



Financial Statement Summary

As of October 31, 2025

Project Wide Fund

Revenues: Year-to-Date (YTD) Revenues of \$1,848,000 are greater than Prior Year-to-Date (PYTD) revenues of \$1,805,000 and are 9% of budgeted revenues of \$21,175,000. *(As of October 31, 8% 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 \$34,000 (\$10,000 realized gains and \$24,000 unrealized gains) is greater than the Prior Year-to-Date earnings of \$5,000. Investment earnings are 17% of budgeted earnings of \$197,000. Investment allocation: 80% of the portfolio is Short-term Fixed income securities which are earning, on average, approximately 0.5% less than this time last year. The Long term (20%) portion of the portfolio is performing well at an annual rate of 15.18%.

Expenses and Other Changes: Year-to-Date operating expenses of \$558,000 are more than Prior Year expenses of \$98,000. Current Year-to-Date spending is 3% 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. The receipt of invoices are lagging a month behind.
- Utility Services includes Electricity, Irrigation, Water & Sewer expenses, totaling \$109,000. These expenses are more than the Prior Year's expenses of \$74,000, and are 7% of budgeted expenses of \$1,534,000. Irrigation expenses make up 72% of this budgeted line item and are 7% of budgeted expenses of \$1,100,000 with actual at \$104,000 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 \$449,000 are greater than Prior Year expenses of \$23,000 and are currently 2% of amended budget expenses of \$18,791,000. Landscape recurring makes up 70% of this budgeted line item with a budget of \$13,224,000 and is currently running at 3% of the amended budget year to date. Timing of the receipt of invoices makes up the difference from prior year to current year.
- 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 \$1,290,000 is lower compared to Prior Year-to-Date of \$1,707,000. 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 One Month Ending October 31, 2025 (8% 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	8%	Assessments	\$ 1,738,290	\$ 1,738,290	\$ -
119,375	119,375	63%	Miscellaneous Revenue	75,576	61,048	14,527
197,000	197,000	17%	Investment Earnings, Realized and Unrealized	34,366	5,305	29,060
21,175,448	21,175,448	9%	Total Revenues:	1,848,231	1,804,643	43,588
EXPENSES:						
816,204	873,704	0%	Management and Other Professional Services	-	217	(217)
1,534,148	1,534,148	7%	Utility Services	108,650	74,070	34,579
18,848,596	18,791,096	2%	Building, Landscape and Other Maintenance	449,284	23,298	425,986
15,500	15,500	0%	Other Expenses	-	-	-
21,214,448	21,214,448	3%	Total Operating Expenses	557,934	97,586	460,348
975,874	975,874	0%	Capital Outlay - Infrastructure and FFE	-	-	-
975,874	975,874	0%	Total Other Changes	-	-	-
22,190,322	22,190,322	3%	Total Expenses and Other Changes:	557,934	97,586	460,348
\$ (1,014,874)	\$ (1,014,874)		Change in Unreserved Net Position	\$ 1,290,297	\$ 1,707,057	\$ (416,760)
Total Cash and Investments, Net of Bond Funds				\$ 5,982,139	\$ 6,147,826	\$ (165,687)
*Preliminary Fund Balance - pending year-end close						
Fund Balance						
			Unassigned	\$ 4,968,418	\$ 5,362,909	\$ (394,491)
			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	\$ 5,560,441	\$ 6,057,258	\$ (496,816)