



**Financial Statement Summary**

**As of May 31, 2021**

**Revenues**

Year-to-Date (YTD) Revenues of \$1,748,000 are less than prior year-to-date (PYTD) revenues of \$1,795,000 and are at 103% of the annual budgeted revenues of \$1,697,000.

- The District has collected 100% of the budgeted maintenance assessments totaling \$1,663,000. The assessments are collected from October through March. Total maintenance assessments have decreased a net 4% over prior year due to an overall rate decrease of 19% offset by the addition of the Brownwood Train Station, Sebald Saloon, Sandspur Ice Plant, and St. John’s Courthouse, or a total 25,051 new square feet. There are additional road assessments and project wide assessments for the newly constructed Center for Advanced Healthcare and the Brownwood Hotel and Spa in the current fiscal year.
- Other income includes lease revenue and sales tax collection allowance.
- Investment earnings of \$61,000 (\$3,000 realized gains and \$58,000 unrealized gains) are greater than prior year-to-date earnings of \$29,000 and compare favorably to the annual budgeted earnings of \$12,000.

The District has received 100% of the revenues through the CAM and Road Maintenance Assessments while the expenses will be incurred ratably over the 12-months. *As of May 31, 67% of the year has lapsed.*

**Expenses and Other Changes**

Year-to-Date Operating Expenses of \$839,000 are greater than prior year to date expenses of \$817,000. Year to date spending is 59% of the budget expenses of \$1,421,000.

- Management/Professional Services are at budget levels and compare favorably to prior year levels. Management Fees have decreased a budgeted 20% over prior year, an annual savings of \$50,000.
- Utility Services are greater than prior year expenses and at 57% of budget year to date.
- Building, Landscape and Other Maintenance expenses totaling \$529,000 are greater than prior year and compares favorably to budget. A portion of this expense represents the Project Wide allocation totaling \$150,000 year-to-date, a slight increase in budget over prior year.
- Other expenses include an annual premium for property and liability insurance. The insurance premium increased 11% with additional property added to the schedule of assets. A budget amendment will be processed later this year.
- Transfers to Committed Renewal and Replacement Fund total \$62,000 year-to-date, an increase of \$35,000 over prior year-to-date.

**Change in Unreserved Net Position**

Year-to-Date increase in Unreserved Net Position of \$847,000 is less than prior year to date change of \$951,000. By year-end, based on the anticipated revenues and expenditures, the District will meet the targeted increase of \$184,000.

**Investment Earnings**

The following table outlines the current month and year to date earnings by investment category:

	CFB	FLCLASS	FL PALM	FL-FIT	VANGUARD	FLGIT **	LTIP **
<b>Current Month</b>	0.00%	0.10%	0.07%	0.41%	0.00%	1.16%	3.26%
<b>Year-to-date</b>	0.00%	0.15%	0.11%	0.40%	0.00%	0.26%	5.78%
<b>Prior FY 2020</b>	0.00%	0.26%	0.29%	0.52%	N/A	0.00%	6.43%

\*\* Rate listed is one month in arrears



**Statement of Activity**  
**For the Eight Months Ending May 31, 2021 (67% of the budget year)**

<b>Original Budget</b>	<b>Budget % used</b>		<b>YTD Actual</b>	<b>PYTD Actual</b>	<b>Variance</b>
<b>REVENUES:</b>					
\$ 1,663,219	100%	Maintenance and Other Special Assessments	\$ 1,663,219	\$ 1,736,198	\$ (72,979)
21,980	107%	Other Income	23,618	29,150	(5,532)
12,298	498%	Investment Income	61,299	29,242	32,056
<u>1,697,497</u>	103%	<b>Total Revenues:</b>	<u>1,748,135</u>	<u>1,794,590</u>	<u>(46,455)</u>
<b>EXPENSES:</b>					
341,439	59%	Management and Other Professional Services	200,847	236,819	(35,972)
78,812	57%	Utility Services	45,269	40,351	4,918
939,858	56%	Building, Landscape and Other Maintenance	529,180	487,172	42,008
60,542	106%	Other Expenses	64,122	52,751	11,371
<u>1,420,651</u>	59%	<b>Total Operating Expenses</b>	<u>839,418</u>	<u>817,093</u>	<u>22,326</u>
<u>92,989</u>	<u>67%</u>	Transfers out of Unrestricted Fund	<u>61,993</u>	<u>26,986</u>	<u>35,007</u>
92,989	67%	<b>Total Other Changes</b>	61,993	26,986	35,007
<u>1,513,640</u>	60%	<b>Total Expenses and Other Changes</b>	<u>901,411</u>	<u>844,079</u>	<u>57,333</u>
<u>\$ 183,857</u>		<b>Change in Unreserved Net Position</b>	<u>\$ 846,724</u>	<u>\$ 950,511</u>	<u>\$ (103,787)</u>
<b>Total Cash Balance</b>			<u>\$ 4,044,425</u>	<u>\$ 3,595,679</u>	<u>\$ 448,746</u>
<b>Fund Balance</b>					
Unassigned			3,732,948	3,324,237	
Comm R&R Roads			<u>276,066</u>	<u>200,581</u>	
<b>Total Fund Balance</b>			<u>\$ 4,009,014</u>	<u>\$ 3,524,818</u>	<u>\$ 484,197</u>