories  
5A, 6

Issued: June 26, 2023

Expires: June 30, 2027

Signature of Licensee

WILTON SIMPSON, COMMISSIONER

The above individual is licensed under the provisions of Chapter 487, F.S. to purchase and apply restricted use pesticides.

Florida Department of Agriculture and Consumer Services  
Pesticide Certification Office  
Commercial Applicator License  
License # CM24492

MCKINSEY, BENJAMIN JASON  
549 KEUKA RD  
INTERLACHEN, FL 32148

Categories  
5A, 21

Issued: October 25, 2024

Expires: October 31, 2028

Signature of Licensee

WILTON SIMPSON, COMMISSIONER

The above individual is licensed under the provisions of Chapter 487, F.S. to purchase and apply restricted use pesticides.

Florida Department of Agriculture and Consumer Services  
Pesticide Certification Office  
Commercial Applicator License  
License # CM24506

HILLIARD, ZACHARY WILLIAM  
PO BOX 1115  
HASTINGS, FL 32145-1115

Categories  
5A, 6, 21

Issued: October 17, 2024

Expires: October 31, 2028

Signature of Licensee

WILTON SIMPSON, COMMISSIONER

The above individual is licensed under the provisions of Chapter 487, F.S. to purchase and apply restricted use pesticides.

Florida Department of Agriculture and Consumer Services  
Bureau of Licensing and Enforcement  
Commercial Applicator  
License # CM27238

MATCHETT, DERRICK  
116 KRUEGER LN  
PALATKA, FL 32177

Categories  
5A, 21

Issued: 10/28/2025

Expires: 10/31/2029

Signature of Licensee

WILTON SIMPSON, COMMISSIONER

The above individual is licensed under the provisions of Chapter 487, F.S. to purchase and apply restricted use pesticides.

Florida Department of Agriculture and Consumer Services  
Pesticide Certification Office  
Commercial Applicator License  
License # CM27590

KRAMER, AJ  
PO BOX 1115  
HASTINGS, FL 32145

Categories  
5A

Issued: August 9, 2022

Expires: August 31, 2026

Signature of Licensee

NICOLE "NIKKI" FRIED, COMMISSIONER

The above individual is licensed under the provisions of Chapter 487, F.S. to purchase and apply restricted use pesticides.

Florida Department of Agriculture and Consumer Services  
Pesticide Certification Office  
Commercial Applicator License  
License # CM25639

THOMAS, LANCE  
PO BOX 1115  
HASTINGS, FL 32145

Categories  
5A

Issued: April 11, 2023

Expires: July 31, 2026



Signature of Licensee

WILTON SIMPSON, COMMISSIONER

The above individual is licensed under the provisions of Chapter 487, F.S. to purchase and apply restricted use pesticides.


Florida Department of Agriculture and Consumer Services  
Bureau of Licensing and Enforcement  
Commercial Applicator  
License # CM500128

Phillabaum, Charles  
1900 South Kanner Highway  
Stuart, FL 34994

Categories  
5A

Issued: 06/05/2025

Expires: 06/05/2029



Signature of Licensee

WILTON SIMPSON, COMMISSIONER

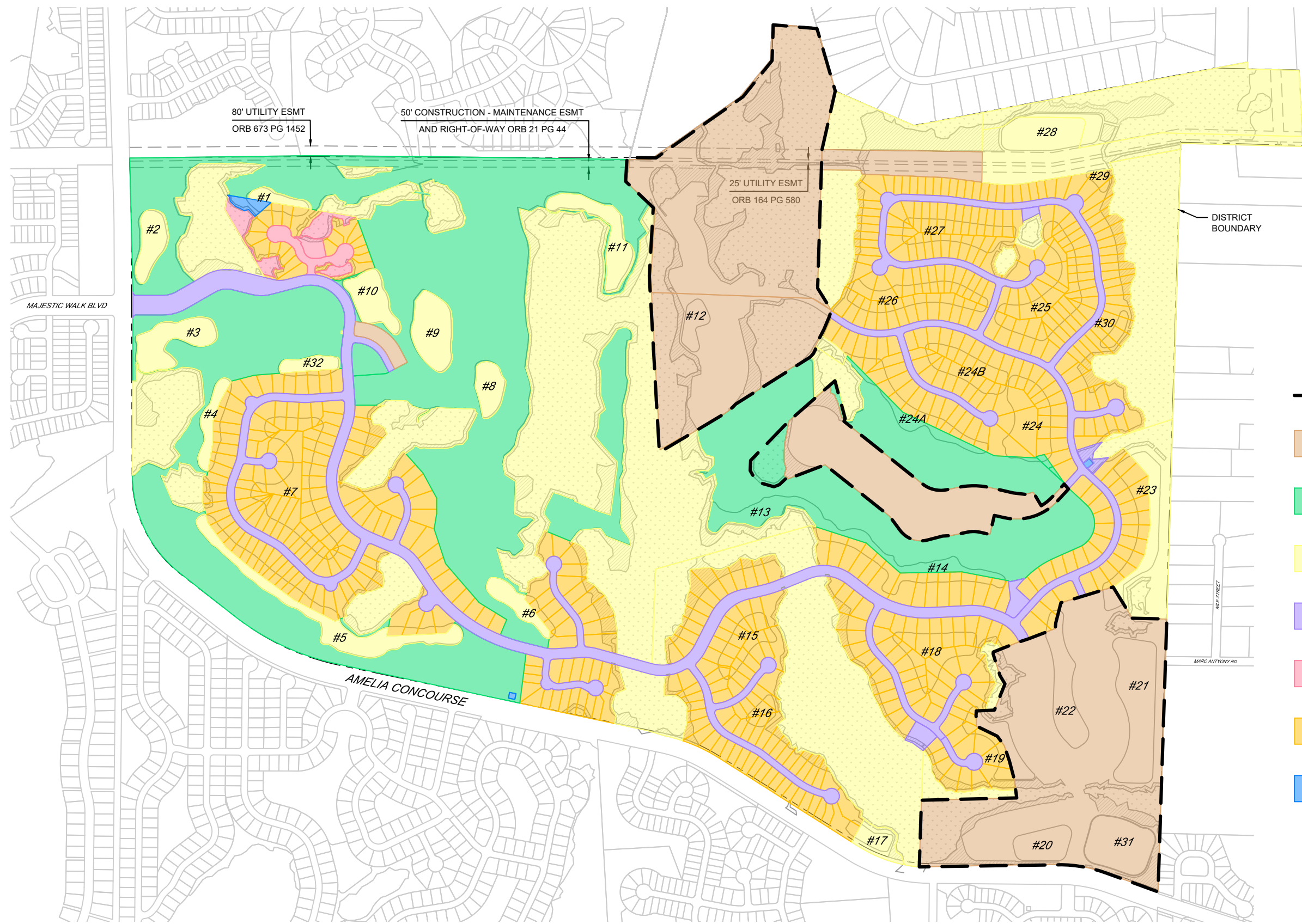
The above individual is licensed under the provisions of Chapter 487, F.S. to purchase and apply restricted use pesticides.



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# **Amelia National Community Development District**

## **Review of Amelia National CDD Map**



**LEGEND**

- UNPLATTED AREAS
- AMELIA NATIONAL ENTERPRISE LLC
- AMELIA NATIONAL GOLF CLUB LLC
- AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT
- AMELIA NATIONAL PROPERTY OWNER ASSOCIATION INC
- PRIVATE QUARTER CLUB AT AMELIA NATIONAL PROPERTY
- INDIVIDUAL LOT OWNERS
- JEA

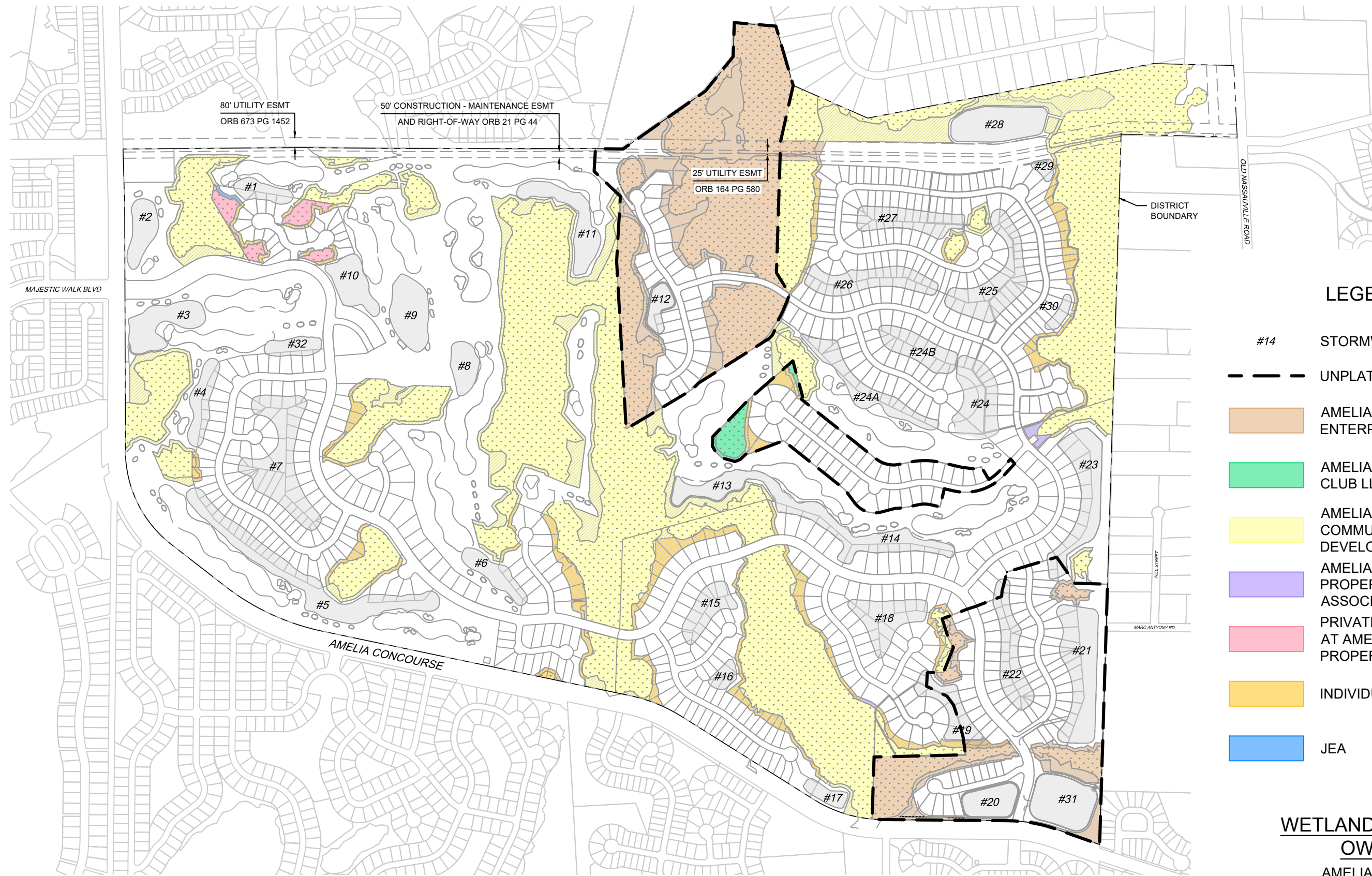
**NASSAU COUNTY GIS OWNERSHIP PARCELS**

AMELIA NATIONAL CDD  
2026-02-06



**NOTE:**

MAP IS BASED ON THE NASSAU COUNTY PROPERTY APPRAISER GIS DATA, DATED FEBRUARY 2, 2026 AND COUNTY RECORDED PLATS.



**LEGEND**

- #14 STORMWATER POND ID
- UNPLATTED AREAS
- AMELIA NATIONAL ENTERPRISE LLC
- AMELIA NATIONAL GOLF CLUB LLC
- AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT
- AMELIA NATIONAL PROPERTY OWNER ASSOCIATION INC
- PRIVATE QUARTER CLUB AT AMELIA NATIONAL PROPERTY
- INDIVIDUAL LOT OWNERS
- JEA

**WETLAND MANAGEMENT OWNERSHIP**

AMELIA NATIONAL CDD  
2026-02-06



**NOTE:**

MAP IS BASED ON THE CURRENT DEVELOPMENT PLAN WHICH MAY BE SUBJECT TO MODIFICATION.



**LEGEND**

- #14 STORMWATER POND ID
- UNPLATTED AREAS
- AMELIA NATIONAL ENTERPRISE LLC
- AMELIA NATIONAL GOLF CLUB LLC
- AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT
- INDIVIDUAL LOT OWNERS
- JEA

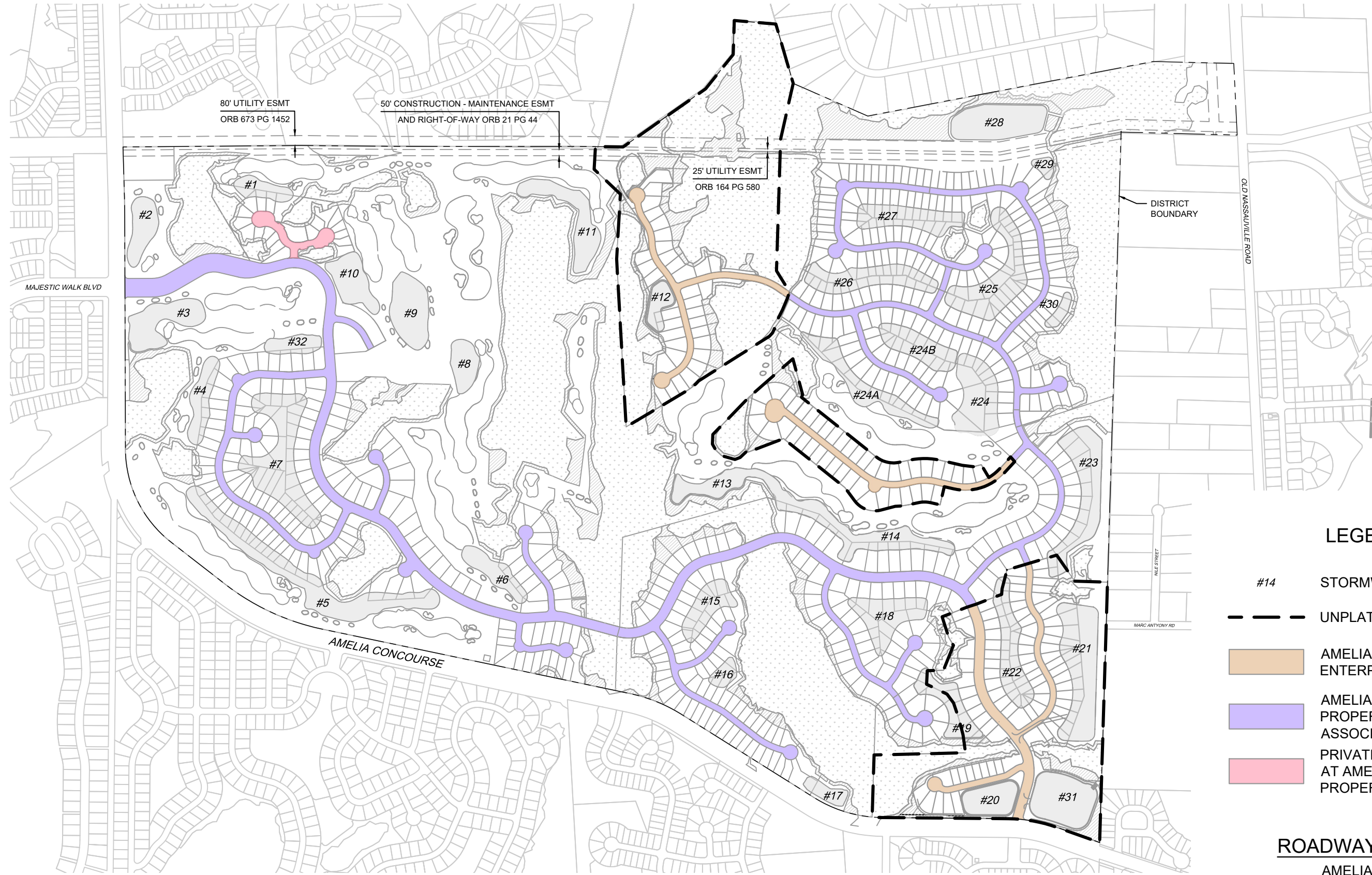
**STORMWATER MANAGEMENT POND OWNERSHIP**

AMELIA NATIONAL CDD  
2026-02-06



**NOTE:**

MAP IS BASED ON THE CURRENT DEVELOPMENT PLAN WHICH MAY BE SUBJECT TO MODIFICATION.



**LEGEND**

- #14 STORMWATER POND ID
- UNPLATTED AREAS
- AMELIA NATIONAL ENTERPRISE LLC
- AMELIA NATIONAL PROPERTY OWNER ASSOCIATION INC
- PRIVATE QUARTER CLUB AT AMELIA NATIONAL PROPERTY

**ROADWAY MANAGEMENT**

AMELIA NATIONAL CDD  
2026-02-06



**NOTE:**  
MAP IS BASED ON THE CURRENT DEVELOPMENT PLAN WHICH MAY BE SUBJECT TO MODIFICATION.



**LEGEND**

- #14 STORMWATER POND ID
- UNPLATTED AREAS
- AMELIA NATIONAL ENTERPRISE LLC
- AMELIA NATIONAL GOLF CLUB LLC
- AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT
- AMELIA NATIONAL PROPERTY OWNER ASSOCIATION INC
- PRIVATE QUARTER CLUB AT AMELIA NATIONAL PROPERTY
- INDIVIDUAL LOT OWNERS
- JEA

**NOTE:**  
MAP IS BASED ON THE CURRENT DEVELOPMENT PLAN WHICH MAY BE SUBJECT TO MODIFICATION.

**LANDSCAPE MANAGEMENT**  
AMELIA NATIONAL CDD  
2026-02-06





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# **Amelia National Community Development District**

**Consideration of Resolution 2026-04,  
Designating Board Member Seats for the  
Upcoming General Election 2026**

**RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(c), FLORIDA STATUTES, AND INSTRUCTING THE NASSAU COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT’S GENERAL ELECTION**

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

WHEREAS, the Board of Supervisors of the District (hereinafter the “Board”) seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes, and to instruct the Nassau County Supervisor of Elections to conduct the District’s General Elections.

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

Section 1. The Board is currently comprised of the following individuals: Vance Renfro, Ron Hebron, Julie Stola, Fred Phelleps, and Stephen Kearney.

Section 2. The term of office for each member of the Board is as follows:

<u>Seat</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
Seat 1	Vance Renfro	11/2028
Seat 2	Ron Hebron	11/2026
Seat 3	Julie Stola	11/2028
Seat 4	Fred Phelleps	11/2028
Seat 5	Stephen Kearney	11/2026

Section 3. Seat 2, currently held by Ron Hebron, and Seat 5, currently held by Stephen Kearney, are scheduled for the General Election in November 2026.

Section 4. Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

Section 5. The term of office for the individuals to be elected to the Board in the November 2026 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor of Elections to conduct the District's General Elections on the ballot of the 2026 General Election. The District understands that it will be responsible to pay for its proportionate share of the general election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

**PASSED AND ADOPTED THIS 13<sup>th</sup> DAY OF APRIL 2026.**

**AMELIA NATIONAL COMMUNITY  
DEVELOPMENT DISTRICT**

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**CHAIR/VICE CHAIR**

**ATTEST:**

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**SECRETARY/ASSISTANT SECRETARY**



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# **Amelia National Community Development District**

**Discussion Regarding Engineering Services**



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# **Amelia National Community Development District**

## **Review and Acceptance of Fiscal Year 2025 Audit Report**

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT  
NASSAU COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2025**

**AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT  
NASSAU COUNTY, FLORIDA**

**TABLE OF CONTENTS**

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-21
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	22
Notes to Required Supplementary Information	23
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	24
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	25-26
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-29



## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Amelia National Community Development District  
Nassau County, Florida

### Report on the Audit of the Financial Statements

#### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Amelia National Community Development District, Nassau County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### **Responsibilities of Management for the Financial Statements**

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 11, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 11, 2026

## MANAGEMENT'S DISCUSSION AND ANALYSIS

The management of the Amelia National Community Development District, Nassau County, Florida ("District") would like to offer the readers of the District's financial statements this discussion and analysis of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets plus deferred outflows of resources at the close of the most recent fiscal year resulting in a net position deficit balance of (\$1,591,703).
- The change in the District's total net position in comparison with the prior fiscal year was an increase of \$329,789. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$1,096,003, an increase of \$1,748 in comparison with the prior fiscal year. A portion of fund balance is nonspendable for prepaid items, restricted for debt services and capital projects, assigned to reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains four governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service series 2021 fund, debt service series 2006 fund, and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets plus deferred outflows of resources at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 1,123,059	\$ 1,105,143
Capital assets, net of depreciation	2,633,821	2,942,981
Total assets	3,756,880	4,048,124
Deferred outflows of resources	20,641	22,705
Liabilities, excluding long-term liabilities	114,224	107,321
Long-term liabilities	5,255,000	5,885,000
Total liabilities	5,369,224	5,992,321
Net Position		
Net investment in capital assets	(2,600,538)	(2,919,314)
Restricted for debt service	399,075	488,082
Restricted for capital projects	327,443	283,002
Unrestricted	282,317	226,738
Total net position	\$ (1,591,703)	\$ (1,921,492)

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 1,087,058	\$ 1,194,001
Operating grants and contributions	22,476	29,110
Capital grants and contributions	13,762	15,181
General revenues		
Interest income	2,885	1,060
Miscellaneous	5,126	5,450
Total revenues	<u>1,131,307</u>	<u>1,244,802</u>
Expenses:		
General government	101,832	109,726
Maintenance and operations	478,098	427,316
Interest	221,588	244,549
Total expenses	<u>801,518</u>	<u>781,591</u>
Change in net position	<u>329,789</u>	<u>463,211</u>
Net position - beginning	(1,921,492)	(2,384,703)
Net position - ending	<u>\$ (1,591,703)</u>	<u>\$ (1,921,492)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$801,518. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments, decreased during the fiscal year as a result of a decrease in prepaid assessments received in the debt service fund. In total, expenses increased from the prior fiscal year. The majority of the change in expenses results from the increase in maintenance costs.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to reallocate appropriations among line items; total budgeted revenues and total appropriations did not change. Actual general fund expenditures for the fiscal year ended September 30, 2025 did not exceed appropriations.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2025, the District had \$8,522,233 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$5,888,412 has been taken, which resulted in a net book value of \$2,633,821. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2025, the District had \$5,255,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide property owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Amelia National Community Development District's Finance Department at 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817.

**AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT  
 NASSAU COUNTY, FLORIDA  
 STATEMENT OF NET POSITION  
 SEPTEMBER 30, 2025**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash	\$ 299,090
Investments	6,913
Assessments receivable	45,777
Accounts receivable	850
Interest receivable	2,518
Prepaid items	2,020
Restricted assets:	
Investments	765,891
Capital assets:	
Nondepreciable	2,015,508
Depreciable, net	618,313
Total assets	<u>3,756,880</u>
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred amount on refunding	20,641
Total deferred outflows of resources	<u>20,641</u>
 <b>LIABILITIES</b>	
Accounts payable	27,056
Accrued interest payable	87,168
Non-current liabilities:	
Due within one year	443,000
Due in more than one year	4,812,000
Total liabilities	<u>5,369,224</u>
 <b>NET POSITION</b>	
Net investment in capital assets	(2,600,538)
Restricted for debt service	399,075
Restricted for capital projects	327,443
Unrestricted	282,317
Total net position	<u>\$ (1,591,703)</u>

See notes to the financial statements

**AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT  
NASSAU COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 101,832	\$ 101,832	\$ -	\$ -	\$ -
Maintenance and operations	478,098	216,506	-	13,762	(247,830)
Interest on long-term debt	221,588	768,720	22,476	-	569,608
Total governmental activities	801,518	1,087,058	22,476	13,762	321,778
			General revenues:		
			Unrestricted investment earnings	2,885	
			Miscellaneous revenue	5,126	
			Total general revenues	8,011	
			Change in net position	329,789	
			Net position - beginning	(1,921,492)	
			Net position - ending	\$ (1,591,703)	

See notes to the financial statements

**AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT  
NASSAU COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2025**

	Major Funds				Total Governmental Funds
	General	Debt Service Series 2021	Debt Service Series 2006	Capital Projects	
<b>ASSETS</b>					
Cash	\$ 299,090	\$ -	\$ -	\$ -	\$ 299,090
Investments	6,913	104,252	335,208	326,431	772,804
Accounts receivable	850	-	-	-	850
Assessments receivable	1,371	1,476	42,930	-	45,777
Due from other funds	-	620	251	-	871
Interest receivable	-	352	1,154	1,012	2,518
Prepaid items	2,020	-	-	-	2,020
Total assets	<u>\$ 310,244</u>	<u>\$ 106,700</u>	<u>\$ 379,543</u>	<u>\$ 327,443</u>	<u>\$ 1,123,930</u>
<b>LIABILITIES AND FUND BALANCES</b>					
Liabilities:					
Accounts payable	\$ 27,056	\$ -	\$ -	\$ -	\$ 27,056
Due to other funds	871	-	-	-	871
Total liabilities	<u>27,927</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>27,927</u>
Fund balances:					
Nonspendable:					
Prepaid items	2,020	-	-	-	2,020
Restricted for:					
Debt service	-	106,700	379,543	-	486,243
Capital projects	-	-	-	327,443	327,443
Assigned to:					
General reserve	140,999	-	-	-	140,999
Engineer reserve	21,160	-	-	-	21,160
Unassigned	118,138	-	-	-	118,138
Total fund balances	<u>282,317</u>	<u>106,700</u>	<u>379,543</u>	<u>327,443</u>	<u>1,096,003</u>
Total liabilities and fund balances	<u>\$ 310,244</u>	<u>\$ 106,700</u>	<u>\$ 379,543</u>	<u>\$ 327,443</u>	<u>\$ 1,123,930</u>

See notes to the financial statements

**AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT  
 NASSAU COUNTY, FLORIDA  
 RECONCILIATION OF THE BALANCE SHEET –  
 GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION  
 SEPTEMBER 30, 2025**

Total fund balances - governmental funds \$ 1,096,003

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.

Cost of capital assets	8,522,233	
Accumulated depreciation	<u>(5,888,412)</u>	2,633,821

Deferred amounts on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.

20,641

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(87,168)	
Bonds payable	<u>(5,255,000)</u>	<u>(5,342,168)</u>

Net position of governmental activities	<u>\$ (1,591,703)</u>
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See notes to the financial statements

**AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT  
 NASSAU COUNTY, FLORIDA  
 STATEMENT OF REVENUES, EXPENDITURES,  
 AND CHANGES IN FUND BALANCES  
 GOVERNMENTAL FUNDS  
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds				Total Governmental Funds
	General	Debt Service Series 2021	Debt Service Series 2006	Capital Projects	
<b>REVENUES</b>					
Assessments	\$ 318,338	\$ 329,231	\$ 439,489	\$ -	\$ 1,087,058
Interest income	2,885	7,504	14,972	13,762	39,123
Miscellaneous revenue	5,126	-	-	-	5,126
Total revenues	<u>326,349</u>	<u>336,735</u>	<u>454,461</u>	<u>13,762</u>	<u>1,131,307</u>
<b>EXPENDITURES</b>					
Current:					
General government	101,832	-	-	-	101,832
Maintenance and operations	168,938	-	-	-	168,938
Debt service:					
Principal	-	365,000	265,000	-	630,000
Interest	-	57,192	171,597	-	228,789
Total expenditures	<u>270,770</u>	<u>422,192</u>	<u>436,597</u>	<u>-</u>	<u>1,129,559</u>
Excess (deficiency) of revenues over (under) expenditures	55,579	(85,457)	17,864	13,762	1,748
<b>OTHER FINANCING SOURCES (USES)</b>					
Interfund transfers in (out)	-	-	(30,679)	30,679	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>(30,679)</u>	<u>30,679</u>	<u>-</u>
Net change in fund balances	55,579	(85,457)	(12,815)	44,441	1,748
Fund balances - beginning	<u>226,738</u>	<u>192,157</u>	<u>392,358</u>	<u>283,002</u>	<u>1,094,255</u>
Fund balances - ending	<u>\$ 282,317</u>	<u>\$ 106,700</u>	<u>\$ 379,543</u>	<u>\$ 327,443</u>	<u>\$ 1,096,003</u>

See notes to the financial statements

**AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT  
 NASSAU COUNTY, FLORIDA  
 RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
 FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	1,748
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.		(309,160)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		630,000
Amortization of the deferred amount on refunding is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(2,064)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		<u>9,265</u>
Change in net position of governmental activities	\$	<u><u>329,789</u></u>

See notes to the financial statements

**AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT  
NASSAU COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Amelia National Community Development District ("District") was created on January 12, 2004 by Ordinance 2004-01 of the Board of County Commissioners of Nassau County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board exercises all general powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting; however, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on all assessable property within the District. Assessments are levied to pay for the operations and maintenance and debt service of the District. The fiscal year for which annual assessments are levied begins on October 1 and, if collected using the Uniform Method of Collection, with discounts available for payments through February 28 and become delinquent on April 1. Alternatively, the District adopts a resolution providing for the collection dates and directly collects the assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund Series 2021**

The Series 2021 debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Debt Service Fund Series 2006**

The Series 2006 debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are completed and placed in service.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure – drainage system	20
Infrastructure – other	20

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### Other Disclosures

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2025:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Florida PRIME	\$ 519,066	S&P AAAM	Weighted average maturity: 47 days
US Bank Money Market	253,738	Not available	Not available
Total Investments	<u>\$ 772,804</u>		

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

*External Investment Pool* – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

## NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfers in	Transfers out
Debt service Series 2006	\$ -	\$ 30,679
Capital projects	30,679	-
	<u>\$ 30,679</u>	<u>\$ 30,679</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

## NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land improvements	\$ 2,015,508	\$ -	\$ -	\$ 2,015,508
Total capital assets, not being depreciated	<u>2,015,508</u>	<u>-</u>	<u>-</u>	<u>2,015,508</u>
Capital assets, being depreciated				
Infrastructure - drainage system	323,532	-	-	323,532
Infrastructure - other	6,183,193	-	-	6,183,193
Total capital assets, being depreciated	<u>6,506,725</u>	<u>-</u>	<u>-</u>	<u>6,506,725</u>
Less accumulated depreciation for:				
Infrastructure - drainage system	323,532	-	-	323,532
Infrastructure - other	5,255,720	309,160	-	5,564,880
Total accumulated depreciation	<u>5,579,252</u>	<u>309,160</u>	<u>-</u>	<u>5,888,412</u>
Total capital assets, being depreciated, net	<u>927,473</u>	<u>(309,160)</u>	<u>-</u>	<u>618,313</u>
Governmental activities capital assets	<u>\$ 2,942,981</u>	<u>\$ (309,160)</u>	<u>\$ -</u>	<u>\$ 2,633,821</u>

Depreciation expense was charged to the maintenance and operations function.

In connection with the 2006 project, it may be determined that deferred costs exist. Deferred costs are costs of the projects which were not funded with 2006A Bond proceeds. Upon completion of the project, certain funds available from the Bonds may be used to pay deferred costs, as outlined in the Bond Indenture. At September 30, 2025, there is a balance of \$282,123 in the 2006A deferred cost account. The District has not yet determined if a liability exists for 2006 project deferred costs.

## NOTE 7 – LONG-TERM LIABILITIES

### Series 2006A

On March 10, 2006 the District issued \$5,215,000 of Capital Improvement Revenue Bonds, Series 2006A. The Bonds are due May 1, 2037, with a fixed interest rate of 5.375%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1 and principal is to be paid serially on each May 1, commencing May 1, 2008.

The Series 2006A Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments and prepaid 90,000 of the Series 2006A Bonds. See Note 11 - Subsequent Events for additional call amounts subsequent to the fiscal year end.

## NOTE 7 – LONG-TERM LIABILITIES (Continued)

### Series 2006A (Continued)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2025.

### Series 2021

On March 12, 2021, the District issued \$4,915,000 of Capital Improvement Revenue Refunding Bonds, Series 2021. The bonds are due May 1, 2035 with a fixed interest rate of 2.19%. The bonds were issued to refund and redeem the Outstanding principal of Series 2004A Bonds. Interest is to be paid semiannually on each November 1 and May 1 and principal is to be paid serially on each May 1, commencing May 1, 2022.

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments and prepaid \$157,000 of the Series 2021 Bonds. See Note 11 - Subsequent Events for additional call amounts subsequent to the fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2025.

### Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2006A Bonds	\$ 3,220,000	\$ -	\$ 265,000	\$ 2,955,000	\$ 220,000
Series 2021 Bonds	2,665,000	-	365,000	2,300,000	223,000
Total	<u>\$ 5,885,000</u>	<u>\$ -</u>	<u>\$ 630,000</u>	<u>\$ 5,255,000</u>	<u>\$ 443,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 443,000	\$ 209,305	\$ 652,305
2027	396,000	192,492	588,492
2028	411,000	177,928	588,928
2029	431,000	162,716	593,716
2030	445,000	146,589	591,589
2031-2035	2,504,000	465,898	2,969,898
2036-2037	625,000	50,794	675,794
	<u>\$ 5,255,000</u>	<u>\$ 1,405,722</u>	<u>\$ 6,660,722</u>

## NOTE 8 – DEVELOPER TRANSACTIONS AND CONCENTRATION

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

**NOTE 9 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

**NOTE 10 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**NOTE 11 – SUBSEQUENT EVENTS**

Subsequent to fiscal year end, the District prepaid a total of \$45,000 of the Series 2006A Bonds and \$16,000 of the Series 2021 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indentures.

**AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT  
 NASSAU COUNTY, FLORIDA  
 SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
 FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ 316,545	\$ 318,338	\$ 1,793
Interest income	-	2,885	2,885
Other income	-	5,126	5,126
Total revenues	316,545	326,349	9,804
<b>EXPENDITURES</b>			
Current:			
General government	107,263	101,832	5,431
Maintenance and operations	209,282	168,938	40,344
Total expenditures	316,545	270,770	45,775
Excess (deficiency) of revenues over (under) expenditures	\$ -	55,579	\$ 55,579
Fund balance - beginning		226,738	
Fund balance - ending		\$ 282,317	

See notes to required supplementary information

**AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT  
NASSAU COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to reallocate appropriations among line items; total budgeted revenues and total appropriations did not change. Actual general fund expenditures for the fiscal year ended September 30, 2025 did not exceed appropriations.

**AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT  
 NASSAU COUNTY, FLORIDA  
 OTHER INFORMATION – DATA ELEMENTS  
 REQUIRED BY FL STATUTE 218.39(3)(C)  
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025  
 UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	10
Employee compensation	\$0
Independent contractor compensation	\$143,752.15
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$449.00 Debt service - \$966.40 - \$1,456.00
Special assessments collected	\$1,087,058
Outstanding Bonds:	
Series 2006A, due May 1, 2037	\$2,955,000
Series 2021, due May 1, 2035	\$2,300,000



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Amelia National Community Development District  
Nassau County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Amelia National Community Development District, Nassau County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 11, 2026.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 11, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Amelia National Community Development District  
Nassau County, Florida

We have examined Amelia National Community Development District, Nassau County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Amelia National Community Development District, Nassau County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 11, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Amelia National Community Development District  
Nassau County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Amelia National Community Development District, Nassau County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 11, 2026.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 11, 2026, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Amelia National Community Development District, Nassau County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Amelia National Community Development District, Nassau County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

March 11, 2026

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.



March 11, 2026

To the Board of Supervisors  
Amelia National Community Development District  
Nassau County, Florida

We have audited the financial statements of Amelia National Community Development District (“District”) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 11, 2026. Professional standards require that we advise you of the following matters relating to our audit.

We have also examined the District’s compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025 which was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

#### **Our Responsibility in Relation to the Financial Statement Audit**

Our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process.

However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Any findings regarding significant deficiencies or material weaknesses in internal control over financial reporting, material noncompliance, or other matters noted during our audit, **if any**, are communicated in separate reports included in the District’s financial report—titled *Independent Auditor’s Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards and Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*.

## **Planned Scope and Timing of the Audit**

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

## **Compliance with All Ethics Requirements Regarding Independence**

The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.

With respect to financial statement preparation, the following safeguards are in place:

- Management made all decisions and performed all management functions;
- A competent individual was assigned to oversee the services;
- Management evaluated the adequacy of the services performed;
- Management evaluated and accepted responsibility for the result of the service performed; and
- Management established and maintained internal controls, including monitoring ongoing activities.

## **Qualitative Aspects of the Entity's Significant Accounting Practices**

### *Significant Accounting Policies*

Management is responsible for selecting and applying appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 2 to the financial statements. There were no new accounting policies adopted and no changes in existing significant accounting policies or their application during the fiscal year, other than those described in Note 2, if any. No matters came to our attention that, under professional standards, we are required to inform you about concerning (1) the methods used to account for significant unusual transactions or (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

### *Significant Accounting Estimates*

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments normally reflect management's knowledge and experience about past and current events and assumptions about future events.

Certain accounting estimates, if present, may be particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them could differ markedly from management's current judgments.

In connection with our audit, we considered the reasonableness of the accounting estimates used by management. The most sensitive accounting estimate(s) affecting the financial statements **included, as applicable:**

- Management's estimate of the useful lives of capital assets.
- Management's estimate of the liability for employee compensated absences.
- Management's estimate of the Net Other Post-Employment Benefits (OPEB) liability.
- Management's estimate of the Net Pension Liability.

If none of the above estimates or other sensitive estimates were applicable in the current year, this section should be read to indicate that no such significant accounting estimates were identified.

We evaluated the key factors and assumptions used by management to develop the estimate(s) and determined that they were reasonable in relation to the financial statements taken as a whole.

### *Financial Statement Disclosures*

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the District's financial statements **included, as applicable**:

- Long-term liabilities related to bonds payable and debt service requirements.
- Litigation, claims, and assessments related to pending legal matters; and
- Pension and Other Post-Employment Benefit (OPEB) plan disclosures.

If no such disclosures were identified for the current year, this section should be read to indicate that we did not note any financial statement disclosures involving significant judgment or sensitivity.

### **Circumstances Affecting the Auditor's Report**

Professional standards require us to communicate any circumstances that affect the form or content of our auditor's report. **If applicable**, such circumstances—such as a modification of opinion, an emphasis-of-matter or other-matter paragraph, or a reference to substantial doubt about the District's ability to continue as a going concern—are described in our auditor's report included in the District's financial report. If no such circumstances existed, this section should be read to indicate that our report was unmodified.

### **Significant Difficulties Encountered during the Audit**

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

### **Corrected Misstatements**

Professional standards require us to communicate all material misstatements identified and corrected during the audit. Management has corrected all misstatements that were identified as a result of our audit procedures. Any such audit adjustments, **if applicable**, are summarized in the accompanying schedule of journal entries. If none were identified, this section should be read to indicate that we did not note any misstatements that were material, individually or in the aggregate, to the financial statements taken as a whole.

### **Disagreements with Management**

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

### **Representations Requested from Management**

Professional standards require that we obtain certain written representations from management as part of our audit. We have received such representations in a letter. A copy of this letter is available for your review upon request.

### **Management's Consultations with Other Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

### **Other Significant Matters, Findings, or Issues**

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

As noted previously in this letter, any current-year findings identified during our audit are communicated in our separate reports titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* and *Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*. If no findings were identified, this section should be read to indicate that we did not note any additional significant matters or findings requiring communication to those charged with governance.

This report is intended solely for the information and use of the Board of Supervisors and management of the District and is not intended to be and should not be used by anyone other than these specified parties.



Grau & Associates



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# **Amelia National Community Development District**

**Review and Consideration of Acquisition of  
Improvements for Phase One-C Segment and  
One-D Segment 2A Improvements**

**ACQUISITION OF IMPROVEMENTS  
AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT  
AMELIA NATIONAL PHASE ONE-C SEGMENT 4 AND ONE-D SEGMENT 2A IMPROVEMENTS**

Amelia National Community Development District  
c/o PFM Group Consulting, LLC  
3501 Quadrangle Boulevard, Suite 270  
Orlando, Florida 32817

RE: Amelia National Community Development District  
Acquisition of Completed Amelia National Phase One-C Segment 4 and One-D Segment 2A  
Improvements

Dear District Manager:

Pursuant to the *Agreement by and Between the Amelia National Community Development District and Amelia National Enterprise, LLC regarding the Acquisition of Certain Work Product and Infrastructure*, dated June 21, 2004 and further *Acknowledgement of the Continued Effectiveness of the Acquisition Agreement* dated March 20, 2006 (collectively the “**Agreement**”), by and between the Amelia National Community Development District (“**District**”) and Amelia National Enterprise, LLC (“**Developer**”) and the *Amelia National Community Development District Improvement Plan*, dated February 9, 2006 (“**Engineer’s Report**” or “**Capital Improvement Plan**”) you are hereby notified that the Developer has completed and wishes to sell (“**Sale**”) to the District certain improvements (“**Improvements**”) as further detailed in **Exhibit A** attached hereto. Subject to the terms of the Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements.
- The Developer agrees, at the direction of the District, to convey or cause to be conveyed when finalized any and all site plans, construction and development drawings, plans and specifications, surveys, engineering and soil reports and studies, and approvals (including but not limited to licenses, permits, zoning approvals, etc.), pertaining or applicable to or in any way connected with the development, construction, ownership, and operation of the Improvements.

Sincerely,  
AMELIA NATIONAL ENTERPRISE, LLC, a  
Florida limited liability company

By: AMELIA NATIONAL HOLDINGS,  
LLC, a Florida limited liability company  
Its: Sole Member

---

Morteza Hosseini-Kargar  
President

Enclosure

cc: Andrew H. Cohen, District Counsel  
Neal Brockmeier, P.E., District Engineer

## **EXHIBIT A**

### **Description of Improvements**

The Amelia National Phase One-C Segment 4 and One-D Segment 2A Improvements identified in the contract between Amelia National Enterprise, LLC and W. Gardner, LLC, dated April 9<sup>th</sup>, 2024 for the cost of:

Stormwater Management Facilities \$3,354,916.87

Utilities \$1,373,937.44

The total value of the improvements is **\$4,728,854.31**.

**AFFIDAVIT REGARDING COSTS PAID**  
**(AMELIA NATIONAL CDD – AMELIA NATIONAL PHASE ONE-C SEGMENT 4 AND ONE-D SEGMENT 2A IMPROVEMENTS)**

STATE OF FLORIDA  
COUNTY OF VOLUSIA

I, Morteza Hosseini-Kargar, of **Amelia National Enterprise, LLC**, a Florida limited liability company (“**Developer**”), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Morteza Hosseini-Kargar and I have authority to make this affidavit on behalf of Developer as shown below.
3. Developer is the primary landowner and developer of certain lands within the Amelia National Community Development District, a special-purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* (“**District**”).
4. The *Amelia National Community Development District Improvement Plan, dated February 9<sup>th</sup>, 2026* (“**Engineer’s Report**”) describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements and/or work product described in the Engineer’s Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements and/or work product that have been completed to date and states the amounts that Developer has spent on those improvements and/or work product.
6. No money is owed to any contractors or subcontractors for any work performed on the completed improvements.
7. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of acquiring the infrastructure improvements and/or work product identified in **Exhibit A**.

Under penalties of perjury, I declare that I have read the foregoing Affidavit Regarding Costs Paid and the facts alleged are true and correct to the best of my knowledge and belief.

[CONTINUED ON NEXT PAGE]

Executed this \_\_\_\_ day of \_\_\_\_\_, 2026.

**AMELIA NATIONAL ENTERPRISE, LLC**, a  
Florida limited liability company

By: AMELIA NATIONAL HOLDING,  
LLC, a Florida limited liability company  
Its: Sole Member

\_\_\_\_\_  
Morteza Hosseini-Kargar  
President

**STATE OF FLORIDA  
COUNTY OF VOLUSIA**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2026, by Morteza Hosseini-Kargar, as President of AMELIA NATIONAL HOLDING, LLC, a Florida limited liability company, as Sole Member of AMELIA NATIONAL ENTERPRISE, LLC, a Florida limited liability company, on behalf of the company, who is [] is personally known to me or [] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Official Notary Signature & Seal)

Print Name: \_\_\_\_\_  
Notary Public, State of Florida

[NOTARY STAMP]

**Exhibit A: Description of Improvements**

## **EXHIBIT A**

### **Description of Improvements**

The Amelia National Phase One-C Segment 4 and One-D Segment 2A Improvements identified in the contract between Amelia National Enterprise, LLC and W. Gardner, LLC, dated April 9<sup>th</sup>, 2024 for the cost of:

Stormwater Management Facilities \$3,354,916.87

Utilities \$1,373,937.44

The total value of the improvements is **\$4,728,854.31**.

PREPARED BY AND RETURN TO:  
J. Andrew Hagan, Esquire  
2379 Beville Road  
Daytona Beach, FL 32119

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this \_\_\_ day of \_\_\_\_\_, 2026, by **AMELIA NATIONAL ENTERPRISE, LLC**, a Florida limited liability company, whose address is 2379 Beville Road, Daytona Beach, Florida 32119, hereinafter called the “Grantor,” to **AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190, Florida Statutes, whose address c/o PFM Group Consulting, LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida, 32817, hereinafter called the “Grantee.”

(Wherever used herein the terms “Grantor” and “Grantee” include all of the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.)

**WITNESSETH:**

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and conveyed to Grantee, and Grantee’s successors and assigns, forever, the land lying and being in the County of Nassau, State of Florida, as more particularly described below (hereinafter, the “Property”):

Tracts C-1, C-2, C-3, C-4, (Conservation Tracts), and Tracts SWMF-1 and SWMF-2 (Stormwater Management Facilities), AMELIA NATIONAL PHASE “ONE-C SEGMENT FOUR” and PHASE “ONE-D SEGMENT TWO-A”, according to the plat thereof recorded in **Plat Book \_\_\_\_\_, Page \_\_\_\_\_**, public records of Nassau County, Florida

SUBJECT, HOWEVER, to all matters, restrictions, easements, encumbrances, limitations, reservations and covenants of record, if any, but this reference shall not operate to reimpose the same, together with taxes for 2026 and subsequent years (if any), and all applicable governmental, zoning and land use regulations.

TOGETHER, with all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD unto Grantee and Grantee’s successors and assigns in fee simple forever.

Grantor hereby specially warrants the title to the Property subject to the above-referenced encumbrances and restrictions and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

**IN WITNESS WHEREOF**, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered  
in Our Presence:

**AMELIA NATIONAL ENTERPRISE, LLC**,  
a Florida limited liability company

By: AMELIA NATIONAL HOLDING, LLC, a  
Florida limited liability company, its sole  
member

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Address: \_\_\_\_\_

\_\_\_\_\_  
By: Morteza Hosseini-Kargar  
Its: President

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of physical presence on this \_\_\_ day of \_\_\_\_\_, 2026, by Morteza Hosseini-Kargar as President of Amelia National Holding, LLC, a Florida limited liability company, sole member of Amelia National Enterprise, LLC, Florida limited liability company, on its behalf.

(SEAL)

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Name of Notary Public  
(Typed, Printed or Stamped)

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_

**Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a) Florida Administrative Code.**

## BILL OF SALE

### (AMELIA NATIONAL CDD – AMELIA NATIONAL PHASE ONE-C SEGMENT 4 AND ONE-D SEGMENT 2A IMPROVEMENTS)

**THIS BILL OF SALE AND LIMITED ASSIGNMENT** is made to be effective as of \_\_\_\_\_, 2026, by **Amelia National Enterprise, LLC**, a Florida limited liability company, whose mailing address for purposes hereof is 2379 Beville Road, Daytona Beach, Florida 32119 (“**Grantor**”), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **Amelia National Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**District**” or “**Grantee**”) whose address is c/o PFM Group Consulting, LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817.

### BACKGROUND STATEMENT

This instrument is intended to convey certain property rights related to certain improvements (“**Improvements**”) as further described on the attached **Exhibit A**.

**NOW THEREFORE**, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following Improvements and other property interests as described below to have and to hold for Grantee’s own use and benefit forever but only to the extent related to the Improvements (and no more) and in each case without prejudice to or limiting the rights and remedies of Grantor thereunder:
  - a. all of the transferable right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits (with the exception of lien waivers), warranties, bonds, claims, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the Improvements (and no further); and
  - b. Also, the Grantor agrees to convey or cause to be conveyed when finalized any and all transferable site plans, construction and development drawings, plans and specifications, surveys, engineering and soil reports and studies, and approvals (including but not limited to licenses, permits, zoning approvals, etc.), pertaining or applicable to or in any way connected with the development, construction, and ownership of the improvements described in such subparagraphs, but only to the extent related to the Improvements (and no further).
  - c. All goodwill associated with the foregoing.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Improvements; (ii) the Improvements are free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Improvements; and (iv) the Grantor will warrant and defend the sale of the Improvements hereby made unto the Grantee against the lawful claims and demands of all persons making the same against the Grantee by or through Grantor.

3. All transfers, conveyances, and assignments made hereunder are made on an “as is” basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Improvements. The Grantor hereby assigns, on a non-exclusive basis, to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects in the Improvements, including, but not limited to, any and all warranties and other forms of indemnification with respect to the same (subject to the Developer’s reservations of rights as more fully set forth herein). The Grantee is solely responsible for its use of the Property or interests transferred, conveyed or assigned hereunder on or after the date hereof. The District further agrees not to make revisions or modifications to any transferred, assigned or conveyed work product without prior written permission of design professional responsible for the same and that Developer is released from any liability in connection therewith, but only as to such revision or modification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee’s limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

5. As consideration for the sale of the Improvements, Grantee agrees to pay the sums set forth in the attached **EXHIBIT A** to the extent proceeds are available and eligible and pursuant to that certain *Agreement by and Between the Amelia National Community Development District and Amelia National Enterprise, LLC regarding the Acquisition of Certain Work Product and Infrastructure*, dated June 21, 2004 and further *Acknowledgement of the Continued Effectiveness of the Acquisition Agreement* dated March 20, 2006 (collectively the “**Agreement**”), by and between the Grantor and Grantee.

6. Grantor agrees, at the direction of the Grantee, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.

[CONTINUED ON NEXT PAGE]

**IN WITNESS WHEREOF** Seller has caused this Bill of Sale to be signed in its name on the day and year first written above.

WITNESS

**AMELIA NATIONAL ENTERPRISE, LLC**, a  
Florida limited liability company

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: Amelia National Holding, LLC, a  
Florida limited liability company  
Its: Sole Member

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Morteza Hosseini-Kargar  
President

**STATE OF FLORIDA  
COUNTY OF VOLUSIA**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Morteza Hosseini-Kargar, as President of Amelia National Holding, LLC, a Florida limited liability company, as Sole Member of Amelia National Enterprise, LLC, a Florida limited liability company, on behalf of the company, who is  is personally known to me or  produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Official Notary Signature & Seal)

[NOTARY STAMP]

Print Name: \_\_\_\_\_  
Notary Public, State of Florida

**Exhibit A:** Description of Improvements

## **EXHIBIT A**

### **Description of Improvements**

The Amelia National Phase One-C Segment 4 and One-D Segment 2A Improvements identified in the contract between Amelia National Enterprise, LLC and W. Gardner, LLC, dated April 9<sup>th</sup>, 2024 for the cost of:

Stormwater Management Facilities \$3,354,916.87

Utilities \$1,373,937.44

The total value of the improvements is **\$4,728,854.31.**

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

James Hagan, Esq.  
2379 Beville Road  
Daytona Beach, FL 32119

**ACCESS, DRAINAGE AND MAINTENANCE EASEMENT**

**THIS ACCESS, DRAINAGE AND MAINTENANCE EASEMENT (“Easement”)** is made this \_\_\_\_ day of \_\_\_\_\_, 2026 by **AMELIA NATIONAL ENTERPRISE, LLC**, a Florida limited liability company, and whose address is 2379 Beville Road, Daytona Beach, Florida 32119 (“**Grantor**”) in favor of **AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose mailing address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (“**District**”) (District and Grantor are sometimes together referred to herein as the “**Parties**,” and separately as the “**Party**”).

**WITNESSETH:**

**WHEREAS**, the District was established pursuant to Chapter 190, *Florida Statutes*, as amended (“**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the Act authorizes the District to operate and maintain certain systems, facilities, and infrastructure improvements within or without the boundaries of the District; and

**WHEREAS**, Grantor is the owner in fee simple of certain real property located in Nassau County, Florida, lying within the boundaries of the District, more particularly described in **Exhibit “A”** attached hereto (“**Easement Area**”), comprised of drainage and stormwater facility improvements which are part of the District’s improvement plan; and

**WHEREAS**, for the benefit of the District, maintenance of the community safety, and consistent appearance, the District desires to maintain the Easement Area; and

**WHEREAS**, Grantor agrees to grant to the District a perpetual, non-exclusive easement over the Easement Area in order to allow the District to access the Easement Area in order to maintain the Easement Area.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants of the Parties contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement.

2. **Grant of Perpetual, Non-Exclusive Easement.** Grantor hereby grants to the District, and its respective employees, agents, assignees, contractors (or their subcontractors, employees or materialmen), or representatives, a perpetual, non-exclusive maintenance easement over, upon, under, through, and across the Easement Area for ingress, egress, and access to for the purpose of maintaining ensuring the continued operation of the drainage and stormwater management facilities within the Easement Area; provided, however, that in exercising such rights, the District shall not interfere with any single family residence or residential structure upon the Easement Area. The District shall use all due care to protect the Easement Area and adjoining property from damage resulting from the District's use of the Easement Area. Grantor agrees that it shall not disturb or interfere with any improvements installed within the Easement Area by the District.

3. **Beneficiaries of Easement Rights.** This Easement shall be for the non-exclusive benefit and use of the District and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement.

4. **Binding Effect.** This Easement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, successors and permitted assigns and shall continue as a servitude running in perpetuity with the Easement Area.

5. **Amendments.** Amendments to and waivers of the provisions contained in this Easement may be made only by an instrument in writing which is executed by both Grantor and the District.

[REMAINDER OF PAGE LEFT BLANK]

**IN WITNESS WHEREOF**, Grantor and the District caused this Easement to be executed, to be effective as of the day and year first written above.

**WITNESSES:**

Signed, sealed and delivered  
in the presence of:

**Amelia National Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

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

Chairperson/Vice Chairperson

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by \_\_\_ personal appearance or by \_\_\_ remote online notarization on this \_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_ the Chairperson/Vice Chairperson of the Amelia National Community Development District, on behalf of the District. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Signature of Notary Public)

\_\_\_\_\_  
(Typed name of Notary Public)  
Notary Public, State of Florida  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Signed, sealed and delivered  
in the presence of:

**Grantor:**  
**Amelia National Enterprise, LLC, a  
Florida limited liability company**

**By: Amelia National Holding, LLC,  
a Florida limited liability company,  
its sole member**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Morteza Hosseini-Kargar  
President

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by personal appearance on this  
\_\_\_\_\_ day of \_\_\_\_\_, 2026, by Morteza Hosseini-Kargar, President of Amelia National  
Holding, LLC, a Florida limited liability company, sole member of Amelia National Enterprise,  
LLC, a Florida limited liability company. He is personally known to me or has produced  
\_\_\_\_\_ as identification.

\_\_\_\_\_  
(Signature of Notary Public)

\_\_\_\_\_  
(Typed name of Notary Public)  
Notary Public, State of Florida  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**EXHIBIT A**

**EASEMENT AREA**

All Private Unobstructed Drainage Easements, Private Drainage, Private and Unobstructed Drainage, Lake Access and Maintenance Easements, Stormwater Management Facility "SWMF" #19 and Stormwater Management Facility "SWMF" #22, all according to the plat thereof known as Amelia National Phase "One-C Segment Four" and Phase "One-D Segment Two-A", recorded in the official records of Nassau County, Florida in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_.

**ACKNOWLEDGMENT AND RELEASE  
(AMELIA NATIONAL CDD – AMELIA NATIONAL PHASE ONE-C SEGMENT 4 AND  
ONE-C SEGMENT 2A IMPROVEMENTS)**

THIS ACKNOWLEDGMENT AND RELEASE (“**Release**”) is made this \_\_\_\_ day of \_\_\_\_\_, 2026, by **W. Gardner, LLC**, a Florida limited liability company, having offices located at 4929 Atlantic Boulevard, Jacksonville, Florida 32207 (“**Contractor**”), in favor of the **Amelia National Community Development District** (“**District**”), which is a local unit of special-purpose government situated in Duval County, Florida, and having offices located at 4929 Atlantic Blvd., Jacksonville, FL 32207, and **Amelia National Enterprise, LLC**, with offices located 2379 Beville Road, Daytona Beach, Florida 32119, as a Third Party Beneficiary (“**Developer**”).

**RECITALS**

**WHEREAS**, pursuant to the contract between Amelia National Enterprise, LLC and W. Gardner, LLC, dated April 9<sup>th</sup>, 2024, for the cost of **\$4,728,854.31** (“**Contract**”), Contractor has constructed for Developer certain improvements, as described in **Exhibit A** (“**Improvements**”); and

**WHEREAS**, Developer intends to convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

**WHEREAS**, Contractor has agreed to the release of any such restrictions.

**NOW, THEREFORE**, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

**SECTION 1. GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

**SECTION 2. ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired from Developer the Improvements constructed by Contractor in connection with the Contract, and accordingly, the District now has the unrestricted right to rely upon the terms of the Contract related to the Improvements for the same. However, the District’s acquisition of the Improvements and receipt of rights under the Contract, hereunder or otherwise, does not extinguish or limit the rights and remedies of the Developer under the Contract and is without prejudice thereto. Contractor hereby consents to the assignment, transfer and conveyance (if and as applicable) of the Improvements and the Contract in whole or in part (and any rights thereunder) as more particularly described herein. In the event any assignment of the Contract or rights thereunder is accomplished hereby or otherwise made in connection with the Improvements, Contractor recognizes that the same shall be partially limited to the Contract as it pertains to the Improvements and that the Contract shall otherwise remain in full force and effect as it pertains to any work or improvements not constituting the Improvements.

**SECTION 3. WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

**SECTION 4. INDEMNIFICATION.** Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements because of any act or omission, in whole or in part by Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

**SECTION 5. CERTIFICATE OF PAYMENT.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies (to and for the benefit of the District and the Developer) that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed approximately the amount identified as Cost to Complete Improvements ("Retainage") in **Exhibit A** under the Contract and understands that such amounts shall be paid by Developer. The effectiveness of this Release is contingent upon such payment being timely made.

**SECTION 6. THIRD PARTY BENEFICIARY.** The Third Party Beneficiary shall have the right to rely on the acknowledgments and representations of the Contractor contained herein. The Third Party Beneficiary shall also have the same right of indemnification provided to the District by Section 4 herein.

[CONTINUED ON NEXT PAGE]

**SECTION 7. EFFECTIVE DATE.** This Release shall take effect upon execution.

**W. GARDNER, LLC**

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

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, as \_\_\_\_\_ of W. Gardner, LLC, on its behalf, who is [] personally known to me or [] has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Official Notary Signature & Seal)

[NOTARY STAMP]

Print Name: \_\_\_\_\_  
Notary Public, State of Florida

**Exhibit A** Description of Improvements

**EXHIBIT A**

**Description of Improvements**

The Amelia National Phase One-C Segment 4 and One-D Segment 2A Improvements identified in the contract between Amelia National Enterprise, LLC and W. Gardner, LLC, dated April 9<sup>th</sup>, 2024 for the cost of:

Stormwater Management Facilities \$3,354,916.87

Utilities \$1,373,937.44

The total value of the improvements is **\$4,728,854.31.**

**CERTIFICATE OF DISTRICT ENGINEER  
FOR ACQUISITION OF IMPROVEMENTS**

**(AMELIA NATIONAL CDD – AMELIA NATIONAL PHASE ONE-C SEGMENT 4 AND  
ONE-D SEGMENT 2A IMPROVEMENTS)**

\_\_\_\_\_, 2026

Board of Supervisors  
Amelia National Community Development District

Re: Amelia National Community Development District (Nassau County, Florida)  
Assignment of Improvements

Ladies and Gentlemen:

The undersigned, a representative of Prime AE Group, Inc. (“**District Engineer**”), as District Engineer for the Amelia National Community Development District (“**District**”), hereby makes the following certifications in connection with the District’s acceptance of certain improvements within the District (“**Improvements**”) as identified in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed observable portions of the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Improvements are within the scope of the District’s capital improvement plan as set forth in the *Ameila National Community Development District Improvement Plan, dated February 9th, 2006*, (“**Engineer’s Report**”), and specially benefit property within the District as further described in the Engineer’s Report.
3. To the best of my knowledge and belief, the Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended.
4. The total costs associated with the Improvements are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred to the District for operations and maintenance responsibilities (which transfers the Engineer consents to and ratifies).

6. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements.

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

**PRIME AE GROUP, INC.**

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, as \_\_\_\_\_ of Prime AE Group, Inc., on its behalf, who is [] personally known to me or [] has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Official Notary Signature & Seal)

Print Name: \_\_\_\_\_  
Notary Public, State of Florida

[NOTARY STAMP]

**EXHIBIT A**

**FORM OF REQUISITION**

The undersigned, an Authorized Officer of Amelia National Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to Wachovia Bank National Association, as trustee (the "Trustee"), dated as of March 9, 2006 (the "Master Indenture") all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture:

- (A) Requisition Number: \_\_\_\_\_
- (B) Name of Payee: **Amelia National Enterprise, LLC**
- (C) Amount Payable: \_\_\_\_\_
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
- (E) Fund or Account and subaccount, if any, from which disbursement to be made:  
**Construction Account**

The undersigned hereby certified that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Series 2006 Project and each represents a Cost of the 2006 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon or claim affecting the right to receive payment of, any of the moneys payable to the Payee set above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

If this requisition is for a disbursement from other than the Costs of Issuance Account or for payment of capitalized interest, there shall be attached a resolution of the Governing Body of the District approving this requisition or the approving the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT  
DISTRICT**

By:

\_\_\_\_\_  
Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF  
ISSUANCE AND CAPITALIZED INTEREST REQUESTS ONLY**

If this requisition is for a disbursement from other than Capitalized Interest or Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2006 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2006 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the Supplemental Indentures, as such report shall have been amended or modified on the date hereto.

---

Neal Brockmeier, P.E.  
Prime AE Group, Inc.  
District Engineer

**EXHIBIT A**

**FORM OF REQUISITION**

The undersigned, an Authorized Officer of Amelia National Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to Wachovia Bank National Association, as trustee (the "Trustee"), dated as of March 9, 2006 (the "Master Indenture") all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture:

- (A) Requisition Number: \_\_\_\_\_
- (B) Name of Payee: **Amelia National Enterprise, LLC**
- (C) Amount Payable: \_\_\_\_\_
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
- (E) Fund or Account and subaccount, if any, from which disbursement to be made:  
**Deferred Cost Funds**

The undersigned hereby certified that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Series 2006 Project and each represents a Cost of the 2006 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon or claim affecting the right to receive payment of, any of the moneys payable to the Payee set above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

If this requisition is for a disbursement from other than the Costs of Issuance Account or for payment of capitalized interest, there shall be attached a resolution of the Governing Body of the District approving this requisition or the approving the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT  
DISTRICT**

By:

\_\_\_\_\_  
Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF  
ISSUANCE AND CAPITALIZED INTEREST REQUESTS ONLY**

If this requisition is for a disbursement from other than Capitalized Interest or Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2006 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2006 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the Supplemental Indentures, as such report shall have been amended or modified on the date hereto.

---

Neal Brockmeier, P.E.  
Prime AE Group, Inc.  
District Engineer



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# **Amelia National Community Development District**

**Review and Consideration of the Arbitrage  
Rebate Engagement Letter for Series 2006A  
Capital Improvement Revenue Bonds with  
GNP Services**

**Tax Exempt Compliance Services, LLC**  
**(Wholly owned subsidiary of GNP Services, CPA, PA)**

P.O. Box 1179  
Orange Park, FL 32067-1179  
linda@dufresnecpas.com or tisha@gnpccpas.com  
904-327-8377

March 18, 2026

Ms. Venessa Ripoll  
District Manager, LCAM  
Public Financial Management  
3501 Quadrangle Blvd., Suite 270  
Orlando, Florida 32817

RE: Amelia National Community Development District \$5,215,000 Capital  
Improvement Revenue Bonds, Series 2006A

Dear Ms. Ripoll:

This letter is to confirm and specify the terms of our prospective engagement to provide arbitrage rebate services for the Bond listed on the attached schedule (the "Bonds") and to clarify the nature and extent of the services we will provide. In order to ensure an understanding of our mutual responsibilities, we ask all clients for whom services are to be performed to confirm the following understanding.

We will perform mathematical computations to calculate the arbitrage rebate liability for the Bonds. We will also prepare any Internal Revenue Service forms that are required to be filed in connection with the arbitrage rebate liability for the Bonds.

The mathematical computations will be performed using information that you or the Bonds trustee will furnish to us. We will make no audit or other verification of the data you submit, although we may need to ask you for clarification of some of the information.

It is your responsibility and that of the Bonds trustee to provide all the information required for the preparation of the complete and accurate calculation of the arbitrage rebate liability. You represent that the information you are supplying to us is accurate and complete to the best of your knowledge. You should retain all the documents and other data that form the basis of the calculation of the arbitrage rebate liability. These may be necessary to prove the accuracy and completeness of any returns required to be filed with a taxing authority.

Our work in connection with the preparation of the calculation of the arbitrage rebate liability does not include any procedures designed to discover defalcation or other irregularities, should any exist.

We will use our judgment in resolving questions where the tax law is unclear, or where there may be conflicts between the taxing authorities' interpretations of the law and other supportable positions. We plan to perform reasonable research to support positions taken in your returns. Unless otherwise instructed by you, we will resolve such questions in your favor whenever possible.

The law provides for a penalty to be imposed on any underpayment that results from negligence or disregard of rules or regulations. Negligence "includes any failure to make a reasonable attempt to comply..." with the code. Disregard "includes any careless, reckless or intentional disregard". The law also provides various other penalties that may be imposed when taxpayers understate their tax liability. If the tax authorities assess penalties, you agree to be responsible for their payment and not to look to us for reimbursement.

Your returns may be selected for review by the taxing authorities. Any proposed adjustments by the examining agent are subject to certain rights of appeal. In the event of such government tax examination, we recommend that you hire a competent professional to represent you. We will be available, upon request, to represent you and will render additional invoices for the time and expenses incurred.

Our fee for these services will be as set forth on Schedule A. Payment is due on receipt. Invoices not paid within ten days are subject to interest at the rate of 1% per month, prorated for the applicable number of days. After ninety days if the invoice remains unpaid, the account may be turned over to a collection agency. Any costs related to collection will be your responsibility.

Our report will be delivered to the email address you specify on the attachment to this engagement letter. Please complete the name, title, phone number and email address for each recipient to whom you would like the report to be sent.

We will not be providing any services nor preparing any returns for you that are not covered by this agreement. If you do not accept the above conditions we will be unable to provide any services. If you have any questions regarding anything in this letter, you may contact me using the information shown above. We want to express our appreciation for this opportunity to work with you.

Sincerely,

*Tax Exempt Compliance Svcs, LLC*

Tax Exempt Compliance Services, LLC

**SCHEDULE A  
FEES FOR INSTALLMENT COMPUTATION PERIOD  
REBATABLE ARBITRAGE LIABILITY CALCULATIONS**

Amelia National Community Development District  
\$5,215,000 Capital Improvement Revenue Bonds, Series 2006A

Installment Computation Period Fees (2/28/21 - 2/28/26)	
Bond Years 15 -20	\$ 2,500
Total Installment Computation Period Fees	\$ 2,500 (*)

(\*) The fee does not include providing any services to allocate commingled funds or any of the services listed below.

Additional Fees, if applicable:	
Preparation of IRS forms	\$ 250
Commingled funds	\$ 250
Refunding/refunded issue	\$ 250
Yield restriction test	\$ 250

Proposal to perform installment date arbitrage rebate calculation is accepted  
as evidenced by the signature below:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

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

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Email

**Report Recipients:**

\_\_\_\_\_  
Printed Name                      Title                      Telephone Number                      Email

\_\_\_\_\_  
Printed Name                      Title                      Telephone Number                      Email

\_\_\_\_\_  
Printed Name                      Title                      Telephone Number                      Email

\_\_\_\_\_  
Printed Name                      Title                      Telephone Number                      Email



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# **Amelia National Community Development District**

## **Update on Pond Maintenance**

CDD Pond Summary 04132026  
Board Member 4, Fred Phelleps

- Updated the Lake Doctor's service reports pdf for the Amelia National CDD website.
- Pond Algae Control
  - No major issues with algae after cold snap early in the year.
- Two Pond issues since last meeting:
  - The aerators on pond 32 and pond 6 were tripped. Lake Doctors reset pond 32 aerator. Pond 6 was reset. There have been no issues with these aerators since the resets.
  - A resident sent images of significant grass cuttings blown into pond 5. This occurred after grass was cut and the golf maintenance crew used a blower on the fairway/roughs. Provided Cory Hillman (Amelia National Golf Superintendent) with a text describing the issue and requesting the crews minimize material blown into the ponds.
- Follow-up on long-term pond and aerator service:
  - The CDD received proposals from four vendors for pond and aerator service, including our current vendor.
  - The board has been provided with the proposals and a summary for review and discussion.

	Current Lake Doctors Contract	FL Waterways	Future Horizon	All Water	Lake Doctors A	Lake Doctors B
<b>Routine Maintenance</b>						
Cost/Month	\$2,500	\$3,930	\$2,905	\$4,848	\$2,700	\$2,700
<b>Aeration Monitoring and Repair</b>						
Cost/Month	\$258	Included	\$300	\$142	\$195	\$195
<b>Water Quality Monitoring</b>						
Cost/Month		Included	NA	\$519	\$490	\$490
<b>Reuse Water Integration Support</b>						
	TBD	TBD	TBD	TBD	Summer Slam 120 LB	Summer Slam 120 LB
Cost/Month	TBD	TBD	TBD	TBD	\$2,040	\$2,040
<b>Total per Month</b>	\$2,758	\$3,930	\$3,205	\$5,367	\$3,385	\$3,385
<b>Total per Year</b>	\$33,096	\$47,160	\$38,460	\$64,404	\$40,620	\$40,620
<b>Total per Month</b>					\$5,425	\$5,425
<b>Total per Year</b>					\$65,100	\$65,100

Without Cost for Reuse water Material, Lake Doctors

With Cost for Reuse water Material, Lake Doctors

	FL Waterways	Future Horizon	All Water	Lake Doctors A	Lake Doctors B
<b>Routine Maintenance</b>					
Frequency	4 Visit per month to cover all ponds	1 Visit per pond per month Nov. to March 2 Visits per pond per month April to Sept,	21 Visits per pond <b>per year</b>	1 Visit per pond per month	1 Visit per pond per month
Algae Weed Control (include cyanobacteria mitigation)					
Shoreline Vegetation	<p>Our Waterway Management Service Agreements include:</p> <ul style="list-style-type: none"> <li>• Algae and Aquatic Vegetation Control (including floating and submersed vegetation as well as cyanobacteria)</li> <li>• Shoreline Grass Control</li> <li>• Debris Removal</li> <li>• Management Reporting</li> <li>• Water Quality &amp; Chemistry Monitoring</li> <li>• And our Florida Waterways 100% Control Guarantee</li> <li>• Free Callback Service &amp; Additional Treatments, if required</li> </ul>	<p>FUTURE HORIZONS, INC will inspect and/or apply the herbicides once each month October through March, and twice each month April through September to control and prevent the vegetation from reestablishing in the designated area. Call backs are provided at no cost.</p>	<p>.Includes 21 inspections annually, treatment of nuisance vegetation and algae at a time of year as deemed necessary and appropriate by contractor. .Reports outlining observations regarding water quality, turbidity, wildlife activity, erosion indicators and general aesthetic and health of the system. (See Sample Report Below) *Ponds will be maintained per Senate Bill 7040 and NPDES guidelines</p>	<p>Thirty-Four (34) Ponds associated with Amelia National CDD in Fernandina Beach, Florida. Includes a minimum of Twelve (12) inspections and/or treatments, as necessary, for the control and prevention of noxious aquatic weeds/algae. Primary application methods are treatment boat or ATV system. Airboat may be utilized, if needed. Mechanical harvesters available upon request.</p>	<p>Thirty-Four (34) Ponds associated with Amelia National CDD in Fernandina Beach, Florida. Includes a minimum of Twelve (12) inspections and/or treatments, as necessary, for the control and prevention of noxious aquatic weeds/algae. Primary application methods are treatment boat or ATV system. Airboat may be utilized, if needed. Mechanical harvesters available upon request.</p>
Trash and Debris Removal	Included	Included	- Removal of inorganic debris weighing less than 25lbs, up to an amount not exceeding the capacity of a 5 gallon bucket per pond. Excessive trash cleanup will incur an additional charge at a rate of \$75/hour.	No Information Provided	No Information Provided
Cost/Month	3930	2905	4848	2700	2700

Aeration Monitoring and Repair					
Service Agreement				Quarterly Service	Quarterly Service
Maintenance Description for existing Aerators	<ul style="list-style-type: none"> <li>• Included</li> <li>• Semi-Annual Aerator Maintenance</li> <li>• Cabinet: Clean and remove debris from both exterior &amp; interior</li> <li>• Compressor: Clean air inlet and replace filter as needed (replacement filters included)</li> <li>• Function Check: Check system for correct operation (cooling fans, pressure relief valve, GFCI) Additionally, our Field Biologists will visually monitor system operation each visit and escalate issues such as down or inoperable aeration systems</li> </ul>	<p>FUTURE HORIZONS, INC. will provide all service and materials to perform quarterly maintenance on ten (10) diffused air cabinets in nine (9) ponds with Amelia National.</p> <p>SCOPE OF WORK FOR QUARTERLY MAINTENANCE: All units will be cleaned and visually inspected every three months. Vacuum and clean out air cabinets, inspect and clean compressors, test capacitors and change air filters. Diffuser heads will be inspected and adjusted as needed. Any parts needing to be replaced will be charged on the invoice, minus labor. If any repairs are indicated as a result of a quarterly maintenance inspection, Future Horizons, Inc. will notify Leland Management of the estimated cost of repairs and repairs will be performed upon approval of estimate. The charge for all repair work, not associated with quarterly maintenance, will be billed separately from this contract.</p>	<p>Check for operation during visits</p> <p>Rebuilt and service each unit once a year</p>	<p>Ten (10) Aeration Systems (Ponds 1, 2, 4, 5, 6, 7, 9, 10, 32) associated with Amelia National CDD in Fernandina Beach, FL. Includes a minimum of four (4) inspections, cleaning and adjustment for each unit to include: (Replacement of compressor filters, as needed. Adjustment of air valves and pressure reliefs. Adjust and tighten electrical connections, as needed. Inspect and repair airlines and diffuser assemblies. Test compressor circuits, amperage and PSI readings. Cabinet inspection, cleaning and lubrication). The Lake Doctors, Inc. does not assume responsibility for parts failure or repair costs. Estimates for repairs and/or parts can be provided upon customer request.</p>	<p>Ten (10) Aeration Systems (Ponds 1, 2, 4, 5, 6, 7, 9, 10, 32) associated with Amelia National CDD in Fernandina Beach, FL. Includes a minimum of four (4) inspections, cleaning and adjustment for each unit to include: (Replacement of compressor filters, as needed. Adjustment of air valves and pressure reliefs. Adjust and tighten electrical connections, as needed. Inspect and repair airlines and diffuser assemblies. Test compressor circuits, amperage and PSI readings. Cabinet inspection, cleaning and lubrication). The Lake Doctors, Inc. does not assume responsibility for parts failure or repair costs. Estimates for repairs and/or parts can be provided upon customer request.</p>
Cost/Month	<p>Normal Maintenance included in monthly Cost.</p> <p>Repairs:</p> <p>Parts: Cost + 15%</p> <ul style="list-style-type: none"> <li>• Compressor Rebuilds: \$100 + parts</li> <li>• Fountain &amp; Aeration Service Call: \$185 for up to 2-hours of labor by our Factory Trained technician</li> </ul>	\$300 (Does not include Rebuild Cost)	\$142 per unit per year. Approximately 12 units which is approximately \$142/month	\$195	\$195

<b>Water Quality Monitoring</b>					
Initial Baseline Definition					
Yearly Monitoring Expectations	<p>Routine water quality sampling is an important tool for understanding pond conditions and guiding management decisions. Our service includes five (5) water quality sampling events per month during the first year. These samples allow our Field Biologist to track trends in key parameters such as nutrients, dissolved oxygen, and water clarity, and to adjust management strategies as conditions change.</p> <p>Bathymetric mapping is a regular component of our lake and pond management program.</p>	<p>The ponds in the Amelia National Stormwater Drainage system were constructed for the primary purpose of trapping harmful and nutrient rich runoff from the community to keep it out of the surrounding aquatic and wetland environments. Keeping this in mind, water quality sampling and monitoring is only recommended if there is a persistent algae issue in a particular waterbody that needs a more in-depth explanation or a custom tailored treatment approach. It is a given fact that under certain rain conditions, nutrient spikes in the waterbodies will occur. Nutrient samples run approximately \$150.00 per sample, sampling every pond in the system annually isn't necessary.</p>	<p>AIMS is a new tool we are offering Amelia National. AIMS is a satellite-based system that continuously monitors and documents the ponds daily for weed and algae growth, and will alert us in real time if there is a spike in chlorophyll a, an indicator of a potential bloom. This allows us to proactively manage the ponds on a daily basis, eliminating the need for property managers to inform us of any issues between site visits. We include any additional treatment visits at no extra charge. AIMS also provides up to five years of historical data.</p>	<p>Semi-Annual Water Chemistry analysis for all ponds: (pH, temperature, dissolved oxygen, conductivity, TDS, Ammonia, Nitrite, Nitrate, Total Hardness, Alkalinity, Turbidity). Harmful Algae Bloom (HAB) monitoring for effluent system ponds only to include total phosphorous (TP), total nitrogen (TN), cyanobacteria, microcystin and Chlorophyll-a analysis. (Ex. Pg. 9). Lab certified. Various equipment and methods used.</p>	<p>Semi-Annual Water Chemistry analysis for all ponds: (pH, temperature, dissolved oxygen, conductivity, TDS, Ammonia, Nitrite, Nitrate, Total Hardness, Alkalinity, Turbidity). Harmful Algae Bloom (HAB) monitoring for effluent system ponds only to include total phosphorous (TP), total nitrogen (TN), cyanobacteria, microcystin and Chlorophyll-a analysis. (Ex. Pg. 9). Lab certified. Various equipment and methods used.</p>
Cost/Month			519	490	490
<b>Reuse Water Integration Support</b>					
Cost/Month	<p>To mitigate potential cyanotoxin risks, we can offer optional remote monitoring buoys which can be deployed through our partners In-Situ (device) and LakeTech (software) to track cyanobacteria pigment fluorescence and provide early warning of potential cyanotoxin risk. With our in-house Turner Designs AquaFluor, we can also spot check relative fluorescence units (RFU) of Chlorophyll a and pyocyanin to detect a HAB bloom or on an as needed basis by our Field Biologists.</p>	<p>The ponds in the Reuse System have historically been the most prone to filamentous and planktonic algae growth due to the nutrient levels associated with effluent water used for reuse irrigation. Ponds in the Reuse System will be closely monitored for algae growth and treatments will be made immediately to control this growth. Cyanobacteria blooms will be treated aggressively and monitored for retreatment as necessary.</p>	<p>Augmenting Nutrient Levels: Ponds 1- 10 and 32 may require augmenting nutrient levels using Phoslock or Oase water quality products. The cost for the service is TBD based on severity of bloom and current pond conditions. FYI, if you engage our AIMS option, we would be able to identify cyanotoxin producing algae before they occur and certainly while they are occurring. If treatment is needed, we can even show live when the algae is gone.</p>	<p>Nutrient abatement program to include 120 lbs. of SummerSlam (or), depending on temperature, NaturesBlend beneficial bacteria/probiotic applied monthly throughout effluent system Ponds: (1, 4, 5, 6, 7, 8, 9, 10 &amp; 32). (Product sheets pg. 10 – 11).</p>	<p>Nutrient abatement program to include 120 lbs. of SummerSlam (or), depending on temperature, NaturesBlend beneficial bacteria/probiotic applied monthly throughout effluent system Ponds: (1, 4, 5, 6, 7, 8, 9, 10 &amp; 32). (Product sheets pg. 10 – 11).</p>
Cost/Month				2040	2040

<b>Emergency Maintenance</b>					
Rapid response to Emergency					
Notification protocols and mitigation plans.					
Required Emergency Response times	<ul style="list-style-type: none"> <li>• Maximum 24-hour callback</li> <li>• Maximum 48-hour on-site response</li> </ul>	Twenty Four (24) hour call back response to fish kills, planktonic blooms, and aeration breakdowns. Forty Eight (48) hour onsite response.	Call back same day, site visit within 48 hours. *Please note, we bill \$198.46/hr for services not proposed (i.e. fish kills or system failures)		
<b>Reporting and Communications</b>					
Report Description	Example Provided in proposal on visit basis	Monthly treatment reports will be provided, outlining trash picked up, plant treated, chemical used, and weather on day of treatment. There will be special notes if anything strange regarding the ponds are observed like stressed or dead wildlife		Examples per visit available in current CDD reports	Examples per visit available in current CDD reports
Annual Summary	Will Provide				
Board Meeting Attendance	Attend Upon Request				
<b>Compliance</b>					
Requirments	Comply	Comply	Comply	Comply	Comply
<b>Bid Requirements</b>					
Company Background	See Propoal	See Propoal	See Propoal	See Propoal	See Propoal
Available Equipment	See Propoal	See Propoal	See Propoal	See Propoal	See Propoal
Licencing and Certifications	Licencing meets requirements	Licencing meets requirements	Licencing meets requirements	Licencing meets requirements	Licencing meets requirements
References	Provided	Provided	Provided	Provided	Provided

**SOW-anchored comparison matrix**

Category	SOW / Baseline (Lake Doctors)	Lake Doctors – Bid 1	Lake Doctors – Bid 2	FWI	AllWater FL	Future Horizons
<b># of ponds covered</b>	34 ponds	x	x			
<b>Service frequency</b>	Inspections/year	Monthly once each	Monthly once each			
<b>Application methods</b>	Boat, ATV, airboat if needed					
<b>Inspection Cost</b>			2700	2700		
<b>Mechanical harvesting</b>	Available on request					
<b>Grass carp</b>	150 carp; FWC-permitted; \$2,000		2400	2400		
<b>Nutrient abatement</b>	120 lbs SummerSlam/NaturesBlend monthly (effluent ponds)					
<b>Water chemistry testing</b>	Semi-annual full lab panel (TP, TN, HAB, etc.)					
<b>BMP stormwater inspection</b>	Every 2 years; \$4,800					
<b>Aeration systems</b>	10 systems; quarterly service					
<b>Midge control</b>	Spring & Fall larvicide					
<b>Trash/debris removal</b>	Included					
<b>Reporting</b>	Monthly reports + annual assessment					
<b>Callback policy</b>	Free 24–48 hours					
<b>Monthly cost</b>		\$5,590				
<b>Extra fees</b>	Grass carp, BMP inspection, lab fees					
<b>Contract terms</b>	Auto-renew; termination rules defined					
<b>Insurance</b>	WC, Auto, GL, Pollution Liability					
<b>References</b>	Extensive list of similar CDDs					



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# **Amelia National Community Development District**

**Ratification of Payment Authorization  
Nos. 319-328**

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 319  
1/23/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
15020-011626	FPL (AMELI)	01/16/2026	Amelia National CDD	118.00
42156-011626	FPL (AMELI)	01/16/2026	Amelia National CDD	90.58
42159-011626	FPL (AMELI)	01/16/2026	Amelia National CDD	39.05
45521-011626	FPL (AMELI)	01/16/2026	Amelia National CDD	116.00
59383-011626	FPL (AMELI)	01/16/2026	Amelia National CDD	167.13
140436	PFM Group Consulting LLC (AMELI)	01/14/2026	Amelia National CDD	2,144.21
7955	VGlobalTech (AMELI)	12/01/2025	Amelia National CDD	300.00
8099	VGlobalTech (AMELI)	01/01/2026	Amelia National CDD	125.00
<b>Total:</b>				<b>3,099.97</b>

*Kwame Jackson*  
Secretary / Assistant Secretary

*[Signature]* 27 Jan 2024  
Chairman / ~~Vice Chairman~~

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 320

1/30/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
28533	Grau and Associates (AMELI)	02/02/2026	Amelia National CDD	4,800.00
3690220	Kutak Rock LLP (AMELI)	01/31/2026	Amelia National CDD	504.50
55552	Prime AE (AMELI)	01/28/2026	Amelia National CDD	327.50
343373B	The Lake Doctors, Inc. (AMELI)	02/01/2026	Amelia National CDD	2,500.00
2024-7-27	Trapper John's Beaver Busters (AMELI)	02/02/2025	Amelia National CDD	850.00
2024-7-28	Trapper John's Beaver Busters (AMELI)	02/02/2025	Amelia National CDD	2,500.00
<b>Total:</b>				<b>11,482.00</b>

*Kwame Jackson*

Secretary / Assistant Secretary

*[Signature]*  
Chairman / Vice Chairman

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 321

2/6/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
6684	Persson Cohen Mooney Fernandez (AMELI)	02/03/2026	Amelia National CDD	1,312.50
DM-02-2026-01	PFM Group Consulting LLC (AMELI)	02/05/2026	Amelia National CDD	3,175.00
8179	VGlobalTech (AMELI)	02/01/2026	Amelia National CDD	125.00
<b>Total:</b>				<b>4,612.50</b>

*Kwame Jackson*  
Secretary / Assistant Secretary

*[Signature]* 12/23/2026  
Chairman / Vice Chairman

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 322

2/13/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
74181	Leland Management, Inc. (AMELI)	02/01/2026	Amelia National CDD	925.00
OE-EXP-02-2026-01	PFM Group Consulting LLC (AMELI)	02/06/2026	Amelia National CDD	6.78
2141416	The Lake Doctors, Inc. (AMELI)	02/13/2026	Amelia National CDD	200.00
3318	Victory Lawn & Landscape (AMELI)	01/09/2026	Amelia National CDD	4,482.17
3344	Victory Lawn & Landscape (AMELI)	01/14/2026	Amelia National CDD	1,385.00
3345	Victory Lawn & Landscape (AMELI)	01/14/2026	Amelia National CDD	750.00
3351	Victory Lawn & Landscape (AMELI)	01/26/2026	Amelia National CDD	4,482.17
3477	Victory Lawn & Landscape (AMELI)	02/12/2026	Amelia National CDD	483.00
3480	Victory Lawn & Landscape (AMELI)	02/12/2026	Amelia National CDD	839.00
<b>Total:</b>				<b>13,553.12</b>

*Venessa Ripoll*

Secretary / Assistant Secretary

*[Signature]* 25 Feb 2026  
Chairman / ~~Vice Chairman~~

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

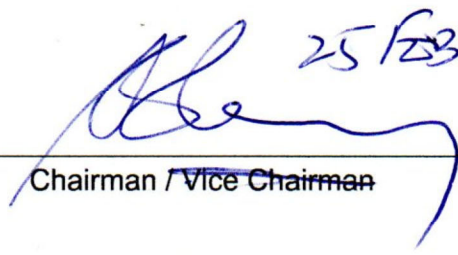
Payment Authorization 323

2/20/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
15020-021826	FPL (AMELI)	02/18/2026	Amelia National CDD	154.93
42156-021826	FPL (AMELI)	02/18/2026	Amelia National CDD	85.04
42159-021826	FPL (AMELI)	02/18/2026	Amelia National CDD	39.44
45521-021826	FPL (AMELI)	02/18/2026	Amelia National CDD	122.04
59383-021826	FPL (AMELI)	02/18/2026	Amelia National CDD	174.31
<b>Total:</b>				<b>575.76</b>

*Venessa Ripoll*

Secretary / Assistant Secretary

*25 FEB 2026*  


Chairman / Vice Chairman

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 324

2/27/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
022674543	Nassau County Record (AMELI)	02/22/2026	Amelia National CDD	198.00
22011660	Prime AE (AMELI)	02/25/2026	Amelia National CDD	6,063.79
<b>Total:</b>				<b>6,261.79</b>

*Kwame Jackson*  
Secretary / Assistant Secretary

*[Signature]* 5 Mar 2026  
Chairman / ~~Vice Chairman~~

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 325

3/6/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
75303	Leland Management, Inc. (AMELI)	03/01/2026	Amelia National CDD	925.00
140935	PFM Group Consulting LLC (AMELI)	03/03/2026	Amelia National CDD	33.75
140989	PFM Group Consulting LLC (AMELI)	03/03/2026	Amelia National CDD	42.10
OE-EXP-03-2026-01	PFM Group Consulting LLC (AMELI)	03/04/2026	Amelia National CDD	98.97
351203B	The Lake Doctors, Inc. (AMELI)	03/01/2026	Amelia National CDD	2,500.00
351204B	The Lake Doctors, Inc. (AMELI)	03/01/2026	Amelia National CDD	775.00
2024-7-29	Trapper John's Beaver Busters (AMELI)	03/02/2025	Amelia National CDD	850.00
8264	VGlobalTech (AMELI)	03/01/2026	Amelia National CDD	125.00
<b>Total:</b>				<b>5,349.82</b>

*Vivian Carvalho*

Secretary / Assistant Secretary

*[Signature]*  
12 Mar 2026  
Chairman / Vice Chairman

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 326

3/13/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
6780	Persson Cohen Mooney Fernandez (AMELI)	03/04/2026	Amelia National CDD	2,975.00
DM-03-2026-1	PFM Group Consulting LLC (AMELI)	03/05/2026	Amelia National CDD	3,175.00
3482	Victory Lawn & Landscape (AMELI)	02/25/2026	Amelia National CDD	4,482.17
<b>Total:</b>				<b>10,632.17</b>

*Venessa Ripoll*

Secretary / Assistant Secretary

*[Signature]* 25 MAR 2026

Chairman / ~~Vice Chairman~~

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 327  
3/20/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
15020-031926	FPL (AMELI)	03/19/2026	Amelia National CDD	138.23
42156-031926	FPL (AMELI)	03/19/2026	Amelia National CDD	85.29
42159-031926	FPL (AMELI)	03/19/2026	Amelia National CDD	38.41
45521-031926	FPL (AMELI)	03/19/2026	Amelia National CDD	90.58
59383-031926	FPL (AMELI)	03/19/2026	Amelia National CDD	152.82
<b>Total:</b>				<b>505.33</b>

*Vivian Carvalho*

Secretary / Assistant Secretary

25 Mar 2026

*[Signature]*  
Chairman / ~~Vice Chairman~~

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 328**

3/31/2026

Item No.	Payee	Invoice #	General Fund FY 2026
1	<b>Paul Krupp</b> Control Structure Modification - Pond 23	1180	\$ 7,000.00
2	<b>Prime AE</b> Engineering Services Through 02/27/26 - Pond 23	22011815	\$ 1,962.52
<b>TOTAL</b>			<b>\$ 8,962.52</b>

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

*31 Mar 2026*  
  
\_\_\_\_\_  
Chairman / ~~Vice Chairman~~



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# **Amelia National Community Development District**

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



# Amelia National CDD

## February 2026 Financial Package

February 28, 2026

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



**Amelia National CDD**  
Statement of Financial Position  
As of 2/28/2026

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Long Term Debt Group	Total
<b><u>Assets</u></b>						
<b><u>Current Assets</u></b>						
General Checking - CNB	\$218,997.32					\$218,997.32
State Board of Administration	7,029.53					7,029.53
CNB Engineering Reserve	28,524.50					28,524.50
CNB Reserve	122,705.60					122,705.60
CNB - Aerator Reserve	60,630.63					60,630.63
Assessments Receivable	37,531.53					37,531.53
Prepaid Expenses	2,020.31					2,020.31
Assessments Receivable		\$12,222.92				12,222.92
Due From Other Funds		0.01				0.01
Revenue 2021 Refund		302,442.45				302,442.45
Interest 2021 Refund		18.85				18.85
Prepayment 2021		897.80				897.80
Assessments Receivable			\$239,326.39			239,326.39
Due From Other Funds			(0.01)			(0.01)
Debt Service Reserve - 2006A			220,772.93			220,772.93
Revenue - 2006A			114,494.08			114,494.08
Prepayment 2006A			37,635.83			37,635.83
Acquisition/Construction - 2006A				\$45,082.25		45,082.25
Deferred Cost - 2006A				287,002.64		287,002.64
Total Current Assets	<u>\$477,439.42</u>	<u>\$315,582.03</u>	<u>\$612,229.22</u>	<u>\$332,084.89</u>	<u>\$0.00</u>	<u>\$1,737,335.56</u>
<b><u>Investments</u></b>						
Amount Available in Debt Service Funds					\$676,261.94	\$676,261.94
Amount To Be Provided					4,517,738.06	4,517,738.06
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,194,000.00</u>	<u>\$5,194,000.00</u>
<b>Total Assets</b>	<b><u>\$477,439.42</u></b>	<b><u>\$315,582.03</u></b>	<b><u>\$612,229.22</u></b>	<b><u>\$332,084.89</u></b>	<b><u>\$5,194,000.00</u></b>	<b><u>\$6,931,335.56</u></b>
<b><u>Liabilities and Net Assets</u></b>						
<b><u>Current Liabilities</u></b>						
Accounts Payable	\$6,261.79					\$6,261.79
Deferred Revenue	37,531.53					37,531.53
Deferred Revenue		\$12,222.92				12,222.92
Deferred Revenue			\$239,326.39			239,326.39
Total Current Liabilities	<u>\$43,793.32</u>	<u>\$12,222.92</u>	<u>\$239,326.39</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$295,342.63</u>
<b><u>Long Term Liabilities</u></b>						
Revenue Bonds Payable - Long-Term					\$5,194,000.00	\$5,194,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,194,000.00</u>	<u>\$5,194,000.00</u>
<b>Total Liabilities</b>	<b><u>\$43,793.32</u></b>	<b><u>\$12,222.92</u></b>	<b><u>\$239,326.39</u></b>	<b><u>\$0.00</u></b>	<b><u>\$5,194,000.00</u></b>	<b><u>\$5,489,342.63</u></b>



**Amelia National CDD**  
Statement of Financial Position  
As of 2/28/2026

	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	98,665.74					98,665.74
Current Year Net Assets - General Government	151,327.22					151,327.22
Net Assets, Unrestricted		\$106,700.53				106,700.53
Current Year Net Assets, Unrestricted		196,658.58				196,658.58
Net Assets, Unrestricted			\$379,542.88			379,542.88
Current Year Net Assets, Unrestricted			(6,640.05)			(6,640.05)
Net Assets, Unrestricted				\$327,442.82		327,442.82
Current Year Net Assets, Unrestricted				4,642.09		4,642.09
Net Assets - General Government				(0.02)		(0.02)
<b>Total Net Assets</b>	<u>\$433,646.10</u>	<u>\$303,359.11</u>	<u>\$372,902.83</u>	<u>\$332,084.89</u>	<u>\$0.00</u>	<u>\$1,441,992.93</u>
<b>Total Liabilities and Net Assets</b>	<u>\$477,439.42</u>	<u>\$315,582.03</u>	<u>\$612,229.22</u>	<u>\$332,084.89</u>	<u>\$5,194,000.00</u>	<u>\$6,931,335.56</u>



**Amelia National CDD**  
**Statement of Activities**  
 As of 2/28/2026

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Long Term Debt Group	Total
<b>Revenues</b>						
On-Roll Assessments	\$231,552.82					\$231,552.82
Off-Roll Assessments	47,460.65					47,460.65
On-Roll Assessments		\$236,331.13				236,331.13
On-Roll Assessments			\$90,601.12			90,601.12
Other Assessments			23,081.96			23,081.96
Total Revenues	<u>\$279,013.47</u>	<u>\$236,331.13</u>	<u>\$113,683.08</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$629,027.68</u>
<b>Expenses</b>						
Supervisor Fees	\$3,000.00					\$3,000.00
Public Official Insurance	4,458.00					4,458.00
Trustee Services	4,040.63					4,040.63
Management	15,875.00					15,875.00
Field Management	4,625.00					4,625.00
Engineering	7,681.43					7,681.43
Disclosure Agent	1,250.00					1,250.00
Property Appraiser	6,248.00					6,248.00
District Counsel	5,096.50					5,096.50
Assessment Administration	7,500.00					7,500.00
Audit	4,800.00					4,800.00
Legal Advertising	609.50					609.50
Contingency/Miscellaneous	13,655.79					13,655.79
Web Site Maintenance	925.00					925.00
Office Misc (Postage, Tel, Copies, Etc.)	339.91					339.91
Dues, Licenses, and Fees	175.00					175.00
Electric	2,525.02					2,525.02
Wetland Upland Maintenance	4,200.00					4,200.00
General Insurance	4,687.00					4,687.00
Lake Maintenance	14,800.00					14,800.00
Landscaping Maintenance & Material	21,385.68					21,385.68
Lake Improvements Repairs & Maintenance	975.00					975.00
Entry Decorations	4,440.00					4,440.00
Principal Payment		\$16,000.00				16,000.00
Interest Payments		25,185.00				25,185.00
Principal Payments			\$45,000.00			45,000.00
Interest Payments			79,415.63			79,415.63
Total Expenses	<u>\$133,292.46</u>	<u>\$41,185.00</u>	<u>\$124,415.63</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$298,893.09</u>
<b>Other Revenues (Expenses) &amp; Gains (Losses)</b>						
Interest Income	\$5,606.21					\$5,606.21
Interest Income		\$1,512.45				1,512.45
Interest Income			\$4,092.50			4,092.50
Interest Income				\$4,642.09		4,642.09
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$5,606.21</u>	<u>\$1,512.45</u>	<u>\$4,092.50</u>	<u>\$4,642.09</u>	<u>\$0.00</u>	<u>\$15,853.25</u>
<b>Change In Net Assets</b>	<b>\$151,327.22</b>	<b>\$196,658.58</b>	<b>(\$6,640.05)</b>	<b>\$4,642.09</b>	<b>\$0.00</b>	<b>\$345,987.84</b>
<b>Net Assets At Beginning Of Year</b>	<b><u>\$282,318.88</u></b>	<b><u>\$106,700.53</u></b>	<b><u>\$379,542.88</u></b>	<b><u>\$327,442.80</u></b>	<b><u>\$0.00</u></b>	<b><u>\$1,096,005.09</u></b>
<b>Net Assets At End Of Year</b>	<b><u><u>\$433,646.10</u></u></b>	<b><u><u>\$303,359.11</u></u></b>	<b><u><u>\$372,902.83</u></u></b>	<b><u><u>\$332,084.89</u></u></b>	<b><u><u>\$0.00</u></u></b>	<b><u><u>\$1,441,992.93</u></u></b>



**Amelia National CDD**  
Budget to Actual  
For the Month Ended 2/28/26

	Year to Date			Adopted FY 2026 Budget	Percentage Spent
	Actual	Budget	Variance		
<b>Revenues</b>					
On Roll Assessments	\$ 231,552.82	\$ 101,470.26	\$ 130,082.56	\$ 243,528.62	95.08%
Off Roll Assessments	47,460.65	30,423.49	17,037.16	73,016.38	65.00%
<b>Net Revenues</b>	<b>\$ 279,013.47</b>	<b>\$ 131,893.75</b>	<b>\$ 147,119.72</b>	<b>\$ 316,545.00</b>	<b>88.14%</b>
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ 3,000.00	\$ 2,916.67	\$ 83.33	\$ 7,000.00	42.86%
Public Official Insurance	4,458.00	1,595.83	2,862.17	3,830.00	116.40%
Trustee Fees	4,040.63	3,456.98	583.65	8,296.76	48.70%
District Management Fees	15,875.00	15,875.00	-	38,100.00	41.67%
Field Management Fees	4,625.00	4,625.00	-	11,100.00	41.67%
District Engineer	7,681.43	2,083.33	5,598.10	5,000.00	153.63%
District Engineer - Reserves	-	833.33	(833.33)	2,000.00	0.00%
Engineering Inspections - Reserves	-	2,083.33	(2,083.33)	5,000.00	0.00%
Disclosure Agent	1,250.00	2,083.33	(833.33)	5,000.00	25.00%
Property Appraiser Fee	6,248.00	2,708.33	3,539.67	6,500.00	96.12%
District Counsel	5,096.50	1,666.67	3,429.83	4,000.00	127.41%
Assessment Administration	7,500.00	3,125.00	4,375.00	7,500.00	100.00%
Re-amortization Schedule	-	208.33	(208.33)	500.00	0.00%
Audit Fees	4,800.00	2,000.00	2,800.00	4,800.00	100.00%
Arbitrage	-	416.67	(416.67)	1,000.00	0.00%
Tax Document Preparation Fee	-	20.00	(20.00)	48.00	0.00%
Legal Advertising	609.50	416.67	192.83	1,000.00	60.95%
Bank Fees	-	41.67	(41.67)	100.00	0.00%
Contingency/Miscellaneous	13,655.79	11,783.75	1,872.04	28,281.00	0.00%
Website Maintenance	925.00	1,125.00	(200.00)	2,700.00	34.26%
Office Misc (Phone/Postage/Copies/Supplies/etc)	339.91	312.50	27.41	750.00	45.32%
Dues, Licenses & Fees	175.00	72.92	102.08	175.00	100.00%
Electric	2,525.02	4,166.67	(1,641.65)	10,000.00	25.25%
Wetlands Water Table Management	4,200.00	2,125.00	2,075.00	5,100.00	82.35%
General Insurance	4,687.00	2,074.25	2,612.75	4,978.20	94.15%
Crime Insurance	-	208.33	(208.33)	500.00	0.00%
Repairs & Maintenance - Entry	-	2,083.33	(2,083.33)	5,000.00	0.00%
Repairs & Maintenance - Irrigation/wetland tree maintenance	-	3,333.33	(3,333.33)	8,000.00	0.00%
Lake Maintenance	14,800.00	16,041.67	(1,241.67)	38,500.00	38.44%
Landscape Maintenance	21,385.68	22,410.85	(1,025.17)	53,786.04	39.76%
Landscape Improvement	-	1,666.67	(1,666.67)	4,000.00	0.00%
Lake Improvements Repairs and Maint	975.00	1,666.67	(691.67)	4,000.00	24.38%
Lake Treatment	-	2,083.33	(2,083.33)	5,000.00	0.00%
Entry Decorations	4,440.00	2,083.33	2,356.67	5,000.00	88.80%
Lake Improvements/Aerators New	-	12,500.00	(12,500.00)	30,000.00	0.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 133,292.46</b>	<b>\$ 131,893.75</b>	<b>\$ 1,398.71</b>	<b>\$ 316,545.00</b>	<b>42.11%</b>
<b>Income (Loss) from Operations</b>	<b>\$ 145,721.01</b>	<b>\$ -</b>	<b>\$ 145,721.01</b>	<b>\$ -</b>	
<b>Other Income (Expense)</b>					
Interest Income	\$ 5,606.21	\$ -	\$ 5,606.21	\$ -	
<b>Total Other Income (Expense)</b>	<b>\$ 5,606.21</b>	<b>\$ -</b>	<b>\$ 5,606.21</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ 151,327.22</b>	<b>\$ -</b>	<b>\$ 151,327.22</b>	<b>\$ -</b>	



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# **Amelia National Community Development District**

## **Field Manager**

- **Work Order Spreadsheet**

## Maintenance Log - Amelia National POA - 219

All  
Owners

### Common Area Maintenance Problems

Area	Description					Group
<b>Fence along Amelia Concourse</b>						<b>Owners</b>
St	WO #	Prob Date	Category	Problem	Vendor	Action
O	2026-219-00006	4/1/26	Landscaping	Proposal	Schuyler Bell	<ul style="list-style-type: none"> <li>Created open maintenance issue.</li> </ul>
Notes: (4/1/26) Quote recived from Victory to install hedges at the back gate, pending two additonal quotes from The Greenery and Coastal Greenery. .						

Area	Description					Group
<b>Gate - Back gate</b>						<b>Owners</b>
St	WO #	Prob Date	Category	Problem	Vendor	Action
O	2026-219-00008	3/25/26	General Repair	Plumbing Issue		<ul style="list-style-type: none"> <li>Created open maintenance issue.</li> </ul>
Notes: (3/25/26) Obtaining quotes to replace the toilet and sink at the Guardhouse. Meet with Mike Veazy and Jake Card 3/25.						

Area	Description					Group
<b>Guard House</b>						<b>Owners</b>
<b>95061 Amelia National Parkway, Fernandina Beach, FL 32034</b>						
St	WO #	Prob Date	Category	Problem	Vendor	Action
O	2026-219-00007	3/25/26	General Repair	Electrical Work		<ul style="list-style-type: none"> <li>Created open maintenance issue.</li> </ul>
Notes: (3/25/26) Obtaining quotes to replace the interior lightning at the Guardhouse. Meet with Mike Veazy and Jake Card 3/25.						
O	2026-219-00005	3/25/26	General Repair	Painting		<ul style="list-style-type: none"> <li>Created open maintenance issue.</li> </ul>
Notes: (3/25/26) Obtaining quotes for a full interior paint at the Guradhouse to include drywall repair and baseboard replacement. .						
O	2026-219-00001	1/5/26	General Repair	Electrical Work		<ul style="list-style-type: none"> <li>Created open maintenance issue.</li> </ul>
Notes: (1/5/26) JAX electric looking to convert gas lanterns to electric . (2/23/26) email from vendor . (3/12/26) pending decision from BOD whether to use vendor supplied light fixtures .						

Area	Description					Group
<b>Roadway - Amelia National Pkwy</b>						<b>Owners</b>
St	WO #	Prob Date	Category	Problem	Vendor	Action
M	2025-219-00024	9/26/25	Streets and Sidewalk Repair	Other/Misc		<ul style="list-style-type: none"> <li>Created open maintenance issue.</li> <li>Status was changed from 'Open' to 'In-progress'.</li> </ul>
Notes: (9/26/25) proposal for engineer to evaluate roadways .						

Area	Description					Group
<b>Gate - Back gate</b>						<b>Owners</b>
St	WO #	Prob Date	Category	Problem	Vendor	Action
O	2025-219-00023	9/26/25	Landscaping	Proposal	Schuyler Bell	<ul style="list-style-type: none"> <li>Created open maintenance issue.</li> </ul>
Notes: (9/26/25) proposal for maintenace of back gate landscape .						