



Amelia National CDD

November 2024 Financial Package

November 30, 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 11/30/2024

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Long Term Debt Group	Total
Assets						
Current Assets						
General Checking - CNB	\$ 234,292.06					\$ 234,292.06
State Board of Administration	6,659.31					6,659.31
Accounts Receivable - Due from Developer	425.00					425.00
Assessments Receivable	255,024.99					255,024.99
CNB Engineering Reserve	14,008.05					14,008.05
Assessments Receivable		\$ 238,018.45				238,018.45
Due From Other Funds		1,421.04				1,421.04
Revenue 2021 Refund		76,553.64				76,553.64
Interest 2021 Refund		26.33				26.33
Prepayment 2021		1,399.03				1,399.03
Assessments Receivable			\$ 311,104.58			311,104.58
Due From Other Funds			609.63			609.63
Debt Service Reserve - 2006A			239,053.87			239,053.87
Revenue - 2006A			41,950.92			41,950.92
Prepayment 2006A			225.91			225.91
Acquisition/Construction - 2006A				\$ 42,663.29		42,663.29
Deferred Cost - 2006A				241,549.79		241,549.79
Total Current Assets	<u>\$ 510,409.41</u>	<u>\$ 317,418.49</u>	<u>\$ 592,944.91</u>	<u>\$ 284,213.08</u>	<u>\$ -</u>	<u>\$ 1,704,985.89</u>
Investments						
Amount Available in Debt Service Funds					\$ 359,209.70	\$ 359,209.70
Amount To Be Provided					5,363,790.30	5,363,790.30
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><u>\$ 510,409.41</u></u>	<u><u>\$ 317,418.49</u></u>	<u><u>\$ 592,944.91</u></u>	<u><u>\$ 284,213.08</u></u>	<u><u>\$ 5,723,000.00</u></u>	<u><u>\$ 7,427,985.89</u></u>
Liabilities and Net Assets						
Current Liabilities						
Accounts Payable	\$ 14,866.42					\$ 14,866.42
Due To Other Funds	2,030.67					2,030.67
Deferred Revenue	255,024.99					255,024.99
Deferred Revenue		\$ 238,018.45				238,018.45
Deferred Revenue			\$ 311,104.58			311,104.58
Total Current Liabilities	<u>\$ 271,922.08</u>	<u>\$ 238,018.45</u>	<u>\$ 311,104.58</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 821,045.11</u>
Long Term Liabilities						
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><u>\$ 271,922.08</u></u>	<u><u>\$ 238,018.45</u></u>	<u><u>\$ 311,104.58</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 5,723,000.00</u></u>	<u><u>\$ 6,544,045.11</u></u>
Net Assets						
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	11,748.94					11,748.94
Net Assets, Unrestricted		\$ 192,157.57				192,157.57
Current Year Net Assets, Unrestricted		(112,757.53)				(112,757.53)
Net Assets, Unrestricted			\$ 392,358.06			392,358.06
Current Year Net Assets, Unrestricted			(110,517.73)			(110,517.73)
Net Assets, Unrestricted				\$ 283,002.19		283,002.19
Current Year Net Assets, Unrestricted				1,210.91		1,210.91
Net Assets - General Government				(0.02)		(0.02)
Total Net Assets	<u><u>\$ 238,487.33</u></u>	<u><u>\$ 79,400.04</u></u>	<u><u>\$ 281,840.33</u></u>	<u><u>\$ 284,213.08</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 883,940.78</u></u>
Total Liabilities and Net Assets	<u><u>\$ 510,409.41</u></u>	<u><u>\$ 317,418.49</u></u>	<u><u>\$ 592,944.91</u></u>	<u><u>\$ 284,213.08</u></u>	<u><u>\$ 5,723,000.00</u></u>	<u><u>\$ 7,427,985.89</u></u>



Amelia National CDD
Statement of Activities
 As of 11/30/2024

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Long Term Debt Group	Total
Revenues						
On-Roll Assessments	\$ 27,373.51					\$ 27,373.51
Off-Roll Assessments	32,857.37					32,857.37
Other Income & Other Financing Sources	850.00					850.00
On-Roll Assessments		\$ 22,665.80				22,665.80
On-Roll Assessments			\$ 29,507.46			29,507.46
Total Revenues	\$ 61,080.88	\$ 22,665.80	\$ 29,507.46	\$ -	\$ -	\$ 113,254.14
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	6,050.00					6,050.00
Field Management	800.00					800.00
Property Appraiser	6,424.00					6,424.00
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.)	25.00					25.00
Dues, Licenses, and Fees	175.00					175.00
Electric	859.36					859.36
Wetland Upland Maintenance	1,700.00					1,700.00
General Insurance	4,422.00					4,422.00
General Repair & Maintenance	1,145.00					1,145.00
Irrigation	537.50					537.50
Lake Maintenance	5,300.00					5,300.00
Landscaping Maintenance & Material	5,305.29					5,305.29
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	\$ 49,394.37	\$ 136,182.06	\$ 141,537.50	\$ -	\$ -	\$ 327,113.93
Other Revenues (Expenses) & Gains (Losses)						
Interest Income	\$ 62.43					\$ 62.43
Interest Income		\$ 758.73				758.73
Interest Income			\$ 1,512.31			1,512.31
Interest Income				\$ 1,210.91		1,210.91
Total Other Revenues (Expenses) & Gains (Losses)	\$ 62.43	\$ 758.73	\$ 1,512.31	\$ 1,210.91	\$ -	\$ 3,544.38
Change In Net Assets	\$ 11,748.94	\$ (112,757.53)	\$ (110,517.73)	\$ 1,210.91	\$ -	\$ (210,315.41)
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	\$ 238,487.33	\$ 79,400.04	\$ 281,840.33	\$ 284,213.08	\$ -	\$ 883,940.78



Amelia National CDD
Budget to Actual
For the Month Ended 11/30/24

	Actual	Budget	Variance	Adopted FY 2025 Budget	Percentage
<u>Revenues</u>					
Assessments	\$ 60,230.88	\$ 52,757.50	\$ 7,473.38	\$ 316,545.00	19.30%
Other Income & Other Financing Sources	850.00	-	850.00	-	
Net Revenues	\$ 61,080.88	\$ 52,757.50	\$ 8,323.38	\$ 316,545.00	19.30%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 800.00	\$ 1,166.67	\$ (366.67)	\$ 7,000.00	11.43%
Public Official Insurance	3,404.00	637.08	2,766.92	3,822.50	89.05%
Trustee Fees	5,737.69	1,300.00	4,437.69	7,800.00	73.56%
District Management Fees	6,050.00	6,050.00	-	36,300.00	16.67%
Field Management Fees	800.00	1,850.00	(1,050.00)	11,100.00	7.21%
District Engineer - Reserves *	-	333.33	(333.33)	2,000.00	0.00%
Engineering Inspections - Reserves*	-	833.33	(833.33)	5,000.00	0.00%
Disclosure Agent	-	1,000.00	(1,000.00)	6,000.00	0.00%
Property Appraiser Fee	6,424.00	966.67	5,457.33	5,800.00	110.76%
District Counsel	-	666.67	(666.67)	4,000.00	0.00%
Assessment Administration	5,000.00	833.33	4,166.67	5,000.00	100.00%
Re-amortization Schedule	-	83.33	(83.33)	500.00	0.00%
Audit Fees	-	800.00	(800.00)	4,800.00	0.00%
Arbitrage	-	166.67	(166.67)	1,000.00	0.00%
Legal Advertising	139.53	250.00	(110.47)	1,500.00	9.30%
Bank Fees	-	16.67	(16.67)	100.00	0.00%
Contingency/Miscellaneous	1,350.00	5,325.08	(3,975.08)	31,950.50	4.23%
Website Maintenance	220.00	420.00	(200.00)	2,520.00	8.73%
Office Misc (Phone/Postage/Copies/Supplies/etc)	25.00	125.00	(100.00)	750.00	3.33%
Dues, Licenses & Fees	175.00	29.17	145.83	175.00	100.00%
Electric	859.36	1,666.67	(807.31)	10,000.00	8.59%
Wetlands Water Table Management	1,700.00	1,050.00	650.00	6,300.00	26.98%
General Insurance	4,422.00	779.50	3,642.50	4,677.00	94.55%
Repairs & Maintenance - Entry	537.50	833.33	(295.83)	5,000.00	10.75%
Repairs & Maintenance - Irrigation/wetland tree maintenance	1,145.00	1,333.33	(188.33)	8,000.00	14.31%
Lake Maintenance	5,300.00	5,458.33	(158.33)	32,750.00	16.18%
Landscape Maintenance	5,305.29	5,833.33	(528.04)	35,000.00	15.16%
Landscape Improvement	-	3,216.67	(3,216.67)	19,300.00	0.00%
Lake Improvements Repairs and Maint	-	666.67	(666.67)	4,000.00	0.00%
Front Entry Refurbishment	-	3,333.33	(3,333.33)	20,000.00	0.00%
Entry Decorations	-	733.33	(733.33)	4,400.00	0.00%
Lake Improvements/Aerators New	-	5,000.00	(5,000.00)	30,000.00	0.00%
Total General & Administrative Expenses	\$ 49,394.37	\$ 52,757.50	\$ (3,363.13)	\$ 316,545.00	15.60%
Income (Loss) from Operations	\$ 11,686.51	\$ -	\$ 11,686.51	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 62.43	\$ -	\$ 62.43	\$ -	
Total Other Income (Expense)	\$ 62.43	\$ -	\$ 62.43	\$ -	
Net Income (Loss)	\$ 11,748.94	\$ -	\$ 11,748.94	\$ -	