



Financial Statement Summary
As of January 31, 2026

Overview

FY 2025-26 is the first year the District collects and budgets for maintenance assessments for Phase II through the Sumter County Tax Collector. Maintenance Assessments for phase I are the same as the prior year. As of January 31, 2026, 33% of the year has lapsed.

Revenues

Year-to-Date (YTD) Revenues of \$3,356,000 are greater than the prior year-to-date (PYTD) revenues of \$1,905,000 and are 101% of the annual budget. Annual budgeted revenue is \$3,313,000.

- The District to date received \$3,320,000 of the budgeted maintenance assessments of \$3,263,000. Sumter County collects the maintenance assessments on the annual tax bill and remits it to the District, net a 2% collection fee.
- Other Income of \$7,000 consists of Access Card Fees, Gate Repair Fees, and Contributions from the developer for deed compliance services.
- Investment Income of \$29,000 has been received year to date, which is 60% of the \$48,000 budgeted for the year.

Expenses and Other Changes

Year-to-Date (YTD) Expenses of \$837,000 have been recorded. Year to date spending is 27% of the budgeted expenses of \$3,140,000.

- Management and Other Professional services include management, engineering, legal and technology service fees and year to date spending is \$145,000, 43% of the budgeted expense of \$335,000. The majority of the expense is for Management fees totaling \$78,000. Budgeted Management Fees have increased 10% from prior year due to an increase in management fees and change in allocation percentage.
- Building, Landscape and Other Maintenance Expenses total \$897,000 year to date. Budgeted MMAC Fees have increased by 608,000 from prior year. The increase is primarily due to the addition of recreation facilities to MMAC, an increase in Recurring Landscape costs for the addition of Phase II, and a decrease in Developer Contributions to MMAC.
- Other expenses include the annual premium for liability insurance and total \$38,000 year to date. The premium for Liability Insurance was paid in full for the year in October and is \$11,000, more than originally budgeted. Liability Insurance Premiums have increased \$11,000 from prior year, a 39% increase.



Change in Unrestricted Net Position

The year-to-date increase in net position is \$2,273,000. Based on the remaining anticipated revenues and expenditures for the year, the District is expected to meet the budgeted increase in Unreserved Net Position of \$172,000.

Investment Earnings

The following table outlines the current month and year-to-date earnings by investment category:

January 2026	CFB	FLCLASS
Current Month Annualized Return*	3.13%	3.81%
One Month Rate of Return	0.26%	0.32%
Prior FY 2024-25	3.95%	4.49%

*Current Month Annualized Return is an annualized return based on the past 30 day performance
**LTIP Annualized Return represents the actual return achieved over the previous 12 months

Deed Compliance Reserve Balance

The current deed compliance reserve balance as of this month end is \$626.



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:						
\$ 3,262,804	\$ 3,262,804	102%	Maintenance and Other Special Assessments	\$ 3,320,523	\$ 1,878,408	\$ 1,442,115
1,874	1,874	365%	Other Income	6,838	2,197	4,641
48,000	48,000	60%	Investment Income	29,016	24,582	4,434
3,312,678	3,312,678	101%	Total Revenues:	3,356,377	1,905,187	1,451,190
EXPENSES:						
8,637	8,637	0%	Personnel Services	21	18	4
334,563	334,563	43%	Management and Other Professional Services	145,385	149,265	(3,880)
16,000	16,000	15%	Utility Services	2,376	18,679	(16,303)
2,751,703	2,751,203	33%	Building, Landscape and Other Maintenance	896,720	325,333	571,387
29,557	30,057	128%	Other Expenses	38,570	28,754	9,815
3,140,460	3,140,460	34%	Total Operating Expenses	1,083,072	522,049	561,022
3,140,460	3,140,460	34%	Total Expenses and Other Changes	1,083,072	522,049	561,022
\$ 172,218	\$ 172,218		Change in Unreserved Net Position	\$ 2,273,305	\$ 1,383,138	\$ 890,168
Total Cash, Net of Bond Funds						
				\$ 3,170,056	\$ 1,984,949	\$ 1,185,106
*Preliminary Fund Balance - pending year-end close						
Fund Balance						
			Unassigned	3,075,962	1,982,272	
Total Fund Balance						
				\$ 3,075,962	\$ 1,982,272	\$ 1,093,690