

## Financial Statement Summary

### As of January 31, 2025



| Statement of Activity - Project Wide                                 |                |               |                                                                 |              |              |                |
|----------------------------------------------------------------------|----------------|---------------|-----------------------------------------------------------------|--------------|--------------|----------------|
| For the Four Months Ending January 31, 2025 (33% of the budget year) |                |               |                                                                 |              |              |                |
|                                                                      |                |               |                                                                 |              |              |                |
|                                                                      |                |               |                                                                 |              |              |                |
| Original Budget                                                      | Amended Budget | Budget % used |                                                                 | YTD Actual   | PYTD Actual  | Variance       |
|                                                                      |                |               | <b>REVENUES:</b>                                                |              |              |                |
|                                                                      |                |               | Charges for Services, Maintenance and Other Special Assessments | \$ 6,953,049 | \$ 6,429,827 | \$ 523,222     |
| \$ 20,859,073                                                        | \$ 20,859,073  | 33%           | Miscellaneous Revenue                                           | 92,483       | 79,945       | 12,538         |
| 168,188                                                              | 168,188        | 55%           | Investment Earnings, Realized and Unrealized                    | 72,899       | 265,879      | (192,980)      |
| 254,000                                                              | 254,000        | 29%           |                                                                 |              |              |                |
| 21,281,261                                                           | 21,281,261     | 33%           | <b>Total Revenues:</b>                                          | 7,118,431    | 6,775,652    | 342,779        |
|                                                                      |                |               |                                                                 |              |              |                |
|                                                                      |                |               | <b>EXPENSES:</b>                                                |              |              |                |
| 866,262                                                              | 872,737        | 18%           | Management and Other Professional Services                      | 158,364      | 143,122      | 15,242         |
| 1,391,549                                                            | 1,391,549      | 90%           | Utility Services                                                | 1,251,896    | 422,877      | 829,019        |
| 18,435,427                                                           | 18,350,977     | 26%           | Building, Landscape and Other Maintenance                       | 4,708,362    | 4,382,927    | 325,435        |
| 22,500                                                               | 9,500          | 8%            | Other Expenses                                                  | 714          | 2,569        | (1,854)        |
| 20,715,738                                                           | 20,624,763     | 30%           | <b>Total Operating Expenses</b>                                 | 6,119,336    | 4,951,495    | 1,167,841      |
|                                                                      |                |               |                                                                 |              |              |                |
| 1,498,874                                                            | 1,589,849      | 0.4%          | Capital Outlay - Infrastructure and FFE                         | 5,830        | 312,104      | (306,274)      |
| 1,498,874                                                            | 1,589,849      | 0%            | <b>Total Other Changes</b>                                      | 5,830        | 312,104      | (306,274)      |
|                                                                      |                |               |                                                                 |              |              |                |
| 22,214,612                                                           | 22,214,612     | 28%           | <b>Total Expenses and Other Changes:</b>                        | 6,125,166    | 5,263,599    | 861,567        |
|                                                                      |                |               |                                                                 |              |              |                |
| \$ (933,351)                                                         | \$ (933,351)   |               | <b>Change in Unreserved Net Position</b>                        | \$ 993,265   | \$ 1,512,053 | \$ (518,788)   |
|                                                                      |                |               |                                                                 |              |              |                |
|                                                                      |                |               |                                                                 |              |              |                |
|                                                                      |                |               | <b>Total Cash and Investments, Net of Bond Funds</b>            | \$ 6,169,676 | \$ 7,272,225 | \$ (1,102,550) |
|                                                                      |                |               |                                                                 |              |              |                |
|                                                                      |                |               | <b>Fund Balance</b>                                             |              |              |                |
|                                                                      |                |               | Unassigned                                                      | 4,649,116    | 4,114,548    | \$ 534,569     |
|                                                                      |                |               | Restricted - Lake Miona Cons Easement                           | 4,346        | 24,906       | (20,560)       |
|                                                                      |                |               | Committed R and R General                                       | 690,003      | 1,979,433    | (1,289,430)    |
|                                                                      |                |               | <b>Total Fund Balance</b>                                       | \$ 5,343,465 | \$ 6,118,887 | \$ (775,422)   |