

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, October 20, 2025, at 11:30 a.m. 95211 Clubhouse Road, Fernandina Beach FL 32034**. The following is the agenda for this meeting.

Call in number: 1-844-621-3956

Passcode: 2538 286 6774

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

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

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

General Business Matters

1. Consideration of the Minutes of the August 11, 2025, Board of Supervisors' Meeting
2. Review and Consideration of Resolution 2026-01, **Adopting Goals, Objectives, and Performance Measures and Standards**
3. Discussion of Conservation Easement Clearing
4. Discussion on No Fishing Signs
5. Update on Amelia National Entry Corridor Electrical & Lighting System Rebuild
6. Review and Consideration of Fence Proposals
7. Update on Pond Maintenance *(provided under separate cover)*
8. Discussion of No Fishing on Pond 10
9. Review and Consideration of Tree Proposals from Victory
10. Discussion of Illegal Dumping on CDD Property
11. Discussion of Bermuda Ditch
12. Review and Consideration of Installation of a Fountain at Pond 10
13. Review and Consideration of Aeration Proposal for Pond 5
14. **Update** of Partial Termination of Access and Maintenance Easement
15. **Consideration** of FY 25 Audit Engagement Letter with Grau & Associates
16. **Ratification** of Egis Insurance Package for FY 2026
17. **Ratification** of Payment Authorization Nos. 296-303
18. Review and Consideration of District Financials

Other Business

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

- Supervisors Requests
- Adjournment**





Amelia National Community Development District

**Consideration of the Minutes of the August 11,
2025, Board of Supervisors' Meeting**

MINUTES OF MEETING

AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING MINUTES

Monday, August 11, 2025, 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	PFM Group Consulting LLC	(via phone)
Kiara Cuesta	PFM Group Consulting LLC	
Jennifer Glasgow	District Accountant – PFM Group Consulting LLC	
Katie Buchanan	District Counsel - Kutak Rock LLP	(via phone)
Leilani Chamberlain	Field Manager - Leland Management, Inc.	(via phone)
Various Audience Members		

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

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

Public Comment Period

A homeowner, Mr. Straton, had a comment regarding an issue with trespassing near the fence. Photos were provided to the Board.

SECOND ORDER OF BUSINESS

General Business Matters

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

The Board reviewed the minutes. Ms. Ripoll noted the minutes have been amended as requested by the Board and will be on the District's website.

ON MOTION by Ms. Stola, seconded by Mr. Kearney, with all in favor, the Board approved the Minutes of the July 14, 2025, Board of Supervisors' Meeting.

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

**a. Public Comments and
Testimony**

b. Board Comments

**c. Consideration of
Resolution 2025-04,
Adopting the Fiscal Year
2026 Budget and
Appropriating Funds**

ON MOTION by Mr. Kearney, seconded by Ms. Stola, with all in favor, the Board opened the Public Hearing on the Adoption of the District's Annual Budget.

Ms. Ripoll noted the budget is the same as the overall proposed budget and there is no increase.

Ms. Stola noted this is a consistently stable budget.

There were no public comments at this time.

There were no further Board comments at this time.

ON MOTION by Mr. Renfroe, seconded by Mr. Kearney, with all in favor, the Board closed the Public Hearing on the Adoption of the District's Annual Budget.

ON MOTION by Ms. Stola, seconded by Mr. Renfroe, with all in favor, the Board approved Resolution 2025-04, Adopting the Fiscal Year 2026 Budget and Appropriating Funds.

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

**a. Public Comments and
Testimony**

b. Board Comments

**c. Consideration of
Resolution 2025-05,
Imposing O&M
Assessments and
Certifying an Assessment
Roll**

ON MOTION by Ms. Stola, seconded by Mr. Renfro, with all in favor, the Board opened the Public Hearing on the Imposition of O&M Assessments.

There were no public comments at this time.

There were no Board comments at this time.

ON MOTION by Ms. Stola, seconded by Mr. Phelleps, with all in favor, the Board closed the Public Hearing on the Imposition of O&M Assessments.

ON MOTION by Mr. Kearney, seconded by Ms. Stola, with all in favor, the Board approved Resolution 2025-05, Imposing O&M Assessments and Certifying an Assessment Roll.

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

Ms. Ripoll reviewed the annual meeting schedule and noted meetings will be every other month, for consistency. Workshops have also been added to the schedule.

There was discussion regarding the meeting dates and the possibility of holding evening workshops. It was noted that October 13th is a holiday and that meeting will be moved to October 20th. Ms. Ripoll noted she will not be in attendance, but will have coverage. She also noted that if any meetings change, a new advertisement can be done.

Ms. Buchanan noted Districts usually hold workshops during the budget season. Mr. Kearney recommended only having one workshop for the year. Ms. Ripoll noted that middle afternoon

meetings are usually well attended in her other Districts. Mr. Hebron recommended holding the meetings at 11:30 a.m. and holding any workshops at 1:00 p.m.

Ms. Ripoll noted a quorum is not needed for workshops, but minutes will be taken. There was continued discussion regarding the process of attendance for workshops. Mr. Hebron noted a workshop could be for Hurricane Preparedness and another for the lighting. There was discussion regarding community topic workshops being hosted by the HOA. Ms. Buchanan noted that if two or more CDD Supervisors attend a workshop and CDD topics happen to be discussed, the workshop must be notified according to statutory requirements.

There was discussion regarding the Florida Sunshine law and how that affects other meetings.

Ms. Stola recommended holding two or three workshops after the Board meetings. The Board agreed to hold workshops on October 20th, February 9th, and June 8th at 1:30 p.m. Mr. Hebron will work with the County to set up the Hurricane Preparedness workshop and will be the liaison for the topics of the future workshops.

ON MOTION by Mr. Hebron, seconded by Ms. Stola, with all in favor, the Board approved Resolution 2025-06, Adopting the Annual Meeting Schedule for Fiscal Year 2026, with the amended changes.

Discussion on No Fishing Signs

Ms. Chamberlain gave an overview of the “No Fishing” signs proposals. There are various options. The River City Advertising proposal provides 15 signs and posts for \$3,182.97 and includes installation. The Fast Signs proposal provides 15 signs and posts for \$3,298.00 and does not include installation. It was noted, Ms. Stanley had previously mentioned the cheaper cost of signage at the church, but that did not include posts or installation.

The Board briefly discussed the proposals, what was included, and the way the signage looked. It was noted the tax will be removed as the District is tax exempt.

ON MOTION by Mr. Hebron, seconded by Mr. Renfroe, with all in favor, the Board approved the River City Advertising “No Fishing” signs proposal, Option C.

The Board discussed the sign locations. Ms. Buchanan noted workshops can be held to discuss the locations, but the Board makes the final decision at meetings. The Board agreed to have this discussion at the October workshop. Ms. Chamberlain will bring the list of ponds that have the most complaints to that workshop.

There was discussion regarding fishing being allowed at Pond 10. Mr. Kearney noted that fishing is no longer allowed at any pond unless it is directly behind a home and is being done by a resident. Ms. Chamberlain reviewed the Declarations for the golf course and noted no fishing is allowed from that side. Mr. Kearney will follow up with Mr. Veazey to confirm the by-laws.

There was also brief discussion regarding the number of signs to purchase. It was noted that all 15 will be used.

It was noted that signs may not stop every issue, but they do protect the District.

Update on Amelia National Entry Corridor Electrical & Lighting System Rebuild

Ms. Ripoll noted Ms. Chamberlain has received two proposals. Ms. Chamberlain noted the scope has been minorly changed and does not go all the way to the guardhouse. She has met with the vendors onsite to review the location.

The Board reviewed the proposals and cost. There was discussion regarding the liability for any damages. Ms. Chamberlain noted there will be removal of landscaping as it relates to liability. Coastal Greenery included putting the landscaping back in place in the proposal. Ms. Chamberlain recommended Coastal Greenery.

It was noted the trenching budget is \$15,000.00.

There was brief discussion regarding the scope of work. Mr. Renfro noted the lighting to the guardhouse may have to be completed eventually to protect pedestrians. Ms. Chamberlain will keep the Board up to date on the schedule.

ON MOTION by Mr. Kearney, seconded by Ms. Stola, with all in favor, the Board approved the Coastal Greenery proposal for the Amelia National Entry Corridor Electrical and Lighting System Rebuild.

Review and Consideration of Fence Proposals

Ms. Chamberlain gave an update on the fence proposals from Gains Fence and Superior Fence. She is still working with the vendors to get the final proposals and reviewed the location for the fencing. She noted the estimate for a 4-foot fence is approximately \$62,750.00, and \$85,675.00 for a 6-foot fence. The fence would be a black aluminum commercial grade fence.

Mr. Kearney noted this is not in the budget for the CDD. He requested a breakdown for a fence around Pond 17, along the concourse. Ms. Chamberlain noted the estimate is for 1,700 feet of 4-foot fence, which is approximately \$37.00 per foot.

The Board discussed the need for a fence. Mr. Kearney recommended using law enforcement instead of using budgeted money towards a fence. There was discussion regarding the liability of the CDD if anyone were to drown in the pond.

Ms. Chamberlain noted the proposal can be adjusted to what areas need fencing the most and recommended using signage in the wooded areas. Mr. Kearney requested proposals for 4-foot and 6-foot fencing around Pond 17, along the concourse.

There was brief discussion regarding securing the community and the cost of fencing. Measurements will be sent to Ms. Chamberlain for the Pond 17 area.

This item will be kept on the agenda and updated proposals will be brought before the Board.

Update on Pond Maintenance • Midge Control

Mr. Phelleps gave an update on pond maintenance and overview of his report. He noted there has been significant algae growth on the ponds, and noted some growth is reasonable. Lake Doctors is working to control it, but he is working to understand how to be proactive in stopping the growth as well. Mr. Phelleps is also working to get a better understanding of the water flow from Neal. Lastly, he is working with the golf course on trying to minimize what goes into the ponds.

Mr. Phelleps also gave an update on midge control. He noted two treatments had been approved for Pond 7 and one of the treatments has been completed. Midges are still an issue, and he will report back to Lake Doctors. Lake Doctors has repaired the Pond 7 aerator.

It was noted that the District is allowed to stock the ponds with Bluegill. Mr. Phelleps recommended stocking a couple of the ponds in November to see if it helps. He will work on getting a proposal for the October meeting. Mr. Renfro noted the ponds are connected and the fish may migrate. Mr. Phelleps noted that might actually help the ponds.

Mr. Kearney noted Mr. Phelleps is doing great work with the ponds.

Review and Consideration of Tree Proposals

Ms. Chamberlain reviewed the tree proposals and scope of work. All the vendors have been onsite and the cost ranges from \$9,600.00 - \$12,600.00. She noted the tree work would go from entrance monuments to the guard house.

There was brief discussion regarding the current gardening vendor doing the scope of work. It was noted he would only go as high as the pole saws would reach.

Mr. Kearney noted this is not in the budget. Ms. Chamberlain noted the vendors did not show concern with the trees and should be okay for another year. However, the canopies should be lifted for the higher trucks coming through the community.

Ms. Stola recommended working with the current vendor. Ms. Chamberlain noted he would only go up to 10 feet and cost \$300 per month.

Mr. Kearney reviewed the scope of work from the vendors.

The Board discussed using the current vendor for a one time service and budgeting for this item next year. Ms. Chamberlain will follow up. Ms. Glasgow noted she will make a line item for this project.

Discussion of Bermuda Ditch

Ms. Chamberlain noted she has not heard back from Mr. Veazey.

This will be kept on the agenda.

Discussion Regarding the Potential Installation of a Fountain at Pond 10

Mr. Kearney gave an overview of this item. He noted there have been several inquiries as to why Pond 10 does not have a fountain. There is already aeration and electricity for that pond.

The Board discussed the potential of having the fountain and the cost. It was noted it would be eye-catching and a draw for the community. Mr. Hebron requested proposals, and to know what the maintenance would be.

Ms. Chamberlain will get proposals and ask The Hamptons what type of fountain they have. She noted another community she works with, just installed a fountain for \$12,000.00. She recommended having a fountain maintenance plan as well.

The Board gave their opinion of the possibility of a fountain. A resident noted she does not want to have special assessments towards a fountain. Mr. Kearney noted it would be out of contingency funds. Mr. Renfro noted fountains were not originally installed because the priority was pond health.

This item will be kept on the agenda.

Ratification of Partial Termination of Access and Maintenance Easement

Ms. Buchanan gave an overview of the termination. Ms. Buchanan noted this is an adjustment to the property line easements. The Chair has discussed this with District Counsel and the District Engineer has had no concerns with loss of access.

The Board discussed the access and easement. Ms. Buchanan will email the Board the new easement location. She noted that there is a resolution that allows the Chair to approve items necessary between meetings to continue the development of the community. Ms. Buchanan will email the resolution to Mr. Hebron.

Mr. Kearney explained that the Developer was encroaching on the CDD easement, which was the reason for this adjustment. Ms. Buchanan noted there are minimal implications regarding this

decision. It was also noted that this was unimpactful to St. Johns Water Management District, as this was not a conservation easement.

Ms. Buchanan noted that this easement should not affect Pond 24 and future Pond 24A. She reviewed the documents related to the access and easement with the Board. It was noted this was a no value transaction. There was continued discussion regarding modifications to the easement.

Ms. Buchanan reviewed the location and mapping of the easement. She will send this information and all documents to the Board.

This will be kept on the agenda for discussion with the District Engineer.

Ratification of Payment Authorization Nos. 293 – 295

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

ON MOTION by Mr. Renfro, seconded by Ms. Stola, with all in favor, the Board ratified Payment Authorizations Nos. 293-295.

Review and Consideration of District Financials

Ms. Ripoll stated the financials have been emailed and are as of June 2025. They are also available on the website.

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

Staff Reports

District Counsel – Ms. Buchanan will send the updated legislative session information to Ms. Ripoll for the Board.

Ms. Ripoll noted there have been residents modifying their residences without ARC approval. The POA notified the CDD of the issue. Mr. Kearney noted that 6 homeowners have encroached onto the conservation area. Mr. Veazey has been notified. It was noted that St. Johns River Water

Management District can give fines, but the CDD and HOA cannot. It was recommended to fly a drone around the wetlands area to view the possible encroachments.

The Board discussed the options for viewing the conservation area. Mr. Phelleps noted you can view satellite images on the Nassau County website. Mr. Hebron suggested this as a topic for a workshop. Mr. Kearney noted District Counsel will be writing the homeowners a letter for non-compliance. Ms. Buchanan gave an overview of the process. Mr. Hebron noted he would like to know what St. Johns River Water Management District can do relating to this issue.

It was noted this is in the conservation easement area. There was brief discussion regarding the possibility of a drone. Ms. Buchanan noted the drone operator would have to sign an agreement noting they comply with all requirements. The other option is to have the District Engineer view the easement area, which is an additional cost to the District. Ms. Buchanan noted that the process of remedy includes identifying the issues, but also how to go about fixing them.

Mr. Hebron noted the golf course has been using drones in the community.

It was noted the easement is defined on the homeowner's property assessment. Ms. Buchanan noted it is also platted and recorded. She will research the address to confirm the easement area. If unable to do so, she will contact the District Engineer. She will send the letter of non-compliance immediately. Mr. Kearney noted that Ms. Chamberlain has the 6 addresses in question.

Mr. Phelleps recommended that Ms. Chamberlain send out an email blast noting that residents cannot touch any area of the preserves. Ms. Buchanan noted that the District has all preserve platting for reference.

There was discussion regarding getting the satellite images via the County website and the drone option. There was also discussion regarding access to those areas. Ms. Buchanan noted that the letter can include notification that the CDD will be coming to view the area with a date and time given. Mr. Kearney reviewed the location. Ms. Buchanan noted there will be District Engineering needed to review the damage and identify if mitigation is necessary. Once pictures are received, the engineer can review. Ms. Ripoll will follow up with the addresses.

The Board agreed to send out the non-compliance letter and hold a workshop related to the issue. The drone option will be a continued discussion once there has been discussion with the District Engineer.

District Engineer – No report.

District Manager –

- **Work Order Spreadsheet**

Ms. Ripoll provided the Work Order Spreadsheet. This keeps track of all requests and projects within the District.

**Audience Comments and
Supervisor Requests**

There was brief discussion regarding the timing of the workshop. It was noted that it will be held after the meeting, regardless of time.

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

FOURTH ORDER OF BUSINESS

Adjournment

Ms. Ripoll called for a motion.

ON MOTION by Ms. Stola, seconded by Mr. Kearney, with all in favor, the Board adjourned the August 11, 2025, Board of Supervisors Meeting for the Amelia National Community Development District at 2:02 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



Amelia National Community Development District

**Review and Consideration of Resolution 2026-01,
Adopting Goals, Objectives, and Performance
Measures and Standards**

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2025, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day of October 2025.

ATTEST:

**AMELIA NATIONAL COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A:
Goals, Objectives and Annual Reporting Form

**Performance Measures/Standards &
Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

District Manager: _____

Date: _____

Print Name: _____



Amelia National Community Development District

Discussion of Conservation Easement Clearing

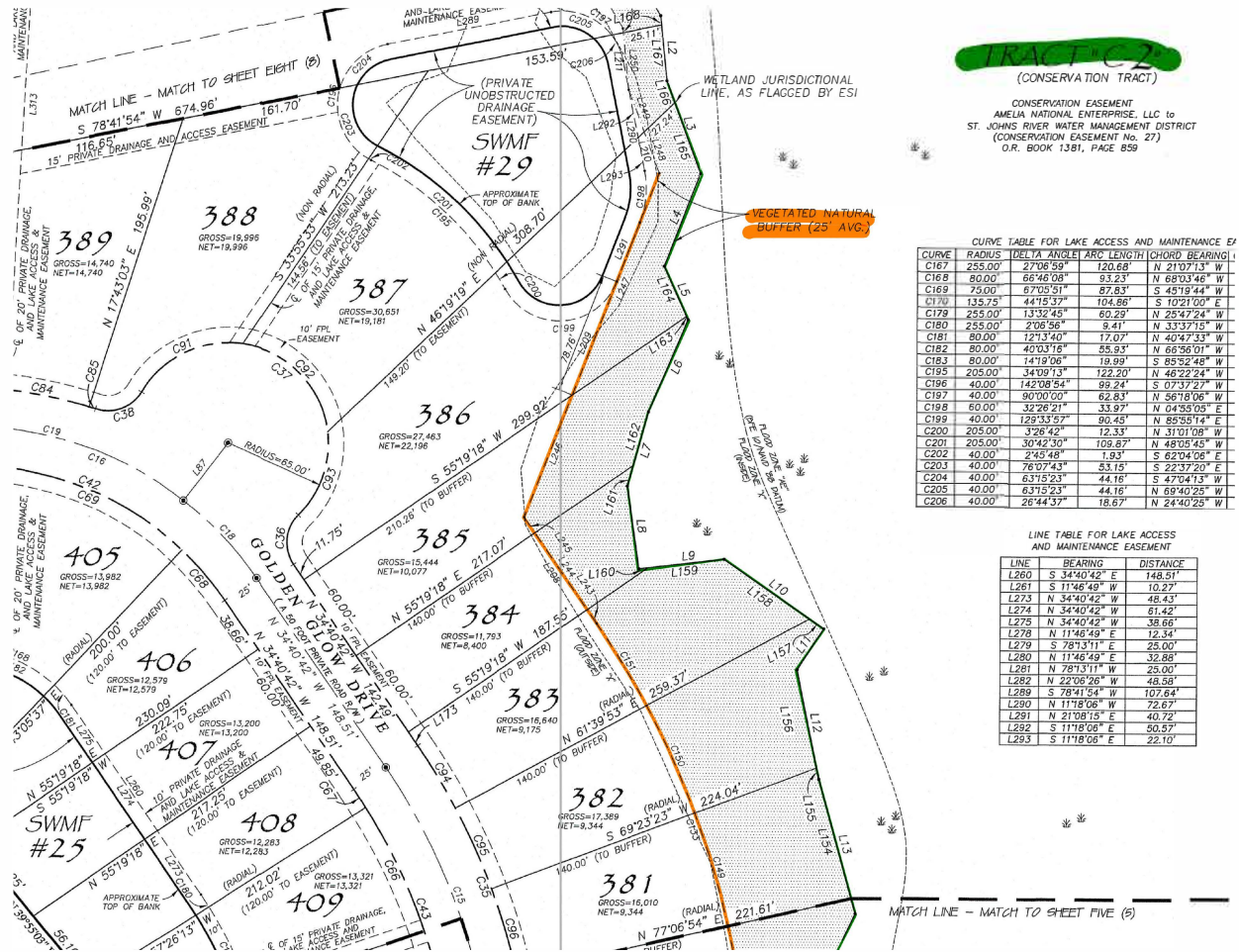
From: Neal Brockmeier
To: Venessa Ripoll; Buchanan, Katie S.; Leilani Chamberlain
Cc: Steve Kearney
Subject: RE: Amelia National CDD - Possible Conservation Easement Clearing
Date: Tuesday, September 23, 2025 3:05:04 PM
Attachments: image001.png
image002.png

ALERT: This message is from an external source. **BE CAUTIOUS** before clicking any link or attachment

Venessa,

The address and lot numbers provided do not appear to align with the County's GIS mapping. However, the recorded plat in this area indicates that the natural upland buffers (shown in orange below) are owned by the individual lot owners. The CDD property (Tract C-2) begins beyond these upland buffers (shown in green below). We can perform approximate field measurements (non-survey) to estimate cleared limits and assess whether CDD property has been impacted, but unless there was significant clearing (>25-ft) it appears this may be a potential enforcement matter for the SJRWMD and the individual lot owners.

Let me know how you would like us to proceed.



Neal Brockmeier, PE
Vice President, Civil Engineering

PRIME
We Make Everything
Around Us Better

904.477.0488 (Mobile)
904.739.3655 (Office)

[INSERT DATE]

Via Overnight Delivery

[INSERT ADDRESS]

**Re: Amelia National Community Development District –
Conservation Area Encroachment**

Dear [Homeowner]:

I serve as District Manager for the Amelia National Community Development District (“District”), which is a special purpose unit of local government that operates and maintains public infrastructure improvements within the District’s boundaries, including but not limited to conservation areas. Conservation areas are highly regulated under Florida law by State and local governmental authorities. The District owns and operates these areas for the District’s residents’ benefit and to prevent flooding, manage stormwater flows, and conserve natural areas. Alterations to the conservation property violates the terms of the conservation easement recorded against the property and potentially violates permits issued by the St. Johns River Water Management District (SJRWMD), the Army Corps of Engineers, and St. Johns County. For these reasons, residents with lots abutting the conservation areas cannot encroach onto the conservation areas for personal use.

The District was recently notified that alterations have been made to vegetation in the rear of your property which is contiguous to a conservation area. To the extent that you have disturbed the conservation area in any way, the District hereby demands that you and/or persons living in your household immediately cease and desist from any and all further activities within the District-owned conservation property. Entering the conservation area constitutes a civil trespass and will be reported to the appropriate law enforcement entity accordingly.

Please note that this letter shall serve as formal notice that the District intends to hold you responsible for any and all survey, restoration and replanting costs, and other costs, fees, and expenses, including fines or penalties by regulatory entities, that may arise as a result of your involvement, if any, in the aforementioned activities. We appreciate your cooperation regarding this matter. Should you have any questions, please contact me by phone at _____ or via email at _____.

Sincerely,

Venessa Ripoll, District Manager

cc: Katie S. Buchanan, District Counsel (via e-mail only)



Amelia National Community Development District

Discussion on No Fishing Signs



Amelia National Community Development District

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



Amelia National Community Development District

Review and Consideration of Fence Proposals

GAINES FENCE
85653 Berryessa Way
Fernandina Beach, FL
32034-7160 USA
+19047534530
gainesfence@gmail.com

Estimate

ADDRESS
Amelia National Community

ESTIMATE # 1147
DATE 08/05/2025

ACTIVITY	QTY	RATE	AMOUNT
FENCE installation of approximately 360' of 4' tall spear point fence commercial grade 2.5" posts concrete on every post	1	14,775.00	14,775.00
FENCE installation of approximately 360' of 6' tall spread point fence commercial grade 2.5" posts concrete on every post	1	18,650.00	18,650.00
TOTAL			\$33,425.00

Accepted By

Accepted Date



Amelia National Community Development District

**Update on Pond Maintenance
(Under Separate cover)**



Amelia National Community Development District

Discussion of No Fishing on Pond 10



Amelia National Community Development District

Review and Consideration of Tree Proposals from Victory



Amelia National Community Development District

Discussion of Illegal Dumping on CDD Property



Amelia National Community Development District

Discussion of Bermuda Ditch



Amelia National Community Development District

Review and Consideration of Installation of a Fountain at Pond 10



The Lake Doctors, Inc.

Aquatic Management Services®

The Lake Doctors, Inc.
11621 Columbia Park Dr. W.
Jacksonville, FL 32258
904-262-5500
Jacksonville@lakedoctors.com

Fountain / Aeration Sales Agreement

This Agreement, made this _____ day of _____, 2025 is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____ EMAIL INVOICE: YES OR NO

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO THIRD PARTY INVOICING PORTAL: YES OR NO

Hereinafter called "CUSTOMER"

PURCHASE ORDER#: _____

The parties hereto agree to follows:

- A. THE LAKE DOCTORS agrees to install or supply the following equipment in accordance with the terms and conditions of this Agreement in the following locations: **Pond 10 associated with Amelia National CDD in Fernandina Beach, Florida.**

One (1) 5 HP / 230V / 1P Aqua Control SS2 Fountain w/ LED lighting, control panel and power cables.

Fountains require a dedicated electrical circuit to prevent hazards. Deposit must be received before installation; unless otherwise noted. **CUSTOMER IS TO PROVIDE ELECTRICAL SOURCE REQUIRED. EXCLUDES ON-SHORE ELECTRICAL WORK. NEW BREAKER PANEL NEEDED TO SUPPORT AN ADDITIONAL 40AMP BREAKER FOR FOUNTAIN.**

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified equipment:

1.	5 HP, 230V, AquaControl SS2 Fountain w/ Quad Display (20'H x 48'W)	\$ 15,950.00
2.	4 X 80 Watt White Stainless Steel LED Lighting	\$ INCLUDED
3.	Control Panel with GFCI Protection	\$ INCLUDED
4.	200' Fountain and Light Power Cables	\$ INCLUDED
5.	Free Freight / Valued Customer Discount (\$1,250 Savings)	\$ INCLUDED
6.	5 yr. manufacturer warranty on fountain / 3 yrs. lighting	\$ INCLUDED
7.	Assembly / Delivery / Installation	\$ 990.00
8.	7 % Sales Tax	\$ EXEMPT
	Total of Services Accepted	\$ 16,940.00

A deposit of \$8,470.00 shall be payable upon execution of this Agreement. The balance shall be payable **upon installation**, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement. **THE LAKE DOCTORS** considers this sale as made in STATE and is not responsible for the payment of any out-of-state (non-STATE) taxes except as required by law.

- C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.
- D. THE LAKE DOCTORS agrees to supply equipment within **forty-five (45) business days**, subject to availability, with receipt of this executed Agreement and required advance deposit.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **October 30th, 2025**.
- F. The terms and conditions form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER:

Jesse E. Mason, Sales Manager

Signed _____ Date _____

Name _____

TERMS AND CONDITIONS

1. Equipment sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. For details, see MANUFACTURER's warranty. MANUFACTURER warranties cover MANUFACTURER defects. As a courtesy, THE LAKE DOCTORS will cover the additional cost of shipping and labor for the first six (6) months following installation. CUSTOMER will be responsible for all labor and shipping costs after six (6) months from the date of installation. The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
2. Failure to follow the MANUFACTURER's required maintenance may void warranty.
3. Items not covered under our warranty will be treated and billed as regular service calls. Examples of non-warranty work include cleaning of light lenses, unclogging of nozzles and filters, valve adjustments, resetting tripped breakers, though this is a non-exhaustive list and other items may be treated and billed as regular service calls.
4. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by THE LAKE DOCTORS and CUSTOMER and generally within 30' or less of lake or pond's edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by THE LAKE DOCTORS meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
5. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.
6. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
7. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
9. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
10. This Agreement is not assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.
11. Termination of Agreement in writing by CUSTOMER after initiation of Agreement will be subject to a 20% restocking fee plus all shipping costs and subject to a charge equal to time and materials expended upon time of cancellation.
12. Should the CUSTOMER fail to meet site installation requirements (e.g. proper electrical power, access to pond, etc.) within one-hundred eighty (180) days from the execution of the Agreement, CUSTOMER agrees that THE LAKE DOCTORS shall be entitled to invoice and collect all monies due per the Agreement. In no case shall the payment of such invoice constitute a permanent storage agreement or installation completion.
13. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of forty-five (45) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments F.O.B. shipping point.
14. Special or custom orders are not returnable for credit. A special or custom order is defined by THE LAKE DOCTORS as any order deviating from, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications.
15. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
16. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services. Should CUSTOMER become delinquent on any invoice related to this agreement beyond one-hundred twenty (120) days, THE LAKE DOCTORS shall be entitled to send any monies to a collections agency.
17. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
18. If the scope of work changes after the execution of the Agreement, the Agreement can be cancelled or the customer will assume any additional cost to complete the modified agreement.

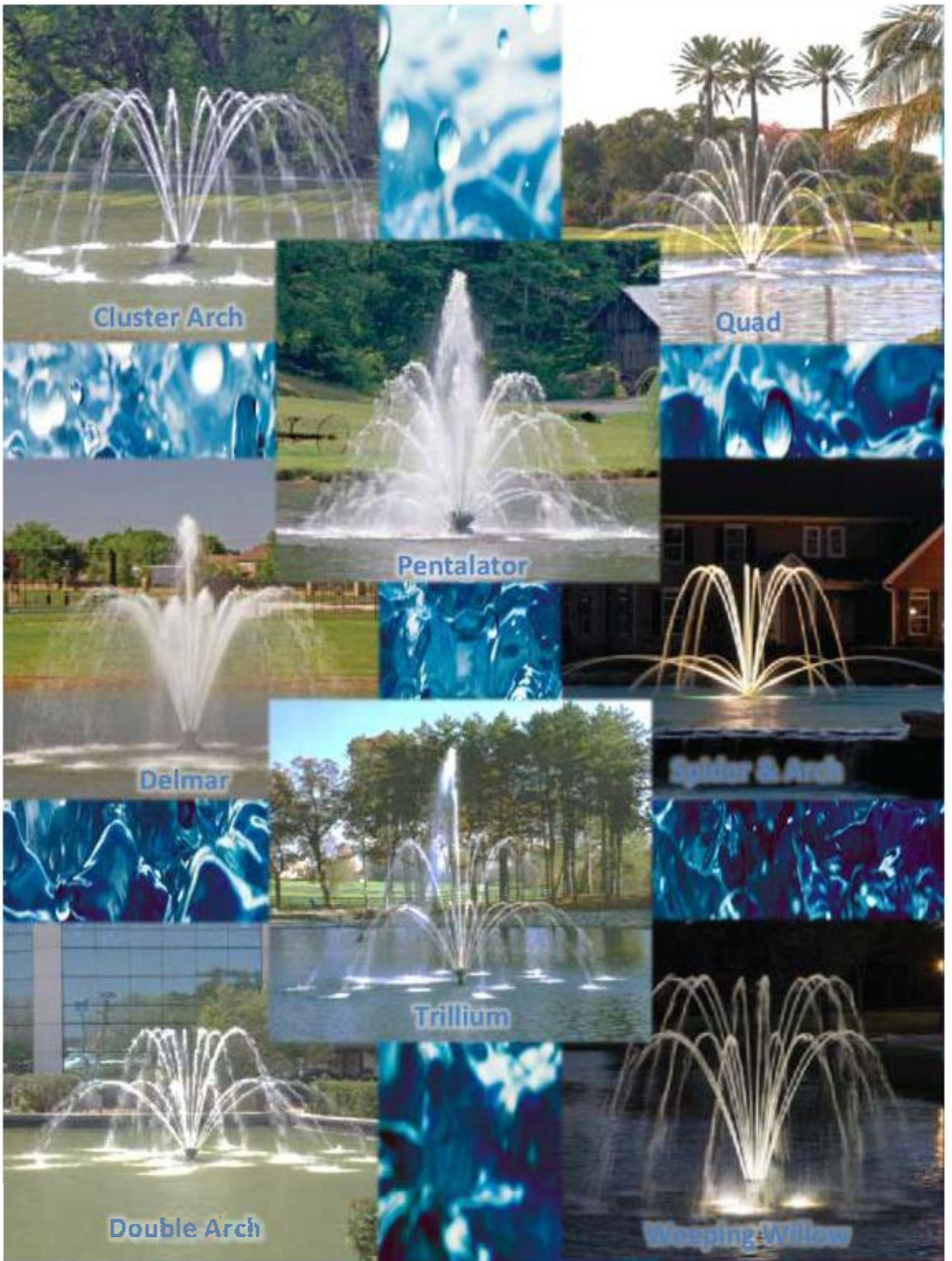


The Lake Doctors, Inc.

Aquatic Management Services[®]

The Lake Doctors, Inc.
11621 Columbia Park Dr. W.
Jacksonville, FL 32258
904-262-5500
Jacksonville@lakedoctors.com







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Fountain / Aeration Sales Agreement

This Agreement, made this _____ day of _____, 2025 is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and _____

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____ EMAIL INVOICE: YES OR NO _____

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO _____

THIRD PARTY INVOICING PORTAL: YES OR NO _____

Hereinafter called "CUSTOMER"

PURCHASE ORDER#: _____

The parties hereto agree to follows:

- A. THE LAKE DOCTORS agrees to install or supply the following equipment in accordance with the terms and conditions of this Agreement in the following locations: **Pond 10 associated with Amelia National CDD in Fernandina Beach, Florida.**

One (1) 5HP / 230V / 1P Airmax Lake Series fountain with digital control panel, power cables & Crown Gusher display.

Fountains require a dedicated electrical circuit to prevent hazards. Deposit must be received before installation; unless otherwise noted. **CUSTOMER IS TO PROVIDE ELECTRICAL SOURCE REQUIRED. EXCLUDES ON-SHORE ELECTRICAL WORK. NEW BREAKER PANEL NEEDED TO SUPPORT AN ADDITIONAL 40AMP BREAKER FOR FOUNTAIN.**

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified equipment:

1.	5 HP / 230V Airmax Lake Series Fountain w/ Crown & Gusher (22'H x 60'W)	\$	16,500.00
2.	12 Fixture RGBW LED Lighting, white -or- color changing w/ RF remote	\$	INCLUDED
3.	Digital Control Panel with GFCI Protection	\$	INCLUDED
4.	200' Fountain and Light Power Cables	\$	INCLUDED
5.	Free Freight / Valued Customer Discount (\$1,250 Savings)	\$	INCLUDED
6.	5 yr. manufacturer warranty on fountain / 3 yrs. lighting	\$	INCLUDED
7.	Assembly / Delivery & Installation	\$	990.00
8.	7 % Sales Tax	\$	EXEMPT
	Total of Services Accepted	\$	17,490.00

A deposit of \$8,745.00 shall be payable upon execution of this Agreement. The balance shall be payable **upon installation**, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement. **THE LAKE DOCTORS** considers this sale as made in STATE and is not responsible for the payment of any out-of-state (non-STATE) taxes except as required by law.

- C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.
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THE LAKE DOCTORS, INC.

CUSTOMER:

Jesse E. Mason, Sales Manager

Signed _____ Date _____

Name _____

TERMS AND CONDITIONS

1. Equipment sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. For details, see MANUFACTURER's warranty. MANUFACTURER warranties cover MANUFACTURER defects. As a courtesy, THE LAKE DOCTORS will cover the additional cost of shipping and labor for the first six (6) months following installation. CUSTOMER will be responsible for all labor and shipping costs after six (6) months from the date of installation. The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
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8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
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The Lake Doctors, Inc.

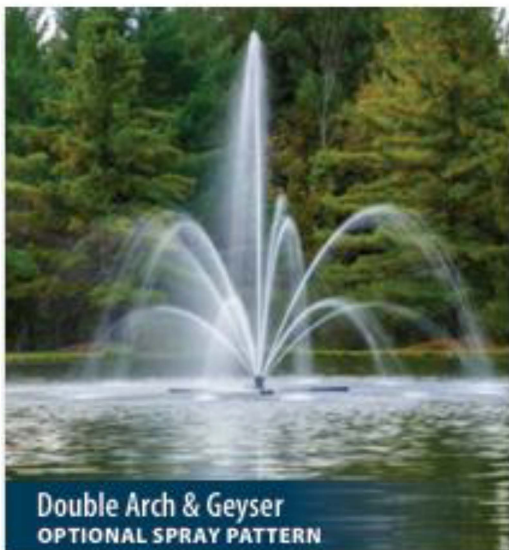
Aquatic Management Services®

The Lake Doctors, Inc.
11621 Columbia Park Dr. W.
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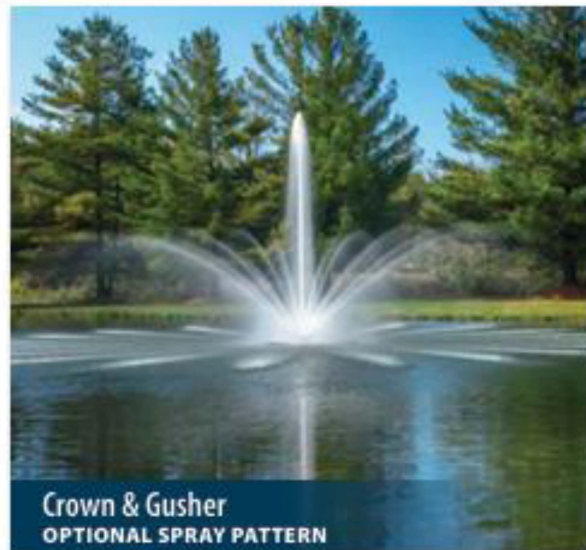
Double Arch
OPTIONAL SPRAY PATTERN

LakeSeries Pattern Dimensions		
HP	1st Tier	2nd Tier
2 HP	13' H x 16' W	6' H x 46' W
3 HP	16' H x 12' W	8' H x 50' W
5 HP	20' H x 20' W	10' H x 60' W



Double Arch & Geyser
OPTIONAL SPRAY PATTERN

LakeSeries Pattern Dimensions			
HP	Geyser	1st Tier	2nd Tier
2 HP	13' H	7' H x 16' W	3' H x 16' W
3 HP	17' H	9' H x 20' W	5' H x 20' W
5 HP	21' H	11' H x 25' W	6' H x 25' W



Crown & Gusher
OPTIONAL SPRAY PATTERN

LakeSeries Pattern Dimensions		
HP	Gusher	Crown
2 HP	15' H	8' H x 52' W
3 HP	16' H	11' H x 50' W
5 HP	22' H	13' H x 60' W





RGBW Color-Changing Lights

RF Remote with 200' Range

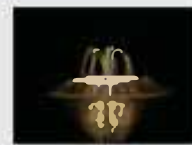
- Energy Efficient High Output LED, 120 Volt
- Completely Sealed, Adjustable Above Waterline Design for Low Maintenance
- All Light Sets Include Stainless-Steel Braiding on Power Lead and Between Light Fixtures
- Power Cords Come Standard with Strain Relief and Underwater Disconnect 100' - 600' Lengths. Also Available with Stainless-Steel and Polyflex Protected Cords
- RF Remote with 200' Range is Included with All RGBW Color-Changing Light Sets
- Compatible With All Manufacturers' Fountains
- EcoSeries & PondSeries Available in 2, 4 & 8 LED Light Sets
- LakeSeries Available in 9 & 12 LED Light Sets
- 3 Year Warranty



Sealed Adjustable Light Fixtures with an Easy Snap-on Design

Adjustable Color Temperature

By decreasing the temperature of the light, the color shifts from warm white to cool white, and then to blue, green, and red.



Warm White



Cool White



Pastel Blue



Vibrant Blue



Pastel Green



Vibrant Green



RGBW Lights 2700-6500K



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2 HP

3 HP

5 HP

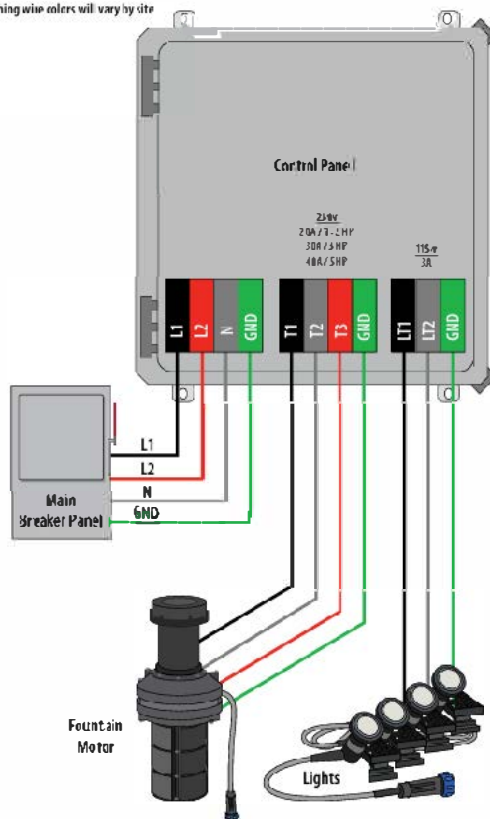
7.5 HP

10 HP

Recommended Pond Size	Aerates up to 1/2 to 1 Acre	Aerates up to 1 to 1.5 Acre	Aerates up to 1.5 to 2.5 Acre	Aerates up to 3 Acres	Aerates up to 5 Acres
Minimum Operating Depth	36 Inches	48 Inches	60 Inches	48 Inches	48 Inches
Maximum Spray Height	21 Feet	28 Feet	35 Feet	40 Feet	50 Feet
230V Power Cord Length Options	100', 150', 200', 250', 300', 350', 400', 450', 500', 550', 600'	100', 150', 200', 250', 300', 350', 400', 450', 500', 550', 600'	100', 150', 200', 250', 300', 350', 400' (Call for cord sizing over 400')	(Call for 230V cord sizing)	(Call for 230V cord sizing)
460V Power Cord Length Options	100', 150', 200', 250', 300', 350', 400', 450', 500', 550', 600'	100', 150', 200', 250', 300', 350', 400', 450', 500', 550', 600'	100', 150', 200', 250', 300', 350', 400', 450', 500', 550', 600'	100', 150', 200', 250', 300', 350', 400', 450', 500', 550', 600'	100', 150', 200', 250', 300', 350', 400', 450', 500', 550', 600'
Motor Type	Water-Cooled / Stainless-Steel Continuous Duty	Water-Cooled / Stainless-Steel Continuous Duty	Water-Cooled / Stainless-Steel Continuous Duty	Water-Cooled / Stainless-Steel Continuous Duty	Water-Cooled / Stainless-Steel Continuous Duty
Fountain Voltage/Running Amps	230V / 12A 460V / 3.4A	230V / 16A 460V / 4.8A	230V / 26A 460V / 8A	230V 3 PH / 24A 460V / 12A	230V 3 PH / 32A 460V / 16A
Control Panel Voltage/Amp Rating	230V 1 PH / 20A 460V 3 PH / 25A	230V 1 PH / 30A 460V 3 PH / 25A	230V 1 PH / 40A 460V 3 PH / 25A	230V 3 PH / 40A 460V 3 PH / 25A	230V 3 PH / 40A 460V 3 PH / 25A
Control Panel Enclosure Type	Thermoset Fiberglass	Thermoset Fiberglass	Thermoset Fiberglass	Thermoset Fiberglass	Thermoset Fiberglass
Motor Lead Length	34-Inch	34-Inch	34-Inch	48-Inch	48-Inch
Fountain Wattage / Hertz (230V & 460V)	1,960-Watts / 60Hz	2,920-Watts / 60 Hz	4,800-Watts / 60Hz	7,500-Watts / 60Hz	10,000-Watts / 60 Hz
Float Style	ISPF float System (Independent Stability Pontoon)	ISPF float System (Independent Stability Pontoon)	ISPF float System (Independent Stability Pontoon)	Twin ISPF float System (Independent Stability Pontoon)	Twin ISPF float System (Independent Stability Pontoon)
Float Length	(3) 60-Inch	(3) 60-Inch	(4) 60-Inch	(6) 60-Inch	(6) 60-Inch
Included Spray Patterns	None	None	None	None	None
Daily Operating Cost (@ hrs/day)* (230V & 460V)	\$1.57	\$2.33	\$3.84	\$6.40	\$8.65
Included System Components	Power Unit, Floats, Control Panel, Power Cord	Power Unit, Floats, Control Panel, Power Cord	Power Unit, Floats, Control Panel, Power Cord	Power Unit, Floats, Control Panel, Power Cord	Power Unit, Floats, Control Panel, Power Cord
Warranty	5-Year	5-Year	5-Year	5-Year	5-Year

1-5 HP 230v Field Wiring Diagram:

NOTE: Incoming wire colors will vary by site





Estimate

Jacksonville Electrical
Contractors

5950 Dunn Avenue
Jacksonville, FL, 32218
Phone: (904) 424-3758
Email: ed.jaxelectrical@gmail.com
License #EC13013421

Billing Address
Leland Management Amelia Nat
95211 Clubhouse Road
Fernandina Beach, FL, 32034
Phone: -
Email:
lbarker@lelandmanagement.com

Service Address
Leland Management Amelia Nat
95211 Clubhouse Road
Fernandina Beach, FL, 32034
Phone: (904) 483-2987
Email:
lbarker@elandmanagement.com

Date: 10/03/2025 05:59 PM
Estimate # E008882-1
Technician: Tim Karst

Line Item	Status	Rate	Qty	Total
Pond 10 - Electrical Panel	Approved	\$ 2,250.00	1	\$ 2,250.00

Scope of work includes labor, materials and permit for the following:

- *The existing power panel is too small and does not allow for the space needed for the new 40-amp circuit to the pond fountain
- *Pull an electrical permit so that we can pull the electrical meter and completed the installation safely
- *Demo the existing electrical panel that is too small and ant infested
- *Install a new larger 100-amp electrical panel with at least 12 spaces for future space
- *Test all and clean up
- *Permit and inspection included

NOTE:

*We will need to know the address that this meter is tied to so that we can label it properly and pull the permit under the correct address before this work can start.

Subtotal	\$ 2,250.00
Total Tax	\$ 0.00
Total	\$ 2,250.00
Net Amount	\$ 2,250.00

Service Summary

All work shall be completed in a neat, professional and timely manner. For any questions or to schedule please contact Tim at 904-993-1678.

Terms and Conditions

THANK YOU FOR THE OPPORTUNITY TO SUBMIT THIS PROPOSAL

Notes:

- *Any alterations or deviations from the drawings provided or scope of work stated above involving extra costs in materials or labor will become an extra charge above and beyond the estimate provided.
- *Jacksonville Electrical Contractors may withdraw this proposal if not accepted within 30 days
- *Jacksonville Electrical Contractors shall hold title to and right to possession of all equipment or materials used in the work outlined above until total payment has been collected.
- *By signing this document the customer agrees the scope of work stated is correct and will pay the amount stated.
- *Jacksonville Electrical Contractors standard payment terms are NET 30 for commercial projects unless stated differently
- *Payment is due upon completion of work on residential projects unless stated differently
- *Late payments beyond the terms above will incur a service charge of 3% per month or \$35 whichever is greater that will be added to the invoice.
- *Should this matter be turned over to an attorney for collection, customer agrees to pay all costs of collection, including all court costs and attorneys' fees incurred including, but not limited to, those fees/costs related to any demand for payment letter, any lawsuit, any arbitration, any bankruptcy proceeding and any appeal.



Amelia National Community Development District

Review and Consideration of Aeration Proposal for Pond 5



The Lake Doctors, Inc.

Aquatic Management Services®

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Fountain / Aeration Sales Agreement

This Agreement, made this _____ day of _____, 2025 is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____ EMAIL INVOICE: YES OR NO

Hereinafter called "CUSTOMER"

PURCHASE ORDER #: _____

The parties hereto agree to follows:

- A. THE LAKE DOCTORS agrees to install or supply the following equipment in accordance with the terms and conditions of this Agreement in the following locations: **Pond 5 associated with Amelia National CDD in Fernandina Beach, FL.**

One (1) 120V Airmax PS60 Aeration System with Six (6) ProAir4 diffusers and weighted airline.

Fountains require a dedicated electrical circuit to prevent hazards. Deposit must be received before installation; unless otherwise noted. **CUSTOMER IS TO PROVIDE ELECTRICAL SOURCE REQUIRED. EXCLUDES ON-SHORE ELECTRICAL WORK.**

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified equipment:

1.	120V Airmax PS60 PondSeries Aeration System	\$	<u>15,274.00</u>
2.	6,800' Weighted Airline with (6) ProAir4 Diffusers	\$	<u>INCLUDED</u>
3.	Free Freight / Valued Customer Discount (\$1,250 Savings)	\$	<u>INCLUDED</u>
4.	3 yr. warranty on compressor / 5 yrs. airline and diffusers / 10 yrs. cabinet	\$	<u>INCLUDED</u>
5.	Assembly / Delivery / Installation	\$	<u>1,750.00</u>
6.	7 % Sales Tax	\$	<u>EXEMPT</u>
	Total of Services Accepted	\$	<u>17,024.00</u>

A deposit of \$8,512.00 shall be payable upon execution of this Agreement, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement. THE LAKE DOCTORS considers this sale as made in STATE and is not responsible for the payment of any out-of-state (non-STATE) taxes except as required by law. Failure to fulfill these terms for the next Twelve months until the system is paid in full may result in repossession.

- C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.
- D. THE LAKE DOCTORS agrees to supply equipment within **forty-five (45) business days**, subject to availability, with receipt of this executed Agreement and required advance deposit.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **October 5th, 2025**.
- F. The terms and conditions form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER:

Signed _____ Date _____

Jesse E. Mason, Sales Manager

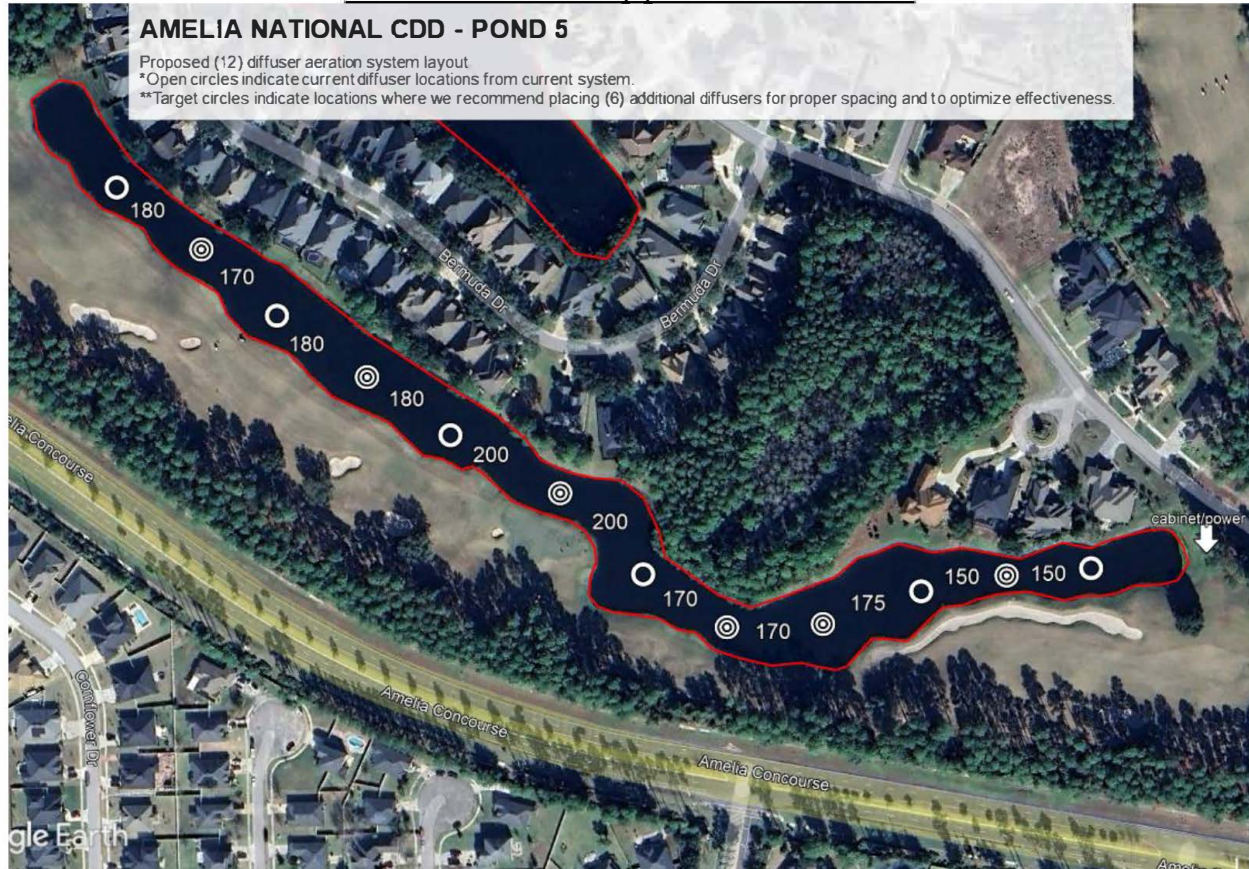
Name _____

TERMS AND CONDITIONS

1. Equipment sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. For details, see MANUFACTURER's warranty. MANUFACTURER warranties cover MANUFACTURER defects. As a courtesy, THE LAKE DOCTORS will cover the additional cost of shipping and labor for the first six (6) months following installation. CUSTOMER will be responsible for all labor and shipping costs after six (6) months from the date of installation. The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
2. Failure to follow the MANUFACTURER's required maintenance may void warranty.
3. Items not covered under our warranty will be treated and billed as regular service calls. Examples of non-warranty work include cleaning of light lenses, unclogging of nozzles and filters, valve adjustments, resetting tripped breakers, though this is a non-exhaustive list and other items may be treated and billed as regular service calls.
4. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by THE LAKE DOCTORS and CUSTOMER and generally within 30' or less of lake or pond's edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by THE LAKE DOCTORS meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
5. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.
6. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
7. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
9. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
10. This Agreement is not assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.
11. Termination of Agreement in writing by CUSTOMER after initiation of Agreement will be subject to a 20% restocking fee plus all shipping costs and subject to a charge equal to time and materials expended upon time of cancellation.
12. Should the CUSTOMER fail to meet site installation requirements (e.g. proper electrical power, access to pond, etc.) within one-hundred eighty (180) days from the execution of the Agreement, CUSTOMER agrees that THE LAKE DOCTORS shall be entitled to invoice and collect all monies due per the Agreement. In no case shall the payment of such invoice constitute a permanent storage agreement or installation completion.
13. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of forty-five (45) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments F.O.B. shipping point.
14. Special or custom orders are not returnable for credit. A special or custom order is defined by THE LAKE DOCTORS as any order deviating from, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications.
15. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
16. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services. Should CUSTOMER become delinquent on any invoice related to this agreement beyond one-hundred twenty (120) days, THE LAKE DOCTORS shall be entitled to send any monies to a collections agency.
17. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
18. If the scope of work changes after the execution of the Agreement, the Agreement can be cancelled or the customer will assume any additional cost to complete the modified agreement.



PROPOSED LAYOUT WITH (6) ADDITIONAL DIFFUSERS



CURRENT LAYOUT WITH EXISTING (6) DIFFUSER SYSTEM



Max Pond Size	Up to 6 Acres
Max Diffuser Depth	50 Feet
Aerates Pond Up to 6-9' Deep	Up to 3 Acres
Aerates Pond Up to 9-12' Deep	Up to 4 Acres
Aerates Pond Over 12' Deep	Up to 6 Acres
Silent Air Compressor	1 HP Rocking Pigeon Compressor
Running Amps	6.3 or 3.15
Voltage	115V or 230V
Wattage	725 Watts
Max CFM	7.1
Diffuser Type	(6) Pro Air 4 Weighted Diffuser
Airmax Composite Cabinet	Large Cabinet
Cabinet Dimensions	27" L x 24" W x 18.75" H
Power Cord	6' Cabinet Cord 2' 6" Compressor Cord
Airline Sold Separately	See up for 5/8" Airline Only
Monthly Operating Cost (24, 7)*	\$51.50
Pro Air Diffuser Warranty	5 Years
Compressor & Electrical Component Warranty	3 Years
Composite Cabinet Warranty	10 Years
EasySet Airline Warranty	5 Years

*Monthly Operating Cost is calculated at \$0.20 per kilowatt hour. Please note that costs vary by location. For more accurate operating costs, use our [energy calculator](#).



Estimate

Jacksonville Electrical
Contractors

5950 Dunn Avenue
Jacksonville, FL, 32218
Phone: (904) 424-3758
Email: ed.jaxelectrical@gmail.com
License #EC13013421

Billing Address

Leland Management Amelia Nat
95211 Clubhouse Road
Fernandina Beach, FL, 32034
Phone: -
Email:
lbarker@lelandmanagement.com

Service Address

Leland Management Amelia Nat
95211 Clubhouse Road
Fernandina Beach, FL, 32034
Phone: (904) 483-2987
Email:
lbarker@elandmanagement.com

Date: 10/03/2025 05:58 PM

Estimate # E008881-1

Technician: Tim Karst

Line Item	Status	Rate	Qty	Total
-----------	--------	------	-----	-------

Pond 5 - Power to Aerator	Approved	\$ 275.00	1	\$ 275.00
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After looking at the existing power to the aerator on pond 5 we have found the following:

*We do not know where the power is being fed from to power the outlet

*This seems to be capable of up 20 amps based on what is currently there but could be a false statement because of the distance to the power source which we do not know where this source is

*With 2 of these aerators on this system that would only draw 12 amps so it should be able to operate with 2 of these on the same circuit

*However, with these being plugged into a GFI outlet we would recommend to turn this into 2 separate GFI outlets, one for each system so that it does not make the single GFI outlet so hot that it trips the circuit and then both systems are down

*With 2 GFI's it will split the power between the 2 and never have a problem with overheating the GFI or if there is a issue it will only take down 1 of the GFI's

*Install a second GFI at this location so that the new aerator can utilize its own GFI outlet

*Test and clean up

Subtotal	\$ 275.00
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Total Tax	\$ 0.00
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Total	\$ 275.00
--------------	-----------

Net Amount	\$ 275.00
-------------------	-----------

Terms and Conditions

THANK YOU FOR THE OPPORTUNITY TO SUBMIT THIS PROPOSAL

Notes:

- *Any alterations or deviations from the drawings provided or scope of work stated above involving extra costs in materials or labor will become an extra charge above and beyond the estimate provided.**
- *Jacksonville Electrical Contractors may withdraw this proposal if not accepted within 30 days**
- *Jacksonville Electrical Contractors shall hold title to and right to possession of all equipment or materials used in the work outlined above until total payment has been collected.**
- *By signing this document the customer agrees the scope of work stated is correct and will pay the amount stated.**
- *Jacksonville Electrical Contractors standard payment terms are NET 30 for commercial projects unless stated differently**
- *Payment is due upon completion of work on residential projects unless stated differently**
- *Late payments beyond the terms above will incur a service charge of 3% per month or \$35 whichever is greater that will be added to the invoice.**
- *Should this matter be turned over to an attorney for collection, customer agrees to pay all costs of collection, including all court costs and attorneys' fees incurred including, but not limited to, those fees/costs related to any demand for payment letter, any lawsuit, any arbitration, any bankruptcy proceeding and any appeal.**



Amelia National Community Development District

Update of Partial Termination of Access and Maintenance Easement

Prepared by and return to:

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

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

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

WITNESSETH:

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

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

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

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

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

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

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

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

CDD:

Signed, sealed and delivered in the presence of:

AMELIA NATIONAL COMMUNITY
DEVELOPMENT DISTRICT

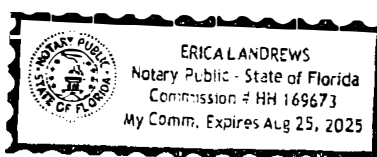
Mike Vankay
Print Name: Mike Vankay
Address: 11968 Gray Highway Way
Jacksonville FL 32234

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

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

STATE OF Florida }
COUNTY OF Nassau }SS

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



Erica L. Andrews
(Print Name Erica L. Andrews)
NOTARY PUBLIC
State of FL at Large
Commission # HH169673

EXHIBIT "A"

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

MAP SHOWING SKETCH OF

LEGAL DESCRIPTION OF EASEMENT TO BE TERMINATED

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

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

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

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

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

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

(CONTINUED ON NEXT SHEET)

PREPARED BY:

A & J Land Surveyors, Inc.

5847 Luella Street

Jacksonville, Florida 32207

T 904.346.1733

F 904.346.1736

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

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

MAP SHOWING SKETCH OF

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

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

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

PREPARED BY:

A & J Land Surveyors, Inc.

5847 Luella Street

Jacksonville, Florida 32207

T 904.346.1733

F 904.346.1736

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

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

MAP SHOWING SKETCH OF

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

GENERAL NOTES:

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

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

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

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

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

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

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

CURVE TABLE FOR LOT 470

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

CURVE TABLE FOR EASEMENT

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	18°12'46"	15.89'	S 66°51'12" E	15.83'
C2	59.86'	29°17'40"	30.61'	S 43°05'58" E	30.27'
C3	37.83'	06°16'31"	4.14'	N 45°04'29" W	4.14'
C4	39.00'	100°25'13"	68.35'	N 01°59'52" E	59.93'
C5	190.00'	13°16'57"	44.05'	N 45°34'00" E	43.05'
C6	180.00'	53°46'55"	168.96'	S 65°49'21" W	162.83'

LINE TABLE FOR EASEMENT

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

PREPARED BY:

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



Amelia National Community Development District

**Consideration of FY 25 Audit Engagement
Letter with Grau & Associates**



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 8, 2025

To Board of Supervisors
Amelia National Community Development District
3501 Quadrangle Blvd., Ste. 270
Orlando, FL 32817

We are pleased to confirm our understanding of the services we are to provide Amelia National Community Development District, Nassau County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund (general, debt service, capital projects, and special revenue funds), including the related notes to the financial statements, which collectively comprise the basic financial statements of Amelia National Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also provide a letter to management pursuant to the rules of the Auditor General for the State of Florida. The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, we will report the following: I) Current year findings and recommendations. II) Status of prior year findings and recommendations. III) Compliance with the Provisions of the Auditor General of the State of Florida. Our management letter will include a paragraph that states the report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of the District, and is not intended and should not be used by anyone other than these specified parties.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. The District will provide a statement describing corrective actions to be taken in response to each of our recommendations included in the audit report, if any, and relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may

provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

The auditor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, the auditor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, the auditor must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT PFM GROUP CONSULTING, LLC, 3501 QUADRANGLE BLVD., STE. 270, ORLANDO, FL 32817, 407-723-5900, RECORDREQUEST@PFM.COM.

Our fee for these services will not exceed \$4,800 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis. We acknowledge that the District must submit its annual Audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year. Accordingly, we will deliver a draft audit to the District no later than May 1, 2026. All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2025 must be provided to us no later than January 15, 2026, in order for us to deliver a draft audit to the District no later than May 1, 2026. If the draft is timely reviewed by management, the final audit will be provided no later than June 1, 2026.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Amelia National Community Development District and believe this letter accurately summarizes the terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us. This letter, with any addendum if applicable, constitutes the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties.

Very truly yours,

Grau & Associates

Joseph

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Amelia National Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791



Amelia National Community Development District

**Ratification of Egis Insurance Package for
FY 2026**



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Amelia National Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Amelia National Community Development District
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125116

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	Not Included
Loss of Business Income	Not Included
Additional Expense	Not Included
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	Not Applicable	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	Not Applicable	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of Not Applicable per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	Not Applicable	Not Included
Flood	Not Applicable	Not Included
Boiler & Machinery	Not Applicable	Not Included
TRIA		Not Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

Not Included

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
	A	Accounts Receivable	\$500,000 in any one occurrence
	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
	F	Duty to Defend	\$100,000 any one occurrence
	G	Errors and Omissions	\$250,000 in any one occurrence
	H	Expediting Expenses	\$250,000 in any one occurrence
	I	Fire Department Charges	\$50,000 in any one occurrence
	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
	L	Leasehold Interest	Included
	M	Air Conditioning Systems	Included
	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
	O	Personal property of Employees	\$500,000 in any one occurrence
	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
	Q	Professional Fees	\$50,000 in any one occurrence
	R	Recertification of Equipment	Included
	S	Service Interruption Coverage	\$500,000 in any one occurrence
	T	Transit	\$1,000,000 in any one occurrence
	U	Vehicles as Scheduled Property	Included
	V	Preservation of Property	\$250,000 in any one occurrence
	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
	Z	Ingress / Egress	45 Consecutive Days
	AA	Lock and Key Replacement	\$2,500 any one occurrence
	BB	Awnings, Gutters and Downspouts	Included
	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

Amelia National Community Development District
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125116

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	Not Included
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$4,687
Public Officials and Employment Practices Liability	\$3,608
Deadly Weapon Protection Coverage	Not Included
TOTAL PREMIUM DUE	\$8,295

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

Optional Additional Coverage: \$100,000 in Crime Coverage would result in an additional premium of \$500.



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Amelia National Community Development District

Amelia National CDD

(Name of Local Governmental Entity)

By: _____

Signature

Print Name

Witness By: _____

Signature

Venessa Ripoll

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____

Administrator



Amelia National Community Development District

**Ratification of Payment Authorization
Nos. 296-303**

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 296
8/8/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
67121	Leland Management, Inc. (AMELI)	08/01/2025	Amelia National CDD	925.00
72574543	Nassau County Record (AMELI)	07/27/2025	Amelia National CDD	75.50
137243	PFM Group Consulting LLC (AMELI)	07/08/2025	Amelia National CDD	203.19
OE-EXP-08-2025-01	PFM Group Consulting LLC (AMELI)	08/07/2025	Amelia National CDD	94.14
294821B	The Lake Doctors, Inc. (AMELI)	08/01/2025	Amelia National CDD	2,500.00
2024-7-20	Trapper John's Beaver Busters (AMELI)	08/01/2025	Amelia National CDD	850.00
Total:				4,647.83

Vivian Carvalho

Secretary / Assistant Secretary

[Signature] 15 AUG 2025
Chairman / ~~Vice Chairman~~

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 297
8/15/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
49890	Coastal Greenery Inc (AMELI)	08/12/2025	Amelia National CDD	6,274.98
DM-08-2025-01	PFM Group Consulting LLC (AMELI)	08/08/2025	Amelia National CDD	3,025.00
2619	Victory Lawn & Landscape (AMELI)	07/31/2025	Amelia National CDD	4,482.17
Total:				13,782.15

Vivian Carvalho

Secretary / Assistant Secretary

[Signature] 9 SEP 2025
Chairman / ~~Vice Chairman~~

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 298
8/22/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
15020-081925	FPL (AMELI)	08/19/2025	Amelia National CDD	148.01
42156-081925	FPL (AMELI)	08/19/2025	Amelia National CDD	100.34
42159-081925	FPL (AMELI)	08/19/2025	Amelia National CDD	26.77
45521-081925	FPL (AMELI)	08/19/2025	Amelia National CDD	70.27
59383-081925	FPL (AMELI)	08/19/2025	Amelia National CDD	165.22
54999	Prime AE (AMELI)	08/19/2025	Amelia National CDD	583.56
Total:				1,094.17

Vivian Carvalho

Secretary / Assistant Secretary

[Signature] 18 Aug 2025
Chairman / Vice Chairman

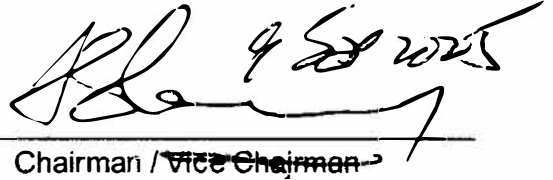
**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 299
8/29/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
286463B	The Lake Doctors, Inc. (AMELI)	07/01/2025	Amelia National CDD	2,500.00
7581	VGlobalTech (AMELI)	08/01/2025	Amelia National CDD	110.00
			Total:	2,610.00

Vivian Carvalho

Secretary / Assistant Secretary

9/28/2025


Chairman / ~~Vice Chairman~~

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 300
9/5/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
OE-EXP-09-2025-01	PFM Group Consulting LLC (AMELI)	09/03/2025	Amelia National CDD	107.96
303179B	The Lake Doctors, Inc. (AMELI)	09/01/2025	Amelia National CDD	2,500.00
303120B	The Lake Doctors, Inc. (AMELI)	09/01/2025	Amelia National CDD	775.00
2024-7-21	Trapper John's Beaver Busters (AMELI)	09/01/2025	Amelia National CDD	850.00
7663	VGlobalTech (AMELI)	09/01/2025	Amelia National CDD	110.00
Total:				4,342.96

Vivian Carvalho

Secretary / Assistant Secretary

[Signature] 9 SEP 2025
Chairman / ~~Vice Chairman~~

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 301
9/12/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
68299	Leland Management, Inc. (AMELI)	09/04/2025	Amelia National CDD	925.00
DM-09-2025-01	PFM Group Consulting LLC (AMELI)	09/04/2025	Amelia National CDD	3,025.00
Total:				3,950.00

Venessa Ripoll

Secretary / Assistant Secretary

[Signature] 17 SEP 2025
Chairman / Vice Chairman

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 302
9/19/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
15020-091825	FPL (AMELI)	09/18/2025	Amelia National CDD	139.12
42156-091825	FPL (AMELI)	09/18/2025	Amelia National CDD	93.63
42159-091825	FPL (AMELI)	09/18/2025	Amelia National CDD	27.99
45521-091825	FPL (AMELI)	09/18/2025	Amelia National CDD	67.29
59383-091825	FPL (AMELI)	09/18/2025	Amelia National CDD	156.05
2709	Victory Lawn & Landscape (AMELI)	08/12/2025	Amelia National CDD	2,116.20
2711	Victory Lawn & Landscape (AMELI)	08/12/2025	Amelia National CDD	791.16
2757	Victory Lawn & Landscape (AMELI)	08/29/2025	Amelia National CDD	4,482.17
Total:				7,873.61

Kwame Jackson
Secretary / Assistant Secretary

23 508 2025
Chairman / Vice Chairman

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 303
9/26/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
0024	Egis Insurance Advisors, LLC (AMELI)	09/04/2025	Amelia National CDD	8,295.00
074747	Kept Companies Location 74 (AMELI)	09/18/2025	Amelia National CDD	1,145.00
627300	Kutak Rock LLP (AMELI)	09/25/2025	Amelia National CDD	617.50
5150	Prime AE (AMELI)	09/26/2025	Amelia National CDD	420.00
Total:				10,477.50

Vivian Carvalho

Secretary / Assistant Secretary

[Signature] 30 Sep 2025
Chairman / Vice Chairman



Amelia National Community Development District

Review and Consideration of District Financials



Amelia National CDD

August 2025 Financial Package

August 31, 2025

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



Amelia National CDD
Statement of Financial Position
As of 8/31/2025

	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	\$169,142.48					\$169,142.48
State Board of Administration	6,888.54					6,888.54
CNB Engineering Reserve	21,092.84					21,092.84
CNB Reserve	140,549.38					140,549.38
Accounts Receivable - Due from Developer	425.00					425.00
Prepaid Expenses	2,020.31					2,020.31
Due From Other Funds		\$620.05				620.05
Revenue 2021 Refund		87,142.45				87,142.45
Interest 2021 Refund		23.14				23.14
Prepayment 2021		16,712.70				16,712.70
Assessments Receivable			\$42,149.70			42,149.70
Due From Other Funds			250.85			250.85
Debt Service Reserve - 2006A			216,167.34			216,167.34
Revenue - 2006A			57,437.28			57,437.28
Prepayment 2006A			48,939.61			48,939.61
Acquisition/Construction - 2006A				\$44,141.78		44,141.78
Deferred Cost - 2006A				281,067.41		281,067.41
Total Current Assets	\$340,118.55	\$104,498.34	\$364,944.78	\$325,209.19	\$0.00	\$1,134,770.86
<u>Investments</u>						
Amount Available in Debt Service Funds					\$426,422.32	\$426,422.32
Amount To Be Provided					4,828,577.68	4,828,577.68
Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$5,255,000.00	\$5,255,000.00
Total Assets	\$340,118.55	\$104,498.34	\$364,944.78	\$325,209.19	\$5,255,000.00	\$6,389,770.86
<u>Liabilities and Net Assets</u>						
<u>Current Liabilities</u>						
Accounts Payable	\$16,975.71					\$16,975.71
Due To Other Funds	870.90					870.90
Deferred Revenue			\$42,149.70			42,149.70
Total Current Liabilities	\$17,846.61	\$0.00	\$42,149.70	\$0.00	\$0.00	\$59,996.31
<u>Long Term Liabilities</u>						
Revenue Bonds Payable - Long-Term					\$5,255,000.00	\$5,255,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$0.00	\$5,255,000.00	\$5,255,000.00
Total Liabilities	\$17,846.61	\$0.00	\$42,149.70	\$0.00	\$5,255,000.00	\$5,314,996.31



Amelia National CDD
Statement of Financial Position
As of 8/31/2025

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Long Term Debt Group	Total
<u>Net Assets</u>						
Net Assets, Unrestricted	\$183,653.14					\$183,653.14
Net Assets - General Government	43,085.25					43,085.25
Current Year Net Assets - General Government	95,533.55					95,533.55
Net Assets, Unrestricted		\$192,157.57				192,157.57
Current Year Net Assets, Unrestricted		(87,659.23)				(87,659.23)
Net Assets, Unrestricted			\$392,358.06			392,358.06
Current Year Net Assets, Unrestricted			(69,562.98)			(69,562.98)
Net Assets, Unrestricted				\$283,002.19		283,002.19
Current Year Net Assets, Unrestricted				42,207.02		42,207.02
Net Assets - General Government				(0.02)		(0.02)
Total Net Assets	<u>\$322,271.94</u>	<u>\$104,498.34</u>	<u>\$322,795.08</u>	<u>\$325,209.19</u>	<u>\$0.00</u>	<u>\$1,074,774.55</u>
Total Liabilities and Net Assets	<u>\$340,118.55</u>	<u>\$104,498.34</u>	<u>\$364,944.78</u>	<u>\$325,209.19</u>	<u>\$5,255,000.00</u>	<u>\$6,389,770.86</u>



Amelia National CDD
Statement of Activities
As of 8/31/2025

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Long Term Debt Group	Total
<u>Revenues</u>						
On-Roll Assessments	\$243,950.19					\$243,950.19
Off-Roll Assessments	73,016.39					73,016.39
Other Income & Other Financing Sources	4,275.59					4,275.59
On-Roll Assessments		\$262,559.05				262,559.05
Other Assessments		65,195.84				65,195.84
On-Roll Assessments			\$106,220.42			106,220.42
Off-Roll Assessments			192,851.55			192,851.55
Other Assessments			85,963.00			85,963.00
Inter-Fund Transfers			(30,678.96)			(30,678.96)
Inter-Fund Transfers				\$30,678.96		30,678.96
Total Revenues	<u>\$321,242.17</u>	<u>\$327,754.89</u>	<u>\$354,356.01</u>	<u>\$30,678.96</u>	<u>\$0.00</u>	<u>\$1,034,032.03</u>
<u>Expenses</u>						
Supervisor Fees	\$6,400.00					\$6,400.00
Public Official Insurance	4,040.00					4,040.00
Trustee Services	7,758.01					7,758.01
Management	33,275.00					33,275.00
Field Management	10,175.00					10,175.00
Engineering	1,994.24					1,994.24
Disclosure Agent	3,750.00					3,750.00
Property Appraiser	6,424.00					6,424.00
District Counsel	5,753.00					5,753.00
Assessment Administration	5,000.00					5,000.00
Reamortization Schedule	250.00					250.00
Audit	4,600.00					4,600.00
Legal Advertising	611.44					611.44
Web Site Maintenance	2,110.00					2,110.00
Office Misc (Postage, Tel, Copies, Etc.)	944.72					944.72
Dues, Licenses, and Fees	175.00					175.00
Electric	5,189.41					5,189.41
Wetland Upland Maintenance	8,500.00					8,500.00
General Insurance	4,422.00					4,422.00
Repair & Maintenance - Entry	2,174.00					2,174.00
Repairs & Maintenance-Irrigation/Wetland	3,037.50					3,037.50
Lake Maintenance	35,947.00					35,947.00
Landscaping Maintenance & Material	47,937.21					47,937.21
Landscape Improvements	3,994.65					3,994.65
Lake Improvements Repairs & Maintenance	2,200.00					2,200.00
Front Entry Refurbishment	16,445.42					16,445.42
Entry Decorations	4,440.00					4,440.00
Principal Payment		\$365,000.00				365,000.00
Interest Payments		57,192.16				57,192.16
Principal Payments			\$265,000.00			265,000.00
Interest Payments			171,596.88			171,596.88
Total Expenses	<u>\$227,547.60</u>	<u>\$422,192.16</u>	<u>\$436,596.88</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,086,336.64</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>						
Interest Income	\$1,838.98					\$1,838.98
Interest Income		\$6,778.04				6,778.04
Interest Income			\$12,677.89			12,677.89
Interest Income				\$11,528.06		11,528.06
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$1,838.98</u>	<u>\$6,778.04</u>	<u>\$12,677.89</u>	<u>\$11,528.06</u>	<u>\$0.00</u>	<u>\$32,822.97</u>
Change In Net Assets	\$95,533.55	(\$87,659.23)	(\$69,562.98)	\$42,207.02	\$0.00	(\$19,481.64)
Net Assets At Beginning Of Year	<u>\$226,738.39</u>	<u>\$192,157.57</u>	<u>\$392,358.06</u>	<u>\$283,002.17</u>	<u>\$0.00</u>	<u>\$1,094,256.19</u>
Net Assets At End Of Year	<u><u>\$322,271.94</u></u>	<u><u>\$104,498.34</u></u>	<u><u>\$322,795.08</u></u>	<u><u>\$325,209.19</u></u>	<u><u>\$0.00</u></u>	<u><u>\$1,074,774.55</u></u>



Amelia National CDD
Budget to Actual
For the Month Ended 8/31/25

	Year to Date				
	Actual	Budget	Variance	Adopted FY 2025 Budget	Percentage Spent
<u>Revenues</u>					
On Roll Assessments	\$ 243,950.19	\$ 223,234.57	\$ 20,715.62	\$ 243,528.62	100.17%
Off Roll Assessments	73,016.39	66,931.68	6,084.71	73,016.38	100.00%
Other Income & Other Financing Sources	4,275.59	-	4,275.59	-	0.00%
Net Revenues	\$ 321,242.17	\$ 290,166.25	\$ 31,075.92	\$ 316,545.00	101.48%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 6,400.00	\$ 6,416.67	\$ (16.67)	\$ 7,000.00	91.43%
Public Official Insurance	4,040.00	3,503.96	536.04	3,822.50	105.69%
Trustee Fees	7,758.01	7,150.00	608.01	7,800.00	99.46%
District Management Fees	33,275.00	33,275.00	-	36,300.00	91.67%
Field Management Fees	10,175.00	10,175.00	-	11,100.00	91.67%
District Engineer - Reserves	1,994.24	1,833.33	160.91	2,000.00	99.71%
Engineering Inspections - Reserves	-	4,583.33	(4,583.33)	5,000.00	0.00%
Disclosure Agent	3,750.00	5,500.00	(1,750.00)	6,000.00	62.50%
Property Appraiser Fee	6,424.00	5,316.67	1,107.33	5,800.00	110.76%
District Counsel	5,753.00	3,666.67	2,086.33	4,000.00	143.83%
Assessment Administration	5,000.00	4,583.33	416.67	5,000.00	100.00%
Re-amortization Schedule	250.00	458.33	(208.33)	500.00	50.00%
Audit Fees	4,600.00	4,400.00	200.00	4,800.00	95.83%
Arbitrage	-	916.67	(916.67)	1,000.00	0.00%
Legal Advertising	611.44	1,375.00	(763.56)	1,500.00	40.76%
Bank Fees	-	91.67	(91.67)	100.00	0.00%
Contingency/Miscellaneous	-	29,287.96	(29,287.96)	31,950.50	0.00%
Website Maintenance	2,110.00	2,310.00	(200.00)	2,520.00	83.73%
Office Misc (Phone/Postage/Copies/Supplies/etc)	944.72	687.50	257.22	750.00	125.96%
Dues, Licenses & Fees	175.00	160.42	14.58	175.00	100.00%
Electric	5,189.41	9,166.67	(3,977.26)	10,000.00	51.89%
Wetlands Water Table Management	8,500.00	5,775.00	2,725.00	6,300.00	134.92%
General Insurance	4,422.00	4,287.25	134.75	4,677.00	94.55%
Repairs & Maintenance - Entry	2,174.00	4,583.33	(2,409.33)	5,000.00	43.48%
Repairs & Maintenance - Irrigation/wetland tree maintenance	3,037.50	7,333.33	(4,295.83)	8,000.00	37.97%
Lake Maintenance	35,947.00	30,020.83	5,926.17	32,750.00	109.76%
Landscape Maintenance	47,937.21	32,083.33	15,853.88	35,000.00	136.96%
Landscape Improvement	3,994.65	17,691.67	(13,697.02)	19,300.00	20.70%
Lake Improvements Repairs and Maint	2,200.00	3,666.67	(1,466.67)	4,000.00	55.00%
Front Entry Refurbishment	16,445.42	18,333.33	(1,887.91)	20,000.00	82.23%
Entry Decorations	4,440.00	4,033.33	406.67	4,400.00	100.91%
Lake Improvements/Aerators New	-	27,500.00	(27,500.00)	30,000.00	0.00%
Total General & Administrative Expenses	\$ 227,547.60	\$ 290,166.25	\$ (62,618.65)	\$ 316,545.00	71.88%
Income (Loss) from Operations	\$ 93,694.57	\$ -	\$ 93,694.57	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 1,838.98	\$ -	\$ 1,838.98	\$ -	
Total Other Income (Expense)	\$ 1,838.98	\$ -	\$ 1,838.98	\$ -	
Net Income (Loss)	\$ 95,533.55	\$ -	\$ 95,533.55	\$ -	



Amelia National Community Development District

Staff Reports

Amelia National CDD - Work Order List 2025					
Contact Information	Date of Report	Address/location	Description of Issues (s)	Notes	Completed
Liane Barker (CAM)					
Venessa Ripoll(DM)					
Neal Brockmeier (DE)					
Leilani Chamberlain (CAM)	2025	Front Entrance	Weeds in front entrance beds	Leilani spoke w Vendor, summer annuals first week of July	Job Completed
DM & CAM	2025	Wetlands	Beaver Trapper	Vendor - Trapper John's Beaver Buster LLC (ongoing)	Ongoing
Venessa Ripoll DM & DE	25-Apr	Private Quarters	Catch basin	DE removed Broken concrete flare from private quarters	Job Completed Per DE
DM & CAM	5.12.25	Front Entrance	Holiday Lights	DM emailed approval	8.28.25 Dallis confirmed to larger wreaths
Venessa Ripoll (DM)	5.14.25	Front Entrance	Entrance Lights	Lights have been purchased	Trenching workin being done
Leilani Chamberlain (CAM)	2025	Entrance	Trencher	Southern Earthworks site visit on 7/28. Waiting for proposal -Coastal Greenery	site visit on 7/24. Proposal received and attached -Victory Landscape. Site visit on 7/28. Waiting for proposal
Neal Brockmeier (DE)	5.21.25	Ponds	Fish Stocking	Fish that are introduced to the lake system shall not be non-native species.	DE provided update
Fred Philleps (Supervisor)	5.27.25	Ponds 32	Pond scum	WO Placed to Lake Doctors	Lake Doctors treating ponds - ongoing
Leilani Chamberlain (CAM)	6.16.25	Front Entrance	Irrigation Holes	Hole at entrance - Reported to Landscaper	Job Completed
Fred Philleps (Supervisor)	6.26.25	Pond 7	Lake Doctors on treatment Midge Flys	Approval to treat pond 7 by Lake Doctors on 6.30.25	Lake Doctors treating ponds - ongoing
Leilani Chamberlain (CAM)	25-Jun	Bermuda Ditch	Drainage Concerns - 95179 Bermuda Driv	POA/CDD working on solution On July Agenda	
Julie Stola (Supervisor)	25-Jun	Ponds	No Fishing Signs	Presenting at July BOS Meeting	Sings approved
Leilani Chamberlain (CAM)	7.6.25	Ponds 5, 6	Removal of algae	Removed with Mechanical Harvester free of additional charge	Lake Doctors treating ponds - ongoing
Leilani Chamberlain (CAM)	7.7.25	Sidewalks	Areas of Concern	Leilani will seek proposals	
Leilani Chamberlain (CAM)	7.14.25	Pond	fence quote along CDD areas/Amelia National Pkwy	Gaines Fence called 7/29 waiting for call back - Superior Fence called 7/29 pending site visit scheduling	
Julie Stola (Supervisor)	7.14.25	AN	15 signs- include post and install	Leilani getting proposals with Julie.	Signs approved. Need location from BOS.
Leilani Chamberlain (CAM)	7.14.25	Entrance	2 more bids to clean up the trees.	Tree Surgeons site visit scheduled for 7/31/25- SBC trees - Gage Tree	On October agenda
Fred Philleps (Supervisor)	8.2025	Pond 10	Algae	Team has had multiple conversation with LD on treatment	
Leilani Chamberlain (CAM)	8.26.55	Entrance	Presure wash Entrance	Entrance si/walks needed to be pressure washed	Job completed
Neal Brockmeier (DE)	9.15.25	Golden Glow Drive	Possible Conservation Easement Clearing	DE and DE are working on whos owns the property	On October Agenda
Liane Barker (CAM)	9.17.25	95449 Amelia Nations	Tree in Buffer Area	"fall" a tree that appears to be on CDD property	we have a quote for \$630 to remove/contacted SJRWMD can it be removed
Liane Barker (CAM)	9.29.25	Lake 17 Trespassing	Vehicle dumpin on pro perty	On the agenda for discussion	