



Financial Statement Summary As of November 30, 2025

Project Wide Fund

Revenues: Year-to-Date (YTD) Revenues of \$3,614,000 are greater than Prior Year-to-Date (PYTD) revenues of \$3,509,000 and are 17% of budgeted revenues of \$21,175,000. *(As of November 30, 17% of the year has elapsed.)*

- Project-wide assessments are collected monthly from the numbered Districts 5-13, Brownwood, and Lake Sumter Landing Fund. These assessments have remained consistent with the Prior Year.
- Miscellaneous income includes Annual CPM Maintenance Agreements. The majority of the CPM agreements increase by CPI each year.
- Investment income of \$59,000 (\$22,000 realized gains and \$37,000 unrealized gains) is greater than the Prior Year-to-Date loss of \$28,000. Investment earnings are 30% of budgeted earnings of \$197,000. Investment allocation: 80% of the portfolio is Short-term Fixed income securities which are projected to decrease due to the Federal Fund rate cut, however, currently earning at an estimated annual rate of return of 3.38% to 4.42%. The Long term (20%) portion of the portfolio is performing well at an annual rate of 11.84%.

Expenses and Other Changes: Year-to-Date operating expenses of \$2,303,000 are more than Prior Year expenses of \$2,216,000. Current Year-to-Date spending is 11% of amended budgeted expenses of \$21,214,000.

- Management and Other Professional services include Technology Service fees, Engineering services, and Other Professional services. Current year's amended budget is slightly higher than previous year's amended budget due to additional costs related to environmental services.
- Utility Services includes Electricity, Irrigation, Water & Sewer expenses, totaling \$229,000. These expenses are more than the Prior Year's expenses of \$177,000 and are 15% of budgeted expenses of \$1,534,000. Irrigation expenses make up 72% of this budgeted line item and are 17% of budgeted expenses of \$1,100,000 with actual at \$191,000 year-to-date. Irrigation budget increased 11% from prior year partly due to utility rate increase in the Central Sumter Service areas.
- Building, Landscape, and Other Maintenance Expenses totaling \$2,036,000 are greater than Prior Year expenses of \$2,030,000 and are currently 11% of amended budget expenses of \$18,775,000. Landscape recurring makes up 70% of this budgeted line item with a budget of \$13,224,000 and is currently running at 12% of the amended budget year to date.
- Budgeted Capital Outlay expenses are for Fence Replacement and Shoreline Revetment. The District used 0% of budget on Year-to-Date Capital Outlay expenses.

Change in Unreserved Net Position: Year-to-Date change in Unreserved Net Position of \$1,310,000 is higher compared to Prior Year-to-Date of \$1,288,000. Based on anticipated revenue and expenditures for the year, the District expects to meet the budget reduction in Unreserved Net Position of (\$1,015,000).



Statement of Activity - Project Wide
For the Two Months Ending November 30, 2025 (17% of the budget year)

Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
REVENUES:						
			Charges for Services, Maintenance and Other Special			
\$ 20,859,073	\$ 20,859,073	17%	Assessments	\$ 3,476,543	\$ 3,476,543	\$ -
119,375	119,375	66%	Miscellaneous Revenue	79,197	61,295	17,902
197,000	197,000	30%	Investment Earnings, Realized and Unrealized	58,708	(28,409)	87,118
21,175,448	21,175,448	17%	Total Revenues:	3,614,449	3,509,429	105,020
EXPENSES:						
816,204	889,354	4%	Management and Other Professional Services	34,870	8,693	26,177
1,534,148	1,534,148	15%	Utility Services	228,656	177,489	51,167
18,848,596	18,775,446	11%	Building, Landscape and Other Maintenance	2,036,396	2,029,540	6,855
15,500	15,500	17%	Other Expenses	2,692	300	2,392
21,214,448	21,214,448	11%	Total Operating Expenses	2,302,614	2,216,023	86,591
975,874	975,874	0%	Capital Outlay - Infrastructure and FFE	1,741	5,830	(4,089)
975,874	975,874	0%	Total Other Changes	1,741	5,830	(4,089)
22,190,322	22,190,322	10%	Total Expenses and Other Changes:	2,304,356	2,221,853	82,502
\$ (1,014,874)	\$ (1,014,874)		Change in Unreserved Net Position	\$ 1,310,093	\$ 1,287,576	\$ 22,517
Total Cash and Investments, Net of Bond Funds				\$ 6,633,989	\$ 7,328,069	\$ (694,081)
*Preliminary Fund Balance - pending year-end close						
Fund Balance						
			Unassigned	\$ 4,988,213	\$ 4,943,427	\$ 44,786
			Restricted - Lake Miona Cons Easement	14,346	4,346	10,000
			Committed R and R General	577,677	690,003	(112,326)
			Total Fund Balance	\$ 5,580,237	\$ 5,637,776	\$ (57,539)