

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, April 13, 2026, at 11:30 a.m. 95211 Clubhouse Road, Fernandina Beach FL 32034**. The following is the agenda for this meeting.

Call in number: 1-844-621-3956

Passcode: 2538 286 6774

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

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

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

Administrative Matter

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

Vendor Report

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

Old Business Matters

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

New Business Matters

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



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

Other Business

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

Adjournment



Amelia National Community Development District

Consideration of the Minutes of the:

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

MINUTES OF MEETING

AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT WORKSHOP MEETING MINUTES

Monday, February 9, 2026, 10:30 AM

95211 Clubhouse Road, Fernandina Beach, FL, 32034

Board Members present:

Stephen Kearney	Chairperson	
Vance Renfro	Vice Chairperson	
Julie Stola	Assistant Secretary	
Ron Hebron	Assistant Secretary	(via phone)
Fred Phelleps	Assistant Secretary	

Also present in person or via phone:

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

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

Ms. Ripoll called to order the Amelia National CDD Board of Supervisors' workshop meeting at 10:31 a.m. and roll call was initiated. Those in attendance are listed above.

District Staff introduced themselves.

Public Comment Period

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

There were no further public comments at this time.

SECOND ORDER OF BUSINESS

Discussion Matters

Feedback on Amelia National Entry Corridor Electrical & Lighting System Rebuild

Ms. Stanley noted the lighting is not consistent.

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

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

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

Discussion of Bermuda Ditch

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

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

Feedback of Fence on Pond 17

Ms. Stanley noted that ICI has extended their fence.

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

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

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

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

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

There was brief discussion regarding safety and liability.

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

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

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

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

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

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

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

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

There was brief discussion regarding the aeration.

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

It was recommended to research aquatic plant life.

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

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

Overall feedback of General Pond Maintenance

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

Feedback on Leland Management Communications

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

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

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

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

A resident commented on the CDD budget.

Mr. Kearney gave an overview of the budget.

There was discussion regarding the budget and unexpected expenses.

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

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

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

November Open CDD Seats

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

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

There was brief discussion regarding the contingency fund.

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

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

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

THIRD ORDER OF BUSINESS**Adjournment**

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

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

MINUTES OF MEETING

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

Monday, February 9, 2026, 11:30 AM

95211 Clubhouse Road, Fernandina Beach, FL, 32034

Board Members present:

Stephen Kearney	Chairperson	
Vance Renfro	Vice Chairperson	
Julie Stola	Assistant Secretary	
Ron Hebron	Assistant Secretary	(via phone)
Fred Phelleps	Assistant Secretary	

Also present in person or via phone:

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

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

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

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

Public Comment Period

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

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

There were no further public comments at this time.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of the Minutes of the:

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

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

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

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

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

Discussion of Pond 23

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

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

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

Mr. Brockmeier gave an overview of the issue.

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

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

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

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

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

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

There was brief discussion regarding the timeline for completion.

Review and Consideration of Paul Krupp Inc. Proposal

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

ON MOTION by Mr. Kearney, seconded by Ms. Stola, with all in favor, the Board approved the Paul Krupp Inc. Proposal.
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There was brief discussion regarding original development responsibility and pursuing reimbursement. Mr. Kearney noted the Board will follow up with District Counsel.

Discussion of Wild Cherry Update

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

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

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

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

Discussion of Possible Fountain Installation

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

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

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

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

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

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

District Counsel recommended an indemnification agreement with ICI.

There was brief discussion regarding liability and the agreement.

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

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

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

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

There was brief discussion regarding the landscape and tree trimming.

Mr. Renfroe reviewed the budget for the project.

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

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

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

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

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

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

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

Update of Fence on Pond 17 Proposal

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

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

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

There was discussion regarding the location and the budget.

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

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

Review and Consideration of Aeration Proposal for Pond 29

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

There was brief discussion regarding the infrastructure requirements.

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

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

There was brief discussion regarding options for Pond 29.

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

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

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

A resident recommended a solar aerator.

This item will be kept on the agenda.

Update on Pond Maintenance

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

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

Ratification of Payment Authorization Nos. 311-318

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

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

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

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

Review and Consideration of District Financials

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

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

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

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

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

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

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

District Engineer – No report.

District Manager –

- **Work Order Spreadsheet**

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

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

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

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

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

Audience Comments and Supervisor Requests

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

FOURTH ORDER OF BUSINESS

Adjournment

Ms. Ripoll called for a motion to adjourn.

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

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



Amelia National Community Development District

District Engineer

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



Amelia National Community Development District

Update of Fountain Installation

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

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

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

Thanks

Mike Veazey
Development Project Manager
ICI HOMES | 14785 Old St Augustine Rd Suit 3 | Jacksonville, FL 32258
Direct: 904. 652.2558 | Mobile: 386.566.7454 | mveazey@icihomes.com
www.ICIHomes.com

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Wireless Anemometer Fountain Control Package

Wind Speed Monitoring for Fountains, Pools, and Water Features

Product Overview

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

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

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

Key Features

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

Typical Applications

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

- Outdoor pools and splash features

Package Components

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

Base Display Features

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

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

Control Relays

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

Each relay can be configured with:

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

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

Relay Electrical Ratings

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

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

- 120VAC systems
- 24V control applications

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

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

Analog Output

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

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

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

System Integration

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

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

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

Benefits

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



Amelia National Community Development District

Review and Consideration of Proposals for Pond 17



An estimate from Victory Lawn & Landscape has expired

Estimate expired March 28, 2026

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

Customer

Amelia National CDD

lbarker@lelandmanagement.com

+1 (904) 557-5992

3501 Quadrangle Blvd

Ste 270

Orlando, FL 32817

Estimate #201

February 26, 2026

Hide full details

OPTION 1 with 7-gallon material

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

\$1,625.00

Temp water line with pump to pull from pond

\$1,785.00

120 7gallon Viburnum O. on 3ft centers

\$7,193.20

Subtotal

\$10,603.20

Total

\$10,603.20



An estimate from Victory Lawn & Landscape has expired

Estimate expired March 28, 2026

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

Customer

Amelia National CDD

lbarker@lelandmanagement.com

+1 (904) 557-5992

3501 Quadrangle Blvd

Ste 270

Orlando, FL 32817

Estimate #202

February 26, 2026

Hide full details

OPTION 2 with 15-gallon material

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

\$1,625.00

Temp water line with pump to pull from pond

\$1,785.00

92 - 15 gallon ViburnumO. on 4ft centers

\$7,878.60

Subtotal

\$11,288.60

Total

\$11,288.60



Amelia National Community Development District

Review and Consideration of Pond Maintenance Proposals

SOW Provider o Following Companies

Lakewood Doctors Inc.

Jefferson - Sales Manager : NE FL & GA

4651 Salisbury RD

Suite 155

Jacksonville, FL 32256

(904) 262-5500 : Office

(904) 228-8006: Direct

Florida Waterways Inc.

Jim Schwartz - Founder

6950 Phillips Highway, #24

Jacksonville, FL 32216

Jim@FloridaPon.com

1 904 801 5253: Office

All Water (previously Esch Management Services)

John Crabb – Senior Aquatic Director

305 Ingo Dr

Brunswick, GA 31525

John@pon.com

912 214 5633: Office

912 313 4224: Direct

Fuhrhorizon Inc.

Chris Railing - Vice President of Operations and Sales

Norfolk, Florida (main office)

P.O. Box 1115

Hasings, FL 32145

fraser@gmail.com

1 (800) 682-1187: Office

1 386 937 3942: Direct

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

1 Project Overview

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

2 Scope of Services

The selected contractor shall provide the following services:

A Regular Pond Maintenance

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

B Aeration system monitoring and repairs

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

Water Quality Monitoring

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

Reuse Water Integration Support

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

- Monitorin or n tri nt oadin and pot ntia cyanotoxin risks
- Sp cia s rvic r q ir ments.

D. Emergency Response

- Rapid r spons to fish ki s, a ae b ooms, or syst m ai r s r
- Provid notification protoco s and miti ation p ans. r
- R q ir d Emer ncy R spons times:
 - Maximum 24-ho r ca back
 - Maximum 48 ho rs on sit r spons

E. Repo ting & Communication

- D fin in ormation inc d d in s rvic reports and r q ncy.
- Ann a s mmary o community pond h a th and r comm ndations r
- Att ndanc at CDD board me tin s pon r q st

F. Compliance

- D fin comp ianc with F d ra , Stat , and SJRWMD r ations

3. Proposal Requi ements, Respondents must include:

- Company profi and r vant xp ri nc r
- Eq ipment list or th or anization
 - Pond mana ment equipment
 - Wat r t stin equipment
- Lic ns s and c rtifications (. ., aq atic p sticid app icator, SJRWMD comp ianc r xp ri nc)
- Propo d s rvic sch d and staffin p an
- It miz d pricin (month y, q art r y, ann a)
- R r nc s rom simi ar proj cts (pr rab y o co rs or r s wat r r nvironments)

4. Timeline

- RFP Release February 10, 2016
- Site Visit (Optional) Before March 10, 2016
- Proposal Submission Deadline March 15, 2016
- Selection Notification May 1, 2016
- Contract Start Date June 1, 2016

5. Submission Instructions

Submit proposal to

Amelia National CDD

Leland Management Lifestyle

Liane Barker, Community Association Manager

10175 Fortune Parkway Suite 906 Jacksonville FL 32256

Phone: 904-300-1183

Email: Liane@lelandmanagement.com

Website: www.LelandManagement.com

r

Lake Doc o d



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

Water Management greement

This greement, made this _____ day of _____ 2026 is between The Lake Doctors, Inc., a Florida corporation ("the Company") and the following "Customer"

PROPERTY NAME (Community/Business/Individual) _____ A

MANAGEMENT COMPANY _____ A

INVOICING ADDRESS _____ A

CITY _____ A STATE _____ A ZIP _____ A PHONE () _____ A

EMAIL ADDRESS _____

The parties hereto agree to follows:

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

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

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

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

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

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

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

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

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

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

1.	Underwater Aeration System Control Program	\$ 2,700.00	Monthly A
2.	Shoreline Grass, Brush, Log and Cane Removal	\$	INC UD D
3.	Trash/Debris Removal (excludes large items, boats, docks, construction debris)	\$	INC UD D
4.	Free Callback Service (24hrs.) / Additional Treatments, if needed with Air.	\$	INC UD D
5.	Quarterly Aeration Service, see above A	\$ 195.00	Monthly (\$780.00 Quarterly) A
6.	Monthly Nutrient Abatement Program, see above **A	\$ 2,040.00	Monthly A
7. A	Permitting and Stocking of (150) Sterile, Triploid Grass Carp (10" -12") *	\$ 2,000.00	Due Upon Stocking A
8. A	Semi-annual Water Chemistry Analysis and Reporting (Spring & Fall)	\$ 490.00	Monthly \$2,940.00 Semi-Annual A A)
9.	BMP Stormwater Compliance Inspection ^^ A	\$ 4,800.00 A	Per Inspection AA
10. A	Semi-Annual Larvicide Application, Aquatic midge control (Spring & Fall) ++A	\$ 165.00	Monthly (\$990.00 Semi-Annually)
11.	Shoreline As of Restoration System, as needed / per request @ \$100-\$150/ A	\$	NOT INCLD A
12.	Monthly Detailed Service Reports; Annual Lakes Assessment Report	\$ A	INCLD A
A	Total of Services Accepted	\$ 5,590.00 A	Monthly A

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

- 11) IN NO V NTS IT R P RTYB I B FOR NY INDIR CT SP CI OR CONS QU NTI D MA S INC DIN B T NOT IMIT D TO OST PROFITS S VIN SOR R V N V NIF DVIS D OF T POSSIBI LITY OF S C D MA S Cu tome ag ee that the Company's liability unde thi greement shall be limited to six (6) times the monthly fee, which amount shall be Customer's maximum remedy regardless of the legal theory used to determine that the Company is liable for the injury or loss (including, without limitation, negligence breach of contract breach of warranty and product liability).
- 12) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of d, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should the Company be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, the Company shall notify Customer of said condition and of the excess direct costs arising therefrom. Customer shall have thirty (30) days after receipt of notice to notify the Company in writing of any inability to comply with excess direct costs as requested by the Company.
- 13) Customer warrants that it is authorized to execute this greement on behalf of the riparian owner If a legal entity, the person executing this greement on behalf of Customer represents that Customer is duly organized and existing, and is in good standing, under the laws of the jurisdiction of its organization and that execution, delivery, and performance of this greement has been duly authorized by all appropriate corporate action
- 14) The Company covenants to perform and complete the services hereunder in a timely, competent and workmanlike manner and in accordance with the specifications and requirements set forth in this greement T COMP NY R BY XPR SS Y DISC IMS ND CUSTOM R R BY WAIV S R S S ND R NOUNC S OT R WARR NTI S ND C IMS XPR SS OR IMP I O, RISIN BY W OR OT RWIS , WIT R SP CT TO S RVIC S OR PRODUCTS PROVID D BY T COMP NY.
- 15) Customer understands that, for convenience, the annual cost of service is spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If the Company permits Customer to temporarily put its account activity on hold, an additional start-up charge may be required due to aquatic re-growth.
- 16) The Company agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of the Company. owever, the Company shall in no event be liable to Customer or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 17) Upon completion of the term of this greement, or any extension thereof, this greement shall be automatically extended for a period equal to its original term unless terminated by either party by written notice delivered prior to the end of the term. The Company may adjust the monthly investment amount after the original term to reflect any changes to cost of materials, inputs, and labor. The Company will submit written notification to Customer 30 days prior to effective date of adjustment. If Customer is unable to comply with the adjustment, the Company shall be notified immediately in order to seek a resolution. The Company may cancel this greement for any reason upon 30-day written notice to Customer.
- 18) Should Customer become delinquent, the Company may place the account on hold for non-payment and Customer will continue to be responsible for the continuing monthly amount even if the account is placed on hold. The Company may, at its sole discretion, choose to suspend services and charge the Customer 25% of the monthly equivalent invoice amount for three (3) consecutive months, herein referred to as the Credit old Period, or until Customer pays all invoices due, whichever comes earlier. Regular Service may be reinstated once the entire past due balance has been received in full. Should the Customer remain delinquent at the end of the Credit old Period, Company shall be entitled to bring action for collection of monies due and owing under this greement. Customer agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by the Company resulting from such collection action. The Company reserves the right at any time to charge interest on unpaid amounts at the rate of eighteen percent (18%) per year. Customer hereby irrevocably submits to the exclusive personal jurisdiction of the state and federal courts of Duval County, Florida for the adjudication of all disputes or questions hereunder.
- 19) This greement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by the Company Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both the Company and Customer. This greement is assignable by Customer only with the prior written consent of the Company.

TERMS AND CONDITIONS - Fountain / Aeration Service

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

9. This greemen is no assign ble by CUSTOM R exce u on rior wri en consen by T DOCTORS.
10. Quo a ions are made and orders accep ed on a firm price basis provided cus omer au horizes shipmen and delivery wi hin a period of for y-five (45) days af er execu ion of Sales greemen . Orders shipped af er nine y (90) days are subjec o prices in effec on da e of shipmen . Il shipmen s F.O.B. shipping poin .
11. Upon comple ion of he erm of his greemen , or any ex ension hereof, his greemen shall be au oma ically ex ended for a period equal o i s original erm unless ermina ed by ei her par y. If required, T DOCTORS may adjus he inves men amoun af er he original erm. T DOCTORS will submi wri en no ifica ion o CUSTOM R 30 days prior o effec ive da e of adjus men . If CUSTOM R is unable o comply wi h he adjus men , T DOCTORS shall be no ified immedia ely in order o seek a resolu ion. If necessary, CUSTOM R may ermina e his greemen t according o he procedure.
12. This greemen cons i ues he en ire agreemen of he par ies here o and shall be valid upon accep ance by T DOCTORS Corpora e Office. No oral or wri en al era ions or modifica ions of he erms con ained herein shall be valid unless made in wri ing and accep ed by an au horized represen a ive of bo h T DOCTORS and CUSTOM R.
13. T DOCTORS reserves he righ o impose a mon hly service charge on pas due balances. CUSTOM R agrees o reimburse T t DOCTORS for all processing fees for regis ering wi h hird par y companies for compliance moni ring services.
14. Should i become necessary for T DOCTORS o bring ac ion for collec ion of monies due and owing under his greemen , CUSTOMER agrees o pay collec ion cos s, including, bu no limi ed o, reasonable a orneys' fees (including hose on appeal) and cour cos s, and all o her expenses incurred by T DOCTORS resul ing from such collec ion ac ion.
15. T DOCTORS or CUSTOM R may cancel his agreemen wi h or wi hou cause by 30-day wri en no ice.

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TERMS AND CONDITIONS - BMP Inspection

1. Ma erials produced by T DOCTORS are warran ed o be free from defec s in ma erials and workmanship a he ime of he inspec ion. The liabili y is limi ed o he ime of he repor of such wa erways and i excludes misuse, vandalism, and, ac s of God or o her causes. ny repairs, al era ion or modifica ions made by anyone af er he inspec ion will void any implied warran y.
2. CUSTOM R agrees o provide adequa e access. Failure o provide adequa e access may require re-nego ia ion or ermina ion of his greemen .
3. THE LAKE DOCTORS shall maintain the following insurance coverage and limits; (a) Workman's Compensation with statutory limits; (b) u omobile iabili y; (c) Comprehensive General iabili y, including Pollu ion iabili y, Proper y Damage, Comple ed Opera ions and Produc iabili y. Cer ifica e of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S reques . CUSTOM R agrees o pay for any addi onal cos s of insurance requiremen s over and above ha provided by T DOCTORS.
4. Nei her par y shall be responsible for damages, penal ies or o herwise for any failure or delay in performance of any of i s obliga ions hereunder caused by s rikes, rio s, war, ac s of God, acciden s, governmen al orders and regula ions, cur ailmen or failure o ob ain sufficien ma erial, or o her force majeure condi ion (whe her or no of he same class or kind as hose se for h above) beyond i s reasonable con rol and which, by he exercise of due diligence, i is unable o overcome. Should T DOCTORS be prohibi ed, res ric ed or o herwise preven ed from rendering specified services by any of he condi ions, T DOCTORS shall no ify CUSTOM R of said condi ion and of he excess direc cos s arising herefrom. CUSTOMER shall have hir y (30) days af er receip of said no ice o ermina e his greemen by no ifying T DOCTORS in wri ing.
5. CUSTOM R warran s ha he or she is au horized o execu e he Wa er Managemen greemen on behalf of he riparian owner and o hold T DOCTORS harmless for consequences of such service no arising ou of he sole negligence of T DOCTORS.
6. T DOCTORS agrees o hold CUSTOM R harmless from any loss, damage or claims arising ou of he sole negligence of T DOCTORS. owever, T DOCTORS shall in no even be liable o CUSTOM R or o hers for indirec , special or consequen ial damages resul ing from any cause wha soever.
7. T DOCTORS reserves he righ o impose a mon hly service charge on pas due balances and/or cancel he greemen .
8. Should i become necessary for T t DOCTORS o bring ac ion for collec ion of monies due and owing under his greemen , CUSTOMER agrees o pay collec ion cos s, including, bu no limi ed o, reasonable a orneys fee (including hose on appeal) and cour cos s, and all o her expenses incurred by T DOCTORS resul ing from such collec ion ac ion.
9. This greemen is no assignable by CUSTOM R excep upon prior wri en consen by T DOCTORS.
10. This greemen cons i ues he en ire agreemen of he par ies here o and shall be valid upon accep ance by T t DOCTORS Corpora e Office. Termina ion of greemen in wri ing by CUSTOM R af er ini ia ion of greemen will be subjec o a 20% fee plus all shipping cos s and subjec o a charge equal o ime and ma erials expended upon ime of cancella ion.
11. T DOCTORS may cancel his agreemen wi h or wi hou cause by 30-day wri en no ice o cus omer
12. CUSTOM R agrees o reimburse T DOCTORS for all processing fees for regis ering wi h hird par y companies for compliance moni ring services and/or invoicing por al fees
13. Scheduling of inspec ion is subjec ion o ideal (s a ic) condi ion as de ermined by T DOCTORS.
14. T DOCTORS will no disclose findings of inspec ion/repor o Third Par ies unless o herwise specified in wri ing by CUSTOM R.
15. T DOCTORS will no be responsible for repairing and/or replacing cracked, corroded or broken/faul y S ormwa er s ruc ures.
16. T DOCTORS is no responsible for debris or rash removal from or near S ormwa er drains or wa erway.

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Instructions

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

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

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

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

Inspection Checklist

General Data

Inspection Date	Project Name	<u>Amelia National Enterprise, LLC</u>	E
Location Amelia National CDD	Permit Number	40-089-65409-8	E

Time since last storm event <24 hours 24-48 hours 48-72 hours >72 hours

Permit Holder	Permit Effective Date
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Inspector Name	E	E	E
----------------	---	---	---

Inspector Contact Information	E	E	E	E	E
-------------------------------	---	---	---	---	---

Multiple BMP types in the system No Yes List All: **E** _____

Permit drawings have been reviewed No Yes

Additional Photos Attached No Yes

Compliance Activity Record Attached

All (or other unlisted) Technologies

Items for inspection	Sati factory	Un ati factory
General		
BMPs and treatment facilities are in good repair and operational		
BMPs and treatment facilities are free from debris buildup that may impair function E		

Berms, embankments, curbing, or other methods used to impound water, and direct discharges are adequate and in good condition		
The discharge (if any) is free of floating materials, visible oil, sludge, discoloration, turbidity, odor, foam, or any other signs of contamination		
Vegetation		
Mowing done within the last		
Grass clippings removed	t	t
No evidence of erosion		
Inlets		
Good condition, no need for repair	t	
No evidence of erosion		
Outlet/overflow spillway	t	
Good condition, no need for repair		
No evidence of erosion	t	t

Comments: _____ t

Wet Pond

Type of wet pond _____ t

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

DATE: SS

TECHNICIAN:

TIME: SS

WEATHER:

WIND:

LAKE 	1	2	3	4	5	6	7	8	9	10
↓ ANALYTE										
SS	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS
pH	SS	SS	SS	SS	SS	SS	SS	SS	SS	
Conductivity (µS/cm)										
Ammonia (ppm NH ₃)										
Nitrite (ppm NO ₂ ⁻)	SS	SS	SS	SS	SS	SS	SS	SS	SS	
Nitrate (ppm NO ₃ ⁻)										
Sulfate (ppm SO ₄ ²⁻)										
Alkalinity (ppm CaCO ₃)	SS	SS	SS	SS	SS	SS	SS	SS	SS	
Hardness (ppm CaCO ₃)										
Total Nitrogen (ppm N)										
Total Phosphate (ppm P)		SS	SS	SS	SS	SS	SS	SS	SS	SS
Turbidity (NTU)										
Total Dissolved Solids (ppm TDS)										
Chlorine (ppm Cl ₂)	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS

SS

NOTE / COMMENTS:

SUMMER SLAM

WARM WEATHER LAKE & POND PROBIOTIC



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

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

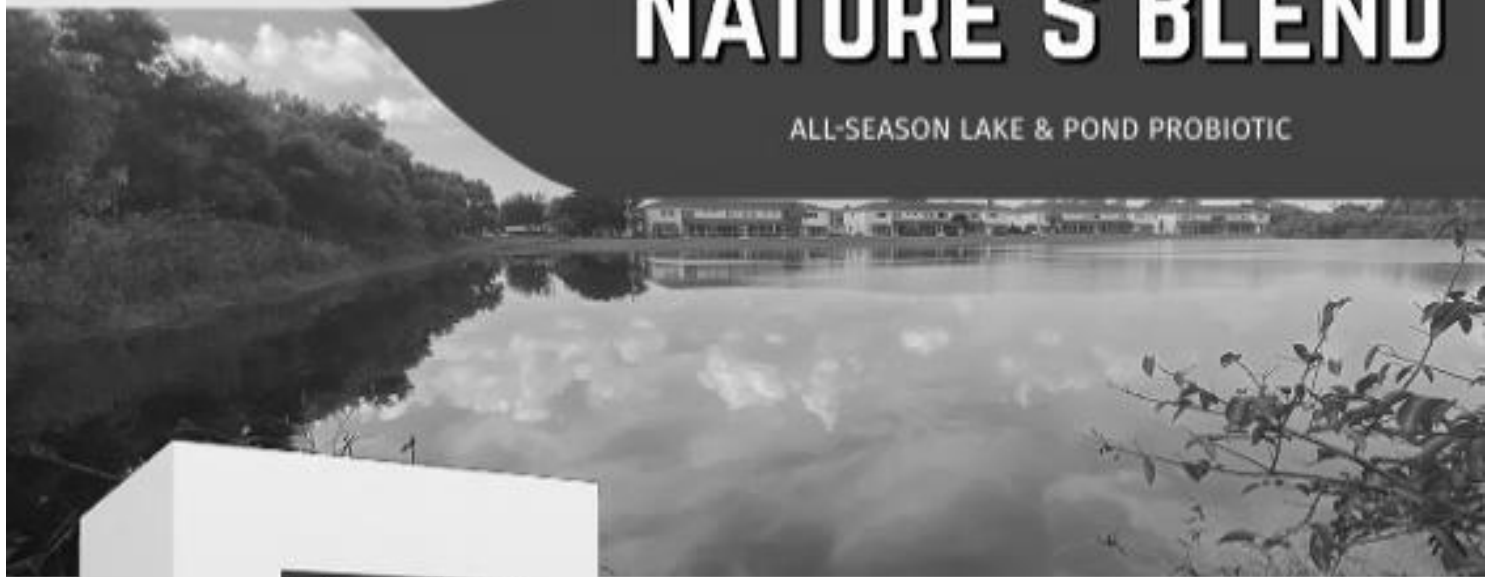
Summer Slam is recommended for use in lakes, ponds, water gardens, reservoirs and similar water bodies. This product is nontoxic and will not harm fish or other aquatic organisms.

KEY BENEFITS & HIGHLIGHTS

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

NATURE'S BLEND

ALL-SEASON LAKE & POND PROBIOTIC



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

KEY BENEFITS & HIGHLIGHTS

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

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

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



Before



Anchor to Shore

Technical Mesh



Fill Material

The Lake Doctors, Inc.
Aquatic Management Services

Erosion Repair & Prevention

The Lake Doctors, Inc.
Aquatic Management Services



Vegetative Layer



Root Structure



After

Lake Doc o e on B B d



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

Water Management greement

This greement, made this _____ day of _____ 2026 is between The Lake Doctors, Inc., a Florida corporation ("the Company") and the following "Customer"

PROPERTY NAME (Community/Business/Individual) _____ A

MANAGEMENT COMPANY _____ A

INVOICING ADDRESS _____ A

CITY _____ A STATE _____ A ZIP _____ A PHONE () _____ A

EMAIL ADDRESS _____

The parties hereto agree to follows:

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

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

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

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

^ Semi-annual Water Chemistry analysis for all ponds: (pH, temperature, dissolved oxygen, conductivity, TDS, ammonia, Nitrite, Nitrate, Total hardness, alkalinity, Turbidity). Harmful Algae Bloom (B) monitoring for effluent system ponds only to include total phosphorous (TP), total nitrogen (TN), cyanobacteria, microcystin and Chlorophyll-a analysis. (x. Pg. 9). Lab certified. Various equipment and methods used. A

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

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

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

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

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

1.	Under Aerobic Filtration System Control Program	\$ 2,700.00	Monthly A
2.	Shoreline Grass, Brush, Log and Cane Removal Control Program	\$	INC UD D
3.	Trash/Debris Removal (excludes large items, boats, AAs, construction debris)	\$	INC UD D
4.	Free Callback Service (24hrs.) / Additional Treatments, if needed within 48 hrs.	\$	INC UD D
5.	Quarterly Aeration Service, see above A A	\$ 195.00	Monthly (\$780.00 Quarterly) A
6.	Monthly Nutrient Abatement Program, see above **A	\$ 2,040.00	Monthly A
7. A	Permitting and Stocking of (150) Sterile, Triploid Grass Carp (10" - 12") *	\$ 2,000.00	Due Upon Stocking A
8. A	Semi-annual Annual Water Chemistry and Algae Report (Spring & Fall)	\$ 490.00	Monthly A \$2,940.00 Semi-Annual A
9.	BMP Stormwater Compliance Inspection ^^ A	\$ 4,800.00 A	Per Inspection A
10. A	Semi-Annual Larvicide Application, Aquatic midge control (Spring & Fall) ++A	\$ A	NOT INC UD D
11.	Shoreline As of Restoration System, as needed / per request @ \$100-\$150/ A A	\$	NOT INC UD D A
12.	Monthly Detailed Service Reports; Annual Lakes Assessment Report	\$	INC UD D A
A	Total of Services Accepted	\$ 5,425.00	Monthly A

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

- C. The Company agree to commence treatment within **thirty (30) day**, weather permitting, from the date of receipt of this executed agreement plus initial deposit and/or required government permit.
- The offer contained herein is withdrawn and this agreement shall have no further force and effect unless executed and returned by Customer to the Company on or before **June 1st, 2026**.
- F. The Terms and Conditions appearing on the reverse side form an integral part of this agreement, and Customer hereby acknowledges that it has read and is familiar with the content thereof.

CUSTOMER PREFERENCES

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

INVOICE TIMING: ☐ BEGINNING OF THE MONTH ☐ WITH SERVICE COMPLETION

EMAIL INVOICE: ☐ YES ☐ NO | If yes, provide invoice email: _____

EMAIL WORK ORDER: ☐ YES ☐ NO | If yes, provide work order email: _____

REQUESTED START MONTH: _____ | PURCHASE ORDER #: _____

THE LAKE DOCTORS, INC.

CUSTOMER:

Jesse Mason

Signed _____ Date _____

Name _____

Jesse E. Mason Sales Manager

TERMS AND CONDITIONS

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

- 11) IN NO V NTS IT R P RTYB I B FOR NY INDIR CT SP CI OR CONS QU NTI D MA S INC DIN B T NOT IMIT D TO OST PROFITS S VIN SOR R V N V NIF DVIS D OF T POSSIBI LITY OF S C D MA S Cu tome ag ee that the Company's liability unde thi greement shall be limited to six (6) times the monthly fee, which amount shall be Customer's maximum remedy regardless of the legal theory used to determine that the Company is liable for the injury or loss (including, without limitation, negligence breach of contract breach of warranty and product liability).
- 12) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of d, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should the Company be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, the Company shall notify Customer of said condition and of the excess direct costs arising therefrom. Customer shall have thirty (30) days after receipt of notice to notify the Company in writing of any inability to comply with excess direct costs as requested by the Company.
- 13) Customer warrants that it is authorized to execute this greement on behalf of the riparian owner If a legal entity, the person executing this greement on behalf of Customer represents that Customer is duly organized and existing, and is in good standing, under the laws of the jurisdiction of its organization and that execution, delivery, and performance of this greement has been duly authorized by all appropriate corporate action
- 14) The Company covenants to perform and complete the services hereunder in a timely, competent and workmanlike manner and in accordance with the specifications and requirements set forth in this greement T COMP NY R BY XPR SS Y DISC IMS ND CUSTOM R R BY WAIV S R S S ND R NOUNC S OT R WARR NTI S ND C IMS XPR SS OR IMP I O, RISIN BY W OR OT RWIS , WIT R SP CT TO S RVIC S OR PRODUCTS PROVID D BY T COMP NY.
- 15) Customer understands that, for convenience, the annual cost of service is spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If the Company permits Customer to temporarily put its account activity on hold, an additional start-up charge may be required due to aquatic re-growth.
- 16) The Company agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of the Company. owever, the Company shall in no event be liable to Customer or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 17) Upon completion of the term of this greement, or any extension thereof, this greement shall be automatically extended for a period equal to its original term unless terminated by either party by written notice delivered prior to the end of the term. The Company may adjust the monthly investment amount after the original term to reflect any changes to cost of materials, inputs, and labor. The Company will submit written notification to Customer 30 days prior to effective date of adjustment. If Customer is unable to comply with the adjustment, the Company shall be notified immediately in order to seek a resolution. The Company may cancel this greement for any reason upon 30-day written notice to Customer.
- 18) Should Customer become delinquent, the Company may place the account on hold for non-payment and Customer will continue to be responsible for the continuing monthly amount even if the account is placed on hold. The Company may, at its sole discretion, choose to suspend services and charge the Customer 25% of the monthly equivalent invoice amount for three (3) consecutive months, herein referred to as the Credit old Period, or until Customer pays all invoices due, whichever comes earlier. Regular Service may be reinstated once the entire past due balance has been received in full. Should the Customer remain delinquent at the end of the Credit old Period, Company shall be entitled to bring action for collection of monies due and owing under this greement. Customer agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by the Company resulting from such collection action. The Company reserves the right at any time to charge interest on unpaid amounts at the rate of eighteen percent (18%) per year. Customer hereby irrevocably submits to the exclusive personal jurisdiction of the state and federal courts of Duval County, Florida for the adjudication of all disputes or questions hereunder.
- 19) This greement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by the Company Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both the Company and Customer. This greement is assignable by Customer only with the prior written consent of the Company.

TERMS AND CONDITIONS - Fountain / Aeration Service

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

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TERMS AND CONDITIONS - BMP Inspection

- 01/2024 t t t t t t t t t t t t ® T DOCTORS, INC. t

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Instructions

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

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

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

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

Inspection Checklist

General Data

Inspection Date	Project Name	<u>Amelia National Enterprise, LLC</u>	E
Location Amelia National CDD	Permit Number	40-089-65409-8	E

Time since last storm event <24 hours 24-48 hours 48-72 hours >72 hours

Permit Holder	Permit Effective Date
---------------	-----------------------

Inspector Name	E	E	E
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Inspector Contact Information	E	E	E	E	E
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Multiple BMP types in the system No Yes List All: **E** _____

Permit drawings have been reviewed No Yes

Additional Photos Attached No Yes

Compliance Activity Record Attached

All (or other unlisted) Technologies

Items for inspection	Sati factory	Un ati factory
General		
BMPs and treatment facilities are in good repair and operational		
BMPs and treatment facilities are free from debris buildup that may impair function E		

Berms, embankments, curbing, or other methods used to impound water, and direct discharges are adequate and in good condition		
The discharge (if any) is free of floating materials, visible oil or grease, turbidity, odor, float, or any other signs of contamination		
Vegetation		
Mowing done within the last		
Grass clippings removed	t	t
No evidence of erosion		
Inlets		
Good condition, no need for repair	t	
No evidence of erosion		
Outlet/overflow spillway	t	
Good condition, no need for repair		
No evidence of erosion	t	t

Comments: _____ t

Wet Pond

Type of wet pond _____ t

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

Inlet(s) condition		
Run off sensor to cut the inlet		
No evidence of trash/debris/sediment in rear and inlet *		
No evidence of erosion, gullies, rills, reflecting area and inlet *		
Outlets/overflow spillway/ drain gate	o	
Outlet(s) condition	o	
No evidence of trash/debris/sediment in rear and outlet *		
No evidence of erosion, gullies, rills, reflecting area and outlet *		
Weir System: drawdown and overflow weir	o	
Weir system condition	o	
No evidence of clogging *		
Clear of debris*	o	

Comments:

Signature

Inspector Name: **Jesse Mason** o
Signature of Inspector: o
Florida Registration Number: **57769**

o

DATE: SS

TECHNICIAN:

TIME: SS

WEATHER:

WIND:

LAKE NAME	1	2	3	4	5	6	7	8	9	10
SS	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS
pH	SS	SS	SS	SS	SS	SS	SS	SS	SS	
Conductivity (µS/cm)										
Ammonia (ppm NH ₃)										
Nitrite (ppm NO ₂ ⁻)	SS	SS	SS	SS	SS	SS	SS	SS	SS	
Nitrate (ppm NO ₃ ⁻)										
Sulfate (ppm SO ₄ ²⁻)		SS	SS	SS	SS	SS	SS	SS	SS	
Alkalinity (ppm CaCO ₃)	SS	SS	SS	SS	SS	SS	SS	SS	SS	
Hardness (ppm CaCO ₃)										
Total Nitrogen (ppm N)										
Total Phosphate (ppm P)		SS	SS	SS	SS	SS	SS	SS	SS	SS
Turbidity (NTU)										
Total Dissolved Solids (ppm TDS)										
Chlorine (ppm Cl ₂)	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS

NOTE / COMMENTS:

SUMMER SLAM

WARM WEATHER LAKE & POND PROBIOTIC



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

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

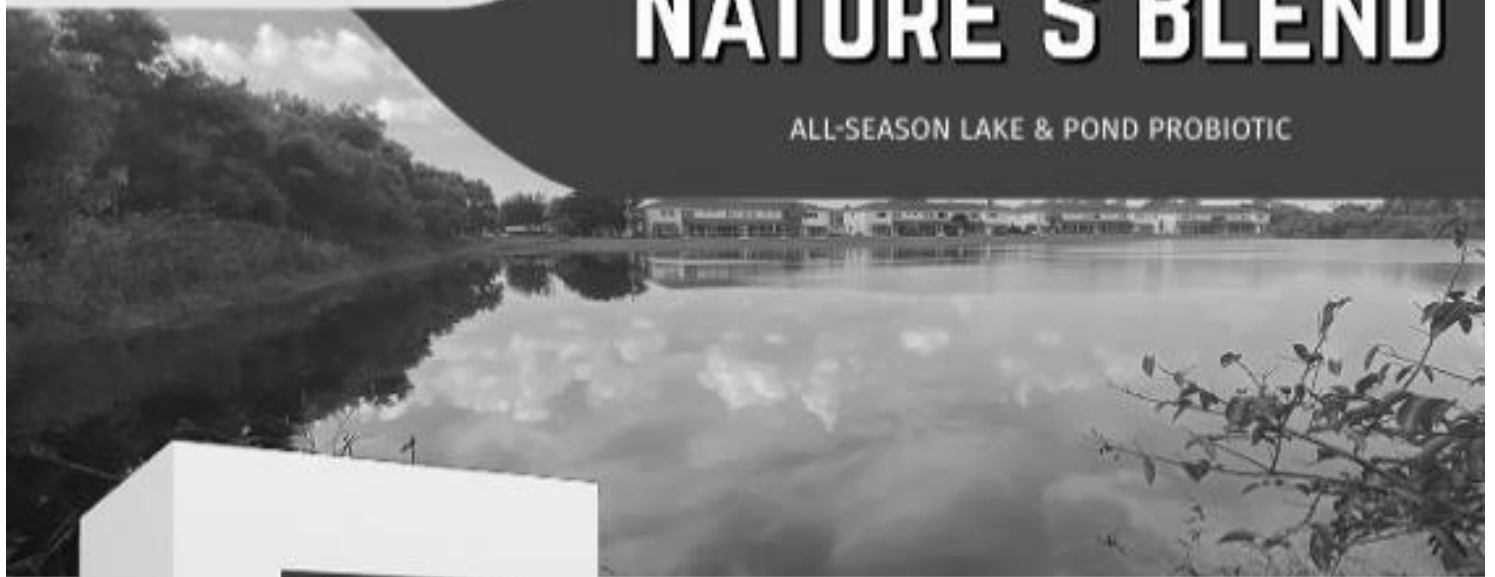
Summer Slam is recommended for use in lakes, ponds, water gardens, reservoirs and similar water bodies. This product is nontoxic and will not harm fish or other aquatic organisms.

KEY BENEFITS & HIGHLIGHTS

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

NATURE'S BLEND

ALL-SEASON LAKE & POND PROBIOTIC



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

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

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

KEY BENEFITS & HIGHLIGHTS

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



Before



Anchor to Shore

Technical Mesh



Fill Material

The Lake Doctors, Inc.
Aquatic Management Services

Erosion Repair & Prevention

The Lake Doctors, Inc.
Aquatic Management Services



Vegetative Layer



Root Structure

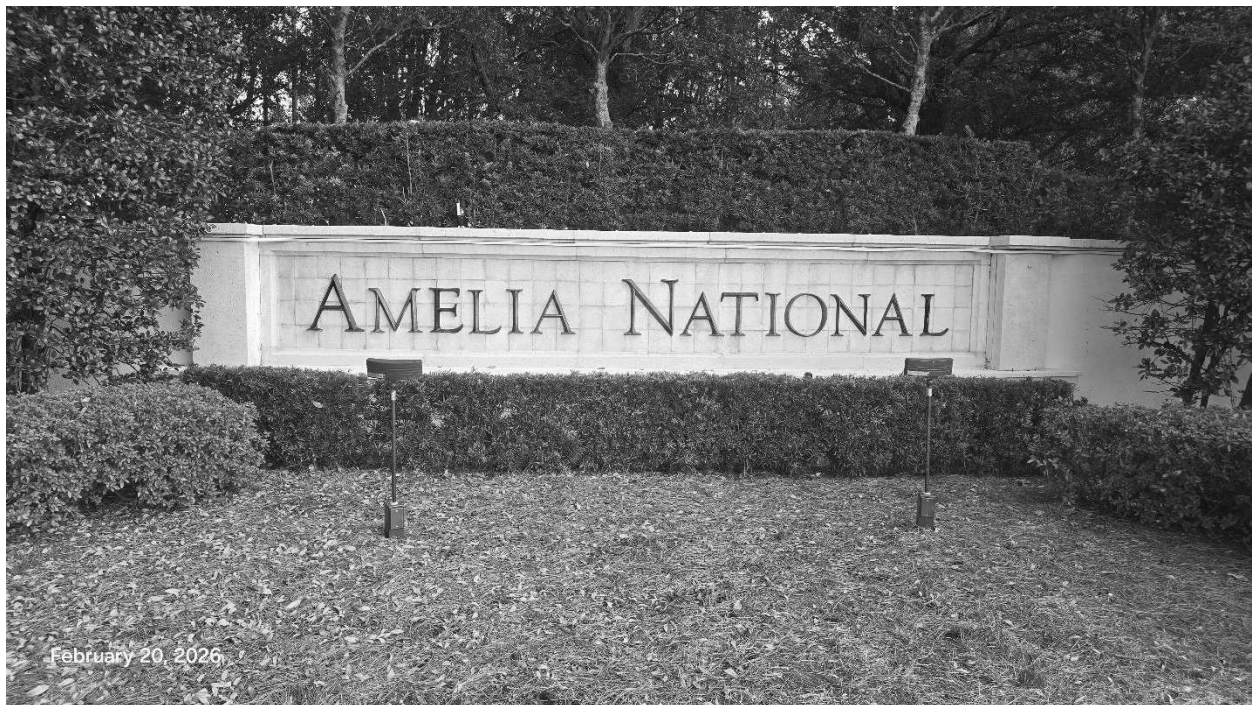


After

Florida a a s Inc. Bid



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



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

Date: March 15, 2026

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



1. Pro t v rvi w

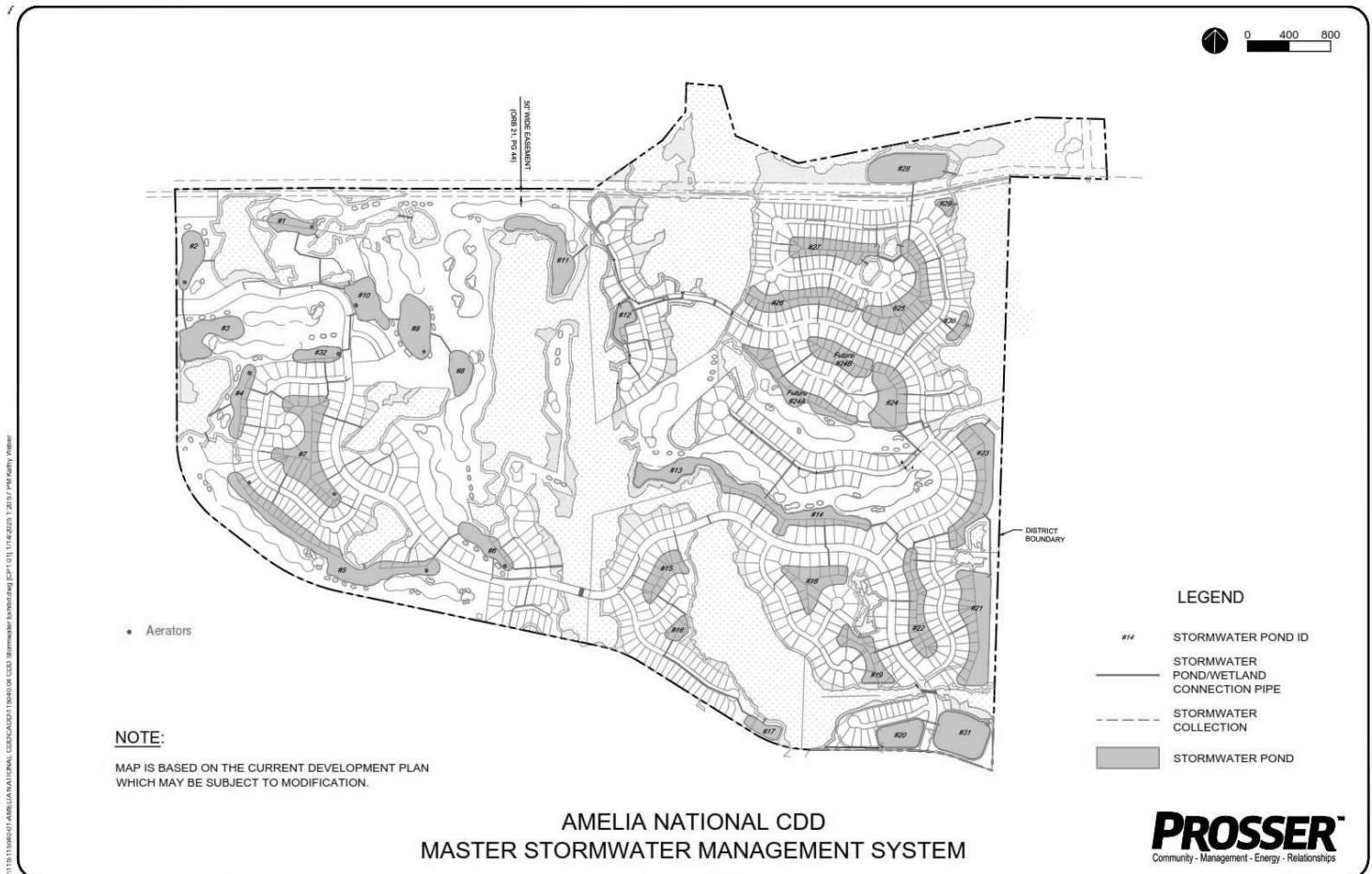
The subject watershed is the stormwater management system of the residential golf community known as the Amelia National CDD Master Stormwater Management System. The community is located in the south of Florida, south of the Florida Turnpike (single-lane highway) and west of the US 1 Northbound Road.

The subject watershed is a 34-acre stormwater pond system identified on the "Amelia National CDD Master Stormwater Management System Map" produced by Prosser. Based on this map, the stormwater system was surveyed and is **81.10± surface acres**.

The subject watershed is a wetland pond, component of the stormwater management system situated in the Environmentally Sensitive Area, Project Number 650409, permitted under the John's River Water Management District (SJRWMD). Permitting for the development commenced in 2000, with initial site lining commencing around the time initial golf course construction was completed by 2005, with development of single-lane highway continuing from 2005 to the present in phases of development projects.

The subject watershed is designed to the US County and SJRWMD design criteria. In general, the requirements are to provide for a 5-year 24-hour design storm event and the system is primarily wet ponds which are designed to slowly release the stormwater runoff through an outlet structure (typically providing a residence time for the stormwater with a minimum of 21-days).

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



2. Scope of Services

A. Routine Pond Inspection

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

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

Our Waterway Management Service Agreements include:

- Algae and Aquatic Vegetation Control (including floating and submerged vegetation removal)
- Shoreline Grass Control
- Debris Removal
- Management Reporting
- Water Quality & Chemistry Monitoring
- And our Florida Waterways 100% Control Guarantee
 - For CILB Service & Additional Treatments, if required

B. Aeration System Monitoring and Repairs

Within the Scope of Service, we will include the following:

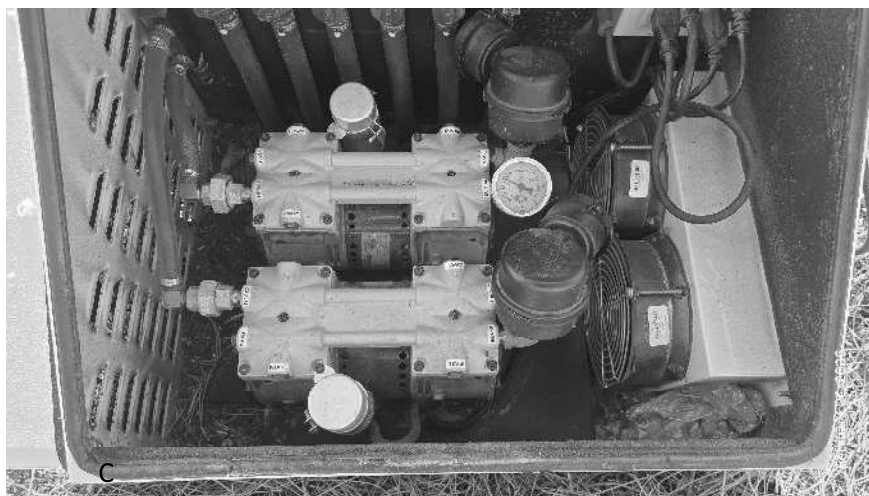
- Semi-Annual Aerator Maintenance
 - Cleaning: Clean and remove debris from both exterior & interior
 - Compressor: Clean internal and replace filter as needed (replacement filters included)
 - Function Check: Check system for correct operation (cooling fans, pressure relief valve, GFCI)

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

The bioservicemaster routinely maintains the system to ensure your system is running properly.

Should additional parts and service be needed, such as compressor rebuilds, replacements of compressors, or replacement of parts or system components (cooling fans, relief valve, etc.) we will move forward and transport the parts:

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



Vertex Air 65H on Pond 5

2. Scope of Services

C-1. Water Quality Monitoring

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

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

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

Below is a summary of water quality data from previous collected data:

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

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

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

The following pages detail our typical deliverables for water chemistry analysis and bottom metric surveys. We have provided previous performance data for ponds 2, 3, 4, 5, 6, 8, 13, 14 and 15.

We also provide the following optional monitoring and testing services:

- Loss-on-ignition (% organic matter) of sediments (LOI)
- Sediment Phosphorus Fractionation
- Watershed and Nutrient Loading Assessment
- Chlorophyll and Phytoplankton Monitoring (Hemifluorimetry and Bloom monitoring)
- Temperature and Dissolved Oxygen Profiling
- Age Identification and Enumeration
- Benthic Midge Larval Density Surveys







Alkal

Alkalinity is the capacity of water to neutralize acids. It is a measure of the water's ability to resist changes in pH. Alkalinity is primarily due to the presence of bicarbonate, carbonate, and hydroxide ions. It is an important water quality parameter because it affects the solubility of many metals and minerals, and it plays a role in the chemical and biological processes that occur in aquatic environments. Alkalinity is typically measured in milliequivalents per liter (mEq/L) or milligrams per liter (mg/L) of calcium carbonate (CaCO₃). It can be determined by titrating a water sample with a strong acid, such as hydrochloric acid (HCl), until the pH reaches a specific endpoint, usually around 4.5. The volume of acid required to reach this endpoint is proportional to the alkalinity of the sample.

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

Conductivity

Conductivity is a measure of the ability of water to conduct an electric current. It is determined by the concentration of dissolved ions in the water. The more ions present, the higher the conductivity. Conductivity is an important water quality parameter because it can indicate the presence of dissolved salts and minerals. It is typically measured in microsiemens per centimeter (µS/cm) or millisiemens per centimeter (mS/cm). Conductivity can be measured using a conductivity probe or a conductivity meter.

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Source: FDEP; Florida LakeWatch

Hardness

Hardness is a measure of the concentration of calcium and magnesium ions in water. These ions are the primary contributors to water hardness. Hardness is an important water quality parameter because it can affect the taste and appearance of water, and it can cause scaling and corrosion in pipes and equipment. Hardness is typically measured in milligrams per liter (mg/L) or milliequivalents per liter (mEq/L) of calcium carbonate (CaCO₃). It can be determined by titrating a water sample with a strong acid, such as hydrochloric acid (HCl), until the pH reaches a specific endpoint, usually around 4.5. The volume of acid required to reach this endpoint is proportional to the hardness of the sample.

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Source: USGS

Nitrogen as Nitrate (TN)

Nitrogen as Nitrate (TN) is a measure of the concentration of nitrate ions in water. Nitrate is a common nutrient that can contribute to eutrophication, a process that can lead to the depletion of oxygen in aquatic environments. TN is an important water quality parameter because it can indicate the presence of nitrate, which is a potential health concern for humans and animals. TN is typically measured in milligrams per liter (mg/L) or milliequivalents per liter (mEq/L) of nitrate. It can be determined by reducing the nitrate to nitrite using a chemical reagent, such as cadmium, and then measuring the absorbance of the resulting color.

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Source: FDEP

pH

A measure of the acidity or basicity of an aqueous solution. It is defined as the negative logarithm of the concentration of hydrogen ions in the solution. The pH scale ranges from 0 to 14, with 7 being neutral. Values below 7 indicate acidity, and values above 7 indicate basicity.

So : F DEP

Phosphorus

Phosphorus is a chemical element with the symbol P and atomic number 15. It is a non-metallic element that is essential for life. It is found in the Earth's crust and in living organisms. Phosphorus is used in a variety of applications, including fertilizers, pesticides, and pharmaceuticals.

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So : F DEP

Reactive Phosphorus

Reactive phosphorus is a measure of the amount of phosphorus that is available for biological processes. It is defined as the sum of the concentrations of orthophosphate, dissolved silicate, and dissolved organic phosphorus.

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So s Co ning S hool of O an St di s; Minn sota Sho land Manag ment R so G id

Salinity

Salinity is a measure of the concentration of dissolved salts in a solution. It is defined as the mass of dissolved salts per unit mass of solution. Salinity is an important factor in determining the density and freezing point of a solution.

So Flo ida Lak Wat h

Temperature

Temperature is a measure of the average kinetic energy of the particles in a substance. It is defined as the degree of hotness or coldness. Temperature is an important factor in determining the physical and chemical properties of a substance.

So FDEP

Total Dissolved Solids (TDS)

Total dissolved solids (TDS) is a measure of the concentration of dissolved solids in a solution. It is defined as the mass of dissolved solids per unit mass of solution. TDS is an important factor in determining the taste and appearance of a solution.

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So Wo Id h alth O ganization (WHO); USGS



2. Sources of Surface Water Reuse

The St. Johns River Water Management District has issued Consumptive Use Permit (CUP) 70281 to the City of St. Petersburg for irrigation. This permit shows a 12" re-use treatment system consisting of a pump station, a 12" pipe, and a 12" pipe to a pond. The re-use water comes from JEA's Nassau Region I WRF. Initially constructed as 2.0 MGD wastewater treatment plant, the Nassau Region I WRF was recently expanded to 4.0 MGD domestic wastewater treatment facility, with future expansion to 6.0 MGD planned.

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

Nassau Regional WRF Typical Plant Loading and Effluent Quality in 2022 (Florida Water Resource Journal, April 2024)

Typical water quality parameters for the Nassau Region I WRF are shown in the table below. Of note, effluent Total Phosphorus (TP) is 0.2 mg/L (200 µg/L) and Total Nitrogen (TN) is 1.4 mg/L. The reported values consist of sampling from February 2026 of TP: 217 µg/L and TN: 0.7 mg/L.

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

	Re-Use	Stormwater	Groundwater
MGY	109.5	4.798	28.574

114.3 MGY of irrigation water is sourced from the stormwater management system (109.5 MGY of re-use water from the Nassau Region I WRF, 4.798 MGY of stormwater) and is intended to be a temporary source for irrigation. Although the CUP permits a total of 28.574 MGY of groundwater from the surficial aquifer from wells, this water source is to be utilized for emergency only and not for golf course irrigation. The pump wells discharge into Pond 32 and 7. Weir limitations restrict so that pumping into Pond 32 and 7 will avoid augmentation of the stormwater system.

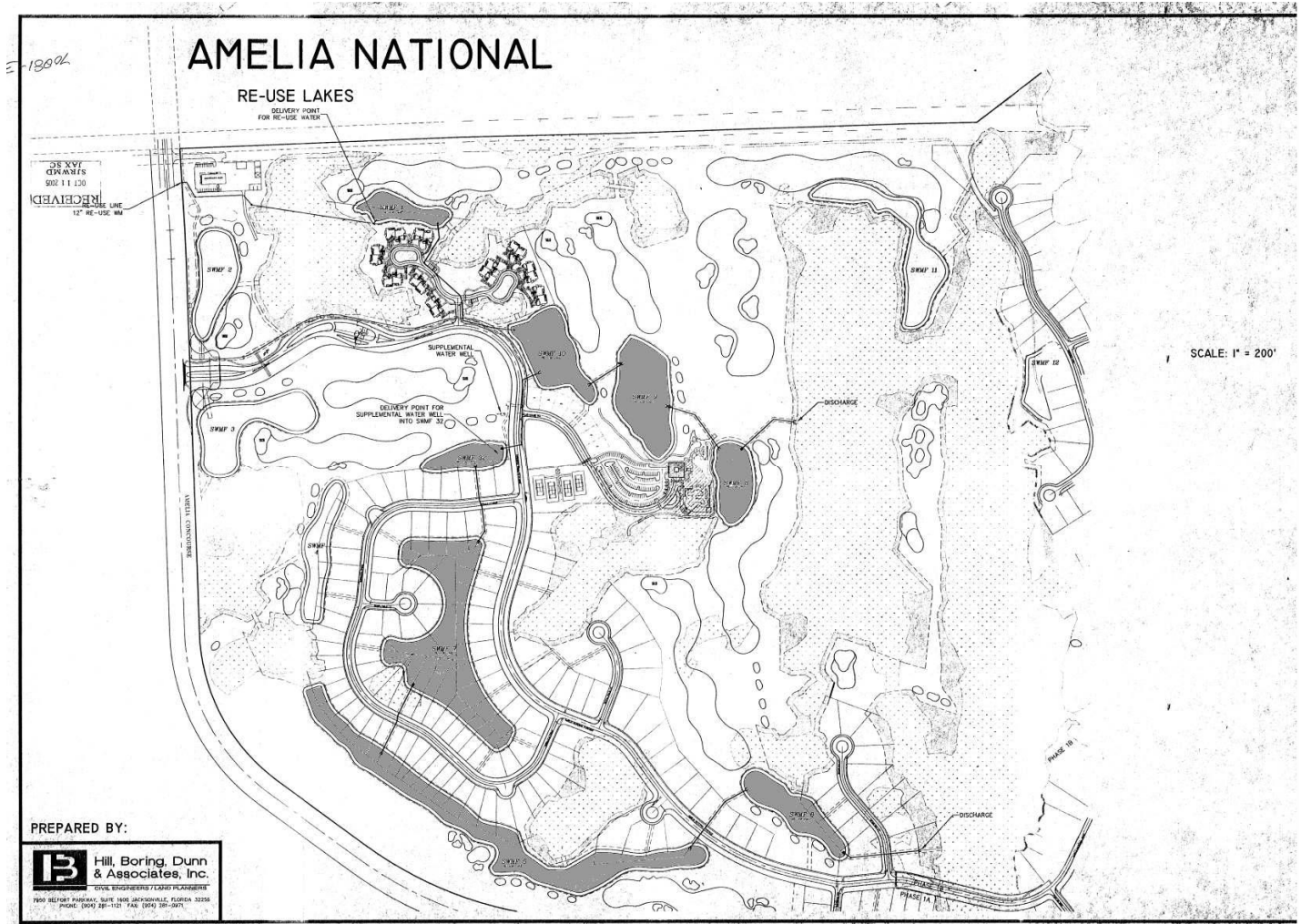
Pond 1 is interconnected with Ponds 5, 6, 7, 8, 9, 10 and 32 (phosphorus ponds) which are utilized. JEA also utilizes the stormwater management system as a permitted wastewater disposal facility. During times of high water or excess rainfall, the limited water is allowed to flow through the stormwater management system and discharge into the on-site wetland system. While DEP permitting allows a maximum of 440,000 gallons per day of re-use to be pumped to the treatment ponds at the Nassau Region I, historical usage has ranged from 280,000 to 320,000 gallons per day.

High nutrient loading due to re-use affects the biodegradation of the stormwater ponds. The major fraction of phosphorus within re-use water is DIP (dissolved inorganic phosphorus). This phosphorus fraction consists primarily of orthophosphate (PO_4^{3-}), the bioavailable form of phosphorus. The incoming concentration of phosphorus ($\pm 200 \mu\text{g/L}$) is sufficient to support eutrophication.

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

2. Scope of Services)

C-2. Reuse Water Integration Support)



Reuse System (SJRWMD Permitting Documents CUP 702.1)



Field Photograph of JEA Re-Use Delivery Point



Field Photograph of flow meter reading 23.4 gons per minute

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

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

2. S o f S r i s v

. Em erg n y R s ons

Our propos d s eis h d u b rings us onesif or multipl outin /s h dul d isits p r month. We will lso pro id prompt m erg n y r spons for fish ills, lg blooms, nd a r tion syst m f ilur s.

We will maint in op n ommuni tion with prop rty m n g m ent nd p e fid h ollowing r quir d Em erg n y R spons Tim s:

- M ximum 24-hour llb
- M ximum 48-hour on-sit r spons

Fish Kill R spons

Upo a if port of eish kill, w ill disp t h a fi ld o w to o ll t nd r eod f d h d fish within 24-hours. W will bring fi ld s mpling kits for dissol d oxyg n, pH, l linity and s linity to odu t fi ld m sur ments. Th qu ntity, sp i s, ad osiz f fish w ill b ord d. Obs r tions on r nt w th r nd oth r id w ill b r ord d.

Th US Fish and Wildlif S r i h s publish d Fi ld M nu l for th In stig tion of Fish Kills. This fi ld m nu l nd th di hotomous y within will b utiliz d for d t rmining pot nti l us .

A writt n r port of findings w ill b i n to th v rop rty m n g r within 72-hours. Should FDACS or noth r r gul tory g n y lso r spond, w will oop r t with th mas n d d.

e f t of th ish kill in stig tion is to ine spr t th n . Wh n s f ty is enw rn, w illand nt r z rdous e (spill sia ssu h es l w g ift st tion th to rflowed) until w r i ed f d r n rom th g n y in d rg (JEA, t ..) Cr ws will w r ppropi t PPE for th t s th v nd to minimiz ont t with d ying fish.

If it is d t rmin d th e th v e s f th ish kill w s e d ly du o a tions by Florid t rw ys, In ., for x mpl , du to ppli tor rror-w will of ours r mo ny d d fish nd r sto triploid gr ss rp t no d rg .

Most fish kills tr u o w th r or n tur l ir umst nes o utsid f our ontrol. During th s e wnts, w ould e t h os a e d-by- s sis if ny ddition l h rg s r quir d to e ho lt d fish. Oftentimes, w o v not h rg for fish r mo l. Sm ll, isol t d nt fish ills r r lyn ssit t th v n d for ddition l osts. v

rg s l fish ill r spons : 2-m an r w, tru , bo t: \$185/hour.



2.5 of S r i s

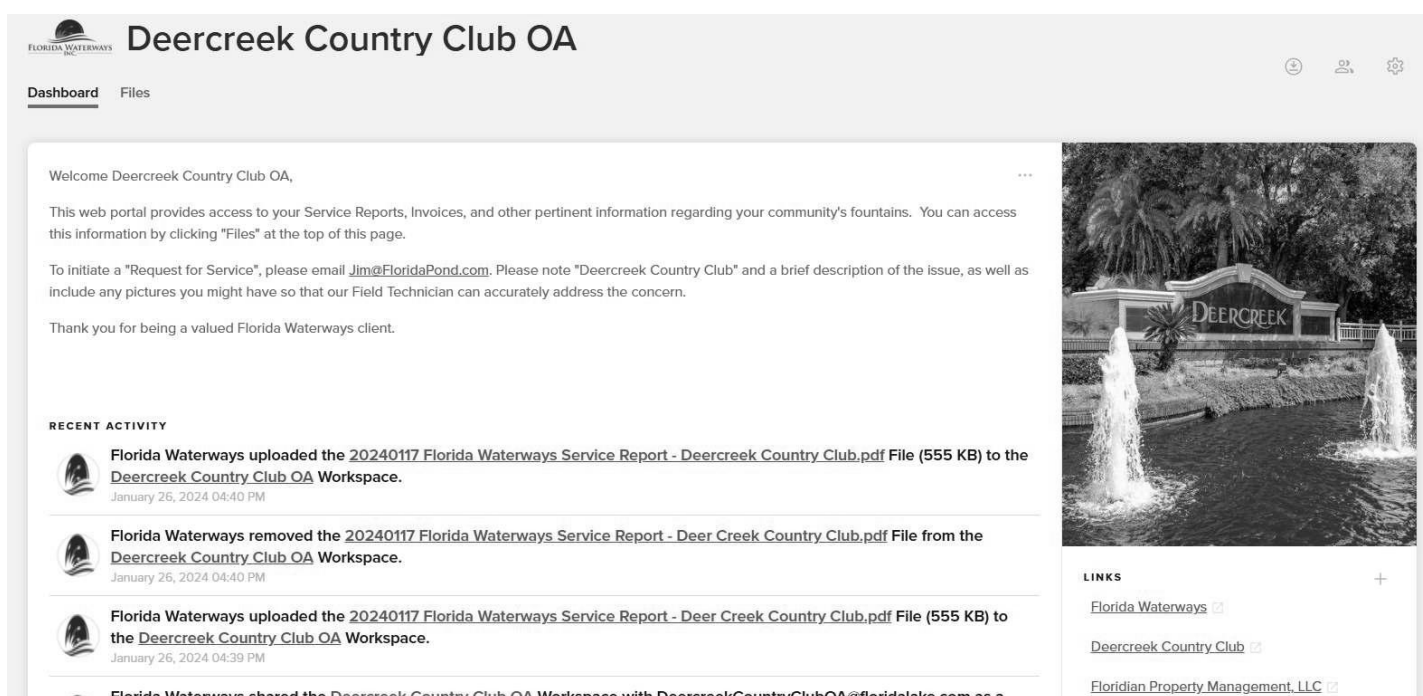
E. orting & ommuni tion

As mple r i p r t is in lud d on th ollowing p g . Within th omm nt box is wh r ot nssui s nd r omm nd d follow up a tions. W n eith r do s r i p r ts following e h isit, ore nngls onth's end r p r t for str mlin d p g nd g s. A p i tur f o r y pond is t n, r y month, to do um ent issui s nd v tr p r ss.

We will lso produ n annu l summ ry of ommuni ty pond h lth and r omm nd tions. We n att nd CDD bo rd m e tings nd/or ommitt m e tings upon r qu st.

We utiliz w b p r t l for th ousing nd stor g f ount fil s. Your ommuni ty will b i n a logi n. H r uplo ds r i r p r ts, ny s mpling r p r ts or oth r p r tin nt inform ation, s w ll s o p i s of our insur n , W9, in oi s, t ...

B low ar s r n shots of th w b p r t l to illustr t how w us it: v



Deercreek Country Club OA

Dashboard Files

Welcome Deercreek Country Club OA,

This web portal provides access to your Service Reports, Invoices, and other pertinent information regarding your community's fountains. You can access this information by clicking "Files" at the top of this page.

To initiate a "Request for Service", please email jim@FloridaPond.com. Please note "Deercreek Country Club" and a brief description of the issue, as well as include any pictures you might have so that our Field Technician can accurately address the concern.

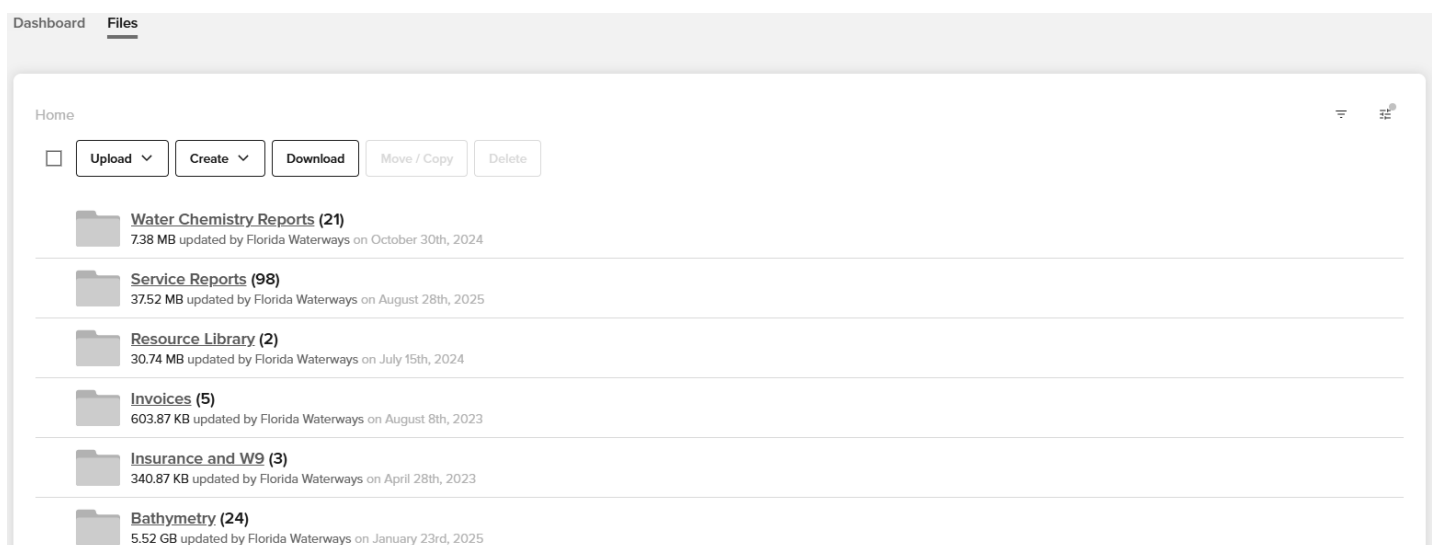
Thank you for being a valued Florida Waterways client.

RECENT ACTIVITY

- Florida Waterways uploaded the [20240117 Florida Waterways Service Report - Deercreek Country Club.pdf](#) File (555 KB) to the [Deercreek Country Club OA Workspace](#).
January 26, 2024 04:40 PM
- Florida Waterways removed the [20240117 Florida Waterways Service Report - Deercreek Country Club.pdf](#) File from the [Deercreek Country Club OA Workspace](#).
January 26, 2024 04:40 PM
- Florida Waterways uploaded the [20240117 Florida Waterways Service Report - Deercreek Country Club.pdf](#) File (555 KB) to the [Deercreek Country Club OA Workspace](#).
January 26, 2024 04:39 PM
- Florida Waterways shared the Deercreek Country Club OA Workspace with DeercreekCountryClubOA@floridalake.com as a

LINKS

- [Florida Waterways](#)
- [Deercreek Country Club](#)
- [Floridian Property Management, LLC](#)



Dashboard **Files**

Home

☐ Upload

- Water Chemistry Reports (21)**
738 MB updated by Florida Waterways on October 30th, 2024
- Service Reports (98)**
3752 MB updated by Florida Waterways on August 28th, 2025
- Resource Library (2)**
30.74 MB updated by Florida Waterways on July 15th, 2024
- Invoices (5)**
603.87 KB updated by Florida Waterways on August 8th, 2023
- Insurance and W9 (3)**
340.87 KB updated by Florida Waterways on April 28th, 2023
- Bathymetry (24)**
5.52 GB updated by Florida Waterways on January 23rd, 2025

2. S o f S r i s v

E. orting & ommuni tion v



Customer Service Report

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

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

Waterway and Ditch Treatments

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

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

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

Carp Program

- ☒ Carp Observed
☒ Barriers Inspected

Flow

- ☒ None
☐ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☒ 2-4'
☐ 1-2' ☐ > 4'

Water Levels

- ☐ High
☒ Normal
☐ Low

Fish/Wildlife Observations

- | | | | | |
|--|--|------------------------------------|---|---|
| ☒ Bass | ☐ Anhinga | ☐ Woodstork | ☒ Turtles | ☐ Other Species: _____ |
| ☒ Bream | ☐ Cormorant | ☐ Ducks | ☐ Snakes | _____ |
| ☐ Catfish | ☒ Egrets | ☐ Osprey | ☐ Alligator | _____ |
| ☒ Gambusia | ☐ Herons | ☐ Ibis | ☐ Frogs | _____ |

Native/Beneficial Vegetation Noted

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

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

2. So of S r i s v

E. orting & ommuni tion v



Customer Service Report

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



1



2



3



4



5



6

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

2. S o f S r i s v

F. ompli n

Aquatic plant management is a highly regulated industry, and these regulations exist to protect water quality, various fish species, and the public interest. Florida Waterways, Incorporated's within this regulatory framework through proper licensing, training, and adherence to all applicable federal and state requirements.

Because of our license with various agencies, we're subject to oversight from agencies such as:

Florida Department of Agriculture and Consumer Services (FDACS):

Chapter 487 and Chapter 388 in the Florida Statutes – Pesticides and Mosquito Control
 Registration No: 48027903
 Permitted to Collect Non-Prohibited Aquatic Plants

Florida Fish and Wildlife Conservation Commission (FWC)

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

Florida Department of Environmental Protection (FDEP)

Stormwater Quality Inspector

U.S. Environmental Protection Agency (EPA)

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

This highest standard of care is performed safely, responsibly, and with approved products. This regulatory structure is designed to ensure the safety of the public and the environment and to ensure the highest quality of service.

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

Florida Waterways, Incorporated is an **Accredited Member of the Society of Lake Management Professionals (SLMP)**. As such, we strictly adhere to the Accredited Member Company Professional Code of Ethics and Conduct:
<https://www.slmpprofessionals.org/wp-content/uploads/2017/03/SLMP-Code-of-Ethics.pdf>



As members of this profession, SLMP Accredited Member Companies are expected to exhibit the highest standards of honesty and integrity. Professionalism in management has a direct and important impact on the quality of life for all involved. Accordingly, the ethics provided by SLMP Accredited Member Companies require honesty, integrity, fairness, and equity, and must be demonstrated in all professional conduct. SLMP Accredited Member Companies must perform under a standard of professional behavior that requires adherence to the highest principles of ethical conduct.

3. Pros & Cons of Investment

A. Company Profile

Florida Waterways, Inc. is a state-wide environmental firm specializing in pond and lake management using solutions focused, science-based approaches. Florida Waterways has a team of environmental professionals who specialize in multiple disciplines including: aquatic biology and ecology, limnology, entomology, soils, chemistry, sampling, and lands preparation. Florida Waterways provides lake and pond management services for the entire Florida region and Eastern Florida region.

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

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

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

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

- Fast response—we're minutes away, not hours.
- Local expertise—we know the waterways and the son of the high sun unique to NE Florida
- Community investment—we hire locally, buy locally, and are about long-term results.

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

This means we're here to help you, the client, and our focus is on sustained results and long-term relationships, not short-term profits. R



North Florida Office

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

East-Central Florida Office

1575 Aviation Center Parkway
Unit 514
Daytona Beach, FL 32114
(386) 349-LAKE (5253)

3. Pros & Cons

B. Pond Management Equipment List

- Nin (9) 4x4 Pickup Trucks
- Two (2) Pickup Trucks re-outfitted with Spray Trench & Hose Liner
- Six (6) Aquatic Spray Systems with Twin-Trench Spray Guns
- Two (2) John Deere Gator Utility Vehicles with Twin-Trench Spray Guns
- One (1) Airboat with Spray Gun
- One (1) Crown Boat for Fountain Work & Work Boat Usage
- One (1) Mechanized Hovercraft
- One (1) Spray Drone with Liquid Trench & Granular Sprayer
- Two (2) Utility Trailers
- Backpack Sprayers, in 1.8 Gallon & 5 Gallon Backpack Sprayers
- Miscellaneous Tools (trimmers, brush cutters, chainsaws, poles, etc...)
- Insulated & Airtight High Quality Fish Box (can move 2,000+ 10" triploid grass carp)
- 6,880 SF of Office/Warehouse Space across two locations in Jacksonville & Daytona Beach
- Fully Stocked Chemical Inventory, Excellent Supplier Relationships



3. Products & Services

C. Water Testing Equipment & Services

Major Equipment

- Hach D 3900 Laboratory VIS Spectrophotometer
- Hach Instruments Multiparameter Benthic Photometer (with COD) and pH
- Hach Instruments Dissolved Oxygen Meter
- Dissolved Oxygen & Temperature
- 40X-2500X Magnification, Series 8-Graded Trinocular Microscope w/ Camera
- Hach Instruments Portable Phosphatase Photometer x2
- In-Situ Aquatrol 500 Multiparameter Sond
- Turner Designs Aquafuor (Chlorophyll- and Phyocyanin)
- E-mail Dr. & Services for Sediment Samples, Midg. Fly Assessments
- Field Kits with DO Sensor, Multi-Parameter Testers, Salinity Disks
- Lowrance TI2, with Broadband Transducer & WAAS GPS/GONASS
 - Used for Benthic Surveys
 - Supporting Software:
 - BioBios Maps
 - ReefMaster



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

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

One of the applications is where we conduct in-house "large holding tanks" – where we try to control, large resident populations, with specific treatments.

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



3. Professionals & Requirements

Design Standards & Conditions & Staffing Plan

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



Jim Schwartz

Limnology, Aquatic Biology and Ecology Lead

Areas of Expertise:

Limnology, Biology, Ecology, Chemistry, Sampling, GIS

Specialized Qualifications:

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

B.S., Florida State University

Clemson University | Master Pond Manager (MPM#00085)

Florida Dept. of Agriculture:

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

Florida Fish and Wildlife Conservation Commission

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

University of Florida | IFAS

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



Cameron Ganim

Aquatic Biologist

Areas of Expertise:

Fisheries, Sampling, Statistics

Specialized Qualifications:

B.S. Marine Science, Jacksonville University

FDACS – Licensed Commercial Applicator - CM28894

- Aquatic Pest Control

Clemson University | Master Pond Manager



Eduardo Morales

Aquatic Biologist

Areas of Expertise:

Entomology, Soils, Landscape Sciences

Specialized Qualifications:

Bachelors in Agricultural Sciences, University of Puerto Rico at Mayaguez

FDACS – Licensed Commercial Applicator – CM500166

- Aquatic Pest Control

Clemson University | Master Pond Manager

Our Team's Advantage

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



Paul Mosteller

Aquatic Biologist

Specialized Qualifications:

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

FDACS – Licensed Commercial Applicator - CM27610

- Aquatic Pest Control; Right-of-Way

Clemson University | Certified Master Pond Manager (MPM#00114)



JT Condon

Aquatic Biologist

Specialized Qualifications:

B.S. Coastal Environmental Science, Flagler College

FDACS – Licensed Commercial Applicator - CM28726

- Aquatic Pest Control

Clemson University | Master Pond Manager



Brandon Sixto

Aquatic Biologist

Specialized Qualifications:

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

FDACS – Licensed Commercial Applicator – CM500281

- Aquatic Pest Control



Steven Pye

Aquatic Biologist / Fountains & Aeration Tech

Specialized Qualifications:

FDACS – Licensed Commercial Applicator - CM27344

- Aquatic Pest Control
- Clemson University | Master Pond Manager



Adolfo Figueroa

Aquatic Biologist / Crew Leader

Specialized Qualifications:

FDACS – Licensed Commercial Applicator - CM500280

- Aquatic Pest Control



Melissa Schwartz

Admin & Communications Lead

Specialized Qualifications:

B.S. Florida State University

FDACS – Licensed Commercial Applicator – CM500141

- Aquatic Pest Control

1t R

Client:	Wildlight
Contact:	Logan Kintz Maintenance Supervisor 904.778.6000 r.kintz@wildlight.com
Support/Owner:	Wildlight is a mixed-use, fast-growing community located at 10000 Rands Road in Columbus, Georgia. It is a 24-hour, self-sustaining community with a 100% renter population.

4. Waterway Engineering Services Proposal M



Waterway Management Service Agreement

This Agreement made this 1st day of March, 2026, by and between Florida Waterways, Inc., Florida Corporation, hereinafter called "FLORIDA WATERWAYS", and

AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT

c/o Linda Management
 Linda Brer, Community Association Manager
 10175 Fortune Parkway
 Suite 906
 Jacksonville, FL 32256

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

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

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

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

Algal and Aquatic Vegetation Control (including Floating Vegetation)	\$ 3,930.00
Shoreline Grass Control	\$ INC UDED
Debris Removal	\$ INC UDED
Mechanical Harvesting (On time Sign-Up Bonus: 1 machine, 1 day, 1 trailer load)	\$ INC UDED
Artificial Maintenance (Seasonal)	\$ INC UDED
Management Reporting	\$ INC UDED
Replot Grasses and Stocking w/ Inclusive Permitting Assistance	\$ 8.50/fish
Water Quality & Chemistry Monitoring *	\$ INC UDED
Florida Waterways 100% Control Guarantee	\$ INC UDED
(For Certain Services & Additional Treatments, if required)	

Total Recurring Monthly Service Charges

\$ 3,930.00

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

3. FLORIDA WATERWAYS agrees to commence Waterway Management Services within fifteen (15) business days, without prepayment, from the date of receipt of this executed Agreement plus initial deposit and/or issuance of required government permits.

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

By: _____

FLORIDA WATERWAYS

_____ CUSTOMER

Jim Schwartz

Email: Jim@FloridaPond.com

Print : _____

Proposal Date: March 15, 2026

Date : _____

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

Terms & C 1 s

- 1) 1 The Algae and Aquatic Vegetation Control and Shoreline Grass Control Programs will be conducted in a manner consistent with Best Management Practices (BMPs) intended to prevent the stormwater management facility (SWMF) and associated control structures from becoming clogged or choked with vegetative or aquatic growth to such an extent as to render them inoperable. Control of vegetative and aquatic growth may take 30-90 days depending upon species, materials used and environmental factors.
- 2) 1 FLORIDA WATERWAYS, in its sole discretion, will implement an Integrated Pest Management (IPM) Plan for CUSTOMERS site which may utilize chemical, mechanical-physical, biological and/or cultural procedures (as applicable) for controlling aquatic plants, including:
 - a. Class I Prohibited Aquatic Plants listed by the Florida Department of Agriculture and Consumer Services as cited Rule 5B-64.0 , F.A.C.
 - b. Category I & II Invasive Plant Species listed by Florida Exotic Pest Plan Council (FLEPPC)

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

Waterway ME E

Amelia National CDD EE



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Aerationer i e Adde dum

Amelia National CDD: 10 bottom diffused aeration systems.

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

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

Aerator Service Includes:

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

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

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

Semi-Annual Aerator Maintenance does not include troubleshooting or electrical diagnostics. This necessitates a Service Call for our Fountain and Aeration Technician. **INCLUDED** is (1) Service Call (a regularly priced value of \$185.) per year.

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Optional Services

Item	Price	Notes
Fish Stocking 4	Cost + 10% 4	Current price of Triploid Grass Carp is \$8.50/fish (10" fish). We find that fish stocking prices are sensitive to current fuel prices and may fluctuate accordingly.
Welded Aluminum Grass Carp Barriers	\$ 4.00 SF	Welded Aluminum Barriers are custom made to meet FWC specifications.
Mechanical Harvesting	Conveyor Harvester or Bucket Skimmer: \$2,000/day + dump fees based on weight ticket at cost 4 Both Machines: \$3,000/day + dump fees based on weight ticket at cost 4	SIGN UP BONUS: Use of 1 machine, 1-day and 1 trailer load included at NO CHARGE with base contract during first year of contract. Requires trailer access for haul away. Sometimes, in order to remove vegetation from a pond, we do not have good access for the haul away. If needed, additional equipment rental (such as a skid steer or telescopic loader or grapple truck) is extra.
Fish Kill Cleanup	\$185.00/hour	2-man crew, haul away included
Water Chemistry Panels	\$300.00 first sample + \$185.00 each additional sample, per event 4	SIGN UP BONUS: Five (5) Total Phosphorus samples will be included per month, for the first contract year at NO CHARGE.
Call Back Service and Additional Treatments 4	No cost	All herbicide costs are included within base contract
Aerator Service Call	\$185.00 for the first 2 hours, \$107.50/hour thereafter. 4	1 unscheduled service call included per year Please see Aeration Services Addendum 4 for full scope.
Aerator parts	Cost + 15%	Repair parts to be included at cost and receipts included in final billing
Bathymetry	\$250.00 \$350.00 4	Ponds under 3 acres Ponds 3 to 10 acres 4

8

Mechanica a e te 8 8

SIGN UP BONUS:

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

8



Conveyor Harvester

8



Bucket skimmer

8

All Water



ALLOWATER

ALL^WATER

Our Capabilities



Pond and Lake Management

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



Natural Areas Management

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



Dredging and Bathymetry Mapping

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



Environmental Consulting

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

ALL^WATER

Thank you for the opportunity to bid on your project.

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

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

The Main Issue: Lyngbya Algae

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

Our Goals for Amelia National

Our goal with Amelia National would be to:

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

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

AIMS: "Always In Monitoring System"

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



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

Why AllWater?

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

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

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

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

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

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

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

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

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

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

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

John Crabb
Senior Aquatics Director



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

Bi i g C tact Name: Liane Barker c

Bi i g Address: _____

Qua tity f Lakes/P ds: Thirty-four (34) c

T ta Lake/P d Acreage: 93.24 SA c c

Bi i g Emai : Lbarker@lelandmanagement.com

Descripti c	t y Rate	Qt	ua T ta
t y P d/Lake agema t - Includes 21 inspections annually, treatment of nuisance vegetation and algae at a time of year as deemed necessary and appropriate by contractor. - Removal of inorganic debris weighing less than 25lbs, up to an amount not exceeding the capacity of a 5 gallon bucket per pond. Excessive trash cleanup will incur an additional charge at a rate of \$75/hour. - Reports outlining observations regarding water quality, turbidity, wildlife activity, erosion indicators and general aesthetic and health of the system. (See Sample Report Below) *Ponds will be maintained per Senate Bill 7040 and NPDES guidelines c	\$4,848.47 c	12 c	\$58,181.64
Emergence Response - Included - Call back same day, site visit within 48 hours. *Please note, we bill \$198.46/hr for services not proposed (i.e. fish kills or system failures)			\$0c
Aeration Maintenance - Included - Monthly inspection of existing aerators, on or off, which is the only inspection needed on a monthly basis			\$0
Bathymetry Survey - Included c - (1) pond bathymetry survey per year to monitor sediment volume.			\$0
TOTAL c			\$58,181.64



Optional	ic o	at	nnual Total
☐ AIMS Monito ing - Daily m nit ring via sate lite o	\$6,227.10oo	1 o	\$6,227.10
☐ Annual to mwat Insp ction - Annual inspecti on f r state requirements - Includes results rep rt o	\$1,850 o	1 o	\$1,850
☐ Annual A ation ic - Once per year we rec mmend a full service, exercising heads and valves, replace diaphragm r vein set, and replace air filter. *Price per unit/ per year	\$142 o	0 o	\$0
Augmenting Nut i nt L ls - p nds 1- 10 and 32 may require augmenting nutrient levels using Ph sl ck r Oase water quality pr ducts. The c st f r the service is TBD based n severity f bl m and current p nd c nditi ns. FYI, if y u engage ur AIMS pti n, we w uld be able t identify cyan t xin pr ducing algae bef re they ccure and certainly while they are ccuring. If treatment is needed, we can even sh w live when the algae is g ne.			
TOTAL o			\$0

R f nc s

Bjwsa: st rmwater drinking and sewage auth rity f r Beauf rt and jasper c unties. We manage their drinking water and all effluent pr ducing sewage plants. Bjwsa has been a client f r 27yrs and we are their s le c ntract r f r water services.

Craig Miller
843-986-8880
Craig.miller@bjwsa.org

City f Sanf rd: we maintain 14 city p nds were 1 is an effluent p nd use f r irrigati n. This is a 5 yr c ntract.
Sean Lem nn
321-377-9121

Glen St J hn's CDD: irrigati n is effluent. We manage 21 p nds t tal
Winsl w Wheeler
904-318-0797
Wwheeler@vestaprpertyservices.com

City of Orland : city wide p nd and lake services aimed at water quality impr vement t w water used f r irrigati n.
Marvin M ntg mery o
321-388-6941
Marvin.mntgmery@cityoforland.gov

1. ALLWATER shall provide the following services on the property:
 1. Weeding and algal foliation with 20% discount in the acid s
 2. All as on visit per month.
2. Special: Light Tash and disinfection on scheduled visits and keeping the ultrasonic of the s uctions.
3. Total Contract Amount: \$58,181.64 per year
4. Payment Agreement: Cus o agrees to purchase the services provided and to pay ALLWATER, as follows:
 1. Shall Pay (due upon acceptance):
 2. Monthly Payments shall be calculated as the Total Contract Amount divided by twelve (12).
 3. Cus o agrees to pay to ALLWATER on the 1st day of each calendar month via ACH. Cus o authorizes ALLWATER to charge/deduct the bank account provided for the above Monthly Payment Amount, and on the 1st day of the month (on the next business day if the 1st falls on a weekend or bank holiday) for a period of 12 months. The ACH payments shall continue each month unless and until Cus o cancels the payment in accordance with the terms of this agreement.
 4. Contract price shall adjust with annual adjustments.
 5. Shall Deliver: Within 15 days of acceptance, unless otherwise specified: _____
5. Cus o agrees to notify ALLWATER of any chemical spills located on the Alliantia National CDD.
6. Payment of services due on the 25th of each month. Cus o agrees to pay in full on all late payments. This interest rate is at a 18% APR or 1.5% per month.
 1. ALLWATER shall not suspend services for any account (90) days past due until payment is received in full.
 2. Any account in collections will be responsible for any fees and/or expenses during the collection process.
 3. A \$35.00 fee will be charged for any NSF or undischek.
7. In the event payment for the services is not received for Cus o, ALLWATER shall have the right to file a lien on the property where the services were performed in accordance with the laws of the state where the property is located.
8. Cus o acknowledges and understands that ALLWATER, by using heavy machinery and having such machinery cause a unduly dangerous, overgrown and other property damage. ALLWATER, shall not be liable for any weight-related damage. As a result of any driveway, landscaping, and other grounds use.
9. ALLWATER agrees to provide the following insurance coverage upon request: General Liability, Workers Compensation and Automobile Liability. If Alliantia National CDD uses a hired-party insurance company, Cus o agrees to provide any expenses associated with the hired-party insurance policy of Alliantia National CDD. ALLWATER agrees to enroll in the company and will issue an invoice to Alliantia National CDD for the fee associated with the enrollment.
10. Cus o has designated the low-numbered individual as the representative to act with respect to his contract and to act as the authorized representative with respect to the performance of his contract with full authority to bind Cus o with respect to all matters relating to Cus o's approval or authorization. In the event that the designated authorized representative changes, the Cus o agrees to have the new authorized representative sign a written agreement with the company to act as the representative of his contract.
11. All notices, requests, consents, claims, demands, waivers, and other communications shall be in writing and delivered to the designated representative (a) when delivered by hand (with written confirmation of receipt); (b) when delivered by the addressee's nationally recognized overnight courier (certified mail with return receipt requested); (c) on the date when the notice is received by the designated representative, and on the next business day if the notice is received by the designated representative on the holiday after the date of delivery, as if it were a business day. Such communications shall be made to Cus o at the address indicated in the signature block below and to ALLWATER at its principal office address.
12. The relationship between the parties is hereby intended to be non-exclusive.
13. Cus o agrees to indemnify, hold harmless and defend ALLWATER and its shareholders, directors, managers, officers, employees, subcontractors, and agents from and against any action, claim, demand, loss, damage, liability or expenses, including attorney's fees and costs, arising from or relating to: (i) Cus o's breach of this agreement; (ii) the negligence, gross negligence, or willful misconduct of any individual acting on behalf of Cus o or any of its representatives; (iii) the actions of the services; and/or (iv) any contract with the hired-party vendors or services provided to or by Cus o. Cus o agrees that ALLWATER shall have the right to participate in and control the defense of any such claim through counsel of its own choosing.
14. In no event shall ALLWATER's liability exceed the total contract price actually paid to ALLWATER for the services rendered.
15. In the event of a merger or acquisition of the property of Cus o, the contract shall remain in full force and effect. Only ALLWATER has the right to terminate the contract and the associated costs.
1. Termination of Contract:
2. This contract will be governed by and construed, interpreted and enforced in accordance with the laws of the State of South Carolina.
3. This contract will be governed by and construed, interpreted and enforced in accordance with the laws of the State of South Carolina.

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

Line Barker, a

Name and Title a



SIGNATURE

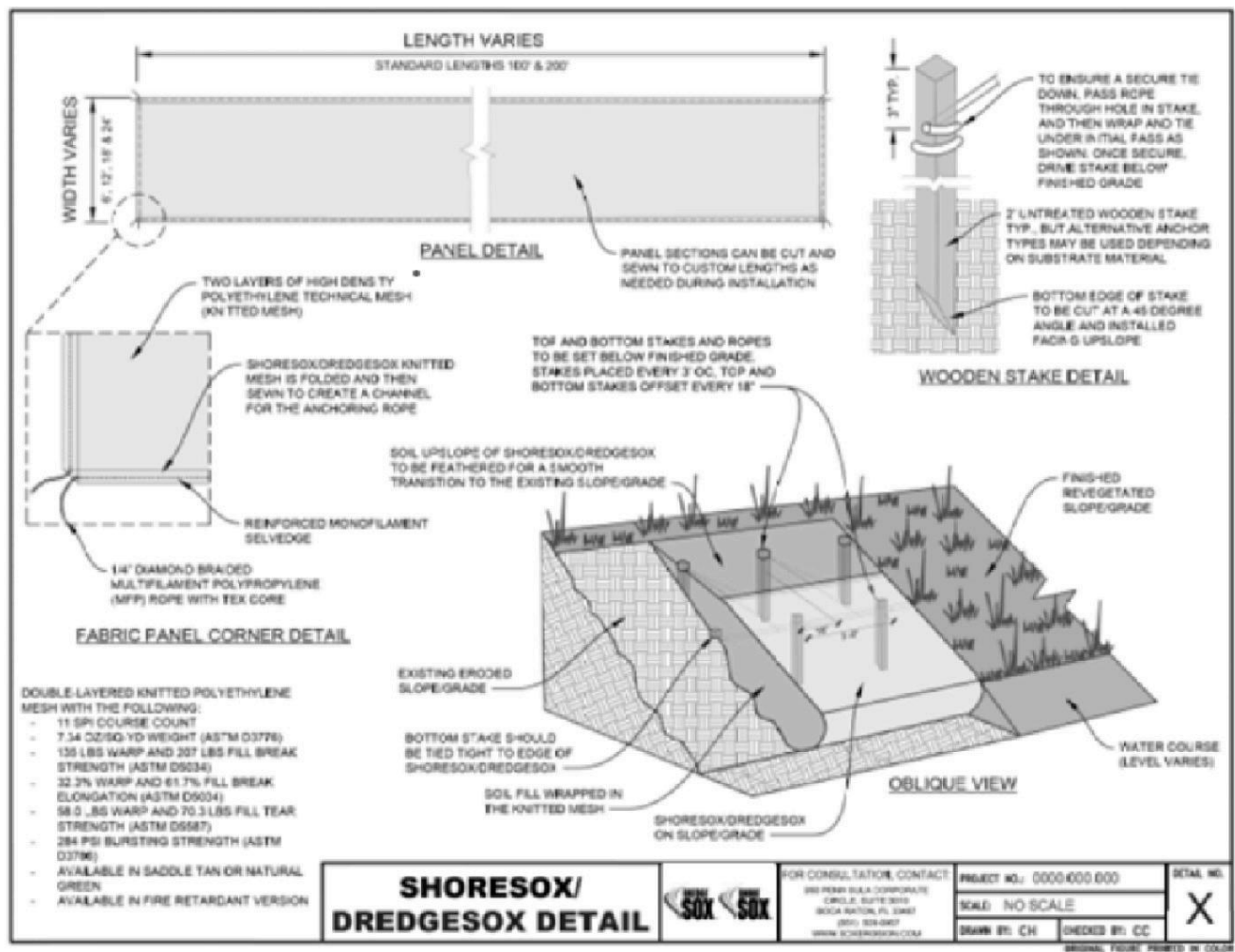
Line Barker a

a

Signature

February 24, 2026 a

Date



Sample Bathymetry Output



ALL^WATER

AQUATIC RESOURCE
MANAGEMENT

OVERVIEW VISIT SUMMARY

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

SITE CHARACTERISTICS

Pond ID	Description	Algae	Shoreline Grasses	Submerged Vegetation	Floating Vegetation	Emergent Vegetation	Evidence of Erosion	Shoreline Vegetation	Cattails & Nuisance Weeds	Biological Treatments	Blue Dye Lake Colorant
1	N Harrington Ponds	SS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											

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

305 Indigo Drive, Brunswick, GA 31525 (912) 214-5633 (912) 261-8882 Fax
www.ponds.org

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

Future Hor o

Amelia National Community Development District

Bid Proposal

Submitted by Future Horizons, Inc.

Scope of Services

A. Please see attached

B. Please see attached

C1. Water Quality Monitoring:

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

C2. Reuse Pond System

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

D. Emergency Response

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

E. Reporting and Communication

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

F. Compliance

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

Proposal Requirements

- Company Profile and relevant Experience:

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

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

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

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

- References:

Marsh Landing, 100 retention ponds, residential and golf

Tripp Richland, 904-273-3033, email : trichland@marshlanding.org

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

Mike O'Maley, 201-400-3849, michaelo11@comcast.net

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

Corey Brill, 386-445-9045, cbrill@dunescdd.org

Baymeadows CDD, 36 waterbodies, residential

Leslie Gallagher, 904-436-6270, lgallagher@rizzetta.com

North Hampton, 32 waterbodies, residential and golf

Mario Ruiz-Balsa 904-236-6332, mruizbalsa@lelandmanagement.com



3/10/26

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

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

RE: Monthly Aquatic Services Proposal

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

Payments to be made as follows:

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

We hereby submit specifications and estimates for:

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

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

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

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

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

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

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

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

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

Customer or Authorized Agent Signature

Date

Print Name and Title of Signer

Print Company Name of Signer

Future Horizons, Inc. Signature

Date



3/10/26

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

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

RE: Quarterly Aerator Maintenance

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

Payments to be made as follows:

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

We hereby submit specifications and estimates for:

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

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

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

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

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

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

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

Customer or Authorized Agent Signature

Date

Print Name and Title of Signer

Print Company Name of Signer


Future Horizons, Inc. Signature

3/10/26
Date

LIST OF EQUIPMENT AVAILABLE TO USE

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

Individuals and Qualifications

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

Phone Number: 386-916-5602

Email Address: fhirick@aol.com

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

Phone Number: 786-255-2289

Email Address: fhianhyp@gmail.com

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

Phone Number: 386-494-7721

Email Address: fhiblaker@gmail.com

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

Phone Number: 386-937-3942

Email Address: fhichrisr@gmail.com

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

Phone Number: 352-494-6263

Email Address: fhizachh@gmail.com

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

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

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

Phone Number: 386-937-3955

Email Address: fhisteve@gmail.com

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

Phone Number: 352-414-8708

Email Address: fhiajkramer@gmail.com

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

Phone Number: 904-392-5617

email: fhittommyj@gmail.com

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

Phone Number: 386-916-4655

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

Email address: fhicollinw@gmail.com

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

Email address: fhitristang@gmail.com

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

JOHNSON, THOMAS
PO BOX 1115
HASTINGS, FL 32145

Categories
5A

Issued: March 21, 2023

Expires: March 31, 2027



Signature of Licensee



WILTON SIMPSON, COMMISSIONER

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

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

Sandlin, Blake
111 Ashley st
Hawthorne, FL 32640

Categories
5A, 21

Issued: 09/29/2025

Expires: 09/30/2029



Signature of Licensee



WILTON SIMPSON, COMMISSIONER

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

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

KENNEY, STEVEN MATTHEW
PO BOX 1115
HASTINGS, FL 32145

Categories
6, 5A

Issued: March 17, 2023

Expires: March 31, 2027



Signature of Licensee



WILTON SIMPSON, COMMISSIONER

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

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

RAILING, CHRISTOPHER
P O BOX 1115
HASTINGS, FL 32145

Categories
5A, 21, 6

Issued: 10/18/2024

Expires: 11/30/2028



Signature of Licensee



WILTON SIMPSON, COMMISSIONER

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

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

BLACKBURN, RICHARD ALAN
PO BOX 1115
HASTINGS, FL 32145

Categories
5A, 6, 21

Issued: June 18, 2024

Expires: May 31, 2028



Signature of Licensee



WILTON SIMPSON, COMMISSIONER

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

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

BLACKBURN, ROBERT DAVID
PO BOX 1115
HASTINGS, FL 32145

Categories
5A, 6

Issued: June 26, 2023

Expires: June 30, 2027



Signature of Licensee



WILTON SIMPSON, COMMISSIONER

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

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

MCKINSEY, BENJAMIN JASON
549 KEUKA RD
INTERLACHEN, FL 32148

Categories
5A, 21

Issued: October 25, 2024

Expires: October 31, 2028



Signature of Licensee



WILTON SIMPSON, COMMISSIONER

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

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

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

Categories
5A, 6, 21

Issued: October 17, 2024

Expires: October 31, 2028



Signature of Licensee



WILTON SIMPSON, COMMISSIONER

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

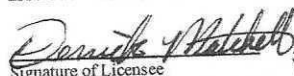
Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
Commercial Applicator
License # CM27238

MATCHETT, DERRICK
116 KRUEGER LN
PALATKA, FL 32177

Categories
5A, 21

Issued: 10/28/2025

Expires: 10/31/2029



Signature of Licensee



WILTON SIMPSON, COMMISSIONER

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

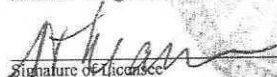
Florida Department of Agriculture and Consumer Services
Pesticide Certification Office
Commercial Applicator License
License # CM27590

KRAMER, AJ
PO BOX 1115
HASTINGS, FL 32145

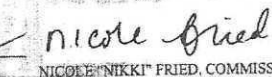
Categories
5A

Issued: August 9, 2022

Expires: August 31, 2026



Signature of Licensee



NICOLE "NIKKI" FRIED, COMMISSIONER

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

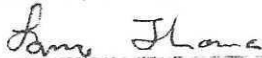
Florida Department of Agriculture and Consumer Services
Pesticide Certification Office
Commercial Applicator License
License # CM25639

THOMAS, LANCE
PO BOX 1115
HASTINGS, FL 32145

Categories
5A

Issued: April 11, 2023

Expires: July 31, 2026



Signature of Licensee



WILTON SIMPSON, COMMISSIONER

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

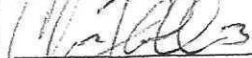
Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
Commercial Applicator
License # CM500128

Phillabaum, Charles
1900 South Kanner Highway
Stuart, FL 34994

Categories
5A

Issued: 06/05/2025

Expires: 06/05/2029



Signature of Licensee



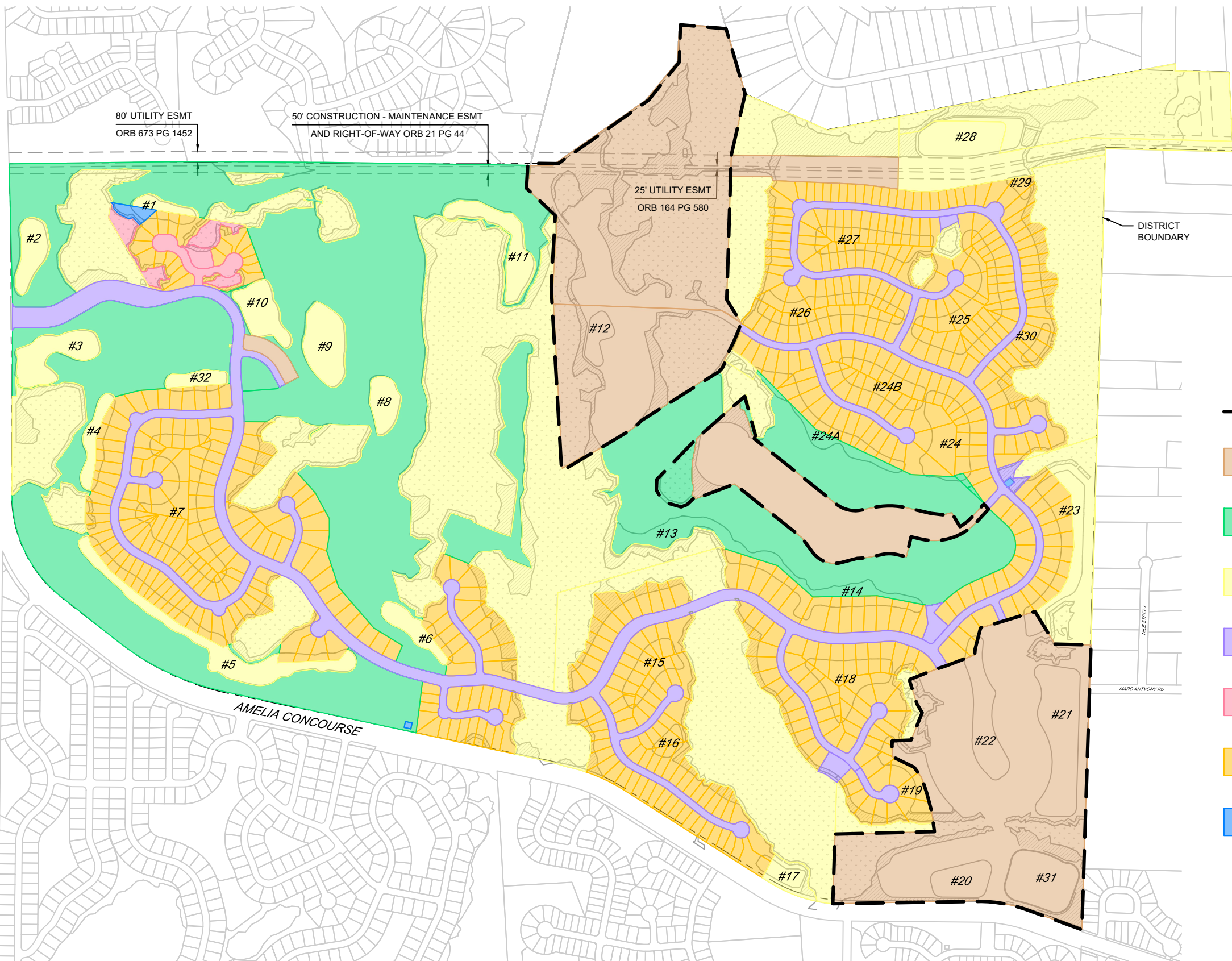
WILTON SIMPSON, COMMISSIONER

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



Amelia National Community Development District

Review of Amelia National CDD Map



LEGEND

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

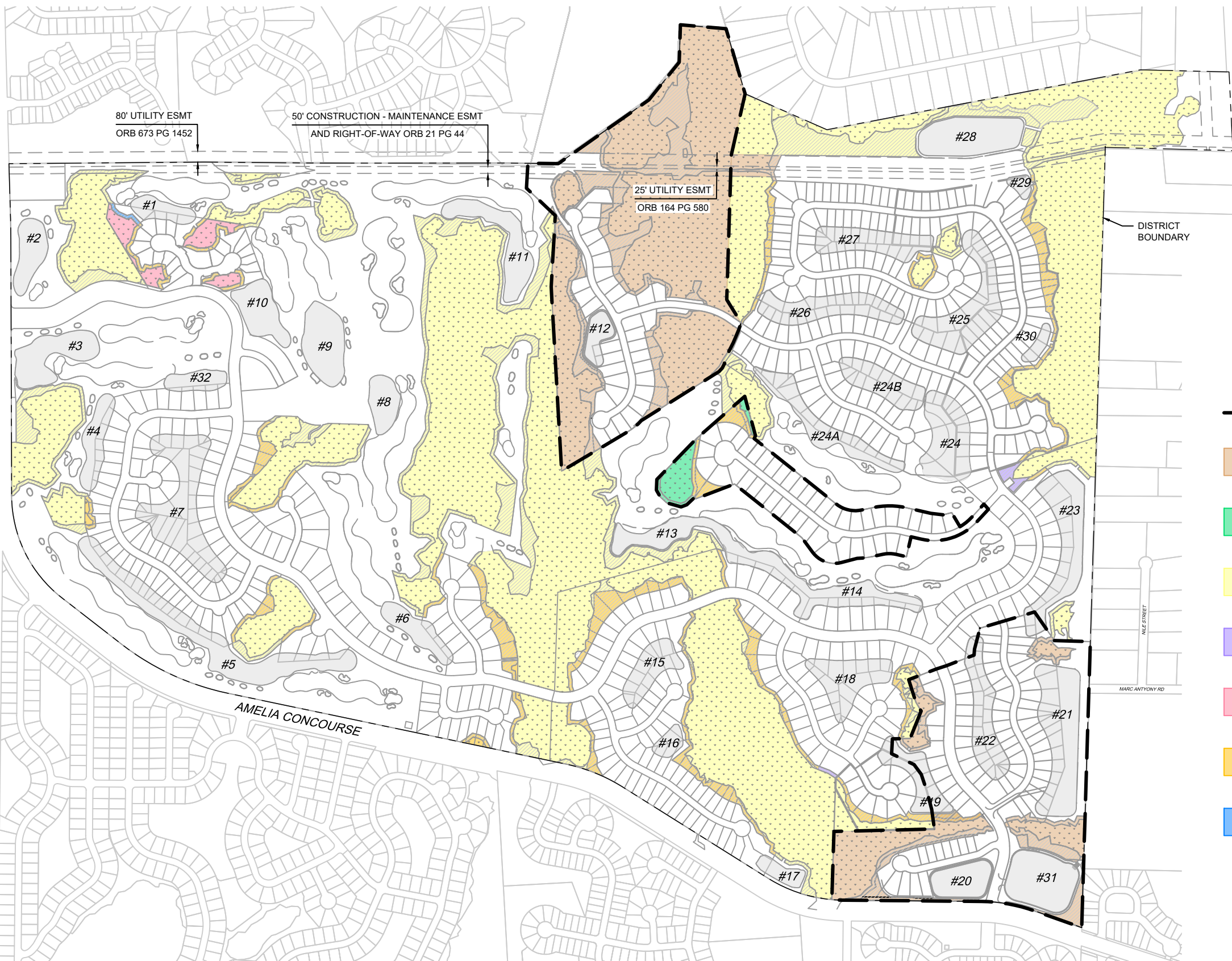
NASSAU COUNTY GIS OWNERSHIP PARCELS

AMELIA NATIONAL CDD
2026-02-06



NOTE:

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



LEGEND

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

WETLAND MANAGEMENT OWNERSHIP

AMELIA NATIONAL CDD
2026-02-06



NOTE:

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



LEGEND

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

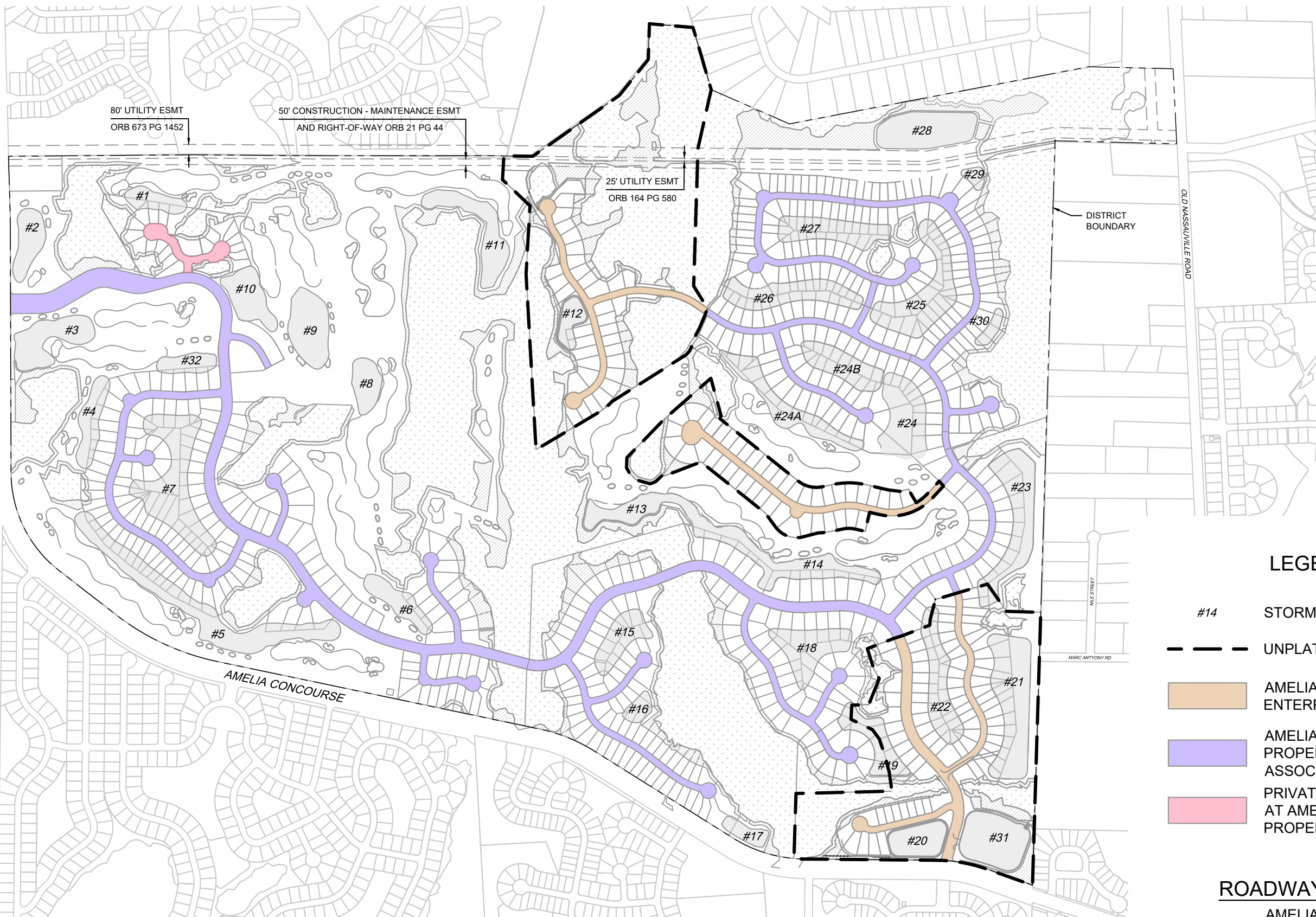
STORMWATER MANAGEMENT POND OWNERSHIP

AMELIA NATIONAL CDD
2026-02-06



NOTE:

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



LEGEND

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

ROADWAY MANAGEMENT

AMELIA NATIONAL CDD
2026-02-06



NOTE:

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



LEGEND

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

LANDSCAPE MANAGEMENT

AMELIA NATIONAL CDD
2026-02-06



NOTE:

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



Amelia National Community Development District

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

RESOLUTION 2026-04

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED THIS 13th DAY OF APRIL 2026.

**AMELIA NATIONAL COMMUNITY
DEVELOPMENT DISTRICT**

CHAIR/VICE CHAIR

ATTEST:

SECRETARY/ASSISTANT SECRETARY



Amelia National Community Development District

Discussion Regarding Engineering Services



Amelia National Community Development District

Review and Acceptance of Fiscal Year 2025 Audit Report

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

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

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

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

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

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Other Information Included in the Financial Report

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

Other Reporting Required by Government Auditing Standards

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

March 11, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

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

FINANCIAL HIGHLIGHTS

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

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

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

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

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

GENERAL BUDGETING HIGHLIGHTS

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

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

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

Capital Debt

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

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

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

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

See notes to the financial statements

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

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

See notes to the financial statements

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

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

See notes to the financial statements

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

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

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

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

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

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

20,641

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

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

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

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

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

See notes to the financial statements

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

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

See notes to the financial statements

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

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

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

The Board has the final responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund Series 2021

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

Debt Service Fund Series 2006

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

Capital Projects Fund

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

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

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

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

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

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

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

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

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

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

Prepaid Items

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

Capital Assets

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

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

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

Investments

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

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

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

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

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

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

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

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

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

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

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

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

NOTE 5 – INTERFUND TRANSFERS

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

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

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

NOTE 6 – CAPITAL ASSETS

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

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

Depreciation expense was charged to the maintenance and operations function.

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

NOTE 7 – LONG-TERM LIABILITIES

Series 2006A

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

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

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2006A (Continued)

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

Series 2021

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

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

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

Long-term debt activity

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

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

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

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

NOTE 8 – DEVELOPER TRANSACTIONS AND CONCENTRATION

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

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

NOTE 9 – MANAGEMENT COMPANY

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

NOTE 10 – RISK MANAGEMENT

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

NOTE 11 – SUBSEQUENT EVENTS

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

**AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT
NASSAU COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original & Final			
REVENUES				
Assessments	\$ 316,545	\$	318,338	\$ 1,793
Interest income	-		2,885	2,885
Other income	-		5,126	5,126
Total revenues	<u>316,545</u>		<u>326,349</u>	<u>9,804</u>
EXPENDITURES				
Current:				
General government	107,263		101,832	5,431
Maintenance and operations	209,282		168,938	40,344
Total expenditures	<u>316,545</u>		<u>270,770</u>	<u>45,775</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>		55,579	<u>\$ 55,579</u>
Fund balance - beginning			<u>226,738</u>	
Fund balance - ending			<u>\$ 282,317</u>	

See notes to required supplementary information

**AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT
NASSAU COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to reallocate appropriations among line items; total budgeted revenues and total appropriations did not change. Actual general fund expenditures for the fiscal year ended September 30, 2025 did not exceed appropriations.

**AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT
NASSAU COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	10
Employee compensation	\$0
Independent contractor compensation	\$143,752.15
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$449.00 Debt service - \$966.40 - \$1,456.00
Special assessments collected	\$1,087,058
Outstanding Bonds:	
Series 2006A, due May 1, 2037	\$2,955,000
Series 2021, due May 1, 2035	\$2,300,000



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Amelia National Community Development District, Nassau County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 11, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 11, 2026



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

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

We have examined Amelia National Community Development District, Nassau County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Amelia National Community Development District, Nassau County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 11, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Amelia National Community Development District, Nassau County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 11, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 11, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Amelia National Community Development District, Nassau County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Amelia National Community Development District, Nassau County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

March 11, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.



March 11, 2026

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

We have audited the financial statements of Amelia National Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 11, 2026. Professional standards require that we advise you of the following matters relating to our audit.

We have also examined the District's compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025 which was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

Our Responsibility in Relation to the Financial Statement Audit

Our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process.

However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Any findings regarding significant deficiencies or material weaknesses in internal control over financial reporting, material noncompliance, or other matters noted during our audit, **if any**, are communicated in separate reports included in the District's financial report—titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* and *Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.

With respect to financial statement preparation, the following safeguards are in place:

- Management made all decisions and performed all management functions;
- A competent individual was assigned to oversee the services;
- Management evaluated the adequacy of the services performed;
- Management evaluated and accepted responsibility for the result of the service performed; and
- Management established and maintained internal controls, including monitoring ongoing activities.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management is responsible for selecting and applying appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 2 to the financial statements. There were no new accounting policies adopted and no changes in existing significant accounting policies or their application during the fiscal year, other than those described in Note 2, if any. No matters came to our attention that, under professional standards, we are required to inform you about concerning (1) the methods used to account for significant unusual transactions or (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments normally reflect management's knowledge and experience about past and current events and assumptions about future events.

Certain accounting estimates, if present, may be particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them could differ markedly from management's current judgments.

In connection with our audit, we considered the reasonableness of the accounting estimates used by management. The most sensitive accounting estimate(s) affecting the financial statements **included, as applicable:**

- Management's estimate of the useful lives of capital assets.
- Management's estimate of the liability for employee compensated absences.
- Management's estimate of the Net Other Post-Employment Benefits (OPEB) liability.
- Management's estimate of the Net Pension Liability.

If none of the above estimates or other sensitive estimates were applicable in the current year, this section should be read to indicate that no such significant accounting estimates were identified.

We evaluated the key factors and assumptions used by management to develop the estimate(s) and determined that they were reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the District's financial statements **included, as applicable**:

- Long-term liabilities related to bonds payable and debt service requirements.
- Litigation, claims, and assessments related to pending legal matters; and
- Pension and Other Post-Employment Benefit (OPEB) plan disclosures.

If no such disclosures were identified for the current year, this section should be read to indicate that we did not note any financial statement disclosures involving significant judgment or sensitivity.

Circumstances Affecting the Auditor's Report

Professional standards require us to communicate any circumstances that affect the form or content of our auditor's report. **If applicable**, such circumstances—such as a modification of opinion, an emphasis-of-matter or other-matter paragraph, or a reference to substantial doubt about the District's ability to continue as a going concern—are described in our auditor's report included in the District's financial report. If no such circumstances existed, this section should be read to indicate that our report was unmodified.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Corrected Misstatements

Professional standards require us to communicate all material misstatements identified and corrected during the audit. Management has corrected all misstatements that were identified as a result of our audit procedures. Any such audit adjustments, **if applicable**, are summarized in the accompanying schedule of journal entries. If none were identified, this section should be read to indicate that we did not note any misstatements that were material, individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

Professional standards require that we obtain certain written representations from management as part of our audit. We have received such representations in a letter. A copy of this letter is available for your review upon request.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

As noted previously in this letter, any current-year findings identified during our audit are communicated in our separate reports titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* and *Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*. If no findings were identified, this section should be read to indicate that we did not note any additional significant matters or findings requiring communication to those charged with governance.

This report is intended solely for the information and use of the Board of Supervisors and management of the District and is not intended to be and should not be used by anyone other than these specified parties.



Grau & Associates



Amelia National Community Development District

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

**ACQUISITION OF IMPROVEMENTS
AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT
AMELIA NATIONAL PHASE ONE-C SEGMENT 4 AND ONE-D SEGMENT 2A IMPROVEMENTS**

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

RE: Amelia National Community Development District
Acquisition of Completed Amelia National Phase One-C Segment 4 and One-D Segment 2A
Improvements

Dear District Manager:

Pursuant to the *Agreement by and Between the Amelia National Community Development District and Amelia National Enterprise, LLC regarding the Acquisition of Certain Work Product and Infrastructure*, dated June 21, 2004 and further *Acknowledgement of the Continued Effectiveness of the Acquisition Agreement* dated March 20, 2006 (collectively the “**Agreement**”), by and between the Amelia National Community Development District (“**District**”) and Amelia National Enterprise, LLC (“**Developer**”) and the *Amelia National Community Development District Improvement Plan*, dated February 9, 2006 (“**Engineer’s Report**” or “**Capital Improvement Plan**”) you are hereby notified that the Developer has completed and wishes to sell (“**Sale**”) to the District certain improvements (“**Improvements**”) as further detailed in **Exhibit A** attached hereto. Subject to the terms of the Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements.
- The Developer agrees, at the direction of the District, to convey or cause to be conveyed when finalized any and all site plans, construction and development drawings, plans and specifications, surveys, engineering and soil reports and studies, and approvals (including but not limited to licenses, permits, zoning approvals, etc.), pertaining or applicable to or in any way connected with the development, construction, ownership, and operation of the Improvements.

Sincerely,
AMELIA NATIONAL ENTERPRISE, LLC, a
Florida limited liability company

By: AMELIA NATIONAL HOLDINGS,
LLC, a Florida limited liability company
Its: Sole Member

Morteza Hosseini-Kargar
President

Enclosure

cc: Andrew H. Cohen, District Counsel
Neal Brockmeier, P.E., District Engineer

EXHIBIT A

Description of Improvements

The Amelia National Phase One-C Segment 4 and One-D Segment 2A Improvements identified in the contract between Amelia National Enterprise, LLC and W. Gardner, LLC, dated April 9th, 2024 for the cost of:

Stormwater Management Facilities \$3,354,916.87

Utilities \$1,373,937.44

The total value of the improvements is **\$4,728,854.31.**

AFFIDAVIT REGARDING COSTS PAID
**(AMELIA NATIONAL CDD – AMELIA NATIONAL PHASE ONE-C SEGMENT 4 AND
ONE-D SEGMENT 2A IMPROVEMENTS)**

STATE OF FLORIDA
COUNTY OF VOLUSIA

I, Morteza Hosseini-Kargar, of **Amelia National Enterprise, LLC**, a Florida limited liability company (“**Developer**”), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Morteza Hosseini-Kargar and I have authority to make this affidavit on behalf of Developer as shown below.
3. Developer is the primary landowner and developer of certain lands within the Amelia National Community Development District, a special-purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* (“**District**”).
4. The *Amelia National Community Development District Improvement Plan*, dated February 9th, 2026 (“**Engineer’s Report**”) describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements and/or work product described in the Engineer’s Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements and/or work product that have been completed to date and states the amounts that Developer has spent on those improvements and/or work product.
6. No money is owed to any contractors or subcontractors for any work performed on the completed improvements.
7. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of acquiring the infrastructure improvements and/or work product identified in **Exhibit A**.

Under penalties of perjury, I declare that I have read the foregoing Affidavit Regarding Costs Paid and the facts alleged are true and correct to the best of my knowledge and belief.

[CONTINUED ON NEXT PAGE]

Executed this _____ day of _____, 2026.

AMELIA NATIONAL ENTERPRISE, LLC, a
Florida limited liability company

By: AMELIA NATIONAL HOLDING,
LLC, a Florida limited liability company
Its: Sole Member

Morteza Hosseini-Kargar
President

**STATE OF FLORIDA
COUNTY OF VOLUSIA**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by Morteza Hosseini-Kargar, as President of AMELIA NATIONAL HOLDING, LLC, a Florida limited liability company, as Sole Member of AMELIA NATIONAL ENTERPRISE, LLC, a Florida limited liability company, on behalf of the company, who is ☐ is personally known to me or ☐ produced _____ as identification.

(Official Notary Signature & Seal)

[NOTARY STAMP]

Print Name: _____
Notary Public, State of Florida

Exhibit A: Description of Improvements

EXHIBIT A

Description of Improvements

The Amelia National Phase One-C Segment 4 and One-D Segment 2A Improvements identified in the contract between Amelia National Enterprise, LLC and W. Gardner, LLC, dated April 9th, 2024 for the cost of:

Stormwater Management Facilities \$3,354,916.87

Utilities \$1,373,937.44

The total value of the improvements is **\$4,728,854.31.**

PREPARED BY AND RETURN TO:
J. Andrew Hagan, Esquire
2379 Beville Road
Daytona Beach, FL 32119

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ____ day of _____, 2026, by **AMELIA NATIONAL ENTERPRISE, LLC**, a Florida limited liability company, whose address is 2379 Beville Road, Daytona Beach, Florida 32119, hereinafter called the “Grantor,” to **AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190, Florida Statutes, whose address c/o PFM Group Consulting, LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida, 32817, hereinafter called the “Grantee.”

(Wherever used herein the terms “Grantor” and “Grantee” include all of the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.)

W I T N E S S E T H:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and conveyed to Grantee, and Grantee’s successors and assigns, forever, the land lying and being in the County of Nassau, State of Florida, as more particularly described below (hereinafter, the “Property”):

Tracts C-1, C-2, C-3, C-4, (Conservation Tracts), and Tracts SWMF-1 and SWMF-2 (Stormwater Management Facilities), AMELIA NATIONAL PHASE “ONE-C SEGMENT FOUR” and PHASE “ONE-D SEGMENT TWO-A”, according to the plat thereof recorded in **Plat Book _____, Page _____**, public records of Nassau County, Florida

SUBJECT, HOWEVER, to all matters, restrictions, easements, encumbrances, limitations, reservations and covenants of record, if any, but this reference shall not operate to reimpose the same, together with taxes for 2026 and subsequent years (if any), and all applicable governmental, zoning and land use regulations.

TOGETHER, with all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD unto Grantee and Grantee’s successors and assigns in fee simple forever.

Grantor hereby specially warrants the title to the Property subject to the above-referenced encumbrances and restrictions and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered
in Our Presence:

AMELIA NATIONAL ENTERPRISE, LLC,
a Florida limited liability company

By: AMELIA NATIONAL HOLDING, LLC, a
Florida limited liability company, its sole
member

Printed Name: _____
Address: _____

By: Morteza Hosseini-Kargar
Its: President

Printed Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of physical presence on this ____ day of _____, 2026, by Morteza Hosseini-Kargar as President of Amelia National Holding, LLC, a Florida limited liability company, sole member of Amelia National Enterprise, LLC, Florida limited liability company, on its behalf.

(SEAL)

Signature of Notary Public

Name of Notary Public
(Typed, Printed or Stamped)

Personally Known _____ OR Produced Identification _____
Type of Identification Produced: _____

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a) Florida Administrative Code.

BILL OF SALE

(AMELIA NATIONAL CDD – AMELIA NATIONAL PHASE ONE-C SEGMENT 4 AND ONE-D SEGMENT 2A IMPROVEMENTS)

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of _____, 2026, by **Amelia National Enterprise, LLC**, a Florida limited liability company, whose mailing address for purposes hereof is 2379 Beville Road, Daytona Beach, Florida 32119 (“**Grantor**”), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **Amelia National Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**District**” or “**Grantee**”) whose address is c/o PFM Group Consulting, LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817.

BACKGROUND STATEMENT

This instrument is intended to convey certain property rights related to certain improvements (“**Improvements**”) as further described on the attached **Exhibit A**.

NOW THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following Improvements and other property interests as described below to have and to hold for Grantee’s own use and benefit forever but only to the extent related to the Improvements (and no more) and in each case without prejudice to or limiting the rights and remedies of Grantor thereunder:

- a. all of the transferable right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits (with the exception of lien waivers), warranties, bonds, claims, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the Improvements (and no further); and
- b. Also, the Grantor agrees to convey or cause to be conveyed when finalized any and all transferable site plans, construction and development drawings, plans and specifications, surveys, engineering and soil reports and studies, and approvals (including but not limited to licenses, permits, zoning approvals, etc.), pertaining or applicable to or in any way connected with the development, construction, and ownership of the improvements described in such subparagraphs, but only to the extent related to the Improvements (and no further).
- c. All goodwill associated with the foregoing.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Improvements; (ii) the Improvements are free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Improvements; and (iv) the Grantor will warrant and defend the sale of the Improvements hereby made unto the Grantee against the lawful claims and demands of all persons making the same against the Grantee by or through Grantor.

3. All transfers, conveyances, and assignments made hereunder are made on an “as is” basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Improvements. The Grantor hereby assigns, on a non-exclusive basis, to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects in the Improvements, including, but not limited to, any and all warranties and other forms of indemnification with respect to the same (subject to the Developer’s reservations of rights as more fully set forth herein). The Grantee is solely responsible for its use of the Property or interests transferred, conveyed or assigned hereunder on or after the date hereof. The District further agrees not to make revisions or modifications to any transferred, assigned or conveyed work product without prior written permission of design professional responsible for the same and that Developer is released from any liability in connection therewith, but only as to such revision or modification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee’s limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

5. As consideration for the sale of the Improvements, Grantee agrees to pay the sums set forth in the attached **EXHIBIT A** to the extent proceeds are available and eligible and pursuant to that certain *Agreement by and Between the Amelia National Community Development District and Amelia National Enterprise, LLC regarding the Acquisition of Certain Work Product and Infrastructure*, dated June 21, 2004 and further *Acknowledgement of the Continued Effectiveness of the Acquisition Agreement* dated March 20, 2006 (collectively the “**Agreement**”), by and between the Grantor and Grantee.

6. Grantor agrees, at the direction of the Grantee, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.

[CONTINUED ON NEXT PAGE]

IN WITNESS WHEREOF Seller has caused this Bill of Sale to be signed in its name on the day and year first written above.

WITNESS

AMELIA NATIONAL ENTERPRISE, LLC, a
Florida limited liability company

Print Name: _____

By: Amelia National Holding, LLC, a
Florida limited liability company
Its: Sole Member

Print Name: _____

Morteza Hosseini-Kargar
President

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by Morteza Hosseini-Kargar, as President of Amelia National Holding, LLC, a Florida limited liability company, as Sole Member of Amelia National Enterprise, LLC, a Florida limited liability company, on behalf of the company, who is ☐ is personally known to me or ☐ produced _____ as identification.

(Official Notary Signature & Seal)

[NOTARY STAMP]

Print Name: _____
Notary Public, State of Florida

Exhibit A: Description of Improvements

EXHIBIT A

Description of Improvements

The Amelia National Phase One-C Segment 4 and One-D Segment 2A Improvements identified in the contract between Amelia National Enterprise, LLC and W. Gardner, LLC, dated April 9th, 2024 for the cost of:

Stormwater Management Facilities \$3,354,916.87

Utilities \$1,373,937.44

The total value of the improvements is **\$4,728,854.31.**

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

James Hagan, Esq.
2379 Beville Road
Daytona Beach, FL 32119

ACCESS, DRAINAGE AND MAINTENANCE EASEMENT

THIS ACCESS, DRAINAGE AND MAINTENANCE EASEMENT (“Easement”) is made this ____ day of _____, 2026 by **AMELIA NATIONAL ENTERPRISE, LLC**, a Florida limited liability company, and whose address is 2379 Beville Road, Daytona Beach, Florida 32119 (**“Grantor”**) in favor of **AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose mailing address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (**“District”**) (District and Grantor are sometimes together referred to herein as the **“Parties,”** and separately as the **“Party”**).

WITNESSETH:

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, as amended (**“Act”**), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to operate and maintain certain systems, facilities, and infrastructure improvements within or without the boundaries of the District; and

WHEREAS, Grantor is the owner in fee simple of certain real property located in Nassau County, Florida, lying within the boundaries of the District, more particularly described in **Exhibit “A”** attached hereto (**“Easement Area”**), comprised of drainage and stormwater facility improvements which are part of the District’s improvement plan; and

WHEREAS, for the benefit of the District, maintenance of the community safety, and consistent appearance, the District desires to maintain the Easement Area; and

WHEREAS, Grantor agrees to grant to the District a perpetual, non-exclusive easement over the Easement Area in order to allow the District to access the Easement Area in order to maintain the Easement Area.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants of the Parties contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement.

2. **Grant of Perpetual, Non-Exclusive Easement.** Grantor hereby grants to the District, and its respective employees, agents, assignees, contractors (or their subcontractors, employees or materialmen), or representatives, a perpetual, non-exclusive maintenance easement over, upon, under, through, and across the Easement Area for ingress, egress, and access to for the purpose of maintaining ensuring the continued operation of the drainage and stormwater management facilities within the Easement Area; provided, however, that in exercising such rights, the District shall not interfere with any single family residence or residential structure upon the Easement Area. The District shall use all due care to protect the Easement Area and adjoining property from damage resulting from the District's use of the Easement Area. Grantor agrees that it shall not disturb or interfere with any improvements installed within the Easement Area by the District.

3. **Beneficiaries of Easement Rights.** This Easement shall be for the non-exclusive benefit and use of the District and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement.

4. **Binding Effect.** This Easement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, successors and permitted assigns and shall continue as a servitude running in perpetuity with the Easement Area.

5. **Amendments.** Amendments to and waivers of the provisions contained in this Easement may be made only by an instrument in writing which is executed by both Grantor and the District.

[REMAINDER OF PAGE LEFT BLANK]

IN WITNESS WHEREOF, Grantor and the District caused this Easement to be executed, to be effective as of the day and year first written above.

WITNESSES:

Signed, sealed and delivered
in the presence of:

**Amelia National Community
Development District**

Print Name: _____

Address: _____

Print Name: _____

Address: _____

By: _____
Chairperson/Vice Chairperson

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by ____ personal appearance or by ____ remote online notarization on this ____ day of _____, 2026, by _____ the Chairperson/Vice Chairperson of the Amelia National Community Development District, on behalf of the District. He/She is personally known to me or has produced _____ as identification.

(Signature of Notary Public)

(Typed name of Notary Public)
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

Signed, sealed and delivered
in the presence of:

Grantor:
Amelia National Enterprise, LLC, a
Florida limited liability company

By: Amelia National Holding, LLC,
a Florida limited liability company,
its sole member

Print Name: _____
Address: _____

By: _____
Morteza Hosseini-Kargar
President

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by personal appearance on this
_____ day of _____, 2026, by Morteza Hosseini-Kargar, President of Amelia National
Holding, LLC, a Florida limited liability company, sole member of Amelia National Enterprise,
LLC, a Florida limited liability company. He is personally known to me or has produced
_____ as identification.

(Signature of Notary Public)

(Typed name of Notary Public)
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

EXHIBIT A

EASEMENT AREA

All Private Unobstructed Drainage Easements, Private Drainage, Private and Unobstructed Drainage, Lake Access and Maintenance Easements, Stormwater Management Facility "SWMF" #19 and Stormwater Management Facility "SWMF" #22, all according to the plat thereof known as Amelia National Phase "One-C Segment Four" and Phase "One-D Segment Two-A", recorded in the official records of Nassau County, Florida in Official Records Book _____, Page _____.

**ACKNOWLEDGMENT AND RELEASE
(AMELIA NATIONAL CDD – AMELIA NATIONAL PHASE ONE-C SEGMENT 4 AND
ONE-C SEGMENT 2A IMPROVEMENTS)**

THIS ACKNOWLEDGMENT AND RELEASE (“**Release**”) is made this ____ day of _____, 2026, by **W. Gardner, LLC**, a Florida limited liability company, having offices located at 4929 Atlantic Boulevard, Jacksonville, Florida 32207 (“**Contractor**”), in favor of the **Amelia National Community Development District** (“**District**”), which is a local unit of special-purpose government situated in Duval County, Florida, and having offices located at 4929 Atlantic Blvd., Jacksonville, FL 32207, and **Amelia National Enterprise, LLC**, with offices located 2379 Beville Road, Daytona Beach, Florida 32119, as a Third Party Beneficiary (“**Developer**”).

RECITALS

WHEREAS, pursuant to the contract between Amelia National Enterprise, LLC and W. Gardner, LLC, dated April 9th, 2024, for the cost of **\$4,728,854.31** (“**Contract**”), Contractor has constructed for Developer certain improvements, as described in **Exhibit A** (“**Improvements**”); and

WHEREAS, Developer intends to convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is acquiring or has acquired from Developer the Improvements constructed by Contractor in connection with the Contract, and accordingly, the District now has the unrestricted right to rely upon the terms of the Contract related to the Improvements for the same. However, the District’s acquisition of the Improvements and receipt of rights under the Contract, hereunder or otherwise, does not extinguish or limit the rights and remedies of the Developer under the Contract and is without prejudice thereto. Contractor hereby consents to the assignment, transfer and conveyance (if and as applicable) of the Improvements and the Contract in whole or in part (and any rights thereunder) as more particularly described herein. In the event any assignment of the Contract or rights thereunder is accomplished hereby or otherwise made in connection with the Improvements, Contractor recognizes that the same shall be partially limited to the Contract as it pertains to the Improvements and that the Contract shall otherwise remain in full force and effect as it pertains to any work or improvements not constituting the Improvements.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. INDEMNIFICATION. Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements because of any act or omission, in whole or in part by Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies (to and for the benefit of the District and the Developer) that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed approximately the amount identified as Cost to Complete Improvements ("Retainage") in **Exhibit A** under the Contract and understands that such amounts shall be paid by Developer. The effectiveness of this Release is contingent upon such payment being timely made.

SECTION 6. THIRD PARTY BENEFICIARY. The Third Party Beneficiary shall have the right to rely on the acknowledgments and representations of the Contractor contained herein. The Third Party Beneficiary shall also have the same right of indemnification provided to the District by Section 4 herein.

[CONTINUED ON NEXT PAGE]

SECTION 7. EFFECTIVE DATE. This Release shall take effect upon execution.

W. GARDNER, LLC

By: _____
Its: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____, as _____ of W. Gardner, LLC, on its behalf, who is ☐ personally known to me or ☐ has produced _____ as identification.

(Official Notary Signature & Seal)

[NOTARY STAMP]

Print Name: _____
Notary Public, State of Florida

Exhibit A Description of Improvements

EXHIBIT A

Description of Improvements

The Amelia National Phase One-C Segment 4 and One-D Segment 2A Improvements identified in the contract between Amelia National Enterprise, LLC and W. Gardner, LLC, dated April 9th, 2024 for the cost of:

Stormwater Management Facilities \$3,354,916.87

Utilities \$1,373,937.44

The total value of the improvements is **\$4,728,854.31.**

**CERTIFICATE OF DISTRICT ENGINEER
FOR ACQUISITION OF IMPROVEMENTS**

**(AMELIA NATIONAL CDD – AMELIA NATIONAL PHASE ONE-C SEGMENT 4 AND
ONE-D SEGMENT 2A IMPROVEMENTS)**

_____, 2026

Board of Supervisors
Amelia National Community Development District

Re: Amelia National Community Development District (Nassau County, Florida)
Assignment of Improvements

Ladies and Gentlemen:

The undersigned, a representative of Prime AE Group, Inc. (“**District Engineer**”), as District Engineer for the Amelia National Community Development District (“**District**”), hereby makes the following certifications in connection with the District’s acceptance of certain improvements within the District (“**Improvements**”) as identified in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed observable portions of the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Improvements are within the scope of the District’s capital improvement plan as set forth in the *Ameila National Community Development District Improvement Plan, dated February 9th, 2006*, (“**Engineer’s Report**”), and specially benefit property within the District as further described in the Engineer’s Report.
3. To the best of my knowledge and belief, the Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended.
4. The total costs associated with the Improvements are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred to the District for operations and maintenance responsibilities (which transfers the Engineer consents to and ratifies).

6. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements.

Under penalties of perjury, I declare that I have read the foregoing certificate and that the facts stated in it are true.

PRIME AE GROUP, INC.

By: _____

Print Name: _____

Its: _____

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____, as _____ of Prime AE Group, Inc., on its behalf, who is ☐ personally known to me or ☐ has produced _____ as identification.

(Official Notary Signature & Seal)

Print Name: _____

Notary Public, State of Florida

[NOTARY STAMP]

EXHIBIT A

FORM OF REQUISITION

The undersigned, an Authorized Officer of Amelia National Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to Wachovia Bank National Association, as trustee (the "Trustee"), dated as of March 9, 2006 (the "Master Indenture") all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture:

(A) Requisition Number: _____

(B) Name of Payee: **Amelia National Enterprise, LLC**

(C) Amount Payable: _____

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

(E) Fund or Account and subaccount, if any, from which disbursement to be made:
Construction Account

The undersigned hereby certified that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Series 2006 Project and each represents a Cost of the 2006 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon or claim affecting the right to receive payment of, any of the moneys payable to the Payee set above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

If this requisition is for a disbursement from other than the Costs of Issuance Account or for payment of capitalized interest, there shall be attached a resolution of the Governing Body of the District approving this requisition or the approving the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT
DISTRICT**

By:

Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF
ISSUANCE AND CAPITALIZED INTEREST REQUESTS ONLY**

If this requisition is for a disbursement from other than Capitalized Interest or Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2006 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2006 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the Supplemental Indentures, as such report shall have been amended or modified on the date hereto.

Neal Brockmeier, P.E.
Prime AE Group, Inc.
District Engineer

EXHIBIT A

FORM OF REQUISITION

The undersigned, an Authorized Officer of Amelia National Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to Wachovia Bank National Association, as trustee (the "Trustee"), dated as of March 9, 2006 (the "Master Indenture") all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture:

(A) Requisition Number: _____

(B) Name of Payee: **Amelia National Enterprise, LLC**

(C) Amount Payable: _____

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

(E) Fund or Account and subaccount, if any, from which disbursement to be made:
Deferred Cost Funds

The undersigned hereby certified that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Series 2006 Project and each represents a Cost of the 2006 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon or claim affecting the right to receive payment of, any of the moneys payable to the Payee set above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

If this requisition is for a disbursement from other than the Costs of Issuance Account or for payment of capitalized interest, there shall be attached a resolution of the Governing Body of the District approving this requisition or the approving the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT
DISTRICT**

By:

Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF
ISSUANCE AND CAPITALIZED INTEREST REQUESTS ONLY**

If this requisition is for a disbursement from other than Capitalized Interest or Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2006 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2006 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the Supplemental Indentures, as such report shall have been amended or modified on the date hereto.

Neal Brockmeier, P.E.
Prime AE Group, Inc.
District Engineer



Amelia National Community Development District

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

Tax Exempt Compliance Services, LLC
(Wholly owned subsidiary of GNP Services, CPA, PA)

P.O. Box 1179
Orange Park, FL 32067-1179
linda@dufresnecpas.com or tisha@gnpccpas.com
904-327-8377

March 18, 2026

Ms. Venessa Ripoll
District Manager, LCAM
Public Financial Management
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817

RE: Amelia National Community Development District \$5,215,000 Capital
Improvement Revenue Bonds, Series 2006A

Dear Ms. Ripoll:

This letter is to confirm and specify the terms of our prospective engagement to provide arbitrage rebate services for the Bond listed on the attached schedule (the "Bonds") and to clarify the nature and extent of the services we will provide. In order to ensure an understanding of our mutual responsibilities, we ask all clients for whom services are to be performed to confirm the following understanding.

We will perform mathematical computations to calculate the arbitrage rebate liability for the Bonds. We will also prepare any Internal Revenue Service forms that are required to be filed in connection with the arbitrage rebate liability for the Bonds.

The mathematical computations will be performed using information that you or the Bonds trustee will furnish to us. We will make no audit or other verification of the data you submit, although we may need to ask you for clarification of some of the information.

It is your responsibility and that of the Bonds trustee to provide all the information required for the preparation of the complete and accurate calculation of the arbitrage rebate liability. You represent that the information you are supplying to us is accurate and complete to the best of your knowledge. You should retain all the documents and other data that form the basis of the calculation of the arbitrage rebate liability. These may be necessary to prove the accuracy and completeness of any returns required to be filed with a taxing authority.

Our work in connection with the preparation of the calculation of the arbitrage rebate liability does not include any procedures designed to discover defalcation or other irregularities, should any exist.

We will use our judgment in resolving questions where the tax law is unclear, or where there may be conflicts between the taxing authorities' interpretations of the law and other supportable positions. We plan to perform reasonable research to support positions taken in your returns. Unless otherwise instructed by you, we will resolve such questions in your favor whenever possible.

The law provides for a penalty to be imposed on any underpayment that results from negligence or disregard of rules or regulations. Negligence "includes any failure to make a reasonable attempt to comply..." with the code. Disregard "includes any careless, reckless or intentional disregard". The law also provides various other penalties that may be imposed when taxpayers understate their tax liability. If the tax authorities assess penalties, you agree to be responsible for their payment and not to look to us for reimbursement.

Your returns may be selected for review by the taxing authorities. Any proposed adjustments by the examining agent are subject to certain rights of appeal. In the event of such government tax examination, we recommend that you hire a competent professional to represent you. We will be available, upon request, to represent you and will render additional invoices for the time and expenses incurred.

Our fee for these services will be as set forth on Schedule A. Payment is due on receipt. Invoices not paid within ten days are subject to interest at the rate of 1% per month, prorated for the applicable number of days. After ninety days if the invoice remains unpaid, the account may be turned over to a collection agency. Any costs related to collection will be your responsibility.

Our report will be delivered to the email address you specify on the attachment to this engagement letter. Please complete the name, title, phone number and email address for each recipient to whom you would like the report to be sent.

We will not be providing any services nor preparing any returns for you that are not covered by this agreement. If you do not accept the above conditions we will be unable to provide any services. If you have any questions regarding anything in this letter, you may contact me using the information shown above. We want to express our appreciation for this opportunity to work with you.

Sincerely,

Tax Exempt Compliance Svcs, LLC

Tax Exempt Compliance Services, LLC

SCHEDULE A
FEES FOR INSTALLMENT COMPUTATION PERIOD
REBATABLE ARBITRAGE LIABILITY CALCULATIONS

Amelia National Community Development District
\$5,215,000 Capital Improvement Revenue Bonds, Series 2006A

Installment Computation Period Fees (2/28/21 - 2/28/26)			
Bond Years 15 -20	\$	2,500	
Total Installment Computation Period Fees	\$	2,500	(*)

(*) The fee does not include providing any services to allocate commingled funds or any of the services listed below.

Additional Fees, if applicable:			
Preparation of IRS forms	\$	250	
Commingled funds	\$	250	
Refunding/refunded issue	\$	250	
Yield restriction test	\$	250	

Proposal to perform installment date arbitrage rebate calculation is accepted
as evidenced by the signature below:

Signature

Title

Printed Name

Telephone Number

Email

Report Recipients:

_____ Printed Name	_____ Title	_____ Telephone Number	_____ Email
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_____ Printed Name	_____ Title	_____ Telephone Number	_____ Email
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_____ Printed Name	_____ Title	_____ Telephone Number	_____ Email
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_____ Printed Name	_____ Title	_____ Telephone Number	_____ Email
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Amelia National Community Development District

Update on Pond Maintenance

CDD Pond Summary 04132026
Board Member 4, Fred Phelleps

- Updated the Lake Doctor's service reports pdf for the Amelia National CDD website.
- Pond Algae Control
 - No major issues with algae after cold snap early in the year.
- Two Pond issues since last meeting:
 - The aerators on pond 32 and pond 6 were tripped. Lake Doctors reset pond 32 aerator. Pond 6 was reset. There have been no issues with these aerators since the resets.
 - A resident sent images of significant grass cuttings blown into pond 5. This occurred after grass was cut and the golf maintenance crew used a blower on the fairway/roughs. Provided Cory Hillman (Amelia National Golf Superintendent) with a text describing the issue and requesting the crews minimize material blown into the ponds.
- Follow-up on long-term pond and aerator service:
 - The CDD received proposals from four vendors for pond and aerator service, including our current vendor.
 - The board has been provided with the proposals and a summary for review and discussion.

	Current Lake Doctors Contract	FL Waterways	Future Horizon	All Water	Lake Doctors A	Lake Doctors B
Routine Maintenance						
Cost/Month	\$2,500	\$3,930	\$2,905	\$4,848	\$2,700	\$2,700
Aeration Monitoring and Repair						
Cost/Month	\$258	Included	\$300	\$142	\$195	\$195
Water Quality Monitoring						
Cost/Month		Included	NA	\$519	\$490	\$490
Reuse Water Integration Support						
	TBD	TBD	TBD	TBD	Summer Slam 120 LB	Summer Slam 120 LB
Cost/Month	TBD	TBD	TBD	TBD	\$2,040	\$2,040
Total per Month	\$2,758	\$3,930	\$3,205	\$5,367	\$3,385	\$3,385
Total per Year	\$33,096	\$47,160	\$38,460	\$64,404	\$40,620	\$40,620
Total per Month					\$5,425	\$5,425
Total per Year					\$65,100	\$65,100

Without Cost for Reuse water Material, Lake Doctors

With Cost for Reuse water Material, Lake Doctors

	FL Waterways	Future Horizon	All Water	Lake Doctors A	Lake Doctors B
Routine Maintenance					
Frequency	4 Visit per month to cover all ponds	1 Visit per pond per month Nov. to March 2 Visits per pond per month April to Sept,	21 Visits per pond per year	1 Visit per pond per month	1 Visit per pond per month
Algae Weed Control (include cyanobacteria mitigation)					
Shoreline Vegetation	Our Waterway Management Service Agreements include: • Algae and Aquatic Vegetation Control (including floating and submersed vegetation as well as cyanobacteria) • Shoreline Grass Control • Debris Removal • Management Reporting • Water Quality & Chemistry Monitoring • And our Florida Waterways 100% Control Guarantee • Free Callback Service & Additional Treatments, if required	FUTURE HORIZONS, INC will inspect and/or apply the herbicides once each month October through March, and twice each month April through September to control and prevent the vegetation from reestablishing in the designated area. Call backs are provided at no cost.	.Includes 21 inspections annually, treatment of nuisance vegetation and algae at a time of year as deemed necessary and appropriate by contractor. .Reports outlining observations regarding water quality, turbidity, wildlife activity, erosion indicators and general aesthetic and health of the system. (See Sample Report Below) *Ponds will be maintained per Senate Bill 7040 and NPDES guidelines	Thirty-Four (34) Ponds associated with Amelia National CDD in Fernandina Beach, Florida. Includes a minimum of Twelve (12) inspections and/or treatments, as necessary, for the control and prevention of noxious aquatic weeds/algae. Primary application methods are treatment boat or ATV system. Airboat may be utilized, if needed. Mechanical harvesters available upon request.	Thirty-Four (34) Ponds associated with Amelia National CDD in Fernandina Beach, Florida. Includes a minimum of Twelve (12) inspections and/or treatments, as necessary, for the control and prevention of noxious aquatic weeds/algae. Primary application methods are treatment boat or ATV system. Airboat may be utilized, if needed. Mechanical harvesters available upon request.
Trash and Debris Removal	Included	Included	- Removal of inorganic debris weighing less than 25lbs, up to an amount not exceeding the capacity of a 5 gallon bucket per pond. Excessive trash cleanup will incur an additional charge at a rate of \$75/hour.	No Information Provided	No Information Provided
Cost/Month	3930	2905	4848	2700	2700

Aeration Monitoring and Repair					
Service Agreement				Quarterly Service	Quarterly Service
Maintenance Description for existing Aerators	• Included •Semi-AnnualAeratorMaintenance • Cabinet: Clean and removedebris fromboth exterior & interior • Compressor:Clean air inlet and replace filter as needed (replacement filters included) • FunctionCheck: Check systemforcorrect operation(coolingfans, pressure relief valve, GFCI) Additionally, our Field Biologists will visually monitor system operation each visit and escalate issues such as down or inoperable aeration systems	FUTURE HORIZONS, INC. will provide all service and materials to perform quarterly maintenance on ten (10) diffused air cabinets in nine (9) ponds with Amelia National. SCOPE OF WORK FOR QUARTERLY MAINTENANCE: All units will be cleaned and visually inspected everythree months. Vacuum and clean out air cabinets, inspect and clean compressors, test capacitors and change airfilters. Diffuser heads will be inspected and adjusted as needed. Any parts needing to be replaced will be charged onthe invoice, minus labor. If any repairs are indicated as a result of a quarterly maintenance inspection, Future Horizons, Inc. will notify Leland Management of the estimated cost ofrepairs and repairs will be performed upon approval of estimate. The chargefor all repair work, not associated with quarterly maintenance, will be billed separately from this contract.	Check for operation during visits Rebuilt and service each unit once a year	Ten (10) Aeration Systems (Ponds 1, 2, 4, 5, 6, 7, 9, 10, 32) associated with Amelia National CDD in Fernandina Beach, FL. Includes a minimum of four (4) inspections, cleaning and adjustment for each unit to include: (Replacement of compressor filters, as needed. Adjustment of air valves and pressure reliefs. Adjust and tighten electrical connections, as needed. Inspect and repair airlines and diffuser assemblies. Test compressor circuits, amperage and PSI readings. Cabinet inspection, cleaning and lubrication). The Lake Doctors, Inc. does not assume responsibility for parts failure or repair costs. Estimates for repairs and/or parts can be provided upon customer request.	Ten (10) Aeration Systems (Ponds 1, 2, 4, 5, 6, 7, 9, 10, 32) associated with Amelia National CDD in Fernandina Beach, FL. Includes a minimum of four (4) inspections, cleaning and adjustment for each unit to include (Replacement of compressor filters, as needed. Adjustment of air valves and pressure reliefs. Adjust and tighten electrical connections, as needed. Inspect and repair airlines and diffuser assemblies. Test compressor circuits, amperage and PSI readings. Cabinet inspection, cleaning and lubrication). The Lake Doctors, Inc. does not assume responsibility for parts failure or repair costs. Estimates for repairs and/or parts can be provided upon customer request.
Cost/Month	Normal Maintenance included in monthly Cost. Repairs: Parts:Cost + 15% • CompressorRebuilds:\$100 + parts • Fountain & Aeration Service Call: \$185 for up to 2-hours of labor by our Factory Trained technician	\$300 (Does not include Rebuild Cost)	\$142 per unit per year. Approximately 12 units which is approximately \$142/month	\$195	\$195

Water Quality Monitoring					
Initial Baseline Definition					
Yearly Monitoring Expectations	Routine water quality sampling is an important tool for understanding pond conditions and guiding management decisions. Our service includes five (5) water quality sampling events per month during the first year. These samples allow our Field Biologist to track trends in key parameters such as nutrients, dissolved oxygen, and water clarity, and to adjust management strategies as conditions change. Bathymetric mapping is a regular component of our lake and pond management program.	The ponds in the Amelia National Stormwater Drainage system were constructed for the primary purpose of trapping harmful and nutrient rich runoff from the community to keep it out of the surrounding aquatic and wetland environments. Keeping this in mind, water quality sampling and monitoring is only recommended if there is a persistent algae issue in a particular waterbody that needs a more in-depth explanation or a custom tailored treatment approach. It is a given fact that under certain rain conditions, nutrient spikes in the waterbodies will occur. Nutrient samples run approximately \$150.00 per sample, sampling every pond in the system annually isn't necessary.	AIMS is a new tool we are offering Amelia National. AIMS is a satellite-based system that continuously monitors and documents the ponds daily for weed and algae growth, and will alert us in real time if there is a spike in chlorophyll a, an indicator of a potential bloom. This allows us to proactively manage the ponds on a daily basis, eliminating the need for property managers to inform us of any issues between site visits. We include any additional treatment visits at no extra charge. AIMS also provides up to five years of historical data.	Semi-Annual Water Chemistry analysis for all ponds: (pH, temperature, dissolved oxygen, conductivity, TDS, Ammonia, Nitrite, Nitrate, Total Hardness, Alkalinity, Turbidity). Harmful Algae Bloom (HAB) monitoring for effluent system ponds only to include total phosphorous (TP), total nitrogen (TN), cyanobacteria, microcystin and Chlorophyll-a analysis. (Ex. Pg. 9). Lab certified. Various equipment and methods used.	Semi-Annual Water Chemistry analysis for all ponds: (pH, temperature, dissolved oxygen, conductivity, TDS, Ammonia, Nitrite, Nitrate, Total Hardness, Alkalinity, Turbidity). Harmful Algae Bloom (HAB) monitoring for effluent system ponds only to include total phosphorous (TP), total nitrogen (TN), cyanobacteria, microcystin and Chlorophyll-a analysis. (Ex. Pg. 9). Lab certified. Various equipment and methods used.
Cost/Month			519	490	490
Reuse Water Integration Support					
Cost/Month	To mitigate potential cyanotoxin risks, we can offer optional remote monitoring buoys which can be deployed through our partners In-Situ (device) and LakeTech (software) to track cyanobacteria pigment fluorescence and provide early warning of potential cyanotoxin risk. With our in-house Turner Designs AquaFluor, we can also spot check relative fluorescence units (RFU) of Chlorophyll a and pyocyanin to detect a HAB bloom or on an as needed basis by our Field Biologists.	The ponds in the Reuse System have historically been the most prone to filamentous and planktonic algae growth due to the nutrient levels associated with effluent water used for reuse irrigation. Ponds in the Reuse System will be closely monitored for algae growth and treatments will be made immediately to control this growth. Cyanobacteria blooms will be treated aggressively and monitored for retreatment as necessary.	Augmenting Nutrient Levels: Ponds 1- 10 and 32 may require augmenting nutrient levels using Phoslock or Oase water quality products. The cost for the service is TBD based on severity of bloom and current pond conditions. FYI, if you engage our AIMS option, we would be able to identify cyanotoxin producing algae before they occur and certainly while they are occurring. If treatment is needed, we can even show live when the algae is gone.	Nutrient abatement program to include 120 lbs. of SummerSlam (or), depending on temperature, NaturesBlend beneficial bacteria/probiotic applied monthly throughout effluent system Ponds: (1, 4, 5, 6, 7, 8, 9, 10 & 32). (Product sheets pg. 10 – 11).	Nutrient abatement program to include 120 lbs. of SummerSlam (or), depending on temperature, NaturesBlend beneficial bacteria/probiotic applied monthly throughout effluent system Ponds: (1, 4, 5, 6, 7, 8, 9, 10 & 32). (Product sheets pg. 10 – 11).
Cost/Month				2040	2040

Emergency Maintenance					
Rapid response to Emergency					
Notification protocols and mitigation plans.					
Required Emergency Response times	• Maximum 24-hour callback • Maximum 48-hour on-site response	Twenty Four (24) hour call back response to fish kills, planktonic blooms, and aeration breakdowns. Forty Eight (48) hour onsite response.	Call back same day, site visit within 48 hours. *Please note, we bill \$198.46/hr for services not proposed (i.e. fish kills or system failures)		
Reporting and Communications					
Report Description	Example Provided in proposal on visit basis	Monthly treatment reports will be provided, outlining trash picked up, plant treated, chemical used, and weather on day of treatment. There will be special notes if anything strange regarding the ponds are observed like stressed or dead wildlife		Examples per visit available in current CDD reports	Examples per visit available in current CDD reports
Annual Summary	Will Provide				
Board Meeting Attendance	Attend Upon Request				
Compliance					
Requirments	Comply	Comply	Comply	Comply	Comply
Bid Requirements					
Company Background	See Propoal	See Propoal	See Propoal	See Propoal	See Propoal
Available Equipment	See Propoal	See Propoal	See Propoal	See Propoal	See Propoal
Licencing and Certifications	Licencing meets requirements	Licencing meets requirements	Licencing meets requirements	Licencing meets requirements	Licencing meets requirements
References	Provided	Provided	Provided	Provided	Provided

SOW-anchored comparison matrix

Category	SOW / Baseline (Lake Doctors)	Lake Doctors – Bid 1	Lake Doctors – Bid 2	FWI	AllWater FL	Future Horizons
# of ponds covered	34 ponds	x	x			
Service frequency	Inspections/year	Monthly once each	Monthly once each			
Application methods	Boat, ATV, airboat if needed					
Inspection Cost			2700	2700		
Mechanical harvesting	Available on request					
Grass carp	150 carp; FWC-permitted; \$2,000	2400	2400			
Nutrient abatement	120 lbs SummerSlam/NaturesBlend monthly (effluent ponds)					
Water chemistry testing	Semi-annual full lab panel (TP, TN, HAB, etc.)					
BMP stormwater inspection	Every 2 years; \$4,800					
Aeration systems	10 systems; quarterly service					
Midge control	Spring & Fall larvicide					
Trash/debris removal	Included					
Reporting	Monthly reports + annual assessment					
Callback policy	Free 24–48 hours					
Monthly cost	\$5,590					
Extra fees	Grass carp, BMP inspection, lab fees					
Contract terms	Auto-renew; termination rules defined					
Insurance	WC, Auto, GL, Pollution Liability					
References	Extensive list of similar CDDs					



Amelia National Community Development District

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

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 319

1/23/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
15020-011626	FPL (AMELI)	01/16/2026	Amelia National CDD	118.00
42156-011626	FPL (AMELI)	01/16/2026	Amelia National CDD	90.58
42159-011626	FPL (AMELI)	01/16/2026	Amelia National CDD	39.05
45521-011626	FPL (AMELI)	01/16/2026	Amelia National CDD	116.00
59383-011626	FPL (AMELI)	01/16/2026	Amelia National CDD	167.13
140436	PFM Group Consulting LLC (AMELI)	01/14/2026	Amelia National CDD	2,144.21
7955	VGlobalTech (AMELI)	12/01/2025	Amelia National CDD	300.00
8099	VGlobalTech (AMELI)	01/01/2026	Amelia National CDD	125.00
Total:				3,099.97

Kwame Jackson
Secretary / Assistant Secretary

27 Jan 2026
Chairman / ~~Vice Chairman~~

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 320

1/30/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
28533	Grau and Associates (AMELI)	02/02/2026	Amelia National CDD	4,800.00
3690220	Kutak Rock LLP (AMELI)	01/31/2026	Amelia National CDD	504.50
55552	Prime AE (AMELI)	01/28/2026	Amelia National CDD	327.50
343373B	The Lake Doctors, Inc. (AMELI)	02/01/2026	Amelia National CDD	2,500.00
2024-7-27	Trapper John's Beaver Busters (AMELI)	02/02/2025	Amelia National CDD	850.00
2024-7-28	Trapper John's Beaver Busters (AMELI)	02/02/2025	Amelia National CDD	2,500.00
Total:				11,482.00

Kwame Jackson
Secretary / Assistant Secretary

 01/25/2026
Chairman / Vice Chairman

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 321

2/6/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
6684	Persson Cohen Mooney Fernandez (AMELI)	02/03/2026	Amelia National CDD	1,312.50
DM-02-2026-01	PFM Group Consulting LLC (AMELI)	02/05/2026	Amelia National CDD	3,175.00
8179	VGlobalTech (AMELI)	02/01/2026	Amelia National CDD	125.00
Total:				4,612.50

Kwame Jackson

Secretary / Assistant Secretary

[Signature] 12/05/2026
Chairman / Vice Chairman

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 322

2/13/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
74181	Leland Management, Inc. (AMELI)	02/01/2026	Amelia National CDD	925.00
OE-EXP-02-2026-01	PFM Group Consulting LLC (AMELI)	02/06/2026	Amelia National CDD	6.78
2141416	The Lake Doctors, Inc. (AMELI)	02/13/2026	Amelia National CDD	200.00
3318	Victory Lawn & Landscape (AMELI)	01/09/2026	Amelia National CDD	4,482.17
3344	Victory Lawn & Landscape (AMELI)	01/14/2026	Amelia National CDD	1,385.00
3345	Victory Lawn & Landscape (AMELI)	01/14/2026	Amelia National CDD	750.00
3351	Victory Lawn & Landscape (AMELI)	01/26/2026	Amelia National CDD	4,482.17
3477	Victory Lawn & Landscape (AMELI)	02/12/2026	Amelia National CDD	483.00
3480	Victory Lawn & Landscape (AMELI)	02/12/2026	Amelia National CDD	839.00
Total:				13,553.12

Venessa Ripoll

Secretary / Assistant Secretary

[Signature] 25 Feb 2026
Chairman / ~~Vice Chairman~~

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 323

2/20/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
15020-021826	FPL (AMELI)	02/18/2026	Amelia National CDD	154.93
42156-021826	FPL (AMELI)	02/18/2026	Amelia National CDD	85.04
42159-021826	FPL (AMELI)	02/18/2026	Amelia National CDD	39.44
45521-021826	FPL (AMELI)	02/18/2026	Amelia National CDD	122.04
59383-021826	FPL (AMELI)	02/18/2026	Amelia National CDD	174.31
Total:				575.76

Venessa Ripoll

Secretary / Assistant Secretary

[Signature] 25 Feb 2026
Chairman / Vice Chairman

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 324

2/27/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
022674543	Nassau County Record (AMELI)	02/22/2026	Amelia National CDD	198.00
22011660	Prime AE (AMELI)	02/25/2026	Amelia National CDD	6,063.79
Total:				6,261.79

Kwame Jackson
Secretary / Assistant Secretary

5 Mar 2026
Chairman / ~~Vice Chairman~~

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 325

3/6/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
75303	Leland Management, Inc. (AMELI)	03/01/2026	Amelia National CDD	925.00
140935	PFM Group Consulting LLC (AMELI)	03/03/2026	Amelia National CDD	33.75
140989	PFM Group Consulting LLC (AMELI)	03/03/2026	Amelia National CDD	42.10
OE-EXP-03-2026-01	PFM Group Consulting LLC (AMELI)	03/04/2026	Amelia National CDD	98.97
351203B	The Lake Doctors, Inc. (AMELI)	03/01/2026	Amelia National CDD	2,500.00
351204B	The Lake Doctors, Inc. (AMELI)	03/01/2026	Amelia National CDD	775.00
2024-7-29	Trapper John's Beaver Busters (AMELI)	03/02/2025	Amelia National CDD	850.00
8264	VGlobalTech (AMELI)	03/01/2026	Amelia National CDD	125.00
Total:				5,349.82

Vivian Carvalho

Secretary / Assistant Secretary


Chairman / Vice Chairman

12/11/2026

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 326

3/13/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
6780	Persson Cohen Mooney Fernandez (AMELI)	03/04/2026	Amelia National CDD	2,975.00
DM-03-2026-1	PFM Group Consulting LLC (AMELI)	03/05/2026	Amelia National CDD	3,175.00
3482	Victory Lawn & Landscape (AMELI)	02/25/2026	Amelia National CDD	4,482.17
Total:				10,632.17

Venessa Ripoll

Secretary / Assistant Secretary

[Signature] 25 APR 2026
Chairman / ~~Vice Chairman~~

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 327
3/20/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
15020-031926	FPL (AMELI)	03/19/2026	Amelia National CDD	138.23
42156-031926	FPL (AMELI)	03/19/2026	Amelia National CDD	85.29
42159-031926	FPL (AMELI)	03/19/2026	Amelia National CDD	38.41
45521-031926	FPL (AMELI)	03/19/2026	Amelia National CDD	90.58
59383-031926	FPL (AMELI)	03/19/2026	Amelia National CDD	152.82
Total:				505.33

Vivian Carvalho

Secretary / Assistant Secretary

25 Mar 2026

Chairman / ~~Vice Chairman~~

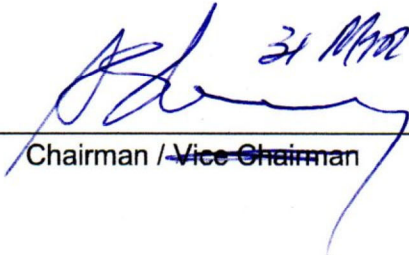
**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 328

3/31/2026

Item No.	Payee	Invoice #	General Fund FY 2026
1	Paul Krupp Control Structure Modification - Pond 23	1180	\$ 7,000.00
2	Prime AE Engineering Services Through 02/27/26 - Pond 23	22011815	\$ 1,962.52
TOTAL			\$ 8,962.52

Secretary / Assistant Secretary

31 Mar 2026


Chairman / ~~Vice Chairman~~



Amelia National Community Development District

Review and Consideration of District Financials



Amelia National CDD

February 2026 Financial Package

February 28, 2026

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



Amelia National CDD
Statement of Financial Position
As of 2/28/2026

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Long Term Debt Group	Total
<u>Assets</u>						
<u>Current Assets</u>						
General Checking - CNB	\$218,997.32					\$218,997.32
State Board of Administration	7,029.53					7,029.53
CNB Engineering Reserve	28,524.50					28,524.50
CNB Reserve	122,705.60					122,705.60
CNB - Aerator Reserve	60,630.63					60,630.63
Assessments Receivable	37,531.53					37,531.53
Prepaid Expenses	2,020.31					2,020.31
Assessments Receivable		\$12,222.92				12,222.92
Due From Other Funds		0.01				0.01
Revenue 2021 Refund		302,442.45				302,442.45
Interest 2021 Refund		18.85				18.85
Prepayment 2021		897.80				897.80
Assessments Receivable			\$239,326.39			239,326.39
Due From Other Funds			(0.01)			(0.01)
Debt Service Reserve - 2006A			220,772.93			220,772.93
Revenue - 2006A			114,494.08			114,494.08
Prepayment 2006A			37,635.83			37,635.83
Acquisition/Construction - 2006A				\$45,082.25		45,082.25
Deferred Cost - 2006A				287,002.64		287,002.64
Total Current Assets	<u>\$477,439.42</u>	<u>\$315,582.03</u>	<u>\$612,229.22</u>	<u>\$332,084.89</u>	<u>\$0.00</u>	<u>\$1,737,335.56</u>
<u>Investments</u>						
Amount Available in Debt Service Funds					\$676,261.94	\$676,261.94
Amount To Be Provided					4,517,738.06	4,517,738.06
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,194,000.00</u>	<u>\$5,194,000.00</u>
Total Assets	<u><u>\$477,439.42</u></u>	<u><u>\$315,582.03</u></u>	<u><u>\$612,229.22</u></u>	<u><u>\$332,084.89</u></u>	<u><u>\$5,194,000.00</u></u>	<u><u>\$6,931,335.56</u></u>
<u>Liabilities and Net Assets</u>						
<u>Current Liabilities</u>						
Accounts Payable	\$6,261.79					\$6,261.79
Deferred Revenue	37,531.53					37,531.53
Deferred Revenue		\$12,222.92				12,222.92
Deferred Revenue			\$239,326.39			239,326.39
Total Current Liabilities	<u>\$43,793.32</u>	<u>\$12,222.92</u>	<u>\$239,326.39</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$295,342.63</u>
<u>Long Term Liabilities</u>						
Revenue Bonds Payable - Long-Term					\$5,194,000.00	\$5,194,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,194,000.00</u>	<u>\$5,194,000.00</u>
Total Liabilities	<u><u>\$43,793.32</u></u>	<u><u>\$12,222.92</u></u>	<u><u>\$239,326.39</u></u>	<u><u>\$0.00</u></u>	<u><u>\$5,194,000.00</u></u>	<u><u>\$5,489,342.63</u></u>



Amelia National CDD
Statement of Financial Position
As of 2/28/2026

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Long Term Debt Group	Total
<u>Net Assets</u>						
Net Assets, Unrestricted	\$183,653.14					\$183,653.14
Net Assets - General Government	98,665.74					98,665.74
Current Year Net Assets - General Government	151,327.22					151,327.22
Net Assets, Unrestricted		\$106,700.53				106,700.53
Current Year Net Assets, Unrestricted		196,658.58				196,658.58
Net Assets, Unrestricted			\$379,542.88			379,542.88
Current Year Net Assets, Unrestricted			(6,640.05)			(6,640.05)
Net Assets, Unrestricted				\$327,442.82		327,442.82
Current Year Net Assets, Unrestricted				4,642.09		4,642.09
Net Assets - General Government				(0.02)		(0.02)
Total Net Assets	<u>\$433,646.10</u>	<u>\$303,359.11</u>	<u>\$372,902.83</u>	<u>\$332,084.89</u>	<u>\$0.00</u>	<u>\$1,441,992.93</u>
Total Liabilities and Net Assets	<u>\$477,439.42</u>	<u>\$315,582.03</u>	<u>\$612,229.22</u>	<u>\$332,084.89</u>	<u>\$5,194,000.00</u>	<u>\$6,931,335.56</u>



Amelia National CDD
Statement of Activities
As of 2/28/2026

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Long Term Debt Group	Total
Revenues						
On-Roll Assessments	\$231,552.82					\$231,552.82
Off-Roll Assessments	47,460.65					47,460.65
On-Roll Assessments		\$236,331.13				236,331.13
On-Roll Assessments			\$90,601.12			90,601.12
Other Assessments			23,081.96			23,081.96
Total Revenues	<u>\$279,013.47</u>	<u>\$236,331.13</u>	<u>\$113,683.08</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$629,027.68</u>
Expenses						
Supervisor Fees	\$3,000.00					\$3,000.00
Public Official Insurance	4,458.00					4,458.00
Trustee Services	4,040.63					4,040.63
Management	15,875.00					15,875.00
Field Management	4,625.00					4,625.00
Engineering	7,681.43					7,681.43
Disclosure Agent	1,250.00					1,250.00
Property Appraiser	6,248.00					6,248.00
District Counsel	5,096.50					5,096.50
Assessment Administration	7,500.00					7,500.00
Audit	4,800.00					4,800.00
Legal Advertising	609.50					609.50
Contingency/Miscellaneous	13,655.79					13,655.79
Web Site Maintenance	925.00					925.00
Office Misc (Postage, Tel, Copies, Etc.)	339.91					339.91
Dues, Licenses, and Fees	175.00					175.00
Electric	2,525.02					2,525.02
Wetland Upland Maintenance	4,200.00					4,200.00
General Insurance	4,687.00					4,687.00
Lake Maintenance	14,800.00					14,800.00
Landscaping Maintenance & Material	21,385.68					21,385.68
Lake Improvements Repairs & Maintenance	975.00					975.00
Entry Decorations	4,440.00					4,440.00
Principal Payment		\$16,000.00				16,000.00
Interest Payments		25,185.00				25,185.00
Principal Payments			\$45,000.00			45,000.00
Interest Payments			79,415.63			79,415.63
Total Expenses	<u>\$133,292.46</u>	<u>\$41,185.00</u>	<u>\$124,415.63</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$298,893.09</u>
Other Revenues (Expenses) & Gains (Losses)						
Interest Income	\$5,606.21					\$5,606.21
Interest Income		\$1,512.45				1,512.45
Interest Income			\$4,092.50			4,092.50
Interest Income				\$4,642.09		4,642.09
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$5,606.21</u>	<u>\$1,512.45</u>	<u>\$4,092.50</u>	<u>\$4,642.09</u>	<u>\$0.00</u>	<u>\$15,853.25</u>
Change In Net Assets	<u>\$151,327.22</u>	<u>\$196,658.58</u>	<u>(\$6,640.05)</u>	<u>\$4,642.09</u>	<u>\$0.00</u>	<u>\$345,987.84</u>
Net Assets At Beginning Of Year	<u>\$282,318.88</u>	<u>\$106,700.53</u>	<u>\$379,542.88</u>	<u>\$327,442.80</u>	<u>\$0.00</u>	<u>\$1,096,005.09</u>
Net Assets At End Of Year	<u><u>\$433,646.10</u></u>	<u><u>\$303,359.11</u></u>	<u><u>\$372,902.83</u></u>	<u><u>\$332,084.89</u></u>	<u><u>\$0.00</u></u>	<u><u>\$1,441,992.93</u></u>



Amelia National CDD
Budget to Actual
For the Month Ended 2/28/26

	Year to Date			Adopted FY 2026 Budget	Percentage Spent
	Actual	Budget	Variance		
<u>Revenues</u>					
On Roll Assessments	\$ 231,552.82	\$ 101,470.26	\$ 130,082.56	\$ 243,528.62	95.08%
Off Roll Assessments	47,460.65	30,423.49	17,037.16	73,016.38	65.00%
Net Revenues	\$ 279,013.47	\$ 131,893.75	\$ 147,119.72	\$ 316,545.00	88.14%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 3,000.00	\$ 2,916.67	\$ 83.33	\$ 7,000.00	42.86%
Public Official Insurance	4,458.00	1,595.83	2,862.17	3,830.00	116.40%
Trustee Fees	4,040.63	3,456.98	583.65	8,296.76	48.70%
District Management Fees	15,875.00	15,875.00	-	38,100.00	41.67%
Field Management Fees	4,625.00	4,625.00	-	11,100.00	41.67%
District Engineer	7,681.43	2,083.33	5,598.10	5,000.00	153.63%
District Engineer - Reserves	-	833.33	(833.33)	2,000.00	0.00%
Engineering Inspections - Reserves	-	2,083.33	(2,083.33)	5,000.00	0.00%
Disclosure Agent	1,250.00	2,083.33	(833.33)	5,000.00	25.00%
Property Appraiser Fee	6,248.00	2,708.33	3,539.67	6,500.00	96.12%
District Counsel	5,096.50	1,666.67	3,429.83	4,000.00	127.41%
Assessment Administration	7,500.00	3,125.00	4,375.00	7,500.00	100.00%
Re-amortization Schedule	-	208.33	(208.33)	500.00	0.00%
Audit Fees	4,800.00	2,000.00	2,800.00	4,800.00	100.00%
Arbitrage	-	416.67	(416.67)	1,000.00	0.00%
Tax Document Preparation Fee	-	20.00	(20.00)	48.00	0.00%
Legal Advertising	609.50	416.67	192.83	1,000.00	60.95%
Bank Fees	-	41.67	(41.67)	100.00	0.00%
Contingency/Miscellaneous	13,655.79	11,783.75	1,872.04	28,281.00	0.00%
Website Maintenance	925.00	1,125.00	(200.00)	2,700.00	34.26%
Office Misc (Phone/Postage/Copies/Supplies/etc)	339.91	312.50	27.41	750.00	45.32%
Dues, Licenses & Fees	175.00	72.92	102.08	175.00	100.00%
Electric	2,525.02	4,166.67	(1,641.65)	10,000.00	25.25%
Wetlands Water Table Management	4,200.00	2,125.00	2,075.00	5,100.00	82.35%
General Insurance	4,687.00	2,074.25	2,612.75	4,978.20	94.15%
Crime Insurance	-	208.33	(208.33)	500.00	0.00%
Repairs & Maintenance - Entry	-	2,083.33	(2,083.33)	5,000.00	0.00%
Repairs & Maintenance - Irrigation/wetland tree maintenance	-	3,333.33	(3,333.33)	8,000.00	0.00%
Lake Maintenance	14,800.00	16,041.67	(1,241.67)	38,500.00	38.44%
Landscape Maintenance	21,385.68	22,410.85	(1,025.17)	53,786.04	39.76%
Landscape Improvement	-	1,666.67	(1,666.67)	4,000.00	0.00%
Lake Improvements Repairs and Maint	975.00	1,666.67	(691.67)	4,000.00	24.38%
Lake Treatment	-	2,083.33	(2,083.33)	5,000.00	0.00%
Entry Decorations	4,440.00	2,083.33	2,356.67	5,000.00	88.80%
Lake Improvements/Aerators New	-	12,500.00	(12,500.00)	30,000.00	0.00%
Total General & Administrative Expenses	\$ 133,292.46	\$ 131,893.75	\$ 1,398.71	\$ 316,545.00	42.11%
Income (Loss) from Operations	\$ 145,721.01	\$ -	\$ 145,721.01	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 5,606.21	\$ -	\$ 5,606.21	\$ -	
Total Other Income (Expense)	\$ 5,606.21	\$ -	\$ 5,606.21	\$ -	
Net Income (Loss)	\$ 151,327.22	\$ -	\$ 151,327.22	\$ -	



Amelia National Community Development District

Field Manager

- **Work Order Spreadsheet**

All
Owners

Area	Description	Group					
Fence along Amelia Concourse		Owners					
St	WO #	Prob Date	Category	Problem	Vendor	Action	Sent
O	2026-219-00006	4/1/26	Landscaping	Proposal	Schuyler Bell	Created open maintenance issue.	4/1/26
Notes: (4/1/26) Quote recived from Victory to install hedges at the back gate, pending two additional quotes from The Greenery and Coastal Greenery. .							

Area		Description				Group	
Guard House		95061 Amelia National Parkway, Fernandina Beach, FL 32034				Owners	
St	WO #	Prob Date	Category	Problem	Vendor	Action	Sent
O	2026-219-00007	3/25/26	General Repair	Electrical Work		● Created open maintenance issue.	4/1/26
		Notes: (3/25/26) Obtaining quotes to replace the interior lightning at the Guardhouse. Meet with Mike Veazy and Jake Card 3/25.					
O	2026-219-00005	3/25/26	General Repair	Painting		● Created open maintenance issue.	4/1/26
		Notes: (3/25/26) Obtaining quotes for a full interior paint at the Guradhouse to include drywall repair and baseboard replacement .					
O	2026-219-00001	1/5/26	General Repair	Electrical Work		● Created open maintenance issue.	1/5/26
		Notes: (1/5/26) JAX electric looking to convert gas lanterns to electric . (2/23/26) email from vendor . (3/12/26) pending decision from BOD whether to use vendor supplied light fixtures .					

Area		Description				Group	
Gate - Back gate						Owners	
St	WO #	Prob Date	Category	Problem	Vendor	Action	Sent
O	2025-219-00023	9/26/25	Landscaping	Proposal	Schuyler Bell	● Created open maintenance issue.	9/26/25
Notes: (9/26/25) proposal for maintenance of back gate landscape .							