

# Amelia National Community Development District

3501 Quadrangle Boulevard, Suite 270 | Orlando, FL 32817

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

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

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The Continued meeting of the Board of Supervisors of Amelia National Community Development District will be held **Monday, September 28, 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]*

### **Vendor Report**

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

### **Old Business Matters**

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

### **New Business Matters**

5. Consideration of Resolution 2026-07, Adopting the Annual Meeting Schedule and Workshop Schedule for Fiscal Year 2026-2027
6. Review and Consideration of Reserve Study Proposals
7. Discussion of Board Approval to move Accounts from Wells Fargo to Valley Bank
8. Update on Pond Maintenance By: *Supervisor Phelleps*
9. Ratification of Payment Authorization Nos. 335-341
10. 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**

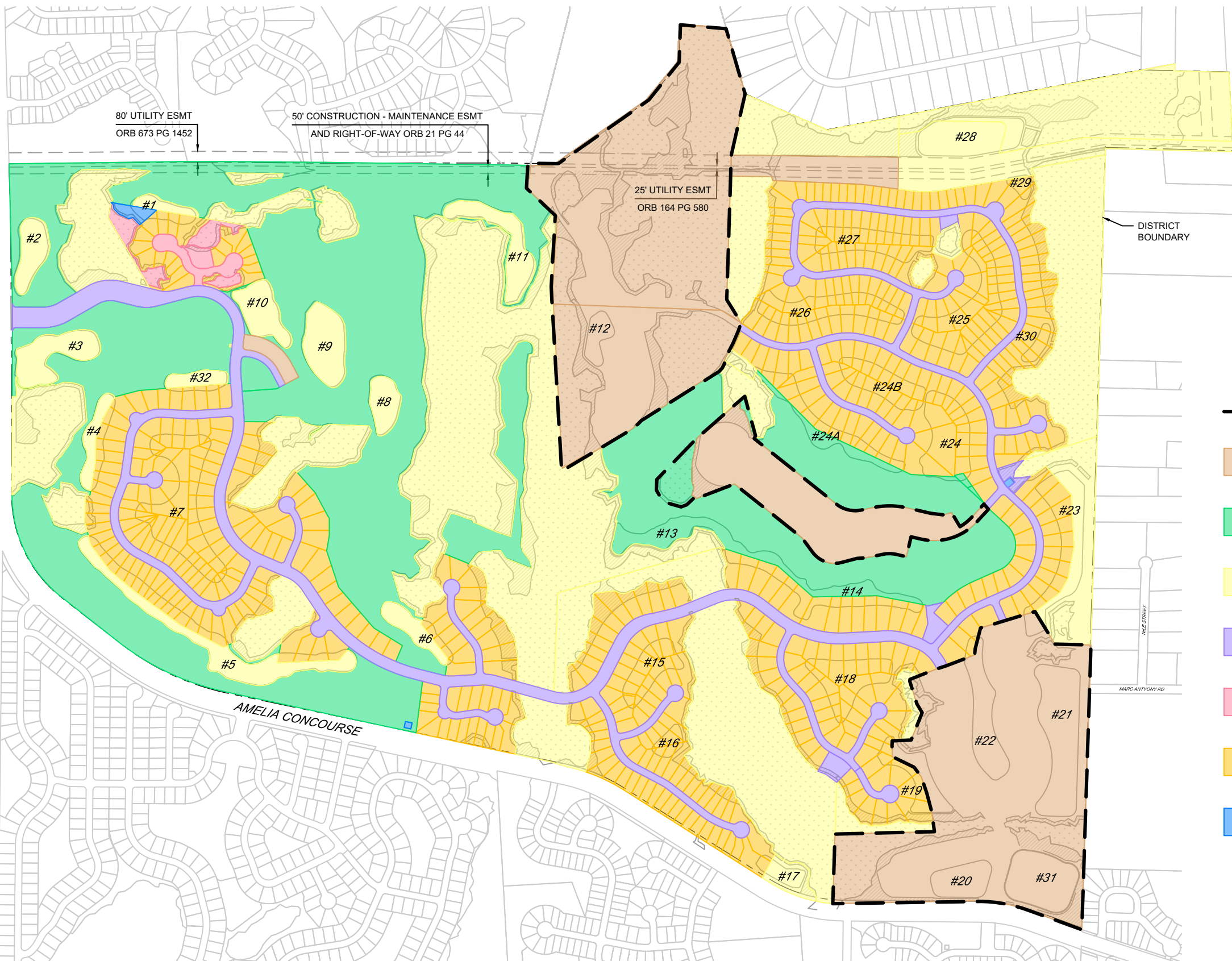
**District Engineer: *Alliant***

**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

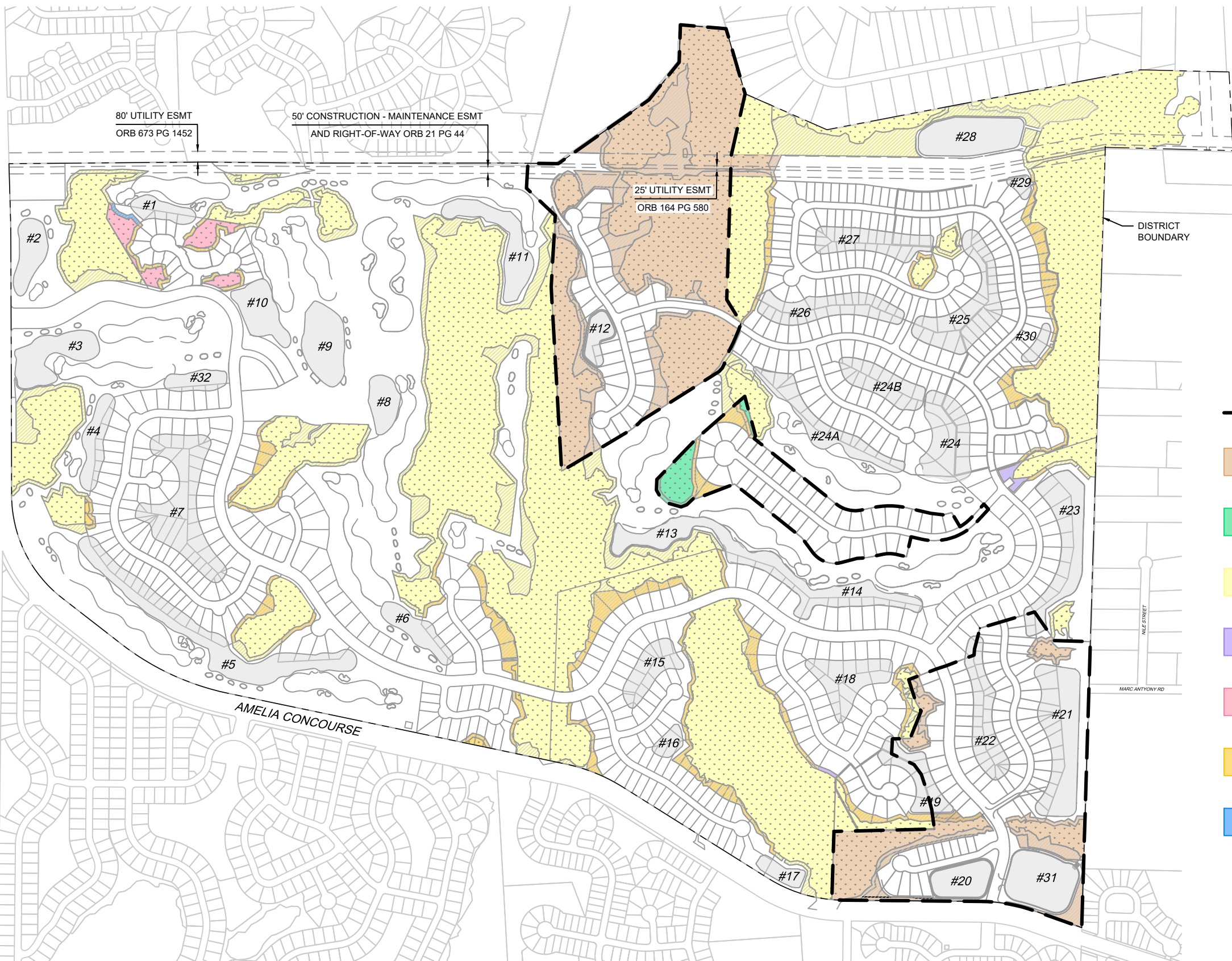
## NASSAU COUNTY GIS OWNERSHIP PARCELS

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

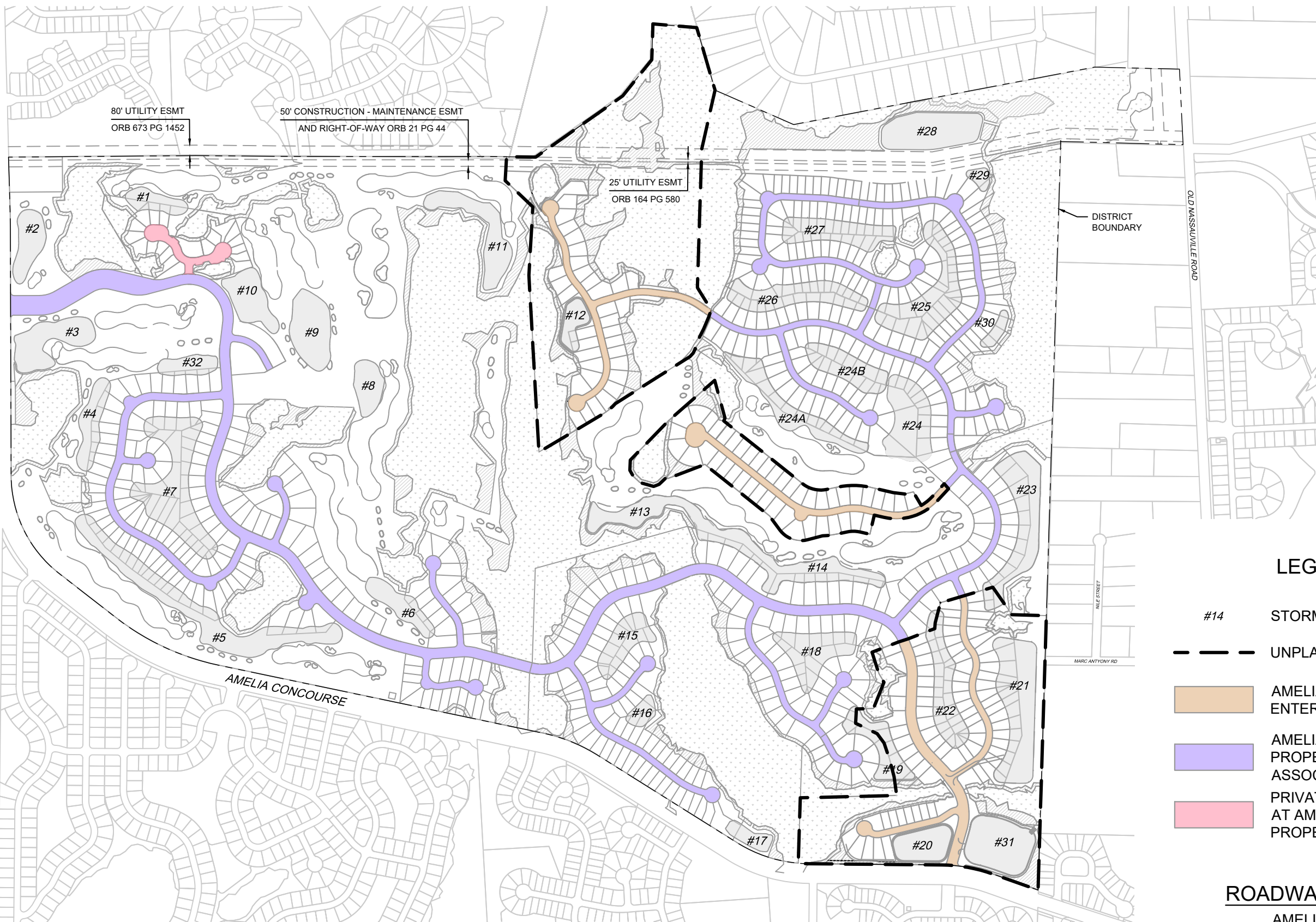
## STORMWATER MANAGEMENT POND OWNERSHIP

AMELIA NATIONAL CDD  
2026-02-06



## NOTE:

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



## LEGEND

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

## ROADWAY MANAGEMENT

AMELIA NATIONAL CDD  
2026-02-06



## NOTE:

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



## LEGEND

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

## LANDSCAPE MANAGEMENT

AMELIA NATIONAL CDD  
2026-02-06



## NOTE:

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



# **Amelia National Community Development District**

## **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 9<sup>th</sup>, 2024 for the cost of:

Stormwater Management Facilities \$3,354,916.87

Utilities \$1,373,937.44

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

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

STATE OF FLORIDA  
COUNTY OF VOLUSIA

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

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

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

[CONTINUED ON NEXT PAGE]

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

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

\_\_\_\_\_  
Morteza Hosseini-Kargar  
President

**STATE OF FLORIDA  
COUNTY OF VOLUSIA**

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

\_\_\_\_\_  
(Official Notary Signature & Seal)

[NOTARY STAMP]

Print Name: \_\_\_\_\_  
Notary Public, State of Florida

**Exhibit A:** Description of Improvements

## **EXHIBIT A**

### **Description of Improvements**

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

Stormwater Management Facilities \$3,354,916.87

Utilities \$1,373,937.44

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

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 9<sup>th</sup>, 2024 for the cost of:

Stormwater Management Facilities \$3,354,916.87

Utilities \$1,373,937.44

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

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

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

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**ACCESS, DRAINAGE AND MAINTENANCE EASEMENT**

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

**WITNESSETH:**

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

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

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

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

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

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

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

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

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

4. **Binding Effect.** This Easement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, successors and permitted assigns and shall continue as a servitude running in perpetuity with the Easement Area.

5. **Amendments.** Amendments to and waivers of the provisions contained in this Easement may be made only by an instrument in writing which is executed by both Grantor and the District.

[REMAINDER OF PAGE LEFT BLANK]

**IN WITNESS WHEREOF**, Grantor and the District caused this Easement to be executed, to be effective as of the day and year first written above.

**WITNESSES:**

Signed, sealed and delivered  
in the presence of:

**Amelia National Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by \_\_\_\_ personal appearance or by \_\_\_\_ remote online notarization on this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_ the Chairperson/Vice Chairperson of the Amelia National Community Development District, on behalf of the District. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Signature of Notary Public)

\_\_\_\_\_  
(Typed name of Notary Public)  
Notary Public, State of Florida  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Signed, sealed and delivered  
in the presence of:

**Grantor:**  
**Amelia National Enterprise, LLC, a**  
**Florida limited liability company**

**By: Amelia National Holding, LLC,**  
**a Florida limited liability company,**  
**its sole member**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Morteza Hosseini-Kargar  
President

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by personal appearance on this  
\_\_\_\_\_ day of \_\_\_\_\_, 2026, by Morteza Hosseini-Kargar, President of Amelia National  
Holding, LLC, a Florida limited liability company, sole member of Amelia National Enterprise,  
LLC, a Florida limited liability company. He is personally known to me or has produced  
\_\_\_\_\_ as identification.

\_\_\_\_\_  
(Signature of Notary Public)

\_\_\_\_\_  
(Typed name of Notary Public)  
Notary Public, State of Florida  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

## **EXHIBIT A**

### **EASEMENT AREA**

All Private Unobstructed Drainage Easements, Private Drainage, Private and Unobstructed Drainage, Lake Access and Maintenance Easements, Stormwater Management Facility "SWMF" #19 and Stormwater Management Facility "SWMF" #22, all according to the plat thereof known as Amelia National Phase "One-C Segment Four" and Phase "One-D Segment Two-A", recorded in the official records of Nassau County, Florida in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_.

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

THIS ACKNOWLEDGMENT AND RELEASE (“**Release**”) is made this \_\_\_\_ day of \_\_\_\_\_, 2026, by **W. Gardner, LLC**, a Florida limited liability company, having offices located at 4929 Atlantic Boulevard, Jacksonville, Florida 32207 (“**Contractor**”), in favor of the **Amelia National Community Development District** (“**District**”), which is a local unit of special-purpose government situated in Duval County, Florida, and having offices located at 4929 Atlantic Blvd., Jacksonville, FL 32207, and **Amelia National Enterprise, LLC**, with offices located 2379 Beville Road, Daytona Beach, Florida 32119, as a Third Party Beneficiary (“**Developer**”).

**RECITALS**

**WHEREAS**, pursuant to the contract between Amelia National Enterprise, LLC and W. Gardner, LLC, dated April 9<sup>th</sup>, 2024, for the cost of **\$4,728,854.31** (“**Contract**”), Contractor has constructed for Developer certain improvements, as described in **Exhibit A** (“**Improvements**”); and

**WHEREAS**, Developer intends to convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

**WHEREAS**, Contractor has agreed to the release of any such restrictions.

**NOW, THEREFORE**, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

**SECTION 1. GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

**SECTION 2. ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired from Developer the Improvements constructed by Contractor in connection with the Contract, and accordingly, the District now has the unrestricted right to rely upon the terms of the Contract related to the Improvements for the same. However, the District’s acquisition of the Improvements and receipt of rights under the Contract, hereunder or otherwise, does not extinguish or limit the rights and remedies of the Developer under the Contract and is without prejudice thereto. Contractor hereby consents to the assignment, transfer and conveyance (if and as applicable) of the Improvements and the Contract in whole or in part (and any rights thereunder) as more particularly described herein. In the event any assignment of the Contract or rights thereunder is accomplished hereby or otherwise made in connection with the Improvements, Contractor recognizes that the same shall be partially limited to the Contract as it pertains to the Improvements and that the Contract shall otherwise remain in full force and effect as it pertains to any work or improvements not constituting the Improvements.

**SECTION 3. WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

**SECTION 4. INDEMNIFICATION.** Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements because of any act or omission, in whole or in part by Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

**SECTION 5. CERTIFICATE OF PAYMENT.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies (to and for the benefit of the District and the Developer) that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed approximately the amount identified as Cost to Complete Improvements ("Retainage") in **Exhibit A** under the Contract and understands that such amounts shall be paid by Developer. The effectiveness of this Release is contingent upon such payment being timely made.

**SECTION 6. THIRD PARTY BENEFICIARY.** The Third Party Beneficiary shall have the right to rely on the acknowledgments and representations of the Contractor contained herein. The Third Party Beneficiary shall also have the same right of indemnification provided to the District by Section 4 herein.

[CONTINUED ON NEXT PAGE]

**SECTION 7. EFFECTIVE DATE.** This Release shall take effect upon execution.

**W. GARDNER, LLC**

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, as \_\_\_\_\_ of W. Gardner, LLC, on its behalf, who is ☐ personally known to me or ☐ has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Official Notary Signature & Seal)

[NOTARY STAMP]

Print Name: \_\_\_\_\_  
Notary Public, State of Florida

**Exhibit A**      Description of Improvements

## **EXHIBIT A**

### **Description of Improvements**

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

Stormwater Management Facilities \$3,354,916.87

Utilities \$1,373,937.44

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

**CERTIFICATE OF DISTRICT ENGINEER  
FOR ACQUISITION OF IMPROVEMENTS**

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

\_\_\_\_\_, 2026

Board of Supervisors  
Amelia National Community Development District

Re: Amelia National Community Development District (Nassau County, Florida)  
Assignment of Improvements

Ladies and Gentlemen:

The undersigned, a representative of Prime AE Group, Inc. (“**District Engineer**”), as District Engineer for the Amelia National Community Development District (“**District**”), hereby makes the following certifications in connection with the District’s acceptance of certain improvements within the District (“**Improvements**”) as identified in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed observable portions of the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Improvements are within the scope of the District’s capital improvement plan as set forth in the *Ameila National Community Development District Improvement Plan, dated February 9th, 2006*, (“**Engineer’s Report**”), and specially benefit property within the District as further described in the Engineer’s Report.
3. To the best of my knowledge and belief, the Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended.
4. The total costs associated with the Improvements are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred to the District for operations and maintenance responsibilities (which transfers the Engineer consents to and ratifies).

6. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements.

Under penalties of perjury, I declare that I have read the foregoing certificate and that the facts stated in it are true.

**PRIME AE GROUP, INC.**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Its: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, as \_\_\_\_\_ of Prime AE Group, Inc., on its behalf, who is ☐ personally known to me or ☐ has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Official Notary Signature & Seal)

Print Name: \_\_\_\_\_

Notary Public, State of Florida

[NOTARY STAMP]

## EXHIBIT A

### FORM OF REQUISITION

The undersigned, an Authorized Officer of Amelia National Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to Wachovia Bank National Association, as trustee (the "Trustee"), dated as of March 9, 2006 (the "Master Indenture") all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture:

- (A) Requisition Number: \_\_\_\_\_
- (B) Name of Payee: **Amelia National Enterprise, LLC**
- (C) Amount Payable: \_\_\_\_\_
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
- (E) Fund or Account and subaccount, if any, from which disbursement to be made:  
**Construction Account**

The undersigned hereby certified that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Series 2006 Project and each represents a Cost of the 2006 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon or claim affecting the right to receive payment of, any of the moneys payable to the Payee set above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

If this requisition is for a disbursement from other than the Costs of Issuance Account or for payment of capitalized interest, there shall be attached a resolution of the Governing Body of the District approving this requisition or the approving the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT  
DISTRICT**

By:

\_\_\_\_\_  
Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF  
ISSUANCE AND CAPITALIZED INTEREST REQUESTS ONLY**

If this requisition is for a disbursement from other than Capitalized Interest or Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2006 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2006 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the Supplemental Indentures, as such report shall have been amended or modified on the date hereto.

---

Neal Brockmeier, P.E.  
Prime AE Group, Inc.  
District Engineer

## EXHIBIT A

### FORM OF REQUISITION

The undersigned, an Authorized Officer of Amelia National Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to Wachovia Bank National Association, as trustee (the "Trustee"), dated as of March 9, 2006 (the "Master Indenture") all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture:

(A) Requisition Number: \_\_\_\_\_

(B) Name of Payee: **Amelia National Enterprise, LLC**

(C) Amount Payable: \_\_\_\_\_

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

(E) Fund or Account and subaccount, if any, from which disbursement to be made:  
**Deferred Cost Funds**

The undersigned hereby certified that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Series 2006 Project and each represents a Cost of the 2006 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon or claim affecting the right to receive payment of, any of the moneys payable to the Payee set above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

If this requisition is for a disbursement from other than the Costs of Issuance Account or for payment of capitalized interest, there shall be attached a resolution of the Governing Body of the District approving this requisition or the approving the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT  
DISTRICT**

By:

\_\_\_\_\_  
Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF  
ISSUANCE AND CAPITALIZED INTEREST REQUESTS ONLY**

If this requisition is for a disbursement from other than Capitalized Interest or Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2006 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2006 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the Supplemental Indentures, as such report shall have been amended or modified on the date hereto.

---

Neal Brockmeier, P.E.  
Prime AE Group, Inc.  
District Engineer



# **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 28<sup>th</sup> DAY OF SEPTEMBER 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 Proposals**

# 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**

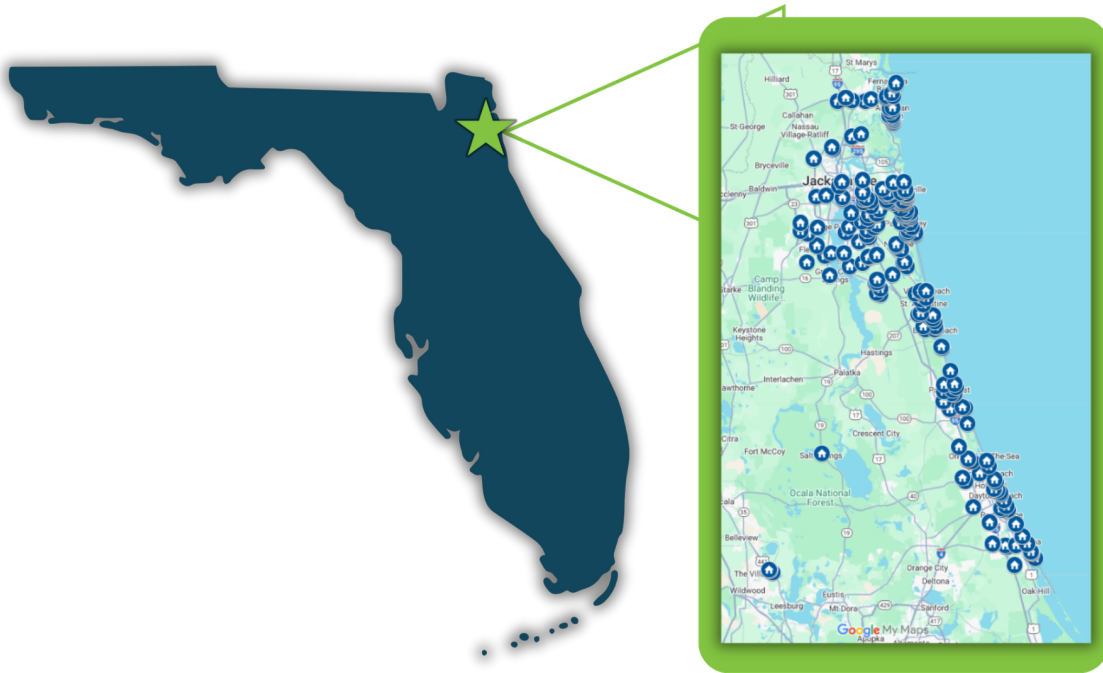
## Industry Leadership

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.

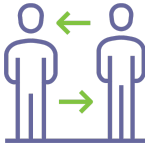
## For Confidence in All Decisions



### 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 |
| <b>Your Reserve Study Includes:</b> <ul style="list-style-type: none"><li>• <b>Pre-project Collaboration:</b> Meeting with management and the board on community priorities and goals.</li><li>• <b>Unlimited Virtual Support:</b> Free Study Presentation after report delivery. Available for the lifetime of your community.</li><li>• <b>Excel Financial Management Tool:</b> Fully editable spreadsheet to run scenarios &amp; track actual expenditures.</li><li>• <b>Preventative Maintenance Guidance:</b> Clear maintenance schedules and practical steps your team can implement right away.</li><li>• <b>Revision Period:</b> One complimentary update within 6 months of delivery.</li><li>• <b>Dedicated Expertise:</b> Your community is supported by a full-time Reserve Advisors engineer, backed by our quality assurance team to ensure accuracy and peace of mind.</li></ul> |            |
| 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  
District

Ref: 232886

**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



## Infrastructure Reinvestment Planning



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Annual License and Technical Support**

# **FCS MISSION - ATTENTION TO DETAIL**

**Welcome to FCS Management Group, a  
veteran, family-owned company.**

**Our dedicated team is committed to  
ensuring that every aspect of your  
community gets the attention it deserves.**

**[ Howard "Mac" McGaffney ]  
President**



**Community CIP Specialists**



**Effective Communications**

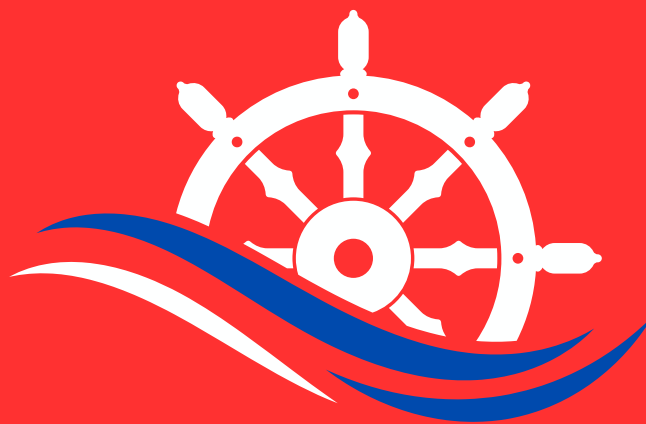


**Exceptional Service**



# EXPERIENCED LEADERSHIP

- **18 Years - Community Management Specialist**
  - **Amenity Operations and Community Maintenance**
  - **Capital Improvement Planning Professional**
  - **Budgeting**
  - **Reserve Analysis**
  - **Consulting**
- **30 Years Facilities Management Experience**
  - **Residential & Commercial**
  - **Industrial**
  - **Retail**
  - **Military**



# INFRASTRUCTURE REINVESTMENT PLANNING

## THREE COMPONENTS TO A SUCCESSFUL PLAN

### OPERATIONAL

Knowing your infrastructure needs

### RELIABLE

Evaluating and updating your plan annually

### INTENTIONAL

Strategic funding and management of your reserves

**WHAT GETS WRITTEN  
IS  
WHAT GETS DONE!**  
*"Howard (Mac) McGaffney"*



# METHODOLOGY

**FCS methodologies help to distinguish between Operations & Maintenance (O&M) expenses and Capital Expenses (CapEx). We identify costs related to day-to-day operations versus larger repair and replacement of infrastructure.**

**O&M expenses are budgeted for in the General Fund (O&M budget) and are related to annual administrative and operations activities. Example: management fees, contractual fees, utility expenses, repairs and other materials. Funding for these expenses in the General Fund budget is necessary for maintaining operations throughout the year.**

**Capital expenses involve improving physical assets. Example: pool equipment, replacing the amenity center roof, street or parking lot asphalt resurfacing, concrete curb and gutters, stormwater system improvements. Infrastructure reinvestment expenses typically have a longer useful life and may require a short-term and long-term infrastructure reinvestment plan due to higher costs.**

**Funding for both O&M and Capital expenses is critical. Maintaining operational efficiency and investing in future growth is often challenging. Balancing infrastructure funding needs and the public desire to keep assessments low is equally challenging.**

**FCS has created a budgeting and planning tool which helps the Board organize, prioritize and monetize capital expenses and as a positive note, it provides residents with validation of what their assessments are paying for.**

## **ANALYSIS & ACTION**

**FCS will review the District's financials, current capital plan, and any prior capital reserve study, using it as the beginning inventory or list of assets, and identifying current funding strategies. We will then perform an on-site analysis and evaluation of the assets.**

**As part of the evaluation, we would respectfully request to be provided with 2 access cards, so we can enter the facilities and other District properties, allowing us to come and go as needed during regular operating hours. We will return those access cards at the end of our evaluation period.**

**We would respectfully request the District to provide a written list of additional infrastructure or capital assets that were purchased after the the last reserve study was performed.**

**FCS will update the asset list and include any other items that were identified during our onsite review.**

## **STRATEGIC PLANNING TOOL**

**A well-structured approach to both the short-term and long-term planning for your community infrastructure, will balance operational effectiveness with strategic funding goals.**

**After the evaluation period, FCS will create a customized short-term and long-term infrastructure reinvestment tool for the Board to use for planning and budgeting.**

**This strategic tool suggests minimum funding levels and factors in an adjustable inflationary percentage. As a living document, it can be revised to reflect real-time needs, prioritize replacement items, and provide the Board the flexibility it needs to move items to a different year, based on current needs or updated evaluations by your on-site team, District Manager, District Engineer, or other contractors evaluations**

# **PRICING INFRASTRUCTURE REINVESTMENT CONSULTANT**

## **2026 Flat Fee = \$2,000**

- **FCS normal fee for this services is \$10,000, but because of the good relationship with the District Manager, we have reduced this fee.**
- **Review schedule of assets from the prior Reserve Study**
- **Perform onsite inspection identifying current and new assets**
- **Update the District's schedule of assets, values and useful life**
- **Create a customized Infrastructure Reinvestment Planning Tool for the District**
- **Includes a the current year Licensing Fee (prorated)**

## **Annual Licensing Fee = \$1,500**

- **Fee for the use of the Infrastructure Reinvestment Planning Tool**
- **Technical Support and Updates**
- **Annual Fee Renews January of every year**

## **Optional Hourly Community Consulting Fee Hourly Rate = \$150 / Hour**

- **To provide expertise, evaluations and other services to Boards**
- **Specialist in Community Operations**

***Thank you for the opportunity to serve you and your community !***



# 1<sup>st</sup> Time Reserve Study Proposal

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**Amelia National CDD**  
95211 Clubhouse Road  
Fernandina Beach, FL 32034

September 3, 2026

# Contents

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# Introduction

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September 3, 2026

Board of Directors  
Amelia National CDD  
95211 Clubhouse Road  
Fernandina Beach, FL 32034

Dear Boardmembers:

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For over twenty-five years, Dreux Isaac & Associates has been serving community associations, businesses, private clubs and non-profit organizations throughout Florida and the Southeast United States by performing reserve studies, insurance appraisals and turnover reports. We started with one client and have grown to thousands by providing our customers with a quality product and excellent customer support, all at a fair price. With each report you will receive:

**Experience** - We have inspected and prepared thousands of reserve studies and insurance appraisals for all sizes and types of communities, located in large cities, small towns, resort areas and remote islands.

**Training** - All technical work is performed by professionals with degrees in engineering or architecture.

**Accuracy** - All our reports are based on local data and conditions which we continuously monitor.

**Understandability** - We're numbers people, but many who read and use our reports are not. So we summarize the data and present it to you in a way that is clear and logical.

**Compliance** - The reports we prepare will comply with all governing regulations for your association.

**Safety** - We carry errors and omissions, liability and workers compensation insurance.

**Service** – Email us or call us during business hours and talk to a real person! If by chance we miss your call, we'll return it by the next business day.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dreux Isaac', with a large, stylized initial 'D'.

Dreux Isaac  
President

# Proposal

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**DATE:** September 3, 2026 (To be done in **2026**)

**CLIENT:** Amelia National CDD  
95211 Clubhouse Road, Fernandina Beach, FL 32034

**PROPERTY:** Amelia National CDD  
95211 Clubhouse Road, Fernandina Beach, FL 32034

**INTRODUCTION:** Dreux Isaac & Associates, Inc. ("DIA") will perform a 1st time reserve study of the property named in this agreement. The reserve study we prepare for each property will contain two methods for calculating reserve contributions. The first method, a straight-line component plan, includes a detailed categorized reserve component schedule which lists every reserve component, its' current cost, life expectancies, accumulated cash balance, the unfunded balance and recommended contribution amount. The second method, a thirty-year cash flow plan, includes the same reserve component list, but calculates the reserve contribution based on combined reserve expenditures over a thirty-year period, factoring in interest and inflation.

Each 1st time reserve study will contain a summary of findings and recommendations, the two methods of calculating reserve contributions previously described, supporting charts and graphs as well as property photographs and general reserve information.

**SCOPE OF WORK:** **On-Site Survey** – DIA will perform an on-site field survey of the property listed in this proposal. While on-site, we will meet with available personnel (manager, maintenance engineer, board/committee members, etc.) to discuss specific reserve concerns. We will then identify the reserve components and collect specific information on each including age, history, quantity, and condition. Photographs and measurements will be taken as needed.

**Physical Analysis** – DIA will research relevant background information on the property, review past reserve related work and, if necessary, contact those involved. We will also investigate any reserve requirements. A takeoff of information will be performed from available construction drawings. Current repair and/or replacement costs for each reserve component will be estimated. Useful and remaining life expectancies for each reserve component will then be projected.

**Financial Analysis** – DIA will collect and review certain financial data, including reserve budget contributions and year end balances will be calculated. Reserve funding projections will be made. A final review and analysis will conclude with completion of the report findings and recommendations.

**Report Preparation** – The reserve study DIA will prepare for you will include a summary of recommendations and findings, a reserve component schedule, a straight-line funding plan, a 30-year cash flow funding plan, supporting charts, and property photographs. Once a final review is completed, an electronic PDF copy of the report will be sent to you. Unless requested no hard copies will be provided.

**Florida Condo Reserve Requirements** – This agreement is for preparing a reserve study and will comply with all regulatory requirements currently in effect. It will not comply with Florida's new condominium structural integrity reserve study and reserve requirements signed into law on May 26, 2022. These requirements are only for condominiums/co-ops (Chapters 718 & 719) 3-stories and higher.

# Proposal

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**UPDATE OPTION:** Once DIA has completed your 1st time reserve study report you will have the open-ended option of requesting future reserve study updates. In each update, any reserve related changes made to property since the time the last study was prepared will be reviewed. All reserve component costs, and life expectancies will be updated using the latest available data. Current financial information will be added, and a new analysis will be performed. These updates can be prepared with or without a site visit, depending on the amount of time that has passed since the last site visit.

**FEES:** 1st time reserve study: **\$4,000.00** Year 1 update, no site visit : **\$1,000.00**  
**\*ANY ALTERNATE SCHEDULES OR SCENARIOS IS AN ADDITIONAL COST BASED ON SCOPE OF**

**WORK.**

The year 1 update is an open option for the client, and shown for information purposes only. Acceptance of this agreement does not include acceptance of the year 1 update.

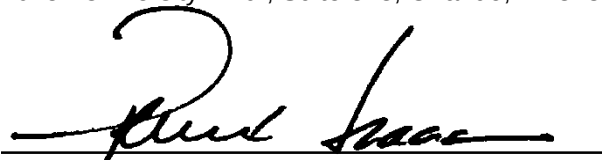
**PAYMENT:** The 1<sup>st</sup> time reserve study fee is due as follows: The 1<sup>st</sup> 50% is due upon completion of the on-site visual observation inspection portion of the work. The remaining 50% balance is due upon the client's receipt of the draft pdf. Payment not made within the 30 days will be considered past due and a 1.50% interest fee per month will automatically be applied.

**REVISIONS:** You have 30 days to make any corrections/revisions. You are allowed 1 revision. Any other revisions will incur an additional cost per revision. No revisions will be made after 90 days of the 1<sup>st</sup> draft.

**\*NO REPORTS WILL BE PRINTED (ONLY A PDF COPY WILL BE SENT) UNLESS REQUESTED.**

**TIME FRAME:** **October/November of 2026.** (Estimated as of this proposal date)

**ACCEPTED:** Dreux Isaac & Associates, Inc.  
10151 University Blvd., Suite 323, Orlando, FL 32817



Dreux Isaac, President

Amelia National CDD

September 3, 2026

Date

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Position/Title

# Company Facts & References

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**Established:** 1989

**Experience:** Over 30 years of performing reserve studies, insurance appraisals and turnover reports  
Over 1,800 clients throughout the United States  
Over 6,000 reports prepared

**Qualifications:** Certified Construction Inspectors (CCI)  
Certified Construction Consultants (CCC)  
Certified Marshall & Swift Appraisers

**Protection:** Workers comp, Liability and E&O insurance coverage

**Affiliations:** Community Association Institute Business Member (CAI)  
Space Coast Communities Association (SCCA)

**Website:** [www.dia-corp.com](http://www.dia-corp.com)

**Address:** 10151 University Boulevard, Suite 323  
Orlando, FL 32817

**Phone:** (800) 866-9876 (407) 695-5226 (407) 695-3865 Fax

## References

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|                                |                                  |                |    |
|--------------------------------|----------------------------------|----------------|----|
| Fleming Island Plantation CDD  | 2300 Town Center Boulevard       | Fleming Island | FL |
| St. Johns Forest CDD           | St. Johns Forest Boulevard       | Jacksonville   | FL |
| Arlington Ridge CDD            | 4463 Arlington Ridge Boulevard   | Leesburg       | FL |
| Miromar Lakes CDD              | Miromar Lakes Parkway            | Miromar Lakes  | FL |
| Wentworth Estates CDD          | Treviso Bay Boulevard            | Naples         | FL |
| Grand Haven CDD                | 2 North Village Parkway          | Palm Coast     | FL |
| Tradition Community CDD        | 10807 Southwest Tradition Square | Port St. Lucie | FL |
| Turnbull Creek CDD             | 101 East Positano Avenue         | St. Augustine  | FL |
| Durbin Crossing CDD            | 145 South Durbin Parkway         | St. Johns      | FL |
| Julington Creek Plantation CDD | 950 Davis Pond                   | St. Johns      | FL |

# Key Personnel Backgrounds

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**Dreux Isaac**  
President

Dreux Isaac is the president, founder, and owner of Dreux Isaac & Associates, Inc., a company that specializes in capital reserve planning and insurance value appraising. Dreux has over 28 years of experience in the construction industry as an architect, insurance appraiser and capital reserve analyst.

In addition to performing thousands of reserve studies and insurance appraisals, over the past 25 years Dreux has been a speaker at numerous seminars, continuing education courses, and various organization meetings involved in the resort and community association industry, as well as a guest on local TV shows in Sarasota and Ft. Myers, Florida. He is current President of Talman Homeowners Association and was past president at Eagles Point Homeowners Association where he previously lived.

Dreux has a Bachelor of Architecture degree from Louisiana State University (LSU) and is a member of the Community Association Institute (CAI), Association of Construction Inspectors and is a Certified Construction Inspector (CCI), a Certified Construction Consultant (CCC). Dreux has also been a member of the American Association of Cost Engineers (AACE), the American Society of Appraisers (ASA), Jaycees International, the Foundation for Architectural Education at Louisiana State University.

Dreux was born and raised in New Orleans, Louisiana, but moved to Florida in 1986. He currently lives in Winter Park, FL with his wife Donna and their three boys; Dylan, Derek, and Dalas.



**DJ Muehlstedt**  
Staff Engineer

DJ Muehlstedt was hired in 2005 and since then has performed hundreds of reserve studies and insurance appraisals for condominium, timeshares, homeowners associations, golf and country clubs, commercial and religious properties throughout Florida, the Eastern United States and the Bahamas.

Originally from Iowa, DJ holds a Bachelor of Science degree in Civil Engineering from the University of Iowa. Before joining Dreux Isaac & Associates, DJ worked as a civil engineer performing commercial and residential property inspections for firms in Denver, Colorado and Lakeland, Florida.

DJ is a member of the Association of Construction Inspectors and is a Certified Construction Inspector (CCI), a Certified Construction Consultant (CCC), and a Certified Marshall & Swift Appraiser.

DJ currently resides in Orlando with his wife Marie and their daughter Olivia.

# Featured Large Scale Clients (1000 or more units)

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## **Wentworth Estates Community Development District**

Treviso Bay Boulevard

Naples, FL 34113

<http://www.wentworthestatescdd.org>

CDD, vehicular bridge, fountain, monument, stormwater management

Services provided: reserve studies



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## **Gleneagles Country Club, Inc.**

7667 Victory Lane

Delray Beach, FL 33446

[www.gleneagles.cc](http://www.gleneagles.cc)

Private country club community, 1082 homes, gated, 2-18 hole golf courses, 65,000 sq ft clubhouse, 8 pools, 21 har-tru courts

Services provided: reserve studies



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## **Wycliffe Golf and Country Club, Inc.**

4650 Wycliffe Country Club Boulevard

Wellington, FL 33449

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

Private club and community, 1045 homes, 2-18 hole golf courses, 71,000 sq ft clubhouse, 16 hard-tru tennis courts, pool facility

Services provided: reserve studies



# Large Scale Clients (1000 or more units)

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| No | Name                                   | Address                                               |
|----|----------------------------------------|-------------------------------------------------------|
| 1  | Bonita Bay Community                   | 3531 Bonita Bay Blvd, Bonita Springs, FL 34134        |
| 2  | Delray Villas Recreation Association   | 13773 Circular Drive, Delray Beach, FL 33484          |
| 3  | Durbin Crossing CDD                    | 145 South Durbin Parkway, St. Johns, FL 32259         |
| 4  | Forest Ridge Master HOA                | Pine Isles Road, Davie, FL 33328                      |
| 5  | Glen Eagle Golf & Country Club         | 1403 Glen Eagle Blvd., Naples, FL 34104               |
| 6  | Gleneagles Country Club                | 7667 Victory Lane, Delray Beach, FL 33446             |
| 7  | Highlands HOA                          | 2200 Shepard Road, Winter Springs, FL 32708           |
| 8  | Lexington Community Association        | 16257 Willowcrest Way, Ft. Myers, FL 33908            |
| 9  | Mirasol Master Maintenance Association | 11600 Mirasol Way, Palm Beach Gardens, FL 33418       |
| 10 | Moors Master Maintenance Association   | 17321 NW 66th Court, Miami, FL 33015                  |
| 11 | Ocean Hammock POA                      | Hammock Dunes Parkway, Palm Coast, FL 32137           |
| 12 | Pelican Bay Homeowners                 | 101 Sea Hawk Drive, Daytona Beach, FL 32119           |
| 13 | Saint Johns Northwest Residential POA  | Royal Pines Parkway, St. Augustine, FL 32092          |
| 14 | Saint Johns Six Mile Creek North POA   | Registry Blvd., St. Augustine, FL 32092               |
| 15 | Spruce Creek POA                       | 212-1 Cessna Blvd., Port Orange, FL 32128             |
| 16 | Sunset Lakes Master                    | 18600 Sunrise Avenue, Miramar, FL 33029               |
| 17 | Sutton Lakes Owners Association        | Sutton Lakes Blvd., Jacksonville, FL 32246            |
| 18 | The Country Club at Mirasol Community  | 11300 Mirasol Blvd., Palm Beach Gardens, FL 33418     |
| 19 | The Great Outdoors                     | 100 Plantation Drive, Titusville, FL 32780            |
| 20 | The Landings Yacht, Golf & Tennis Club | 4420 Flagship Drive, Ft. Myers, FL 33919              |
| 21 | The Ridges Maintenance Association     | South Post & Bonaventure, Weston, FL 33326            |
| 22 | University Park Community              | 7671 Park Blvd., University Park, FL 34201            |
| 23 | Ventura Country Club Community HOA     | 3333 Woodgate Blvd., Orlando, FL 32822                |
| 24 | Victoria Gardens HOA                   | 1431 Orange Camp Road, DeLand, FL 32724               |
| 25 | Village Walk of Sarasota HOA           | 8109 Camminare Drive, Sarasota, FL 34238              |
| 26 | Vista Lakes Community                  | 8841 Lee Vista Blvd., Orlando, FL 32829               |
| 27 | Waters Edge at Port Orange HOA         | Waters Edge Blvd., Port Orange, FL 32128              |
| 28 | Wycliffe Golf and Country Club         | 4650 Wycliffe Country Club Blvd, Wellington, FL 33449 |

# Partial Client List

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## Southeast Florida

|                                                   |                                                       |                                                      |
|---------------------------------------------------|-------------------------------------------------------|------------------------------------------------------|
| 1000 Island Boulevard, Aventura                   | Galeria, Miami Beach                                  | Oceanside No Two, Fisher Island                      |
| 1680 Michigan, Miami Beach                        | Giardino Village, Boynton Beach                       | Oceanside, Fisher Island                             |
| 18101 Collins Avenue, Sunny Isles Beach           | Golden Lakes Village A, West Palm Beach               | Old Port Cove Lake Point Tower, N Palm Beach         |
| 2080 Ocean Drive, Hallandale                      | Green Diamond, Miami Beach                            | Old Port Cove Towers, North Palm Beach               |
| 2800 Island Boulevard, Williams Island            | Grove Isle, Coconut Grove                             | One Royal Palm Way, Palm Beach                       |
| 4000 Island, Aventura                             | Grovenor House, Coconut Grove                         | Palm Beach Shores Resort, Palm Beach Shores          |
| 5000 Bayview, Fisher Island                       | Gulfstream, Boynton Beach                             | Palm-Aire Country Club No 6, Pompano Beach           |
| 5100 Bayview, Fisher Island                       | Hammocks Community, Miami                             | Palmetto Place at Mizner Park, Boca Raton            |
| 5600, Miami Beach                                 | Hamptons South, Aventura                              | Park Place, Pembroke Pines                           |
| 70 Park Drive at Bal Harbour, Bal Harbour         | Harbor Club South Bldg No 1, Marathon                 | Pembroke Cove Apts, Pembroke Pines                   |
| 7400 Oceanside, Fisher Island                     | Harborview, Fisher Island                             | Pembroke Falls, Pembroke Pines                       |
| 7600 Oceanside, Fisher Island                     | ICON, Miami Beach                                     | Phoenix Towers, Singer Island                        |
| Acqualina, Sunny Isles                            | Illustre Village, Boynton Beach                       | Pipers Landing Garden Apts Area Nine, Palm City      |
| Admiral Towers, Miami Beach                       | Imagination Farms Community, Davie                    | Pipers Landing Garden Apts Area Three, Palm City     |
| Admirals Cove Master POA, Jupiter                 | Imperial at Brickell, Miami                           | Pipers Landing POA, Palm City                        |
| Alexandra Village, Boynton Beach                  | Jackson Tower Las Olas, Ft Lauderdale                 | Pipers Landing, Palm City                            |
| Andalusia, Coral Gables                           | Jade Residences at Brickell Bay, Miami                | Plantation Beach Club, Stuart                        |
| Apogee, Miami Beach                               | Jefferson Corners at Heritage Ridge, Stuart           | Platina Community Master, Boynton Beach              |
| Atlantic Coral Harbor, Islamorada                 | Kings Creek South, Miami                              | Playa Del Sol, Ft Lauderdale                         |
| Atlantic II at the Point, Aventura                | Kings Point Imperial, Sunny Isles Beach               | Plaza Del Prado, North Miami Beach                   |
| Atlantic III at the Point, Aventura               | La Tour, Miami Beach                                  | Plaza of Bal Harbour, Bal Harbour                    |
| Avant Garde, Hallandale                           | Lago Del Rey 2, Delray Beach                          | Poinciana Island Yacht and Racquet Club, Sunny Isles |
| Bayside Village East, Fisher Island               | Lago Del Rey Central Maint, Delray Beach              | Porta Bella Yacht & Tennis Club, Boca Raton          |
| Bayside Village, Fisher Island                    | Lago Del Reyminiium 10, Delray Beach                  | Porto Vita POA, Miami                                |
| Bayview No One, Fisher Island                     | Lake Emerald, Oakland Park                            | Portofino Tower, Miami Beach                         |
| Bayview No Three, Fisher Island                   | Lake Tower, Key Biscayne                              | Portofino/South Pointe Master, Miami Beach           |
| Bayview No Two, Fisher Island                     | Lake Villa Three, Key Biscayne                        | Portsviue at The Waterways Harbor Towers, Aventura   |
| Beach Club Three, Hallandale                      | Lake Villa Two, Key Biscayne                          | Portsviue at The Waterways Harborside, Aventura      |
| Beach Beach Club Villas II, North Miami Beach     | Lake Villa, Key Biscayne Lakeridge Townhomes, Miami   | Portsviue at The Waterways Master, Aventura          |
| Bel-Aire On The Ocean, Miami Beach                | Lakes of the Meadow Master, Miami                     | Portsviue at The Waterways Tower 1, Aventura         |
| Bellavista Village, Boynton Beach                 | Lakes of the Meadow Neighborhoods, Miami              | Portsviue at The Waterways Townhomes, Aventura       |
| Biltmore II, Coral Gables                         | Las Salinas, Key West                                 | Presidential Place, Boca Raton                       |
| Blue & Green Diamond Master, Miami Beach          | Le Club International, Ft Lauderdale                  | Puerta De Palmas, Coral Gables                       |
| Blue Diamond, Miami Beach                         | LExcellence, Miami Beach                              | Quadomain, Hollywood                                 |
| Boynton Lakes North, Boynton Beach                | LHermitage II, Ft Lauderdale                          | Regent Park, Hollywood                               |
| Brickell Bay Club, Miami                          | Lucente Village, Boynton Beach                        | Resort Villa One, Key Biscayne                       |
| Brickell East, Miami                              | Maison Grande, Miami Beach                            | Resort Villa, Key Biscayne                           |
| Brickell Mar, Miami                               | Majestic Isles, Boynton Beach                         | Runaway Bay Apts, Ft Lauderdale                      |
| Brickell Place Phase II, Miami                    | Marbella of Miami, Miami                              | Sandy Lane Master, Miami Beach                       |
| Brickell Town House, Miami                        | Marina Village No Three, Fisher Island                | Sea Air Towers, Hollywood                            |
| Canada House Beach Club, Pompano Beach            | Marina Village No Two, Fisher Island                  | SeaSide Residences, Key West                         |
| Carbonell, Miami                                  | Marina Village, Fisher Island                         | Seaside Villas, Fisher Island                        |
| Carrington at Coconut Creek, Coconut Creek        | MarinaBlue, Miami                                     | Seaside, Fisher Island                               |
| City Place Tower, West Palm Beach                 | Mariner Village Gardens, Aventura                     | Sherwood Lakes, Lake Worth                           |
| Coastal Towers, Sunny Isles Beach                 | Michael-Ann Russell Jewish Community Ctr, N Miami Bch | Shoma Homes Keys Gate, Homestead                     |
| Coconut Bay Resort, Ft Lauderdale                 | Millennium, Sunny Isles Beach                         | Silver Seas Beach Club, Ft Lauderdale                |
| Coconut Mallory Marina and Resort, Key West       | Mizner Court, Boca Raton                              | Skyline on Brickell, Miami                           |
| Continuum on South Beach Master, Miami Beach      | Mizner Place at Weston Town Center, Weston            | Snapper Creek Townhouse, Miami                       |
| Continuum on South Beach South Tower, Miami Beach | Mizner Tower, Boca Raton                              | Snug Harbor Yacht Club, Stuart                       |
| Coral Ridge Towers South, Ft Lauderdale           | Mizner Village Maintenance, Boca Raton                | South Bay Club, Miami Beach                          |
| Coronado , Aventura                               | Moorings at Lantana No Three, Lake Worth              | South Pointe Towers I, Miami Beach                   |
| Country Walk Estate Homes, Miami                  | Moors Pointe, Miami                                   | Stratford Arms, Boca Raton                           |
| Country Walk Master, Miami                        | Murano Grande at Portofino Master, Miami Beach        | Summerspell, Miramar Beach                           |
| Country Walk Patio Homes, Miami                   | Murano Grande at Portofino, Miami Beach               | Summit Tower, Hollywood Beach                        |
| Courts Brickell Key, Miami                        | Mystic Pointe Tower 300, Aventura                     | Sunset Harbour North, Miami Beach                    |
| Courvoisier Courts, Miami                         | Mystic Pointe Tower 500, Aventura                     | Sunset Trace, Palm City                              |
| Cypress Bend VII, Pompano Beach                   | Mystic Pointe Tower 600, Aventura                     | Symphony Master, Ft Lauderdale                       |
| Cypress Head Club, Parkland                       | Mystic Pointe Townhouses, North Miami Beach           | The 2100, Palm Beach                                 |
| Cypress Lake of Martin County, Palm City          | Neo Lofts, Miami                                      | The 3560, Palm Beach                                 |
| Cypress Lakes Master, West Palm Beach             | Nola Lofts I, Ft Lauderdale                           | The Admirals Walk, Boca Raton                        |
| Diamante Village, Boynton Beach                   | North Tower at the Point, Aventura                    | The Amethyst, Miami Beach                            |
| Emerald Pointe Community, Delray Beach            | Northtree Community, Lake Worth                       | The Beresford, Boca Raton                            |
| Ensenada, Aventura                                | Nuriver Landing, Ft Lauderdale                        | The Carriage Club North, Miami Beach                 |
| Excellente Village, Boynton Beach                 | Oasis Singer Island, Singer Island                    | The Coconut Grove Bayshore, Coconut Grove            |
| Fairways at Mariner Sands, Stuart                 | Ocean Club Community, Key Biscayne                    | The Courtyards at The Point, Aventura                |
| Finnish-American Rest Home, Lake Worth            | Ocean Club Jupiter, Jupiter                           | The Courtyards in Cityplace, West Palm Beach         |
| First Sunrise LC, West Palm Beach                 | Ocean Three, Sunny Isles Beach                        | The Crossings, Miami                                 |
| Forest Ridge Master, Davie                        | Ocean Trail No II, Jupiter                            | The Emeraldbay at Key Colony, Key Biscayne           |
| Gables Point I, Miami                             | Ocean Two, Sunny Isles Beach                          | The Floridian of Miami Beach, Miami Beach            |
| Gables Point II, Miami                            | Oceania V, Sunny Isles                                | The Gables and Club, Coral Gables                    |
| Gables Point III, Miami                           | Oceanside No Five, Fisher Island                      | The Golf Village at Admirals Cove Master, Jupiter    |
| Gables Point Reclands Master, Miami               | Oceanside No Four, Fisher Island                      | The Jockey Club Apt, Miami                           |
|                                                   | Oceanside No Three, Fisher Island                     | The Lands of The President Two, W Palm Beach         |

# Partial Client List

The Loxahatchee Club, Jupiter  
The Marina at the Bluffs, Jupiter  
The Metropolitan, Miami  
The Moors Master Maintenance, Miami  
The of Harbour Isles, North Palm Beach  
The Palm Yacht Beach Club, Lauderdale By The Sea  
The Palms 2100 Master, Ft Lauderdale  
The Palms 2100 Tower One, Ft Lauderdale  
The Palms 2100 Tower Two, Ft Lauderdale  
The Palms 2100 Townhouses, Ft Lauderdale  
The Palms of Islamorada, Islamorada  
The Parc, Aventura  
The Point of Aventura Maintenance, Aventura  
The Prado, West Palm Beach  
The Ridges Maintenance, Weston  
The Tides, Hollywood  
The Village of Stuart, Stuart  
The Waterfront on the Ocean, Juno Beach  
The Yacht Club at Portofino, Miami Beach  
The Yacht Club, Aventura  
Three Tequesta Point, Miami  
Tiffany Lakes, Mangonia Park  
Tivoli Trace, Deerfield Beach  
Toscano, Miami  
Town Park Village No 1, Miami  
Turnberry Ocean Colony S Twr, Sunny Isles Beach  
Turnberry on the Green, Aventura  
Tuscany No 6, Miramar  
Vacation Village at Bonaventure Master, Weston  
Vacation Village at Bonaventure, Weston  
Vacation Village at Weston, Weston  
Vacation Village Registration, Weston  
Venetia, Miami  
Venetian Palms, Miami  
Villa Regina, Miami  
Village Homes Maintenance, Miami  
Waterview, Aventura  
Willoughby Community, Stuart  
Willoughby Golf Club, Stuart  
Windchime Lakes, Boynton Beach  
Yorktown POA, Hobe Sound

## Southwest Florida

Acadia II, Sun City Center  
Acadia, Sun City Center  
Admirals Bay, Ft Myers Beach  
Admiralty Point, Naples  
Aloha Kai, Sarasota  
Alta Mar, Ft Myers  
Amberwood Lake, Ft Myers  
Andover A of Kings Pointe, Sun City Center  
Andover B of Kings Point, Sun City Center  
Andover C, Sun City Center  
Andover D of Kings Point, Sun City Center  
Andover E of Kings Point, Sun City Center  
Andover F of Kings Point, Sun City Center  
Andover G, Sun City Center  
Andover H of Kings Point, Sun City Center  
Andover I of Kings Point, Sun City Center  
Anna Maria, Cape Coral  
Ariel, Ft Myers  
Avalon Bay, Ft Myers  
Bahia Del Sol, Ruskin  
Ballantrae, Sarasota  
Barefoot Pelican, Naples  
Bay Colony Community, Naples  
Bay Colony Golf Club, Naples  
Bay Colony Shores POA, Naples

Bay Forest, Naples  
Bay Harbor Community, Bonita Springs  
Bay Harbor, Ft Myers  
Bay Hollow, Bradenton  
Bay Isles, Longboat Key  
Bay Plaza, Sarasota  
Bay Pointe at Bonita Bay, Bonita Springs  
Bay Village Club, Ft Myers Beach  
Bays Bluff, Sarasota  
Bayshore Regency, Tampa  
Bayshore, Cape Coral  
Bayshores of Vanderbilt Beach, Naples  
Bayview Homes I, Sarasota  
Baywood Colony Southwood Apts I, Sarasota  
Beach Terrace, Sarasota  
Beach View at Boca Bay, Boca Grande  
Beach Villas III, Captiva  
Beachway, Sarasota  
Bedford A, Sun City Center  
Bedford B, Sun City Center  
Bedford C, Sun City Center  
Bedford D, Sun City Center  
Bedford E, Sun City Center  
Bedford F, Sun City Center  
Bedford G, Sun City Center  
Bedford H, Sun City Center  
Bedford J, Sun City Center  
Beechwood Cove, Sarasota  
Bellavista at Gulf Harbour Yacht & Country Club, Ft Myers  
Bermuda Club, Ft Myers  
Bermuda Pointe, Bonita Springs  
Bird Bay Community, Venice  
Bird Bay Village Phase 1, Venice  
Bird Bay Village Phase 2, Venice  
Bird Bay Village Phase 4, Venice  
Bird Bay Village Phase 5, Venice  
Blackburn Harbor, Osprey  
Blind Pass, Sanibel  
Boathouse on Longboat, Longboat Key  
Boca Bay Master, Boca Grande  
Boca Bay Pass Club, Boca Grande  
Boca Grande Health Clinic Foundation, Boca Grande  
Boca Grande Health Clinic, Boca Grande  
Boca Grove, Bradenton  
Boca Vista at Burnt Store Lakes, Punta Gorda  
Bonita Beach Club, Bonita Springs  
Brandywine, Ft Myers  
Brenson Mar, Cape Coral  
Brookfield, Sun City Center  
Brookshire Village I, Ft Myers  
Brookshire Village II, Ft Myers  
Brookshire Village IV, Ft Myers  
Calais at Pelican Bay, Naples  
Caloosa Isles II, Ft Myers  
Cambridge A, Sun City Center  
Cambridge B, Sun City Center  
Cambridge C, Sun City Center  
Cambridge E, Sun City Center  
Cambridge F, Sun City Center  
Cambridge H, Sun City Center  
Cambridge I, Sun City Center  
Cambridge J, Sun City Center  
Cambridge K, Sun City Center  
Cambridge L, Sun City Center  
Cambridge M, Sun City Center  
Cane Palm Beach, Ft Myers Beach  
Canton Court D, Sun City Center  
Captains Bay North One, Ft Myers Beach  
Captains Bay North Two, Ft Myers Beach

Captains Bay South, Ft Myers Beach  
Captains Harbour, Cape Coral  
Cardinal Cove, Ft Myers  
Carrington Place, Sarasota  
Casa Del Sol, Sarasota  
Casa Ybel Beach and Racquet Club Phase IJK, Sanibel  
Casa Ybel Resort Limited Partnership, Sanibel  
Casarina, Sarasota  
Castel Del Mare, Sarasota  
Cedar Hammock Golf & Country Club, Naples  
Chandlers Forde, Sarasota  
Chiltington Court, Naples  
Cinnamon Cove Terrace I, Ft Myers  
Cinnamon Cove Terrace III, Ft Myers  
Clipper Bay, Cape Coral  
Clipper Cove Village, Ft Myers  
Clipper Cove Village, Punta Gorda  
Club Brittany at Park Shore, Naples  
Club Harbour, Cape Coral  
Club Regency, Marco Island  
Cobblestone Court I, Naples  
Colonial Wests, Ft Myers  
Colony Bay One, Tampa  
Condo of Sand Cay, Longboat Key  
Coral Del Rio, Cape Coral  
Coreys Landing, Longboat Key  
Corinth, Sun City Center  
Corkscrew Woodlands, Estero  
Coronado, Ft Myers  
Country Pines of North Fort Myers, N Ft Myers  
Countryside Master, Naples  
Courtside Landings, Punta Gorda  
Courtyard Landings III, Punta Gorda  
Courtyard Landings, Punta Gorda  
Crescent Arms, Sarasota  
Crescent Beach, Marco Island  
Crescent Royale, Sarasota  
Crossings II at Bonita Bay, Bonita Springs  
Cypress Lake Country Club, Ft Myers  
Cypress Lake Estates, Ft Myers  
Cypress Lake Gardens, Ft Myers  
Deer Creek Community, Sarasota  
Devonshire, Sun City Center  
Dolphin Towers, Sarasota  
Dolphin Watch, Ft Myers Beach  
Dorchester A of Kings Point, Sun City Center  
Dorchester B of Kings Point, Sun City Center  
Dorchester C of Kings Point, Sun City Center  
Dorchester D of Kings Point, Sun City Center  
Eagle Creek Golf & Country Club, Naples  
Eagles Nest at Bonita Bay, Bonita Springs  
Eagles Nest, Marco Island  
Eagles Point at the Landings III, Sarasota  
Eden House, Ft Myers Beach  
Edinburgh, Sun City Center  
Egret Landing at Tampa Bay, San Antonio  
Egrets Landing at Bonita Bay, Bonita Springs  
Emerald Cove at Cape Coral Community, Cape Coral  
Emerald Pointe, Punta Gorda en Provence, Longboat Key  
Enclave at Palmira I, Bonita Springs  
Enclave Neighborhood, Bonita Springs  
Enclave of Naples, Naples  
Englewood Beach, Englewood  
Estero Bayside, Ft Myers Beach  
Estero Sands, Ft Myers Beach  
Fairbourne, Sun City Center  
Fairfield A, Sun City Center  
Fairfield B, Sun City Center  
Fairfield C, Sun City Center

# Partial Client List

Fairfield D, Sun City Center  
Fairfield E, Sun City Center  
Fairfield F, Sun City Center  
Fairfield G, Sun City Center  
Fairfield H, Sun City Center  
Fairway Bay Common Shared Facility, Longboat Key  
Fairway Bay I, Longboat Key  
Fairway Bay II, Longboat Key  
Fairway Bay III, Longboat Key  
Fairway Trace at Peridia II, Bradenton  
Fairway Villas Property, North Port  
Fairway Woods, Sarasota  
Falling Waters Master Rec Facilities, Naples  
Falling Waters Master, Naples  
First Lido, Sarasota  
First Presbyterian Church of Naples, Naples  
First United Methodist Church, Ft Myers  
Forest Glen Golf & Country Club Master, Naples  
Four Winds Marina North, Bokeelia  
Four Winds Marina, Bokeelia  
Foxfire Community, Naples  
Foxmoor, North Ft Myers  
Gateway Golf & Country Club, Ft Myers  
Glades Golf & Country Club, Naples  
Glades Golf and Country Club, Naples  
Gladiolus Gardens Rec and Maint, Ft Myers  
Gladiolus Gardens Section V, Ft Myers  
Gladiolus Gardens Section X, Ft Myers  
Gladiolus Gardens Section XI, Ft Myers  
Glen Eagle Golf & Country Club, Naples  
Glen Oaks Manor Home, Sarasota  
Gleneagles IV, Naples  
Gloucester A, Sun City Center  
Gloucester B, Sun City Center  
Gloucester C, Sun City Center  
Gloucester D, Sun City Center  
Gloucester E, Sun City Center  
Gloucester F, Sun City Center  
Gloucester G, Sun City Center  
Gloucester H, Sun City Center  
Gloucester J, Sun City Center  
Gloucester K, Sun City Center  
Gloucester L, Sun City Center  
Gloucester M, Sun City Center  
Gloucester N, Sun City Center  
Gloucester P, Sun City Center  
Gramercy, Naples  
Grand Bay/LBK Community, Longboat Key  
Grand Bay/LBK I, Longboat Key  
Grand Bay/LBK II, Longboat Key  
Grand Bay/LBK III, Longboat Key  
Grand Bay/LBK IV, Longboat Key  
Grand Bay/LBK V, Longboat Key  
Grand Bay/LBK VI, Longboat Key  
Grand Vista at Riverwood, Port Charlotte  
Grande Bay at Boca Bay, Boca Grande  
Graham, Sun City Center  
Greenbriar VI at Bonita Bay, Bonita Springs  
Greengate Community, Ft Myers  
Greengate IV, Ft Myers  
Gulf Reflections, Ft Myers  
Gulf Sandss of Mansota Key, Englewood  
Hacienda de Ybor Apt Community, Tampa  
Hacienda Villas, Tampa  
Hamilton Club, Sarasota  
Hammock Isle at Bonita Bay, Bonita Springs  
Harbor Isles, Venice  
Harbor Place at Peppertree, Ft Myers  
Harborshore at Boca Bay, Boca Grande

Harborside at Boca Bay, Boca Grande  
Harbortown, Ft Myers  
Harbour Court, Longboat Key  
Harbour Landings Estates, Cortez  
Harbour Landings, Ft Myers  
Harbour Links, Ft Myers  
Harbour Pointe, Ft Myers Beach  
Harbourtowne, Cape Coral  
Heather Ridge II of Brookshire, Ft Myers  
Heritage Oaks Golf & Country Club, Sarasota  
Heritage Palms Golf & Country Club, Ft Myers  
Hibiscus Pointe, Ft Myers Beach  
Hickory Shores, Bonita Beach  
Hidden Harbour One, Ft Myers  
High Point Country Club Group Eleven, Naples  
High Point Country Club Group Fourteen, Naples  
High Point Country Club Group One, Naples  
High Point Country Club Group Ten, Naples  
High Point Country Club Group Two, Naples  
High Point Country Club, Naples  
Highgate A, Sun City Center  
Highgate B, Sun City Center  
Highgate C, Sun City Center  
Highgate D, Sun City Center  
Highgate E, Sun City Center  
Highgate F, Sun City Center  
Highgate II, Sun City Center  
Highgate III, Sun City Center  
Highgate IV, Sun City Center  
Highland Woods Golf & Country Club, Bonita Springs  
Hudson Harbour, Sarasota  
Huntington at Sun City Center, Sun City Center  
Huron Cove, Marco Island  
Hurricane House, Sanibel  
Idlewood, Sun City Center  
Inn On The Beach, Longboat Key  
Insurance Service of Sarasota, Osprey  
Inverness at Sun City Center, Sun City Center  
Ironwood Business Park, Sarasota  
Island Beach, Ft Myers Beach  
Island Pines Recreation, Ft Myers Beach  
Island Reef, Ft Myers Beach  
Island Winds Bath and Racquet Club, Ft Myers Beach  
Jameson, Sun City Center  
Japanese Gardens, Venice  
Jetty Villas, Venice  
Kahlua, Ft Myers Beach  
Kelly Greens Community IV, Ft Myers  
Kelly Greens Single Family I, Ft Myers  
Kelly Greens Terrace V, Ft Myers  
Kelly Greens Verandas I, Ft Myers  
Kelly Greens Verandas II, Ft Myers  
Kelly Greens Verandas III, Ft Myers  
Kelly Greens Verandas IV, Ft Myers  
Kelly Greens Verandas V, Ft Myers  
Kelly Greens Verandas VI, Ft Myers  
Kelly Greens Verandas VII, Ft Myers  
Kensington, Sun City Center  
Key Harbour, Ft Myers  
Key Royal, Naples  
Kings Point, Sun City Center  
Kingsmere, Sarasota  
Kingston Arms, Sarasota  
Krain Residence, Longboat Key  
La Bellasara, Sarasota  
La Firenze, Longboat Key  
Lake Louise, Cape Coral  
Lake Pointe Apts Ltd, Tampa  
Lakebridge, Bradenton

Lakemont Cove, Bonita Springs  
Lakeshore Village, Sarasota  
Lakeside Vista, Ft Myers  
Lambiance at Longboat Key Club, Longboat Key  
Lancaster I, Sun City Center  
Lancaster II, Sun City Center  
Lancaster III, Sun City Center  
Lancaster IV, Sun City Center  
Laurel Villas, Venice  
Le Ciel Park Tower, Naples  
LElegance on Lido Beach, Sarasota  
Lido Beach Club, Sarasota  
Lido Towers, Sarasota  
Limetree Beach Resort, Sarasota  
Linkside Village I, Port Richey  
Little Hickory Bay, Bonita Springs  
Longboat Beachcomber, Longboat Key  
Longboat Terrace, Longboat Key  
Longboat Village, Ft Myers  
Longshore Lake Foundation, Naples  
Lovers Key Beach Club, Ft Myers Beach  
Lyndhurst, Sun City Center  
Manchester I, Sun City Center  
Manchester II, Sun City Center  
Manchester III, Sun City Center  
Manchester IV, Sun City Center  
Manhattan Palms, Tampa  
Mansion La Palma at Bay Colony, Naples  
Marina Bay, Longboat Key  
Marina Del Sol, Sarasota  
Marina North Shore, Punta Gorda  
Marina Terrace, Ft Myers  
Marina Village at Snug Harbor, Ft Myers Beach  
Marinatown Village A, Ft Myers  
Mariner Pointe, Sanibel  
Mariners Boathouse and Beach Resort, Ft Myers Beach  
Mariners Cove, Naples  
McGregor Woods, Ft Myers  
Meadowlake, Sarasota  
Merano at the Colony, Bonita Springs  
Meridian at the Oaks Preserve Commons, Osprey  
Meridian I at The Oaks Preserve, Osprey  
Meridian II at The Oaks Preserve, Osprey  
Meridian III at The Oaks Preserve, Osprey  
Meridian IV at The Oaks Preserve, Osprey  
Meridian V at The Oaks Preserve, Osprey  
Meridian VI at The Oaks Preserve, Osprey  
Midnight Cove II, Sarasota  
Midnight Cove, Sarasota  
Miromar Lakes Master, Estero  
Mission Lakes of Venice, Venice  
Mission Monterey, Ft Myers  
Mont Claire at Pelican Marsh, Naples  
Myerlee Manor, Ft Myers  
Nantucket I, Sun City Center  
Nantucket II, Sun City Center  
Nantucket III, Sun City Center  
Nantucket IV, Sun City Center  
Nantucket V, Sun City Center  
Naples Four Winds, Naples  
Naples Heritage Golf & Country Club, Naples  
Naples Lakes Country Club, Naples  
New Approach, Ft Myers  
North Bay, Boca Grande  
North Shore Place, North Ft Myers  
North Village, Boca Grande  
Office Buildings, LeHigh  
Old Bridge Village Co-op, North Ft Myers  
Orchid Beach Club Residences, Sarasota

# Partial Client List

Oxford I, Sun City Center  
Oxford II, Sun City Center  
Paddle Creek, Ft Myers  
Palm Avenue Baptist Tower, Tampa  
Palm Harbor Club at Bay Beach, Ft Myers Beach  
Palmetto Ridge at the Brooks, Bonita Springs  
Park Plaza, Naples  
Park Shore Resort, Naples  
Park View III, Cape Coral  
Pavese Garner Attorney at Law, Ft Myers  
Pavilion Club, Naples  
Pelican Bay Foundation, Naples  
Pelican Cove, Sarasota  
Pelican Marsh Golf Club, Naples  
Pelican Watch, Ft Myers Beach  
Peppertree Bay, Siesta Key  
Pine Grove, Ft Myers  
Pinebrook-Ironwood Recreation, Bradenton  
Pipers Grove, Naples  
Plantation Beach Club II, Captiva  
Plantation Beach Club III, Captiva  
Plantation Beach Club, Captiva  
Plantation Beach Club, Port Charlotte  
Plantation House, Captiva  
Plantation Village of Sanibel, Sanibel  
Pointe Estero, Ft Myers Beach  
Porta Vecchio at Mediterra Neighborhood, Naples  
Portobello, Longboat Key  
Ports of Iona, Ft Myers  
Portsmith, Sun City Center  
Princess Del Mar, Marco Island  
Princeton, Sun City Center  
Promenade, Longboat Key  
Prosperity Point Master, Punta Gorda  
Provincetown, Ft Myers  
Quail Creek Village Foundation, Naples  
Radison I, Sun City Center  
Radison II, Sun City Center  
Raintree Village No 4, Temple Terrace  
Raintree Village POA, Temple Terrace  
Reflection Lakes Master, Ft Myers  
Reflection Lakes Two, Ft Myers  
Regatta Pointe, Palmetto  
Regency House, Sarasota  
RHC Master, Valrico  
River View Villas, Cape Coral  
Rivers Edge 2, Ft Myers  
Rivers Edge 3, Ft Myers  
Riverside Yacht Club Estates, Ft Myers  
Riverwalk Cove, Ft Myers  
Riviera Club Village, Sarasota  
Riviera Club, Ft Myers Beach  
Rosewood at the Gardens, Sarasota  
Royal Beach Club, Ft Myers Beach  
Royal Vista, Cape Coral  
Royal Wood Master, Naples  
Ruby at Sunstone, Naples  
San Carlos Springs, Ft Myers  
San Marino Bays, Tampa  
Sanctuary I at Longboat Key Club, Longboat Key  
Sanctuary II at Longboat Key Club, Longboat Key  
Sanctuary III at Longboat Key Club, Longboat Key  
Sanctuary IV at Longboat Key Club, Longboat Key  
Sandalfort, Sanibel  
Sandpiper Apts, Venice  
Sanibel Beach Club, Sanibel  
Sanibel Harbour Tower South, Ft Myers  
Sanibel Siesta Apt, Sanibel  
Sarabande, Sarasota

Sarasota Harbor East Apts, Sarasota  
Saturnia Lakes, Naples  
Savannah at Turtle Rock, Sarasota  
Savannah Trace, Tampa  
Sea Isles of Bonita Beach, Bonita Springs  
Seagrove at Siesta Key, Siesta Key  
Seascape of Little Hickory Island, Bonita Springs  
Seawatch, Ft Myers Beach  
Senior Friendship Centers, Naples  
Senior Friendship Centers, Sarasota  
Senior Friendship Centers, Venice  
Serenade on Palmer Ranch, Sarasota  
Seven Lakes, Ft Myers  
Shorewood of Sanibel, Sanibel  
Siesta Towers, Sarasota  
Silver King, Boca Grande  
Silverleaf at Seven Oaks, Wesley Chapel  
Smugglers Cove, Ft Myers Beach  
Snug Harbor, Sanibel  
Solamar, Naples  
Somerset Cay, Sarasota  
South Bay at Boca Bay, Boca Grande  
South Gate Village Green Section Four, Sarasota  
South Pointe Villas Master, Ft Myers  
South Pointe Villas Phase II, Ft Myers  
South Pointe Villas Phase III, Ft Myers  
South Pointe Villas Phase IV, Ft Myers  
South Seas Club, Captiva  
Southampton I, Sun City Center  
Southampton II, Sun City Center  
Spanish Main Yacht Club, Longboat Key  
Spring Lake Community, Ft Myers  
Spring Lake II, Ft Myers  
Spring Lake, Ft Myers SRQ Park, Sarasota  
St Croix, Sanibel Island  
Steamboat Bend East, Ft Myers  
Stonebridge Country Club Community, Naples  
Stoneybrook Clubside South, Sarasota  
Stoneybrook Fairway Verandas I, Sarasota  
Stoneybrook Golf & Country Club, Sarasota  
Stoneybrook Greens Commons, Sarasota  
Stoneybrook Veranda Greens North I, Sarasota  
Stoneybrook Veranda Greens North II, Sarasota  
Stoneybrook Verandas I, Sarasota  
Strawberry Ridge, Valrico  
Summerlin Village, Ft Myers  
Sundial East, Sanibel  
Sundial of Sanibel, Sanibel  
Sunrise Bay Resort and Club, Marco Island  
Sunset Beach, Longboat Key Surfider Beach Club,  
Sanibel Surfsong, Ft Myers Beach Surfwalk, Marco Island  
Tamarind Gulf and Bay, Englewood  
Tangerine Bay Club, Longboat Key  
TBM Properties & Smoot Properties, Ft Myers  
Terrace I at Lakeside Greens, Ft Myers  
Terrace II at Lakeside Greens, Ft Myers  
Terrace III at Lakeside Greens, Ft Myers  
Terraverde 1, Ft Myers  
Terraverde 2, Ft Myers  
Terraverde 3, Ft Myers  
Terraverde 4, Ft Myers Tessera, Sarasota  
The Alagon on Bayshore, Tampa  
The Bayou, Ana Maria  
The Beaches, Longboat Key  
The Boardwalk Caper III, Ft Myers Beach  
The Boardwalk Caper IV, Ft Myers Beach  
The Caper Beach Club, Ft Myers Beach  
The Castillian, Longboat Key  
The Club at Crystal Lake II, Ft Myers

The Club at Crystal Lake III, Ft Myers  
The Club at Crystal Lake, Ft Myers  
The Club at Crystal Lake, Ft Myers  
The Club Pelican Bay, Naples  
The Cottages at South Seas Plantation, Captiva  
The Country Club of Naples, Naples  
The Embassy House, Sarasota  
The Enclave at Fiddlesticks Neighborhood, Ft Myers  
The Encore, Sarasota  
The Estates at Bay Colony Golf Club, Naples  
The Foundation of Pelican Marsh, Naples  
The Glasser-Schoenbaum Human Svcs Ctr, Sarasota  
The Grande Riviera, Sarasota  
The Habitat, Marco Island  
The Hamptons at Bonita Bay, Bonita Springs  
The Harbour Club at Lighthouse Bay, Bonita Springs  
The Heron at the Sanctuary III, Sanibel  
The Isles of Caloosa, Ft Myers  
The Isles Recreation, Ft Myers  
The Knolls of Kings Point II, Sun City Center  
The Knolls of Kings Point III, Sun City Center  
The Knolls of Kings Point, Sun City Center  
The Landings Carriagehouse, Sarasota  
The Landings Racquet Club, Sarasota  
The Landings Yacht Golf and Tennis Club, Ft Myers  
The Landings, Sarasota  
The Miles Building, Ft Myers  
The Monaco Beach Club, Naples  
The Moorings at Edgewater, Bradenton  
The Moorings Country Club, Naples  
The Oaks Preserve Management, Osprey  
The Olde Hickory Golf & Country Club, Ft Myers  
The Olde Hickory Verandas Common, Ft Myers  
The Olde Hickory Verandas I, Ft Myers  
The Olde Hickory Verandas II, Ft Myers  
The Olde Hickory Verandas III, Ft Myers  
The Olde Hickory Villas, Ft Myers  
The Players Club, Longboat Key  
The Regency, Ft Myers  
The Sanctuary at Longboat Key Club, Longboat Key  
The Sand Caper, Ft Myers Beach  
The Sanibel Cottages, Sanibel  
The Shore, Longboat Key  
The Shores at Gulf Harbour III, Ft Myers  
The Somerset, Marco Island  
The Strand at Bay Colony, Naples  
The Sun Caper, Ft Myers Beach  
The Surf Club of Marco, Marco Island  
The Venice Golf & Country Club Master, Venice  
The Villas at Deer Creek, Sarasota  
The Villas at Pinebrook, Bradenton  
The Water Club, Longboat Key  
The Waterfront at Main Street, Bradenton  
The Waterfront, Bradenton  
The Waterway, Bradenton  
The Woods at Pinebrook, Bradenton  
Tortuga Beach Club, Sanibel  
Town & River Phase One, Ft Myers  
Tremont I, Sun City Center  
Tremont II, Sun City Center  
Tuckaweye, Bonita Springs  
Turtle Rock Community, Sarasota  
Tuscan, Sarasota  
Tuscany Bay POA, Gibsonton  
University Park Community, University Park  
Vanderbilt Beach & Harbour Club, Naples  
Vanderbilt Gulfside, Naples  
Vasari Country Club Master, Bonita Springs  
Veinte, Longboat Key

# Partial Client List

Venice Golf & Country Club, Venice  
Viking, Cape Coral  
Villa Capri, Ft Myers  
Villa Del Mar, Ft Myers Beach  
Villa Di Lancia, Longboat Key  
Villa La Palma, Naples  
Villa Palmeras at Prestancia, Sarasota  
Villa Serena, Riverview  
Village on Golden Pond at Breckenridge, Estero  
Village Walk, Sarasota  
Villas on Golden Beach, Venice  
Villeroi, Sun City Center  
Vistas on Beneva, Sarasota  
Vizcaya at Bay Colony, Naples  
Water Crest of Falling Waters, Naples  
Watercrest, Bradenton  
Wedgewood, Sanibel  
Whiskey Creek Village Green Section Eight, Ft Myers  
Whiskey Creek Village Green Section Fourteen, Ft Myers  
Whiskey Creek Village Green Section Ten, Ft Myers  
Whiskey Creek Village Green Section Two, Ft Myers  
Whispering Sands, Sarasota  
White Sands Club, Naples  
Wilderness Country Club, Naples  
Wilderness, Naples  
Wildewood Springs, Bradenton  
Winding Oaks, Longboat Key  
Windsong, Bonita Beach  
Woodside Village West, Sarasota  
Worthington, Sun City Center  
Wyldewood Lakes, Ft Myers

## Central Florida

2100 Towers, Cocoa Beach  
89 Oceanfront, Ormond Beach  
Alhambra at Poinciana, Kissimmee  
Alhambra Villas, Kissimmee  
Anthem Park, St Cloud  
Artesia Townhomes, Cape Canaveral  
Artesia, Cape Canaveral  
Artisan Club, Celebration  
Ashbury Park, Orlando  
Aspenwood at Grenelefe, Grenelefe  
Bali, Winter Garden  
Banana Bay, Cocoa Beach  
Beachwalker At Harbourside, South Pasadena  
Bear Creek Manufactured, Ormond Beach  
Bella Playa, Indian Shores  
Bellevue Biltmore Villas Bayshore, Belleair  
Bellevue Biltmore Villas Oak, Belleair  
Bellevue Biltmore Villas South Garden, Belleair  
Bermuda Bay Beach, St Petersburg  
Bermuda Bay Club, Bradenton Beach  
Boca Ciega Residents, Largo  
Bouchelle Island I, New Smyrna Beach  
Breakaway Trails, Ormond Beach  
Bridgewater Neighborhood, Heathrow  
Briercliff Commons, Orlando  
Brookside Bluff, Zolfo Springs  
Bryans Spanish Cove, Orlando  
Cabana Club, Clearwater  
Cape Caribe, Cape Canaveral  
Carefree Country Club, Winter Haven  
Caya Costa Community, St Petersburg  
Centre Court Ridge, Reunion  
Chapman Lakes, Oviedo  
Chateaus at Magnolia Pointe,  
Clermont Ciega Cove, South Pasadena  
Clearwater Key, Clearwater  
Coconut Palms Beach Resort II, New Smyrna Beach  
Coconut Palms Beach Resort, New Smyrna Beach  
Colony Surf, Clearwater  
Commodore Beach Club, Maderia Beach  
Coral Pointe at Harbourside, St Petersburg  
Corbett Development, Clearwater  
Cranes Roost, Altamonte Springs  
Crescent Beach Club Two 8-A LLC, Clearwater  
Cristal, Indian Harbour Beach  
Cross Creek of Ocoee, Ocoee  
Crystal Lake, Palm Harbor  
Curlew Landings South, Indian Rocks Beach  
Cypress Creek Village Unit Two, Orlando  
Cypress Creek Village, Orlando  
Cypress Lakes Assoc & Big Cypress Golf, Lakeland  
Daytona Beach Riverhouse, Daytona Beach  
Devon Green Neighborhood, Heathrow  
Dunedin Pines, Dunedin  
Edgewater Harbor, Indian Shores  
Eloise Pointe Estates, Winter Haven  
Emerald Seas, Cocoa Beach  
Fairway Village Residents, Largo  
Florescia, St Petersburg  
Forest Lakes of Cocoa, Cocoa  
Forest Lakes, Oldsmar  
Fountain Beach, Daytona Beach  
Fountain Parke at Lake Mary, Lake Mary  
Foxhaven Neighborhood, Orlando  
Georgetown East, Safety Harbor  
Georgian Inn Beach Club, Ormond Beach  
Golfside Villas, Winter Park  
Grand Lake Resort, Kissimmee  
Greenbriar at Tusawilla, Winter Springs  
Greystone Town Homes, Sanford  
Gulf Gate, St Petersburg  
Hampton Hills Estates, Debary  
Harbor Pointe, Titusville  
Hawks Landing at Pelican Bay, Daytona Beach  
Heathrow Lakes Maintenance, Heathrow  
Heathrow Master, Heathrow  
Heathrow Woods, Heathrow  
Heritage Crossing, Reunion  
Heron Cove, Lake Mary  
Hidden Springs, Altamonte Springs  
Highlands of Innisbrook, Palm Harbor  
Home of Palm Hill, Largo  
Hunters Creek Community, Orlando  
Hunters Creek Town Center POA, Orlando  
Hunters Creek Tract 181, Orlando  
Hyde Park, Winter Garden  
Images, Kissimmee  
Indian River Club, Rockledge  
Island Oaks of Merritt Island, Merritt Island  
Island Pointe of Merritt Island, Merritt Island  
Islander Beach Club, New Smyrna Beach  
Jameson Place, Rockledge  
Jefferson Green at Anthem Park, St Cloud  
Joyce Ann Apts, Pinellas Park  
Kingstown Reef, Orlando  
Knights Landing Apts, Orlando  
Lake Griffin Harbor, Leesburg  
Lake Ridge Villas S at Fleming Island, Orange Park  
Lake Underhill Ltd, Orlando  
Lasereno, Largo  
Lauren Manor West, Saint Petersburg  
Lemon Tree, Orlando  
Lighthouse Shores Townhomes, Ponce Inlet  
LOVO, Kissimmee  
Madeira Place, Madeira Beach

Madeira Villa North, Ormond Beach  
Mai Kai, Orlando  
Majestic Park Homes, Seminole  
Mandalay Beach Club, Clearwater  
Mariners Pass, St Petersburg  
Maverick, Ormond Beach  
Middlebrook Pines, Orlando  
Moontide, New Smyrna Beach  
Mt Olive Shores Lot of Polk County, Polk City  
Muirfield Village Neighborhood, Heathrow  
Normandy, Clearwater  
Oak Lake Park I & II, Clearwater  
Oaks Landing Ltd, Bartow Oakwater, Kissimmee  
Ocean Beach Club, New Smyrna Beach  
Ocean Inlet Yacht Club, New Smyrna Beach  
Ocean Sands Beach Club, New Smyrna Beach  
OceanQuest, Ponce Inlet  
Oceans Two, Daytona Beach Shores  
Oceanside Golf and Country Club, Ormond Beach  
Oleander Pointe, Cocoa  
One Kapok Terrace, Clearwater  
ORBIT, Kissimmee  
Osprey Pointe at Dolphin Cay, St Petersburg  
Palmas de Majorca, Cocoa Beach  
Park Lake Villas, Maitland  
Park Maitland Villas, Maitland  
Park West of Winter Park, Winter Park  
Parkshore Plaza, St Petersburg  
Parkway International, Kissimmee  
Pasadena Cove, South Pasadena  
Patriot Square, St Petersburg  
Pelican Bay Yacht Club Bldg A, Gulfport  
Pine Ridge at Lake Tarpon Village II, Tarpon Springs  
Plantation Bay Community, Ormond Beach  
Plantation Village I, Orlando  
Poinciana Golf Villas II, Kissimmee  
Pointe Alexis Recreation, Tarpon Springs  
Pointe West, New Port Richey  
Ponce de Leon Towers, New Smyrna Beach  
Princess, Madeira Beach  
Prospect Towers, Clearwater  
Punta Gorda Isles Section 22, Punta Gorda  
Ranger (Sailboat Key-Group III), South Pasadena  
Redington Towers No 1, Redington Shores  
Regency Green Neighborhood, Heathrow  
Reunion Grande, Reunion  
Riverside of DeBary, DeBary  
Riverside, Daytona Beach  
Riverwood Plantation, Port Orange  
Riverwoods, Titusville  
Royal Floridian Resort, Ormond Beach  
Royal Harbor POA, Tavares  
Ruby Lake, Winter Haven  
Salem Square, Palm Harbor  
Sand Dunes Oceanfront, Cape Canaveral  
Santa Maria, South Pasadena  
Savannah Condominium, South Pasadena  
SC, Ponce Inlet  
Scottish Highlands, Leesburg  
Sea Havens, Daytona Beach  
Shores Sea Villas IV, New Smyrna Beach  
Sea Villas, New Smyrna Beach  
Seaport Master, Cape Canaveral  
Seaside at Belleair II, Belle Air  
Seminole Garden Apts, Sanford  
Seminole Hill Villas, Seminole  
Seminole Woods Community, Geneva  
Seven Eagles, Reunion  
Seville 7, Clearwater

# Partial Client List

Sheoah Highlands, Winter Springs  
Shipwatch Seven, Largo  
Shorehom By The Sea, New Smyrna Beach  
Silver Lake Resort, Kissimmee  
Solana Lake, Cape Canaveral  
Solana On The River, Cape Canaveral  
Solana Shores, Cape Canaveral  
South Bay, Orlando  
Southpoint of Daytona, Ponce Inlet  
Springwood Village, Longwood  
Spruce Creek POA, Port Orange  
St Andrews, Oldsmar  
St Tropez IV, Clearwater  
Starlight Tower, St Petersburg Beach  
Stonebridge Commons Community, Orlando  
Stonebridge Maintenance, Heathrow  
Strathmore Gate East at Lake St George, Palm Harbor  
Sunisands Beach Club, New Symrna Beach  
Sunshine on Indian Shores, Indian Shores  
Sunshine Towers Apt Residences, Clearwater  
Terra, Kissimmee  
The Anchorage, Cocoa Beach  
The Ashley, Daytona Beach Shores  
The Bluffs, Sebring  
The Bordeaux, Ocoee  
The Cedar Island Club, New Smyrna Beach  
The Constellation, St Petersburg Beach  
The Courageous, St Petersburg Beach  
The Crescent Beach Club at Sand Key, Clearwater  
The Crescent Beach Club at Sand Key, Clearwater  
The Cypress Pointe Resort at Lake Buena Vista, Orlando  
The Cypress Pointe Resort II, Orlando  
The Enclave at Orlando, Orlando  
The Grand Coquina, Daytona Beach Shores  
The Grande Verandahs on the Bay, St Petersburg  
The Grande, Orlando  
The Great Outdoors, Titusville  
The Hamptons, Heathrow  
The Intrepid, St Petersburg Beach  
The Lakes Villas I, Clearwater  
The Mediterranean, Daytona Beach  
The Meridian, Cocoa Beach  
The Ocean Ritz of Daytona, Daytona Beach  
The Oceans Cloverleaf North, Daytona Beach Shores  
The of Eden Isle, St Petersburg  
The Peninsula, Daytona Beach Shores  
The Residences of Winter Park, Winter Park  
The Resort on Cocoa Beach, Cocoa Beach  
The Sherwin, Daytona Beach Shores  
The Springs Community, Longwood  
The Townhomes of Lake Seminole No 4, Seminole  
The Village at Melbourne, Melbourne  
The Villages of Seaport, Cape Canaveral  
The Villas at East Park, Orlando  
The Weatherly, St Petersburg Beach  
Thornton Park Central, Orlando  
Tidesfall, Ormond Beach  
Tortoise Island, Satellite Beach  
Traders Inn Beach Club, Ormond Beach  
Trails West, Deland  
Tropic Shores, Daytona Beach Shores  
Tropic Sun Towers, Ormond Beach  
Twenty One Riverside, Cocoa  
Ultimar Three, Clearwater  
Ultimar, Clearwater  
Vacation Village at Parkway, Kissimmee  
Vacation Villas at Fantasyworld Two, Kissimmee  
Vacation Villas at Fantasyworld, Kissimmee  
Venetian Bay Villages, Kissimmee

Ventura Country Club Community, Orlando  
Ventura Village, Orlando  
Victoria Gardens, DeLand  
Victoria Park Community Council, DeLand  
Villa Villar, DeLand  
Village on the Green I, Clearwater  
Villas at Fortune Place, Kissimmee  
Vista Lakes Community, Orlando  
Vittoria, Treasure Island  
Waterford Lakes Community, Orlando  
Waterstreet at Celebration, Celebration  
Wekiva Village, Apopka  
Wesmere, Ocoee  
Westshore Place, Indian Shores  
Whitley Bay West, Cocoa  
Whitley Bay, Cocoa  
Wildwood Homes, Winter Springs  
Willowbrook Neighborhood, Heathrow  
Wimbledon Park No 1, Orlando  
Winding Wood IX, Clearwater  
Windrush Bay, Tarpon Springs  
Wintermere Harbor, Winter Garden  
Woodside Village, Clearwater  
Yacht & Tennis Club, St Pete Beach  
Yale Townhouse Apts, Orlando  
Yorkfield Square, DeLand

## Northeast Florida

Aliki Gold Coast No One, Flagler Beach  
Amberwood at Fleming Island, Jacksonville  
Atlantic East, St Augustine  
Belleza at Ponte Vedra, Ponte Vedra Beach  
Brighton Park, Jacksonville  
Brightwater, Jacksonville  
Camachee Island 1, St Augustine  
Canopy Walk, Palm Coast  
Carrington Place at Fleming Island, St Augustine  
Cinnamon Beach at Ocean Hammock, Palm Coast  
Clearview Townhouses, Jacksonville  
Clifton Village, Jacksonville  
Colony Reef Club, St Augustine  
Crescent Beach Ocean House, St Augustine  
Cypress Bridge, Ponte Vedra Beach  
Cypress Trace Master, Jacksonville  
Deercreek Country Club, Jacksonville  
Deermeadows Baptist Church, Jacksonville  
Drayton Park, Jacksonville  
East Hampton, Jacksonville  
Fleming Island Plantation CDD, Orange Park  
Florida Club, St Augustine  
Golfview, Jacksonville  
Greenfield, Jacksonville  
Hammock Grove, Jacksonville  
Harbour Island at Marsh Landing, Ponte Vedra Beach  
Hawthorn, Jacksonville  
Horizons at Stonebridge Village I, Jacksonville  
Horizons at Stonebridge Village II, Jacksonville  
Horizons at Stonebridge Village III, Jacksonville  
Jacksonville Golf & Country Club, Jacksonville  
Jacksonville Golf & Country Club, Jacksonville  
Julington Creek Plantation POA, Jacksonville  
Kingston Dunes, St Augustine Beach  
Las Palmas on the Intracoastal, St Augustine  
Little Bay Harbor, Ponte Vedra Beach  
Magnolia Point Community, Green Cove Springs  
Mariners Watch, St Augustine  
Marsh Landing at Sawgrass I, Ponte Vedra Beach  
Marsh Landing at Sawgrass II, Ponte Vedra Beach

Marsh Landing at Sawgrass III, Ponte Vedra Beach  
Marsh Landing at Sawgrass IV, Ponte Vedra Beach  
Marsh Landing at Sawgrass Master, Ponte Vedra Beach  
Marsh Landing at Sawgrass V, Ponte Vedra Beach  
Marsh Landing at Sawgrass VI, Ponte Vedra Beach  
Marsh Landing at Sawgrass VII, Ponte Vedra Beach  
Marsh Landing at Sawgrass VIII, Ponte Vedra Beach  
Merrill Pines, Jacksonville  
Miravista at Harbortown, Jacksonville  
Moultrie Trails, St Augustine  
Ocean Breeze (Ocean Beach Club II), Flagler Beach  
Ocean Gate Phase 1, St Augustine  
Ocean Hammock POA, Palm Coast  
Ocean Palms, St Augustine  
Ocean Village Club, St Augustine  
Ocean Villas, St Augustine Beach  
Old Ponte Vedra Beach, Ponte Vedra Beach  
Osprey Branch, Jacksonville  
Oxford Chase, Jacksonville  
Palm Coast Resort, Palm Coast  
Pelican Reef, St Augustine  
Pier Point South, St Augustine Beach  
Pottsborg Crossing, Jacksonville  
Quail Point I, Ponte Vedra Beach  
Queens Harbour Yacht & Country Club, Jacksonville  
Regency Wood, Jacksonville  
Royal Pines, St Augustine  
Saint Johns NW Commercial POA, St Augustine  
Saint Johns NW Master, St Augustine  
Saint Johns NW Residential POA, St Augustine  
Saint Johns SE Master, St Augustine  
Saint Johns-Six Mile Creek North POA, St Augustine  
Salt Creek, Ponte Vedra Beach  
Sawgrass Island, Ponta Vedra  
Sawgrass, Ponta Vedra Beach  
Sawmill Lakes Maintenance, Ponte Vedra Beach  
Sea Place I, St Augustine  
Sea Place III, St Augustine  
Sea Place Master, St Augustine  
Sea Winds, St Augustine  
Seagate North, St Augustine  
Seagate, St Augustine  
Sequest, Jacksonville Beach  
Seascape, Jacksonville Beach  
Seaside at Anastasia, St Augustine Beach  
Sebastian Harbor Villas, St Augustine  
Six Thousand, Jacksonville  
Southern Grove, Jacksonville  
Southwood, St Augustine  
St Andrews Place, St Augustine  
St Augustine Beach and Tennis Club, St Augustine  
St Augustine Ocean & Racquet Club, St Augustine  
St Augustine Ocean Resort Co-op, St Augustine  
St Augustine Shores Service Corp, St Augustine  
Stonebridge Village Master, Jacksonville  
Summer Grove, Jacksonville  
Summer Island, St Augustine  
Sweetwater by Del Webb Carriage Homes, Jacksonville  
Sweetwater by Del Webb Master, Jacksonville  
The Alexandria, Jacksonville  
The Amenities for the Residences, St Augustine  
The Barefoot Trace, St Augustine Beach  
The Conquistador Apts, St Augustine  
The Crossings at Cypress Trace, Jacksonville  
The Greens, St Augustine  
The Hampton Glen at Deerwood, Jacksonville  
The Landmark, Jacksonville Beach  
The Oakbridge, Ponte Vedra Beach  
The Ocean Villas at Serenata Bch, Ponte Vedra Beach

# Partial Client List

The One Bedrooms at Hammock Beach, Palm Coast  
The Overlook at Baymeadows, Jacksonville  
The Palms at Marsh Landing, Jacksonville  
The Plantation, Ponte Vedra Beach  
The Preserve on Anastasia Island, St Augustine  
The Ravines Community, Middleburg  
The Reserve at Pointe Meadows, Jacksonville  
The Residences at World Golf Village, St Augustine  
The Residences II at World Golf Village, St Augustine  
The Sanctuary at Palm Coast, Palm Coast  
The Sawgrass Players Club, Ponte Vedra Beach  
The Seasons at Kensington, Jacksonville  
The Seasons at Mill Cove, Jacksonville  
The Woods Community, Jacksonville  
Timber Run, Jacksonville  
Turnberry, St Augustine  
Villa San Marco, St Augustine  
Villas at Marsh Landing, Jacksonville Beach  
Villas of Timberlin Parc, Jacksonville  
Vista Cove, St Augustine  
Vistas at Stonebridge Village I, Jacksonville  
Windjammer, St Augustine  
Wolf Creek, Jacksonville  
World Golf Village POA, St Augustine

## Florida Panhandle

Association of Southbay by the Gulf, Destin  
Bayview Waters, Ft Walton Beach  
Beach Colony Resort, Navarre Beachcrest, Santa Rosa Beach  
Breakers East, Destin  
Capistrano, Panama City Beach  
Cassine Garden Townhomes, Seagrove Beach  
Compass Point at Watersound, WaterSound  
Compass Pointe II, WaterSound  
Crescent Keel, WaterSound  
Crystal Dunes, Destin  
Dolphin Point, Destin  
Eden III, Pensacola Eden, Pensacola  
Emerald Dunes, Destin  
Golf Villas at Regatta Bay, Destin  
Islander Beach Resort &, Ft Walton Beach  
Lands End of Perdido Key, Pensacola  
Largo Mar, Panama City Beach  
Marina Bay Resort, Ft Walton Beach  
Navarre Towers, Navarre  
Oceania, Destin  
Perdido Sun, Pensacola  
Sandpiper Cove, Destin  
Seascape Resorts, Destin  
Seminole Legends, Tallahassee  
Shipwatch, Pensacola  
Siesta Key Chapel, Sarasota  
Sugar Dunes, Navarre Beach  
The Crossings at Watersound, WaterSound  
The Palms at Seagrove, Seagrove Beach  
The Pearl, Navarre Beach  
The Summit, Panama City Beach  
Tivoli by the Sea II, Miramar Beach  
Tivoli by the Sea III, Miramar Beach  
Tivoli by the Sea, Miramar Beach  
WaterColor Community, Santa Rosa Beach  
WaterColor Gulfside Villas, Santa Rosa Beach  
WaterColor Private Residence Club, Santa Rosa Beach  
WaterColor Towncenter Community, Santa Rosa Beach  
WaterSound Beach Community, WaterSound  
WaterSound Beach Gatehouse, WaterSound  
Waterview Towers, Destin

## Out of State

Commodore Horizontal Property Regime, Hilton Head, SC  
Cullasaja Club, Highlands, NC  
Cullasaja, Highlands, NC  
Laurel Point, Gatlinburg, TN  
Ocean Cove Resort at Palmetto Dunes, Hilton Head, SC  
Ocean Palms, Hilton Head Island, SC  
Southwind at Shipyard, Hilton Head, SC  
Southwind II at Shipyard, Hilton Head, SC  
Spinnaker at Shipyard, Hilton Head, SC  
Sunrise Ridge, Pigeon Forge, TN  
The Beach Club, St Simons, GA  
The Council Village at Palmetto Dunes, Hilton Head, SC  
The Ford Plantation, Richmond Hill, VA  
The Plaza in Clayton, Clayton, MO  
Vacation Village in the Berkshires, Hancock, MA  
Williamsburg Plantation, Williamsburg, VA



# **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](#)

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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](mailto:cuestak@pfm.com)

---

**From:** Jennifer Glasgow <[glasgowj@pfm.com](mailto:glasgowj@pfm.com)>  
**Sent:** Tuesday, June 9, 2026 3:38 PM  
**To:** Amanda Lane <[lanea@pfm.com](mailto:lanea@pfm.com)>; Kiara Cuesta <[cuestak@pfm.com](mailto: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](mailto:GlasgowJ@pfm.com)  
<https://pfmmanagement.com/>

[Book time with Jennifer Glasgow](#)

---

**From:** Amanda Lane <[lanea@pfm.com](mailto:lanea@pfm.com)>  
**Sent:** Tuesday, June 9, 2026 3:37 PM  
**To:** Kiara Cuesta <[cuestak@pfm.com](mailto:cuestak@pfm.com)>  
**Cc:** Jennifer Glasgow <[glasgowj@pfm.com](mailto: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

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PFM Management Services LLC  
[LaneA@pfm.com](mailto: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/>

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**From:** Kiara Cuesta <[cuestak@pfm.com](mailto:cuestak@pfm.com)>  
**Sent:** Tuesday, June 9, 2026 3:03 PM  
**To:** Amanda Lane <[lanea@pfm.com](mailto: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](mailto:cuestak@pfm.com)

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**From:** Jennifer Glasgow <[glasgowj@pfm.com](mailto:glasgowj@pfm.com)>  
**Sent:** Monday, June 8, 2026 1:09 PM  
**To:** Kiara Cuesta <[cuestak@pfm.com](mailto: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](mailto: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 Phelleps

- 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 7<sup>th</sup> 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 | <del>2,750.00</del> |
| 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

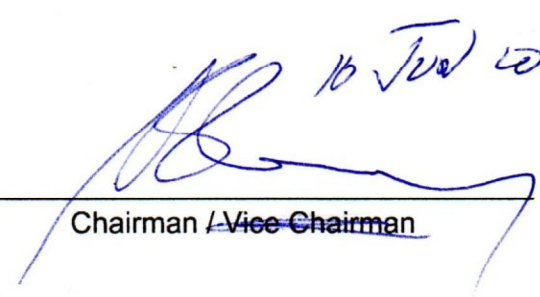
**AMELIA NATIONAL  
COMMUNITY DEVELOPMENT DISTRICT**

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**

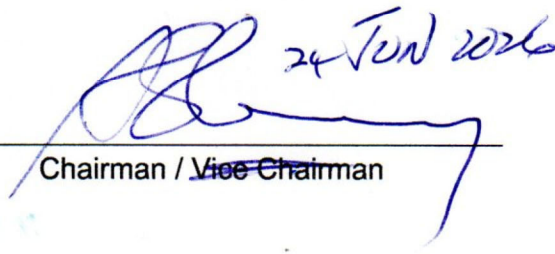
Payment Authorization 339

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         |
| <b>Total:</b> |                                        |              |                     | <b>42,000.73</b> |

*Venessa Ripoll*  
Secretary / Assistant Secretary

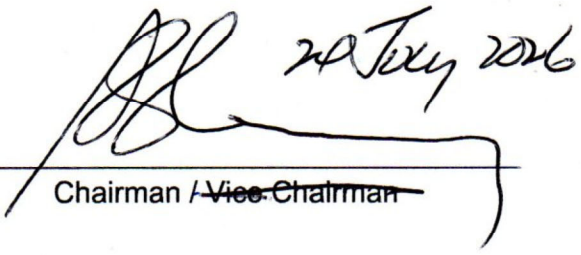
*15 July 2026*  
Chairman / ~~Vice Chairman~~

**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~~



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# **Amelia National Community Development District**

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



# **Amelia National CDD**

## **August 2026 Financial Package**

August 31, 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 8/31/2026**

|                                              | <b>General Fund</b>        | <b>Debt Service<br/>Fund - 2021</b> | <b>Debt Service<br/>Fund - 2006A</b> | <b>Construction<br/>Fund</b> | <b>Long Term<br/>Debt Group</b> | <b>Total</b>                 |
|----------------------------------------------|----------------------------|-------------------------------------|--------------------------------------|------------------------------|---------------------------------|------------------------------|
| <b><u>Current Assets</u></b>                 |                            |                                     |                                      |                              |                                 |                              |
| General Checking - CNB                       | \$129,418.12               |                                     |                                      |                              |                                 | \$129,418.12                 |
| State Board of Administration                | 7,166.41                   |                                     |                                      |                              |                                 | 7,166.41                     |
| CNB Engineering Reserve                      | 28,968.38                  |                                     |                                      |                              |                                 | 28,968.38                    |
| CNB Reserve                                  | 124,615.09                 |                                     |                                      |                              |                                 | 124,615.09                   |
| CNB - Aerator Reserve                        | 61,574.13                  |                                     |                                      |                              |                                 | 61,574.13                    |
| Accounts Receivable - Due from Developer     | 425.00                     |                                     |                                      |                              |                                 | 425.00                       |
| Prepaid Expenses                             | 2,128.06                   |                                     |                                      |                              |                                 | 2,128.06                     |
| Revenue 2021 Refund                          |                            | \$87,101.81                         |                                      |                              |                                 | 87,101.81                    |
| Interest 2021 Refund                         |                            | 16.96                               |                                      |                              |                                 | 16.96                        |
| Prepayment 2021                              |                            | 8,269.72                            |                                      |                              |                                 | 8,269.72                     |
| Assessments Receivable                       |                            |                                     | \$42,235.30                          |                              |                                 | 42,235.30                    |
| Debt Service Reserve - 2006A                 |                            |                                     | 196,380.72                           |                              |                                 | 196,380.72                   |
| Revenue - 2006A                              |                            |                                     | 61,194.58                            |                              |                                 | 61,194.58                    |
| Prepayment 2006A                             |                            |                                     | 13,874.76                            |                              |                                 | 13,874.76                    |
| Acquisition/Construction - 2006A             |                            |                                     |                                      | \$45,945.08                  |                                 | 45,945.08                    |
| Deferred Cost - 2006A                        |                            |                                     |                                      | 321,042.59                   |                                 | 321,042.59                   |
| Total Current Assets                         | <u>\$354,295.19</u>        | <u>\$95,388.49</u>                  | <u>\$313,685.36</u>                  | <u>\$366,987.67</u>          | <u>\$0.00</u>                   | <u>\$1,130,356.71</u>        |
| <b><u>Investments</u></b>                    |                            |                                     |                                      |                              |                                 |                              |
| Amount Available in Debt Service Funds       |                            |                                     |                                      |                              | \$366,838.55                    | \$366,838.55                 |
| Amount To Be Provided                        |                            |                                     |                                      |                              | 4,410,161.45                    | 4,410,161.45                 |
| Total Investments                            | <u>\$0.00</u>              | <u>\$0.00</u>                       | <u>\$0.00</u>                        | <u>\$0.00</u>                | <u>\$4,777,000.00</u>           | <u>\$4,777,000.00</u>        |
| <b>Total Assets</b>                          | <u><u>\$354,295.19</u></u> | <u><u>\$95,388.49</u></u>           | <u><u>\$313,685.36</u></u>           | <u><u>\$366,987.67</u></u>   | <u><u>\$4,777,000.00</u></u>    | <u><u>\$5,907,356.71</u></u> |
| <b><u>Current Liabilities</u></b>            |                            |                                     |                                      |                              |                                 |                              |
| Accounts Payable                             | \$6,879.10                 |                                     |                                      |                              |                                 | \$6,879.10                   |
| Deferred Revenue                             |                            |                                     | \$42,235.30                          |                              |                                 | 42,235.30                    |
| Total Current Liabilities                    | <u>\$6,879.10</u>          | <u>\$0.00</u>                       | <u>\$42,235.30</u>                   | <u>\$0.00</u>                | <u>\$0.00</u>                   | <u>\$49,114.40</u>           |
| <b><u>Long Term Liabilities</u></b>          |                            |                                     |                                      |                              |                                 |                              |
| Revenue Bonds Payable - Long-Term            |                            |                                     |                                      |                              | \$4,777,000.00                  | \$4,777,000.00               |
| Total Long Term Liabilities                  | <u>\$0.00</u>              | <u>\$0.00</u>                       | <u>\$0.00</u>                        | <u>\$0.00</u>                | <u>\$4,777,000.00</u>           | <u>\$4,777,000.00</u>        |
| <b>Total Liabilities</b>                     | <u><u>\$6,879.10</u></u>   | <u><u>\$0.00</u></u>                | <u><u>\$42,235.30</u></u>            | <u><u>\$0.00</u></u>         | <u><u>\$4,777,000.00</u></u>    | <u><u>\$4,826,114.40</u></u> |
| <b><u>Net Assets</u></b>                     |                            |                                     |                                      |                              |                                 |                              |
| Net Assets, Unrestricted                     | \$183,653.14               |                                     |                                      |                              |                                 | \$183,653.14                 |
| Net Assets - General Government              | 98,665.74                  |                                     |                                      |                              |                                 | 98,665.74                    |
| Current Year Net Assets - General Government | 65,097.21                  |                                     |                                      |                              |                                 | 65,097.21                    |
| Net Assets, Unrestricted                     |                            | \$106,700.53                        |                                      |                              |                                 | 106,700.53                   |
| Current Year Net Assets, Unrestricted        |                            | (11,312.04)                         |                                      |                              |                                 | (11,312.04)                  |
| Net Assets, Unrestricted                     |                            |                                     | \$379,542.88                         |                              |                                 | 379,542.88                   |
| Current Year Net Assets, Unrestricted        |                            |                                     | (108,092.82)                         |                              |                                 | (108,092.82)                 |
| Net Assets, Unrestricted                     |                            |                                     |                                      | \$327,442.82                 |                                 | 327,442.82                   |
| Current Year Net Assets, Unrestricted        |                            |                                     |                                      | 39,544.87                    |                                 | 39,544.87                    |
| Net Assets - General Government              |                            |                                     |                                      | (0.02)                       |                                 | (0.02)                       |
| <b>Total Net Assets</b>                      | <u><u>\$347,416.09</u></u> | <u><u>\$95,388.49</u></u>           | <u><u>\$271,450.06</u></u>           | <u><u>\$366,987.67</u></u>   | <u><u>\$0.00</u></u>            | <u><u>\$1,081,242.31</u></u> |
| <b>Total Liabilities and Net Assets</b>      | <u><u>\$354,295.19</u></u> | <u><u>\$95,388.49</u></u>           | <u><u>\$313,685.36</u></u>           | <u><u>\$366,987.67</u></u>   | <u><u>\$4,777,000.00</u></u>    | <u><u>\$5,907,356.71</u></u> |



Statement of Activities  
As of 8/31/2026

|                                                       | General Fund               | Debt Service<br>Fund - 2021 | Debt Service<br>Fund - 2006A | Construction<br>Fund       | Long Term<br>Debt Group | Total                        |
|-------------------------------------------------------|----------------------------|-----------------------------|------------------------------|----------------------------|-------------------------|------------------------------|
| <b>Revenues</b>                                       |                            |                             |                              |                            |                         |                              |
| On-Roll Assessments                                   | \$244,682.06               |                             |                              |                            |                         | \$244,682.06                 |
| Off-Roll Assessments                                  | 73,016.39                  |                             |                              |                            |                         | 73,016.39                    |
| 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>\$317,698.45</u>        | <u>\$257,129.77</u>         | <u>\$294,349.05</u>          | <u>\$28,417.44</u>         | <u>\$0.00</u>           | <u>\$897,594.71</u>          |
| <b>Expenses</b>                                       |                            |                             |                              |                            |                         |                              |
| Supervisor Fees                                       | \$5,800.00                 |                             |                              |                            |                         | \$5,800.00                   |
| Public Official Insurance                             | 4,458.00                   |                             |                              |                            |                         | 4,458.00                     |
| Trustee Services                                      | 8,189.01                   |                             |                              |                            |                         | 8,189.01                     |
| Management                                            | 34,925.00                  |                             |                              |                            |                         | 34,925.00                    |
| Field Management                                      | 10,175.00                  |                             |                              |                            |                         | 10,175.00                    |
| Engineering                                           | 15,085.55                  |                             |                              |                            |                         | 15,085.55                    |
| Disclosure Agent                                      | 3,750.00                   |                             |                              |                            |                         | 3,750.00                     |
| Property Appraiser                                    | 6,248.00                   |                             |                              |                            |                         | 6,248.00                     |
| District Counsel                                      | 19,446.50                  |                             |                              |                            |                         | 19,446.50                    |
| Assessment Administration                             | 7,500.00                   |                             |                              |                            |                         | 7,500.00                     |
| Reamortization Schedule                               | 375.00                     |                             |                              |                            |                         | 375.00                       |
| Audit                                                 | 4,800.00                   |                             |                              |                            |                         | 4,800.00                     |
| Arbitrage Calculation                                 | 2,750.00                   |                             |                              |                            |                         | 2,750.00                     |
| Tax Preparation                                       | 42.10                      |                             |                              |                            |                         | 42.10                        |
| Legal Advertising                                     | 1,419.86                   |                             |                              |                            |                         | 1,419.86                     |
| Contingency/Miscellaneous                             | 40,183.79                  |                             |                              |                            |                         | 40,183.79                    |
| Web Site Maintenance                                  | 2,275.00                   |                             |                              |                            |                         | 2,275.00                     |
| Office Misc (Postage, Tel, Copies, Etc.)              | 759.44                     |                             |                              |                            |                         | 759.44                       |
| Dues, Licenses, and Fees                              | 175.00                     |                             |                              |                            |                         | 175.00                       |
| Electric                                              | 5,517.64                   |                             |                              |                            |                         | 5,517.64                     |
| Wetland Upland Maintenance                            | 6,325.00                   |                             |                              |                            |                         | 6,325.00                     |
| General Insurance                                     | 4,687.00                   |                             |                              |                            |                         | 4,687.00                     |
| Repairs & Maintenance-Irrigation/Wetland              | 3,762.00                   |                             |                              |                            |                         | 3,762.00                     |
| Lake Maintenance                                      | 25,205.00                  |                             |                              |                            |                         | 25,205.00                    |
| Landscaping Maintenance & Material                    | 44,939.53                  |                             |                              |                            |                         | 44,939.53                    |
| 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>\$264,983.42</u>        | <u>\$273,194.80</u>         | <u>\$412,621.88</u>          | <u>\$0.00</u>              | <u>\$0.00</u>           | <u>\$950,800.10</u>          |
| <b>Other Revenues (Expenses) &amp; Gains (Losses)</b> |                            |                             |                              |                            |                         |                              |
| Interest Income                                       | \$12,382.18                |                             |                              |                            |                         | \$12,382.18                  |
| Interest Income                                       |                            | \$4,752.99                  |                              |                            |                         | 4,752.99                     |
| Interest Income                                       |                            |                             | \$10,180.01                  |                            |                         | 10,180.01                    |
| Interest Income                                       |                            |                             |                              | \$11,127.43                |                         | 11,127.43                    |
| Total Other Revenues (Expenses) & Gains (Losses)      | <u>\$12,382.18</u>         | <u>\$4,752.99</u>           | <u>\$10,180.01</u>           | <u>\$11,127.43</u>         | <u>\$0.00</u>           | <u>\$38,442.61</u>           |
| <b>Change In Net Assets</b>                           | \$65,097.21                | (\$11,312.04)               | (\$108,092.82)               | \$39,544.87                | \$0.00                  | (\$14,762.78)                |
| <b>Net Assets At Beginning Of Year</b>                | <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>        |
| <b>Net Assets At End Of Year</b>                      | <u><u>\$347,416.09</u></u> | <u><u>\$95,388.49</u></u>   | <u><u>\$271,450.06</u></u>   | <u><u>\$366,987.67</u></u> | <u><u>\$0.00</u></u>    | <u><u>\$1,081,242.31</u></u> |



**Amelia National CDD**  
Budget to Actual  
For The Month Ended 8/31/2026

|                                                     | Year To Date         |                      |                     |                           |                     |
|-----------------------------------------------------|----------------------|----------------------|---------------------|---------------------------|---------------------|
|                                                     | Actual               | Budget               | Variance            | Adopted FY 2026<br>Budget | Percentage<br>Spent |
| <b><u>Revenues</u></b>                              |                      |                      |                     |                           |                     |
| On-Roll Assessments                                 | \$ 244,682.06        | \$ 223,234.55        | \$ 21,447.51        | \$ 243,528.62             | 100.47%             |
| Off-Roll Assessments                                | 73,016.39            | 66,931.70            | \$6,084.69          | 73,016.38                 | 100.00%             |
| <b>Net Revenues</b>                                 | <b>\$317,698.45</b>  | <b>\$290,166.25</b>  | <b>\$27,532.20</b>  | <b>\$ 316,545.00</b>      | <b>100.36%</b>      |
| <b><u>General &amp; Administrative Expenses</u></b> |                      |                      |                     |                           |                     |
| Supervisor Fees                                     | \$ 5,800.00          | \$ 6,416.63          | \$ 616.63           | \$ 7,000.00               | 82.86%              |
| Public Official Insurance                           | 4,458.00             | 3,510.87             | (947.13)            | 3,830.00                  | 116.40%             |
| Trustee Services                                    | 8,189.01             | 7,605.40             | (583.61)            | 8,296.76                  | 98.70%              |
| Management                                          | 34,925.00            | 34,925.00            | -                   | 38,100.00                 | 91.67%              |
| Field Management                                    | 10,175.00            | 10,175.00            | -                   | 11,100.00                 | 91.67%              |
| Engineering                                         | 15,085.55            | 4,583.37             | (10,502.18)         | 5,000.00                  | 301.71%             |
| Engineering Inspections (Reserves)                  | 0.00                 | 4,583.37             | 4,583.37            | 2,000.00                  | 0.00%               |
| Disclosure Agent                                    | 3,750.00             | 4,583.37             | 833.37              | 5,000.00                  | 75.00%              |
| Property Appraiser                                  | 6,248.00             | 5,958.37             | (289.63)            | 5,000.00                  | 124.96%             |
| District Counsel                                    | 19,446.50            | 3,666.63             | (15,779.87)         | 6,500.00                  | 299.18%             |
| Assessment Administration                           | 7,500.00             | 6,875.00             | (625.00)            | 4,000.00                  | 187.50%             |
| Reamortization Schedule                             | 375.00               | 458.37               | 83.37               | 7,500.00                  | 5.00%               |
| Engineering - Reserves                              | 0.00                 | 1,833.37             | 1,833.37            | 500.00                    | 0.00%               |
| Audit                                               | 4,800.00             | 4,400.00             | (400.00)            | 4,800.00                  | 100.00%             |
| Arbitrage Calculation                               | 2,750.00             | 916.63               | (1,833.37)          | 1,000.00                  | 275.00%             |
| Tax Preparation                                     | 42.10                | 44.00                | 1.90                | 48.00                     | 87.71%              |
| Legal Advertising                                   | 1,419.86             | 916.63               | (503.23)            | 1,000.00                  | 141.99%             |
| Bank Fees                                           | 0.00                 | 91.63                | 91.63               | 100.00                    | 0.00%               |
| Contingency/Miscellaneous                           | 40,183.79            | 25,924.14            | (14,259.65)         | 28,281.00                 | 142.09%             |
| Web Site Maintenance                                | 2,275.00             | 2,475.00             | 200.00              | 2,700.00                  | 84.26%              |
| Office Misc (Postage, Tel, Copies, Etc.)            | 759.44               | 687.50               | (71.94)             | 750.00                    | 101.26%             |
| Dues, Licenses, and Fees                            | 175.00               | 160.38               | (14.62)             | 175.00                    | 100.00%             |
| Electric                                            | 5,517.64             | 9,166.63             | 3,648.99            | 10,000.00                 | 55.18%              |
| Wetland Upland Maintenance                          | 6,325.00             | 4,675.00             | (1,650.00)          | 5,100.00                  | 124.02%             |
| General Insurance                                   | 4,687.00             | 4,563.35             | (123.65)            | 4,978.20                  | 94.15%              |
| Crime Insurance                                     | 0.00                 | 458.37               | 458.37              | 500.00                    | 0.00%               |
| Repair & Maintenance - Entry                        | 0.00                 | 4,583.37             | 4,583.37            | 5,000.00                  | 0.00%               |
| Repairs & Maintenance-Irrigation/Wetland            | 3,762.00             | 7,333.37             | 3,571.37            | 8,000.00                  | 47.03%              |
| Lake Maintenance                                    | 25,205.00            | 35,291.63            | 10,086.63           | 38,500.00                 | 65.47%              |
| Landscaping Maintenance & Material                  | 44,939.53            | 49,303.87            | 4,364.34            | 53,786.04                 | 83.55%              |
| Landscape Improvements                              | 0.00                 | 3,666.63             | 3,666.63            | 4,000.00                  | 0.00%               |
| Lake Improvements Repairs & Maintenance             | 1,750.00             | 3,666.63             | 1,916.63            | 4,000.00                  | 43.75%              |
| Entry Decorations                                   | 4,440.00             | 4,583.37             | 143.37              | 5,000.00                  | 88.80%              |
| Lake Improvements/Aerators New                      | 0.00                 | 27,500.00            | 27,500.00           | 30,000.00                 | 0.00%               |
| Lake Treatment                                      | 0.00                 | 4,583.37             | 4,583.37            | 5,000.00                  | 0.00%               |
| <b>Total General &amp; Administrative Expenses</b>  | <b>\$ 264,983.42</b> | <b>\$ 290,166.25</b> | <b>\$ 25,182.83</b> | <b>\$ 316,545.00</b>      | <b>83.71%</b>       |
| <b>Income (Loss) from Operations</b>                | <b>\$ 52,715.03</b>  | <b>\$ -</b>          | <b>\$ 52,715.03</b> | <b>\$ -</b>               |                     |
| <b><u>Other Income (Expense)</u></b>                |                      |                      |                     |                           |                     |
| Interest Income                                     | \$ 12,382.18         | \$ -                 | \$ 12,382.18        | \$ -                      |                     |
| <b>Total Other Income (Expense)</b>                 | <b>\$ 12,382.18</b>  | <b>\$ -</b>          | <b>\$ 12,382.18</b> | <b>\$ -</b>               |                     |
|                                                     | <b>\$ 65,097.21</b>  | <b>\$ -</b>          | <b>\$ 65,097.21</b> | <b>\$ -</b>               |                     |



# **Amelia National Community Development District**

## **Staff Reports**



# **Amelia National Community Development District**

**Field Manager: *Leland Management***

**a. Work Order Spreadsheet**

**AMELIA NATIONAL PROPERTY OWNERS' ASSOCIATION, INC.**

10175 Fortune Parkway, Suite 906

Jacksonville, FL 32256

Email: [mcarozza@lelandmanagement.com](mailto:mcarozza@lelandmanagement.com)

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**MANAGER'S MONTHLY REPORT TO POA**

**Reporting Period:** August 2026

**Date Prepared:** September 8, 2026

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**FINANCIAL OVERVIEW**

- August 2026 Financial Report attached.
- Collections: Atty. Collection Status Report attached when available.

**BOARD ACTION ITEMS**

The following items require Board review and/or direction:

- N/A

**OPERATIONS & MAINTENANCE**

- Wild Cherry Street Repairs on-going.
- Pond 7 treatment for algae
- Back entrance gate completion remains pending. Letter sent to owners.
- Entrance flower beds will be replanted on rotation.

**COMPLIANCE & ARCHITECTURAL**

- Violation Report attached for Board review.
- Architectural Report attached when available.

**RESALE ACTIVITY**

- Resale Report attached for Board review.

## MEETING SCHEDULE

**Next Board Meeting:** To Be Determined (TBD)

### Submitted By

**Mike Carozza, LCAM**

Community Association Manager

[Leland Management](#)

## Amelia National Treatment Sheet

**Date Treated:** 8-20-26

**Water Temperature:** 92

**Weather:** Clear

**Winds:** 0-10 MPH

**Applicator:** Jason, Derrick

| <u>Lake</u> | <u>Plants Treated</u> | <u>Trash Pickup</u> | <u>Chemical Used</u>                     |
|-------------|-----------------------|---------------------|------------------------------------------|
| 1.          | None                  | Yes                 | None (Complaint Pond but nothing in it)  |
| 2.          | Algae, Plankton       | Yes                 | Copper Sulfate, Hyd 191                  |
| 3.          | None                  | Yes                 | None                                     |
| 4.          | Plankton              | Yes                 | FL 909                                   |
| 5.          | Algae, Plankton       | Yes                 | Copper Sulfate, Hyd 191 (Complaint Pond) |
| 6.          | Plankton              | Yes                 | FL 909                                   |
| 7.          | Algae, Plankton       | Yes                 | Copper Sulfate, Hyd 191, FL 909          |
| 8.          | None                  | Yes                 | None                                     |
| 9.          | Algae, Plankton       | Yes                 | Copper Sulfate, Hyd 191 (Complaint Pond) |
| 10.         | Algae, Plankton       | Yes                 | Copper Sulfate, Hyd 191                  |
| 11.         | None                  | No                  | None                                     |
| 12.         | None                  | No                  | None                                     |
| 13.         | None                  | No                  | None                                     |
| 14.         | None                  | No                  | None                                     |
| 15.         | None                  | No                  | None                                     |
| 16.         | None                  | No                  | None                                     |
| 17.         | None                  | No                  | None (Bad Access)                        |
| 18.         | None                  | No                  | None                                     |
| 19.         | None                  | No                  | None                                     |
| 20.         | None                  | No                  | None                                     |
| 21.         | None                  | No                  | None                                     |
| 22.         | None                  | No                  | None                                     |
| 23.         | None                  | No                  | None                                     |
| 24.         | None                  | No                  | None                                     |
| 24A.        | None                  | No                  | None                                     |
| 24B.        | None                  | No                  | None                                     |
| 25.         | None                  | No                  | None                                     |

|     |                  |    |      |
|-----|------------------|----|------|
| 26. | None             | No | None |
| 27. | None             | No | None |
| 28. | None (No Access) | No | None |
| 29. | None             | No | None |
| 30. | None             | No | None |
| 31. | None             | No | None |
| 32. | None             | No | None |

**Comments:** Lake 17 has new fence on access and will need new access to access the lake.

