



Amelia National CDD

February 2025 Financial Package

February 28, 2025

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



Amelia National CDD
Statement of Financial Position
As of 2/28/2025

	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	\$ 243,845.32					\$ 243,845.32
State Board of Administration	6,735.19					6,735.19
Accounts Receivable - Due from Developer	425.00					425.00
Assessments Receivable	34,079.34					34,079.34
CNB Engineering Reserve	21,012.74					21,012.74
CNB Reserve	140,015.67					140,015.67
Assessments Receivable		\$ 9,173.79				9,173.79
Revenue 2021 Refund		309,838.67				309,838.67
Interest 2021 Refund		26.63				26.63
Prepayment 2021		49,883.27				49,883.27
Assessments Receivable			\$ 238,896.16			238,896.16
Debt Service Reserve - 2006A			232,197.02			232,197.02
Revenue - 2006A			116,818.52			116,818.52
Prepayment 2006A			24,144.11			24,144.11
Acquisition/Construction - 2006A				\$ 43,171.90		43,171.90
Deferred Cost - 2006A				254,134.32		254,134.32
Total Current Assets	\$ 446,113.26	\$ 368,922.36	\$ 612,055.81	\$ 297,306.22	\$ -	\$ 1,724,397.65
<u>Investments</u>						
Amount Available in Debt Service Funds					\$ 732,908.22	\$ 732,908.22
Amount To Be Provided					4,990,091.78	4,990,091.78
Total Investments	\$ -	\$ -	\$ -	\$ -	\$ 5,723,000.00	\$ 5,723,000.00
Total Assets	\$ 446,113.26	\$ 368,922.36	\$ 612,055.81	\$ 297,306.22	\$ 5,723,000.00	\$ 7,447,397.65
<u>Liabilities and Net Assets</u>						
<u>Current Liabilities</u>						
Accounts Payable	\$ 4,875.00					\$ 4,875.00
Deferred Revenue	34,079.34					34,079.34
Deferred Revenue		\$ 9,173.79				9,173.79
Deferred Revenue			\$ 238,896.16			238,896.16
Total Current Liabilities	\$ 38,954.34	\$ 9,173.79	\$ 238,896.16	\$ -	\$ -	\$ 287,024.29
<u>Long Term Liabilities</u>						
Revenue Bonds Payable - Long-Term					\$ 5,723,000.00	\$ 5,723,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ -	\$ 5,723,000.00	\$ 5,723,000.00
Total Liabilities	\$ 38,954.34	\$ 9,173.79	\$ 238,896.16	\$ -	\$ 5,723,000.00	\$ 6,010,024.29
<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	180,420.53					180,420.53
Net Assets, Unrestricted		\$ 192,157.57				192,157.57
Current Year Net Assets, Unrestricted		167,591.00				167,591.00
Net Assets, Unrestricted			\$ 392,358.06			392,358.06
Current Year Net Assets, Unrestricted			(19,198.41)			(19,198.41)
Net Assets, Unrestricted				\$ 283,002.19		283,002.19
Current Year Net Assets, Unrestricted				14,304.05		14,304.05
Net Assets - General Government				(0.02)		(0.02)
Total Net Assets	\$ 407,158.92	\$ 359,748.57	\$ 373,159.65	\$ 297,306.22	\$ -	\$ 1,437,373.36
Total Liabilities and Net Assets	\$ 446,113.26	\$ 368,922.36	\$ 612,055.81	\$ 297,306.22	\$ 5,723,000.00	\$ 7,447,397.65



Amelia National CDD
Statement of Activities
As of 2/28/2025

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Long Term Debt Group	Total
<u>Revenues</u>						
On-Roll Assessments	\$ 235,005.01				\$	235,005.01
Off-Roll Assessments	47,460.65					47,460.65
Other Income & Other Financing Sources	1,700.00					1,700.00
On-Roll Assessments		\$ 252,931.50				252,931.50
Other Assessments		48,896.88				48,896.88
On-Roll Assessments			\$ 102,325.51			102,325.51
Other Assessments			24,561.00			24,561.00
Inter-Fund Transfers			(9,693.51)			(9,693.51)
Inter-Fund Transfers				\$ 9,693.51		9,693.51
Total Revenues	\$ 284,165.66	\$ 301,828.38	\$ 117,193.00	\$ 9,693.51	\$ -	\$ 712,880.55
<u>Expenses</u>						
Supervisor Fees	\$ 2,800.00				\$	2,800.00
Public Official Insurance	4,040.00					4,040.00
Trustee Services	5,737.69					5,737.69
Management	15,125.00					15,125.00
Field Management	4,625.00					4,625.00
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
Audit	4,600.00					4,600.00
Legal Advertising	139.53					139.53
Contingency/Miscellaneous	2,200.00					2,200.00
Web Site Maintenance	850.00					850.00
Office Misc (Postage, Tel, Copies, Etc.)	315.73					315.73
Dues, Licenses, and Fees	175.00					175.00
Electric	2,260.33					2,260.33
Wetland Upland Maintenance	4,250.00					4,250.00
General Insurance	4,422.00					4,422.00
Repair & Maintenance - Entry	1,479.00					1,479.00
Repairs & Maintenance-Irrigation/Wetland	537.50					537.50
Lake Maintenance	13,250.00					13,250.00
Landscaping Maintenance & Material	14,769.21					14,769.21
Landscape Improvements	3,994.65					3,994.65
Entry Decorations	4,440.00					4,440.00
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	\$ 103,916.64	\$ 136,182.06	\$ 141,537.50	\$ -	\$ -	\$ 381,636.20
<u>Other Revenues (Expenses) & Gains (Losses)</u>						
Interest Income	\$ 171.51				\$	171.51
Interest Income		\$ 1,944.68				1,944.68
Interest Income			\$ 5,146.09			5,146.09
Interest Income				\$ 4,610.54		4,610.54
Total Other Revenues (Expenses) & Gains (Losses)	\$ 171.51	\$ 1,944.68	\$ 5,146.09	\$ 4,610.54	\$ -	\$ 11,872.82
Change In Net Assets	\$ 180,420.53	\$ 167,591.00	\$ (19,198.41)	\$ 14,304.05	\$ -	\$ 343,117.17
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	\$ 407,158.92	\$ 359,748.57	\$ 373,159.65	\$ 297,306.22	\$ -	\$ 1,437,373.36



Amelia National CDD
Budget to Actual
For the Month Ended 2/28/25

	Actual	Budget	Variance	Adopted FY 2025 Budget	Percentage Spent
<u>Revenues</u>					
On Roll Assessments	\$ 235,005.01	\$ 101,470.26	\$ 133,534.75	\$ 243,528.62	96.50%
Off Roll Assessments	47,460.65	30,423.49	17,037.16	73,016.38	65.00%
Other Income & Other Financing Sources	1,700.00	-	1,700.00	-	0.00%
Net Revenues	\$ 284,165.66	\$ 131,893.75	\$ 152,271.91	\$ 316,545.00	89.77%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 2,800.00	\$ 2,916.67	\$ (116.67)	\$ 7,000.00	40.00%
Public Official Insurance	4,040.00	1,592.71	2,447.29	3,822.50	105.69%
Trustee Fees	5,737.69	3,250.00	2,487.69	7,800.00	73.56%
District Management Fees	15,125.00	15,125.00	-	36,300.00	41.67%
Field Management Fees	4,625.00	4,625.00	-	11,100.00	41.67%
District Engineer - Reserves	-	833.33	(833.33)	2,000.00	0.00%
Engineering Inspections - Reserves	-	2,083.33	(2,083.33)	5,000.00	0.00%
Disclosure Agent	1,250.00	2,500.00	(1,250.00)	6,000.00	20.83%
Property Appraiser Fee	6,424.00	2,416.67	4,007.33	5,800.00	110.76%
District Counsel	1,232.00	1,666.67	(434.67)	4,000.00	30.80%
Assessment Administration	5,000.00	2,083.33	2,916.67	5,000.00	100.00%
Re-amortization Schedule	-	208.33	(208.33)	500.00	0.00%
Audit Fees	4,600.00	2,000.00	2,600.00	4,800.00	95.83%
Arbitrage	-	416.67	(416.67)	1,000.00	0.00%
Legal Advertising	139.53	625.00	(485.47)	1,500.00	9.30%
Bank Fees	-	41.67	(41.67)	100.00	0.00%
Contingency/Miscellaneous	2,200.00	13,312.71	(11,112.71)	31,950.50	6.89%
Website Maintenance	850.00	1,050.00	(200.00)	2,520.00	33.73%
Office Misc (Phone/Postage/Copies/Supplies/etc)	315.73	312.50	3.23	750.00	42.10%
Dues, Licenses & Fees	175.00	72.92	102.08	175.00	100.00%
Electric	2,260.33	4,166.67	(1,906.34)	10,000.00	22.60%
Wetlands Water Table Management	4,250.00	2,625.00	1,625.00	6,300.00	67.46%
General Insurance	4,422.00	1,948.75	2,473.25	4,677.00	94.55%
Repairs & Maintenance - Entry	1,479.00	2,083.33	(604.33)	5,000.00	29.58%
Repairs & Maintenance - Irrigation/wetland tree maintenance	537.50	3,333.33	(2,795.83)	8,000.00	6.72%
Lake Maintenance	13,250.00	13,645.83	(395.83)	32,750.00	40.46%
Landscape Maintenance	14,769.21	14,583.33	185.88	35,000.00	42.20%
Landscape Improvement	3,994.65	8,041.67	(4,047.02)	19,300.00	20.70%
Lake Improvements Repairs and Maint	-	1,666.67	(1,666.67)	4,000.00	0.00%
Front Entry Refurbishment	-	8,333.33	(8,333.33)	20,000.00	0.00%
Entry Decorations	4,440.00	1,833.33	2,606.67	4,400.00	100.91%
Lake Improvements/Aerators New	-	12,500.00	(12,500.00)	30,000.00	0.00%
Total General & Administrative Expenses	\$ 103,916.64	\$ 131,893.75	\$ (27,977.11)	\$ 316,545.00	32.83%
Income (Loss) from Operations	\$ 180,249.02	\$ -	\$ 180,249.02	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 171.51	\$ -	\$ 171.51	\$ -	
Total Other Income (Expense)	\$ 171.51	\$ -	\$ 171.51	\$ -	
Net Income (Loss)	\$ 180,420.53	\$ -	\$ 180,420.53	\$ -	