



**Financial Statement Summary**  
**As of November 30, 2022**

**Revenues**

Year-to-Date (YTD) Revenues of \$547,000 are greater than prior year-to-date (PYTD) revenues of \$479,000 and are 36% of the annual budgeted revenues of \$1,535,000.

- The District has collected 33% of the budgeted maintenance assessments totaling \$503,000. The assessments are collected from October through March. Total maintenance assessments have increased a net 12%.
- Other income includes lease revenue and sales tax collection allowance.
- Investment earnings of \$30,000 (\$16,000 realized and \$14,000 unrealized gains) are greater than prior year-to-date earnings of \$15,000 and are at 100% of the budgeted amount earnings of \$0.

**Expenses and Other Changes**

Year-to-Date Operating Expenses of \$261,000 are greater than prior year to date expenses of \$239,000. Year to date spending is 13% of the budgeted expenses of \$1,997,000.

- Management/Professional Services are at budget levels and compare favorably to prior year levels. Management Fees slightly increased due to reclassing the Projectwide management fee into this line item.
- Utility Services are greater than prior year expenses and at 18% of budget year to date.
- Building, Landscape and Other Maintenance expenses totaling \$182,000 are greater than prior year. A portion of this expense represents the Project Wide allocation totaling \$43,000 year-to-date, a 13% increase in budget over prior year.
- Other expenses include an annual premium for property and liability insurance.
- Transfers to Committed Renewal and Replacement Fund total \$16,000 year-to-date. Budgeted expenses are at the same level as prior year.

**Change in Unreserved Net Position**

Year-to-Date increase in Unreserved Net Position of \$270,000 is greater than prior year to date change of \$224,000. By year-end, based on the anticipated revenues and expenditures, the District has met the targeted decrease of (\$560,000).

**Investment Earnings**

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

	<b>CFB</b>	<b>FLCLASS</b>	<b>FL PALM</b>	<b>FL-FIT</b>	<b>FLTRUST **</b>	<b>LTIP **</b>
<b>Current Month</b>	0.28%	3.83%	3.85%	3.28%	-0.16%	3.51%
<b>Year-to-date</b>	0.25%	3.50%	3.52%	2.93%	-3.69%	-19.09%
<b>Prior FY 2022</b>	0.18%	2.54%	2.65%	2.14%	-0.81%	-3.36%

*\*\* Rate listed is one month in arrears*



**Statement of Activity**

**For the Two Months Ending November 30, 2022 (17% of the budget year)**

<b>Original Budget</b>	<b>Amended Budget</b>	<b>Budget % used</b>		<b>YTD Actual</b>	<b>PYTD Actual</b>	<b>Variance</b>
			<b>REVENUES:</b>			
\$ 1,510,274	\$ 1,510,274	33%	Maintenance and Other Special Assessments	\$ 503,425	\$ 450,597	\$ 52,828
24,517	24,517	56%	Other Income	13,793	13,257	536
-	-	100%	Investment Income	30,266	14,960	15,306
1,534,791	1,534,791	36%	<b>Total Revenues:</b>	547,483	478,814	68,669
			<b>EXPENSES:</b>			
356,206	356,206	17%	Management and Other Professional Services	61,533	36,221	25,312
84,611	84,611	18%	Utility Services	15,054	12,016	3,038
1,440,677	1,440,677	13%	Building, Landscape and Other Maintenance	182,462	137,495	44,966
115,706	115,706	2%	Other Expenses	1,798	53,106	(51,308)
1,997,200	1,997,200	13%	<b>Total Operating Expenses</b>	260,847	238,837	22,009
97,085	97,085	17%	Transfers out of Unrestricted Fund	16,185	15,499	686
97,085	97,085	17%	<b>Total Other Changes</b>	16,185	15,499	686
2,094,285	2,094,285	13%	<b>Total Expenses and Other Changes</b>	277,032	254,336	22,695
\$ (559,494)	\$ (559,494)		<b>Change in Unreserved Net Position</b>	\$ 270,452	\$ 224,478	\$ 45,974
			<b>Total Cash Balance</b>	\$ 3,400,226	\$ 3,830,669	\$ (430,443)
			<b>Fund Balance</b>			
			Unassigned	3,212,412	3,443,944	
			Comm R&R Roads	416,236	322,561	
			<b>Total Fund Balance</b>	\$ 3,628,648	\$ 3,766,505	\$ (137,857)