

Financial Statement Summary As of October 31, 2025

Revenues and Other Available Resources

Year-to-Date (YTD) Revenues of \$35,000 are more than Prior Year-to-Date (PYTD) revenues of \$17,000 and are 1% of amended budgeted revenues of \$4,300,000.

- The District has collected \$0 of the budgeted maintenance assessments. Marion County collects the annual tax bill's maintenance assessments and remits them to the District net of a 2% collection fee. The majority of assessments are collected from November through March. There was a 3.0% increase in maintenance assessments levied in FY 2025-26.
- Other income includes the Marion County Hwy 42 Agreement revenue; \$21,000 has been billed to date.
- Investment earnings of \$14,000 (\$5,000 realized gains and \$9,000 unrealized gains) are more than prior year to date earnings of \$1,900 and are at 9% of annual budgeted earnings of \$158,000. 85% of the portfolio is Short-term Fixed income securities which are earning approximately 0.5% less than this time last year. The Long term (15%) portion of the portfolio is performing well at an annual rate of 15.18%. The variance compared to prior year earnings is partly due to timing. The earnings for FLGIT and LTIP were delayed in October 2024.

The District has received 0% of assessment revenues through the county tax collections while expenses will be incurred ratably over the 12 months. *As of October 31, 2025, 8% of the year has elapsed.*

Expenses and Other Changes

Year-to-Date Operating Expenses of \$166,000 are greater than Prior Year-to-Date expenses of \$77,000. Year to date spending is 5% of the amended budget of \$3,425,000. Target spending for the year is 8%.

- Management and Other Professional services include Management fees, Deed Compliance, and Tax Collector fees. Management fees are 6% lower than prior year. Management fees are budgeted at 8% of operating expenses for Fiscal Year 2025-26.
- Utility Services include Electricity and Irrigation Water expenses, and year-to-date spending is at 8% of the amended budgeted expenses of \$631,000. Actual Electricity expense is \$43,000 and Irrigation water is \$5,000 year-to-date. District 4 is serviced by Little Sumter Service Area. Little Sumter Service Area approved a 5% rate increase in the Fiscal Year 2025-26.
- Building, Landscape and Other Maintenance Expenses totaling \$89,000 are greater than the prior year-to-date expenses of \$3,000. Budget in the amount of \$212,000 for the Cameron Villas Geologic Anomaly was carried forward to FY2025-26.
 - Recurring Landscape Maintenance makes up 49% of the amended budget, or \$1,122,000. The District spent a total of \$85,000 or 8% of the line item budget.
 - Building/Structure Maintenance makes up 25% of the amended budget, or \$579,000. To date, the District has spent \$0 or 0% of the budget. Spending includes pipe inspection, restriping, tunnel maintenance and fence painting.



- Other Maintenance makes up 15% of the amended budget, or \$341,000. The
 District has spent a total of \$230 or 0.5% of the budget to date. This includes
 routine aquatic weed control, pressure washing, light sweeps, and lake
 maintenance, all a part of monthly routine maintenance.
- O CR 42 Expenses make up 5% of the amended budget, or \$124,000, and the District has spent \$6,000, or 5% of the budget to date.
- Non-Recurring Landscape Maintenance, such as Plant Replacement, Tree Trimming, and Sod Replacement makes up 5% of the amended budget, or \$105,000. The District has spent a total of \$0 or 0% of the budget to date.
- o Irrigation Repair makes up 1% of the amended budget, or \$32,000. The District has spent a total of \$0 or 0% of the budget to date.
- Other Expenses include annual insurance expense. The annual insurance premium was paid in October.
- Budgeted Capital Expenditures include Mill and Overlay for Units 62, 63, and 64, and the MC-24
 Pump Station. The MC 24 Pump Station in the amount of \$178,000 was carried forward from
 last fiscal year. The District has spent 0% on Year-to-Date Capital Outlay expenses

Change in Unreserved Net Position

Year-to-Date reduction in Unreserved Net Position of (\$202,000) is greater than the Prior Year-to-Date of (\$130,000). Based on anticipated revenue and expenditures for the year, the District expects to meet the budget reduction in Unreserved Net Position of (\$1,268,000).

Investment Earnings

The following table outlines the Current Month Annualized Return and One Month Rate of Return earnings by investment category:

October 2025	CFB	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**						
Current Month Annualized Return*	3.61%	4.23%	4.25%	4.48%	4.05%	15.18%						
One Month Rate of Return	0.30%	0.35%	0.35%	0.37%	0.34%	1.28%						
Prior FY 2024	3.95%	4.49%	4.76%	4.61%	4.56%	11.59%						
*Current Month Annualized Return is an annualized return based on the past 30 day performance												
**LTIP Annualized Return represents the actual return achieved over the previous 12 months												



Statement of Activity For the One Month Ending October 31, 2025 (8% of the budget year)

		Amended	Budget %								
Ori	ginal Budget	Budget	used			TD Actual	P	YTD Actual		Variance	
REVENUES:											
\$	4,055,691	\$ 4,055,691	0%	Maintenance and Other Special Assessments	\$	-	\$	-	\$	-	
	86,364	86,364	24%	Other Income		20,748		15,532		5,216	
	158,000	158,000	<u>9</u> %	Investment Income		14,291	_	1,947		12,345	
	4,300,055	4,300,055	1%	Total Revenues:		35,039		17,479		17,561	
EXPENSES:											
	16,173	16,173	7%	Personnel Services		1,077		1,077		-	
	464,121	464,121	5%	Management and Other Professional Services		21,868		23,018		(1,150)	
	631,484	631,484	8%	Utility Services		48,239		43,242		4,997	
	2,091,282	2,302,944	4%	Building, Landscape and Other Maintenance		89,186		3,463		85,723	
	10,475	10,475	55%	Other Expenses		5,723		5,723		0	
<u> </u>	3,213,535	3,425,197	<u>—</u> 5%	Total Operating Expenses		166,092		76,522		89,570	
	1,109,677	1,288,109	0%	Capital Outlay - Infrastructure and FFE		-		-		-	
	855,000	855,000	8%	Transfers out of Unrestricted Fund		71,250		70,848		402	
	1,964,677	2,143,109	<u>3%</u>	Total Other Changes		71,250	_	70,848	_	402	
	5,178,212	5,568,306	<u>4%</u>	Total Expenses and Other Changes:		237,342		147,370	_	89,972	
\$	(878,157)	\$ (1,268,251)		Change in Unreserved Net Position	\$	(202,303)	\$	(129,892)	\$	(72,412)	
				Total Cash, Net of Bond Funds	\$	2,747,376	\$	2,640,117	\$	107,259	
*Preliminary Fund Balance - pending year-end close Fund Balance											
				Unassigned		497,211		1,409,802			
				Restricted - Capital Project, Phase I		-		-			
		Restricted - Capital Project, Phase II		-		-					
		Committed R and R General			56,250		4,174				
		Committed R and R Rh III			1,680,149		881,823				
	Committed R and R Ph III		_	338,915	_	309,728	,	(22.002)			
Total Fund Balance		\$	2,572,525	\$	2,605,528	\$	(33,003)				