

Amelia National Community Development District

3501 Quadrangle Boulevard, Suite 270 | Orlando, FL 32817

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

www.amelianationalcdd.com

The Continued meeting of the Board of Supervisors of Amelia National Community Development District will be held **Monday, October 26, 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]*
- 1. Consideration of the Minutes of the:
 - a. August 10, 2026, Board of Supervisors' Meeting
 - b. September 28, 2026 Continued Board of Supervisors Meeting

Vendor Report

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

Old Business Matters

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

New Business Matters

- 4. Discussion of Field Management
- 5. Discussion of POA Mowing Agreement for CDD Designated Property
- 6. Update on Pond Maintenance By: *Supervisor Phelleps*
- 7. Ratification of Payment Authorization Nos. 342-349
- 8. Review and Consideration of District Financials

Staff Reports

- District Counsel: *Persson, Cohen, Mooney, Fernandez & Jackson, P.A.*
- District Manager: *PFM Management Services LLC*
 - FY 2026 Goals and Objectives





- Field Manager: *Leland Management*
 - Work Order Spreadsheet
- Supervisor Requests

Adjournment



Amelia National Community Development District

Consideration of the Minutes of the:

- a. August 10, 2026,
Board of Supervisors' Meeting**
- b. September 28, 2026, Continued Board of
Supervisors' Meeting**

MINUTES OF MEETING

AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING MINUTES

Monday, August 10, 2026, 11:30 AM

95211 Clubhouse Road, Fernandina Beach, FL, 32034

Board Members present:

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

Also present in person or via phone:

Venessa Ripoll	District Manager - PFM MS LLC	
Gazmin Kerr	PFM MS LLC	(via phone)
Jennifer Glasgow	District Accountant – PFM MS LLC	(via phone)
Dan Lewis	District Counsel – Persson, Cohen, Mooney, Fernandez & Jackson, P.A.	(via phone)

Various audience members in person

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

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

Public Comment Period

There were no public comments at this time.

SECOND ORDER OF BUSINESS

Administrative Matters

Consideration of the Minutes of the:

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

b. June 8, 2026, Board of Supervisors' Meeting

The Board reviewed the minutes.

There was brief discussion regarding the maintenance agreements. Ms. Ripoll noted that there is not a maintenance agreement with the front entrance.

ON MOTION by Ms. Stola, seconded by Mr. Kearney, with all in favor, the Board approved the Minutes of the June 8, 2026, Board of Supervisors' Workshop Meeting and the June 8, 2026, Board of Supervisors' Meeting.

THIRD ORDER OF BUSINESS

Vendor Report

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

This item will be kept on the agenda.

FOURTH ORDER OF BUSINESS

OLD BUSINESS MATTERS

Discussion of Amelia National CDD Map

This item was deferred.

Discussion about Front Entrance Maintenance Responsibility

This item was deferred.

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

This item was deferred.

FIFTH ORDER OF BUSINESS

NEW BUSINESS MATTERS

Public Hearing on Adoption of Fiscal Year 2026/2027 Budget

- a) Public Comments**
- b) Board Comments**
- c) Consideration of
Resolution 2026-05,
Relating to the Annual
Appropriations and
Adopting the Budget for the
Fiscal Year Beginning
October 1, 2026, and
Ending September 30, 2027**

Ms. Ripoll asked for a motion to open the Public Hearing.

ON MOTION by Mr. Kearney, seconded by Ms. Stola, with all in favor, the Board opened the Public Hearing.

Ms. Ripoll noted that the Budget is staying the same and the Assessments have not been increased.

An audience member asked if the CDD maintains a Reserve. A Board member noted that the Reserve is in the financials and gave a brief explanation. There was additional discussion on the Reserve Fund. There were additional discussions regarding the Bonds.

Ms. Ripoll noted that at the next meeting she will discuss the possibility of having a Reserve Study completed.

ON MOTION by Mr. Kearney, seconded by Mr. Renfroe, with all in favor, the Board closed the Public Hearing.

ON MOTION by Mr. Renfroe, seconded by Ms. Stola, with all in favor, the Board approved Resolution 2026-05, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year Beginning October 1, 2026 and Ending September 30, 2027.

**Public Hearing on the Imposition
of Operation and Maintenance
Assessments**

- a) **Public Comments**
- b) **Board Comments**
- c) **Consideration of
Resolution 2026-06,
Imposing Operating
Maintenance Assessments
and Certifying an
Assessment Roll**

ON MOTION by Mr. Kearney, seconded by Mr. Renfroe, with all in favor, the Board approved Resolution 2026-06, Imposing Operating Maintenance Assessments and Certifying an Assessment Roll.

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

This item was deferred.

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

This item was deferred.

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

This item was deferred.

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

This item was deferred.

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

This item was deferred.

**Review and Consideration of
District Financials**

This item was deferred.

SIXTH ORDER OF BUSINESS

Continuance

ON MOTION by Ms. Stola, seconded by Mr. Renfroe, with all in favor, the Board approved to continue this meeting to September 28, 2026, at 11:30am at 95211 Clubhouse Road., Fernandina Beach, FL 32034.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

MINUTES OF MEETING

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

Monday, September 28, 11:30 AM

95211 Clubhouse Road, Fernandina Beach, FL, 32034

Board Members present:

Stephen Kearney	Chairperson
Julie Stola	Assistant Secretary
Fred Phelepps	Assistant Secretary
Ron Hebron	Assistant Secretary

Also present in person or via phone:

Venessa Ripoll	District Manager - PFM MS LLC	
Gazmin Kerr	PFM MS LLC	(via phone)
Jennifer Glasgow	District Accountant – PFM MS LLC	(via phone)
Christian Hepburn	District Accountant – PFM MS LLC	(via phone)
Dan Lewis	District Counsel – Persson, Cohen, Mooney, Fernandez & Jackson, P.A.	(via phone)
Joseph Schofield	District Engineer - Alliant	(via phone)
Michael Carozza	Leland Management, Inc.	(via phone)
Kelly White	ICI	(via phone)
Mike Veazey	ICI	(via phone)

Various audience members in person

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

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

Public Comment Period

Ms. Stanley commented on email blasts for meetings.

Mr. Frazier asked who owns the ponds and is responsible for the Operations and maintenance of those ponds.

Ms. White stated that ownership with Nassau County is accurate and the engineer map is accurate.

Mr. Frazier also asked who is responsible for sidewalk maintenance.

Mr. Kearney noted that sidewalk maintenance is part of the Property Owner's Association responsibility.

SECOND ORDER OF BUSINESS

Vendor Report

District Engineer: *Alliant*

a. Update of Pond 23 and Wild Cherry Project

Mr. Schofield noted that he is working to get a copy of the as-built to complete his review and provide recommendations for conveyance over to the District.

Mr. Schofield noted he is waiting for the results of the geotechnical evaluation for Wild Cherry.

Mr. Kearney questioned if the gutters for the ponds and the new roadway have been inspected.

Mr. Schofield noted that he walked through the property and everything looked complete with the permits, but he would like to review the as-builts before conveyance recommendations.

Mr. Kearney asked if the Board is moving forward with accepting the conveyance documents at this meeting.

Mr. Schofield stated he needs more time to review.

Mr. Veazey noted that he hasn't seen a request for as-built structures. He noted the Geotech report for Wild Cherry is being finalized now and should be completed within a week.

Mr. Lewis stated that specific to the land turnover, he recommends a motion for the chair to execute the documents between meetings, subject to the recommendation of the District engineer.

It was noted Mr. Phelleps has an engineering background he would like to review the documents before voting.

The Board discussed moving the next meeting up to review earlier.

Mr. Schofield confirmed he can have the report ready prior to the next meeting.

The Board scheduled October 26, 2026, for the next meeting.

Mr. Veazey noted that he will have the geophysical report available in the next few weeks and will get the as-built reports to Mr. Schofield.

Ms. White noted that the District does not own the curbs and gutters.

There was brief discussion regarding District ownership.

Mr. Veazey noted the engineers report reflects curbs and gutters belong to the District.

Ms. White noted the District does not own curbs and gutters.

Mr. Phelleps asked Ms. White which ponds are being turned over.

Ms. White stated ponds 20 and 31 were being transferred and the easements on pond 19 and 22.

THIRD ORDER OF BUSINESS

Old Business Matters

Discussion of Amelia National CDD Map

Ms. Ripoll noted this was completed by the previous engineer, and it has not been accepted by the supervisors.

The Board reviewed the Map.

Ms. Ripoll noted the maps would be posted on the website for the residents.

ON MOTION by Ms. Stola, seconded by Mr. Kearney, with all in favor, the Board accepted Amelia National CDD Map, as presented.

Discussion about Front Entrance Maintenance Responsibility

Mr. Lewis noted that after review, the District is not responsible for the maintenance of the front entrance unless it pertains to storm water.

ON MOTION by Mr. Kearney, seconded by Ms. Stola, with all in favor, the Board approved termination of landscape agreement with Victory Lawn & Landscape for the Front Entrance as of December 31, 2026, and the POA will start maintenance as of January 1, 2026.

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

This item was deferred to the October 26, 2026, meeting.

FOURTH ORDER OF BUSINESS

New Business Matters

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

Ms. Ripoll reviewed the meeting schedule and workshop schedule with the Board.

The Board agreed to move the November 9, 2026, meeting to October 26, 2026.

The Board agreed to move the September 13, 2027, meeting to August 9, 2027.

Ms. Stola suggested hosting a workshop meeting prior to every Board meeting.

ON MOTION by Ms. Stola, seconded by Mr. Kearney, with all in favor, the Board approved Resolution 2026-07, Adopting the Annual Meeting Schedule and Workshop Schedule for Fiscal Year 2026-2027, meeting at 11:30 a.m. at 95211 Clubhouse Road, Fernandina Beach, FL 32034 and workshop scheduled prior to each Board meeting, meeting at 10:30 a.m. at 95211 Clubhouse Road, Fernandina Beach, FL 32034.

Review and Consideration of Reserve Study Proposals

Ms. Ripoll reviewed the three proposals with the Board.

There was brief discussion regarding the reserve study proposals.

Mr. Phelleps recommended moving forward with FCS.

ON MOTION by Mr. Phelleps, seconded by Ms. Stola, with all in favor, the Board approved Reserve Study Proposal with FCS.

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

Ms. Ripoll confirmed with Ms. Glasgow that the District was still interested in moving from Wells Fargo to Valley Bank.

Ms. Ripoll confirmed a high interest rate at Valley Bank.

Ms. Glasgow stated the District is currently with City National and not Wells Fargo and City National matches Valley Bank.

ON MOTION by Mr. Kearney, seconded by Mr. Renfro, with all in favor, the Board approved to move Accounts from SBA to City National.

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

Mr. Phelleps noted there were concerns regarding Pond 24 due to a dead fish. The pond management company has assessed and found no issues.

Mr. Phelleps noted the ponds with foam around the Golf Course have been addressed.

Mr. Phelleps noted the easements are an issue and need to be reassessed with the POA.

There was discussion regarding the easements and access.

Ms. Stola would like a quarterly report from Beaver Busters.

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

The Board reviewed the payment authorizations.

ON MOTION by Ms. Stola, seconded by Mr. Phelleps, with all in favor, the Board approved Payment Authorization Nos. 335 – 341.

**Review and Consideration of
District Financials**

Ms. Ripoll noted the financials are through August 2026.

Ms. Ripoll introduced Mr. Hepburn, District accountant, to the Board.

ON MOTION by Mr. Kearney, seconded by Ms. Stola, with all in favor, the Board approved the District Financials through August 2026.

FIFTH ORDER OF BUSINESS

Staff Reports

District Counsel: *Persson, Cohen, Mooney, Fernandez & Jackson, P.A.*

Mr. Lewis asked if his attendance is needed at the workshops.

The Board agreed that Mr. Lewis attend Board meetings and not workshop meetings.

District Manager: *PFM Management Services LLC*

Ms. Ripoll noted the next meeting is October 26, 2026, and calendar invites will go out.

Ms. Stola requested the 24-hour response time be followed for Leland Management.

Mr. Carozza noted that the POA would like to start community violations on raised sidewalks.

There was review and discussion regarding Association guidelines.

Mr. Kearney asked Ms. Glasgow to look back and see who the company was that performed sidewalk maintenance in 2024.

Mr. Hebron noted he would like to discuss having new bids to replace Leland Management due to not meeting expectations.

Ms. Ripoll noted she would add it to the October 26, 2026, agenda.

SIXTH ORDER OF BUSINESS

Adjournment

Ms. Ripoll called for a motion to adjourn.

ON MOTION by Ms. Stola, seconded by Mr. Kearney, with all in favor, the September 28, 2026, Board of Supervisors' Meeting of the Amelia National CDD adjourned at 1:10 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



Amelia National Community Development District

District Engineer: *Alliant*
Update of Pond 23 and Wild Cherry Project



Amelia National Community Development District

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

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

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

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

Dear District Manager:

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

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

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

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

Morteza Hosseini-Kargar
President

Enclosure

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

EXHIBIT A

Description of Improvements

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

Stormwater Management Facilities \$3,354,916.87

Utilities \$1,373,937.44

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

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

STATE OF FLORIDA
COUNTY OF VOLUSIA

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

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

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

[CONTINUED ON NEXT PAGE]

Executed this _____ day of _____, 2026.

AMELIA NATIONAL ENTERPRISE, LLC, a
Florida limited liability company

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

Morteza Hosseini-Kargar
President

STATE OF FLORIDA
COUNTY OF VOLUSIA

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

(Official Notary Signature & Seal)

[NOTARY STAMP]

Print Name: _____
Notary Public, State of Florida

Exhibit A: Description of Improvements

EXHIBIT A

Description of Improvements

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

Stormwater Management Facilities \$3,354,916.87

Utilities \$1,373,937.44

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

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

SPECIAL WARRANTY DEED

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

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

W I T N E S S E T H:

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

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

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

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

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

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

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

Signed, Sealed and Delivered
in Our Presence:

AMELIA NATIONAL ENTERPRISE, LLC,
a Florida limited liability company

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

Printed Name: _____
Address: _____

By: Morteza Hosseini-Kargar
Its: President

Printed Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF VOLUSIA

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

(SEAL)

Signature of Notary Public

Name of Notary Public
(Typed, Printed or Stamped)

Personally Known _____ OR Produced Identification _____

Type of Identification Produced: _____

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

BILL OF SALE

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

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

BACKGROUND STATEMENT

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

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

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

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

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

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

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

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

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

[CONTINUED ON NEXT PAGE]

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

WITNESS

AMELIA NATIONAL ENTERPRISE, LLC, a
Florida limited liability company

Print Name: _____

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

Print Name: _____

Morteza Hosseini-Kargar
President

STATE OF FLORIDA
COUNTY OF VOLUSIA

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

(Official Notary Signature & Seal)

[NOTARY STAMP]

Print Name: _____
Notary Public, State of Florida

Exhibit A: Description of Improvements

EXHIBIT A

Description of Improvements

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

Stormwater Management Facilities \$3,354,916.87

Utilities \$1,373,937.44

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

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

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

ACCESS, DRAINAGE AND MAINTENANCE EASEMENT

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

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

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

[REMAINDER OF PAGE LEFT BLANK]

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

WITNESSES:

Signed, sealed and delivered
in the presence of:

**Amelia National Community
Development District**

Print Name: _____

Address: _____

Print Name: _____

Address: _____

By: _____
Chairperson/Vice Chairperson

STATE OF FLORIDA
COUNTY OF _____

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

(Signature of Notary Public)

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

Signed, sealed and delivered
in the presence of:

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

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

Print Name: _____
Address: _____

By: _____
Morteza Hosseini-Kargar
President

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF VOLUSIA

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

(Signature of Notary Public)

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

EXHIBIT A

EASEMENT AREA

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

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

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

RECITALS

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

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

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

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

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

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

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

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

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

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

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

[CONTINUED ON NEXT PAGE]

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

W. GARDNER, LLC

By: _____
Its: _____

STATE OF FLORIDA
COUNTY OF _____

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

(Official Notary Signature & Seal)

[NOTARY STAMP]

Print Name: _____
Notary Public, State of Florida

Exhibit A Description of Improvements

EXHIBIT A

Description of Improvements

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

Stormwater Management Facilities \$3,354,916.87

Utilities \$1,373,937.44

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

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

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

_____, 2026

Board of Supervisors
Amelia National Community Development District

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

Ladies and Gentlemen:

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

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

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

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

PRIME AE GROUP, INC.

By: _____

Print Name: _____

Its: _____

**STATE OF FLORIDA
COUNTY OF DUVAL**

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

(Official Notary Signature & Seal)

Print Name: _____

Notary Public, State of Florida

[NOTARY STAMP]

EXHIBIT A

FORM OF REQUISITION

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

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

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

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

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

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

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

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT
DISTRICT**

By:

Authorized Officer

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

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

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

EXHIBIT A

FORM OF REQUISITION

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

(A) Requisition Number: _____

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

(C) Amount Payable: _____

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

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

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

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

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

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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

Discussion of Field Management



Amelia National Community Development District

Discussion of POA Mowing Agreement for CDD Designated Property



Amelia National Community Development District

**Update On Pond Maintenance:
Supervisor Phelleps**



Amelia National Community Development District

**Ratification on Payment Authorization
Nos. 342-349**

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 342
7/24/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
15020-072026	FPL (AMELI)	07/20/2026	Amelia National CDD	150.16
42156-072026	FPL (AMELI)	07/20/2026	Amelia National CDD	93.60
42159-072026	FPL (AMELI)	07/20/2026	Amelia National CDD	0.45
45521-072026	FPL (AMELI)	07/20/2026	Amelia National CDD	100.01
59383-072026	FPL (AMELI)	07/20/2026	Amelia National CDD	10.93
8702	VGlobalTech (AMELI)	07/01/2026	Amelia National CDD	125.00
4138	Victory Lawn & Landscape (AMELI)	07/10/2026	Amelia National CDD	1,150.00
4139	Victory Lawn & Landscape (AMELI)	07/10/2026	Amelia National CDD	2,850.00
Total:				4,480.15

Venessa Ripoll

Secretary / Assistant Secretary

Blaney 30 July 2016
Chairman / Vice Chairman

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 343
7/31/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
95928	Future Horizons, Inc. (AMELI)	07/30/2026	Amelia National CDD	2,905.00
2024-7-34	Trapper John's Beaver Busters (AMELI)	07/31/2026	Amelia National CDD	850.00
8628	VGlobalTech (AMELI)	06/30/2026	Amelia National CDD	300.00
Total:				4,055.00

Venessa Ripoll

Secretary / Assistant Secretary

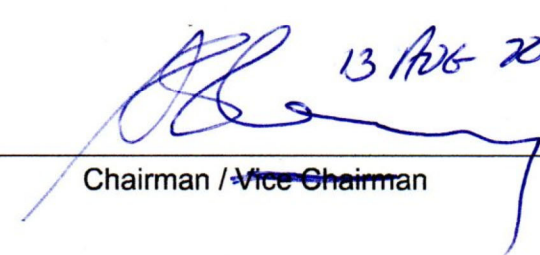
[Signature] 6 Aug 2016
Chairman / ~~Vice Chairman~~

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 344
8/7/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
82520	Leland Management, Inc. (AMELI)	08/01/2026	Amelia National CDD	925.00
7222	Persson Cohen Mooney Fernandez (AMELI)	08/04/2026	Amelia National CDD	700.00
8785	VGlobalTech (AMELI)	08/01/2026	Amelia National CDD	125.00
Total:				1,750.00

Venessa Ripoll
Secretary / Assistant Secretary

 13 Aug 2026
Chairman / ~~Vice Chairman~~

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 345
8/21/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
86292	Alliant (AMELI)	08/12/2026	Amelia National CDD	3,194.10
AD-15020-081926	FPL (AMELI)	08/19/2026	Amelia National CDD	141.19
AD-42156-081926	FPL (AMELI)	08/19/2026	Amelia National CDD	72.46
AD-42159-081926	FPL (AMELI)	08/19/2026	Amelia National CDD	38.68
AD-45521-081926	FPL (AMELI)	08/19/2026	Amelia National CDD	96.00
AD-59383-081926	FPL (AMELI)	08/19/2026	Amelia National CDD	161.67
DM-08-2026-1	PFM Management Services LLC (AMELI)	08/06/2026	Amelia National CDD	3,175.00
Total:				6,879.10

Venessa Ripoll

Secretary / Assistant Secretary

[Signature] 15 Aug 2026
Chairman / Vice Chairman

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 346

9/4/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
96368	Future Horizons, Inc. (AMELI)	08/31/2026	Amelia National CDD	2,905.00
7281	Persson Cohen Mooney Fernandez (AMELI)	09/01/2026	Amelia National CDD	525.00
Total:				3,430.00

Venessa Ripoll

Secretary / Assistant Secretary

[Signature] 1520 2026
Chairman / Vice Chairman

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 347
9/11/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
85049	Leland Management, Inc. (AMELI)	09/06/2026	Amelia National CDD	925.00
2024-7-35	Trapper John's Beaver Busters (AMELI)	08/31/2026	Amelia National CDD	850.00
Total:				1,775.00

Venessa Ripoll
Secretary / Assistant Secretary

 9/30/2026
Chairman / Vice Chairman

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 348
9/18/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
95641	Future Horizons, Inc. (AMELI)	07/15/2026	Amelia National CDD	1,033.94
143948	PFM Management Services LLC (AMELI)	09/17/2026	Amelia National CDD	1,250.00
OE-EXP-09-2026-01	PFM Management Services LLC (AMELI)	09/17/2026	Amelia National CDD	110.54
Total:				2,394.48

Venessa Ripoll

Secretary / Assistant Secretary

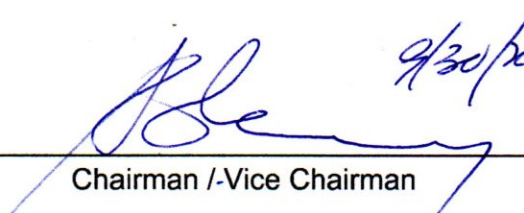
[Signature] 9/30/2026
Chairman / Vice Chairman

**AMELIA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 349
9/25/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
AD-15020-091826	FPL (AMELI)	09/18/2026	Amelia National CDD	132.41
AD-42156-091826	FPL (AMELI)	09/18/2026	Amelia National CDD	61.51
AD-42159-091826	FPL (AMELI)	09/18/2026	Amelia National CDD	37.21
AD-45521-091826	FPL (AMELI)	09/18/2026	Amelia National CDD	102.46
AD-59383-091826	FPL (AMELI)	09/18/2026	Amelia National CDD	153.32
8877	VGlobalTech (AMELI)	09/01/2026	Amelia National CDD	125.00
Total:				611.91

Venessa Ripoll
Secretary / Assistant Secretary

 9/30/2026
Chairman / Vice Chairman



Amelia National Community Development District

Review and Consideration of District Financials



Amelia National Community Development District

Field Manager: Leland Management

a. Work Order Spreadsheet



Amelia National Community Development District

District Manager

- **FY 2026 Goals and Objectives**

Amelia National CDD

Goals, Objectives and Annual Reporting Form

Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☒ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☒ No ☐

Goal 2.2: Financial Reports

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

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

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

Achieved: Yes ☒ No ☐

Goal 2.3: Annual Financial Audit

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

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

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

Achieved: Yes ☒ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

District Manager: _____

Date: _____

Print Name: _____