

Amelia National Community Development District

3501 Quadrangle Boulevard, Suite 270 | Orlando, FL 32817

PHONE 407-723-5900, FAX 407-723-5901

www.amelianationalcdd.com

The meeting of the Board of Supervisors of Amelia National Community Development District will be held **Monday, June 8, 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/ripolly>

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]***
1. Letter From Supervisor of Elections – Nassau County

Administrative Matter

2. Consideration of the Minutes of the:
 - a. April 13, 2026, Board of Supervisors' Workshop Meeting
 - b. April 27, 2026, Continued Board of Supervisors' Workshop Meeting

Vendor Report

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

Old Business Matters

3. Review of Amelia National CDD Map
4. Review and Consideration of Acquisition of Improvements for Phase One-C Segment and One-D Segment 2A Improvements

New Business Matters

5. Consideration of Resolution 2026-04, Approving a Preliminary Budget for Fiscal Year 2026 and Setting a Public Hearing Date [Suggested Date, August 10, 2026]
6. Review and Consideration of District Engineer RFP
 - a. Alliant Engineering Inc.
7. Review and Consideration of Holiday Lights Proposal
8. Update on Pond Maintenance
9. Ratification of Payment Authorization Nos. 329-334
10. Review and Consideration of District Financials



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Other Business

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

Adjournment



Amelia National Community Development District

**Letter From Supervisors of Election –
Nassau County**



904.491.7500
96135 Nassau Place, Suite 3
Yulee, FL 32097
info@votennassaufl.gov
www.VoteNassaufl.gov

April 15, 2026

Ms. Venessa Ripoll
District Manager
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817

RE: Amelia National Community Development District

Dear Ms. Ripoll,

In accordance with FS 190.006, we are providing you with the following information that as of April 15, 2026, there are 954 registered voters within Amelia National Community Development District's boundaries.

Should you have questions, please do not hesitate to contact us.

Sincerely,

Janet H. Adkins
Nassau County Supervisor of Elections

Para solicitar este documento en español, llame a nuestra oficina al 904.491.7500



Amelia National Community Development District

Consideration of the Minutes of the:

- a. April 13, 2026, Board of Supervisors'
Workshop Meeting**
- b. April 27, 2026, Continued Board of
Supervisors' Workshop Meeting**

MINUTES OF MEETING

AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING MINUTES

Monday, April 13, 2026, 11:30 AM

95211 Clubhouse Road, Fernandina Beach, FL, 32034

Board Members present:

Stephen Kearney	Chairperson
Vance Renfro	Vice Chairperson
Julie Stola	Assistant Secretary
Ron Hebron	Assistant Secretary
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)
Neal Brockmeier	District Engineer – Prosser, Inc.	(via phone)
Jadiz Marshall	HOA – Leland Management, Inc.	
Kelly White	ICI Homes	(via phone)
Mike Veazey	ICI Homes	(via phone)
Various audience members		

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

Ms. Ripoll called to order the Amelia National CDD Board of Supervisors' meeting at 11:31 a.m. and confirmed quorum with roll call. Those in attendance are listed above.

Ms. Ripoll noted there will be a workshop at the next meeting on June 8, 2026, and there will be a public comment period.

Public Comment Period

A resident commented regarding the perimeter fence and questioned if there would be a special assessment for that project. She also noted that last week a minor came through the tree line and started fishing on Pond 5. Mr. Kearney noted the perimeter fence is not a CDD project, it is an POA or golf course project. It was noted there has not been a definitive decision regarding the fencing.

A resident commented regarding the 30-year term of the CDD and the bond payoff. It was noted the bond payoffs are 30 years from 2004 and 2006. The CDD will not be automatically terminated at that time, as it is continuous.

Mr. Lewis gave an overview of the CDD entity.

A resident commented regarding the status of the back gate. It was noted that is a Developer issue, not a CDD issue. Mr. Veazey noted the gate should be completed by the end of the month and will allow for construction access from 7:00 a.m. to 5:00 p.m.

A member of the public, Mr. Schwartz, noted he is representing the pond management proposal from Florida Waterways Inc. and gave an overview of the proposal.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS

Administrative Matters

Consideration of the Minutes of the:

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

The Board reviewed the minutes.

It was noted there were spelling errors on page 6 and page 11 of the Workshop Meeting minutes.

ON MOTION by Ms. Stola, seconded by Mr. Renfro, with all in favor, the Board approved the February 9, 2026, Board of Supervisors' Workshop Meeting, and the February 9, 2026, Board of Supervisors' Meeting, as amended.

THIRD ORDER OF BUSINESS

Vendor Report

District Engineer

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

Mr. Brockmeier gave an update on Wild Cherry Drive and Pond 23. It was noted a control structure has been modified to accommodate a 2-stage weir for lower and higher elevation. The scope of work has been deemed complete, and the ponds are now operating at the level per the permit conditions.

Mr. Brockmeier noted the Wild Cherry corrections are being reviewed by the Developer and evaluations are being gathered. It was noted the contract has to be agreed upon within the next week.

There was brief discussion regarding the curb and gutters. It was noted that those areas will be a part of the evaluation.

A resident commented regarding the deterioration on Wild Cherry. It was noted that resident communication will be sent out once evaluation results have been received.

Mr. Phelleps noted there are three locations on Bermuda that are causing depression and sink issues. Mr. Phelleps will follow up with Mr. Brockmeier.

A resident commented regarding evaluating beneath the road culverts and how often that takes place. It was noted the inspections take place every five years but can be reviewed earlier at a cost to the District.

There was discussion regarding the culverts and inspections. It was noted most of the culverts have a life span of 50 years. There needs to be budget planning done in order to include additional inspections.

Mr. Hebron requested a review of what was previously completed by the District Engineer in order to have a data report.

The Board requested a recommended inspection schedule of what has been completed and what the future schedule should be. The District Engineer will provide a proposal at the next Board meeting.

There was brief discussion regarding the previous work completed and the frequency of those inspections.

Mr. Kearney noted the new map shows pond ownership with some of the ponds being half owned by the golf course while others that are next to the golf course are not. It was noted this is based on the County's property appraiser.

FOURTH ORDER OF BUSINESS

Business Matters

Update of Fountain Installation

Mr. Veazey gave an update regarding the fountain location on Pond 8. It was noted there are anemometers that gauge wind and will shut down the fountain if needed.

It was noted the fountain has already been installed on Pond 9 and only needs electricity. The pond level is not an issue at this time.

There was brief discussion regarding the hold harmless agreement related to the fountains that have been drafted. It has been noted that it will need to be signed by the golf club.

ON MOTION by Ms. Stola, seconded by Mr. Kearney, with all in favor, the Board approved the Fountain Installation at Pond 8, subject to the anemometer and Hold Harmless Agreement.

Review and Consideration of Proposals for Pond 17

Mr. Kearney gave an overview of Pond 17 and noted fencing has been approved, although it is not within budget. District Management has recommended a natural Viburnum hedge instead of fencing. Two proposals have been provided.

Mr. Kearney gave an overview of the proposals.

Mr. Phelleps noted the Viburnum will require additional maintenance and recommended the fence.

Mr. Hebron noted the fence provides security but is costly.

There was brief discussion regarding the maintenance cost and the budget. It was noted the landscaping vendor will be mowing that area.

A resident noted the Viburnum provides an appropriate barrier.

There was discussion regarding the wire fence versus barbed wire and potential liability issues.

There was also brief discussion regarding the fence being cut by the golf course. It was noted this was done by a vendor.

A resident recommended installing holly instead of Viburnum.

ON MOTION by Ms. Stola, seconded by Mr. Renfroe, with Mr. Phelleps and Mr. Hebron opposed, and all others in favor, the Board approved the seven gallon Viburnum hedges with three feet centers Proposal for Pond 17 with no barbed wire.

It was noted this will be taken from contingency.

There was brief discussion regarding pond liability. It was noted that any owner could be liable.

It was noted there are also alligators at some of the ponds. Mr. Kearney recommended calling District Management to have the alligator removed.

Review and Consideration of Pond Maintenance Proposals

Mr. Phelleps gave an overview of the four pond maintenance proposals. He recommended Future Horizons and noted they were a previous pond vendor. It was noted there has to be a budget for emergency pond expenses and materials.

There was discussion regarding the proposal costs and scope of work. It was noted there are multiple a la carte expenses that happen throughout the year.

Mr. Phelleps gave an overview of Future Horizons and their work in other communities. He recommended switching when the contract ends with Lake Doctors.

Ms. Ripoll noted the termination clause requires 30-day notice.

It was noted this scope of work has been reviewed by the Board.

ON MOTION by Mr. Kearney, seconded by Ms. Stola, with all in favor, the Board approved Pond Maintenance Proposal from Future Horizons.

ON MOTION by Mr. Kearney, seconded by Ms. Stola, with all in favor, the Board authorized District Management to terminate Lake Doctors by written 30-day notice.

Mr. Kearney thanked Mr. Phelleps for all his work on the project.

Review of Amelia National CDD Map

The Board reviewed the Amelia National CDD map.

There was brief discussion regarding pond ownership.

Mr. Kearney gave an overview of the pond and road ownership based on the map. It was noted all items have not been turned over to the District.

Mr. Brockmeier gave an overview of the pond ownership. It was noted there are certain ponds that have multiple owners and the newer areas have not yet been platted. It is recommended that the ponds that have not been platted be turned over to the CDD by the golf course in the future.

There was discussion regarding turning over the ponds to the CDD.

Mr. Brockmeier gave an overview of the platting process.

Ms. White noted those acquisitions are on the agenda, but the preliminary platting process has already been completed due to time constraints.

Mr. Hebron also noted he has questions related to the landscaping part of the map.

A resident commented regarding water ownership and liability.

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

This item was deferred.

Discussion Regarding Engineering Services

This item was deferred.

Review and Acceptance of Fiscal Year 2025 Audit Report

This item was deferred.

Review and Consideration of Acquisition of Improvements for Phase One-C Segment and One-D Segment 2A Improvements

This item was deferred.

Review and Consideration of the Arbitrage Rebate Engagement Letter for Series 2006A Capital Improvement Revenue Bonds with GNP Services

This item was deferred.

Update on Pond Maintenance

This item was deferred.

**Ratification of Payment
Authorization Nos. 319-328**

This item was deferred.

**Review and Consideration of
District Financials**

This item was deferred.

FIFTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Manager – No report.

Field Manager –

- **Work Order Spreadsheet**
No report.

**Audience Comments and
Supervisor Requests**

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

SIXTH ORDER OF BUSINESS

Continuance

Ms. Ripoll called for a motion to continue.

ON MOTION by Mr. Renfro, seconded by Ms. Stola, with all in favor, the April 13, 2026, Board of Supervisors' Meeting of the Amelia National CDD was continued to April 27, 2026, at 11:30 a.m., at the current location.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

MINUTES OF MEETING

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

Monday, April 27, 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
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)
Jadiz Marshall	HOA Manager – Leland Management, Inc.	
Neal Brockmeier	District Engineer – Prosser, Inc.	(via phone)
Kelly White	ICI Homes	(via phone)

Various audience members

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

Ms. Ripoll called to order the Amelia National CDD Board of Supervisors' meeting at 11:33 a.m. and confirmed quorum with roll call. Those in attendance are listed above.

Public Comment Period

A resident commented regarding having a continued meeting and the additional cost. She recommended charging the cost to ICI Homes as it was a miscommunication from the Amenity Center. Ms. White noted that allowing the CDD to use the Amenity Center is a privilege and they can rent a facility if desired.

A resident commented regarding the entrance irrigation and landscaping. Ms. Ripoll noted the irrigation is now working and new flowers will be installed.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS

Business Matters

Review of Amelia National CDD Map

The Board reviewed the Amelia National CDD map.

Mr. Kearney reviewed the areas owned by the CDD. He noted that District Counsel recommended that a Board liaison work with the District Engineer to inspect all gutters, culverts, ponds, and anything maintained by the CDD. It was noted there are two additional areas that will be transferred over from ICI Homes, which also need inspection.

There was discussion regarding the areas and inspecting for repair. Mr. Renfroe noted he has videoed the entire gutter system in the community. Mr. Renfroe agreed to be the Board liaison for this project.

Mr. Brockmeier gave an overview of the previous stormwater inspections.

There was brief discussion regarding Pond 23 and issues with the weir. It was noted this was built prior to inspections.

Mr. Brockmeier agreed to meet with Mr. Renfroe to inspect the needed areas.

Ms. Ripoll requested that the District Engineer provide a quote to repair the gutters on Wild Cherry Dr.

A resident noted that a survey should be completed to see the water conveyance systems and underground facilities. Mr. Brockmeier noted the areas with issues can have a smart level placed on them in order to determine the grade. If a survey is needed, they will be requested.

There was discussion regarding previous surveys and the issues on Wild Cherry Dr..

It was noted there was a separate design engineer that worked with ICI Homes on the infrastructure, although within the same office. Mr. Brockmeier noted that he completes his own independent review for the CDD.

Mr. Hebron requested clarification regarding stormwater ownership on the map. He noted Pond 24A, Pond 13, and Pond 14 are half owned by the golf club. Mr. Brockmeier noted these areas will be dedicated to the CDD for maintenance once construction is completed. Ms. White noted those parcels have areas on the golf course.

There was lengthy discussion regarding stormwater ownership and pond maintenance. It was noted there are two owners within Amelia National, which are the Developer and the golf course. However, those pond areas will eventually be conveyed to the CDD for stormwater maintenance.

Mr. Hebron commented on the landscaping management map and noted the CDD does not have landscape responsibility according to the map. It was noted the map is related to ownership, not the maintenance agreement.

There was brief discussion regarding the maps being posted on the District's website. It was noted they can be adjusted for residents' view as the Board chooses. The maps are strictly tied to ownership.

It was noted the CDD has an access and maintenance agreement for the land from Amelia Concourse to the front gate, but it is owned by the POA.

There was discussion regarding the landscaping maintenance, ownership, and the agreements in place. Ms. White will send out the maintenance agreement information to the Board.

Mr. Hebron requested that the maps be updated according to the discussion and be resubmitted at the next meeting. Mr. Brockmeier noted any access agreements should be sent to him in order to notate them on the map properly. Ms. White noted she will send to Mr. Brockmeier, District Management, District Counsel and the Chair.

This item will remain on the agenda.

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

Ms. Ripoll noted this is a statute requirement and Seats 2 and 5 will be up for General Election.

Ms. Ripoll reviewed the process of the General Election and noted it will be posted on the District' website, but everything goes through the Supervisor of Elections. The General Election runs June 8 through June 12, 2026.

Mr. Hebron requested that a term limit be added for the Chair within the resolution. Mr. Lewis noted Seats can be redesignated at any time or the term limit can be put into the Rules of Procedure.

ON MOTION by Mr. Kearney, seconded by Ms. Stola, with all in favor, the Board approved Resolution 2026-04, Designating Board Member Seats for the Upcoming General Election 2026.

**Discussion Regarding
Engineering Services**

There was discussion regarding the District Engineer and the County inspections.

Ms. Ripoll noted that if a new District Engineer is requested, an RFP would need to be completed. She would work with District Counsel on this process.

There was brief discussion regarding the RFP process.

ON MOTION by Mr. Hebron, seconded by Ms. Stola, with all in favor, the Board authorized District Management and District Counsel to proceed with the RFP process for a new District Engineer.

A resident commented regarding the conveyance of responsibility. He noted the interest of the CDD is not the same as the interest of ICI Homes and agreements should state these assurances.

Ms. Ripoll reviewed the RFP process.

It was noted this will be included on the next agenda.

A resident commented regarding the construction and possible damage to the gutters and roads. It was noted the roads are the POA responsibility.

There was lengthy discussion regarding the potential damage and responsibility.

It was noted residents can retain counsel to pursue litigation against ICI Homes in the future if they fail to meet the requirements.

Mr. Kearney noted any damage should be at the cost of the builders, but the CDD does maintain the gutters.

Review and Acceptance of Fiscal Year 2025 Audit Report

Ms. Ripoll noted the audit report has been reviewed by District Staff and the Chair. Any questions have been addressed with Ms. Glasgow and Ms. Cuesta.

Mr. Hebron requested clarification on the excess deficiency of revenue line item within the report. Ms. Glasgow provided an overview and noted she will follow up with exact area the funds came from.

There was brief discussion regarding the excess funds. It was noted these are reflected on the financial statements.

Mr. Hebron reviewed the financial statements and requested to know exactly where the excess funds were put. It was noted that in the future, any monies that are transferred will be communicated to the Board.

Ms. Ripoll noted the audit is completed by an outside firm and goes through the Auditor Selection Committee.

ON MOTION by Mr. Renfroe, seconded by Ms. Stola, with all in favor, the Board accepted the Fiscal Year 2025 Audit Report.

**Review and Consideration of
Acquisition of Improvements for
Phase One-C Segment and One-D
Segment 2A Improvements**

Ms. Ripoll noted this was at the request of ICI Homes.

Mr. Lewis gave an overview of the acquisition and the potential maintenance responsibilities.

There was lengthy discussion regarding the cost of the improvements. Ms. White gave an overview. It was noted these funds were built into the original bond issuance and ICI Homes has a legal right to the money.

It was noted that the Board previously did not approve these funds.

Mr. Kearney noted that several ICI construction projects have not been completed properly, at the cost of the CDD. Due to this, District Counsel has advised that the CDD should be reimbursed from those funds prior to disbursement to ICI Homes.

There was discussion regarding the construction projects.

Ms. White noted the projects are inspected and approved by both the engineer and the County.

Ms. Lewis noted that bond holder consent would need to take place in order for the District to get reimbursement for associated costs.

Ms. White noted that ICI Homes continues to invest funds into the property. She commented regarding possible litigation and noted that the CDD did not go through a bond holder when the 2004 bonds were refinanced.

There was discussion regarding the funds and deferred cost.

Mr. Lewis gave an overview of the document and noted the CDD will eventually have to accept the land.

There was brief discussion regarding the issues that have not been completed correctly. It was noted that amounts and details would need to be compiled to be sent to District Counsel for further review.

Ms. White noted that there would need to be bond holder consent for reimbursement. She recommended reaching out to bond holder Counsel.

It was noted the Bermuda ditch issue was related to the POA.

This item was tabled.

**Review and Consideration of the
Arbitrage Rebate Engagement
Letter for Series 2006A Capital
Improvement Revenue Bonds with
GNP Services**

Ms. Ripoll gave an overview and noted that GNP Services reviews the bonds to make sure the District is in compliance. This is a statutory requirement and is within the budget.

ON MOTION by Mr. Renfroe, seconded by Ms. Stola, with all in favor, the Board approved the Arbitrage Rebate Engagement Letter for Series 2006A Capital Improvement Revenue Bonds with GNP Services.

Update on Pond Maintenance

Mr. Phelleps noted that letters will be going out to Future Horizons and Lake Doctors for the transition of vendors.

Ms. Ripoll noted the Lake Doctors termination letter was sent today. The last day of services will be May 31, 2026.

Mr. Lewis noted the contract for Future Horizons will be sent out by tomorrow.

**Ratification of Payment
Authorization Nos. 319-328**

The Board reviewed the payment authorizations.

There was brief discussion regarding the Beaver Buster payments. It was noted one was a monthly payment, and one was for a clean out project. This will be an ongoing payment for the beaver issues.

It was noted the weir project work has been completed.

ON MOTION by Mr. Kearney, seconded by Mr. Renfroe, with all in favor, the Board ratified Payment Authorization Nos. 319-328.

Review and Consideration of District Financials

The Board reviewed the District Financials.

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

Staff Reports

District Counsel – Mr. Lewis noted the agreement has been drafted regarding the fountains on Pond 8 and Pond 9. It has been reviewed by ICI Homes with agreed upon changes.

The Board reviewed the agreement.

ON MOTION by Mr. Phelleps, seconded by Ms. Stola, with all in favor, the Board approved the Agreement for the Fountains on Pond 8 and Pond 9.

District Counsel will reach out to the bond holder regarding reimbursement from the tentative acquisition of improvements.

District Manager – Ms. Ripoll noted the next meeting is scheduled for June 8, 2026, and will include a workshop prior to the meeting.

Mr. Phelleps recommended included the proposed budget review in the workshop agenda.

Ms. Ripoll noted that once the budget is approved, it can be decreased but cannot be increased.

Field Manager –

- **Work Order Spreadsheet**

Ms. Marshall gave an overview of the work order spreadsheet. It was noted the repairs on Bermuda Drive will be taking place on Friday, May 1, 2026.

**Audience Comments and
Supervisor Requests**

A resident requested an update regarding the rear automatic gates. It was noted that County inspections have to take place prior to completion.

There was brief discussion regarding construction traffic. It was noted the gates will be open during the day.

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

SIXTH ORDER OF BUSINESS

Adjournment

Ms. Ripoll called for a motion to adjourn.

ON MOTION by Ms. Stola, seconded by Mr. Renfro, with all in favor, the April 27, 2026, Board of Supervisors' Meeting of the Amelia National CDD adjourned at 1:18 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



Amelia National Community Development District

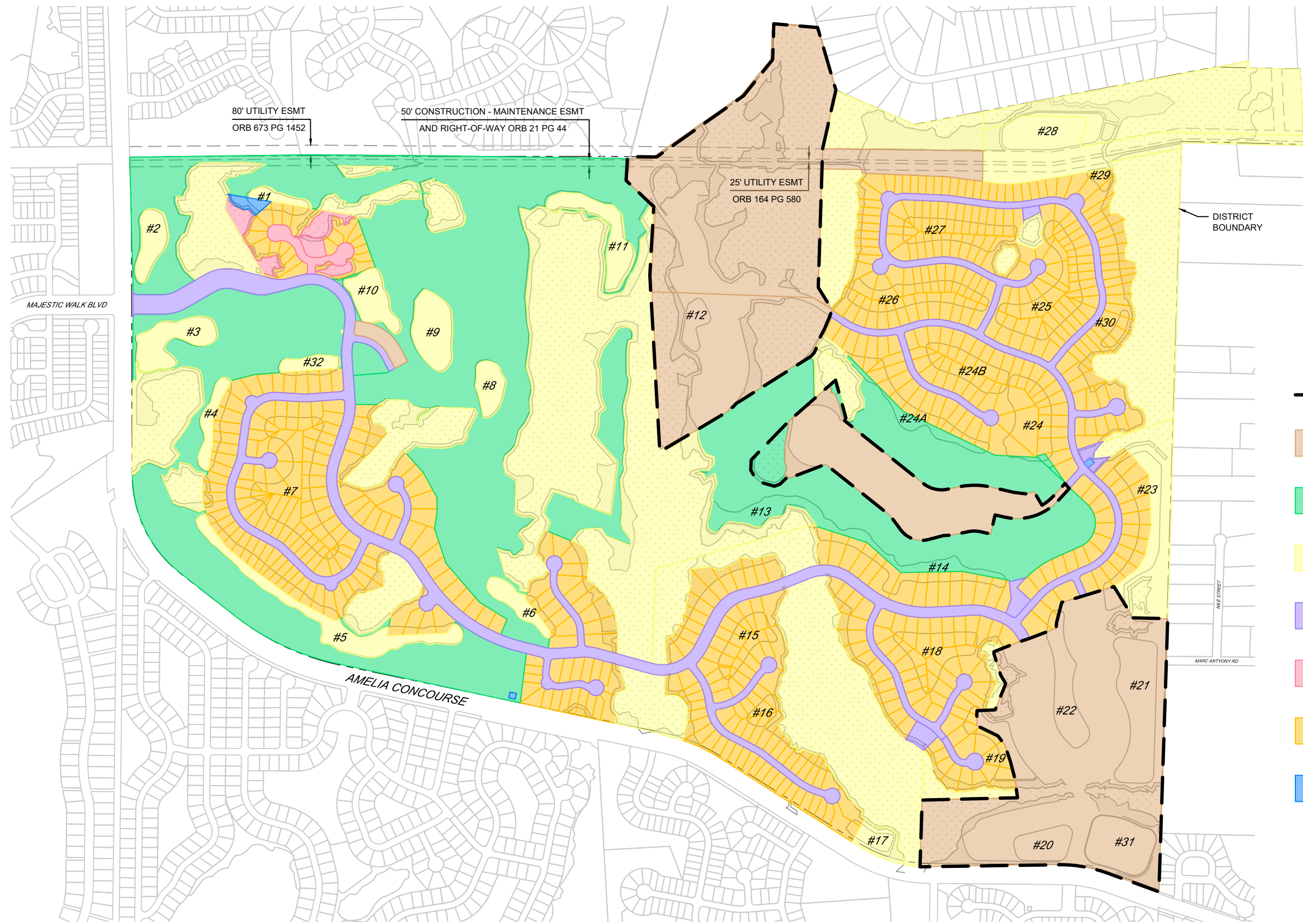
District Engineer

- a. Update on Pond 23 and Wild Cherry Project**








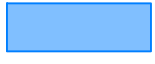


Amelia National Community Development District

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

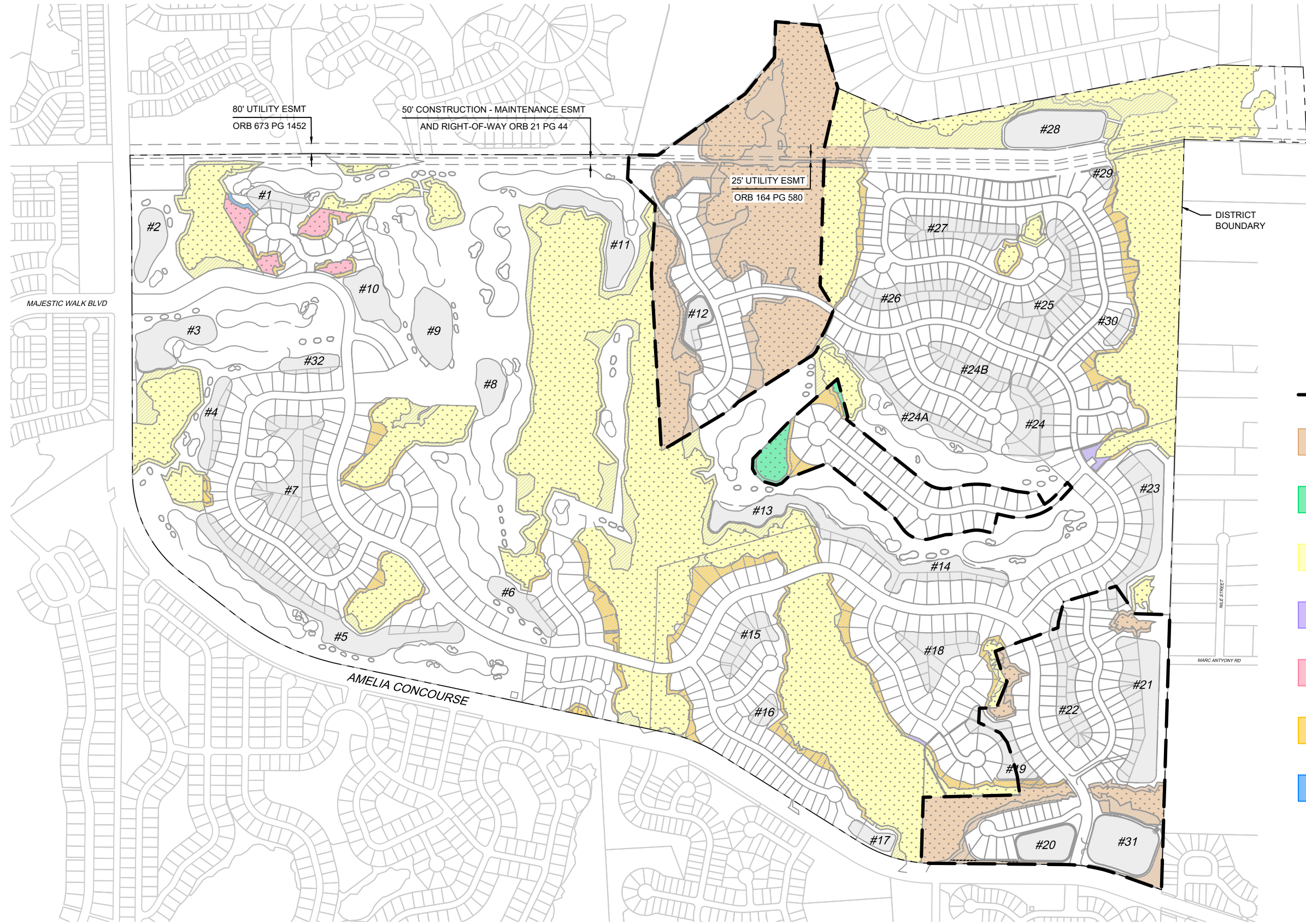
NASSAU COUNTY GIS OWNERSHIP PARCELS

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:
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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





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 9th, 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 9th, 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 9th, 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 9th, 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 9th, 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 9th, 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



Amelia National Community Development District

**Consideration of Resolution 2026-04, Approving
a Preliminary Budget for Fiscal Year 2026 and
Setting a Public Hearing Date
[suggested date: August 10, 2026]**



Amelia National CDD

Proposed FY 2027 Budget

PFM Management Services LLC
3501 Quadrangle Blvd Suite 270
Orlando, FL 32817
407-723-5900



EXHIBIT A
Amelia National Community Development District
 Proposed Fiscal Year 2027 Annual Operational & Maintenance Budget

	Actual Through 4/30/26	Anticipated May-Sep	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
Revenues					
On Roll Assessments	\$ 238,890.73	4,637.89	\$ 243,528.62	\$ 243,528.62	\$ 243,528.62
Off Roll Assessments	62,063.93	10,952.45	73,016.38	73,016.38	73,016.38
Interest Income	7,858.95	-	7,858.95	-	-
Net Revenues	\$ 308,813.61	\$ 15,590.34	\$ 324,403.95	\$ 316,545.00	\$ 316,545.00
Expenditures					
Supervisor Fees	\$ 4,400.00	\$ 1,600.00	\$ 6,000.00	\$ 7,000.00	\$ 7,000.00
Public Official Insurance	4,458.00	-	4,458.00	3,830.00	4,819.00
Trustee Fees	6,060.94	2,235.82	8,296.76	8,296.76	8,296.76
District Management Fees	22,225.00	15,875.00	38,100.00	38,100.00	40,100.00
Field Management Fees	6,475.00	4,625.00	11,100.00	11,100.00	11,100.00
District Engineer	9,643.95	-	9,643.95	5,000.00	8,000.00
District Engineer - Reserves	-	2,000.00	2,000.00	2,000.00	2,000.00
Engineering Inspections - Reserves	-	5,000.00	5,000.00	5,000.00	5,000.00
Disclosure Agent	2,500.00	2,500.00	5,000.00	5,000.00	5,000.00
Property Appraiser Fee	6,248.00	-	6,248.00	6,500.00	6,500.00
District Counsel	11,571.50	11,571.50	23,143.00	4,000.00	8,000.00
Assessment Administration	7,500.00	-	7,500.00	7,500.00	7,500.00
Re-amortization Schedule	-	500.00	500.00	500.00	500.00
Audit Fees	4,800.00	-	4,800.00	4,800.00	5,000.00
Arbitrage	-	3,500.00	3,500.00	1,000.00	1,000.00
Tax Document Preparation Fee	42.10	-	42.10	48.00	48.00
Legal Advertising	609.50	396.00	1,005.50	1,000.00	1,000.00
Bank Fees	-	41.67	41.67	100.00	100.00
Contingency/Miscellaneous	23,155.79	-	23,155.79	28,281.00	36,190.24
Website Maintenance	1,475.00	1,225.00	2,700.00	2,700.00	2,700.00
Office Misc (Phone/Postage/Copies/Supplies)	505.99	280.00	785.99	750.00	800.00
Dues, Licenses & Fees	175.00	-	175.00	175.00	175.00
Electric	3,532.59	3,532.59	7,065.18	10,000.00	8,000.00
Wetlands Water Table Management	2,550.00	50.00	2,600.00	5,100.00	5,100.00
General Insurance	4,687.00	-	4,687.00	4,978.20	5,156.00
Crime Insurance	-	-	-	500.00	500.00
Repairs & Maintenance - Entry	-	-	-	5,000.00	5,000.00
Repairs & Maintenance - Irrigation/wetland tr	3,457.00	4,543.00	8,000.00	8,000.00	8,000.00
Lake Maintenance	22,000.00	12,500.00	34,500.00	38,500.00	34,860.00
Landscape Maintenance	22,410.85	31,375.19	53,786.04	53,786.04	60,000.00
Landscape Improvement	-	-	-	4,000.00	4,000.00
Lake Improvements, Aerator Repairs and Ma	1,750.00	-	1,750.00	4,000.00	6,100.00
Lake Treatment	-	-	-	5,000.00	14,000.00
Entry Decorations	4,440.00	-	4,440.00	5,000.00	5,000.00
Lake Improvements/Aerators New	-	20,000.00	20,000.00	30,000.00	-
Operating & Maintenance Expenditures	\$ 176,673.21	\$ 123,350.77	\$ 300,023.98	\$ 316,545.00	\$ 316,545.00
Net Income (Loss)	\$ 132,140.40	\$(107,760.43)	\$ 24,379.97	\$ -	\$ -



**Amelia National CDD
FY 2027 O&M Proposed Assessment Comparison**

Unit Type	2026 O&M Assessment (Gross)	2027 O&M Assessment (Gross)	Increase / (Decrease)
Platted Lots	\$ 449.00	\$ 449.00	\$ -



Amelia National CDD Fiscal Year 2027

Budget Item Description

Revenues:

On-Roll Assessments

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

Off-Roll Assessments

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

Expenditures:

Supervisor Fees

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

Public Official Insurance

Supervisors’ and Officers’ liability insurance.

Trustee Fees

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

District Management Fees

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

Field Management Fees

The District receives Field Management services as part of a Infrastructure Management Agreement with Leland Management. These services are further outlined in Infrastructure Agreement.



Amelia National CDD Fiscal Year 2027

District Engineer

Expenses related to engineering management, including project oversight, compliance review, technical analysis, and coordination of district infrastructure and capital projects

District Engineer - Reserves

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

Engineering Inspections - Reserves

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

Disclosure Agent

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

Property Appraiser Fee

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

District Counsel

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

Assessment Administration

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

Re-amortization Schedules

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



Amelia National CDD Fiscal Year 2027

Audit Fees

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

Arbitrage

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

Tax Document Preparation Fee

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

Legal Advertising

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

Bank Fees

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

Contingency/Miscellaneous

Other expenses incurred throughout the year.

Website Maintenance

Website maintenance fee.

Office Miscellaneous

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

Dues, Licenses & Fees

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

Electric

The fountain pump and entrance require electricity to operate effectively.

Wetlands Water Table Management

Beaver trapping.



Amelia National CDD Fiscal Year 2027

General Insurance

General liability insurance.

Repair & Maintenance-Entry

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

Repair & Maintenance – Irrigation/wetland/tree maintenance

Inspection and repair of irrigation system, wetlands and trees.

Lake Maintenance

Maintenance of lakes owned by District.

Landscape Maintenance

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

Landscape Improvements

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

Lake Improvements Repairs and Maintenance

Maintenance and repairs of the aeration system in lakes.

Entry Decorations

District decorations for the holidays.

Lake Improvements/Aerators New

Installation of new aerators.



Amelia National CDD
Proposed Debt Service Fund Budget
Series 2006A Special Assessment Bonds FY 2027

"Exhibit B"

Description	Proposed FY 2027 Budget
<u>Revenues:</u>	
Special Assessments 2021A	\$276,919.00
Special Assessments 2006A	\$422,716
Total Revenues	\$699,635
<u>Expenditures:</u>	
Series 2021A - Interest 11/1/26	\$22,743
Series 2021A - Interest 5/1/27	\$22,743
Series 2021A - Principal 5/1/27	\$211,000
Series 2006A - Interest 11/1/26	\$72,563
Series 2006A - Interest 5/1/27	\$72,563
Series 2006A - Principal 5/1/27	\$210,000
Total Expenditures	\$611,611
Excess Revenues / (Expenditures)	\$88,023
11/1/27 Interest Series 2021A	\$20,432.70
11/1/27 Interest Series 2006A	\$67,590.63
Total	\$88,023.33



Amelia National Community Development District

Review and Consideration of District Engineer RFP

AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR QUALIFICATIONS FOR
PROFESSIONAL ENGINEERING SERVICES

Nassau County, Florida

May 29, 2026

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Form of Contract

**REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL ENGINEERING SERVICES
FOR THE AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the Amelia National Community Development District (the “**District**”), located in Nassau County, Florida, announces that it is soliciting professional engineering services to be performed on a continuing basis for the District’s earthwork, stormwater management systems, landscape, irrigation, signage, preserve areas, and other public improvements authorized by Chapter 190, *Florida Statutes*. The engineering firm or individual selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

The selection manual (“**Selection Manual**”), including the scope of work, instructions to applicants, evaluation criteria and other documents, will be available beginning Wednesday May 13, 2026 at **9:00 a.m.** from the District Manager, Venessa Ripoll, ripollv@pfm.com .

Any firm or individual (“**Applicant**”) desiring to provide professional engineering services to the District must: (1) hold applicable federal, state and local licenses; (2) be authorized to do business in Florida in accordance with Florida law; and (3) furnish a statement (“**Qualification Statement**”) of its qualifications and past experience on U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” along with pertinent supporting data.

The District will review all Applicants consistent with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, *Florida Statutes* (“CCNA”). Each interested Applicant must submit an original copy and one (1) electronic copy (PDF format on a USB flash drive) of the Qualification Statement, along with all other requested attachments, by **May 29, 2026 at 9:00 a.m.** to attention: Venessa Ripoll, PFM Group Consulting, LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817.

Furthermore, all Applicants, and specifically the individual(s) who would be responsible for providing the engineering services and interacting with the District’s representatives on a day-to-day basis, shall be available to present the Applicant’s Qualifications Statement and respond to questions at the District’s **June 8, 2026** Board meeting to be held at **11:30 a.m.** at the 95211 Clubhouse Road, Fernandina Beach FL 32034 and, upon the District Board’s request, such other meetings as the District’s Board may designate (contact the District Manager for time/location, and any adjustments to the date).

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and Selection Manual, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant, and so forth.

Any protest regarding the terms of this Notice or the Selection Manual must be filed in accordance with the Selection Manual, applicable law, and the District’s Rules of Procedure (which are available from the District Manager upon request).

Any and all questions related to this Request for Qualifications shall be directed in writing by email only to Venessa Ripoll at ripollv@pfm.com no later than **12:00 p.m. on June 1, 2026**.

Venessa Ripoll
District Manager
Run Date: May 13, 2026

AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL ENGINEERING SERVICES

Nassau County, Florida

Instructions to Applicants

SECTION 1. DUE DATE. Any interested applicant (“**Applicant**”) must submit its Qualification Statement (defined herein) no later than **12:00 p.m. (EST) on May 29, 2026 (“Submittal Deadline”)**, at the Offices of the District Manager, PFM Group Consulting, LLC 3501 Quadrangle Blvd, Suite 270, Orlando, FL 32817, Attention: Venessa Ripoll.

SECTION 2. SCOPE OF WORK. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purpose of financing, acquiring, constructing, operating, and maintaining public infrastructure improvements. Related thereto, the District is soliciting qualification statements for professional engineering services for the District’s earthwork, stormwater management systems, landscape, irrigation, signage, preserve areas, and other public improvements authorized by Chapter 190, *Florida Statutes*. This work shall also include all related permit applications, as well as any renewals and modifications to the District’s permits. In addition, the District’s engineer will be required to attend meetings of the District’s Board of Supervisors when requested. This work (“**Project**”) shall be performed on an as-needed, continuing basis as requests are received.

SECTION 3. CONTENTS OF QUALIFICATION STATEMENTS. Each Applicant shall submit a qualification statement (“**Qualification Statement**”) using U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” and shall additionally provide all of the following information as part of such Qualification Statement regardless of whether the information is called for by Form 330 or not:

- a) A listing of the position / title and corporate responsibilities of key management or supervisory personnel. Include résumés for each person listed, and list years of experience in present position for each party listed and years of experience on projects similar to the Project;
- b) A listing of the engineer point of contact and any other personnel (or subcontractors) proposed for the Project. Include résumés for each person listed, and list years of experience in present position for each party listed and years of experience on projects similar to the Project;
- c) Information relating to the Applicant’s past experience and performance for projects similar to the Project. Please specifically describe any prior or current experience with community development districts established under Chapter 190, Florida Statutes.
- d) At least three (3) references from projects of similar scope to the Project. Include information relating to the work conducted for each reference as well as a name, address and phone number of a contact person. The Applicant acknowledges and agrees by submitting a Qualification Statement that the District may contact such references;

- e) A brief narrative description of the Applicant's approach to providing the services as described herein;
- f) Information relating to whether the Applicant is a certified minority business enterprise;
- g) Information relating to the Applicant's willingness and ability to meet time and budget requirements;
- h) Information relating to the geographic location of the Applicant's headquarters and local offices;
- i) Information relating to the recent, current and projected workloads of the Applicant;
- j) Information relating to the volume of work previously awarded to the Applicant by the District;
- k) Information relating to the Applicant's financial capacity;
- l) A listing of the Applicant's current state, federal, and local licenses and the statuses of the same;
- m) A current certificate of insurance, or equivalent information, identifying the Applicant's current insurance limits and demonstrating the Applicant's errors and omissions and other insurance;
- n) Information relating to whether, over the past 10 years, Applicant has been terminated from any contract, and, if so, the reasons for such termination, and, if no such conditions exist, Applicant shall affirmatively disclose the same;
- o) Information relating to whether, over the past 10 years, Applicant has defaulted on any contract or is in arrears on any contract, or for failure to demonstrate proper licensure and business organization, and, if no such conditions exist, Applicant shall affirmatively disclose the same;
- p) Information relating to whether, over the past 10 years, Applicant has been involved in any litigation involving any contract or work and the status and/or results of such litigation, and, if no such conditions exist, Applicant shall affirmatively disclose the same;
- q) Information relating to whether, over the past 10 years, Applicant has been the subject of any governmental action of any kind (e.g., investigation, proceeding, penalty, licensure issue, etc.) and the status and/or results of such action, and, if no such conditions exist, Applicant shall affirmatively disclose the same; and
- r) Completion of any other forms contained within this Selection Manual.

Applicants shall not submit as part of any Qualification Statement a proposal for the compensation to be paid under the agreement.

SECTION 4. INSURANCE. As noted above, each Applicant should include as part of its Qualification Statement a current Certificate of Insurance, or equivalent information, identifying the Applicant's current insurance limits and demonstrating the Applicant's ability to provide errors and omissions and other insurance. As part of any contract negotiations and final contract with the Applicant, the District may require

that the Applicant provide such coverage in connection with the Project and identify the District, and the District's officers, supervisors, agents, staff, and representatives as additional insureds, and, in the event an Applicant is unable to provide such insurance, the District reserves the right to cease negotiations with that Applicant and enter into negotiations with the next highest qualified Applicant. The District further reserves the right to revise the insurance and indemnification requirements, among other contract provisions, in connection with any contract negotiations.

SECTION 5. FINANCIAL CAPACITY. In evaluating the Qualification Statements, the District may consider the financial capacity of each Applicant, and accordingly each Applicant should submit relevant information regarding financial capacity, as stated above. In the event the Applicant enters into contract negotiations with the District, the District may in its sole discretion require that the Applicant provide sufficient proof of financial capacity, including, if requested, audited financial statements from the last three years.

SECTION 6. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Selection Manual are to be directed in writing via e-mail only to Venessa Ripoll, District Manager, at ripollv@pfm.com. The deadline for submitting such questions shall be **12:00 p.m. (EST) on May 29, 2026**. Additionally, the District reserves the right in its sole discretion to make changes to the Selection Manual up until the deadline for submitting the Qualification Statements. Interpretations or clarifications considered necessary in response to any questions, and any changes to the Selection Manual up until the time of Qualification Statement opening, will be issued by Addenda, to all parties recorded as having received the Selection Manual. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all Applicants. No inquiries will be accepted from subcontractors; the Applicant shall be responsible for all queries. In submitting a Qualification Statement, each Applicant shall submit an acknowledgment of receipt of all Addenda and represents that it has read and understands the Selection Manual and that the Qualification Statement is made in accordance therewith.

SECTION 7. SUBMISSION OF QUALIFICATION STATEMENT. Each Applicant shall submit an original copy and one (1) electronic copy (PDF format on a USB flash drive) of the Qualification Statement forms, along with other requested attachments, at the time and place indicated herein, which shall be enclosed in an envelope, marked with the project title and name and address of the Applicant and accompanied by the required documents. If the Qualification Statement is sent through the mail or other delivery system, the sealed envelope shall be enclosed in an envelope with a notation "QUALIFICATION STATEMENT FOR AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT ENCLOSED - ENGINEERING SERVICES" on the face of it.

SECTION 8. MODIFICATION AND WITHDRAWAL. Qualification Statements may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Qualification Statements are to be submitted at any time prior to the time and date the Qualification Statements are due; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications or supplementations, and as otherwise permitted by Florida law. No Qualification Statement may be withdrawn after opening for a period of one hundred twenty (120) days.

SECTION 9. PUBLIC PRESENTATIONS. In connection with evaluating Qualification Statements submitted to the District, the District's Board of Supervisors ("**Board**") may elect to require public presentations by no fewer than three (3) Applicants (unless fewer submit) regarding an Applicant's

Qualification Statement, approach to the Project, ability to furnish required services for the Project, and any relevant questions for the Applicant. The individual(s) who would be responsible for providing the engineering services and interacting with the District's representatives on a day-to-day basis shall be available at such presentations. The presentations are initially scheduled to occur at the **District's June 8, 2026** Board meeting to be held at **11:30 a.m.** at the 95211 Clubhouse Road, Fernandina Beach FL 32034, as well as at such other meeting or meetings as the District's Board may designate (contact the District Manager for time/location, and any adjustments to the date).

SECTION 10. EVALUATION OF QUALIFICATION STATEMENTS; NEGOTIATION PROCESS; CONTRACT AWARD. The Board shall review and rank the Applicants based on the information provided in the Qualification Statement, any interviews with references, any information from public presentations, and any other information generally within the knowledge of the Board or the District's staff, and using the requirements set forth in the CCNA and in this Selection Manual. Chapter 112, Florida Statutes, will govern any voting conflicts of interest, and as such a voting conflict of interest may arise solely where there is a personal financial interest relating to the contract award.

The highest ranked Applicant will be requested to provide a proposal for compensation to be paid under the agreement and shall enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant. In connection with any public presentations, the Board may elect to make an initial ranking of Applicants, select only the top three (or all) Applicants to make public presentations, and then further adjust the rankings based on the presentations, or may adjust the process involving public presentations in its sole discretion. Within fourteen (14) days of the conclusion of any successful contract negotiations or as extended by the District, the District and successful Applicant shall enter into an agreement in a form substantially similar to that set forth in the Selection Manual (subject to the terms of this Selection Manual).

SECTION 11. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all Qualification Statements and waive any informalities or irregularities in Qualification Statements where in the best interests of the District, and as determined by the District's Board in its sole discretion.

SECTION 12. MANDATORY AND PERMISSIVE REQUIREMENTS. Notwithstanding anything else within the Selection Manual, the only mandatory requirements of this Selection Manual for Applicants are that each Applicant must (a) be authorized to do business in Florida, and (b) hold all required State and Federal licenses in good standing. All other requirements set forth in the Selection Manual shall be deemed "permissive," in that an Applicant's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the Applicant's Qualification Statement, but instead in the Board's discretion may result in the disqualification of a Qualification Statement or alternatively may be taken into account in the evaluation and scoring of the Qualification Statement.

SECTION 13. PROTESTS. Any protest relating to the Selection Manual, including but not limited to protests relating to the Qualification Statement notice, the instructions, the contract form, the scope of work, the evaluation criteria, the evaluation process established in the Selection Manual, or any other issues or items relating to the Selection Manual, must be filed in accordance with the District's Rules of Procedure.

SECTION 14. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute or law.

SECTION 15. PUBLIC RECORDS. The District is a governmental entity, and, accordingly, the Qualification Statements will become public record. That said, Florida law does recognize certain exceptions from the public records laws. In the event that the Applicant believes that any particular portion of the Qualification Statement is exempt from disclosure, the Applicant shall mark the exempt pages as "CONFIDENTIAL - EXEMPT FROM DISCLOSURE." In the event that the District receives a public records request relating to such records, the District will notify the Applicant. In the event that the District reasonably and in good faith believes that the Applicant's information is not confidential or exempt under Florida law, the District may provide the information in response to the request and will not be responsible for any liability, claims, damages or losses arising from such disclosure. In the event that a claim of any kind is filed challenging the confidentiality of the Applicant's information, the District may require the Applicant to indemnify, defend, and hold harmless the District and its staff and representatives from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, relating to the claim.

SECTION 16. E-VERIFY REQUIREMENT. In accordance with Section 448.095, Florida Statutes, if selected, Applicant shall, prior to entering into a contract with the District, utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of: (a) all persons employed by Applicant throughout the term of the contract with the District; and (b) all persons, including subcontractors, retained or hired by the Applicant, regardless of compensation, to perform work on the services provided pursuant to the contract with the District or any work assignment thereunder.

SECTION 17. SUBMISSION OF ONLY ONE PROPOSAL. Applicants may be disqualified and their Qualification Statements rejected if the District has reason to believe that collusion may exist among Applicants, the Applicant has defaulted on any previous contract, or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 18. FAMILIARITY WITH THE LAW. By submitting a Qualification Statement, the Applicant is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Applicant will in no way relieve it from responsibility to perform the work covered by the Applicant in compliance with all such laws, ordinances and regulations.

SECTION 19. PUBLIC ENTITY CRIMES. Pursuant to Section 287.133(3)(a), *Florida Statutes*:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold

amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Applicant represents that in submitting a Qualification Statement, the Applicant has not been placed on the convicted vendor list within the last 36 months and, in the event that the Applicant is placed on the convicted vendor list, the Applicant shall immediately notify the District whereupon the Applicant may be disqualified.

SECTION 20. TABLE OF DEADLINES. For the convenience of the Applicants, the table provided below lists the relevant dates and times for the relevant aforementioned deadlines and events:

Event	Time
Availability of Selection Manual	May 13, 2026 at 12:00 p.m.
Deadline for Submission of Questions Regarding Selection Manual	May 22, 2026 at 12:00 p.m.
Deadline for Submission of Qualification Statement and Other Required Materials	May 29, 2026, at 12:00 p.m.
Deadline for Selection Manual Protests	Seventy-two (72) hours after the Submittal Deadline, with a more formal and detailed protest due seven (7) calendar days after the initial notice of protest was filed.
Qualification Presentation at Meeting of District's Board of Supervisors	June 8, 2026 at 11:30 a.m.

It is anticipated that the District's Board of Supervisors will make a final ranking regarding this Request for Qualifications at the District's June 8, 2026 Board of Supervisors meeting.

AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL
ENGINEERING SERVICES

Nassau County, Florida

Evaluation Criteria

1) Ability and Adequacy of Professional Personnel (Weight: 20 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Engineer's Past Performance and Experience (Weight: 25 Points)

Experience on projects similar to the Project, and past performance regarding such projects; character, integrity, and reputation of respondent; etc.

3) Project Approach (Weight: 15 Points)

Consider the firm's initial strategy for addressing the Project.

4) Geographic Location (Weight: 5 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

5) Ability to Meet Time and Budget Requirements (Weight: 10 Points)

Consider the consultant's ability to meet time and budget requirements including staffing levels and past performance on previous projects; etc.

6) Certified Minority Business Enterprise (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

7) Recent, Current and Projected Workloads (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

8) Volume of Work Previously Awarded to Engineer by District (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

9) Financial Capacity

(Weight: 10 Points)

Consider the firm's financial capacity and insurance levels.

APPLICANT'S TOTAL SCORE

(100 Points Possible)

AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR QUALIFICATIONS FOR
PROFESSIONAL ENGINEERING SERVICES
Nassau County, Florida

Architect-Engineer Qualifications, Standard Form 330

ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*

2. PUBLIC NOTICE DATE

3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

5. NAME OF FIRM

6. TELEPHONE NUMBER

7. FAX NUMBER

8. E-MAIL ADDRESS

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	(Check)				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	JV	PARTNER	SUBCON-TRACTOR			
a.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
b.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

(Attached)

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
15. FIRM NAME AND LOCATION <i>(City and State)</i>			
16. EDUCATION <i>(Degree and Specialization)</i>		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER
21. TITLE AND LOCATION <i>(City and State)</i>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
------------------	--------------------------	--------------------------------------

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

32. DATE

33. NAME AND TITLE

AFFIDAVIT OF ACKNOWLEDGMENTS

STATE OF _____
COUNTY OF _____

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

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ (“**Applicant**”) and am authorized to make this Affidavit of Acknowledgments on behalf of Applicant.

2. I assisted with the preparation of, and have reviewed, the Applicant’s Qualification Statement (“**Qualification Statement**”) provided in response to the Amelia National Community Development District Request for Qualifications for Professional Engineering Services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Applicant to constitute good cause for rejection of the Qualification Statement.

3. I do hereby certify that the Applicant has submitted only a single Qualification Statement and has not, either directly or indirectly, participated in collusion relating to the submission of the Qualification Statement.

4. The Applicant agrees through submission of the Qualification Statement to honor its Qualification Statement for one hundred and twenty (120) days from the opening of the Qualification Statements, and if awarded the contract on the basis of this Qualification Statement and further negotiations with the District, to enter into and execute the contract in a form substantially similar to that included in the Selection Manual.

5. The Applicant acknowledges the receipt of the complete Selection Manual as provided by the District and as described in the Selection Manual’s Table of Contents, and, to the extent that Addendums have been issued, the receipt of the following Addendum Nos.: _____.

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

7. The Applicant authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the Amelia National Community Development District, or its authorized

agents, deemed necessary to verify the statements made in the Qualification Statement, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Applicant.

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

Dated this _____ day of _____, 20__.

Applicant: _____

By: _____

Title: _____

STATE OF _____
COUNTY OF _____

Acknowledged before me by means of __ physical presence or __ online notarization this _____ day of _____, 20__, by _____, _____ of _____, who is () personally known to me or () have produced _____ as identification.

Notary Public

Print Name: _____

My Commission Expires: _____

SWORN STATEMENT UNDER SECTION 287.133, *FLORIDA STATUTES*,
REGARDING PUBLIC ENTITY CRIMES

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

This sworn statement is submitted to Amelia National Community Development District.

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

2. Applicant’s business address is _____
_____.

3. Applicant’s Federal Employer Identification Number (FEIN) is _____.
(If the Applicant has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

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

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

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

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

An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under

an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Section 287.133(1)(e), *Florida Statutes*, means "any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term 'person' includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity."
8. Based on information and belief, the statement which I have marked below is true in relation to the Applicant submitting this sworn statement. (Please indicate which statement applies.)

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

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

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

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

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

(Signatures on Following Page)

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

Dated this _____ day of _____, 20__.

Applicant: _____

By: _____

Title: _____

STATE OF _____
COUNTY OF _____

Acknowledged before me by means of ___ physical presence or ___ online notarization this _____ day of _____, 20__, by _____, _____ of _____, who is () personally known to me or () have produced _____ as identification.

Notary Public

Print Name: _____

My Commission Expires: _____

AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR QUALIFICATIONS FOR
PROFESSIONAL ENGINEERING SERVICES
Nassau County, Florida

Draft Form of Contract

-- DRAFT --

AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

THIS AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES (the “**Agreement**”) is made and entered into effective the _____ day of _____, 20____, by and between:

Amelia National Community Development District, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Nassau County, Florida, with a mailing address of c/o PFM Group Consulting, LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817 (the “**District**”); and

_____, a _____, with a mailing address of _____ (the “**Engineer**”).

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*; and

WHEREAS, the District is authorized to plan, acquire and/or maintain improvements, facilities, and services in conjunction with the development and maintenance of the lands within the District; and

WHEREAS, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District solicited qualifications from qualified firms and individuals to provide professional engineering services to the District on a continuing basis; and

WHEREAS, Engineer submitted a proposal to serve in this capacity; and

WHEREAS, the District's Board of Supervisors ranked Engineer as the most qualified firm to provide professional engineering services for the District and authorized the negotiation of a contract pursuant to Section 287.055, *Florida Statutes*; and

WHEREAS, the District intends to employ Engineer to perform engineering, construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization or work authorizations; and

WHEREAS, the Engineer shall serve as District's professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties hereto and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

ARTICLE 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated by reference herein as a material part of this Agreement.

ARTICLE 2. SCOPE OF SERVICES.

- A.** The Engineer will provide general engineering services, including:
- 1.** Preparation of any necessary reports and attendance at meetings of the District's Board of Supervisors.
 - 2.** Assisting in meeting with necessary parties involving bond issues, special reports, feasibility studies or other tasks.
 - 3.** Providing professional engineering services including but not limited to review and execution of documents under the District's Trust Indentures and monitoring of District projects.
 - 4.** Any other items requested by the Board of Supervisors.
- B.** Engineer shall, when authorized by the Board, provide general services related to construction of any District projects including, but not limited to:
- 1.** Periodic visits to the site, or full-time construction management of District projects, as directed by District.
 - 2.** Processing of contractor's pay estimates.
 - 3.** Preparation of, and/or assistance with, the preparation of work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel and the Board.
 - 4.** Final inspection and requested certificates for construction including the final certificate of construction.
 - 5.** Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
 - 6.** Any other activity related to construction as authorized by the Board.
- C.** With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.

ARTICLE 3. METHOD OF AUTHORIZATION. Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the

scope of services, compensation, project schedule, and special provisions or conditions specific to the service or project bring authorized (“**Work Authorization**”). Authorization of services or projects under this Agreement shall be the sole option of the District.

ARTICLE 4. COMPENSATION. It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. One of the following methods will be utilized:

- A. Lump Sum Amount** – The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017 of the Florida Statutes for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within one (1) year following the completion of the work contemplated by the lump sum Work Authorization.
- B. Hourly Personnel Rates** – For services or projects where the scope of services is not clearly defined or recurring services or other projects where the District desires the use of the hourly compensation rates outlined in **Exhibit A**, attached hereto and incorporated by this reference. The District and Engineer may agree to a “not to exceed” amount when utilizing hourly personnel rates for a specific work authorization.

ARTICLE 5. REIMBURSABLE EXPENSES. Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the services for the incidental expenses as listed as follows:

- A.** Expenses of transportation and living when traveling in connection with a project and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District’s travel policy.
- B.** Expense of reproduction, postage and handling of drawings and specifications.

ARTICLE 6. TERM OF AGREEMENT. It is understood and agreed that the term of this Agreement will be from the time of execution of this Agreement by the parties hereto until terminated in accordance with its terms.

ARTICLE 7. SPECIAL CONSULTANTS. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.

ARTICLE 8. BOOKS AND RECORDS. Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder, or such further time as required under Florida law. The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

ARTICLE 9. OWNERSHIP OF DOCUMENTS.

- A.** All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (the “**Work Product**”) shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.
- B.** The Engineer shall deliver all Work Product to the District upon completion thereof unless it is necessary for the Engineer in the District’s sole discretion to retain possession for a longer period of time. Upon early termination of the Engineer’s services hereunder, the Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District’s prior express written consent. The Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the Project.
- C.** The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. The Engineer hereby assigns to the District any and all rights the Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise, the preparation of such copyrightable or patentable materials or designs.

ARTICLE 10. ACCOUNTING RECORDS. Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times.

ARTICLE 11. REUSE OF DOCUMENTS. All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. Such documents are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District’s sole risk and without liability or legal exposure to Engineer. All documents including drawings,

plans and specifications furnished by Engineer to District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

ARTICLE 12. ESTIMATE OF COST. Since Engineer has no control over the cost of labor, materials, or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, Engineer's opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent Engineer's best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by Engineer. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

ARTICLE 13. INSURANCE.

- A.** Subject to the provisions of this Article, the Engineer shall, at a minimum, maintain throughout the term of this Agreement the following insurance:
- 1.** Workers' Compensation Insurance in accordance with the laws of the State of Florida.
 - 2.** Commercial General Liability Insurance, including, but not limited to, bodily injury (including contractual), property damage (including contractual), products and completed operations, and personal injury with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) per occurrence, and not less than Two Million Dollars and No Cents (\$2,000,000.00) in the aggregate covering all work performed under this Agreement.
 - 3.** Automobile Liability Insurance, including without limitation bodily injury and property damage, including all vehicles owned, leased, hired, and non-owned vehicles with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) combined single limit covering all work performed under this Agreement.
 - 4.** Professional Liability Insurance for Errors and Omissions, with limits of not less than One Million Dollars and No Cents (\$1,000,000.00).
- B.** All insurance policies secured by Engineer pursuant to the terms of this Agreement shall be written on an "occurrence" basis to the extent permitted by law.
- C.** The District and the District's officers, supervisors, agents, staff, and representatives shall be named as additional insured parties on a primary and non-contributory basis, except with respect to the Worker's Compensation Insurance for which only proof of insurance shall be provided. The Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. No certificate shall be acceptable to the District, unless it provides that any change or termination

within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

- D.** If the Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

ARTICLE 14. CONTINGENT FEE. The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

ARTICLE 15. AUDIT. Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. The Engineer agrees that the District or any of its duly authorized representatives shall have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement for a period of four (4) years or longer as required by law. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until either (a) the completion of an audit and resolution of all questions arising therefrom, or (b) three years after the expenditure of all funds under this Agreement, or (c) the public record retention period established by the District's records retention policy, whichever comes later.

ARTICLE 16. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by the Engineer, shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. If the Engineer fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Engineer or any of its agents, servants, or employees, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

ARTICLE 17. COMPLIANCE WITH PROFESSIONAL STANDARDS. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by Engineer, shall maintain the highest standard of care, skill, diligence, and professional competency for such work and/or services. Any designs, drawings, reports, or specifications prepared or furnished by Engineer that contain errors, conflicts, or omissions will be promptly corrected by Engineer at no cost to the District.

ARTICLE 18. INDEMNIFICATION. The Engineer agrees, to the fullest extent permitted by law, to indemnify, defend, and hold harmless the District and the District's officers, supervisors, agents, staff, and representatives (together, the "Indemnitees"), from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Engineer and other persons employed or utilized by the Engineer in the performance of this Agreement, including without limitation the Engineer's contractors, subcontractors, and sub-subcontractors. To the extent a limitation on liability is required by Section 725.06 of the Florida Statutes or other applicable law, liability under this section shall in no event exceed the sum of Two Million Dollars and No Cents (\$2,000,000.00) and Engineer shall carry, at his own expense, insurance in a company satisfactory to District to cover the aforementioned liability. Engineer agrees such limitation bears a reasonable commercial relationship to the Agreement and was part of the project specifications or bid documents. The Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law. In the event that any indemnification, defense, or hold harmless provision of this Agreement is determined to be unenforceable, the provision shall be reformed in accordance with the mutual intent of the Engineer and the District to provide indemnification, defense, and hold harmless provisions to the maximum effect allowed by Florida law and for the benefit of the Indemnitees.

ARTICLE 19. EMPLOYMENT VERIFICATION. The Engineer and its subcontractors (if any) warrant compliance with all federal immigration laws and regulations that relate to their employees including, but not limited to, registering with, and using the E-Verify system. Engineer agrees and acknowledges that the District is a public employer that is subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, F.S., apply to this Agreement. Notwithstanding, if the District has a good faith belief that Engineer knowingly hired, recruited, or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate the Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited, or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Engineer and order Engineer to immediately terminate the contract with the subcontractor. Engineer shall be liable for any additional costs incurred by the District as a result of the termination of the Agreement based on Engineer's failure to comply with the E-Verify requirements referenced herein.

ARTICLE 20. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, the District and the Engineer agree and acknowledge that the Engineer shall serve as an independent contractor of the District. Neither the Engineer nor employees of the Engineer, if any, are employees of the District under the meaning or application of any Federal or State unemployment, insurance laws, or any other potentially applicable laws. The Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of the Engineer, if any, in the performance of this Agreement. The Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District, unless set forth differently herein or authorized by vote of the Board.

ARTICLE 21. CONTROLLING LAW. The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue for all proceedings with respect to this Agreement shall be Hillsborough County, Florida.

ARTICLE 22. NOTICE. All notices, requests, consents and other communications under this Agreement (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to Engineer: [TO BE INSERTED]

If to District: Amelia National Community Development District
3501 Quadrangle Blvd, Suite 270
Orlando, FL 32817
Attn: Venessa Ripoll, District Manager

With a Copy to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
6853 Energy Court
Lakewood Ranch, Florida 34240
Attn: Andrew Cohen, District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Engineer may deliver Notice on behalf of the District and the Engineer. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) day’s written notice to the parties and addressees set forth herein.

ARTICLE 23. PUBLIC RECORDS. Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Engineer acknowledges that the designated public records custodian for the District is Venessa Ripoll, PFM (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Engineer shall 1) keep and maintain public records required by the District to perform the Services; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed

except as authorized by law for the duration of the Agreement term and following the Agreement term if the Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Engineer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Engineer, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS, VENESSA RIPOLL, 3501 QUADRANGLE BLVD., SUITE 270, ORLANDO, FLORIDA 32817, RIPOLLV@PFM.COM

ARTICLE 24. NO THIRD-PARTY BENEFITS. Nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by operation of law.

ARTICLE 25. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

ARTICLE 26. ASSIGNMENT. Except as provided otherwise in this Agreement, neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Any purported assignment without such written consent is void. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as Engineer deems appropriate and consistent with this Agreement.

ARTICLE 27. CONSTRUCTION DEFECTS. ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, *FLORIDA STATUTES*.

ARTICLE 28. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and the Engineer.

ARTICLE 29. ARM'S LENGTH TRANSACTION. This Agreement reflects the negotiated agreement of the District and the Engineer, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement.

ARTICLE 30. INDIVIDUAL LIABILITY.

UNDER THIS AGREEMENT, AND PURSUANT TO THE REQUIREMENTS OF SECTION 558.0035, *FLORIDA STATUTES*, THE REQUIREMENTS OF WHICH ARE EXPRESSLY INCORPORATED HEREIN, AN INDIVIDUAL EMPLOYEE OR AGENT OF THE ENGINEER MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

ARTICLE 31. TERMINATION. The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days written notice. At such time as the Engineer receives notification of the intent of the District to terminate the Agreement, the Engineer shall not perform any further services unless directed to do so in writing by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

ARTICLE 32. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

ARTICLE 33. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Engineer is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorney's fees and costs at all judicial levels.

ARTICLE 34. ACCEPTANCE. Acceptance of this Agreement is indicated by the signatures of the authorized representatives of the District and the Engineer in the spaces provided below.

ARTICLE 35. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first above written.

Attest:

AMELIA NATIONAL COMMUNITY
DEVELOPMENT DISTRICT

Assistant Secretary/Secretary

Chairperson,
Board of Supervisors

[ENGINEER]

Witness

By: _____
Its: _____

EXHIBIT A: Schedule of Rates

Exhibit A
Schedule of Rates

QUALIFICATION STATEMENT

Continuing Professional Engineering Services

PREPARED FOR:

**The Amelia National Community
Development District**

Located in Nassau County, Florida

May 29, 2026



ALLIANT



SUBMITTED TO:

Registered Agent:

Ms. Venessa Ripoll, District Manager
Amelia National Community Development
District

Registered Office:

PFM Management Services LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817

SUBMITTED FROM:

Client Manager:

Joseph Schofield, PE
Associate | Senior Civil Engineer

Alliant Engineering Inc.

10475 Fortune Parkway, Suite 101
Jacksonville, Florida 32256

May 29, 2026

**RE: Continuing Professional Engineering Services
for the Amelia National Community
Development District****Ms. Venessa Ripoll**
District Managers OfficePFM Management Services LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817

407.723.5900

**Alliant Engineering, Inc.**
10475 Fortune Parkway
Suite 101
Jacksonville, Florida 32256

Dear Ms. Ripoll and Members of the Evaluation Committee:

Alliant Engineering Inc. (Alliant) is pleased to submit our qualifications for continuing professional engineering services for **The Amelia National Community Development District**. We are a licensed, experienced, and multidisciplinary firm prepared to support the District's broad range of infrastructure, including stormwater management, landscaping improvements, utilities, roadway improvements, transportation, surveying, structural services, and construction phase support.

Alliant has served Florida communities since establishing our Jacksonville office in 2015, with additional regional support in Tampa and national technical depth from our Minneapolis headquarters. Our team understands the operating environment, infrastructure systems, and regulatory landscape in Northeast Florida, and we are familiar with facilities like those operated and maintained by the District.

Joseph Schofield, PE, will serve as Client Manager and primary point of contact. Joseph brings extensive municipal experience across Florida and will ensure each task order is staffed appropriately, delivered on schedule, and supported by a clear quality control process. Under his leadership, Alliant will provide consistent communication, responsive project oversight, and coordination with agencies.

With more than 200 professionals nationwide, Alliant offers the District a powerful base of licensed engineers, surveyors, designers, planners, and inspectors. Our Florida based staff support rapid response assignments, and our continuing contract experience reinforces our ability to act as an extension of the District staff from planning through design, permitting, and construction.

We appreciate the opportunity to serve **The Amelia National Community Development District** and are committed to delivering high quality, reliable work. Please contact us with any questions or for additional information.

Sincerely,

Alliant Engineering, Inc.A handwritten signature in blue ink, appearing to read "Joe Schofield".**Joseph Schofield, PE**, Client Manager☎ 904.256.4866 ✉ jschofield@alliant-inc.com



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1.

Firm Licenses

Alliant is licensed to perform professional engineering and landscape architecture in the State of Florida and is certified with the Florida Department of State as an S-Corporation. A copy of the firm’s licenses and key staff licenses are included in this proposal.


No judicial or administrative agency or qualification board has ever investigated Alliant or any of its employees. Neither Alliant nor any Alliant employee, including its engineers, has ever received prior adverse decision or settlement relating to a violation of ethical standards.

OTSR

- ◆ 6.1 – Traffic Engineering Studies
- ◆ 6.2 – Traffic Signal Timing
- ◆ 6.3.1 – Intelligent Transportation Systems Analysis and Design
- ◆ 6.3.2 – Intelligent Transportation Systems Implementation
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I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.



	May 29, 2026
31. SIGNATURE	32. DATE

Curt Wimpée, PE / Principal, VP Southeast Region

32. NAME AND TITLE



Ron DeSantis, Governor
Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

SCHOFIELD, JOSEPH RYAN
10475 FORTUNE PKWY.
SUITE 101
JACKSONVILLE FL 32256

LICENSE NUMBER: PE69219
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com



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Ron DeSantis, Governor
Melanie S. Griffin, Secretary




STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

WIMPEE, CURTIS MARCEL
11410 WILDECROFT TERRACE
JACKSONVILLE FL 32223

LICENSE NUMBER: PE79764
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com



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Ron DeSantis, Governor
Melanie S. Griffin, Secretary




STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES


MANSEN, ANDREW MORGAN
4575 GOLF BROOK ROAD
ORANGE PARK FL 32065

LICENSE NUMBER: PE91277
EXPIRATION DATE: FEBRUARY 28, 2027
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Ron DeSantis, Governor
Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

OESTMAN, ADAM VIKTOR
12844 BEAUBIEN RD
JACKSONVILLE FL 32258

LICENSE NUMBER: PE98440
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com



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2.

State of Florida Department of State


I certify from the records of this office that ALLIANT ENGINEERING, INCORPORATED is a Minnesota corporation authorized to transact business in the State of Florida, qualified on March 10, 2011.

The document number of this corporation is F11000001096.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on February 23, 2026, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twenty-first day of April, 2026*


Secretary of State

Tracking Number: 2936827003CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



3.

Engineer's Qualifications Statement Utilizing Standard Form 330



ARCHITECT – ENGINEER QUALIFICATIONS
PART I – CONTRACT SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

Response to Request for Qualifications for the Amelia National Community Development District, Nassau County, Florida

1. TITLE AND LOCATION (City and State)

2. PUBLIC NOTICE DATE

May 13, 2026

3. SOLICITATION OR PROJECT NUMBER

N/A

B. ARCHITECT ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Joseph Schofield, PE | Client Manager

5. NAME OF FIRM

Alliant Engineering Inc.

6. TELEPHONE NUMBER

904.256.4866

7. FAX NUMBER

8. EMAIL ADDRESS

JSchofield@alliant-inc.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors)

Table with 5 columns: (Check) (PRIME, J-V PARTNER, SUBCONTRACTOR), 9. FIRM NAME, 10. ADDRESS, 11. ROLE IN THIS CONTRACT. Row a: Alliant Engineering, Inc., 10475 Fortune Parkway, Suite 101 Jacksonville, Florida 32256, Project Management, Civil Engineering, Landscape Services, Permitting, and Land Survey.

D. ORGANIZATIONAL CHART OF PROPOSED TEAM (EXHIBIT 1)

☑ (Attached on following page)



D. ORGANIZATIONAL CHART – PROPOSED TEAM (EXHIBIT 1)



Curt Wimpée, PE
Principal – VP Southeast Region



CDD Client Manager
Joseph Schofield, PE
Associate – Senior Civil Engineer



CDD Project Assistant
Andrew Mansen, PE
Professional Engineer



Adam Oestman, PE
Senior Civil Engineer



CDD Project Coordinator
Amie Lozanski



Ashley Rivera
Graduate Landscape Architect



3a.

**Ability and Adequacy of
Professional Personnel**
(Resumes)

PART E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS PROJECT

12. NAME Joseph Schofield, PE	13. ROLE IN THIS CONTRACT Senior Civil Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 23	b. WITH CURRENT FIRM 5
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering Inc.			
16. EDUCATION (Degree and Specialization) BS, Civil Engineering, University of Florida (UNF)		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer in Florida (69219)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Conduct safety diagnostics to assist roadway authorities to establish Quiet Zones in accordance with the FRA Train Horn Rule according to 49 CFR § 222.39. Road and bridge construction on or over railroad property.			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a.	BEACHVIEW COVE SUBDIVISION, ORMOND BEACH, FL		
Mr. Schofield was the Project Manager overseeing design and permitting a 28-lot single family subdivision with private lift station on A-1-A adjacent to the Atlantic Ocean. All entitlements received and construction is underway. The project includes a planned FPL power pole relocation, work within the coastal construction control line (CCCL), and coordination of turtle friendly street lighting design.			
b.	PONCE PRESERVE SUBDIVISION, PALM COAST, FL		
Mr. Schofield was the Project Manager overseeing design and permitting for a 74-lot single family subdivision. All entitlements have been received; construction start date is undetermined at this time.			
c.	RYAN'S LANDING SUBDIVISION, PALM COAST, FL		
Project Manager overseeing design and permitting for a 95-lot single family subdivision. All entitlements have been received; construction start date is undetermined at this time.			
d.	OCEAN GARDEN TOWNHOMES, AMELIA ISLAND, FL		
Alliant provided engineering and permitting services with Mr. Schofield as the Project Manager for the Ocean Gardens Townhome development, a multi-phase residential project located along Maxine Street and A1A on Amelia Island. The scope included full civil design for internal roadways, stormwater management systems, utility networks, and a private lift station, as well as coordination with multiple agencies including Nassau County, FGUA, SJRWMD, FDOT, and FDEP. Alliant led the preparation and submitting applications, responded to agency comments, and supported platting coordination. Services were delivered in three phases totaling approximately 61 townhome units and included strategic planning for site access, recreation, and stormwater integration.			
e.	PANAMA CITY BEACH MOB EXPANSION, PANAMA CITY BEACH, FL		
Mr. Schofield serves as the Lead Civil Design Engineer for the project, overseeing the development and coordination of all civil engineering elements. Alliant's master planning effort was structured to support the project's long-term objectives, incorporating phased roadway expansion, infrastructure capacity, and anticipated regional growth over a 10-30-year planning horizon. The design approach prioritized efficient site access, intuitive circulation, and clear wayfinding, ensuring alignment with operational needs while directly enhancing the patient and visitor experience. These considerations were integrated into the overall project framework to support functionality, safety, and future adaptability.			

PART E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS PROJECT

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Andrew Mansen, PE	Project Assistant	c. TOTAL 14	d. WITH CURRENT FIRM 5
15. FIRM NAME AND LOCATION (City and State)			
Alliant Engineering Inc.			
16. EDUCATION (Degree and Specialization)		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
BS, Civil Engineering, California State University		Professional Engineer in Florida (91277)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a.	BARBER POINTE SUBDIVISION, MACCLENNY, FL		
	Andrew designed major stormwater pond systems for challenging topography; lead right-of-way infrastructure and extensive utility layout including water, storm, sanitary systems, and offsite force main extension while balancing the import/export of this 300-unit subdivision located on a hillside. Determined phasing of on and offsite construction and coordinated this work with Baker County along County Road 23A right-of-way.		
b.	GROVELAND RETAIL DEVELOPMENT, GROVELAND, FL		
	Andrew was the civil engineering lead on this project. He prepared FDOT-compliant stormwater calculations. Designed utility improvements and offsite roadway turn lanes in the US 27 right-of-way.		
c.	THE HARBOUR, JACKSONVILLE, FL		
	Engineering design of a multi-use marina and commercial development adjacent to the Intracoastal Waterway. Site improvements included environmental remediation of the previous industrial shipyard, public-use wet slip, a dry stacking boat storage warehouse with unloading platform, parking garage, a 560-unit apartment, restaurant, multi-use hotel/commercial building, and a 136-space marina. The project included wetland remediation, marina dredging, seawall and deep piling installation, underground stormwater retention chambers and underdrains, roadways and parking, and JEA Class I lift station. Coordinated with the City of Jacksonville, JEA, Florida DEP, Florida DOT, SJRWMD, FEMA, and US Army Corps of Engineers.		
d.	SOLETA LAKES SUBDIVISION, PALM COAST, FL		
	Andrew designed a large interconnected, multi-pond subdivision partially located in existing wetlands. He worked with the City for land swaps and expanding the storage volume of the city stormwater canal system.		
e.	ST. ISABEL SUBDIVISION, PALM COAST, FL		
	Andrew prepared stormwater designs for a property around intricate shaped property lines as well as a road overpass of a creek with adjacent wetlands. Performed nutrient impairment calculations and mixing calculations for downstream impacts.		

PART E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS PROJECT

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		e. TOTAL	f. WITH CURRENT FIRM
Adam Oestman, PE	Senior Civil Engineer	7	5
15. FIRM NAME AND LOCATION <i>(City and State)</i>			
Alliant Engineering Inc.			
16. EDUCATION <i>(Degree and Specialization)</i>		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
BS, Civil Engineering, University of Florida (UNF)		Professional Engineer in Florida (98440)	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a.	WHITEVIEW MULTI-FAMILY AND DISC GOLF PARK		
	Lead Design Engineer that prepared construction documents for 316 multi-family units in a master planned area featuring a community pool, cabana, and kayak launch. The project also included the construction documents for a developer-built disc golf park dedicated to the city.		
b.	CARMEL COURT IN BAY HILL VILLAGE, CLAY COUNTY, FL		
	Adam was lead design engineer that prepared construction documents for 35 townhomes. The project included stormwater calculations and erosion control for offsite runoff, as well as construction administration for the duration of the project.		
c.	SAWMILL BRANCH SUBDIVISION AND ROUNDABOUT, PALM COAST, FL		
	Adam was lead design engineer working seamlessly to provide comprehensive design and permitting services in coordination with FDOT and project stakeholders. While guiding this transportation project through ever stage, Adam and his team were shaping the subdivision Sawmill Branch, an exciting new neighborhood featuring 1,000 homes, complete with a pool, clubhouse, dog park, and playground.		
d.	RYAN'S LANDING SUBDIVISION, PALM COAST, FL		
	Lead design engineer preparing the construction documents for a 95 single-family residential subdivision. Project included additional design and permitting for nutrient treatment as the project discharges to a nutrient sensitive area.		
e.	SHADOWCREST AT ROLLING HILLS, GREEN COVE SPRINGS, FL		
	Lead design engineer preparing the construction documents for a 247 single-family residential subdivision, as well as associated construction administration throughout the project.		

PART E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS PROJECT

12. NAME Curt Wimpée, PE	13. ROLE IN THIS CONTRACT Principal VP Southeast Region	14. YEARS EXPERIENCE	
		g. TOTAL 29	h. WITH CURRENT FIRM 11

15. FIRM NAME AND LOCATION (City and State)

Alliant Engineering Inc.

16. EDUCATION (Degree and Specialization) BS, Civil Engineering, University of Minnesota	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer in Florida (79764), Minnesota (40487), Georgia (031340), N. Carolina (053415), S. Carolina (41355), and Tennessee (125610).
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

American Society of Professional Engineers, FCARD, NEFBA, NAIOP, ULI, and ICSC

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a.	CITY OF BUNNELL, BUNNEL, FL Engineer of Record for city infrastructure projects. Projects include roadway paving, assessment, rehabilitation, replacement, stormwater system design and modeling, water main (potable and reclaim) extensions, rehabilitation, replacements, sanitary sewer design and rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. City Council presentations and representation, public messaging, and interaction.		
b.	TOWN OF ORANGE PARK, ORANGE PARK, FL Professional Engineering Services on an on-going basis. Projects are based on a work order system. Alliant recently completed a comprehensive assessment of pavement conditions within the Town of Orange Park. The assessment aimed to evaluate the current state of pavement infrastructure, identify deficiencies, and recommend appropriate maintenance or rehabilitation strategies in a detailed report.		
c.	CITY OF JACKSONVILLE BEACH, JACKSONVILLE BEACH, FL Engineer of Record for city infrastructure projects. Projects to include roadway and paving assessments, stormwater design and modeling (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design & rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. Council presentations and representation, and public messaging and interaction.		
d.	CITY OF FERNANDINA BEACH, FERNANDINA BEACH, FL City's Engineer of Record for a broad range of municipal infrastructure projects, providing consistent technical leadership and oversight for roadway paving, stormwater modeling, and the design of watermain and sanitary sewer systems. Our role includes developing cost estimates, preparing comprehensive engineering reports, delivering presentations to City Council, and supporting public engagement efforts to ensure transparent and well-informed decision-making.		

PART E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS PROJECT

12. NAME Ashley Rivera	13. ROLE IN THIS CONTRACT Graduate Landscape Architect	14. YEARS EXPERIENCE	
		i. TOTAL 4	j. WITH CURRENT FIRM 3
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering Inc.			
16. EDUCATION (Degree and Specialization) BS, Landscape Architecture, University of Ana G. Mendez, PR Currently Pursuing Licensure as a Landscape Architect in FL		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Pending	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a.	ELLIANOS COFFEE, FL Ashley is part of the design team contributing to the landscape architecture design for a 1.19-acre commercial site. She developed code-compliant landscape and irrigation plans, including tree inventory and mitigation strategies, to align with municipal requirements while enhancing the overall site functionality. Collaborated closely with the civil engineering team to integrate planting design within circulation, utilities, and stormwater systems, ensuring a cohesive and efficient site layout. The project also included preparation of as-built documentation to reflect final constructed conditions, supporting long-term compliance and project closeout.		
b.	STOWE AVENUE PLAZA, ORANGE PARK, FL Ashley designed a conceptual site plan and rendering for a streetscape and plaza transformation along Stowe Avenue. The project reimagines the corridor by introducing a pedestrian-focused environment through partial roadway closure, creating space for a vibrant public plaza anchored by a shade pavilion, enhanced landscaping, and improved parking. The design focuses on activating the streetscape with flexible gathering areas, integrated walkways, and seating elements that encourage community interaction and support adjacent local businesses. Thoughtful landscape and hardscape solutions were incorporated to enhance connectivity, create a strong sense of place, and bring new life to the corridor through engaging and functional outdoor spaces.		
c.	WORLD GOLF COMMERCIAL, ST. AUGUSTINE, FL Ashley is part of the design team for a 1.79-acre office development within the World Golf Village PUD, contributing to both landscape architecture and site design coordination. She designed landscape and irrigation plans, along with tree mitigation strategies, to meet County requirements while enhancing the overall site character. Working alongside the civil engineering team to integrate planting design within parking, circulation, drainage, and utility systems, ensuring a cohesive and efficient layout. Involved throughout the project lifecycle from concept planning through permitting, supporting a well-coordinated and functional development that responds to both regulatory and design goals.		
d.	VILLAGE AT TOWN CENTER, JACKSONVILLE, FL Ashley was part of the design team for an exciting and transformative development located in the heart of Jacksonville, offering a unique "Live, Work, Dine, & Play" environment. Located near the popular St. Johns Town Center, this 36-acre community aims to enhance accessibility and create a vibrant, dynamic space that fosters a strong sense of identity. Three public parks will be central to the community, including the expansive Pablo Park, designed with ample green space, safe walkways, seating areas, cafes, and event spaces for food trucks and markets. Two additional pocket parks along the main boulevard will enhance the area's appeal, offering scenic walkways, lakeside views, and outdoor relaxation spaces.		



PART E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS PROJECT

12. NAME Clayton Walley, L.S., PSM	13. ROLE IN THIS CONTRACT VP Florida Land Survey	14. YEARS EXPERIENCE	
		k. TOTAL 25	l. WITH CURRENT FIRM 7

15. FIRM NAME AND LOCATION (City and State)

Alliant Engineering Inc.

16. EDUCATION (Degree and Specialization) A.A.S. Industrial Engineering Technology, Paul D. Camp Community College BS, Business, Project Management, University of Phoenix	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Licensed Land Surveyor in Florida (LS7209)
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a.	STADIUM OF THE FUTURE, JACKSONVILLE, FL Alliant provided professional surveying services to support the construction of concrete structures for the Stadium of the Future project in Jacksonville, FL. Services included project management and startup data preparation, layout of all concrete structures, and comprehensive site calculations to support construction accuracy. Alliant's work began two weeks after receipt of approved plans and CAD files, with scheduling coordinated closely with the client to optimize field crew efficiency and reduce idle time. The project was delivered with a high-quality layout and reliable as-built documentation for agency approval.	2025	
b.	RIVER CITY ACADEMY, JACKSONVILLE, FL Alliant delivered a full suite of construction layout and as-built surveying services for the River City Science Academy project. Scope included horizontal and vertical control, staking of utilities and site features such as silt fences, stormwater structures, parking lots, and curb and gutter, as well as as-built data collection and final CAD drafting for submittal. Alliant's internal quality control process, advanced field technology, and pre-calculated data workflows allowed accurate, efficient fieldwork and reduced costs for the client. Optional services such as building pad layout and storm-tech system staking were also available.		
c.	PECAN PARK ROAD, JACKSONVILLE, FL Survey Manager on this project, which will add extra traffic lanes and add new infrastructure while raising the overall elevation of the roadway. Responsible for QC field work including construction stake out, as-built collection, coordinating settlement monitoring, monitoring of bridge structure, and overall project fluidity. Held regular field meetings with CEI to discuss settlement plate monitoring results.		
d.	LIGHTHOUSE HARBOR SUBDIVISION, PALM COAST, FL Pre-Development work completed for approximately 845 residential units within the subdivision. Work included boundary survey, topographic survey, tree survey, preliminary and final platting which completed the subdivision of land into legally recognized lots approved for development.		



3b.

**Alliant Engineering Inc. is not a Certified
Minority Business**



3c.

Willingness to Meet Time and Budgets



Alliant understands that success under a continuing services contract is defined not by a single project, but by the consistent ability to manage multiple concurrent projects while maintaining predictable schedules, disciplined cost control, and clear communication with District staff. Our approach emphasizes early scope definition, right-sized staffing, proactive coordination, and continuous budget and schedule tracking throughout each assignment.

Alliant is fully committed to meeting the District's time and budget requirements for all assigned work orders. Our team has a proven record of delivering on-call engineering services, on schedule, and within agreed upon budgets for clients under contracts of similar size, scope, and complexity.

Our ability to meet time and budget requirements begins with experienced, engaged project management. Work orders are led by senior project managers who are directly involved in scope development, fee preparation, and work planning. Because the same individuals who lead the work also development the task specific scope, schedule, and level of effort, assumptions are well understood and budgets are realistic from the outset.

ACCURACY OF ENGINEER'S ESTIMATES ON RECENT PROJECTS

At Alliant we bring precision to every engineer's estimate! Our expert team crafts highly accurate forecasts for construction costs by meticulously calculating detailed quantities, leveraging the latest market pricing, and rigorously validating every assumption through comprehensive constructability reviews and seamless agency collaboration. We don't just rely on theory, we actively track recent bid results from similar projects and tap into up-to-date local cost data, dramatically reducing the risk of cost overruns. Thanks to our disciplined and proactive approach, our estimates consistently align with awarded bids, empowering our clients to make confident budgeting and funding decisions.



3d.

Past Experience and Performance

(Example Projects and CDD Experience)

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1				
21. TITLE AND LOCATION <i>(City and State)</i> BEACHVIEW COVE, ORMOND BEACH, FL		22. YEARS COMPLETED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">PROFESSIONAL SERVICES</td> <td style="text-align: center;">CONSTRUCTION (If Applicable)</td> </tr> <tr> <td style="text-align: center;">2023</td> <td></td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)	2023	
PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)					
2023						
23. PROJECT OWNERS INFORMATION						
a. PROJECT OWNER Seagate Communities, Inc.	b. POINT OF CONTACT NAME Robert Gazzoli	c. POINT OF CONTACT TELEPHONE NUMBER (386) 206-5838				

24. BRIEF DESCRIPTION OF PROJECT


Nestled amidst ocean vistas and bordered by numerous state parks, this budding community of 28 single-family homes promises a peaceful, serene place to live.

Alliant provided professional surveying and platting services for the Beachview Cove development in Volusia County. Our team conducted fieldwork and prepared the plat in accordance with Chapter 177 of the Florida Statutes and applicable local municipal standards. Services included setting all required Permanent Reference Monuments (PRMs),

We began work within three weeks of receiving the executed proposal and supporting documentation, working closely with the client to ensure timely delivery. In addition to surveying and platting, Alliant led the site's civil engineering efforts, securing all necessary entitlements and permits to facilitate development.

With infrastructure now fully completed and model homes going vertical, Alliant is proud to see Beachview Cove coming to life.


25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME Alliant Engineering Inc.	b. FIRM LOCATION Jacksonville, FL	c. ROLE Civil Engineer
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION <i>(City and State)</i> AJ JOHNS AND BURNHAM		22. YEARS COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If Applicable)
23. PROJECT OWNERS INFORMATION		
a. PROJECT OWNER AJ Johns and Burnham	b. POINT OF CONTACT NAME Todd Patrick	c. POINT OF CONTACT TELEPHONE NUMBER (904) 641-2055

24. BRIEF DESCRIPTION OF PROJECT

Our scope of work included layout staking for clearing limits, silt fencing, and pond construction, as well as establishing site control for GPS-guided machinery. We also conducted post-grading topographic surveys and provided as-built reviews and certifications. Through our efficient pre-calculated layout process and daily field reporting, we ensured precise and timely support throughout the project's development.



Wildlight is a 24,000-acre master-planned community in Nassau County, Florida designed to harmonize modern living with natural surroundings.

With over 7,000 acres dedicated to conservation and plans for more than 20,000 homes, Wildlight is poised to evolve over the coming decades into a vibrant, sustainable town. Alliant is proud to support this long-term vision by providing professional surveying services for Parcel 4B—an essential component of Wildlight's ongoing expansion.



By facilitating the foundational development of Parcel 4B, Alliant is helping advance Wildlight's mission to create a community that blends diverse housing, integrated amenities, and preserved natural spaces—setting a new benchmark for thoughtful, long-term regional growth.

25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME	b. FIRM LOCATION	c. ROLE
Alliant Engineering Inc.	Jacksonville, FL	Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 3
21. TITLE AND LOCATION <i>(City and State)</i> SADDLEBROOK LANDINGS APARTMENTS, JACKSONVILLE, FL		22. YEARS COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If Applicable)

23. PROJECT OWNERS INFORMATION

a. PROJECT OWNER Landings Real Estate Group	b. POINT OF CONTACT NAME Chris Bicho	c. POINT OF CONTACT TELEPHONE NUMBER (401) 845-2200
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24. BRIEF DESCRIPTION OF PROJECT


Alliant played a key role in bringing Saddlebrook Landings to life, a 216-unit apartment community nestled along Normandy Boulevard in Jacksonville, Florida.

Alliant provided civil site engineering, surveying, and permitting services for the phased development of this growing community. Our team led the preparation of final construction documents, including grading, utility design, stormwater management, and erosion control plans, while also offering construction administration support throughout the project.

We coordinated with multiple agencies to secure the necessary permits, including the City of Jacksonville, FDOT, SJRWMD, and FDEP, as well as with landscape and irrigation consultants to ensure a cohesive site design. With a focus on both current infrastructure needs and long-term growth, Alliant's work is helping shape a thriving residential hub in one of Florida's fastest-growing regions.

25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME Alliant Engineering Inc.	b. FIRM LOCATION Jacksonville, FL	c. ROLE Civil Engineering, Land Survey
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center;">4</p>
21. TITLE AND LOCATION <i>(City and State)</i> WHITEVIEW VILLAGE SUBDIVISION, PALM COAST, FL		22. YEARS COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If Applicable)

23. PROJECT OWNERS INFORMATION

a. PROJECT OWNER KB Home	b. POINT OF CONTACT NAME Scott Blunck	c. POINT OF CONTACT TELEPHONE NUMBER (904) 596-6631
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24. BRIEF DESCRIPTION OF PROJECT



Located in Palm Coast, Florida, Whiteview Village provides housing for 202 families and features community amenities including a pool, cabana, and kayak launch—perfectly suited for Florida’s sunny climate.

Alliant played a key role in bringing this commuter-friendly neighborhood to life. The project’s success was driven by strong collaboration and partnerships across disciplines, showcasing how Alliant delivers value through integrated design, coordination, and a commitment to community-focused development.

25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME Alliant Engineering Inc.	b. FIRM LOCATION Jacksonville, FL	c. ROLE Civil Engineering, Land Survey
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 5
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21. TITLE AND LOCATION <i>(City and State)</i> MARBELLA MULTI-FAMILY, PALM COAST, FL	22. YEARS COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)

23. PROJECT OWNERS INFORMATION		
a. PROJECT OWNER Mesa Capital Partners	b. POINT OF CONTACT NAME Ty Mitchell	c. POINT OF CONTACT TELEPHONE NUMBER (678) 904-3223

24. BRIEF DESCRIPTION OF PROJECT



Located in Palm Coast, Florida, Marbella's 19-acre site is located within the Whiteview Village master planned development.

Marbella has a total of 316 residential units composed of two-story carriage homes and three-story walk-up buildings. Amenities include a clubhouse with community space and fitness center, plus a resort-style pool with a pavilion and grilling stations, a dog park, ample green space and garage parking.

Alliant played a key role in civil design and survey.



25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME Alliant Engineering Inc.	b. FIRM LOCATION Jacksonville, FL	c. ROLE Civil Engineering, Land Survey
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 6
21. TITLE AND LOCATION <i>(City and State)</i> RIVERFRONT PLAZA, JACKSONVILLE, FL	22. YEARS COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
23. PROJECT OWNERS INFORMATION		
a. PROJECT OWNER City of Jacksonville	b. POINT OF CONTACT NAME Debbie Carter	c. POINT OF CONTACT TELEPHONE NUMBER (904) 574-9000

24. BRIEF DESCRIPTION OF PROJECT

As part of the City of Jacksonville's ambitious redevelopment initiative, Riverfront Plaza is emerging as a vibrant waterfront destination that celebrates the city's connection to the St. Johns River. The project envisions expansive open parkland, immersive public art, versatile event spaces, and seamless pedestrian access—all designed to create lasting value for residents and visitors alike.

Alliant is proud to support this transformative effort by providing precise and responsive professional surveying services. Our team is responsible for layout staking, the preparation of as-built documentation, and daily field reporting to ensure clarity, accuracy, and compliance. By working in close coordination with contractors and city staff, we help bring the vision of Riverfront Plaza to life with the precision and care it deserves. This is more than construction—it's community building, placemaking, and a bold step toward redefining Jacksonville's downtown riverfront.


25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME Alliant Engineering Inc.	b. FIRM LOCATION Jacksonville, FL	c. ROLE Land Survey
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 7 & 8		
21. TITLE AND LOCATION <i>(City and State)</i> SAWMILL BRANCH SUBDIVISION AND ROUNDABOUT, PALM COAST, FL		22. YEARS COMPLETED <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">PROFESSIONAL SERVICES</td> <td style="width:50%;">CONSTRUCTION (If Applicable)</td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)			
23. PROJECT OWNERS INFORMATION				
a. PROJECT OWNER D.R. Horton	b. POINT OF CONTACT NAME Shane Ricci	c. POINT OF CONTACT TELEPHONE NUMBER (952) 985-7272		

24. BRIEF DESCRIPTION OF PROJECT

Sawmill Branch is a large-scale residential development in northern Palm Coast, FL, located off US 1. At full build-out, it will include up to 2,200 homes across seven phases, with amenities such as central clubhouse, dog park, and a pool designed to bring neighbors together. The site sits near the historic Hewitt Sawmill, a colonial era water-powered mill that once supplied lumber.

Before construction began, the site was densely wooded and featured a large creek running through the property, Our survey team handled the topographic and boundary work and will lead the platting process upon completion of the site. One of the biggest design challenges was traffic. With thousands of new residents expected, the intersection of Old Kings Road and US 1 needed a safer, more efficient solution. Originally planned as a signalized intersection, it was reimagined as a roundabout, a rare move for our typical Florida land development projects. The Project Manager, collaborated with our transportation team to make it happen, leveraging a national expertise with local insight.

Another design element Alliant takes pride in is the network of trails that weave throughout the neighborhood creating spaces for walking, biking, and everyday connection.



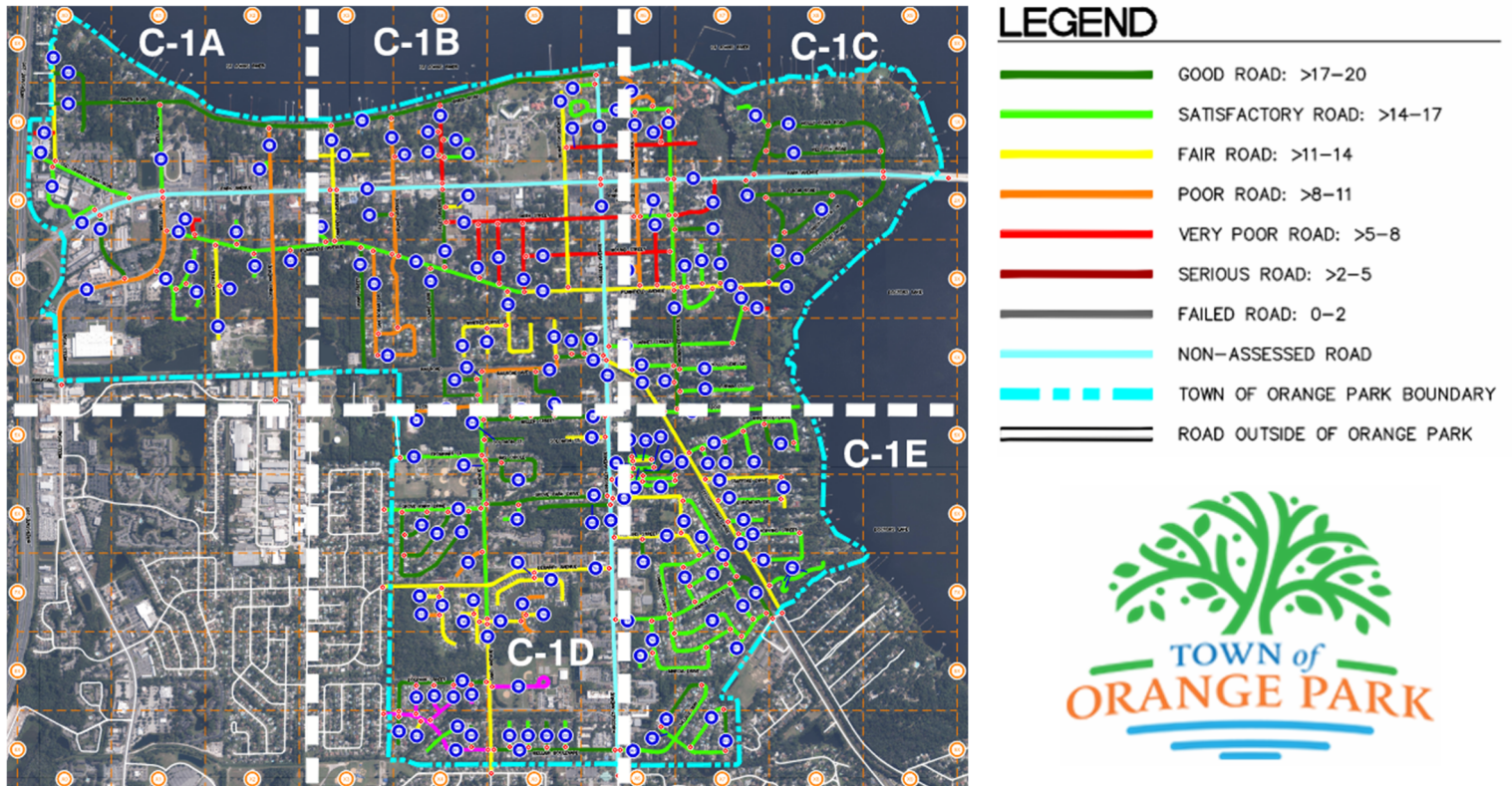
25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME	b. FIRM LOCATION	c. ROLE
Alliant Engineering Inc.	Jacksonville, FL	Civil Engineering, Land Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 9
21. TITLE AND LOCATION <i>(City and State)</i> ORANGE PARK PAVEMENT ASSESSMENT, ORANGE PARK, FL		22. YEARS COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If Applicable)
23. PROJECT OWNERS INFORMATION		
a. PROJECT OWNER Town of Orange Park	b. POINT OF CONTACT NAME Kyle Croce, Director of Public Works	c. POINT OF CONTACT TELEPHONE NUMBER (904) 264-7411
24. BRIEF DESCRIPTION OF PROJECT		

Alliant performed a pavement assessment of approximately 46 miles of roadway owned and maintained by the Town of Orange Park. The primary objective of the assessment was to evaluate the current pavement conditions, identify visible distresses, and develop recommendations for maintenance, repair, and rehabilitation strategies.

Alliant prepared of a comprehensive report summarizing their findings, which included condition ratings, recommended treatments, and an associated cost estimate forecasting over the next decade. This report served as a strategic planning tool that helped the Town forecast and allocate funding for the roadway maintenance over the next decade.



The above image is a map of the color system categorizing the road network paving condition with labels for each roads designation along with a legend explaining what each color means.

25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME Alliant Engineering Inc.	b. FIRM LOCATION Jacksonville, FL	c. ROLE Civil Engineering
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 10		
21. TITLE AND LOCATION <i>(City and State)</i> SHADOW CREST AT ROLLING HILLS, PH. 3B & 3C, GREEN COVE SPRINGS, FL		22. YEARS COMPLETED <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">PROFESSIONAL SERVICES</td> <td style="width: 50%;">CONSTRUCTION (If Applicable)</td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)			

23. PROJECT OWNERS INFORMATION

a. PROJECT OWNER Shadow Crest at Rolling Hills CDD	b. POINT OF CONTACT NAME Marilee Giles	c. POINT OF CONTACT TELEPHONE NUMBER (904) 940-850 x 412
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24. BRIEF DESCRIPTION OF PROJECT


This subdivision is organized around a curvilinear street network designed to slow traffic, enhance safety, and create cohesive residential blocks. Lot layouts are oriented to maximize usable yard space, maintain building setbacks, and provide consistent streetscapes. The neighborhood planning integrates residential lots with adjacent open space, wetlands, and conservation areas, reinforcing a balance between development and environmental preservation.

Alliant facilitated the acquisition of electrical and landscape maintenance easements and conducted detailed reviews of contractor, vendor, and supplier invoices and pay requests to ensure the proper use of bond proceeds. Responsibilities also included cost estimating and preparation of the Engineer's Report for the full planned build-out of the Shadow Crest phase.

25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME Alliant Engineering Inc.	b. FIRM LOCATION Jacksonville, FL	c. ROLE Civil Engineering
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Alliant’s Continued Growth in the Community Development District Segment:

Alliant has delivered on-call, continuing services, and multidisciplinary contracts for municipalities, special districts, and public agencies across Florida and nationally. Our work reflects consistent responsiveness, technical accuracy, and the ability to integrate multiple disciplines under one contract.

Alliant has provided ongoing engineering support, permitting assistance, stormwater and utility evaluations, site and roadway improvements, and general civil engineering services for multiple CDDs across northeast Florida. Our work includes task-order based assignments such as stormwater system assessments, drainage improvements, utility coordination, minor roadway and sidewalk upgrades, plan reviews, and support for capital planning and maintenance needs. These contracts demonstrate our ability to work seamlessly with District Managers, respond quickly to emerging needs, and deliver practical, constructible solutions within a continuing services framework.

The following is a list of District’s we currently support:

District Name	Location	Year Alliant Became the District Engineer
Tison’s Landing	Duval County, Florida	2023
Ridgewood Trails	Clay County, Florida	2024
Oakleaf Town Center (OTC)	Clay County, Florida	2024
Bartram Park	Duval County, Florida	2024
CrossCreek	Manatee County, Florida	2025
Glen St. Johns	Duval County, Florida	2025
Dunes	Flagler County, Florida	2026
The Beach	Duval County, Florida	2026

Our growth in this segment began with the successful partnership of Tison’s Landing in 2023, where we continue to provide comprehensive general engineering services to support infrastructure planning and development.

Building on this success, Alliant was selected in 2024 to serve three (3) additional districts, expanding our footprint and reinforcing our reputation as a reliable and responsive engineering partner.

In 2025 and 2026, this positive trajectory continues, as we remain committed to the growth and improvement of each community we serve.

Across all engagements, Alliant delivers innovative, cost-effective, and sustainable engineering solutions while consistently exceeding client expectations. We are proud of the relationships we’ve built and look forward to supporting the ongoing success of these districts through collaborative planning and quality engineering.

3e.

Exhibit 3 Geographic Location

Alliant's Jacksonville Office:

10475 Fortune Parkway, Suite 101
Jacksonville, Florida 32256

Our Jacksonville office is located less than one (1) hour from the Brandy Creek Community Development District.

This proximity ensures that our team can respond promptly and effectively to the district's needs. Local accessibility is critical during permitting and construction phases, where timely coordination and rapid issue resolution directly impact project success. Our commitment to being readily available underscores our dedication to delivering exceptional service and seamless project execution.



3f.

Current & Projected Workload

RESPONSIVENESS AND AVAILABILITY OF KEY PERSONNEL

As the District’s primary Client Manager, Joe will be responsible for working closely with district staff to define scopes of service, estimate staff work hours, and develop cost proposals for individual work orders. Joe will identify the appropriate Alliant lead and supporting staff based on the technical requirements and schedule of each assignment. As a senior leader, Joe has the authority to fully commit Alliant resources to meet the district’s needs and ensure timely delivery of services.

MANAGING WORKLOADS AND SCHEDULES

Alliant project managers meet weekly to review active projects , upcoming deadlines, and staffing needs across the firm. These meetings include review of anticipated workload by month, comparison of committed hours against available staff capacity, and identification of any potential scheduling conflicts. When adjustments are needed, Alliant proactively reallocates staff, adds support resources, or adjusts work plans to ensure schedules remain on track.

CURRENT WORKLOAD AND STAFF AVAILABILITY

Alliant actively manages workload and staffing to maintain responsiveness for our clients. Our civil engineering teams are supported by ongoing forecasting, regular workload reviews, and proactive staffing adjustments to align available resources with project demands. Based on our current and projected workload, Alliant has sufficient capacity to support the district’s on-call needs and commits to making qualified staff available to meet work order schedules.

Exhibit 2 – Projected Schedule

Staff	20%				40%				60%				80%				100%			
Client Manager	[Grid with 16 dark red cells]																			
Project Manager	[Grid with 16 dark red cells]																			
Water Resources	[Grid with 16 dark red cells]																			
Professional Land Surveyor	[Grid with 16 dark red cells]																			
Roadway Design	[Grid with 16 dark red cells]																			
Construction and Inspection	[Grid with 16 dark red cells]																			
Contract Administration	[Grid with 16 dark red cells]																			



3g.

VOLUME OF WORK PREVIOUSLY AWARDED BY THE DISTRICT: Alliant Engineering, Inc. has no prior Engineering Services for the Amelia National Community Development District.

Alliant understands the District's objective to equitably distribute work among qualified firms while maintaining high standards of service and accountability. As a new consultant for the District, Alliant brings immediate availability, a fresh perspective, and a strong commitment to building a long-term working relationship grounded in responsiveness, technical quality, and collaboration with District staff.



H. ADDITIONAL INFORMATION

FIRM BACKGROUND AND SERVICES



FOUNDED

1995

Minneapolis, MN



FLORIDA PRESENCE

Jacksonville (2015)

Tampa (2023)



STAFFING

Over 200 Total

50+ Licensed Professionals



Civil Engineering



Land Survey



Transportation Planning



Traffic Engineering



Landscape Architecture



Permitting Services



Roadway Design

- i. Alliant’s professional accomplishments reflect repeatable success delivering civil engineering and utility infrastructure services for public-sector clients. Our team has supported municipalities and utilities with water and wastewater improvements, stormwater modeling and drainage design, permitting coordination, and construction phase engineering support.

As your Client Manager, Mr. Schofield will serve as the primary point of contact for the District. Joe has over 23 years of experience in municipal engineering, utilities, stormwater systems, land development, transportation infrastructure, and railroad. His background includes managing civil projects, coordinating with permitting agencies, and delivering on-call services across Florida.

Joe is known for his consistent communication and practical and constructable solutions. With him leading this contract, the District will benefit from a dedicated partner who is committed to client services and supported by the depth and resources of Alliant’s 200+ employee-owners.

**H. ADDITIONAL INFORMATION
KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS**

26. NAMES OF KEY PERSONNEL <i>(From Section E, Block 12)</i>	27. ROLE IN THIS CONTRACT <i>(From Section E, Block 13)</i>	28. EXAMPLE PROJECTS LISTED IN SECTION F <i>(Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)</i>									
		1	2	3	4	5	6	7	8	9	10
Joseph Schofield, PE	Civil Engineering	X		X		X		X	X		X
Andrew Mansen, PE	Civil Engineering	X	X	X	X	X	X	X	X	X	X
Curt Wimpée, PE	Civil Engineering		X	X	X	X		X	X	X	X
Adam Oestman, PE	Production Manager	X	X	X	X	X	X	X	X	X	X
Ashley Rivera	Landscape Architecture	X	X		X	X			X	X	
Clayton Walley, L.S.	Survey		X		X		X	X	X		X

EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	NO.	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1.	Beachview Cove	6.	Riverfront Plaza
2.	Wildlight Community	7.	Sawmill Branch Roundabout
3.	Saddlebrook Landings Apartments	8.	Sawmill Branch Subdivision
4.	Whiteview Subdivision	9.	Orange Park Pavement Assessment
5.	Marbella Multi-Family	10.	Shadow Crest at Rolling Hills

Approach to Task Orders:

Alliant’s approach to each task begins with early coordination and scope clarity. Upon receipt of an “Exhibit A, Work Authorization Form”, Joe will work directly with the district to confirm objectives, schedule, constraints, data needs, assumptions, and deliverables. This upfront coordination minimizes scope creep, avoids rework, and ensures district expectations are clearly defined.

For each task, Alliant matches the level of effort to the assignment – deploying the right staff at the right time so the district is not paying senior rates for production level tasks, while still receiving strong senior oversight and quality control.



Amelia National Community Development District

Review and Consideration of Holiday Lights Proposal

This contract is executed by and between Exterior Designs of North Florida, Inc (EDNF) and Amelia National.

1. DESCRIPTION OF SERVICES - EDNF agrees to perform services as described. EDNF shall provide all materials and labor for the services unless otherwise noted.
2. TERM The contract shall commence on the date lights/decorations are installed and end on the date the decorations are removed from the premises by EDNF. Termination of this contract shall not release customer from obligation to pay EDNF for services already provided.
3. PRICE Customer agrees to pay Exterior Designs of North Florida per the attached. A total of ½ the amount due will be paid to Exterior Designs when contract is signed. Balance shall be paid in full within 14 days of the date the decorations are installed. Exterior Designs of North Florida shall have the right to remove immediately any and all decorations for nonpayment by customer. Total price will be discounted if balance is paid in full when contract is signed.
4. TREATMENT OF DECORATIONS The Customer shall treat all decorations in a careful and proper manner. All decorations, extension cords, timers, and other materials are, and shall at all times be and remain, the personal property of EDNF. EDNF shall not be responsible for any damages resulting from improper use of decorations or wiring, or from any decorations or lighting added by the customer to decorations and wiring installed by EDNF. The customer agrees to return all decorations to EDNF in the same condition as was first received, reasonable wear and tear is expected.
5. INDEMNIFICATION OF EDNF The customer shall protect, defend, indemnify and hold EDNF and any person claiming by or through EDNF and their respective successors and assigns harmless from and against, and agrees to reimburse them for any and all demands, claims, obligations, losses, damages, deficiencies and liabilities and all related costs, expenses, interest and penalties which any of them shall incur or suffer which arise from, result from or relate to (1) any act of negligence or fault committed by customer or any of customer's agents, employees, or independent contractors and (2) use of decorations from any cause except from which is caused by negligence of EDNF. The obligations of the paragraph shall survive the termination of this contract.
6. CUSTOMER'S WARRANTIES Customer warrants and guarantees the following: A. That the electric power supply of the premises is sufficient to provide adequate power to items of decorations requiring such power. B. That any structure to which EDNF deems access is necessary in order to perform services under this contract, is solid, safe, secure, and free from any dangerous defects. Such structure shall include, but not be limited to, the roofs of any buildings involved.
7. GOVERNING LAW; VENUE This agreement, its application, enforcement and jurisdiction shall be construed under the laws applicable in the State of Florida. Any suit or proceeding filed hereunder shall be brought in Nassau County, Florida.

The parties hereto hereby agree to be bound by the terms of this contract effective as of the day and year the contract is executed.

DESCRIPTION OF SERVICES: See quote dated 7/29/24. This is the same design as last year.

Price: \$4440 (\$4218 if pre-paid when contract is signed)

Customer Signature

Date

EDNF Signature

Date



Amelia National Community Development District

Update on Pond Maintenance

CDD Pond Summary 06082026
Board Member 4, Fred PHELLEPS

- Updated pond service report pdf for the Amelia National CDD is available through Leland management.
- Pond Control
 - Service has been requested to check aquatic weeds on Pond 7
 - Fountain service has been requested for an airline on pond 7 aerator
 - Expect a general update on overall pond health in June
- Provided pond and fountain service budget recommendations for the 2027 fiscal budget.



Amelia National Community Development District

**Ratification of Payment Authorization
Nos. 329 – 334**

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 329

4/3/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
141288	PFM Group Consulting LLC (AMELI)	03/30/2026	Amelia National CDD	1,250.00
2093257	The Lake Doctors, Inc. (AMELI)	12/18/2025	Amelia National CDD	2,200.00
2024-7-30	Trapper John's Beaver Busters (AMELI)	04/01/2025	Amelia National CDD	850.00
8327	VGlobalTech (AMELI)	03/31/2026	Amelia National CDD	300.00
8397	VGlobalTech (AMELI)	04/01/2026	Amelia National CDD	125.00
Total:				4,725.00

Vivian Carvalho

Secretary / Assistant Secretary

B APR 2026

Chairman / ~~Vice Chairman~~

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 330

4/10/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
76608	Leland Management, Inc. (AMELI)	04/10/2026	Amelia National CDD	925.00
6852	Persson Cohen Mooney Fernandez (AMELI)	04/06/2026	Amelia National CDD	3,500.00
OE-EXP-04-2026-01	PFM Group Consulting LLC (AMELI)	04/06/2026	Amelia National CDD	33.36
DM-04-2026-2	PFM Management Services LLC (AMELI)	04/05/2026	Amelia National CDD	3,175.00
359492B	The Lake Doctors, Inc. (AMELI)	04/01/2026	Amelia National CDD	2,500.00
Total:				10,133.36

Kwame Jackson
Secretary / Assistant Secretary

Henry 16 APR 2026
Chairman / ~~Vice Chairman~~

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 331

4/24/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
15020-041726	FPL (AMELI)	04/17/2026	Amelia National CDD	137.81
42156-041726	FPL (AMELI)	04/17/2026	Amelia National CDD	84.90
42159-041726	FPL (AMELI)	04/17/2026	Amelia National CDD	38.59
45521-041726	FPL (AMELI)	04/17/2026	Amelia National CDD	92.47
59383-041726	FPL (AMELI)	04/17/2026	Amelia National CDD	148.47
Total:				502.24

Venessa Ripoll

Secretary / Assistant Secretary

27 APR 2026

Chairman / ~~Vice Chairman~~

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 332

5/1/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
22012118	Prime AE (AMELI)	04/28/2026	Amelia National CDD	1,410.00
2024-7-31	Trapper John's Beaver Busters (AMELI)	05/01/2025	Amelia National CDD	850.00
8160048	US Bank (AMELI)	04/24/2026	Amelia National CDD	4,256.13
Total:				6,516.13

Kwame Jackson
Secretary / Assistant Secretary

[Signature] 2 May 2026
Chairman / Vice Chairman

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 333
5/8/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
6955	Persson Cohen Mooney Fernandez (AMELI)	05/04/2026	Amelia National CDD	4,637.50
368375B	The Lake Doctors, Inc. (AMELI)	05/01/2026	Amelia National CDD	2,500.00
Total:				7,137.50

Venessa Ripoll
Secretary / Assistant Secretary

[Signature] 10 May 2026
Chairman / ~~Vice Chairman~~

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 334
5/15/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
77708	Leland Management, Inc. (AMELI)	05/10/2026	Amelia National CDD	925.00
DM-05-2026-1	PFM Management Services LLC (AMELI)	05/05/2026	Amelia National CDD	3,175.00
OE-EXP-05-2026-02	PFM Management Services LLC (AMELI)	05/06/2026	Amelia National CDD	10.16
Total:				4,110.16

Vivian Carvalho

Secretary / Assistant Secretary

 20 May 2026
Chairman / Vice Chairman



Amelia National Community Development District

Review and Consideration of District Financials



Amelia National CDD

April 2026 Financial Package

April 30, 2026

PFM Management Services LLC
3501 Quadrangle Blvd. Suite 270
Orlando, FL 32817
407-723-5900



Amelia National CDD
Statement of Financial Position
As of 4/30/2026

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Long Term Debt Group	Total
<u>Assets</u>						
<u>Current Assets</u>						
General Checking - CNB	\$202,071.58					\$202,071.58
State Board of Administration	7,074.63					7,074.63
CNB Engineering Reserve	28,674.97					28,674.97
CNB Reserve	123,352.92					123,352.92
CNB - Aerator Reserve	60,950.48					60,950.48
Assessments Receivable	15,590.34					15,590.34
Assessments Receivable		\$4,733.58				4,733.58
Revenue 2021 Refund		79,508.45				79,508.45
Interest 2021 Refund		25,009.80				25,009.80
Prepayment 2021		902.88				902.88
Sinking Fund 2021		207,000.00				207,000.00
Assessments Receivable			\$44,049.97			44,049.97
Debt Service Reserve - 2006A			222,141.86			222,141.86
Revenue - 2006A			310,863.77			310,863.77
Prepayment 2006A			48,874.76			48,874.76
Acquisition/Construction - 2006A				\$45,361.78		45,361.78
Deferred Cost - 2006A				288,765.01		288,765.01
Total Current Assets	<u>\$437,714.92</u>	<u>\$317,154.71</u>	<u>\$625,930.36</u>	<u>\$334,126.79</u>	<u>\$0.00</u>	<u>\$1,714,926.78</u>
<u>Investments</u>						
Amount Available in Debt Service Funds					\$894,301.52	\$894,301.52
Amount To Be Provided					4,299,698.48	4,299,698.48
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>
Total Assets	<u>\$437,714.92</u>	<u>\$317,154.71</u>	<u>\$625,930.36</u>	<u>\$334,126.79</u>	<u>\$5,194,000.00</u>	<u>\$6,908,926.78</u>
<u>Liabilities and Net Assets</u>						
<u>Current Liabilities</u>						
Accounts Payable	\$1,302.24					\$1,302.24
Due To Other Funds	6,363.06					6,363.06
Deferred Revenue	15,590.34					15,590.34
Deferred Revenue		\$4,733.58				4,733.58
Deferred Revenue			\$44,049.97			44,049.97
Total Current Liabilities	<u>\$23,255.64</u>	<u>\$4,733.58</u>	<u>\$44,049.97</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$72,039.19</u>
<u>Long Term Liabilities</u>						
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>
Total Liabilities	<u>\$23,255.64</u>	<u>\$4,733.58</u>	<u>\$44,049.97</u>	<u>\$0.00</u>	<u>\$5,194,000.00</u>	<u>\$5,266,039.19</u>



Amelia National CDD
Statement of Financial Position
As of 4/30/2026

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Long Term Debt Group	Total
Net Assets						
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	132,140.40					132,140.40
Net Assets, Unrestricted		\$106,700.53				106,700.53
Current Year Net Assets, Unrestricted		205,720.60				205,720.60
Net Assets, Unrestricted			\$379,542.88			379,542.88
Current Year Net Assets, Unrestricted			202,337.51			202,337.51
Net Assets, Unrestricted				\$327,442.82		327,442.82
Current Year Net Assets, Unrestricted				6,683.99		6,683.99
Net Assets - General Government				(0.02)		(0.02)
Total Net Assets	<u>\$414,459.28</u>	<u>\$312,421.13</u>	<u>\$581,880.39</u>	<u>\$334,126.79</u>	<u>\$0.00</u>	<u>\$1,642,887.59</u>
Total Liabilities and Net Assets	<u>\$437,714.92</u>	<u>\$317,154.71</u>	<u>\$625,930.36</u>	<u>\$334,126.79</u>	<u>\$5,194,000.00</u>	<u>\$6,908,926.78</u>



Amelia National CDD
Statement of Activities
 As of 4/30/2026

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Long Term Debt Group	Total
Revenues						
On-Roll Assessments	\$238,890.73					\$238,890.73
Off-Roll Assessments	62,063.93					62,063.93
On-Roll Assessments		\$243,820.45				243,820.45
On-Roll Assessments			\$93,472.28			93,472.28
Off-Roll Assessments			192,405.26			192,405.26
Other Assessments			34,622.94			34,622.94
Total Revenues	<u>\$300,954.66</u>	<u>\$243,820.45</u>	<u>\$320,500.48</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$865,275.59</u>
Expenses						
Supervisor Fees	\$4,400.00					\$4,400.00
Public Official Insurance	4,458.00					4,458.00
Trustee Services	6,060.94					6,060.94
Management	22,225.00					22,225.00
Field Management	6,475.00					6,475.00
Engineering	9,643.95					9,643.95
Disclosure Agent	2,500.00					2,500.00
Property Appraiser	6,248.00					6,248.00
District Counsel	11,571.50					11,571.50
Assessment Administration	7,500.00					7,500.00
Audit	4,800.00					4,800.00
Tax Preparation	42.10					42.10
Legal Advertising	609.50					609.50
Contingency/Miscellaneous	13,655.79					13,655.79
Web Site Maintenance	1,475.00					1,475.00
Office Misc (Postage, Tel, Copies, Etc.)	505.99					505.99
Dues, Licenses, and Fees	175.00					175.00
Electric	3,532.59					3,532.59
Wetland Upland Maintenance	5,050.00					5,050.00
General Insurance	4,687.00					4,687.00
Lake Maintenance	22,000.00					22,000.00
Landscaping Maintenance & Material	25,867.85					25,867.85
Lake Improvements Repairs & Maintenance	8,750.00					8,750.00
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>\$176,673.21</u>	<u>\$41,185.00</u>	<u>\$124,415.63</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$342,273.84</u>
Other Revenues (Expenses) & Gains (Losses)						
Interest Income	\$7,858.95					\$7,858.95
Interest Income		\$3,085.15				3,085.15
Interest Income			\$6,252.66			6,252.66
Interest Income				\$6,683.99		6,683.99
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$7,858.95</u>	<u>\$3,085.15</u>	<u>\$6,252.66</u>	<u>\$6,683.99</u>	<u>\$0.00</u>	<u>\$23,880.75</u>
Change In Net Assets	\$132,140.40	\$205,720.60	\$202,337.51	\$6,683.99	\$0.00	\$546,882.50
Net Assets At Beginning Of Year	<u>\$282,318.88</u>	<u>\$106,700.53</u>	<u>\$379,542.88</u>	<u>\$327,442.80</u>	<u>\$0.00</u>	<u>\$1,096,005.09</u>
Net Assets At End Of Year	<u><u>\$414,459.28</u></u>	<u><u>\$312,421.13</u></u>	<u><u>\$581,880.39</u></u>	<u><u>\$334,126.79</u></u>	<u><u>\$0.00</u></u>	<u><u>\$1,642,887.59</u></u>



Amelia National CDD
Budget to Actual
For the Month Ended 4/30/26

	Year to Date			Adopted FY 2026 Budget	Percentage Spent
	Actual	Budget	Variance		
Revenues					
On Roll Assessments	\$ 238,890.73	\$ 142,058.36	\$ 96,832.37	\$ 243,528.62	98.10%
Off Roll Assessments	62,063.93	42,592.89	19,471.04	73,016.38	85.00%
Net Revenues	\$ 300,954.66	\$ 184,651.25	\$ 116,303.41	\$ 316,545.00	95.07%
General & Administrative Expenses					
Supervisor Fees	\$ 4,400.00	\$ 4,083.33	\$ 316.67	\$ 7,000.00	62.86%
Public Official Insurance	4,458.00	2,234.17	2,223.83	3,830.00	116.40%
Trustee Fees	6,060.94	4,839.78	1,221.16	8,296.76	73.05%
District Management Fees	22,225.00	22,225.00	-	38,100.00	58.33%
Field Management Fees	6,475.00	6,475.00	-	11,100.00	58.33%
District Engineer	9,643.95	2,916.67	6,727.28	5,000.00	192.88%
District Engineer - Reserves	-	1,166.67	(1,166.67)	2,000.00	0.00%
Engineering Inspections - Reserves	-	2,916.67	(2,916.67)	5,000.00	0.00%
Disclosure Agent	2,500.00	2,916.67	(416.67)	5,000.00	50.00%
Property Appraiser Fee	6,248.00	3,791.67	2,456.33	6,500.00	96.12%
District Counsel	11,571.50	2,333.33	9,238.17	4,000.00	289.29%
Assessment Administration	7,500.00	4,375.00	3,125.00	7,500.00	100.00%
Re-amortization Schedule	-	291.67	(291.67)	500.00	0.00%
Audit Fees	4,800.00	2,800.00	2,000.00	4,800.00	100.00%
Arbitrage	-	583.33	(583.33)	1,000.00	0.00%
Tax Document Preparation Fee	42.10	28.00	14.10	48.00	0.00%
Legal Advertising	609.50	583.33	26.17	1,000.00	60.95%
Bank Fees	-	58.33	(58.33)	100.00	0.00%
Contingency/Miscellaneous	13,655.79	16,497.25	(2,841.46)	28,281.00	0.00%
Website Maintenance	1,475.00	1,575.00	(100.00)	2,700.00	54.63%
Office Misc (Phone/Postage/Copies/Supplies/etc)	505.99	437.50	68.49	750.00	67.47%
Dues, Licenses & Fees	175.00	102.08	72.92	175.00	100.00%
Electric	3,532.59	5,833.33	(2,300.74)	10,000.00	35.33%
Wetlands Water Table Management	5,050.00	2,975.00	2,075.00	5,100.00	99.02%
General Insurance	4,687.00	2,903.95	1,783.05	4,978.20	94.15%
Crime Insurance	-	291.67	(291.67)	500.00	0.00%
Repairs & Maintenance - Entry	-	2,916.67	(2,916.67)	5,000.00	0.00%
Repairs & Maintenance - Irrigation/wetland tree maintenance	-	4,666.67	(4,666.67)	8,000.00	0.00%
Lake Maintenance	22,000.00	22,458.33	(458.33)	38,500.00	57.14%
Landscape Maintenance	25,867.85	31,375.19	(5,507.34)	53,786.04	48.09%
Landscape Improvement	-	2,333.33	(2,333.33)	4,000.00	0.00%
Lake Improvements Repairs and Maint	8,750.00	2,333.33	6,416.67	4,000.00	218.75%
Lake Treatment	-	2,916.67	(2,916.67)	5,000.00	0.00%
Entry Decorations	4,440.00	2,916.67	1,523.33	5,000.00	88.80%
Lake Improvements/Aerators New	-	17,500.00	(17,500.00)	30,000.00	0.00%
Total General & Administrative Expenses	\$ 176,673.21	\$ 184,651.25	\$ (7,978.04)	\$ 316,545.00	55.81%
Income (Loss) from Operations	\$ 124,281.45	\$ -	\$ 124,281.45	\$ -	
Other Income (Expense)					
Interest Income	\$ 7,858.95	\$ -	\$ 7,858.95	\$ -	
Total Other Income (Expense)	\$ 7,858.95	\$ -	\$ 7,858.95	\$ -	
Net Income (Loss)	\$ 132,140.40	\$ -	\$ 132,140.40	\$ -	



Amelia National Community Development District

Staff Reports



Amelia National Community Development District

Field Manager