



Amelia National CDD

December 2024 Financial Package

December 31, 2024

PFM Group Consulting LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
407-723-5900



Amelia National CDD
Statement of Financial Position
As of 12/31/2024

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Long Term Debt Group	Total
<u>Assets</u>						
<u>Current Assets</u>						
General Checking - CNB	\$ 472,950.58					\$ 472,950.58
State Board of Administration	6,685.90					6,685.90
Accounts Receivable - Due from Developer	425.00					425.00
Assessments Receivable	94,577.85					94,577.85
CNB Engineering Reserve	21,009.51					21,009.51
Assessments Receivable		\$ 105,518.77				105,518.77
Due From Other Funds		135,341.76				135,341.76
Revenue 2021 Refund		76,843.08				76,843.08
Interest 2021 Refund		26.43				26.43
Prepayment 2021		9,465.46				9,465.46
Assessments Receivable			\$ 137,369.58			137,369.58
Due From Other Funds			174,954.26			174,954.26
Debt Service Reserve - 2006A			240,010.58			240,010.58
Revenue - 2006A			42,641.02			42,641.02
Prepayment 2006A			24,144.11			24,144.11
Acquisition/Construction - 2006A				\$ 42,834.04		42,834.04
Deferred Cost - 2006A				242,516.47		242,516.47
Total Current Assets	<u>\$ 595,648.84</u>	<u>\$ 327,195.50</u>	<u>\$ 619,119.55</u>	<u>\$ 285,350.51</u>	<u>\$ -</u>	<u>\$ 1,827,314.40</u>
<u>Investments</u>						
Amount Available in Debt Service Funds					\$ 393,130.68	\$ 393,130.68
Amount To Be Provided					5,329,869.32	5,329,869.32
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,723,000.00</u>	<u>\$ 5,723,000.00</u>
Total Assets	<u>\$ 595,648.84</u>	<u>\$ 327,195.50</u>	<u>\$ 619,119.55</u>	<u>\$ 285,350.51</u>	<u>\$ 5,723,000.00</u>	<u>\$ 7,550,314.40</u>
<u>Liabilities and Net Assets</u>						
<u>Current Liabilities</u>						
Accounts Payable	\$ 2,381.86					\$ 2,381.86
Due To Other Funds	117,509.51					117,509.51
Deferred Revenue	94,577.85					94,577.85
Deferred Revenue		\$ 105,518.77				105,518.77
Deferred Revenue			\$ 137,369.58			137,369.58
Total Current Liabilities	<u>\$ 214,469.22</u>	<u>\$ 105,518.77</u>	<u>\$ 137,369.58</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 457,357.57</u>
<u>Long Term Liabilities</u>						
Revenue Bonds Payable - Long-Term					\$ 5,723,000.00	\$ 5,723,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,723,000.00</u>	<u>\$ 5,723,000.00</u>
Total Liabilities	<u>\$ 214,469.22</u>	<u>\$ 105,518.77</u>	<u>\$ 137,369.58</u>	<u>\$ -</u>	<u>\$ 5,723,000.00</u>	<u>\$ 6,180,357.57</u>
<u>Net Assets</u>						
Net Assets, Unrestricted	\$ 183,653.14					\$ 183,653.14
Net Assets - General Government	43,085.25					43,085.25
Current Year Net Assets - General Government	154,441.23					154,441.23
Net Assets, Unrestricted		\$ 192,157.57				192,157.57
Current Year Net Assets, Unrestricted		29,519.16				29,519.16
Net Assets, Unrestricted			\$ 392,358.06			392,358.06
Current Year Net Assets, Unrestricted			89,391.91			89,391.91
Net Assets, Unrestricted				\$ 283,002.19		283,002.19
Current Year Net Assets, Unrestricted				2,348.34		2,348.34
Net Assets - General Government				(0.02)		(0.02)
Total Net Assets	<u>\$ 381,179.62</u>	<u>\$ 221,676.73</u>	<u>\$ 481,749.97</u>	<u>\$ 285,350.51</u>	<u>\$ -</u>	<u>\$ 1,369,956.83</u>
Total Liabilities and Net Assets	<u>\$ 595,648.84</u>	<u>\$ 327,195.50</u>	<u>\$ 619,119.55</u>	<u>\$ 285,350.51</u>	<u>\$ 5,723,000.00</u>	<u>\$ 7,550,314.40</u>



Amelia National CDD
Statement of Activities
As of 12/31/2024

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Long Term Debt Group	Total
Revenues						
On-Roll Assessments	\$ 189,109.78					\$ 189,109.78
Off-Roll Assessments	32,857.37					32,857.37
Other Income & Other Financing Sources	850.00					850.00
On-Roll Assessments		\$ 156,586.52				156,586.52
Other Assessments		8,149.48				8,149.48
On-Roll Assessments			\$ 203,852.09			203,852.09
Other Assessments			24,561.00			24,561.00
Total Revenues	<u>\$ 222,817.15</u>	<u>\$ 164,736.00</u>	<u>\$ 228,413.09</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 615,966.24</u>
Expenses						
Supervisor Fees	\$ 800.00					\$ 800.00
Public Official Insurance	3,404.00					3,404.00
Trustee Services	5,737.69					5,737.69
Management	9,075.00					9,075.00
Field Management	1,600.00					1,600.00
Disclosure Agent	1,250.00					1,250.00
Property Appraiser	6,424.00					6,424.00
District Counsel	1,232.00					1,232.00
Assessment Administration	5,000.00					5,000.00
Legal Advertising	139.53					139.53
Contingency/Miscellaneous	1,350.00					1,350.00
Web Site Maintenance	220.00					220.00
Office Misc (Postage, Tel, Copies, Etc.)	41.38					41.38
Dues, Licenses, and Fees	175.00					175.00
Electric	1,287.22					1,287.22
Wetland Upland Maintenance	2,550.00					2,550.00
General Insurance	4,422.00					4,422.00
Repair & Maintenance - Entry	1,145.00					1,145.00
Repairs & Maintenance-Irrigation/Wetland	537.50					537.50
Lake Maintenance	7,800.00					7,800.00
Landscaping Maintenance & Material	10,287.04					10,287.04
Landscape Improvements	3,994.65					3,994.65
Principal Payment		\$ 107,000.00				107,000.00
Interest Payments		29,182.06				29,182.06
Principal Payments			\$ 55,000.00			55,000.00
Interest Payments			86,537.50			86,537.50
Total Expenses	<u>\$ 68,472.01</u>	<u>\$ 136,182.06</u>	<u>\$ 141,537.50</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 346,191.57</u>
Other Revenues (Expenses) & Gains (Losses)						
Interest Income	\$ 96.09					\$ 96.09
Interest Income		\$ 965.22				965.22
Interest Income			\$ 2,516.32			2,516.32
Interest Income				\$ 2,348.34		\$ 2,348.34
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 96.09</u>	<u>\$ 965.22</u>	<u>\$ 2,516.32</u>	<u>\$ 2,348.34</u>	<u>\$ -</u>	<u>\$ 5,925.97</u>
Change In Net Assets	\$ 154,441.23	\$ 29,519.16	\$ 89,391.91	\$ 2,348.34	\$ -	\$ 275,700.64
Net Assets At Beginning Of Year	\$ 226,738.39	\$ 192,157.57	\$ 392,358.06	\$ 283,002.17	\$ -	\$ 1,094,256.19
Net Assets At End Of Year	\$ 381,179.62	\$ 221,676.73	\$ 481,749.97	\$ 285,350.51	\$ -	\$ 1,369,956.83



Amelia National CDD
Budget to Actual
For the Month Ended 12/31/24

	Actual	Budget	Variance	Adopted FY 2025 Budget	Percentage
<u>Revenues</u>					
On Roll Assessments	\$ 189,109.78	\$ 60,882.16	\$ 128,227.63	\$ 243,528.62	77.65%
Off Roll Assessments	32,857.37	18,254.10	14,603.28	73,016.38	45.00%
Other Income & Other Financing Sources	850.00	-	850.00	-	0.00%
Net Revenues	\$ 222,817.15	\$ 79,136.25	\$ 143,680.90	\$ 316,545.00	70.39%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 800.00	\$ 1,750.00	\$ (950.00)	\$ 7,000.00	11.43%
Public Official Insurance	3,404.00	955.63	2,448.38	3,822.50	89.05%
Trustee Fees	5,737.69	1,950.00	3,787.69	7,800.00	73.56%
District Management Fees	9,075.00	9,075.00	-	36,300.00	25.00%
Field Management Fees	1,600.00	2,775.00	(1,175.00)	11,100.00	14.41%
District Engineer - Reserves	-	500.00	(500.00)	2,000.00	0.00%
Engineering Inspections - Reserves	-	1,250.00	(1,250.00)	5,000.00	0.00%
Disclosure Agent	1,250.00	1,500.00	(250.00)	6,000.00	20.83%
Property Appraiser Fee	6,424.00	1,450.00	4,974.00	5,800.00	110.76%
District Counsel	1,232.00	1,000.00	232.00	4,000.00	30.80%
Assessment Administration	5,000.00	1,250.00	3,750.00	5,000.00	100.00%
Re-amortization Schedule	-	125.00	(125.00)	500.00	0.00%
Audit Fees	-	1,200.00	(1,200.00)	4,800.00	0.00%
Arbitrage	-	250.00	(250.00)	1,000.00	0.00%
Legal Advertising	139.53	375.00	(235.47)	1,500.00	9.30%
Bank Fees	-	25.00	(25.00)	100.00	0.00%
Contingency/Miscellaneous	1,350.00	7,987.63	(6,637.63)	31,950.50	4.23%
Website Maintenance	220.00	630.00	(410.00)	2,520.00	8.73%
Office Misc (Phone/Postage/Copies/Supplies/etc)	41.38	187.50	(146.12)	750.00	5.52%
Dues, Licenses & Fees	175.00	43.75	131.25	175.00	100.00%
Electric	1,287.22	2,500.00	(1,212.78)	10,000.00	12.87%
Wetlands Water Table Management	2,550.00	1,575.00	975.00	6,300.00	40.48%
General Insurance	4,422.00	1,169.25	3,252.75	4,677.00	94.55%
Repairs & Maintenance - Entry	1,145.00	1,250.00	(105.00)	5,000.00	22.90%
Repairs & Maintenance - Irrigation/wetland tree maintenance	537.50	2,000.00	(1,462.50)	8,000.00	6.72%
Lake Maintenance	7,800.00	8,187.50	(387.50)	32,750.00	23.82%
Landscape Maintenance	10,287.04	8,750.00	1,537.04	35,000.00	29.39%
Landscape Improvement	3,994.65	4,825.00	(830.35)	19,300.00	20.70%
Lake Improvements Repairs and Maint	-	1,000.00	(1,000.00)	4,000.00	0.00%
Front Entry Refurbishment	-	5,000.00	(5,000.00)	20,000.00	0.00%
Entry Decorations	-	1,100.00	(1,100.00)	4,400.00	0.00%
Lake Improvements/Aerators New	-	7,500.00	(7,500.00)	30,000.00	0.00%
Total General & Administrative Expenses	\$ 68,472.01	\$ 79,136.25	\$ (10,664.24)	\$ 316,545.00	21.63%
Income (Loss) from Operations	\$ 154,345.14	\$ -	\$ 154,345.14	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 96.09	\$ -	\$ 96.09	\$ -	
Total Other Income (Expense)	\$ 96.09	\$ -	\$ 96.09	\$ -	
Net Income (Loss)	\$ 154,441.23	\$ -	\$ 154,441.23	\$ -	