

April 2025 Financial Package

April 30, 2025

PFM Group Consulting, LLC 3501 Quadrangle Blvd Suite 270 Orlando, FL 32817 (407) 723-5900



## Statement of Financial Position As of 4/30/2025

					Debt Group	Total	
	<u>As</u>	<u>sets</u>					
\$58.864.00						\$58,864.99	
						4.781.38	
,						167.00	
107.00	2 105 15					2,105.15	
	•					239,064.59	
	*					3,534.53	
						79,434.37	
	10,404.01	\$182 540 14				182,540.14	
						1,163.70	
		•				46,550.18	
		·				1,204.22	
		•				4,473.44	
		•				962.23	
			\$10,000.00			10,000.00	
			, ,			55,601.34	
			,	\$118,448.28		118,448.28	
\$63,813.37	\$324,138.64	\$236,893.91	\$65,601.34	\$118,448.28	\$0.00	\$808,895.54	
					\$737,541.35	\$737,541.35	
					5,748,458.65	5,748,458.65	
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,486,000.00	\$6,486,000.00	
\$63,813.37	\$324,138.64	\$236,893.91	\$65,601.34	\$118,448.28	\$6,486,000.00	\$7,294,895.54	
	\$0.00	\$58,864.99 4,781.38 167.00  2,105.15 239,064.59 3,534.53 79,434.37  \$63,813.37  \$324,138.64	\$63,813.37 \$324,138.64 \$236,893.91	\$58,864.99 4,781.38 167.00  2,105.15 239,064.59 3,534.53 79,434.37  \$182,540.14 1,163.70 46,550.18 1,204.22 4,473.44 962.23  \$10,000.00 55,601.34  \$63,813.37  \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$58,864.99 4,781.38 167.00  2,105.15 239,064.59 3,534.53 79,434.37  \$182,540.14 1,163.70 46,550.18 1,204.22 4,473.44 962.23  \$10,000.00 55,601.34  \$118,448.28  \$63,813.37  \$324,138.64  \$236,893.91  \$0.00 \$0.00 \$0.00 \$0.00	\$58,864.99 4,781.38 167.00  2,105.15 239,064.59 3,534.53 79,434.37  \$182,540.14 1,163.70 46,550.18 1,204.22 4,473.44 962.23  \$10,000.00 55,601.34  \$118,448.28  \$63,813.37 \$324,138.64 \$236,893.91 \$65,601.34 \$118,448.28 \$7737,541.35 5,748,458.65 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$6,486,000.00	



## Statement of Financial Position As of 4/30/2025

	General Fund	Debt Service - Debt Service - 2019 2018		Debt Service - 2025	Construction Fund - 2025	Long Term Debt Group	Total
		<u>Liabilities a</u>	nd Net Assets				
<u>Current Liabilities</u>							
Due To Other Funds	6,578.59						6,578.59
Deferred Revenue			\$962.23				962.23
Total Current Liabilities	\$6,578.59	\$0.00	\$962.23	\$0.00	\$0.00	\$0.00	\$7,540.82
Long Term Liabilities							
Revenue Bonds Payable LongTerm						\$6,486,000.00	\$6,486,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,486,000.00	\$6,486,000.00
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Total Liabilities	\$6,578.59	\$0.00	\$962.23	\$0.00	\$0.00	\$6,486,000.00	\$6,493,540.82
Net Assets							
Net Assets, Unrestricted	(\$4,139.20)						(\$4,139.20)
Current Year Net Assets, Unrestricted	148,153.13						148,153.13
Net Assets - General Government	(85,755.13)						(85,755.13)
Current Year Net Assets - General Govt	(1,024.02)						(1,024.02)
Net Assets, Unrestricted		\$184,268.43					184,268.43
Current Year Net Assets, Unrestricted		139,870.21					139,870.21
Net Assets, Unrestricted			\$143,376.65				143,376.65
Current Year Net Assets, Unrestricted			92,555.03				92,555.03
Net Assets, Unrestricted				\$65,601.34	\$118,448.28		184,049.62
Total Net Assets	\$57,234.78	\$324,138.64	\$235,931.68	\$65,601.34	\$118,448.28	\$0.00	\$801,354.72
Total Liabilities and Net Assets	\$63,813.37	\$324,138.64	\$236,893.91	\$65,601.34	\$118,448.28	\$6,486,000.00	\$7,294,895.54



#### Statement of Activities As of 4/30/2025

Personate		General Fund	Debt Service - 2014A1, 2019	Debt Service - 2014A2	Debt Service 2018	Debt Service 2025	Total
Special Tax Assessment	Revenues						
Special Tax Assessment	On-Roll Assessments	\$151,914.67					\$151,914.67
Minter-Fund Group Transfers in   122,384 9   589,359 3   589,359	Special Tax Assessment	148,151.06					
Miles-Fund Group Transfer	On-Roll Assessments		\$358,357.91				358,357.91
Control Reseasments	Inter-Fund Group Transfers In		(125,384.94)				(125,384.94)
March   Marc	Inter-Fund Group Transfers In			\$59,359.33			59,359.33
Total Rovenues	On-Roll Assessments				\$175,252.66		175,252.66
Total Revenues					424.27		
Supervisor Fees	Interfund Transfer In					\$65,601.34	65,601.34
Supervisor Fees	Total Revenues	\$300,065.73	\$232,972.97	\$59,359.33	\$175,676.93	\$65,601.34	\$833,676.30
Public Officials* Insurance   3,351.00   3,351.00   13,334.03   13,334.03   13,334.03   13,334.03   13,334.03   13,334.03   13,334.03   13,334.03   13,334.03   13,334.03   13,334.03   13,334.03   13,334.03   13,334.03   13,334.03   13,334.03   13,340.03   13,000.00   12,000.00   11,000.00   11,000.00   11,000.00   12,000.00	<u>Expenses</u>						
Trustee Services 13,334.03	Supervisor Fees	\$6,800.00					\$6,800.00
Management	Public Officials' Insurance	3,351.00					3,351.00
Contingening   30,941 of   11,000.00   11,000.00   11,000.00   11,000.00   11,000.00   11,000.00   11,000.00   12,500.00   1	Trustee Services	13,334.03					13,334.03
Disclosure Agent	Management	21,175.02					21,175.02
District Course	Engineering	30,901.01					30,901.01
Assessment Administration 12,500.00 Reamortization Schedules 250.00 Audit 3,800.00 Postage & Shipping 1,481.93 Legal Advertising 2,012.79 Web Site Maintenance 1,410.00 Dues, Licenses, and Fees 175.00 Wetland Maintenance Reserve 3,327.10 Wetlands Monitoring 1115.89 General Insurance 4,096.00 Landscape Improvements 25,586.50 Contingency 5,000.00 Miscellaneous 51,000.00 Miscellaneous 15,000.00 Miscellaneous 15,000.00 Miscellaneous 15,000.00 Interest Payment - 2014A1 Bond 15,012.50 Interest Payments - 2014A1 Bond 15,012.50 Interest Payments - 2014A2 Bond 58,141.26 Interest Payment - 2018A2 Bond 58,805.00 Interest Income 51,796.37 Interest Income 51,800.08 Inter	•	11,000.00					•
Reamortization Schedules							
Audit							
Postage & Shipping							
Legal Advertising							
Web Site Maintenance         1,410.00           Dues, Licenses, and Fees         175.00         175.00           Wetlandk Maintenance Reserve         3,327.10         3,327.10           Wetlands Monitoring         115.89         115.89           General Insurance         4,096.00         4,096.00         4,096.00           Landscape Improvements         25,586.50         5         5,000.00           Miscellaneous         5,000.00         \$19,655.21         19,655.21         19,655.21           Principal Payment - 2019A1 Bond         15,012.50         15,012.50         15,012.50         15,012.50           Interest Payments - 2019A1 Bond         58,141.26							
Dues, Licenses, and Fees							
Wetland Maintenance Reserve         3,327.10           Wetlands Monitoring         115.89         115.89           General Insurance         4,096.00         4,096.00           Landscape Improvements         25,586.50         5,000.00           Contingency         5,000.00         5,000.00           Miscellaneous         19,655.21         19,655.21           Principal Payment - 2019A1 Bond         10,000.00         15,012.50           Interest Payments - 2014A1 Bond         15,012.50         15,012.50           Interest Payments - 2014A2 bond         58,141.26         5,141.26           Interest Payments - 2018A2 Bond         \$61,593.75         0,637.50         58,005.00           Interest Payment - 2018A2 Bond         \$8,050.00         58,005.00         58,005.00           Interest Payment - 2018A2 Bond         \$6,637.50         6,637.50         6,637.50         50.00         20,000.00           Interest Payment - 2018A2 Bond         \$1,796.37         \$61,593.75         \$85,442.50         \$0.00         \$44,580.28           Other Revenues (Expenses) & Gains (Losses)           Interest Income         \$1,796.37         \$9,706.21         \$1,880.08         \$2,320.60         \$0.00         \$15,703.26           Change in Net Assets							•
Wetlands Monitoring         115.89         115.89           General Insurance         4,096.00         4,096.00           Landscape Improvements         25,586.50         25,586.50           Contingency         5,000.00         5,000.00           Miscellaneous         \$19,655.21         19,655.21           Principal Payment - 2019A1 Bond         10,000.00         10,000.00           Interest Payments - 2019A1 Bond         58,141.26         58,141.26           Interest Payments - 2019A2 Bond         \$61,593.75         61,593.75           Principal Payment - 2018A2 Bond         \$8,000.00         20,000.00           Interest Payment - 2018A2 Bond         \$8,000.00         \$8,000.00           Interest Payment - 2018A2 Bond         \$8,000.00         \$8,000.00           Interest Payment - 2018A2 Bond         \$8,000.00         \$8,000.00           Interest Income         \$1,796.37         \$102,808.97         \$61,593.75         \$85,442.50         \$0.00         \$404,580.28           Other Revenues (Expenses) & Gains (Losses)           Principal Payment - 2018A2 Bond         \$1,796.37         \$9,706.21         \$85,442.50         \$0.00         \$404,580.28           Other Revenues (Expenses) & Gains (Losses)         \$1,796.37         \$9,706.21							
Candiscape Improvements							
Landscape Improvements         25,586.50           Contingency         5,000.00           Miscellaneous         \$19,655.21           Principal Payment - 2019A1 Bond         10,000.00           Interest Payments - 2014A1 Bond         15,012.50           Interest Payments - 2019A1 Bond         58,141.26           Interest Payments - 2019A2 Bond         \$61,593.75           Principal Payment - 2018A2 Bond         \$20,000.00           Interest Payment - 2018A2 Bond         \$20,000.00           Interest Payment - 2018A2 Bond         \$81,593.75           Interest Payment - 2018A2 Bond         \$8,805.00           Interest Payment - 2018A2 Bond         \$8,805.00           Total Expenses         \$154,735.06         \$102,808.97         \$61,593.75         \$85,442.50         \$0.00         \$404,580.28           Other Revenues (Expenses) & Gains (Losses)           Interest Income         \$1,796.37         \$9,706.21         \$1,880.08         \$1,880.08         \$1,880.08           Interest Income         \$1,890.33         \$9,706.21         \$1,880.08         \$2,320.60         \$0.00         \$15,703.26           Change In Net Assets         \$147,127.04         \$139,870.21         \$1,880.08         \$2,320.60         \$0.00         \$15,703.26							
Some contingency   Some continue   Some contingency   Some contingen		•					,
Principal Payment - 2019A1 Bond   10,000.00   10,000							
Interest Payments - 2014A1 Bond	Miscellaneous		\$19,655.21				19,655.21
Interest Payments - 2019A1 Bond   58,141.26   \$61,593.75   61,593.75     Principal Payment - 2018A2 Bond   \$20,000.00     Interest Payment - 2018A1 Bond   \$8,805.00   58,805.00     Interest Payment - 2018A2 Bond   \$6,837.50   \$6,837.50     Total Expenses   \$154,735.06   \$102,808.97   \$61,593.75   \$85,442.50   \$0.00   \$404,580.28      Other Revenues (Expenses) & Gains (Losses)     Interest Income   \$1,796.37   \$9,706.21     Interest Income   \$1,880.08     Interest Income   \$1,880.08     Interest Income   \$2,320.60   \$2,320.60     Total Other Revenues (Expenses) & Gains (Losses)   \$1,796.37   \$9,706.21     State of the interest Income   \$2,320.60     Total Other Revenues (Expenses) & Gains (Losses)   \$1,796.37   \$9,706.21     State of the interest Income   \$2,320.60     Total Other Revenues (Expenses) & Gains (Losses)   \$1,796.37   \$9,706.21     State of the interest Income   \$2,320.60   \$0.00     Total Other Revenues (Expenses) & Gains (Losses)   \$1,796.37   \$9,706.21     State of the interest Income   \$2,320.60   \$0.00     Total Other Revenues (Expenses) & Gains (Losses)   \$1,796.37   \$1,880.08     State of the interest Income   \$2,320.60   \$0.00     State of the interest Income   \$1,880.08     State of the interest Income   \$2,320.60   \$0.00     State of the interest Income   \$2,320.60   \$0.00     State of the interest Income   \$1,880.08     State of the interest Income   \$2,320.60     State of the interest Income   \$1,796.37   \$1,880.08     State of the interest Income   \$1,796.37     State of the interest Income   \$1,796	Principal Payment - 2019A1 Bond		10,000.00				10,000.00
Interest Payments - 2014A2 bond	Interest Payments - 2014A1 Bond		15,012.50				15,012.50
Principal Payment - 2018A2 Bond         \$20,000.00         20,000.00           Interest Payment - 2018A1 Bond         58,805.00         58,805.00           Interest Payment - 2018A2 Bond         6,637.50         6,637.50           Total Expenses         \$154,735.06         \$102,808.97         \$61,593.75         \$85,442.50         \$0.00         \$404,580.28           Other Revenues (Expenses) & Gains (Losses)           Interest Income         \$1,796.37         \$9,706.21         \$1,880.08         \$1,880.08         \$1,880.08         \$1,880.08         \$1,880.08         \$1,880.08         \$1,880.08         \$2,320.60         \$2,320.60         \$2,320.60         \$1,796.37         \$1,796.37         \$9,706.21         \$1,880.08         \$2,320.60         \$0.00         \$15,703.26         \$1,880.08         \$2,320.60         \$2,320.60         \$1,703.26         \$1,703.26         \$1,703.26         \$1,703.26         \$1,703.26         \$1,703.26         \$1,703.26         \$1,880.08         \$2,320.60         \$0.00         \$15,703.26         \$1,800.08         \$2,320.60         \$1,703.26         \$1,703.26         \$1,800.08         \$2,320.60         \$1,703.26         \$1,800.08         \$2,320.60         \$1,703.26         \$1,800.08         \$1,800.08         \$2,320.60         \$1,703.26         \$1,800.08         \$1,800.08         \$1	Interest Payments - 2019A1 Bond		58,141.26				58,141.26
Interest Payment - 2018A1 Bond   58,805.00   58,805.00   Interest Payment - 2018A2 Bond   6,637.50   6,637.50   6,637.50	Interest Payments - 2014A2 bond			\$61,593.75			61,593.75
Interest Payment - 2018A2 Bond   \$154,735.06   \$102,808.97   \$61,593.75   \$85,442.50   \$0.00   \$404,580.28							
Total Expenses         \$154,735.06         \$102,808.97         \$61,593.75         \$85,442.50         \$0.00         \$404,580.28           Other Revenues (Expenses) & Gains (Losses)           Interest Income         \$1,796.37         \$1,796.37         \$1,796.37         \$1,880.08         \$1,796.21         \$1,880.08         \$1,880.08         \$1,880.08         \$1,880.08         \$1,880.08         \$1,880.08         \$1,880.08         \$2,320.60         \$2,320.60         \$2,320.60         \$1,703.26         \$1,703.26         \$1,880.08         \$2,320.60         \$1,703.26         \$1,703.26         \$1,703.26         \$1,880.08         \$2,320.60         \$0.00         \$15,703.26         \$1,703.26         \$1,880.08         \$2,320.60         \$0.00         \$15,703.26         \$1,880.08         \$1,880.08         \$2,320.60         \$0.00         \$15,703.26         \$1,880.08         \$1,880.08         \$2,320.60         \$0.00         \$15,703.26         \$1,880.08         \$1,880.08         \$2,320.60         \$0.00         \$15,703.26         \$1,880.08         \$1,880.08         \$1,880.08         \$1,880.08         \$1,880.08         \$1,880.08         \$1,880.08         \$1,880.08         \$1,880.08         \$1,880.08         \$1,880.08         \$1,880.08         \$1,880.08         \$1,880.08         \$1,880.08         \$1,880.08         \$1,880.08							
Other Revenues (Expenses) & Gains (Losses)           Interest Income         \$1,796.37           Interest Income         \$9,706.21           Interest Income         \$1,880.08           Interest Income         \$2,320.60           Interest Income         \$2,320.60           Total Other Revenues (Expenses) & Gains (Losses)         \$1,796.37           \$9,706.21         \$1,880.08           \$2,320.60         \$0.00           \$15,703.26           Change In Net Assets         \$147,127.04         \$139,870.21         (\$354.34)         \$92,555.03         \$65,601.34         \$444,799.28           Net Assets At Beginning Of Year         (\$89,894.33)         \$467,509.03         \$86,000.19         \$143,376.65         \$0.00         \$606,991.54	-	<u> </u>	4400 000 07	404.500.75			
Interest Income \$1,796.37	Total Expenses	\$154,735.06	\$102,808.97	\$61,593.75	\$85,442.50	\$0.00	\$404,580.28
Interest Income \$9,706.21 9,706.21 Interest Income \$1,880.08 11,880.08 Interest Income \$2,320.60 2,320.60  Total Other Revenues (Expenses) & Gains (Losses) \$1,796.37 \$9,706.21 \$1,880.08 \$2,320.60 \$0.00 \$15,703.26  Change In Net Assets \$147,127.04 \$139,870.21 (\$354.34) \$92,555.03 \$65,601.34 \$444,799.28  Net Assets At Beginning Of Year (\$89,894.33) \$467,509.03 \$86,000.19 \$143,376.65 \$0.00 \$606,991.54	Other Revenues (Expenses) & Gains (Losses)						
Interest Income \$1,880.08 1,880.08 \$2,320.60 2,320.60  Total Other Revenues (Expenses) & Gains (Losses) \$1,796.37 \$9,706.21 \$1,880.08 \$2,320.60 \$0.00 \$15,703.26  Change In Net Assets \$147,127.04 \$139,870.21 (\$354.34) \$92,555.03 \$65,601.34 \$444,799.28  Net Assets At Beginning Of Year (\$89,894.33) \$467,509.03 \$86,000.19 \$143,376.65 \$0.00 \$606,991.54	Interest Income	\$1,796.37					
Interest Income         \$2,320.60         2,320.60           Total Other Revenues (Expenses) & Gains (Losses)         \$1,796.37         \$9,706.21         \$1,880.08         \$2,320.60         \$0.00         \$15,703.26           Change In Net Assets         \$147,127.04         \$139,870.21         (\$354.34)         \$92,555.03         \$65,601.34         \$444,799.28           Net Assets At Beginning Of Year         (\$89,894.33)         \$467,509.03         \$86,000.19         \$143,376.65         \$0.00         \$606,991.54			\$9,706.21				
Total Other Revenues (Expenses) & Gains (Losses)         \$1,796.37         \$9,706.21         \$1,880.08         \$2,320.60         \$0.00         \$15,703.26           Change In Net Assets         \$147,127.04         \$139,870.21         (\$354.34)         \$92,555.03         \$65,601.34         \$444,799.28           Net Assets At Beginning Of Year         (\$89,894.33)         \$467,509.03         \$86,000.19         \$143,376.65         \$0.00         \$606,991.54				\$1,880.08			
Change In Net Assets         \$147,127.04         \$139,870.21         (\$354.34)         \$92,555.03         \$65,601.34         \$444,799.28           Net Assets At Beginning Of Year         (\$89,894.33)         \$467,509.03         \$86,000.19         \$143,376.65         \$0.00         \$606,991.54							
Net Assets At Beginning Of Year (\$89,894.33) \$467,509.03 \$86,000.19 \$143,376.65 \$0.00 \$606,991.54	Total Other Revenues (Expenses) & Gains (Losses)	\$1,796.37	\$9,706.21	\$1,880.08	\$2,320.60	\$0.00	\$15,703.26
	Change In Net Assets	\$147,127.04	\$139,870.21	(\$354.34)	\$92,555.03	\$65,601.34	\$444,799.28
Net Assets At End Of Year         \$57,232.71         \$607,379.24         \$85,645.85         \$235,931.68         \$65,601.34         \$1,051,790.82	Net Assets At Beginning Of Year	(\$89,894.33)	\$467,509.03	\$86,000.19	\$143,376.65	\$0.00	\$606,991.54
	Net Assets At End Of Year	\$57,232.71	\$607,379.24	\$85,645.85	\$235,931.68	\$65,601.34	\$1,051,790.82



# Budget to Actual For The Month Ending 4/30/2025

#### Year To Date

		Actual		Budget Variar		Variance	FY 2025 Adopted Budget	Percentage
Revenues								
On-Roll Assessments	\$	151,914.67	\$	87,660.44	\$	64,254.23	\$ 150,275.00	101.09%
Special Tax Assessment	·	148,151.06	·	117,323.01	·	30,828.05	201,025.00	73.70%
Net Revenues	\$	300,065.73	\$	204,983.45	\$	95,082.28	\$ 351,300.00	85.42%
General & Administrative Expenses		·		·		·	•	
Supervisor Fees	\$	6,800.00	\$	7,000.00	\$	(200.00)	\$ 12,000.00	56.67%
Public Officials' Insurance	*	3,351.00	,	2,067.31	•	1,283.69	3,544.00	94.55%
Trustee Services		13,334.03		7,787.50		5,546.53	13,350.00	99.88%
Management		21,175.02		24,704.19		(3,529.17)	42,350.00	50.00%
Engineering		30,901.01		17,500.00		13,401.01	30,000.00	103.00%
Disclosure Agent		11,000.00		8,750.00		2,250.00	15,000.00	73.33%
District Counsel		8,418.79		11,666.69		(3,247.90)	20,000.00	42.09%
Assessment Administration		12,500.00		7,291.69		5,208.31	12,500.00	100.00%
Reamortization Schedules		250.00		437.50		(187.50)	750.00	33.33%
Audit		3,800.00		3,062.50		737.50	5,250.00	72.38%
Arbitrage Calculation		-		583.31		(583.31)	1,000.00	0.00%
Postage & Shipping		1,481.93		116.69		1,365.24	200.00	740.97%
Legal Advertising		2,012.79		875.00		1,137.79	1,500.00	134.19%
Miscellaneous		-		291.69		(291.69)	500.00	0.00%
Office Supplies		-		145.81		(145.81)	250.00	0.00%
Web Site Maintenance		1,410.00		1,645.00		(235.00)	2,820.00	50.00%
Dues, Licenses, and Fees		175.00		102.06		72.94	175.00	100.00%
Wetland Maintenance Reserve		3,327.10		11,666.69		(8,339.59)	20,000.00	16.64%
Wetlands Monitoring		115.89		1,166.69		(1,050.80)	2,000.00	5.79%
Stormwater Management		-		16,042.11		(16,042.11)	27,400.73	0.00%
Stormwater Improvements		-		5,833.31		(5,833.31)	10,000.00	0.00%
General Insurance		4,096.00		2,527.00		1,569.00	4,332.00	94.55%
General Repair & Maintenance		-		2,916.69		(2,916.69)	5,000.00	0.00%
Landscape Improvements		25,586.50		-		25,586.50	-	0.00%
Contingency		5,000.00		63,953.82		(58,953.82)	11,743.17	42.58%
Hardscape Maintenance		-		6,850.20		(6,850.20)	109,635.10	0.00%
<b>Total General &amp; Administrative Expenses</b>	\$	154,735.06	\$	204,983.45	\$	(50,248.39)	\$ 351,300.00	44.05%
Total Expenses	\$	154,735.06	\$	204,983.45	\$	(50,248.39)		
Income (Loss) from Operations	\$	145,330.67	\$	-	\$	145,330.67		
Other Income (Expense)								
Interest Income	\$	1,796.37	\$	-	\$	1,796.37		
Total Other Income (Expense)	\$	1,796.37	\$	-	\$	1,796.37		
Net Income (Loss)	\$	147,127.04	\$	-	\$	147,127.04		