



Financial Statement Summary
As of April 30, 2026

Overview

General operating costs budgeted for the current year of \$10,000 will be reimbursed by the Developer until such time that maintenance assessments are received through the county taxes collections to the homeowners. As of April 30, 58% 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 \$7,012 and are at 70% of the budget.

- Contributions from Developer total 7,012. 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 \$7,010 have been recorded to date. Year to date spending is 70% of the budgeted expenses of \$10,000.

- Personnel Services YTD is \$25, right on budget at 98%.
- Management and Other Professional services include management, legal and technology service fees. Total costs year to date are \$1,262.
- Other expenses include the annual premium for liability insurance, office supplies, permits, licensing, and legal advertising and total \$5,723 year to date. The annual insurance premium amount was expensed in full in October, therefore the year-to-date ratio is at 82% of the budgeted amount of \$6,975.

Change in Unrestricted Net Position

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



Statement of Activity

For the Seven Months Ending April 30, 2026 (58% 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	70%	Other Income	7,012	7,007	5
-	-	-	Investment Income	-	-	-
10,052	10,052	70%	Total Revenues:	7,012	7,007	5
			EXPENSES:			
25	25	98%	Personnel Services	25	18	-
3,052	3,052	41%	Management and Other Professional Services	1,262	1,016	246
-	-	0%	Utility Services	-	-	-
-	-	0%	Building, Landscape and Other Maintenance	-	-	-
6,975	6,975	82%	Other Expenses	5,723	5,962	-
10,052	10,052	70%	Total Operating Expenses	7,010	6,996	13
10,052	10,052	70%	Total Expenses and Other Changes	7,010	6,996	13
\$ -	\$ -	0%	Change in Unreserved Net Position	\$ 3	\$ 11	\$ (9)
			Total Cash, Net of Bond Funds	\$ -	\$ -	\$ -
			Fund Balance			
			Unassigned	29	24	
			Total Fund Balance	\$ 29	\$ 24	\$ 5