



Financial Statement Summary
As of January 31, 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 January 31, 33% 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 \$6,500 and are at 65% of the budget.

- Contributions from Developer total 6,500. 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 \$6,500 have been recorded to date. Year to date spending is at 65% of the budgeted expenses of \$10,000.

- Personnel Services YTD is \$21.
- Management and Other Professional services include management, legal and technology service fees. Total costs year to date are \$776.
- Other expenses include the annual premium for liability insurance, office supplies, permits, licensing, and legal advertising and total \$5,700 year to date. The annual premium full amount was expensed in full in October.

Change in Unrestricted Net Position

The year-to-date net position is \$3.



Statement of Activity

For the Four Months Ending January 31, 2026 (33% 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	65%	Other Income	6,523	6,803	(280)
-	-	-	Investment Income	-	-	-
10,052	10,052	65%	Total Revenues:	6,523	6,803	(280)
			EXPENSES:			
25	25	85%	Personnel Services	21	18	-
3,052	3,052	25%	Management and Other Professional Services	776	806	(30)
-	-	0%	Utility Services	-	-	-
-	-	0%	Building, Landscape and Other Maintenance	-	-	-
6,975	6,975	82%	Other Expenses	5,723	5,970	-
10,052	10,052	65%	Total Operating Expenses	6,520	6,794	(274)
10,052	10,052	65%	Total Expenses and Other Changes	6,520	6,794	(274)
\$ -	\$ -	0%	Change in Unreserved Net Position	\$ 3	\$ 9	\$ (7)
			Total Cash, Net of Bond Funds	\$ -	\$ -	\$ -
			Fund Balance			
			Unassigned	15	9	
			Total Fund Balance	\$ 15	\$ 9	\$ 6