

ORDINANCE NO. 26-____

AN ORDINANCE OF POLK COUNTY, FLORIDA, ESTABLISHING AN EXEMPTION FROM CERTAIN AD VALOREM TAXATION FOR AMAYA SOLUTIONS, INC., A NEW BUSINESS; PROVIDING FINDINGS OF FACT; PROVIDING A TITLE; PROVIDING THE TOTAL AMOUNT OF REVENUE AVAILABLE TO THE COUNTY FROM AD VALOREM TAX SOURCES FOR THE CURRENT FISCAL YEAR, THE TOTAL AMOUNT OF REVENUE LOST TO THE COUNTY FOR THE CURRENT FISCAL YEAR BY VIRTUE OF ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTIONS CURRENTLY IN EFFECT, AND THE ESTIMATED REVENUE LOSS TO THE COUNTY FOR THE CURRENT FISCAL YEAR ATTRIBUTABLE TO THE EXEMPTION FOR AMAYA SOLUTIONS, INC.; PROVIDING FOR THE GRANT OF AN EXEMPTION FOR EIGHT (8) YEARS AT 70 PERCENT (70%); PROVIDING FOR A FINDING THAT THE COMPANY MEETS THE REQUIREMENTS OF SECTION 196.012 (14), FLORIDA STATUTES, (NEW BUSINESS); PROVIDING FOR CONTINUING PERFORMANCE; PROVIDING FOR APPLICABILITY; PROVIDING FOR REVIEW; PROVIDING FOR EXPIRATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

ARTICLE I: FINDINGS OF FACT

1. Article VII, Section 3, of the Florida Constitution and Florida Statutes, Section 196.1995 authorize Polk County (the "County") to grant Economic Development Ad Valorem Tax Exemptions to New Businesses and Expansions of Existing Businesses, as defined in Florida Statutes, Section 196.012(14) and (15), subject to voter approval. On November 3, 2020, electors in Polk County approved a referendum authorizing such exemptions, and on October 4, 2022, the Board of County Commissioners (the "Board") adopted a master ordinance, Ordinance 2022-069 (the "Master Ordinance") authorizing the granting of such exemptions.

2. The Master Ordinance sets forth the guidelines, process and procedures for implementing the Economic Development Ad Valorem Tax Exemption program.

3. Pursuant to the Master Ordinance, Amaya Solutions, Inc., a Delaware corporation (the "Company") submitted an application to the County requesting an ad valorem tax exemption for 70% of the assessed value of qualifying improvements to real

property and qualifying tangible personal property specified in its application for a period of eight (8) years commencing with Tax Year 2030 (the “Application”). The Application is incorporated herein by reference, and a copy of said Application shall be retained by the Program Administrator for at least the duration of the Exemption Period (hereinafter defined).

4. In the Application, the Company stated the following:

a. The name and proposed location of the new business is Amaya Solutions, Inc., to be located on certain real property located in Auburndale, Florida, and identified by the following Tax Parcel ID number 25-27-29-000000-044010 (such location being referred to hereinafter collectively as the “Facility”):

b. The Company will create at least 50 new full-time jobs in Polk County paying an average annual wage equal to or in excess of \$112,116, which is more than 200% of the 2026 average annual wage for Polk County.

c. The Company will invest or cause to be invested on behalf of the Company, no less than Twenty-Six Million Four Hundred Ninety Thousand Dollars (\$26,490,000) in the construction of real property improvements and the purchase of equipment and other tangible personal property for use at the Facility.

d. The Company’s or its affiliate’s operations at the Facility will consist of the development and operation of an approximate 200,000 square foot headquarters, manufacturing and distribution facility.

e. The Company is committed to local procurement and the use of local vendors where practicable in support thereof.

f. The Company is committed to environmental sustainability and will apply green technologies to the extent feasible and where practicable.

g. Pursuant to the Master Ordinance and Section 196.1995, Florida Statutes, the Polk County Property Appraiser completed its review of the Application and submitted its report to the County, dated June 30, 2026 (the “Property Appraiser’s Report”). The Property Appraiser’s Report, which is attached hereto as Exhibit “A” and made a part hereof, included the following:

i. The total revenue available to the County for the current fiscal year from ad valorem tax sources is \$479,668,605.

ii. The total revenue lost to the County for the current fiscal year by virtue of exemptions previously granted under this section is \$4,332,249.

iii. The estimate of the revenue which would be lost to the County during the current fiscal year if the exemption applied for was granted is \$99,983.

iv. The estimate of the taxable value lost to the County if the exemption applied for was granted is \$11,900,000 for improvements to real property and \$3,169,462 for tangible personal property.

v. A determination that the proposed project as described in the Application meets the definition of a New Business as defined in Section 196.012(14), Florida Statutes has been made.

5. The Application meets all statutory and Master Ordinance requirements.

ARTICLE II: TITLE

This Ordinance shall be known as Polk County Ordinance 2026-____, the “Economic Development Ad Valorem Tax Exemption for Amaya Solutions, Inc.”

ARTICLE III: GRANT OF EXEMPTION

1. After consideration of the Application and the Property Appraiser’s Report, the Board finds that the Company qualifies as a New Business, as defined in Section 196.012(14), Florida Statutes, and that granting an Economic Development Ad Valorem Tax Exemption to the Company to encourage its location in Polk County will promote economic sustainability within the County through the creation of jobs and utilization of local resources. The Board hereby grants to the Company and establishes on behalf of the Company an Economic Development Ad Valorem Tax Exemption of seventy percent (70%) of the assessed value of the net increase in qualifying improvements to real property and qualifying tangible personal property as set forth in the Application, acquired by the Company after the adoption of this Ordinance to facilitate the new business in Polk County (the “Amaya Solutions, Inc. Exemption”).

2. The Amaya Solutions, Inc. Exemption shall be for a period of eight (8) tax years (the “Exemption Period”) commencing with Tax Year 2030 through Tax Year 2037.

3. The Amaya Solutions, Inc. Exemption is conditioned upon the Company

entering into an “Ad Valorem Tax Exemption Business Maintenance and Continued Performance Agreement” (the “Performance Agreement”) with the County stating that it shall remain in compliance with this Ordinance and the Master Ordinance throughout the Exemption Period as well as with the terms of the Performance Agreement. Should the Company fail to comply with the terms of this Ordinance, the Master Ordinance, or the Performance Agreement, the Board may, in its discretion, revoke the Amaya Solutions, Inc. Exemption and recover any taxes exempted during the Exemption Period pursuant to the procedures set out in the Master Ordinance and as described in the Performance Agreement.

4. The Company agrees to abide by the terms and conditions set forth in this Ordinance and the Master Ordinance, as amended from time to time, as well as the guidelines, policies and procedures enacted by the Board from time to time related to the Economic Development Ad Valorem Tax Exemption program. Failure to do so may result in revocation of the Amaya Solutions, Inc. Exemption and the County’s recovery of any taxes exempted during the Exemption Period as set forth in the Performance Agreement.

ARTICLE IV: APPLICABILITY

The County ad valorem tax exemption granted herein applies only to countywide ad valorem taxes levied by Polk County on the qualifying improvements to real property and qualifying tangible property specified in the Application. The exemption does not apply to taxes levied by a municipality, school district, MSTUs, water management district or other special taxing district or to taxes levied for the payment of bonds or taxes authorized by a vote of the electors pursuant to Section 9 (b) or 12, Article VII of the Florida Constitution. No exemption shall be granted on the land on which improvements are made by the Company.

ARTICLE V: REVIEW

The decision of the Board, in its sole discretion, to not grant an exemption shall not be reviewable by the Value Adjustment Board pursuant to Chapter 194, Florida Statutes.

ARTICLE VI: EXPIRATION DATE

The exemption granted herein shall automatically expire on December 31, 2037, and shall no longer be in force or effect thereafter.

ARTICLE VII: EFFECTIVE DATE

A certified copy of this Ordinance shall be filed with the Department of State within ten (10) days after enactment, and this Ordinance shall take effect immediately upon such filing. The exemption granted herein shall take effect commencing with Tax Year 2030.

ARTICLE VIII: SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the act which can be given effect without the invalid provisions or applications. To this end, the provisions of this Ordinance are declared severable.

DULY ADOPTED in regular session, this 4th day of August, 2026.

BOARD OF COUNTY COMMISSIONERS
OF POLK COUNTY, FLORIDA

BY: _____
Martha Santiago, Ed.D., Chair

ATTEST:

Clerk
(SEAL)

Exhibit “A”

Property Appraiser’s Report

[ATTACHED HERETO]

DR-418
R. 12/99

1	Business name <u>Amaya Solutions, Inc.</u>	Mailing address <u>1802 Corporate Center Ln</u> <u>Plant City FL 33563</u>		
2	Please give name and telephone number of owner or person in charge of this business. Name <u>Mohannad Almalki - Chief Executive Officer</u>			Telephone number <u>8132204703</u>
3	Exact Location (Legal Description and Street Address) of Property for which this return is filed <u>25-27-29-000000-044010</u>		4	Date you began, or will begin, business at this facility <u>1/1/2030</u>
5	Description of the improvements to real property for which this exemption is requested <u>New manufacturing, warehouse, and office facility with an estimated construction cost of \$20 million.</u>		Date of commencement of construction of improvements <u>1/1/2027</u>	

[illegible]

*Condition: good, avg (average), or poor

7 Do you desire exemption as a ☒ new business or ☐ expansion of an existing business	9 Trade levels (check as many as apply)
8 Describe type or nature of your business	☐ Retail ☐ Wholesale ☒ Manufacturing ☐ Professional
Compounder of water treatment chemicals specializing in optimizing RO membrane systems	☐ Service ☒ Office ☒ Other, specify: Warehouse

If an expansion of an existing business:	Net increase in employment	%	Increase in productive output resulting from this expansion	N/A	%
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Total sales in Florida from this facility-one (1) location only	\$6,347,590	divided by	Total sales everywhere from this facility-one (1) location only	\$19,816,885	=	32	%
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12	For office space owned and used by a corporation newly domiciled in Florida	Date of incorporation in Florida	N/A	Number of full-time employees at this location	0
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I hereby request the adoption of an ordinance granting an exemption from ad valorem taxation on the above property pursuant to Section 196.1995, Florida Statutes. I agree to furnish such other reasonable information as the Board of County Commissioners, the governing authority of the municipality, or the Property Appraiser may request in regard to the exemption requested herein. I hereby certify that the information and valuation stated above by me is true, correct, and complete to the best of my knowledge and belief. (If prepared by someone other than the taxpayer, his declaration is based on all information of which he has any knowledge.)

Date 6/23/26	DecuSigned by:	Signature, preparer
Signature, taxpayer		Preparer's address
Title Mohannad Almalki - Chief Executive Officer	302A98C6C55F424...	Preparer's telephone number

Property Appraiser's Use Only	
I	Total revenue available to the county or municipality for the current fiscal year from ad valorem tax sources \$479,668,605
II	Revenue lost to the county or municipality for the current fiscal year by virtue of exemptions previously granted under this section \$ 4,332,249
III	Estimate of the revenue which would be lost to the county or municipality during the current fiscal year if the exemption applied for were granted and the property for which the exemption is requested would otherwise have been subject to taxation \$ 99,983
IV	Estimate of the taxable value lost to the county or municipality if the exemption applied for was granted Improvements to real property \$11,900,000 Personal property \$ 3,169,462
V	I have determined that the property listed above meets the definition, as defined by Section 196.012(15) or (16), Florida Statutes, as a ☒ new business ☐ expansion of an existing business ☐ neither
VI	Last year for which exemption may be applied 2037 70% flow 8-years down 11/2030

Signature, Property Appraiser

Amaya Solutions Inc. - Project Clean Water
Parcel ID# 252729-000000-044010

Property Description	2026		Value - 1st Yr Depreciation	2026		Total Taxes	Ad Valorem % Abatement	Revenue Lost	Value Lost	BoCC Tax Dollars Gained	MSTU / Stormwater	School Board	SWFWMD
	Original Cost	% Good		County Millage Rate									
				6.6348			70%				0.8212	5.2900	0.1831
Tangible Personal Property:													
10,000-lbs scale	1,395	20%	279	6.6348	\$ 1.85	70.00%	\$ 1.30	195	\$ 0.56	\$ 0.23	\$ 1.48	\$ 0.05	
10,000-lbs scale	1,395	20%	279	6.6348	\$ 1.85	70.00%	\$ 1.30	195	\$ 0.56	\$ 0.23	\$ 1.48	\$ 0.05	
10,000-lbs scale	1,395	20%	279	6.6348	\$ 1.85	70.00%	\$ 1.30	195	\$ 0.56	\$ 0.23	\$ 1.48	\$ 0.05	
10,000-lbs scale	1,700	28%	476	6.6348	\$ 3.16	70.00%	\$ 2.21	333	\$ 0.95	\$ 0.39	\$ 2.52	\$ 0.09	
10,000-lbs scale	1,900	48%	912	6.6348	\$ 6.05	70.00%	\$ 4.24	638	\$ 1.82	\$ 0.75	\$ 4.82	\$ 0.17	
102Ft Area (Flow) - 1 row/4 levels/11 ba	10,500	39%	4,095	6.6348	\$ 27.17	70.00%	\$ 19.02	2,867	\$ 8.15	\$ 3.36	\$ 21.66	\$ 0.75	
132Ft Area (Stationary) - 4 rows/5 level	11,500	39%	4,485	6.6348	\$ 29.76	70.00%	\$ 20.83	3,140	\$ 8.93	\$ 3.68	\$ 23.73	\$ 0.82	
16Ft Area (Oxidizer) - 3 rows/4 levels/1	600	49%	294	6.6348	\$ 1.95	70.00%	\$ 1.37	206	\$ 0.59	\$ 0.24	\$ 1.56	\$ 0.05	
22 Camera CCTV System	15,286	18%	2,751	6.6348	\$ 18.26	70.00%	\$ 12.78	1,926	\$ 5.48	\$ 2.26	\$ 14.56	\$ 0.50	
2nd Stage Pilot Plant	48,932	76%	37,188	6.6348	\$ 246.74	70.00%	\$ 172.72	26,032	\$ 74.02	\$ 30.54	\$ 196.73	\$ 6.81	
2nd Stage Pilot Plant	31,407	76%	23,869	6.6348	\$ 158.37	70.00%	\$ 110.86	16,709	\$ 47.51	\$ 19.60	\$ 126.27	\$ 4.37	
2nd Stage Pilot Plant	12,943	76%	9,837	6.6348	\$ 65.26	70.00%	\$ 45.69	6,886	\$ 19.58	\$ 8.08	\$ 52.04	\$ 1.80	
3rd Stage Pilot Plant	121,432	62%	75,288	6.6348	\$ 499.52	70.00%	\$ 349.66	52,701	\$ 149.86	\$ 61.83	\$ 398.27	\$ 13.79	
Accutek Packaging Equipment	17,660	51%	9,007	6.6348	\$ 59.76	70.00%	\$ 41.83	6,305	\$ 17.93	\$ 7.40	\$ 47.64	\$ 1.65	
Acumer 2000 - 4150-gallon tank and conta	3,232	66%	2,133	6.6348	\$ 14.15	70.00%	\$ 9.91	1,493	\$ 4.25	\$ 1.75	\$ 11.28	\$ 0.39	
Acumer 3100 - 2500-gallon tank and conta	2,136	66%	1,410	6.6348	\$ 9.35	70.00%	\$ 6.55	987	\$ 2.81	\$ 1.16	\$ 7.46	\$ 0.26	
Air Compressor, Tank-K - Drives air for	2,389	39%	932	6.6348	\$ 6.18	70.00%	\$ 4.33	652	\$ 1.85	\$ 0.77	\$ 4.93	\$ 0.17	
AMS Model A-100	28,333	37%	10,483	6.6348	\$ 69.55	70.00%	\$ 48.69	7,338	\$ 20.87	\$ 8.61	\$ 55.46	\$ 1.92	
Anton PAAR Surpass 3 Surface	80,187	37%	29,669	6.6348	\$ 196.85	70.00%	\$ 137.79	20,768	\$ 59.05	\$ 24.36	\$ 156.95	\$ 5.43	
Auto Strapping Welder - 1 unit	4,600	67%	3,082	6.6348	\$ 20.45	70.00%	\$ 14.31	2,157	\$ 6.13	\$ 2.53	\$ 16.30	\$ 0.56	
AWC Flatsheets Rack	69,326	28%	19,411	6.6348	\$ 128.79	70.00%	\$ 90.15	13,588	\$ 38.64	\$ 15.94	\$ 102.69	\$ 3.55	
AWC Pilot Plant	185,928	48%	89,245	6.6348	\$ 592.13	70.00%	\$ 414.49	62,472	\$ 177.64	\$ 73.29	\$ 472.11	\$ 16.34	
AWC Pilot Plant	37,355	48%	17,930	6.6348	\$ 118.96	70.00%	\$ 83.28	12,551	\$ 35.69	\$ 14.72	\$ 94.85	\$ 3.28	
AWS Built WTP 2 Stage Pilot	213,937	76%	162,592	6.6348	\$ 1,078.77	70.00%	\$ 755.14	113,814	\$ 323.63	\$ 133.52	\$ 860.11	\$ 29.77	
BA Overhead fans	33,814	84%	28,404	6.6348	\$ 188.45	70.00%	\$ 131.92	19,883	\$ 56.54	\$ 23.33	\$ 150.26	\$ 5.20	
Bag-in-Box Filler Wet Filling	28,115	37%	10,403	6.6348	\$ 69.02	70.00%	\$ 48.31	7,282	\$ 20.71	\$ 8.54	\$ 55.03	\$ 1.90	
Catwalk - Tanks L & M	10,549	30%	3,165	6.6348	\$ 21.00	70.00%	\$ 14.70	2,215	\$ 6.30	\$ 2.60	\$ 16.74	\$ 0.58	
Caustic Soda - 1000-gallon tank and cont	5,879	73%	4,292	6.6348	\$ 28.47	70.00%	\$ 19.93	3,004	\$ 8.54	\$ 3.52	\$ 22.70	\$ 0.79	
Chiller - Tank-K - Dedicated to Tank-K	1,779	33%	587	6.6348	\$ 3.90	70.00%	\$ 2.73	411	\$ 1.17	\$ 0.48	\$ 3.11	\$ 0.11	
Computers	5,000	83%	4,150	6.6348	\$ 27.53	70.00%	\$ 19.27	2,905	\$ 8.26	\$ 3.41	\$ 21.95	\$ 0.76	
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Computers	5,000	83%	4,150	6.6348	\$ 27.53	70.00%	\$ 19.27	2,905	\$ 8.26	\$ 3.41	\$ 21.95	\$ 0.76	
Computers	15,000	83%	12,450	6.6348	\$ 82.60	70.00%	\$ 57.82	8,715	\$ 24.78	\$ 10.22	\$ 65.86	\$ 2.28	
Computers	5,000	83%	4,150	6.6348	\$ 27.53	70.00%	\$ 19.27	2,905	\$ 8.26	\$ 3.41	\$ 21.95	\$ 0.76	
Conductivity Meter - Outside Lab	1,239	58%	719	6.6348	\$ 4.77	70.00%	\$ 3.34	503	\$ 1.43	\$ 0.59	\$ 3.80	\$ 0.13	
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Dell Computers	5,847	10%	585	6.6348	\$ 3.88	70.00%	\$ 2.72	409	\$ 1.16	\$ 0.48	\$ 3.09	\$ 0.11	
Dell Computers	7,428	15%	1,114	6.6348	\$ 7.39	70.00%	\$ 5.17	780	\$ 2.22	\$ 0.91	\$ 5.89	\$ 0.20	
Dell Computers	2,782	18%	501	6.6348	\$ 3.32	70.00%	\$ 2.33	351	\$ 1.00	\$ 0.41	\$ 2.65	\$ 0.09	
Dell Laptop Computer	2,737	24%	657	6.6348	\$ 4.36	70.00%	\$ 3.05	460	\$ 1.31	\$ 0.54	\$ 3.47	\$ 0.12	

Amaya Solutions Inc. - Project Clean Water
Parcel ID# 252729-000000-044010

Property Description	2026		Value - 1st Yr Depreciation	2026		Total Taxes	Ad Valorem % Abatement	Revenue Lost	Value Lost	BoCC Tax Dollars Gained	MSTU / Stormwater	School Board	SWFWMD
	Original Cost	% Good		County Millage Rate									
				6.6348			70%				0.8212	5.2900	0.1831
DI water, labeled DI - 12400-gallon HDPE	24,650	66%	16,269	6.6348	\$ 107.94	70.00%	\$ 75.56	11,388	\$ 32.38	\$ 13.36	\$ 86.06	\$ 2.98	
DI water, labeled DI - 34150-gallon HDPE	62,830	66%	41,468	6.6348	\$ 275.13	70.00%	\$ 192.59	29,027	\$ 82.54	\$ 34.05	\$ 219.36	\$ 7.59	
DI water, labeled DI2 - 2100-gallon HDPE	2,700	66%	1,782	6.6348	\$ 11.82	70.00%	\$ 8.28	1,247	\$ 3.55	\$ 1.46	\$ 9.43	\$ 0.33	
DR900 Colorimeter	1,527	28%	428	6.6348	\$ 2.84	70.00%	\$ 1.99	299	\$ 0.85	\$ 0.35	\$ 2.26	\$ 0.08	
DR900 Colorimeter	2,344	89%	2,086	6.6348	\$ 13.84	70.00%	\$ 9.69	1,460	\$ 4.15	\$ 1.71	\$ 11.04	\$ 0.38	
Dust Handler - Exhaust, drive, collectio	1,499	23%	345	6.6348	\$ 2.29	70.00%	\$ 1.60	241	\$ 0.69	\$ 0.28	\$ 1.82	\$ 0.06	
Element Detection Equipment - IC	62,401	48%	29,952	6.6348	\$ 198.73	70.00%	\$ 139.11	20,967	\$ 59.62	\$ 24.60	\$ 158.45	\$ 5.48	
Element Detection Equipment - ICP-OES	129,682	48%	62,247	6.6348	\$ 413.00	70.00%	\$ 289.10	43,573	\$ 123.90	\$ 51.12	\$ 329.29	\$ 11.40	
Epic Cubicle Working Station	4,045	58%	2,346	6.6348	\$ 15.57	70.00%	\$ 10.90	1,642	\$ 4.67	\$ 1.93	\$ 12.41	\$ 0.43	
Flat Sheet Cleaning Skid	16,342	76%	12,420	6.6348	\$ 82.40	70.00%	\$ 57.68	8,694	\$ 24.72	\$ 10.20	\$ 65.70	\$ 2.27	
Forklift - Crown, sit down, electric	4,970	15%	746	6.6348	\$ 4.95	70.00%	\$ 3.46	522	\$ 1.48	\$ 0.61	\$ 3.94	\$ 0.14	
Forklift - Crown, sit down, electric	8,057	20%	1,611	6.6348	\$ 10.69	70.00%	\$ 7.48	1,128	\$ 3.21	\$ 1.32	\$ 8.52	\$ 0.30	
Forklift - Crown, sit down, electric	12,582	33%	4,152	6.6348	\$ 27.55	70.00%	\$ 19.28	2,906	\$ 8.26	\$ 3.41	\$ 21.96	\$ 0.76	
Forklift - Toyota, sit down, electric	43,584	67%	29,201	6.6348	\$ 193.74	70.00%	\$ 135.62	20,441	\$ 58.12	\$ 23.98	\$ 154.47	\$ 5.35	
Forklift - Toyota, sit down, electric	43,584	67%	29,201	6.6348	\$ 193.74	70.00%	\$ 135.62	20,441	\$ 58.12	\$ 23.98	\$ 154.47	\$ 5.35	
Forklift - Toyota, sit down, electric	47,393	67%	31,753	6.6348	\$ 210.68	70.00%	\$ 147.47	22,227	\$ 63.20	\$ 26.08	\$ 167.98	\$ 5.81	
Forklift - Toyota, sit down, electric	47,393	67%	31,753	6.6348	\$ 210.68	70.00%	\$ 147.47	22,227	\$ 63.20	\$ 26.08	\$ 167.98	\$ 5.81	
Forklifts	10,000	90%	9,000	6.6348	\$ 59.71	70.00%	\$ 41.80	6,300	\$ 17.91	\$ 7.39	\$ 47.61	\$ 1.65	
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Forklifts	10,000	90%	9,000	6.6348	\$ 59.71	70.00%	\$ 41.80	6,300	\$ 17.91	\$ 7.39	\$ 47.61	\$ 1.65	
Forklifts	10,000	90%	9,000	6.6348	\$ 59.71	70.00%	\$ 41.80	6,300	\$ 17.91	\$ 7.39	\$ 47.61	\$ 1.65	
Forklifts	10,000	90%	9,000	6.6348	\$ 59.71	70.00%	\$ 41.80	6,300	\$ 17.91	\$ 7.39	\$ 47.61	\$ 1.65	
Forklifts	10,000	90%	9,000	6.6348	\$ 59.71	70.00%	\$ 41.80	6,300	\$ 17.91	\$ 7.39	\$ 47.61	\$ 1.65	
Form Pak Bag Flo	34,024	37%	12,589	6.6348	\$ 83.52	70.00%	\$ 58.47	8,812	\$ 25.06	\$ 10.34	\$ 66.60	\$ 2.31	
FT-IR - Spectroscopy	4,362	37%	1,614	6.6348	\$ 10.71	70.00%	\$ 7.50	1,130	\$ 3.21	\$ 1.33	\$ 8.54	\$ 0.30	
HEDP - 1150-gallon tank and containment	2,000	66%	1,320	6.6348	\$ 8.76	70.00%	\$ 6.13	924	\$ 2.63	\$ 1.08	\$ 6.98	\$ 0.24	
Hitachi Sem Cicroscope	150,148	15%	22,522	6.6348	\$ 149.43	70.00%	\$ 104.60	15,766	\$ 44.83	\$ 18.50	\$ 119.14	\$ 4.12	
Inductively Coupled Plasma Equipment	79,890	48%	38,347	6.6348	\$ 254.43	70.00%	\$ 178.10	26,843	\$ 76.33	\$ 31.49	\$ 202.86	\$ 7.02	
Ion Chromatography Instrument	42,970	48%	20,626	6.6348	\$ 136.85	70.00%	\$ 95.79	14,438	\$ 41.05	\$ 16.94	\$ 109.11	\$ 3.78	
Jerrican Filler Wet Filling	100	28%	28	6.6348	\$ 0.19	70.00%	\$ 0.13	20	\$ 0.06	\$ 0.02	\$ 0.15	\$ 0.01	
Lab Equipment	50,000	89%	44,500	6.6348	\$ 295.25	70.00%	\$ 206.67	31,150	\$ 88.57	\$ 36.54	\$ 235.41	\$ 8.15	
Lab Supplies	5,000	100%	5,000	6.6348	\$ 33.17	70.00%	\$ 23.22	3,500	\$ 9.95	\$ 4.11	\$ 26.45	\$ 0.92	
Lancer Vials Dis Washing Machine	28,016	37%	10,366	6.6348	\$ 68.78	70.00%	\$ 48.14	7,256	\$ 20.63	\$ 8.51	\$ 54.84	\$ 1.90	
Large Cleaning Skid	13,563	28%	3,798	6.6348	\$ 25.20	70.00%	\$ 17.64	2,658	\$ 7.56	\$ 3.12	\$ 20.09	\$ 0.70	
Leasehold Improvements	50,000	92%	46,000	6.6348	\$ 305.20	70.00%	\$ 213.64	32,200	\$ 91.56	\$ 37.78	\$ 243.34	\$ 8.42	
Membrane Testion Skid Station	31,225	10%	3,123	6.6348	\$ 20.72	70.00%	\$ 14.50	2,186	\$ 6.22	\$ 2.56	\$ 16.52	\$ 0.57	
Mezzanine 1 - Tanks A & B	16,229	43%	6,978	6.6348	\$ 46.30	70.00%	\$ 32.41	4,885	\$ 13.89	\$ 5.73	\$ 36.92	\$ 1.28	
Mezzanine 2 - Tanks C & D, plus Tanks E	16,229	43%	6,978	6.6348	\$ 46.30	70.00%	\$ 32.41	4,885	\$ 13.89	\$ 5.73	\$ 36.92	\$ 1.28	
NanoSight and Zetasizer	129,260	48%	62,045	6.6348	\$ 411.65	70.00%	\$ 288.16	43,431	\$ 123.50	\$ 50.95	\$ 328.22	\$ 11.36	
Neutralization Tank - 2500-gallon HDPE,	3,363	73%	2,455	6.6348	\$ 16.29	70.00%	\$ 11.40	1,718	\$ 4.89	\$ 2.02	\$ 12.99	\$ 0.45	
Office Furniture, Fixtures, and Equipmen	25,000	92%	23,000	6.6348	\$ 152.60	70.00%	\$ 106.82	16,100	\$ 45.78	\$ 18.89	\$ 121.67	\$ 4.21	
Office Furniture, Fixtures, and Equipmen	50,000	92%	46,000	6.6348	\$ 305.20	70.00%	\$ 213.64	32,200	\$ 91.56	\$ 37.78	\$ 243.34	\$ 8.42	

Amaya Solutions Inc. - Project Clean Water
Parcel ID# 252729-000000-044010

Property Description	2026		Value - 1st Yr Depreciation	2026		Total Taxes	Ad Valorem % Abatement	Revenue Lost	Value Lost	BoCC Tax Dollars Gained	MSTU / Stormwater	School Board	SWFWMD
	Original Cost	% Good		County Millage Rate									
				6.6348			70%				0.8212	5.2900	0.1831
Oil Heater - Tank E - 50-gallon oil heat	13,299	73%	9,708	6.6348	\$ 64.41	70.00%	\$ 45.09	6,796	\$ 19.32	\$ 7.97	\$ 51.36	\$ 1.78	
Oil Heater - Tank M - Dedicated to Tank-	12,449	50%	6,225	6.6348	\$ 41.30	70.00%	\$ 28.91	4,357	\$ 12.39	\$ 5.11	\$ 32.93	\$ 1.14	
Other Water Analysis or Cleaning Instrum	150,000	89%	133,500	6.6348	\$ 885.75	70.00%	\$ 620.02	93,450	\$ 265.72	\$ 109.63	\$ 706.22	\$ 24.44	
Other Water Analysis or Cleaning Instrum	150,000	89%	133,500	6.6348	\$ 885.75	70.00%	\$ 620.02	93,450	\$ 265.72	\$ 109.63	\$ 706.22	\$ 24.44	
Other Water Analysis or Cleaning Instrum	150,000	89%	133,500	6.6348	\$ 885.75	70.00%	\$ 620.02	93,450	\$ 265.72	\$ 109.63	\$ 706.22	\$ 24.44	
Other Water Analysis or Cleaning Instrum	150,000	89%	133,500	6.6348	\$ 885.75	70.00%	\$ 620.02	93,450	\$ 265.72	\$ 109.63	\$ 706.22	\$ 24.44	
Other Water Analysis or Cleaning Instrum	300,000	89%	267,000	6.6348	\$ 1,771.49	70.00%	\$ 1,240.04	186,900	\$ 531.45	\$ 219.26	\$ 1,412.43	\$ 48.89	
Other Water Analysis or Cleaning Instrum	300,000	89%	267,000	6.6348	\$ 1,771.49	70.00%	\$ 1,240.04	186,900	\$ 531.45	\$ 219.26	\$ 1,412.43	\$ 48.89	
Overhead Ganrtry - With 2200-lbs hoist	13,419	26%	3,489	6.6348	\$ 23.15	70.00%	\$ 16.20	2,442	\$ 6.94	\$ 2.87	\$ 18.46	\$ 0.64	
Pail/Jerrican Labeler	100	41%	41	6.6348	\$ 0.27	70.00%	\$ 0.19	29	\$ 0.08	\$ 0.03	\$ 0.22	\$ 0.01	
Pallet Wrapper Single station	7,565	51%	3,858	6.6348	\$ 25.60	70.00%	\$ 17.92	2,701	\$ 7.68	\$ 3.17	\$ 20.41	\$ 0.71	
Pepsi Cola Jamaica Watre Treatment	22,555	28%	6,315	6.6348	\$ 41.90	70.00%	\$ 29.33	4,421	\$ 12.57	\$ 5.19	\$ 33.41	\$ 1.16	
Pepsi Cola Jamica New Water	448,004	76%	340,483	6.6348	\$ 2,259.04	70.00%	\$ 1,581.33	238,338	\$ 677.71	\$ 279.60	\$ 1,801.16	\$ 62.34	
Ply Chemical Tank - Caustic Soda, bulk -	44,472	87%	38,691	6.6348	\$ 256.70	70.00%	\$ 179.69	27,083	\$ 77.01	\$ 31.77	\$ 204.67	\$ 7.08	
Powder Auger Dry-material filling	5,820	28%	1,630	6.6348	\$ 10.81	70.00%	\$ 7.57	1,141	\$ 3.24	\$ 1.34	\$ 8.62	\$ 0.30	
Powder Mixer Equipment	26,065	28%	7,298	6.6348	\$ 48.42	70.00%	\$ 33.90	5,109	\$ 14.53	\$ 5.99	\$ 38.61	\$ 1.34	
Production Pallet Flow Rack	264,766	84%	222,403	6.6348	\$ 1,475.60	70.00%	\$ 1,032.92	155,682	\$ 442.68	\$ 182.64	\$ 1,176.51	\$ 40.72	
R&D Equipment	96,786	37%	35,811	6.6348	\$ 237.60	70.00%	\$ 166.32	25,068	\$ 71.28	\$ 29.41	\$ 189.44	\$ 6.56	
Raman - Spectrometer	15,330	37%	5,672	6.6348	\$ 37.63	70.00%	\$ 26.34	3,970	\$ 11.29	\$ 4.66	\$ 30.01	\$ 1.04	
Ray Walkie Forklift	4,299	79%	3,396	6.6348	\$ 22.53	70.00%	\$ 15.77	2,377	\$ 6.76	\$ 2.79	\$ 17.97	\$ 0.62	
Ribbon Mixer - 1-Ton capacity	5,000	48%	2,400	6.6348	\$ 15.92	70.00%	\$ 11.15	1,680	\$ 4.78	\$ 1.97	\$ 12.70	\$ 0.44	
SCADA system, Tank-K - Controls automati	6,335	23%	1,457	6.6348	\$ 9.67	70.00%	\$ 6.77	1,020	\$ 2.90	\$ 1.20	\$ 7.71	\$ 0.27	
Security System / Equipment	75,000	87%	65,250	6.6348	\$ 432.92	70.00%	\$ 303.04	45,675	\$ 129.88	\$ 53.58	\$ 345.17	\$ 11.95	
SEM/EDS X-Ray Spectroscopy Equipment	397,500	41%	162,975	6.6348	\$ 1,081.31	70.00%	\$ 756.91	114,083	\$ 324.39	\$ 133.84	\$ 862.14	\$ 29.84	
Signage	5,000	90%	4,500	6.6348	\$ 29.86	70.00%	\$ 20.90	3,150	\$ 8.96	\$ 3.70	\$ 23.81	\$ 0.82	
Sodium Hypochlorite, bulk - 3000-gallon	3,700	66%	2,442	6.6348	\$ 16.20	70.00%	\$ 11.34	1,709	\$ 4.86	\$ 2.01	\$ 12.92	\$ 0.45	
Spare / Replacement Parts	5,000	100%	5,000	6.6348	\$ 33.17	70.00%	\$ 23.22	3,500	\$ 9.95	\$ 4.11	\$ 26.45	\$ 0.92	
SurPass 3 - Solid Surface Analysis Equip	80,187	48%	38,490	6.6348	\$ 255.37	70.00%	\$ 178.76	26,943	\$ 76.61	\$ 31.61	\$ 203.61	\$ 7.05	
Tank Washdown Rinsing System	4,895	58%	2,839	6.6348	\$ 18.84	70.00%	\$ 13.19	1,987	\$ 5.65	\$ 2.33	\$ 15.02	\$ 0.52	
Tank-A - 5000-gallon HDPE, single-wall,	7,300	73%	5,329	6.6348	\$ 35.36	70.00%	\$ 24.75	3,730	\$ 10.61	\$ 4.38	\$ 28.19	\$ 0.98	
Tank-B - 4100-gallon HDPE, single-wall,	6,624	73%	4,836	6.6348	\$ 32.08	70.00%	\$ 22.46	3,385	\$ 9.62	\$ 3.97	\$ 25.58	\$ 0.89	
Tank-C - 3000-gallon HDPE, single-wall,	3,869	73%	2,824	6.6348	\$ 18.74	70.00%	\$ 13.12	1,977	\$ 5.62	\$ 2.32	\$ 14.94	\$ 0.52	
Tank-D - 2500-gallon HDPE, single-wall,	3,363	73%	2,455	6.6348	\$ 16.29	70.00%	\$ 11.40	1,718	\$ 4.89	\$ 2.02	\$ 12.99	\$ 0.45	
Tank-E - 500-gallon 316SS, jacketed, gea	1,650	73%	1,205	6.6348	\$ 7.99	70.00%	\$ 5.59	843	\$ 2.40	\$ 0.99	\$ 6.37	\$ 0.22	
Tank-F - 500-gallon HDPE, single-wall, g	699	73%	510	6.6348	\$ 3.39	70.00%	\$ 2.37	357	\$ 1.02	\$ 0.42	\$ 2.70	\$ 0.09	
Tank-J - 250-gallon HDPE, single-wall, g	1,100	73%	803	6.6348	\$ 5.33	70.00%	\$ 3.73	562	\$ 1.60	\$ 0.66	\$ 4.25	\$ 0.15	
Tank-K - 4100-gallon HDPE, single-wall,	6,624	73%	4,836	6.6348	\$ 32.08	70.00%	\$ 22.46	3,385	\$ 9.62	\$ 3.97	\$ 25.58	\$ 0.89	
Tank-L (Cold) - 4000-gallon 316SS, jacke	7,392	73%	5,396	6.6348	\$ 35.80	70.00%	\$ 25.06	3,777	\$ 10.74	\$ 4.43	\$ 28.55	\$ 0.99	
Tank-M (Hot) - 4000-gallon 316SS, jacket	7,392	73%	5,396	6.6348	\$ 35.80	70.00%	\$ 25.06	3,777	\$ 10.74	\$ 4.43	\$ 28.55	\$ 0.99	
Tanks	50,000	94%	47,000	6.6348	\$ 311.84	70.00%	\$ 218.28	32,900	\$ 93.55	\$ 38.60	\$ 248.63	\$ 8.61	
Tanks	50,000	94%	47,000	6.6348	\$ 311.84	70.00%	\$ 218.28	32,900	\$ 93.55	\$ 38.60	\$ 248.63	\$ 8.61	
Tanks	50,000	94%	47,000	6.6348	\$ 311.84	70.00%	\$ 218.28	32,900	\$ 93.55	\$ 38.60	\$ 248.63	\$ 8.61	

Amaya Solutions Inc. - Project Clean Water
Parcel ID# 252729-000000-044010

Property Description	2026		Value - 1st Yr Depreciation	2026		Total Taxes	Ad Valorem % Abatement	Revenue Lost	Value Lost	BoCC Tax Dollars Gained	MSTU / Stormwater	School Board	SWFWMD
	Original Cost	% Good		County Millage Rate									
				6.6348			70%				0.8212	5.2900	0.1831
Tanks	50,000	94%	47,000	6.6348	\$ 311.84	70.00%	\$ 218.28	32,900	\$ 93.55	\$ 38.60	\$ 248.63	\$ 8.61	
Tanks	100,000	94%	94,000	6.6348	\$ 623.67	70.00%	\$ 436.57	65,800	\$ 187.10	\$ 77.19	\$ 497.26	\$ 17.21	
Tanks	100,000	94%	94,000	6.6348	\$ 623.67	70.00%	\$ 436.57	65,800	\$ 187.10	\$ 77.19	\$ 497.26	\$ 17.21	
Think PAD GEN-4 Notebook Computer	2,409	24%	578	6.6348	\$ 3.84	70.00%	\$ 2.69	405	\$ 1.15	\$ 0.47	\$ 3.06	\$ 0.11	
TOC Particle Analyzer Instrument	45,901	15%	6,885	6.6348	\$ 45.68	70.00%	\$ 31.98	4,820	\$ 13.70	\$ 5.65	\$ 36.42	\$ 1.26	
Turbidimeter	5,214	48%	2,503	6.6348	\$ 16.61	70.00%	\$ 11.62	1,752	\$ 4.98	\$ 2.06	\$ 13.24	\$ 0.46	
Turbidimeter	5,214	48%	2,503	6.6348	\$ 16.61	70.00%	\$ 11.62	1,752	\$ 4.98	\$ 2.06	\$ 13.24	\$ 0.46	
Turbidimeter	5,214	48%	2,503	6.6348	\$ 16.61	70.00%	\$ 11.62	1,752	\$ 4.98	\$ 2.06	\$ 13.24	\$ 0.46	
Turbidimeter	5,214	48%	2,503	6.6348	\$ 16.61	70.00%	\$ 11.62	1,752	\$ 4.98	\$ 2.06	\$ 13.24	\$ 0.46	
Turbidimeter	5,214	48%	2,503	6.6348	\$ 16.61	70.00%	\$ 11.62	1,752	\$ 4.98	\$ 2.06	\$ 13.24	\$ 0.46	
Turbidimeter	5,214	48%	2,503	6.6348	\$ 16.61	70.00%	\$ 11.62	1,752	\$ 4.98	\$ 2.06	\$ 13.24	\$ 0.46	
Turbidimeter	5,214	48%	2,503	6.6348	\$ 16.61	70.00%	\$ 11.62	1,752	\$ 4.98	\$ 2.06	\$ 13.24	\$ 0.46	
Turbidimeter	5,214	48%	2,503	6.6348	\$ 16.61	70.00%	\$ 11.62	1,752	\$ 4.98	\$ 2.06	\$ 13.24	\$ 0.46	
UV - Spectroscopy	1,490	37%	551	6.6348	\$ 3.66	70.00%	\$ 2.56	386	\$ 1.10	\$ 0.45	\$ 2.92	\$ 0.10	
Vegapuls Level Sensor	12,443	76%	9,457	6.6348	\$ 62.74	70.00%	\$ 43.92	6,620	\$ 18.82	\$ 7.77	\$ 50.03	\$ 1.73	
Viscosity meter	6,068	87%	5,279	6.6348	\$ 35.03	70.00%	\$ 24.52	3,695	\$ 10.51	\$ 4.34	\$ 27.93	\$ 0.97	
Water Treatment Equipment	100,000	89%	89,000	6.6348	\$ 590.50	70.00%	\$ 413.35	62,300	\$ 177.15	\$ 73.09	\$ 470.81	\$ 16.30	
Water Treatment Equipment	100,000	89%	89,000	6.6348	\$ 590.50	70.00%	\$ 413.35	62,300	\$ 177.15	\$ 73.09	\$ 470.81	\$ 16.30	
Water Treatment Equipment	100,000	89%	89,000	6.6348	\$ 590.50	70.00%	\$ 413.35	62,300	\$ 177.15	\$ 73.09	\$ 470.81	\$ 16.30	
Water Treatment Equipment	100,000	89%	89,000	6.6348	\$ 590.50	70.00%	\$ 413.35	62,300	\$ 177.15	\$ 73.09	\$ 470.81	\$ 16.30	
Water Treatment Equipment	200,000	89%	178,000	6.6348	\$ 1,180.99	70.00%	\$ 826.70	124,600	\$ 354.30	\$ 146.17	\$ 941.62	\$ 32.59	
Water Treatment Equipment	200,000	89%	178,000	6.6348	\$ 1,180.99	70.00%	\$ 826.70	124,600	\$ 354.30	\$ 146.17	\$ 941.62	\$ 32.59	
Yamada - Neutralization Tank - Recircula	29,594	87%	25,747	6.6348	\$ 170.82	70.00%	\$ 119.58	18,023	\$ 51.25	\$ 21.14	\$ 136.20	\$ 4.71	
Total Tangible Personal Property	\$ 6,497,014		\$ 4,527,803		\$ 30,041		\$ 21,029	\$ 3,169,462	\$ 9,012	\$ 3,718	\$ 23,952	\$ 829	
REAL PROPERTY IMPROVEMENTS:	\$ 20,000,000	85%	\$ 17,000,000	6.6348	\$ 112,792	70.00%	\$ 78,954	\$ 11,900,000	\$ 33,837	\$ 13,960	\$ 89,930	\$ 3,113	
Construction of a 200,000 SF headquarters, manufacturing & distribution facility													
TOTAL ESTIMATE OF PROJECT	\$ 26,497,014		\$ 21,527,803		\$ 142,833		\$ 99,983	\$ 15,069,462	\$ 42,850	\$ 17,679	\$ 113,882	\$ 3,942	

Neil Combee
Polk County Property Appraiser