



# **Amelia National CDD**

## **March 2025 Financial Package**

March 31, 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 3/31/2025

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Long Term Debt Group	Total
<b><u>Assets</u></b>						
<b><u>Current Assets</u></b>						
General Checking - CNB	\$232,609.49					\$232,609.49
State Board of Administration	6,760.97					6,760.97
CNB Engineering Reserve	21,014.44					21,014.44
CNB Reserve	140,026.97					140,026.97
Assessments Receivable	29,749.08					29,749.08
Assessments Receivable		\$4,513.20				4,513.20
Revenue 2021 Refund		315,477.35				315,477.35
Interest 2021 Refund		26.72				26.72
Prepayment 2021		50,045.73				50,045.73
Assessments Receivable			\$237,010.68			237,010.68
Debt Service Reserve - 2006A			233,004.82			233,004.82
Revenue - 2006A			119,793.27			119,793.27
Prepayment 2006A			48,062.31			48,062.31
Acquisition/Construction - 2006A				\$43,322.08		43,322.08
Deferred Cost - 2006A				255,016.27		255,016.27
Total Current Assets	<u>\$430,160.95</u>	<u>\$370,063.00</u>	<u>\$637,871.08</u>	<u>\$298,338.35</u>	<u>\$0.00</u>	<u>\$1,736,433.38</u>
<b><u>Investments</u></b>						
Amount Available in Debt Service Funds					\$766,410.20	\$766,410.20
Amount To Be Provided					4,956,589.80	4,956,589.80
Total Investments		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,723,000.00</u>	<u>\$5,723,000.00</u>
<b>Total Assets</b>	<b><u>\$430,160.95</u></b>	<b><u>\$370,063.00</u></b>	<b><u>\$637,871.08</u></b>	<b><u>\$298,338.35</u></b>	<b><u>\$5,723,000.00</u></b>	<b><u>\$7,459,433.38</u></b>
<b><u>Liabilities and Net Assets</u></b>						
<b><u>Current Liabilities</u></b>						
Accounts Payable	\$6,777.38					\$6,777.38
Deferred Revenue	29,749.08					29,749.08
Deferred Revenue		\$4,513.20				4,513.20
Deferred Revenue			\$237,010.68			237,010.68
Total Current Liabilities	<u>\$36,526.46</u>	<u>\$4,513.20</u>	<u>\$237,010.68</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$278,050.34</u>
<b><u>Long Term Liabilities</u></b>						
Revenue Bonds Payable - Long-Term					\$5,723,000.00	\$5,723,000.00
Total Long Term Liabilities		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,723,000.00</u>	<u>\$5,723,000.00</u>
<b>Total Liabilities</b>	<b><u>\$36,526.46</u></b>	<b><u>\$4,513.20</u></b>	<b><u>\$237,010.68</u></b>	<b><u>\$0.00</u></b>	<b><u>\$5,723,000.00</u></b>	<b><u>\$6,001,050.34</u></b>
<b><u>Net Assets</u></b>						
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	166,896.10					166,896.10
Net Assets, Unrestricted		\$192,157.57				192,157.57
Current Year Net Assets, Unrestricted		173,392.23				173,392.23
Net Assets, Unrestricted			\$392,358.06			392,358.06
Current Year Net Assets, Unrestricted			8,502.34			8,502.34
Net Assets, Unrestricted				\$283,002.19		283,002.19
Current Year Net Assets, Unrestricted				15,336.18		15,336.18
Net Assets - General Government				(0.02)		(0.02)
<b>Total Net Assets</b>	<b><u>\$393,634.49</u></b>	<b><u>\$365,549.80</u></b>	<b><u>\$400,860.40</u></b>	<b><u>\$298,338.35</u></b>	<b><u>\$0.00</u></b>	<b><u>\$1,458,383.04</u></b>
<b>Total Liabilities and Net Assets</b>	<b><u>\$430,160.95</u></b>	<b><u>\$370,063.00</u></b>	<b><u>\$637,871.08</u></b>	<b><u>\$298,338.35</u></b>	<b><u>\$5,723,000.00</u></b>	<b><u>\$7,459,433.38</u></b>



**Amelia National CDD**  
**Statement of Activities (YTD)**  
 As of 3/31/2025

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Long Term Debt Group	Total
<b>Revenues</b>						
On-Roll Assessments	\$239,335.27					\$239,335.27
Off-Roll Assessments	47,460.65					47,460.65
Other Income & Other Financing Sources	1,700.00					1,700.00
On-Roll Assessments		\$257,592.09				257,592.09
Other Assessments		48,896.88				48,896.88
On-Roll Assessments			\$104,210.99			104,210.99
Other Assessments			49,122.00			49,122.00
Inter-Fund Transfers			(9,693.51)			(9,693.51)
Inter-Fund Transfers				\$9,693.51		9,693.51
<b>Total Revenues</b>	<b>\$288,495.92</b>	<b>\$306,488.97</b>	<b>\$143,639.48</b>	<b>\$9,693.51</b>	<b>\$0.00</b>	<b>\$748,317.88</b>
<b>Expenses</b>						
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	18,150.00					18,150.00
Field Management	5,550.00					5,550.00
Engineering	1,473.13					1,473.13
Disclosure Agent	2,500.00					2,500.00
Property Appraiser	6,424.00					6,424.00
District Counsel	2,032.00					2,032.00
Assessment Administration	5,000.00					5,000.00
Audit	4,600.00					4,600.00
Legal Advertising	301.78					301.78
Contingency/Miscellaneous	2,200.00					2,200.00
Web Site Maintenance	960.00					960.00
Office Misc (Postage, Tel, Copies, Etc.)	382.73					382.73
Dues, Licenses, and Fees	175.00					175.00
Electric	2,720.34					2,720.34
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	18,392.00					18,392.00
Landscaping Maintenance & Material	19,251.38					19,251.38
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
<b>Total Expenses</b>	<b>\$121,813.20</b>	<b>\$136,182.06</b>	<b>\$141,537.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$399,532.76</b>
<b>Other Revenues (Expenses) &amp; Gains (Losses)</b>						
Interest Income	\$213.38					\$213.38
Interest Income		\$3,085.32				3,085.32
Interest Income			\$6,400.36			6,400.36
Interest Income				\$5,642.67		5,642.67
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$213.38</b>	<b>\$3,085.32</b>	<b>\$6,400.36</b>	<b>\$5,642.67</b>	<b>\$0.00</b>	<b>\$15,341.73</b>
<b>Change In Net Assets</b>	<b>\$166,896.10</b>	<b>\$173,392.23</b>	<b>\$8,502.34</b>	<b>\$15,336.18</b>	<b>\$0.00</b>	<b>\$364,126.85</b>
<b>Net Assets At Beginning Of Year</b>	<b>\$226,738.39</b>	<b>\$192,157.57</b>	<b>\$392,358.06</b>	<b>\$283,002.17</b>	<b>\$0.00</b>	<b>\$1,094,256.19</b>
<b>Net Assets At End Of Year</b>	<b>\$393,634.49</b>	<b>\$365,549.80</b>	<b>\$400,860.40</b>	<b>\$298,338.35</b>	<b>\$0.00</b>	<b>\$1,458,383.04</b>



**Amelia National CDD**  
Budget to Actual  
For the Month Ended 3/31/25

	Actual	Budget	Variance	Adopted FY 2025 Budget	Percentage Spent
<b>Revenues</b>					
On Roll Assessments	\$ 239,335.27	\$ 121,764.31	\$ 117,570.96	\$ 243,528.62	98.28%
Off Roll Assessments	47,460.65	36,508.19	10,952.46	73,016.38	65.00%
Other Income & Other Financing Sources	1,700.00	-	1,700.00	-	0.00%
<b>Net Revenues</b>	<b>\$ 288,495.92</b>	<b>\$ 158,272.50</b>	<b>\$ 130,223.42</b>	<b>\$ 316,545.00</b>	<b>91.14%</b>
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ 2,800.00	\$ 3,500.00	\$ (700.00)	\$ 7,000.00	40.00%
Public Official Insurance	4,040.00	1,911.25	2,128.75	3,822.50	105.69%
Trustee Fees	5,737.69	3,900.00	1,837.69	7,800.00	73.56%
District Management Fees	18,150.00	18,150.00	-	36,300.00	50.00%
Field Management Fees	5,550.00	5,550.00	-	11,100.00	50.00%
District Engineer - Reserves	1,473.13	1,000.00	473.13	2,000.00	73.66%
Engineering Inspections - Reserves	-	2,500.00	(2,500.00)	5,000.00	0.00%
Disclosure Agent	2,500.00	3,000.00	(500.00)	6,000.00	41.67%
Property Appraiser Fee	6,424.00	2,900.00	3,524.00	5,800.00	110.76%
District Counsel	2,032.00	2,000.00	32.00	4,000.00	50.80%
Assessment Administration	5,000.00	2,500.00	2,500.00	5,000.00	100.00%
Re-amortization Schedule	-	250.00	(250.00)	500.00	0.00%
Audit Fees	4,600.00	2,400.00	2,200.00	4,800.00	95.83%
Arbitrage	-	500.00	(500.00)	1,000.00	0.00%
Legal Advertising	301.78	750.00	(448.22)	1,500.00	20.12%
Bank Fees	-	50.00	(50.00)	100.00	0.00%
Contingency/Miscellaneous	2,200.00	15,975.25	(13,775.25)	31,950.50	6.89%
Website Maintenance	960.00	1,260.00	(300.00)	2,520.00	38.10%
Office Misc (Phone/Postage/Copies/Supplies/etc)	382.73	375.00	7.73	750.00	51.03%
Dues, Licenses & Fees	175.00	87.50	87.50	175.00	100.00%
Electric	2,720.34	5,000.00	(2,279.66)	10,000.00	27.20%
Wetlands Water Table Management	4,250.00	3,150.00	1,100.00	6,300.00	67.46%
General Insurance	4,422.00	2,338.50	2,083.50	4,677.00	94.55%
Repairs & Maintenance - Entry	1,479.00	2,500.00	(1,021.00)	5,000.00	29.58%
Repairs & Maintenance - Irrigation/wetland tree maintenance	537.50	4,000.00	(3,462.50)	8,000.00	6.72%
Lake Maintenance	18,392.00	16,375.00	2,017.00	32,750.00	56.16%
Landscape Maintenance	19,251.38	17,500.00	1,751.38	35,000.00	55.00%
Landscape Improvement	3,994.65	9,650.00	(5,655.35)	19,300.00	20.70%
Lake Improvements Repairs and Maint	-	2,000.00	(2,000.00)	4,000.00	0.00%
Front Entry Refurbishment	-	10,000.00	(10,000.00)	20,000.00	0.00%
Entry Decorations	4,440.00	2,200.00	2,240.00	4,400.00	100.91%
Lake Improvements/Aerators New	-	15,000.00	(15,000.00)	30,000.00	0.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 121,813.20</b>	<b>\$ 158,272.50</b>	<b>\$ (36,459.30)</b>	<b>\$ 316,545.00</b>	<b>38.48%</b>
<b>Income (Loss) from Operations</b>	<b>\$ 166,682.72</b>	<b>\$ -</b>	<b>\$ 166,682.72</b>	<b>\$ -</b>	
<b>Other Income (Expense)</b>					
Interest Income	\$ 213.38	\$ -	\$ 213.38	\$ -	
<b>Total Other Income (Expense)</b>	<b>\$ 213.38</b>	<b>\$ -</b>	<b>\$ 213.38</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ 166,896.10</b>	<b>\$ -</b>	<b>\$ 166,896.10</b>	<b>\$ -</b>	