



**Financial Statement Summary
As of October 31, 2022**

Revenues

Year-to-Date (YTD) Revenues of \$271,000 are greater than prior year-to-date (PYTD) revenues of \$233,000 and are 18% of the annual budgeted revenues of \$1,535,000.

- The District has collected 17% of the budgeted maintenance assessments totaling \$252,000. The assessments are collected from October through March. Total maintenance assessments have increased a net 12%.
- Other income includes lease revenue, Insurance Reimbursement, and sales tax collection allowance.
- Investment earnings of \$7,000 realized gains are more than prior year-to-date earnings of (\$3,000).

Expenses and Other Changes

Year-to-Date Operating Expenses of \$123,000 are less than prior year to date expenses of \$129,000. Year to date spending is 6% of the budgeted expenses of \$1,997,000.

- Management/Professional Services are at budget levels and are greater than prior year levels. Management Fees slightly increased in budget over prior year.
- Utility Services are greater than prior year expenses and at 8% of budget year to date.
- Building, Landscape and Other Maintenance expenses totaling \$90,000 are greater than prior year. A portion of this expense represents the Project Wide allocation totaling \$21,000 year-to-date, a slight increase in budget over prior year.
- Other expenses include an annual premium for property and liability insurance.
- Transfers to Committed Renewal and Replacement Fund total \$8,000 year-to-date. Budgeted expenses slightly increased over prior year.

Change in Unreserved Net Position

Year-to-Date increase in Unreserved Net Position of \$139,000 is greater than prior year to date change of \$96,000. By year-end, based on the anticipated revenues and expenditures, the District will meet the targeted budget of (\$559,000).

Investment Earnings

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

	CFB	FLCLASS	FL PALM	FL-FIT	FLTRUST **	LTIP **
Current Month	0.22%	3.17%	3.18%	2.57%	-0.81%	3.51%
Year-to-date	0.22%	3.17%	3.18%	2.57%	-3.87%	-19.09%
Prior FY 2022	0.18%	2.54%	2.65%	2.14%	-0.89%	-3.36%

** Rate listed is one month in arrears



Statement of Activity

For the One Month Ending October 31, 2022 (8% of the budget year)

Original Budget	Budget % used		YTD Actual	PYTD Actual	Variance
		REVENUES:			
\$ 1,510,274	17%	Maintenance and Other Special Assessments	\$ 251,712	\$ 225,298	\$ 26,414
24,517	49%	Other Income	12,100	10,401	1,699
-	100%	Investment Income	6,792	(2,548)	9,340
<u>1,534,791</u>	18%	Total Revenues:	<u>270,604</u>	<u>233,151</u>	<u>37,453</u>
		EXPENSES:			
356,206	7%	Management and Other Professional Services	25,555	17,198	8,357
84,611	8%	Utility Services	7,058	6,203	855
1,440,677	6%	Building, Landscape and Other Maintenance	90,676	52,632	38,044
<u>115,706</u>	<u>0%</u>	Other Expenses	<u>-</u>	<u>53,001</u>	<u>(53,001)</u>
1,997,200	6%	Total Operating Expenses	<u>123,289</u>	<u>129,034</u>	<u>(5,745)</u>
<u>97,085</u>	<u>8%</u>	Transfers out of Unrestricted Fund	<u>8,095</u>	<u>7,750</u>	<u>345</u>
97,085	8%	Total Other Changes	<u>8,095</u>	<u>7,750</u>	<u>345</u>
<u>2,094,285</u>	6%	Total Expenses and Other Changes	<u>131,384</u>	<u>136,784</u>	<u>(5,400)</u>
<u>\$ (559,494)</u>		Change in Unreserved Net Position	<u>\$ 139,220</u>	<u>\$ 96,367</u>	<u>\$ 42,853</u>
		Total Cash Balance	<u>\$ 3,468,085</u>	<u>\$ 3,649,567</u>	<u>\$ (181,482)</u>
		Fund Balance			
		Unassigned	3,080,930	3,315,834	
		Comm R&R Roads	<u>408,146</u>	<u>314,812</u>	
		Total Fund Balance	<u>\$ 3,489,076</u>	<u>\$ 3,630,646</u>	<u>\$ (141,570)</u>