



Financial Statement Summary

As of February 28, 2026

Overview

General operating costs budgeted for the current year of \$10,000 will be reimbursed by the Developer until such time that the maintenance assessments are received through the county taxes collections to the homeowners. As of February 28, 42% of the year has lapsed.

By year end the District will meet the budgeted change in Net Position of \$0.

Revenues

Year-to-Date (YTD) Revenues are \$6,600 and are at 66% of the budget.

- Contributions from Developer total \$6,600. An invoice is issued monthly to collect expenses incurred for the month.

There will be no revenue from county tax collections in the current year. Expenses will be incurred ratably over the 12 months.

Expenses and Other Changes

Year-to-Date (YTD) Expenses of \$6,900 have been recorded to date. Year to date spending is 68% of the budgeted expenses of \$10,000.

- Personnel Services YTD is \$21.
- Management and Other Professional services includes management, legal and technology service fees; total costs YTD are \$1,138.
- Other expenses include the annual premium for liability insurance, office supplies, permits, licensing, and legal advertising and total \$5,723 YTD. The annual insurance premium amount was expensed in full in October.

Change in Unrestricted Net Position

The year-to-date net position is \$(297).



Statement of Activity

For the Five Months Ending February 28, 2026 (42% of the budget year)

Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
			REVENUES:			
\$ -	\$ -	0%	Maintenance and Other Special Assessments	\$ -	\$ -	\$ -
10,052	10,052	66%	Other Income	6,585	6,832	(247)
-	-	-	Investment Income	-	-	-
10,052	10,052	66%	Total Revenues:	6,585	6,832	(247)
			EXPENSES:			
25	25	85%	Personnel Services	21	18	-
3,052	3,052	37%	Management and Other Professional Services	1,138	876	262
-	-	0%	Utility Services	-	-	-
-	-	0%	Building, Landscape and Other Maintenance	-	-	-
6,975	6,975	82%	Other Expenses	5,723	5,929	-
10,052	10,052	68%	Total Operating Expenses	6,882	6,822	60
10,052	10,052	68%	Total Expenses and Other Changes	6,882	6,822	60
\$ -	\$ -	-3%	Change in Unreserved Net Position	\$ (297)	\$ 9	\$ (307)
			Total Cash, Net of Bond Funds	\$ -	\$ -	\$ -
			Fund Balance			
			Unassigned	(271)	22	
			Total Fund Balance	\$ (271)	\$ 22	\$ (293)