

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, August 10, 2026, at 11:30 a.m. 95211 Clubhouse Road, Fernandina Beach FL 32034**. The agenda is as follows:

ATTENDEES: Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Call in number: 1-844-621-3956

Passcode: 2538 286 6774

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

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Call to Order/Roll Call
- Public Comment *[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. June 8, 2026, Board of Supervisors' Meeting
 - b. June 8, 2026, Board of Supervisors Workshop Meeting

Vendor Report

2. District Engineer: *Alliant*
 - a. Update of Pond 23 and Wild Cherry Project

Old Business Matters

3. Discussion of Amelia National CDD Map
4. Discussion about Front Entrance Maintenance Responsibility
5. Review and Consideration of Acquisition of Improvements for Phase One-C Segment and One-D Segment 2A Improvements

New Business Matters

6. Public Hearing on Adoption of Fiscal Year 2026/2027 Budget
 - a. Public Comments
 - b. Board Comments
 - c. Consideration of Resolution 2026-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027



7. Public Hearing on the Imposition of Operation and Maintenance Assessments
 - a. Public Comments
 - b. Board Comments
 - c. Consideration of Resolution 2026-06, Imposing Operating and Maintenance Assessments and Certifying an Assessment Roll
8. Consideration of Resolution 2026-07, Adopting the Annual Meeting Schedule and Workshop Schedule for Fiscal Year 2026-2027
9. Review and Consideration of Reserve Study Proposal By: Reserve Advisors
10. Discussion of Board Approval to move Accounts from Wells Fargo to Valley Bank
11. Update on Pond Maintenance By: *Supervisor Phelleps*
12. Ratification of Payment Authorization Nos. 335-341
13. Review and Consideration of District Financials

Staff Reports

- District Counsel: *Persson, Cohen, Mooney, Fernandez & Jackson, P.A.*
- District Manager: *PFM Management Services LLC*
- Field Manager: *Leland Management*
 - a. Work Order Spreadsheet
- Supervisor Requests

Adjournment



Amelia National Community Development District

Consideration of the Minutes of the:

- a. June 8, 2026,
Board of Supervisors' Meeting**
- b. June 8, 2026, Board of Supervisors'
Workshop Meeting**

MINUTES OF MEETING

AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING MINUTES

Monday, June 8, 2026, 11:30 AM

95211 Clubhouse Road, Fernandina Beach, FL, 32034

Board Members present:

Stephen Kearney	Chairperson
Vance Renfro	Vice Chairperson
Julie Stola	Assistant Secretary
Ron Hebron	Assistant Secretary
Fred Phelleps	Assistant Secretary

Also present in person or via phone:

Venessa Ripoll	District Manager - PFM MS LLC	
Gazmin Kerr	PFM MS LLC	(via phone)
Jennifer Glasgow	District Accountant – PFM MS LLC	
Kiara Cuesta	District Accountant – PFM MS LLC	
Dan Lewis	District Counsel – Persson, Cohen, Mooney, Fernandez & Jackson, P.A.	(via phone)
Jadiz Marshall	HOA – Leland Management, Inc.	
Kelly White	ICI Homes	(via phone)
Various audience members in person		

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 11:40 a.m. and confirmed quorum with roll call. Those in attendance are listed above.

Public Comment Period

There were no public comments at this time.

**Letter From Supervisor of
Elections – Nassau County**

Ms. Ripoll noted that as of April 15, 2026, there are 954 registered voters within the District.

There was brief discussion regarding the General Election. It was noted if no one runs for the General Election, the Board can nominate. The current Board Seats carryover for 90 days.

SECOND ORDER OF BUSINESS

Administrative Matters

Consideration of the Minutes of the:

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

The Board reviewed the minutes.

There was brief discussion regarding the maintenance agreements. Ms. Ripoll noted they were received from Ms. White.

It was noted the CDD is maintaining the front entrance gate, although not owned by the CDD.

There was discussion regarding the maintenance of the front entrance near the guardhouse. Mr. Lewis noted the CDD should only maintain the storm water and irrigation in that location.

Ms. White noted that the reason the CDD is maintaining improvements is because the 2004 project included the entry feature, the entrance, and the landscaping, which was funded by the bonds.

There was brief discussion regarding the access easement agreement and maintaining aesthetics.

Mr. Phelleps commented on follow up for the gutters and a quote for gutter repair. Mr. Renfroe noted he is doing a walkthrough today for the gutters with Neal and Ms. Ripoll noted District Management is still working on getting proposals.

ON MOTION by Mr. Kearney, seconded by Mr. Renfroe, with all in favor, the Board approved the Minutes of the April 13, 2026, Board of Supervisors' Workshop Meeting and the April 27, 2026, Continued Board of Supervisors' Workshop Meeting.

THIRD ORDER OF BUSINESS

Vendor Report

District Engineer

a. Update of Pond 23 and Wild Cherry Project

There was no update as the District does not currently have a District Engineer.

Ms. Marshall noted a scope of work is needed for a gutter proposal. Engineers will be assessing the issues this month. She will send an update to residents.

A resident noted that ECS was on property doing core drilling on Wild Cherry to monitor the water level. The resident noted he would like to accompany Mr. Renfroe on the gutter walkthrough.

This item will be kept on the agenda.

FOURTH ORDER OF BUSINESS

BUSINESS MATTERS

Review of Amelia National CDD Map

Ms. Ripoll recommended having the new District Engineer review the map. The final map will be placed on the District website.

Mr. Hebron recommended adding the easements to the map.

This item will be kept on the agenda.

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

Mr. Lewis gave an overview and noted the CDD will eventually have to accept the acquisition.

Mr. Kearney noted the new District Engineer will work with District Counsel prior to accepting the improvements.

It was noted this is to release bond funds to pay for the improvements that have been completed.

There was brief discussion regarding the acquisition.

The Board requested a map of the acquisition. Ms. White will follow up.

This item will be kept on the agenda.

Consideration of Resolution 2026-04, Approving a Preliminary Budget for Fiscal Year 2026 and Setting a Public Hearing Date

Ms. Ripoll noted the recommended date for the Public Hearing is August 10, 2026, at 11:30 a.m., at the current location.

Mr. Kearney gave an overview of the budget, including all increases and changes. It was noted the budget will remain flat, only line items were adjusted.

Mr. Hebron gave an overview of the funds that have gone into the reserves.

There was discussion regarding funding the fence and completing a reserve study. It was noted a reserve study will need to be completed first.

The Board agreed to have the reserve study cost come out of the contingency fund.

ON MOTION by Mr. Hebron, seconded by Mr. Renfroe, with all in favor, the Board authorized District Management to get quotes for a Reserve Study and bring back to the August meeting.

There was brief discussion regarding the reserve study.

Ms. Ripoll reviewed resident questions that were previously received. It was noted the answers were given within the discussion.

Ms. Ripoll noted the budget can be decreased but cannot be increased. The assessments remain the same.

There was brief discussion regarding the Beaver Buster line item.

ON MOTION by Mr. Kearney, seconded by Mr. Renfroe, with all in favor, the Board approved Resolution 2026-04, Approving a Preliminary Budget for Fiscal Year 2026 and Setting a Public Hearing Date for August 10, 2026, at 11:30 a.m., at 95211 Clubhouse Road, Fernandina Beach, FL, 32034.

**Review and Consideration of
District Engineer RFP
a. Alliant Engineering Inc.**

Ms. Ripoll gave an overview of the RFP process and noted only one proposal was received. Ms. Ripoll noted she currently works with Alliant Engineering Inc. in another District.

There was discussion regarding the proposal and cost.

ON MOTION by Mr. Phelleps, seconded by Mr. Renfroe, with all in favor, the Board approved the District Engineer RFP with Alliant Engineering Inc.

Review and Consideration of Holiday Lights Proposal

Ms. Ripoll noted this is the same company as previously used. The quote is for an amount of \$4,440.00.

Mr. Kearney requested no ground lighting. It was noted Mr. Renfroe can do a walkthrough with the vendor.

It was noted that the guardhouse is a part of the POA. The POA uses the same vendor.

ON MOTION by Mr. Renfroe, seconded by Mr. Kearney, with all in favor, the Board approved the Holiday Lights Proposal, with no ground lighting and larger wreaths.

There was brief discussion regarding the wreaths.

Update on Pond Maintenance

Mr. Phelleps gave an update. He noted the new vendor was on site on June 4, 2026.

There is an issue with access to Pond 28-30. Mr. Phelleps requested the access easement for those ponds in order to notify the vendor. Mr. Renfroe will follow up.

Mr. Phelleps gave an overview of the weeds within the ponds.

Ms. Stola noted the golf course sprays herbicide around the ponds. Mr. Hebron will follow up.

Ratification of Payment Authorization Nos. 329-334

The Board reviewed the payment authorizations.

There was brief discussion regarding the website fees.

ON MOTION by Ms. Stola, seconded by Mr. Phelleps, with all in favor, the Board ratified Payment Authorization Nos. 329-334.

Review and Consideration of District Financials

The Board reviewed the District Financials through April 2026.

There was brief discussion regarding authorizing pond treatment outside of a meeting. It was noted any issues can be reported to District Management who will work with the Chair to get approval.

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

Staff Reports

District Counsel – Mr. Lewis will follow up with Ms. White regarding the agreement and will work on the new District Engineer's contract.

District Manager – Ms. Ripoll reminded the Board of the Form 1 deadline of July 1, which is completed online. The Board should have received email reminders.

Ms. Ripoll noted the next meeting is scheduled for August 10, 2026, and will include approval of the final budget.

Field Manager –

- **Work Order Spreadsheet**

Ms. Marshall noted there are no outstanding issues at this time.

Audience Comments and Supervisor Requests

Ms. Stola commented regarding the fence. Ms. Ripoll noted the last proposal, from Sterling, for the fence was in the amount of \$19,170.00.

There was discussion regarding the fence. It was noted the fence proposal did not include a gate. The CDD would be responsible for maintaining landscaping.

Mr. Kearney noted the hedges are going to be installed, by Schuyler, in that location next week, but it can be canceled. The cost of the hedges with barbed wire and pump is \$13,700.00.

There was brief discussion regarding the budget for funding this project.

ON MOTION by Mr. Phelleps, seconded by Ms. Stola, with Mr. Kearney opposed, and all others in favor, the Board authorized the cancellation of the hedge installation and approved the proposal from Sterling Specialties for the Aluminum Fence, with no gate, in the amount of \$19,170.00.

There was brief discussion regarding the landscaping of the pond that is on Amelia Concourse. It was noted Victory will need to take over maintenance once the fence is installed.

Ms. Stola will work with Ms. Marshall and the landscape vendor on a walkthrough. J.C. will represent the residents on the walkthrough. Ms. Stola will also contact Ms. Stanley.

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

SIXTH ORDER OF BUSINESS

Adjournment

Ms. Ripoll called for a motion to adjourn.

ON MOTION by Ms. Stola, seconded by Mr. Kearney, with all in favor, the June 8, 2026, Board of Supervisors' Meeting of the Amelia National CDD adjourned at 1:07 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

MINUTES OF MEETING

AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT WORKSHOP MEETING MINUTES

Monday, June 8, 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
Fred Phelleps	Assistant Secretary

Also present in person or via phone:

Venessa Ripoll	District Manager - PFM MS LLC	
Gazmin Kerr	PFM MS LLC	(via phone)
Jennifer Glasgow	District Accountant – PFM MS LLC	
Kiara Cuesta	District Accountant – PFM MS LLC	
Dan Lewis	District Counsel – Persson, Cohen, Mooney, Fernandez & Jackson, P.A.	
	(via phone)	
Jadiz Marshall	HOA – Leland Management, Inc.	

Various audience members in person

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 10:33 a.m. and roll call was initiated. Those in attendance are listed above.

Public Comment Period

Ms. Ripoll gave an overview of the public comment period process and workshop discussion.

SECOND ORDER OF BUSINESS

Discussion Matters

Discussion of the Fiscal Year 2027 Budget

A resident commented regarding the reserves and funds for the fence.

Mr. Kearney gave an overview of the reserves. It was noted that excess funds within the line items are put into reserves at the end of each fiscal year. Although allocated for certain projects, it can be moved to fund expenses as needed.

There was discussion regarding the fence proposal and cost.

Mr. Kearney gave an overview of the tax-roll assessment timeline. It was noted the District needs funds in the account for three months, until assessments start to come in.

A resident commented regarding CDD responsibility and the budget for future projects and infrastructure.

Mr. Hebron noted there are three CDD areas that would require fencing.

There was discussion regarding the annual budget versus a long-term budget. It was noted a long-term budget would be acquired under a reserve study. The CDD is not required to have a reserve study or reserves.

There was lengthy discussion regarding the ongoing maintenance and reserve study. It was noted the CDD is not responsible for the road, only the gutters on Wild Cherry.

A resident commented regarding the responsibility of the Developer. There was brief discussion regarding ICI Homes communication and their building techniques.

Mr. Kearney noted that when the bonds are paid off, the CDD can be disbanded, and the responsibilities can be rolled into the HOA.

Mr. Hebron recommended getting proposals for a reserve study. The estimate for the reserve study is \$5,000.00. Ms. Ripoll will follow up. Ms. Glasgow noted the Board can adopt a restricted reserve fund, which can always be reversed.

There was brief discussion regarding the back gate timeline. It was noted the CDD is not responsible for the landscaping in that area.

There was discussion regarding planting hedges versus fencing and vandalism.

A resident commented regarding the funds for fencing. It was noted the cost for hedges or fencing would come out of contingency, but is based on Board approval.

A resident commented regarding giving ICI Homes easements.

A resident commented regarding landscaping and irrigation issues. She noted she has approached Leland Management with the issues with no follow up.

A same resident also commented regarding the meeting announcements and noted they need to be communicated one week in advance for all residents.

Ms. Marshall gave an overview of her responsibilities for Leland Management. It was noted it would be more beneficial for a Board member to do walkthroughs with Leland Management.

There was brief discussion regarding landscaping.

It was noted any committee must be advertised and go through public notice requirements if there is a quorum of Board members involved. Ms. Ripoll noted there is volunteer insurance and any one who would like to participate can give their name to District Management.

There was brief discussion regarding forming a Committee versus having a volunteer involved. District Counsel noted a Board member, and resident can do a walkthrough with the landscaping vendor with no formal notice. Ms. Stola volunteered to be the Board liaison.

There was brief discussion regarding Board members responding to residents and communication from Leland Management.

It was noted there are two open Seats on the Board.

Mr. Hebron noted the first point of contact for residents is Leland Management.

Ms. Marshall gave an overview of the process to contact Leland Management. It was noted there is an emergency phone number listed on the website.

A resident commented regarding the drain buckets. It was noted this is a POA issue.

A resident recommended having future workshops.

There were no further comments at this time.

THIRD ORDER OF BUSINESS**Adjournment**

Ms. Ripoll adjourned the June 8, 2026, Workshop Meeting for the Amelia National Community Development District at 11:31 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



Amelia National Community Development District

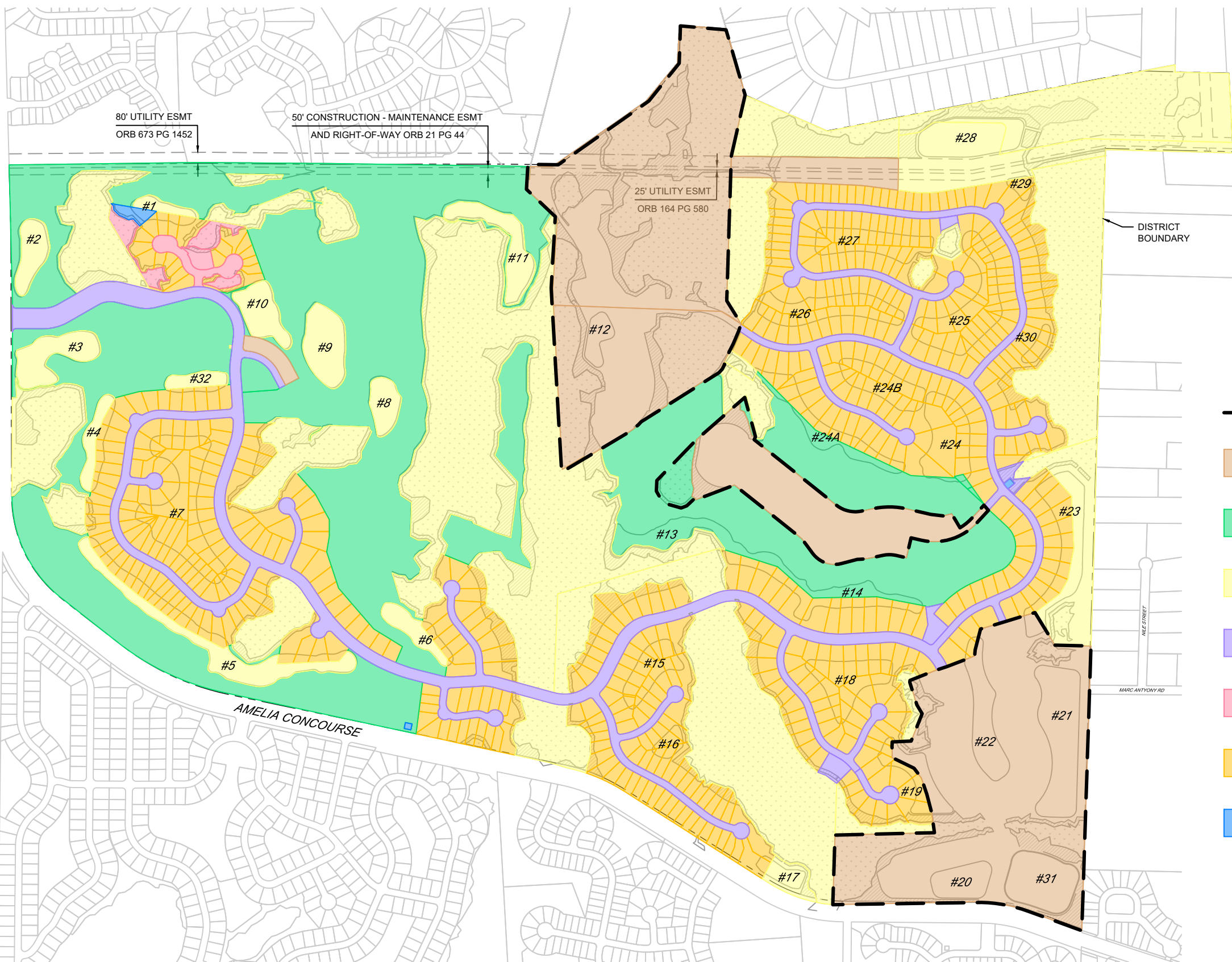
District Engineer: *Alliant*

Update of Pond 23 and Wild Cherry Project



Amelia National Community Development District

Discussion 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

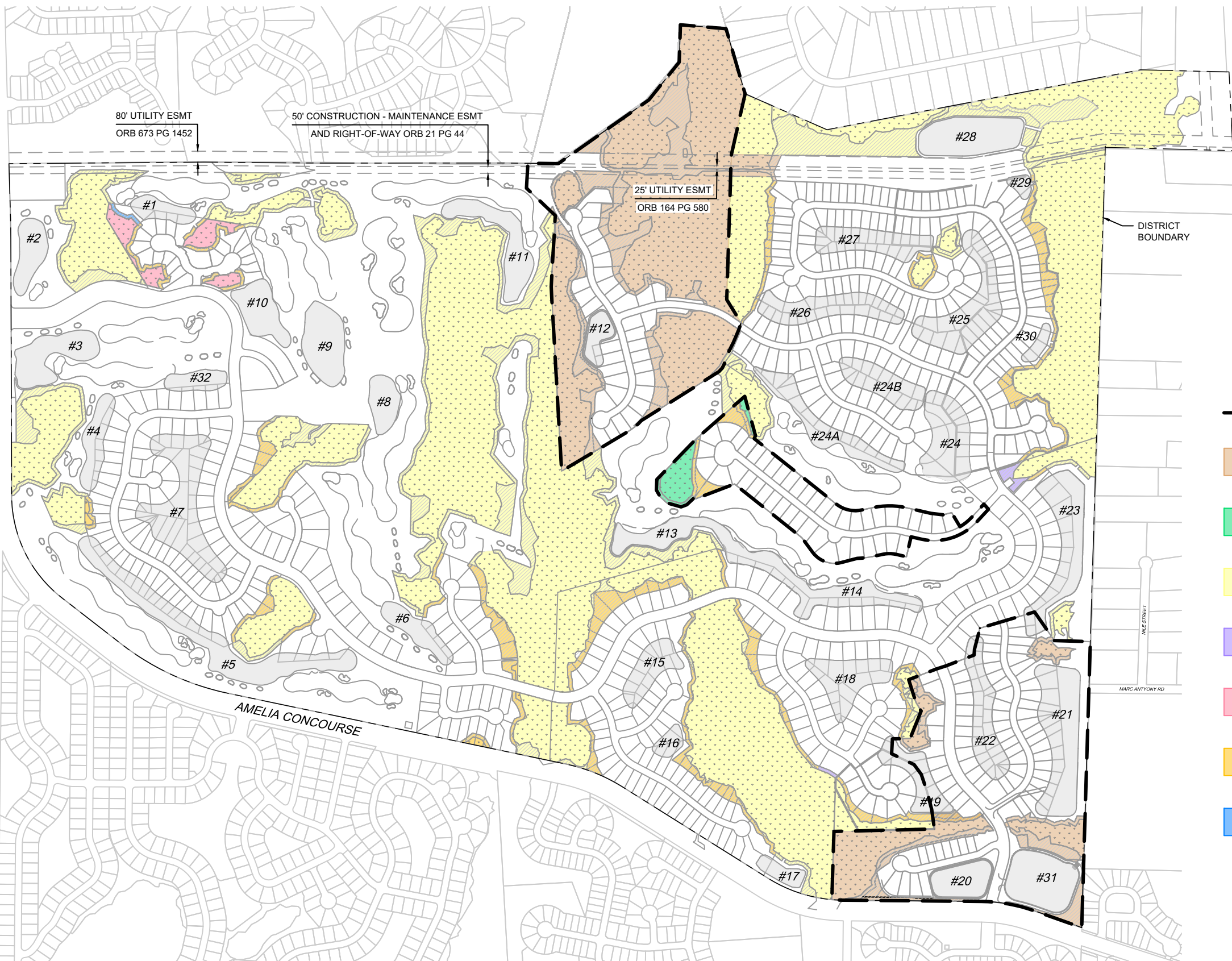
NASSAU COUNTY GIS OWNERSHIP PARCELS

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.



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LEGEND

- #14 STORMWATER POND ID
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- 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

Discussion about Front Entrance Maintenance Responsibility



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

Public Hearing on Adoption of Fiscal Year 2026/2027 Budget

**a. Consideration of Resolution 2026-05,
Relating to the Annual Appropriations &
Adopting the Budget for the Fiscal Year
Beginning October 1, 2026, and Ending
September 30, 2027**

RESOLUTION 2026-05
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Amelia National Community Development District (“**District**”) prior to June 15, 2026, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Amelia National Community Development District for the Fiscal Year Ending September 30, 2027.”

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

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

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

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

PASSED AND ADOPTED THIS 10th DAY OF AUGUST 2026.

ATTEST:

**AMELIA NATIONAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

Exhibit A
FY 2027 Budget



Amelia National CDD

Approved Proposed FY 2027 Budget

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



EXHIBIT A
Amelia National Community Development District

Approved Proposed Fiscal Year 2027 Annual Operational & Maintenance Budget

	Actual Through 6/30/26	Anticipated July-Sep.	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Approved Proposed Budget
Revenues					
On Roll Assessments	\$ 244,682.06	-	\$ 244,682.06	\$ 243,528.62	\$ 243,528.62
Off Roll Assessments	62,063.93	10,952.45	73,016.38	73,016.38	73,016.38
Interest Income	9,940.67	-	9,940.67	-	-
Net Revenues	\$ 316,686.66	\$ 10,952.45	\$ 327,639.11	\$ 316,545.00	\$ 316,545.00
Expenditures					
Supervisor Fees	\$ 5,200.00	\$ 800.00	\$ 6,000.00	\$ 7,000.00	\$ 7,000.00
Public Official Insurance	4,458.00	-	4,458.00	3,830.00	4,819.00
Trustee Fees	8,189.01	-	8,189.01	8,296.76	8,296.76
District Management Fees	28,575.00	9,525.00	38,100.00	38,100.00	40,100.00
Field Management Fees	8,325.00	2,775.00	11,100.00	11,100.00	11,100.00
District Engineer	11,523.95	-	11,523.95	5,000.00	8,000.00
District Engineer - Reserves	-	2,000.00	2,000.00	2,000.00	2,000.00
Engineering Inspections - Reserves	-	5,000.00	5,000.00	5,000.00	5,000.00
Disclosure Agent	2,500.00	2,500.00	5,000.00	5,000.00	5,000.00
Property Appraiser Fee	6,248.00	-	6,248.00	6,500.00	6,500.00
District Counsel	16,209.00	11,577.86	27,786.86	4,000.00	8,000.00
Assessment Administration	7,500.00	-	7,500.00	7,500.00	7,500.00
Re-amortization Schedule	-	500.00	500.00	500.00	500.00
Audit Fees	4,800.00	-	4,800.00	4,800.00	5,000.00
Arbitrage	2,750.00	-	2,750.00	1,000.00	1,000.00
Tax Document Preparation Fee	42.10	-	42.10	48.00	48.00
Legal Advertising	1,108.50	198.00	1,306.50	1,000.00	1,000.00
Bank Fees	-	-	-	100.00	100.00
Contingency/Miscellaneous	22,855.79	5,425.21	28,281.00	28,281.00	36,190.24
Website Maintenance	1,725.00	975.00	2,700.00	2,700.00	2,700.00
Office Misc (Phone/Postage/Copies/Supplies)	618.90	103.15	722.05	750.00	800.00
Dues, Licenses & Fees	175.00	-	175.00	175.00	175.00
Electric	4,084.01	2,917.15	7,001.16	10,000.00	8,000.00
Wetlands Water Table Management	5,475.00	2,125.00	7,600.00	5,100.00	5,100.00
General Insurance	4,687.00	-	4,687.00	4,978.20	5,156.00
Crime Insurance	-	-	-	500.00	500.00
Repairs & Maintenance - Entry	-	-	-	5,000.00	5,000.00
Repairs & Maintenance - Irrigation/wetland tr	3,457.00	1,728.50	5,185.50	8,000.00	8,000.00
Lake Maintenance	22,300.00	10,000.00	32,300.00	38,500.00	34,860.00
Landscape Maintenance	22,410.85	31,375.19	53,786.04	53,786.04	60,000.00
Landscape Improvement	-	-	-	4,000.00	4,000.00
Lake Improvements, Aerator Repairs and Ma	1,750.00	-	1,750.00	4,000.00	6,100.00
Lake Treatment	-	-	-	5,000.00	14,000.00
Entry Decorations	4,440.00	-	4,440.00	5,000.00	5,000.00
Lake Improvements/Aerators New	-	20,000.00	20,000.00	30,000.00	-
Operating & Maintenance Expenditures	\$ 201,407.11	\$ 109,525.06	\$ 310,932.17	\$ 316,545.00	\$ 316,545.00
Net Income (Loss)	\$ 115,279.55	\$ (98,572.61)	\$ 16,706.94	\$ -	\$ -



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

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



Amelia National CDD Fiscal Year 2027

Budget Item Description

Revenues:

On-Roll Assessments

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

Off-Roll Assessments

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

Expenditures:

Supervisor Fees

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

Public Official Insurance

Supervisors’ and Officers’ liability insurance.

Trustee Fees

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

District Management Fees

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

Field Management Fees

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



Amelia National CDD Fiscal Year 2027

District Engineer

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

District Engineer - Reserves

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

Engineering Inspections - Reserves

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

Disclosure Agent

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

Property Appraiser Fee

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

District Counsel

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

Assessment Administration

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

Re-amortization Schedules

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



Amelia National CDD Fiscal Year 2027

Audit Fees

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

Arbitrage

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

Tax Document Preparation Fee

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

Legal Advertising

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

Bank Fees

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

Contingency/Miscellaneous

Other expenses incurred throughout the year.

Website Maintenance

Website maintenance fee.

Office Miscellaneous

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

Dues, Licenses & Fees

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

Electric

The fountain pump and entrance require electricity to operate effectively.

Wetlands Water Table Management

Beaver trapping.



Amelia National CDD Fiscal Year 2027

General Insurance

General liability insurance.

Repair & Maintenance-Entry

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

Repair & Maintenance – Irrigation/wetland/tree maintenance

Inspection and repair of irrigation system, wetlands and trees.

Lake Maintenance

Maintenance of lakes owned by District.

Landscape Maintenance

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

Landscape Improvements

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

Lake Improvements Repairs and Maintenance

Maintenance and repairs of the aeration system in lakes.

Entry Decorations

District decorations for the holidays.

Lake Improvements/Aerators New

Installation of new aerators.



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

"Exhibit B"

<u>Description</u>	<u>Proposed FY 2027 Budget</u>
<u>Revenues:</u>	
Special Assessments 2021A	\$276,919.00
Special Assessments 2006A	\$397,716
Total Revenues	<u>\$674,635</u>
<u>Expenditures:</u>	
Series 2021A - Interest 11/1/26	\$22,743
Series 2021A - Interest 5/1/27	\$22,743
Series 2021A - Principal 5/1/27	\$211,000
Series 2006A - Interest 11/1/26	\$72,563
Series 2006A - Interest 5/1/27	\$72,563
Series 2006A - Principal 5/1/27	\$185,000
Total Expenditures	<u>\$586,611</u>
Excess Revenues / (Expenditures)	<u>\$88,023</u>
11/1/27 Interest Series 2021A	\$20,432.70
11/1/27 Interest Series 2006A	\$67,590.63
Total	<u>\$88,023.33</u>



Amelia National Community Development District

Public Hearing on the Imposition of Operation and Maintenance Assessments

a. Consideration of Resolution 2026-06, Imposing Operating and Maintenance Assessments and Certifying an Assessment Roll

RESOLUTION 2026-06
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Amelia National Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Nassau County, Florida ("**County**"); and

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

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

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

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

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

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

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

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

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments,**" and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

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

PASSED AND ADOPTED THIS 10TH DAY OF AUGUST, 2026.

ATTEST:

**AMELIA NATIONAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

Exhibit A
Adopted Budget



Amelia National CDD

Approved Proposed FY 2027 Budget

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



EXHIBIT A
Amelia National Community Development District

Approved Proposed Fiscal Year 2027 Annual Operational & Maintenance Budget

	Actual Through 6/30/26	Anticipated July-Sep.	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Approved Proposed Budget
Revenues					
On Roll Assessments	\$ 244,682.06	-	\$ 244,682.06	\$ 243,528.62	\$ 243,528.62
Off Roll Assessments	62,063.93	10,952.45	73,016.38	73,016.38	73,016.38
Interest Income	9,940.67	-	9,940.67	-	-
Net Revenues	\$ 316,686.66	\$ 10,952.45	\$ 327,639.11	\$ 316,545.00	\$ 316,545.00
Expenditures					
Supervisor Fees	\$ 5,200.00	\$ 800.00	\$ 6,000.00	\$ 7,000.00	\$ 7,000.00
Public Official Insurance	4,458.00	-	4,458.00	3,830.00	4,819.00
Trustee Fees	8,189.01	-	8,189.01	8,296.76	8,296.76
District Management Fees	28,575.00	9,525.00	38,100.00	38,100.00	40,100.00
Field Management Fees	8,325.00	2,775.00	11,100.00	11,100.00	11,100.00
District Engineer	11,523.95	-	11,523.95	5,000.00	8,000.00
District Engineer - Reserves	-	2,000.00	2,000.00	2,000.00	2,000.00
Engineering Inspections - Reserves	-	5,000.00	5,000.00	5,000.00	5,000.00
Disclosure Agent	2,500.00	2,500.00	5,000.00	5,000.00	5,000.00
Property Appraiser Fee	6,248.00	-	6,248.00	6,500.00	6,500.00
District Counsel	16,209.00	11,577.86	27,786.86	4,000.00	8,000.00
Assessment Administration	7,500.00	-	7,500.00	7,500.00	7,500.00
Re-amortization Schedule	-	500.00	500.00	500.00	500.00
Audit Fees	4,800.00	-	4,800.00	4,800.00	5,000.00
Arbitrage	2,750.00	-	2,750.00	1,000.00	1,000.00
Tax Document Preparation Fee	42.10	-	42.10	48.00	48.00
Legal Advertising	1,108.50	198.00	1,306.50	1,000.00	1,000.00
Bank Fees	-	-	-	100.00	100.00
Contingency/Miscellaneous	22,855.79	5,425.21	28,281.00	28,281.00	36,190.24
Website Maintenance	1,725.00	975.00	2,700.00	2,700.00	2,700.00
Office Misc (Phone/Postage/Copies/Supplies)	618.90	103.15	722.05	750.00	800.00
Dues, Licenses & Fees	175.00	-	175.00	175.00	175.00
Electric	4,084.01	2,917.15	7,001.16	10,000.00	8,000.00
Wetlands Water Table Management	5,475.00	2,125.00	7,600.00	5,100.00	5,100.00
General Insurance	4,687.00	-	4,687.00	4,978.20	5,156.00
Crime Insurance	-	-	-	500.00	500.00
Repairs & Maintenance - Entry	-	-	-	5,000.00	5,000.00
Repairs & Maintenance - Irrigation/wetland tr	3,457.00	1,728.50	5,185.50	8,000.00	8,000.00
Lake Maintenance	22,300.00	10,000.00	32,300.00	38,500.00	34,860.00
Landscape Maintenance	22,410.85	31,375.19	53,786.04	53,786.04	60,000.00
Landscape Improvement	-	-	-	4,000.00	4,000.00
Lake Improvements, Aerator Repairs and Ma	1,750.00	-	1,750.00	4,000.00	6,100.00
Lake Treatment	-	-	-	5,000.00	14,000.00
Entry Decorations	4,440.00	-	4,440.00	5,000.00	5,000.00
Lake Improvements/Aerators New	-	20,000.00	20,000.00	30,000.00	-
Operating & Maintenance Expenditures	\$ 201,407.11	\$ 109,525.06	\$ 310,932.17	\$ 316,545.00	\$ 316,545.00
Net Income (Loss)	\$ 115,279.55	\$ (98,572.61)	\$ 16,706.94	\$ -	\$ -

Exhibit B
Assessment Roll



Amelia National CDD				
Fiscal Year 2027 Assessment Roll				
Parcel ID	Series 2021	Series 2006	O&M	Total Assessments
26-2N-28-006A-0001-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0002-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0003-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0004-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0005-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0006-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0007-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0008-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0009-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0010-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0011-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0012-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0013-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0014-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0015-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0016-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0017-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0018-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0019-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0020-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0021-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0022-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0023-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0024-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0025-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0026-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0027-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0028-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0029-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0030-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0031-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0032-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0033-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0034-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0035-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0036-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0037-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0038-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0039-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0040-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0041-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13



Amelia National CDD				
Fiscal Year 2027 Assessment Roll				
Parcel ID	Series 2021	Series 2006	O&M	Total Assessments
26-2N-28-006A-0042-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0043-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0044-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0045-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0046-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0047-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0048-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0049-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0050-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0051-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0052-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0053-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0054-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0055-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0056-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0057-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0058-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0059-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0060-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0061-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0062-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0063-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0064-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0065-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0066-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0067-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0068-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0069-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0070-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0071-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0072-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0073-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0074-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0075-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0076-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0077-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0078-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0079-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0080-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0081-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0082-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13



Amelia National CDD				
Fiscal Year 2027 Assessment Roll				
Parcel ID	Series 2021	Series 2006	O&M	Total Assessments
26-2N-28-006A-0083-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0084-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0085-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0086-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0087-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0088-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0089-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0090-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0091-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0092-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0093-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0094-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0095-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0096-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0097-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0098-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0099-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-00G1-0000	\$ 14,663.74	\$ -	\$ 449.00	\$ 15,112.74
26-2N-28-006A-0100-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0101-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0102-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0103-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0104-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0105-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0106-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0107-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0108-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0109-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0110-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0111-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0112-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0113-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0114-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0115-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0116-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0117-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0118-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0119-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0120-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0121-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0122-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13



Amelia National CDD				
Fiscal Year 2027 Assessment Roll				
Parcel ID	Series 2021	Series 2006	O&M	Total Assessments
26-2N-28-006A-0123-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0124-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0125-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0126-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0127-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0128-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0129-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0130-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0131-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0132-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0133-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0134-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0135-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0136-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0137-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0138-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0139-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0140-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0141-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0142-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0143-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0144-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0145-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0146-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0147-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0148-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0149-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0150-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0151-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0152-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0153-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0154-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0155-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0156-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0157-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0158-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0159-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0180-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0181-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0182-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0183-0000	\$ -	\$ -	\$ 449.00	\$ 449.00



Amelia National CDD				
Fiscal Year 2027 Assessment Roll				
Parcel ID	Series 2021	Series 2006	O&M	Total Assessments
26-2N-28-006A-0184-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0185-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0186-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0187-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0188-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0189-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0190-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0191-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0192-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0193-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0194-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0195-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0196-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0197-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0198-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0199-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0201-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0202-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0203-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0204-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0205-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0206-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0207-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0208-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0209-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0210-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0211-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0212-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0213-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0214-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0215-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0216-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0217-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0218-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0219-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0220-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0221-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0222-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0223-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0224-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0225-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13



Amelia National CDD				
Fiscal Year 2027 Assessment Roll				
Parcel ID	Series 2021	Series 2006	O&M	Total Assessments
26-2N-28-006A-0226-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0227-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0228-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0229-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0230-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0231-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0232-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0233-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0234-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0235-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0236-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0237-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0238-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0239-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0240-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0241-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0242-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0243-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0244-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0245-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0246-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0247-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0248-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0249-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0250-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0251-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0252-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0253-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0254-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0255-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0256-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0257-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0258-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0259-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0260-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0261-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0262-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0263-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0264-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0265-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0266-0000	\$ -	\$ -	\$ 449.00	\$ 449.00



Amelia National CDD				
Fiscal Year 2027 Assessment Roll				
Parcel ID	Series 2021	Series 2006	O&M	Total Assessments
26-2N-28-006A-0267-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0268-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0269-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0270-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0271-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0272-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0273-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0274-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0275-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0276-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0277-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0278-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0279-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0280-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0281-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0282-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0283-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0284-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0285-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0286-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0287-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0288-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0289-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0290-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0291-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0292-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0293-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0294-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0295-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0296-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0297-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0298-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0299-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0300-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0301-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0302-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0303-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0304-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0305-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0306-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0307-0000	\$ -	\$ -	\$ 449.00	\$ 449.00



Amelia National CDD				
Fiscal Year 2027 Assessment Roll				
Parcel ID	Series 2021	Series 2006	O&M	Total Assessments
26-2N-28-006A-0308-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0309-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0310-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0311-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0312-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0313-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0314-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0315-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0316-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0317-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0318-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0319-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0320-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0321-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0322-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0323-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0324-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0325-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0326-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0327-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0328-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0329-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0330-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0331-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0332-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0333-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0334-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0335-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0336-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0337-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0338-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0339-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0340-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0341-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0342-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0343-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0344-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0345-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0346-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0347-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0348-0000	\$ -	\$ -	\$ 449.00	\$ 449.00



Amelia National CDD				
Fiscal Year 2027 Assessment Roll				
Parcel ID	Series 2021	Series 2006	O&M	Total Assessments
26-2N-28-006A-0349-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-006A-0350-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-006A-0351-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-168P-0001-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-168P-0002-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-168P-0003-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-168P-0004-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-168P-0005-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-168P-0006-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-168P-0007-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-168P-0008-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-168P-0009-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-168P-0010-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-168P-0011-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-168P-0012-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-168P-0013-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-168P-0014-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-168P-0015-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-168P-0016-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-168P-0017-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-168P-0018-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
26-2N-28-168P-0019-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
26-2N-28-168P-0020-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0199-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0200-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0201-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0202-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0203-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0204-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0205-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0206-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0207-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0208-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0209-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0352-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0353-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0354-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0355-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0356-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0357-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0358-0000	\$ -	\$ -	\$ 449.00	\$ 449.00



Amelia National CDD				
Fiscal Year 2027 Assessment Roll				
Parcel ID	Series 2021	Series 2006	O&M	Total Assessments
27-2N-28-006C-0359-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0360-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0361-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0362-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0363-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0364-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0365-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0366-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0367-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0368-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0369-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0370-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0371-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0372-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0373-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0374-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0375-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0376-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0377-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0378-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0379-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0380-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0381-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0382-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0383-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0384-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0385-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0386-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0387-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0388-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0389-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0390-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0391-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0392-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0393-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0394-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0395-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0396-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0397-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0398-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0399-0000	\$ -	\$ -	\$ 449.00	\$ 449.00



Amelia National CDD				
Fiscal Year 2027 Assessment Roll				
Parcel ID	Series 2021	Series 2006	O&M	Total Assessments
27-2N-28-006C-0400-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0401-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0402-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0403-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0404-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0405-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0406-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0407-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0408-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0409-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0410-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0411-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0412-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0413-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0414-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0415-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0416-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0417-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0418-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0419-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0420-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0421-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0422-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0423-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0424-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0425-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0426-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0427-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0428-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0429-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0430-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0431-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0432-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0433-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0434-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0435-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0436-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0437-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0438-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0439-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0440-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13



Amelia National CDD				
Fiscal Year 2027 Assessment Roll				
Parcel ID	Series 2021	Series 2006	O&M	Total Assessments
27-2N-28-006C-0441-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0442-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0443-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0444-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0445-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0446-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0447-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0448-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0449-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0450-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0451-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0452-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0453-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0454-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0455-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0456-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0457-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0458-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0459-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0460-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0461-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0462-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0463-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0464-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0465-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0466-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0467-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0468-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0469-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0470-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0471-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0472-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0473-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0474-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0475-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0476-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0477-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0478-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0479-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0480-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13
27-2N-28-006C-0481-0000	\$ 933.13	\$ -	\$ 449.00	\$ 1,382.13



Amelia National CDD				
Fiscal Year 2027 Assessment Roll				
Parcel ID	Series 2021	Series 2006	O&M	Total Assessments
27-2N-28-006C-0482-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0483-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0484-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0485-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0486-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0487-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0488-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0489-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0490-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0491-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0492-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0493-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0494-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0495-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0496-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0497-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0498-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0499-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0500-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0501-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0502-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0503-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0504-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0505-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0506-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0507-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0508-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0509-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0510-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0511-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0512-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0513-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0514-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0515-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0516-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0517-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0518-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0519-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0520-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0521-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0522-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13



Amelia National CDD				
Fiscal Year 2027 Assessment Roll				
Parcel ID	Series 2021	Series 2006	O&M	Total Assessments
27-2N-28-006C-0523-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0524-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0525-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0526-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0527-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0528-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0529-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0530-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0531-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0532-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0533-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0534-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0535-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0536-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0537-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0538-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0539-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0540-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0541-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0542-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0543-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0544-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0545-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0546-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0547-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0548-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0549-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0550-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0551-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0552-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0553-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0554-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0555-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0556-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0557-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0558-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0559-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0560-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
27-2N-28-006C-0561-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0562-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0563-0000	\$ -	\$ -	\$ 449.00	\$ 449.00



Amelia National CDD				
Fiscal Year 2027 Assessment Roll				
Parcel ID	Series 2021	Series 2006	O&M	Total Assessments
27-2N-28-006C-0564-0000	\$ -	\$ 1,448.13	\$ 449.00	\$ 1,897.13
27-2N-28-006C-0565-0000	\$ -	\$ -	\$ 449.00	\$ 449.00
	\$ -	\$ -	\$ 449.00	\$ 449.00
	\$ 263,809.45	\$ 95,576.58	\$ 259,073.00	\$ 618,459.03
	\$ 15,828.57	\$ 5,734.59	\$ 15,544.38	\$ 37,107.54
	\$ 247,980.88	\$ 89,841.99	\$ 243,528.62	\$ 581,351.49



Amelia National Community Development District

**Consideration of Resolution 2026-07,
Adopting the Annual Meeting Schedule and
Workshop Schedule for Fiscal Year 2026-
2027**

RESOLUTION 2026-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE AMELIA NATIONAL DISTRICT ADOPTING THE
ANNUAL MEETING SCHEDULE FOR FISCAL YEAR
2026-2027**

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

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

WHEREAS, the Board has proposed the Fiscal Year 2026-2027 annual meeting schedule as attached in **Exhibit A & B**;

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

1. The Fiscal Year 2026-2027 annual public meeting schedule attached hereto and incorporated by reference herein as **Exhibit A & B** is hereby approved and will be published in accordance with the requirements of Florida law.

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

PASSED AND ADOPTED THIS 10th DAY OF AUGUST 2026.

ATTEST:

AMELIA NATIONAL DISTRICT

Secretary/Assistant Secretary

President/Vice President

EXHIBIT "A"

**BOARD OF SUPERVISORS MEETING DATES
AMELIA NATIONAL DISTRICT
FISCAL YEAR 2026-2027
Board of Supervisors Meeting**

Monday, November 9, 2026
Monday, January 11, 2027
Monday, March 8, 2027
Monday, May 10, 2027
Monday, July 12, 2027
Monday, September 14, 2027

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

EXHIBIT “B”

**BOARD OF SUPERVISORS MEETING DATES
AMELIA NATIONAL DISTRICT
FISCAL YEAR 2026-2027
Workshop Meetings**

Monday, November 9, 2026
Monday, January 11, 2027
Monday, March 8, 2027

All meetings will convene at 10:30 a.m. prior the Board of Directors Meeting at 95211
Clubhouse Road, Fernandina Beach FL 32034

EXHIBIT "A"

**BOARD OF SUPERVISORS MEETING DATES
AMELIA NATIONAL DISTRICT
FISCAL YEAR 2026-2027
Board of Supervisors Meeting**

Monday, _____, 2026

Monday, _____, 2027

Monday, _____, 2027

Monday, _____, 2027

Monday, _____, 2027

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

EXHIBIT "B"

**BOARD OF SUPERVISORS MEETING DATES
AMELIA NATIONAL DISTRICT
FISCAL YEAR 2026-2027
Workshop Meetings**

Monday, _____, 2026

Monday, _____, 2027

Monday, _____, 2027

All meetings will convene at 10:30 a.m. prior the Board of Directors Meeting at 95211
Clubhouse Road, Fernandina Beach FL 32034



Amelia National Community Development District

**Review and Consideration of Reserve Study
Proposal By: *Reserve Advisors***

Property Wellness Reserve Study Program Proposal Level I Reserve Study

*Kejsi Shuaipi, Account Manager
(954) 620-0908*

kejsi.shuaipi@reserveadvisors.com

Amelia National Community Development District
Fernandina Beach, Florida



Reserve Advisors

Your Property Wellness Consultants



Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.



A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.



Threshold Funding Strategy

The most stable and equitable approach to funding reserves, this strategy aggregates all future expenditures and calculates annual reserve contributions such that the reserve balance never falls below a minimum threshold.

Helping Communities Thrive for Over 30 Years

With a team of 60+ engineers whose engineering backgrounds include civil, structural, mechanical, and more, we have over 350 years of combined experience conducting reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry, and we pride ourselves on delivering unbiased recommendations that give communities the plans they need to ensure the future well-being of the property.

37,000+

RESERVE STUDIES CONDUCTED

19,000+

ASSOCIATIONS SERVED

3,950,000+

RESIDENTS SERVED

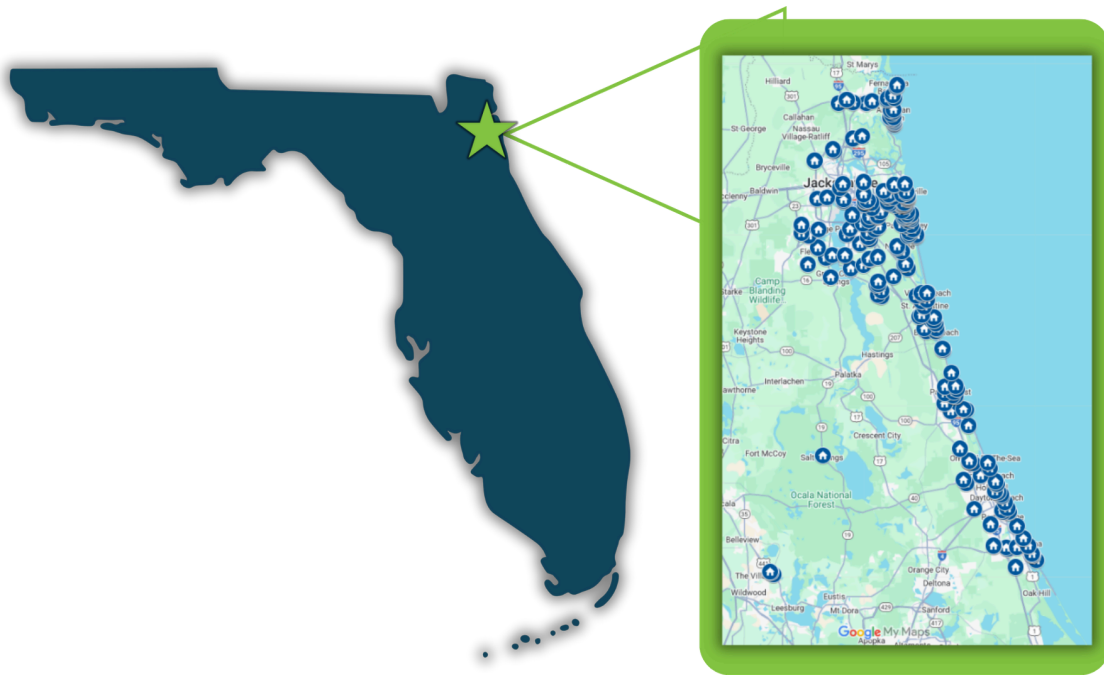
Industry Leadership

We were instrumental in pioneering the Community Association Institute's (CAI) Reserve Study Standards, and were influential in revising these standards in 2023 through our participation in an industry task force. This diverse group included reserve specialists, professional managers, community board members, attorneys, and accountants. Additionally, we continue to shape best practices in the field through active involvement with the Foundation for Community Association Research (FCAR), including chairing the Reserve Study Best Practices Report.

As a national member of CAI, we are actively involved in over 30 chapters nationwide, regularly supporting the organization's members through structured education, speaking engagements, and publications for managers and board members. Our leadership team members, Michelle Baldry and Matt Kuisle, are board members of FCAR and CAI, respectively. In addition to complying with legislative requirements specific to reserve studies, we are compliant with and/or accredited by:

- Association of Professional Reserve Analysts (APRA)
- Community Associations Institute (CAI)
- American Institute of Certified Public Accountants (AICPA)

Your Trusted Neighborhood Partner



Hear What Our Clients Say



"This is our second reserve study (update) with Reserve Advisors. They are professional and very thorough. They helped the Association get on track with reserves and to develop a plan that covers the state mandated SIRS with realistic costs. We plan to continue to use them in future studies."

Lisa Duritsch, Board President

The Beacon on 3rd Street Condominium Association, Inc.



"I greatly appreciated Reserve Advisors' level of engagement with our HOA officers throughout the entire process from our initial meeting, through their site visit and the publication of our study. Fred was very thorough and detailed and he addressed all our concerns and issues as well as presented solid, realistic, and executable recommendations."

James Holland, Vice President & Treasurer

Fallstone of Alexandria Homeowners Association

Level I Full Reserve Study



	LEVEL I	LEVEL II	LEVEL III
	FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
		RESERVE STUDY PROCESS	
ONSITE VISUAL INSPECTION	✓	✓	
PRE-INSPECTION MEETING	✓	✓	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed/Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION/COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
		KEY DELIVERABLES	
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	✓	✓	✓
PRIORITIZED LIST OF CAPITAL EXPENDITURES	✓	✓	✓
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	✓	✓	✓
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	✓	✓	
INCLUSION OF LONG-LIVED ASSETS	✓	✓	✓
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	✓	✓	✓
SUPPORT WITH IMPLEMENTATION OF REPORT	✓	✓	✓
COMPLIMENTARY REPORT REVISION	✓	✓	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	✓	✓	✓
	★ RECOMMENDED SERVICE LEVEL		

We are proposing a Level I Full Reserve Study. This service involves developing a component list and quantification of each item - a crucial aspect often overlooked by unqualified providers. This service is suitable for communities that have never undergone a reserve study, as well as those contemplating a change in reserve study providers. Conducting a Level I Reserve Study allows us to not only verify the accuracy of the component inventory and related quantities/measurements with certainty - the foundation of any reserve study - but to also present capital planning recommendations with unwavering confidence.

Property Wellness Reserve Study Program

Reserve Advisors will perform a Level I Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

Physical Analysis: The reserve study consultant will develop a detailed list of reserve components, also known as a component inventory, and related quantities for each. We will complete a condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. Life and cost estimates will be performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

Amelia National Community Development District comprises 750 homes. We've identified and will include the following reserve components:

Streets and Curbs, Access Drives, Parking Areas, and/or Driveways, Irrigation System, Landscaping, Signage, Sidewalks, Walking Paths, Pond(s), and other property specifically identified that you'd like us to include.

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.



Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30 years on one easy-to-read spreadsheet.

[View Example](#)

Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

[View Example](#)

Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

[View Example](#)

Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

[View Example](#)

Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

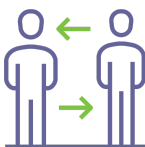
For Confidence in All Decisions



Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive capital planning solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.

Your property is your biggest investment. **Here's why we're the right partner to protect it.**



Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your experience exceeds expectations.



Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.



RA is comprised of a highly professional team with the depth of knowledge, access to extensive research resources, and sensitive interpersonal skills needed to collaborate with our community group comprised of board members and ad-hoc committee members to produce a detailed and relevant reserve study vital to keeping our community in a strong fiscal position as we plan for the future. Our engineer did an excellent job preparing the community for the site visit, listening to and incorporating information shared by our stakeholders, and leading them through a virtual meeting review of the completed study, answering questions and noting tweaks needed to finalize the reserve study for the community.

Ellen C. | Treasurer



The Time to Protect Your Property's Long-Term Health is Now

To Start Your Property Wellness Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
Reserve Study (Level I)	\$4,350.00
Your Reserve Study Includes: • Pre-project Collaboration: Meeting with management and the board on community priorities and goals. • Unlimited Virtual Support: Free Study Presentation after report delivery. Available for the lifetime of your community. • Excel Financial Management Tool: Fully editable spreadsheet to run scenarios & track actual expenditures. • Preventative Maintenance Guidance: Clear maintenance schedules and practical steps your team can implement right away. • Revision Period: One complimentary update within 6 months of delivery. • Dedicated Expertise: Your community is supported by a full-time Reserve Advisors engineer, backed by our quality assurance team to ensure accuracy and peace of mind.	
We will collaborate with you to complete the CDD's first professional reserve study, providing an independent, formal funding plan to support long-term budgeting and capital planning. With no prior study on record, a key pain point is establishing a clear baseline of the CDD-maintained assets, their current condition, and realistic repair/replacement costs. This study will confirm the component inventory, develop useful lives and cost projections using today's pricing, and provide a practical funding roadmap the Board can rely on.	

Total **\$4,350.00**

2. Sign below

Signature: _____

Title: _____

Name: _____

Date: _____

For: Amelia National Community Development

Ref: 232886

District

3. Pay 50% retainer. An invoice will be emailed to you upon project authorization.

Mailing Address
Reserve Advisors, LLC
PO Box 88955
Milwaukee, WI 53288-8926

ACH
Send Remittances to 'accounting@reserveadvisors.com' at time of payment
Checking Account Number: 151391168
Routing Number: 075905787
Financial Institution: First Business Bank
17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 7/9/2026, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Professional Service Conditions

Our Services - Reserve Advisors, LLC ("RA" or "us" or "we") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies or energy benchmarking services without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous - Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

RA may have a financial interest in, or business relationships with, management companies, service providers, or other third parties that have or in the future may have a business relationship with you. Further, RA may from time to time receive and/or provide compensation, referral fees, discounts, or other remuneration from or to management companies or other third parties in connection with client referrals or other business arrangements, including this engagement. The foregoing is intended to satisfy any disclosure requirements under applicable certifications, standards, or codes of ethics.

29247750.6



Amelia National Community Development District

**Discussion of Board Approval to move
Accounts from Wells Fargo to Valley Bank**

From: [Kiara Cuesta](#)
To: [Venessa Ripoll](#)
Cc: [Gazmin Kerr](#)
Subject: FW: State Board of Administration
Date: Tuesday, June 9, 2026 4:24:34 PM
Attachments: [image001.png](#)

Hi Venessa,

Board approval will be required before we can transfer the funds from SBA to their checking account. Please keep me informed once that has been obtained and I will move forward with the process.

Best,

Kiara Cuesta
District Accountant
PFM Management Services LLC
407.723.5900 – main number (direct phone/text 407.723.5929)
<https://pfmmanagement.com/>
3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817
cuestak@pfm.com

From: Jennifer Glasgow <glasgowj@pfm.com>
Sent: Tuesday, June 9, 2026 3:38 PM
To: Amanda Lane <lanea@pfm.com>; Kiara Cuesta <cuestak@pfm.com>
Subject: RE: State Board of Administration

Kiara,
Please be sure to get with Venessa on this before you do anything. It will need board approval.

Jennifer Glasgow
Director, District Accounting

PFM Management Services LLC
407.723.5900 – main number (**direct phone/text 407.723.5931**) // (cell/calls only) **407.608.2729**
3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817
GlasgowJ@pfm.com
<https://pfmmanagement.com/>

[Book time with Jennifer Glasgow](#)

From: Amanda Lane <lanea@pfm.com>
Sent: Tuesday, June 9, 2026 3:37 PM
To: Kiara Cuesta <cuestak@pfm.com>
Cc: Jennifer Glasgow <glasgowj@pfm.com>
Subject: RE: State Board of Administration

Kiara,

The wire instructions associated with Amelia through SBA are:

Banking Wiring Instructions

Beneficiary Bank Name	WELLS FARGO BANK, NA	ABA/Routing Number	121000248
Beneficiary Bank Account Name	AMELIA NATIONAL CDD	Account Number	*****3961

Since we no longer bank any of our districts with Wells Fargo, please send me the bank name, routing number, and account number for where you want the funds sent.

Jen G. and I are authorized persons to withdraw funds and when I change the wire information, SBA will reach out (probably to Jen) to confirm that information.

Once it's been updated, I can initiate a wire transfer out.

Amanda Lane
Senior District Accountant and Training Supervisor

PFM Management Services LLC
LaneA@pfm.com
phone 407.723.5900 (direct phone/text 407.723.5925) (mobile (calls only) 321.474.1468) | fax 407.723.5901
3501 Quadrangle Blvd., Ste. 270 | Orlando, FL 32817
<https://pfmmanagement.com/>

From: Kiara Cuesta <cuestak@pfm.com>
Sent: Tuesday, June 9, 2026 3:03 PM
To: Amanda Lane <lanea@pfm.com>
Subject: FW: State Board of Administration

Hi Amanda,

As the admin for SBA, would you be able to point me in the right direction for getting a balance transferred to Amelia's checking account?

Best,

Kiara Cuesta
District Accountant
PFM Management Services LLC
407.723.5900 – main number (direct phone/text 407.723.5929)
<https://pfmmanagement.com/>
3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817
cuestak@pfm.com

From: Jennifer Glasgow <glasgowj@pfm.com>
Sent: Monday, June 8, 2026 1:09 PM
To: Kiara Cuesta <cuestak@pfm.com>
Subject: State Board of Administration

Hi Kiara,
Please figure out how to reach out to the SBA and find out how we can access the funds to get them transferred to the checking account since we earn more interest that way. Then we can get board approval to transfer the funds and close that account. I know we have this account for a number of your districts but I believe Amelia is the only one where the checking account and reserve accounts are earning more interest than that SBA account.

Thanks
Jen

Jennifer Glasgow
Director, District Accounting

PFM Management Services LLC
407.723.5900 – main number (direct phone/text 407.723.5931) // (cell/calls only) 407.608.2729

3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817
GlasgowJ@pfm.com
<https://pfmmanagement.com/>

[Book time with Jennifer Glasgow](#)



Amelia National Community Development District

**Update on Pond Maintenance By:
*Supervisor Phelleps***

CDD Pond Summary 08102026

Board Member 4, Fred Phelepps

- Updated pond service report pdf for the Amelia National CDD is available through Leland management.
- For reference, the following linked is a helpful citizens guide to storm water retention ponds:
<https://drive.google.com/file/d/16No4Qds7bCI8UKTsKPNiIP7EfLQdeWD8/view?usp=sharing>
- Pond Control
 - In July, two residences submitted concerns about algae, aquatic weeds for pond 27 and pond 24. Feedback was given to Future Horizon to address the concerns.
 - Residences on pond 7 and 18 submitted concerns of midges.
 - A resident ask about easement access for pond 17 with respect to the fence installed along Amelia National Concourse. All pond easements are documented in this report.
 - Met Cory Hilman, Amelia National Golf Superintendent at the end of July. The meeting was twofold: review ponds abutting the golf course; emphasized cut grass is not to be blown into the ponds. In addition:
 - I Shared a request made of Future Horizons to review the underwater weeds on pond 4 (hole 6) and remove trash from pond 24A (hole 15) inlet.
 - Cory asked if the pond in front of the 7th tee was part of Future Horizon control, noting the golf course does not have a license for pond control. I indicated this was not a defined storm water retention pond. The responsibility will need to be reviewed between the CDD and the golf course in conjunction with our St. John River Authority license.
- Service Update Issues:
 - Treatments since Future Horizon began service June 1 have been as contracted. Aquatic weeds are being treated that had previously not been well addressed. We will work with Future Horizon to minimize the impact on pond edges while controlling aquatic weeds.
 - Ponds 7 and 18 were sprayed to control midges. This is an additional pond service cost not in the contract. For reference midges occur everywhere (except deserts or frigid zones). Midges of concern for the Amelia National CDD are ones that burrow and hatch on reuse water ponds. To manage this

issue, the CDD request images be provided to determine the severity and need for this service.

○ List of Pond Easement Locations

- Pond 4, 20 foot easement between lot 10 (95415 Bermuda Drive) and lot 11 (95401 Bermuda Drive)
- Pond 7, 20 foot easement between lot 154 (95406 Bermuda Drive) and lot 155 (95440 Bermuda Drive)
- Pond 13, 20 foot easement between lot 334 (95547 Amelia National PKWY) and lot 335 (95541 Amelia National PKWY)
- Pond 14, 20 foot easement between lot 328 (95599 Amelia National PKWY) and lot 329 (95593 Amelia National PKWY)
- Pond 15, 20 foot easement between lot 231 (95081 Sugarberry Way) and lot 232 (95065 Sugarberry Way)
- Pond 16, 30 foot easement between lot 217 (95150 Poplar Way) and lot 218 (95164 Poplar Way)
- Pond 17, 30 foot easement between lot 205 (95003 Poplar Way) and lot 206 (95008 Poplar Way)
- Pond 18, 20 foot easement between lot 269 (95069 Kestrel Court) and lot 270 (95053 Kestrel Court). In addition 20 foot easement between lot 286 (95596 Amelia National PKWY) and lot 287 (95602 Amelia National PKWY)
- Pond 19, 20 foot easement between lot 650 and lot 651
- Pond 21, 20 foot easement between lot 664 and lot 665
- Pond 22, 20 foot easement between lot 700 and lot 701
- Pond 23, 20 foot easement between lot 306 (95264 Wild Cherry Drive) and lot 307 (95280 Wild Cherry Drive). In addition a 20 foot easement between lot 300 (95188 Wild Cherry Drive) and lot 301 (95204 Wild Cherry Drive).
- Pond 24, 15 foot easement between lot 471 (95409 Bentgrass Court) and lot 472 (95401 Bentgrass Court)
- Pond 24A, 15 foot easement between lot 460 (95324 Bentgrass Court) and 461 (95332 Bentgrass Court).
- Pond 24B, 15 foot easement between lot 479 (95337 Bentgrass Court) and lot 480 (95321 Bentgrass Court).
- Pond 25, 25 foot easement between lot 434 (95418 Wild Cherry Drive) and lot 435 (95434 Wild Cherry Drive). In addition 15 foot easement between lot 409 (95111 Golden Glow Drive) and 410 (95097 Golden Glow Drive).

- Pond 26, 15 foot easement between lot 440 (95474 Wild Cherry Drive) and lot 441 (95482 Wild Cherry Drive). In addition 15 foot easement between lot 525 (95468 Golden Glow Drive) and 526 (95482 Golden Glow Drive).
- Pond 27, 15 foot easement between lot 545 (95479 Golden Glow Drive) and lot 546 (95471 Golden Glow Drive). In addition 15 foot easement between lot 559 (95269 Golden Glow Drive) and lot 560 (95261 Golden Glow Drive)
- Pond 28, 20 foot easement between lot 389 (95158 Golden Glow Drive) and lot 390 (95164 Golden Glow Drive)
- Pond 29, 15 foot easment between lot 387 (95144 Golden Glow Drive) and lot 388 (95152 Golden Glow Drive)
- Pond 30, 15 foot easment between lot 370 (95024 Golden Glow Drive) and lot 371 (95036 Golden Glow Drive)



Amelia National Community Development District

**Ratification of Payment Authorization
Nos. 335-341**

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 335
5/22/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
15020-051926	FPL (AMELI)	05/19/2026	Amelia National CDD	149.59
42156-051926	FPL (AMELI)	05/19/2026	Amelia National CDD	92.47
42159-051926	FPL (AMELI)	05/19/2026	Amelia National CDD	39.41
45521-051926	FPL (AMELI)	05/19/2026	Amelia National CDD	101.14
59383-051926	FPL (AMELI)	05/19/2026	Amelia National CDD	168.81
22012338	Prime AE (AMELI)	05/22/2026	Amelia National CDD	470.00
7854	Tax Exempt Compliance Services (AMELI)	05/22/2026	Amelia National CDD	2,750.00
8478	VGlobalTech (AMELI)	05/01/2026	Amelia National CDD	125.00

Total: 3,896.42

2750.-

1146.42

KIARA, I NEED AN EXPLANATION
FOR INVOICE 7854, THANKS

Venessa Ripoll
Secretary / Assistant Secretary


Chairman / Vice Chairman

27 May 2026

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 336
5/29/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
052674543	Nassau County Record (AMELI)	05/24/2026	Amelia National CDD	499.00
Total:				499.00

YES, YOU CAN PAY THE ARBITRATION FEE
FROM PAYMENT AUTH. 335 SK

Venessa Ripoll
Secretary / Assistant Secretary

4/29/2026
Chairman / Vice Chairman

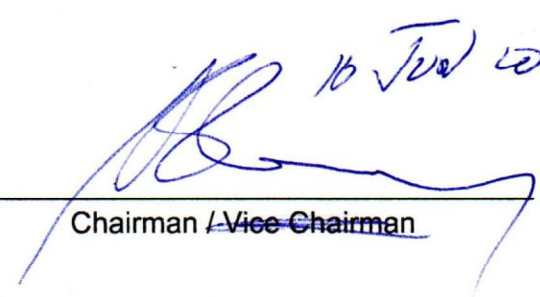
**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 337
6/5/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2024-7-32	Trapper John's Beaver Busters (AMELI)	06/01/2025	Amelia National CDD	850.00
8567	VGlobalTech (AMELI)	06/01/2026	Amelia National CDD	125.00
Total:				975.00

Vivian Carvalho

Secretary / Assistant Secretary

16 Jun 2026

Chairman / ~~Vice Chairman~~

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 338
6/12/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
DM-06-2026-1	PFM Management Services LLC (AMELI)	06/05/2026	Amelia National CDD	3,175.00
Total:				3,175.00

Venessa Ripoll
Secretary / Assistant Secretary

17 Jun 2026
Chairman / ~~Vice Chairman~~

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

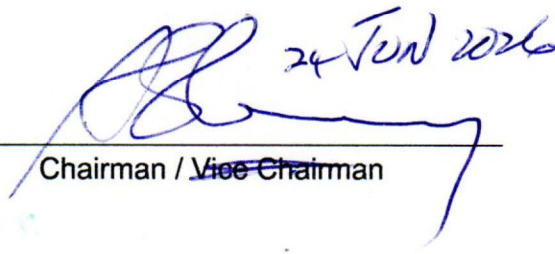
Payment Authorization 339

6/18/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
78801	Leland Management, Inc. (AMELI)	06/06/2026	Amelia National CDD	925.00
141959	PFM Group Consulting LLC (AMELI)	05/08/2026	Amelia National CDD	102.75
Total:				1,027.75

Venessa Ripoll

Secretary / Assistant Secretary

 24 Jun 2026
Chairman / ~~Vice Chairman~~

AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 340
7/10/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
85843	Alliant (AMELI)	07/08/2026	Amelia National CDD	367.50
15020-061826	FPL (AMELI)	06/18/2026	Amelia National CDD	139.77
42156-061826	FPL (AMELI)	06/18/2026	Amelia National CDD	88.05
42159-061826	FPL (AMELI)	06/18/2026	Amelia National CDD	38.86
45521-061826	FPL (AMELI)	06/18/2026	Amelia National CDD	94.47
59383-061826	FPL (AMELI)	06/18/2026	Amelia National CDD	161.54
913805	Nassau County Record (AMELI)	06/22/2026	Amelia National CDD	311.36
7203	Persson Cohen Mooney Fernandez (AMELI)	07/06/2026	Amelia National CDD	2,537.50
142863	PFM Management Services LLC (AMELI)	06/30/2026	Amelia National CDD	1,250.00
213857	Sterling Specialties (AMELI)	06/30/2026	Amelia National CDD	17,328.00
2024-7-33	Trapper John's Beaver Busters (AMELI)	07/01/2025	Amelia National CDD	850.00
3347	Victory Lawn & Landscape (AMELI)	01/16/2026	Amelia National CDD	600.00
3479	Victory Lawn & Landscape (AMELI)	02/12/2026	Amelia National CDD	305.00
3635	Victory Lawn & Landscape (AMELI)	04/08/2026	Amelia National CDD	4,482.17
3831	Victory Lawn & Landscape (AMELI)	05/12/2026	Amelia National CDD	4,482.17
3942	Victory Lawn & Landscape (AMELI)	06/08/2026	Amelia National CDD	4,482.17
4091	Victory Lawn & Landscape (AMELI)	06/26/2026	Amelia National CDD	4,482.17
Total:				42,000.73

Venessa Ripoll
Secretary / Assistant Secretary

15 July 2026
[Signature]
Chairman / ~~Vice Chairman~~

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 341
7/17/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
80825	Leland Management, Inc. (AMELI)	07/11/2026	Amelia National CDD	925.00
143085	PFM Financial Advisors LLC (AMELI)	07/09/2026	Amelia National CDD	375.00
DM-07-2026-2	PFM Management Services LLC (AMELI)	07/06/2026	Amelia National CDD	3,175.00
OE-EXP-07-2026-02	PFM Management Services LLC (AMELI)	07/10/2026	Amelia National CDD	140.54
Total:				4,615.54

Venessa Ripoll
Secretary / Assistant Secretary

 20 July 2026
Chairman / ~~Vice Chairman~~



Amelia National Community Development District

Review and Consideration of District Financials



Amelia National CDD

June 2026 Financial Package

June 30, 2026

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



Amelia National CDD
Statement of Financial Position
As of 6/30/2026

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Long Term Debt Group	Total
<u>Assets</u>						
<u>Current Assets</u>						
General Checking - CNB	\$173,860.16					\$173,860.16
State Board of Administration	7,119.86					7,119.86
CNB Engineering Reserve	28,821.32					28,821.32
CNB Reserve	123,982.48					123,982.48
CNB - Aerator Reserve	61,261.55					61,261.55
Accounts Receivable - Due from Developer	425.00					425.00
Assessments Receivable	9,799.01					9,799.01
Prepaid Expenses	2,128.06					2,128.06
Revenue 2021 Refund		\$86,596.96				86,596.96
Interest 2021 Refund		16.86				16.86
Prepayment 2021		8,226.51				8,226.51
Assessments Receivable			\$41,783.97			41,783.97
Debt Service Reserve - 2006A			195,128.51			195,128.51
Revenue - 2006A			60,758.58			60,758.58
Prepayment 2006A			13,874.76			13,874.76
Acquisition/Construction - 2006A				\$45,652.12		45,652.12
Deferred Cost - 2006A				319,029.59		319,029.59
Total Current Assets	\$407,397.44	\$94,840.33	\$311,545.82	\$364,681.71	\$0.00	\$1,178,465.30
<u>Investments</u>						
Amount Available in Debt Service Funds					\$364,602.18	\$364,602.18
Amount To Be Provided					4,412,397.82	4,412,397.82
Total Investments		\$0.00	\$0.00	\$0.00	\$4,777,000.00	\$4,777,000.00
Total Assets	\$407,397.44	\$94,840.33	\$311,545.82	\$364,681.71	\$4,777,000.00	\$5,955,465.30
<u>Liabilities and Net Assets</u>						
<u>Current Liabilities</u>						
Deferred Revenue	\$9,799.01					\$9,799.01
Deferred Revenue			\$41,783.97			41,783.97
Total Current Liabilities	\$9,799.01	\$0.00	\$41,783.97	\$0.00	\$0.00	\$51,582.98
<u>Long Term Liabilities</u>						
Revenue Bonds Payable - Long-Term					\$4,777,000.00	\$4,777,000.00
Total Long Term Liabilities		\$0.00	\$0.00	\$0.00	\$4,777,000.00	\$4,777,000.00
Total Liabilities	\$9,799.01	\$0.00	\$41,783.97	\$0.00	\$4,777,000.00	\$4,828,582.98
<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	115,279.55					115,279.55
Net Assets, Unrestricted		\$106,700.53				106,700.53
Current Year Net Assets, Unrestricted		(11,860.20)				(11,860.20)
Net Assets, Unrestricted			\$379,542.88			379,542.88
Current Year Net Assets, Unrestricted			(109,781.03)			(109,781.03)
Net Assets, Unrestricted				\$327,442.82		327,442.82
Current Year Net Assets, Unrestricted				37,238.91		37,238.91
Net Assets - General Government				(0.02)		(0.02)
Total Net Assets	\$397,598.43	\$94,840.33	\$269,761.85	\$364,681.71	\$0.00	\$1,126,882.32
Total Liabilities and Net Assets	\$407,397.44	\$94,840.33	\$311,545.82	\$364,681.71	\$4,777,000.00	\$5,955,465.30



Amelia National CDD
Statement of Activities
As of 6/30/2026

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Long Term Debt Group	Total
<u>Revenues</u>						
On-Roll Assessments	\$244,682.06					\$244,682.06
Off-Roll Assessments	62,063.93					62,063.93
On-Roll Assessments		\$249,731.29				249,731.29
Other Assessments		7,398.48				7,398.48
On-Roll Assessments			\$95,738.29			95,738.29
Off-Roll Assessments			192,405.26			192,405.26
Other Assessments			34,622.94			34,622.94
Inter-Fund Transfers			(28,417.44)			(28,417.44)
Inter-Fund Transfers				\$28,417.44		28,417.44
Total Revenues	<u>\$306,745.99</u>	<u>\$257,129.77</u>	<u>\$294,349.05</u>	<u>\$28,417.44</u>	<u>\$0.00</u>	<u>\$886,642.25</u>
<u>Expenses</u>						
Supervisor Fees	\$5,200.00					\$5,200.00
Public Official Insurance	4,458.00					4,458.00
Trustee Services	8,189.01					8,189.01
Management	28,575.00					28,575.00
Field Management	8,325.00					8,325.00
Engineering	11,523.95					11,523.95
Disclosure Agent	2,500.00					2,500.00
Property Appraiser	6,248.00					6,248.00
District Counsel	16,209.00					16,209.00
Assessment Administration	7,500.00					7,500.00
Audit	4,800.00					4,800.00
Arbitrage Calculation	2,750.00					2,750.00
Tax Preparation	42.10					42.10
Legal Advertising	1,108.50					1,108.50
Contingency/Miscellaneous	22,855.79					22,855.79
Web Site Maintenance	1,725.00					1,725.00
Office Misc (Postage, Tel, Copies, Etc.)	618.90					618.90
Dues, Licenses, and Fees	175.00					175.00
Electric	4,084.01					4,084.01
Wetland Upland Maintenance	5,475.00					5,475.00
General Insurance	4,687.00					4,687.00
Repairs & Maintenance-Irrigation/Wetland	3,457.00					3,457.00
Lake Maintenance	22,300.00					22,300.00
Landscaping Maintenance & Material	22,410.85					22,410.85
Lake Improvements Repairs & Maintenance	1,750.00					1,750.00
Entry Decorations	4,440.00					4,440.00
Principal Payment		\$223,000.00				223,000.00
Interest Payments		50,194.80				50,194.80
Principal Payments			\$255,000.00			255,000.00
Interest Payments			157,621.88			157,621.88
Total Expenses	<u>\$201,407.11</u>	<u>\$273,194.80</u>	<u>\$412,621.88</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$887,223.79</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>						
Interest Income	\$9,940.67					\$9,940.67
Interest Income		\$4,204.83				4,204.83
Interest Income			\$8,491.80			8,491.80
Interest Income				\$8,821.47		8,821.47
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$9,940.67</u>	<u>\$4,204.83</u>	<u>\$8,491.80</u>	<u>\$8,821.47</u>	<u>\$0.00</u>	<u>\$31,458.77</u>
Change In Net Assets	\$115,279.55	(\$11,860.20)	(\$109,781.03)	\$37,238.91	\$0.00	\$30,877.23
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>\$397,598.43</u></u>	<u><u>\$94,840.33</u></u>	<u><u>\$269,761.85</u></u>	<u><u>\$364,681.71</u></u>	<u><u>\$0.00</u></u>	<u><u>\$1,126,882.32</u></u>



Amelia National CDD
Budget to Actual
For the Month Ended 6/30/26

	Year to Date			Adopted FY	Percentage
	Actual	Budget	Variance	2026 Budget	Spent
<u>Revenues</u>					
On Roll Assessments	\$244,682.06	\$ 182,646.47	\$ 62,035.60	\$ 243,528.62	100.47%
Off Roll Assessments	62,063.93	54,762.29	7,301.65	73,016.38	85.00%
Net Revenues	\$306,745.99	\$ 237,408.75	\$ 69,337.24	\$ 316,545.00	96.90%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 5,200.00	\$ 5,250.00	\$ (50.00)	\$ 7,000.00	74.29%
Public Official Insurance	4,458.00	2,872.50	1,585.50	3,830.00	116.40%
Trustee Fees	8,189.01	6,222.57	1,966.44	8,296.76	98.70%
District Management Fees	28,575.00	28,575.00	-	38,100.00	75.00%
Field Management Fees	8,325.00	8,325.00	-	11,100.00	75.00%
District Engineer	11,523.95	3,750.00	7,773.95	5,000.00	230.48%
District Engineer - Reserves	-	1,500.00	(1,500.00)	2,000.00	0.00%
Engineering Inspections - Reserves	-	3,750.00	(3,750.00)	5,000.00	0.00%
Disclosure Agent	2,500.00	3,750.00	(1,250.00)	5,000.00	50.00%
Property Appraiser Fee	6,248.00	4,875.00	1,373.00	6,500.00	96.12%
District Counsel	16,209.00	3,000.00	13,209.00	4,000.00	405.23%
Assessment Administration	7,500.00	5,625.00	1,875.00	7,500.00	100.00%
Re-amortization Schedule	-	375.00	(375.00)	500.00	0.00%
Audit Fees	4,800.00	3,600.00	1,200.00	4,800.00	100.00%
Arbitrage	2,750.00	750.00	2,000.00	1,000.00	275.00%
Tax Document Preparation Fee	42.10	36.00	6.10	48.00	87.71%
Legal Advertising	1,108.50	750.00	358.50	1,000.00	110.85%
Bank Fees	-	75.00	(75.00)	100.00	0.00%
Contingency/Miscellaneous	22,855.79	21,210.75	1,645.04	28,281.00	80.82%
Website Maintenance	1,725.00	2,025.00	(300.00)	2,700.00	63.89%
Office Misc (Phone/Postage/Copies/Supplies/etc)	618.90	562.50	56.40	750.00	82.52%
Dues, Licenses & Fees	175.00	131.25	43.75	175.00	100.00%
Electric	4,084.01	7,500.00	(3,415.99)	10,000.00	40.84%
Wetlands Water Table Management	5,475.00	3,825.00	1,650.00	5,100.00	107.35%
General Insurance	4,687.00	3,733.65	953.35	4,978.20	94.15%
Crime Insurance	-	375.00	(375.00)	500.00	0.00%
Repairs & Maintenance - Entry	-	3,750.00	(3,750.00)	5,000.00	0.00%
Repairs & Maintenance - Irrigation/wetland tree maintenance	3,457.00	6,000.00	(2,543.00)	8,000.00	43.21%
Lake Maintenance	22,300.00	28,875.00	(6,575.00)	38,500.00	57.92%
Landscape Maintenance	22,410.85	40,339.53	(17,928.68)	53,786.04	41.67%
Landscape Improvement	-	3,000.00	(3,000.00)	4,000.00	0.00%
Lake Improvements Repairs and Maint	1,750.00	3,000.00	(1,250.00)	4,000.00	43.75%
Lake Treatment	-	3,750.00	(3,750.00)	5,000.00	0.00%
Entry Decorations	4,440.00	3,750.00	690.00	5,000.00	88.80%
Lake Improvements/Aerators New	-	22,500.00	(22,500.00)	30,000.00	0.00%
Total General & Administrative Expenses	\$ 201,407.11	\$ 237,408.75	\$ (36,001.64)	\$ 316,545.00	63.63%
Income (Loss) from Operations	\$ 105,338.88	\$ -	\$ 105,338.88	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 9,940.67	\$ -	\$ 9,940.67	\$ -	
Total Other Income (Expense)	\$ 9,940.67	\$ -	\$ 9,940.67	\$ -	
Net Income (Loss)	\$ 115,279.55	\$ -	\$ 115,279.55	\$ -	



Amelia National Community Development District

Field Manager: *Leland Management*

a. Work Order Spreadsheet
(provided under separate cover)