

Finley Woods CDD

August 2025 Financial Package

August 31, 2025

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



Finley Woods CDD Statement of Financial Position As of 8/31/2025

	General Fund	Debt Service	Construction	Long Term Debt	Total					
<u>Assets</u>										
Current Assets										
General Checking Account	\$82,606.59				\$82,606.59					
Prepaid Expenses Debt Service Reserve Series 2020	1,679.68	\$180,100.00			1,679.68 180,100.00					
Revenue Series 2020		78,979.15			78,979.15					
Sinking Fund Series 2020		0.02			0.02					
Acquisition/Construction Series 2020			\$17,167.77		17,167.77					
Total Current Assets	\$84,286.27	\$259,079.17	\$17,167.77	\$0.00	\$360,533.21					
<u>Investments</u>										
Amount Available in Debt Service Funds Amount To Be Provided				\$259,079.17 2,510,920.83	\$259,079.17 2,510,920.83					
Total Investments	\$0.00	\$0.00	\$0.00	\$2,770,000.00	\$2,770,000.00					
Total Assets	\$84,286.27	\$259,079.17	\$17,167.77	\$2,770,000.00	\$3,130,533.21					
	Liabilities	and Net Assets								
Current Liabilities										
Retainage Payable			\$240,694.70		\$240,694.70					
Total Current Liabilities	\$0.00	\$0.00	\$240,694.70	\$0.00	\$240,694.70					
Long Term Liabilities										
Revenue Bonds Payable - Long-Term				\$2,770,000.00	\$2,770,000.00					
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$2,770,000.00	\$2,770,000.00					
Total Liabilities	\$0.00	\$0.00	\$240,694.70	\$2,770,000.00	\$3,010,694.70					
NetAcces										
Net Assets Net Assets - General Government	\$37,529.70				\$37,529.70					
Current Year Net Assets - General Govt	45,076.57				45,076.57					
FB - Nonspendable	1,680.00				1,680.00					
Net Assets, Unrestricted	,	\$256,297.66			256,297.66					
Current Year Net Assets, Unrestricted		2,781.51			2,781.51					
Net Assets, Unrestricted Current Year Net Assets, Unrestricted			(\$319,059.72) 7,732.79		(319,059.72) 7,732.79					
Net Assets - General Government			87,800.00		87,800.00					
Total Net Assets	\$84,286.27	\$259,079.17	(\$223,526.93)	\$0.00	\$119,838.51					



Finley Woods CDD

Statement of Activities As of 8/31/2025

	General Fund	Debt Service	Construction	Long Term Debt	Total	
Revenues						
On-Roll Assessments	\$53,586.26				\$53,586.26	
Off-Roll Assessments	48,648.71				48,648.71	
On-Roll Assessments		\$178,534.20			178,534.20	
Inter-Fund Group Transfers In		(7,253.65)			(7,253.65)	
Inter-Fund Transfers In		, ,	\$7,253.65		7,253.65	
Total Revenues	\$102,234.97	\$171,280.55	\$7,253.65	\$0.00	\$280,769.17	
Expenses						
Supervisor Fees	\$200.00				\$200.00	
D&O Insurance	2,843.00				2,843.00	
Trustee Services	4,031.25				4,031.25	
Management	20,625.00				20,625.00	
Engineering	290.00				290.00	
Disclosure Agent	3,750.00				3,750.00	
District Counsel	8,103.50				8,103.50	
Assessment Administration	7,500.00				7,500.00	
Audit	3,630.00				3,630.00	
Postage & Shipping	75.87				75.87	
Legal Advertising	2,764.52				2,764.52	
Miscellaneous	75.00				75.00	
Web Site Maintenance	2,385.00				2,385.00	
Dues, Licenses, and Fees	175.00				175.00	
General Insurance	3,476.00				3,476.00	
Principal Payment - Series 2020		\$65,000.00			65,000.00	
Interest Payments -Series 2020		113,972.50			113,972.50	
Total Expenses	\$59,924.14	\$178,972.50	\$0.00	\$0.00	\$238,896.64	
Other Revenues (Expenses) & Gains (Losses)						
Interest Income	\$2,765.74				\$2,765.74	
Interest Income	. ,	\$10,473.46			10,473.46	
Interest Income			\$479.14		479.14	
Total Other Revenues (Expenses) & Gains (Losses)	\$2,765.74	\$10,473.46	\$479.14	\$0.00	\$13,718.34	
Change In Net Assets	\$45,076.57	\$2,781.51	\$7,732.79	\$0.00	\$55,590.87	
Net Assets At Beginning Of Year	\$39,209.70	\$256,297.66	(\$231,259.72)	\$0.00	\$64,247.64	
Net Assets At End Of Year	\$84,286.27	\$259,079.17	(\$223,526.93)	\$0.00	\$119,838.51	



Finley Woods CDD

Budget to Actual For TheMonth Ending 8/31/2025

Year To Date

Control Cont		Actual		Budget		Variance		FY2025 Adopted Budget		Percentage
Off-Roll Assessments 48,648.71 32,738.64 15,910.07 35,714.90 136,21% Developer Contributions 5 102,234.97 \$ 134,841.63 \$ (53,397.30) 35,271.60 0.00% Net Rownues \$ 102,234.97 \$ 134,841.63 \$ (32,606.66) \$ 147,100.00 69.50% General & Administrative Expenses 200.00 \$ 1,100.00 \$ (900.00) \$ 1,200.00 16.67% D&O Insurance 2,843.00 2,933.37 (90.37) 3,200.00 91.62% Management 20,625.00 20,625.00 - 22,500.00 91.67% Engineering 290.00 9,166.63 (8,876.83) 10,000.00 75.00% Disclosure Agent 3,750.00 4,593.37 (833.37) 50,000 75.00% Disclosure Agent 3,750.00 4,593.37 (383.37) 50,000 75.00% Disclosure Agent 3,750.00 4,593.37 (383.37) 50,000 75.00% Disclosure Agent 3,750.00 4,593.37 (383.37) 25,000.00 75.00%	Revenues									
Developer Contributions \$ 102,234.97 \$ 134,841.63 \$ (33,97.30) \$ 58,251.60 \$ 0.00%	On-Roll Assessments	\$	53,586.26	\$	48,705.69	\$	4,880.57	\$	53,133.50	100.85%
Developer Contributions \$ 102,234.97 \$ 134,841.63 \$ (33,97.30) \$ 58,251.60 \$ 0.00%	Off-Roll Assessments		*		•		•		*	136.21%
Net Revenues \$ 102,234.97 \$ 134,841.63 \$ (32,606.66) \$ 147,100.00 69.50%	Developer Contributions		-		53,397.30		(53,397.30)		58,251.60	0.00%
Supervisor Fees \$ 200.00 \$ 1,100.00 \$ (900.00) \$ 1,200.00 88.84% D&O Insurance 2,843.00 2,933.37 (90.37) 3,200.00 88.84% Trustee Services 4,031.25 4,033.27 (21.2) 4,40.00 91.62% Menagement 20,625.00 2,0625.00 - 22,500.00 91.67% Engineering 290.00 9,166.63 (8,876.63) 10,000.00 2.90% Disclosure Agent 3,750.00 4,583.37 (833.37) 5,000.00 75.00% District Counsel 8,103.50 22,916.63 (14,813.13) 25,000.00 75.00% Assessment Administration 7,500.00 6,875.00 625.00 7,500.00 100.00% Reamortization Schedule 3,630.00 3,327.50 302.50 3,630.00 100.00% Postage & Shipping 75.87 229.13 (153.26) 250.00 30.35% Copies 2,764.52 3,666.63 90.211 4,000.00 69.11% Miscellaneous 7,750.00		\$	102,234.97	\$	134,841.63	\$		\$	147,100.00	69.50%
D&O Insurance 2,843.00 2,933.37 (90.37) 3,200.00 88.84% Trustee Services 4,031.25 4,033.37 (2.12) 4,400.00 91.62% Management 20,625.00 20,625.00 - 22,500.00 916.67% Engineering 290.00 9,166.63 (8,876.63) 10,000.00 2,90% District Counsel 3,750.00 4,583.37 (833.37) 5,000.00 75.00% District Counsel 8,103.50 22,916.63 (14,813.13) 25,000.00 32,41% Assessment Administration 7,500.00 6,875.00 625.00 7,500.00 100.00% Reamortization Schedule - 229.13 (229.13) 250.00 100.00% Audit 3,630.00 3,327.50 30.250 3,630.00 100.00% Audit 2,264.52 3,666.63 (90.21) 4,000.00 69.11% Copies - 229.13 (229.13) 250.00 0.00% Legal Advertising 75.00 1,375.00 (1,3	General & Administrative Expenses									
Trustee Services 4,031.25 4,033.37 (2.12) 4,400.00 91.67% Management 20,625.00 20,625.00 - 22,500.00 91.67% Engineering 280.00 9,166.63 (8,876.63) 10,000.00 2.90% Disclosure Agent 3,750.00 4,583.37 (833.37) 5,000.00 32.41% Assessment Administration 7,500.00 6,875.00 625.00 7,500.00 100.00% Reamortization Schedule - 229.13 (229.13) 250.00 0.00% Audit 3,630.00 3,327.50 302.50 3,630.00 100.00% Postage & Shipping 75.87 229.13 (153.26) 250.00 30.35% Copies - 229.13 (153.26) 250.00 30.35% Copies - 229.13 (153.26) 250.00 30.35% Copies - 2.93.60 (90.21) 4,000.00 69.11% Miscellaneous 75.00 1,375.00 (1,300.00) 1,500.00	Supervisor Fees	\$	200.00	\$	1,100.00	\$	(900.00)	\$	1,200.00	16.67%
Management 20,625,00 20,625,00 20,625,00 20,625,00 91,67% Engineering 290,00 91,666,63 (8,876,63) 10,000,00 2,90% District Counsel 8,103,50 22,916,63 (14,813,13) 25,000,00 32,41% Assessment Administration 7,500,00 6,875,00 625,00 7,500,00 100,00% Reamortization Schedule - 229,13 (229,13) 250,00 0,00% Audit 3,630,00 3,327,50 362,50 3,630,00 100,00% Postage & Shipping 75,87 229,13 (229,13) 250,00 30,35% Copies - 229,13 (250,00 30,35% 250,00 30,35% Copies - 229,13 (29,13) 250,00 30,35% 200,00% 1,00% 1,00% 1,00% 1,00% 1,00% 1,00% 1,00% 1,00% 1,00% 1,00% 1,00% 1,00% 1,00% 1,00% 1,00% 1,00% 1,00% 1,00% 1,00% <td></td> <td></td> <td>2,843.00</td> <td></td> <td>2,933.37</td> <td></td> <td>(90.37)</td> <td></td> <td>3,200.00</td> <td>88.84%</td>			2,843.00		2,933.37		(90.37)		3,200.00	88.84%
Engineering 290.00 9,166.63 (8,876.63) 10,000.00 2.90% Disclosure Agent 3,750.00 4,583.37 (833.37) 5,000.00 75.00% District Counsel 8,103.50 22,916.63 (14,813.13) 25,000.00 32.41% Assessment Administration 7,500.00 6,875.00 625.00 7,500.00 100.00% Reamortization Schedule - 229.13 (229.13) 250.00 0.00% Audit 3,630.00 3,327.50 302.50 3,630.00 100.00% Postage & Shipping 75.87 229.13 (229.13) 250.00 30.35% Copies - 229.13 (29.11) 4,000.00 69.11% Miscellaneous 75.00 1,375.00 (1,300.00) 1,500.00 69.11% Miscellaneous 75.00 1,375.00 (1,300.00) 1,500.00 69.11% Miscellaneous 75.00 1,375.00 (1,300.00) 1,500.00 69.11% Office Supplies - 45.87 (45	Trustee Services		4,031.25		4,033.37		(2.12)		4,400.00	91.62%
Disclosure Agent 3,750.00 4,583.37 (833.37) 5,000.00 75.00% District Counsel 8,103.50 22,916.63 (14,813.13) 25,000.00 32,41% Assessment Administration 7,500.00 6,875.00 655.00 7,500.00 100.00% Reamortization Schedule - 229.13 (229.13) 250.00 0.00% Audit 3,630.00 3,327.50 302.50 3,630.00 100.00% Postage & Shipping 75.87 229.13 (153.26) 250.00 30.35% Copies - 229.13 (153.26) 250.00 30.35% Copies - 229.13 (153.26) 250.00 30.35% Legal Advertising 2,764.52 3,666.63 (902.11) 4,000.00 69.11% Miscellaneous 75.00 1,375.00 (1,300.00) 1,500.00 5.00% Office Supplies - 4.587 (45.87) 50.00 0.00% Web Site Maintenance 2,385.00 2,585.00 (24.68.77) <td>Management</td> <td></td> <td>20,625.00</td> <td></td> <td>20,625.00</td> <td></td> <td>-</td> <td></td> <td>22,500.00</td> <td>91.67%</td>	Management		20,625.00		20,625.00		-		22,500.00	91.67%
District Counsel 8,103.50 22,916.63 (14,813.13) 25,000.00 32.41% Assessment Administration 7,500.00 6,875.00 625.00 7,500.00 100.00% Reamortization Schedule - 229.13 (292.13) 250.00 0.00% Audit 3,630.00 3,337.50 302.50 3,630.00 100.00% Postage & Shipping 75.87 229.13 (153.26) 250.00 30.35% Copies - 229.13 (292.13) 250.00 0.00% Legal Advertising 2,764.52 3,666.63 (902.11) 4,000.00 69.11% Miscellaneous 75.00 1,375.00 (1300.0) 1,500.00 5.00% Office Supplies - 45.87 (45.87) 50.00 0.00% Web Site Maintenance 2,385.00 2,585.00 (200.00) 2,820.00 84.57% Dues, Licenses, and Fees 175.00 229.13 (54.13) 250.00 0.00% Total General & Administrative Expenses 5,648.14 <td>Engineering</td> <td></td> <td>290.00</td> <td></td> <td>9,166.63</td> <td></td> <td>(8,876.63)</td> <td></td> <td>10,000.00</td> <td>2.90%</td>	Engineering		290.00		9,166.63		(8,876.63)		10,000.00	2.90%
Assessment Administration 7,500.00 6,875.00 625.00 7,500.00 100.00% Reamortization Schedule - 229.13 (229.13) 250.00 0.00% Audit 3,630.00 3,327.50 302.50 3,630.00 100.00% Postage & Shipping 75.87 229.13 (153.26) 250.00 30.35% Copies - 229.13 (229.13) 250.00 30.35% Legal Advertising 2,764.52 3,666.63 (902.11) 4,000.00 69.11% Miscellaneous 75.00 1,375.00 (1300.00) 1,500.00 50.00 Office Supplies - 45.87 (45.87) 50.00 0.00% Web Site Maintenance 2,385.00 2,585.00 (200.00) 2,820.00 84.57% Dues, Licenses, and Fees 175.00 229.13 (54.13) 250.00 70.00% Total General & Administrative Expenses 5,6448.14 84,149.89 (27,701.75) 91,800.00 91,800.00 91,47% Irrigation <td< td=""><td>Disclosure Agent</td><td></td><td>3,750.00</td><td></td><td>4,583.37</td><td></td><td>(833.37)</td><td></td><td>5,000.00</td><td>75.00%</td></td<>	Disclosure Agent		3,750.00		4,583.37		(833.37)		5,000.00	75.00%
Reamortization Schedule - 229.13 (229.13) 250.00 0.00% Audit 3,630.00 3,327.50 302.50 3,630.00 100.00% Postage & Shipping 75.87 229.13 (153.26) 250.00 30.35% Copies - 229.13 (229.13) 250.00 30.35% Legal Advertising 2,764.52 3,666.63 (902.11) 4,000.00 69.11% Miscellaneous 75.00 1,375.00 (1,300.00) 1,500.00 5.00% Office Supplies - 45.87 (45.87) 50.00 0.00% Web Site Maintenance 2,385.00 2,585.00 (200.00) 2,820.00 84.57% Dues, Licenses, and Fees 175.00 229.13 (54.13) 250.00 70.00% Total General & Administrative Expenses \$ 56,448.14 \$ 34,149.89 \$ (27,701.75) \$ 1,800.00 70.00% Maintenance Expenses 1/1500 3,483.37 (7.37) 3,800.00 91.47% General Insurance 3,476.00	District Counsel		8,103.50		22,916.63		(14,813.13)		25,000.00	32.41%
Audit 3,630.00 3,327.50 302.50 3,630.00 100.00% Postage & Shipping 75.87 229.13 (153.26) 250.00 30.35% Copies - 229.13 (229.13) 250.00 0.00% Legal Advertising 2,764.52 3,666.63 (902.11) 4,000.00 69.11% Miscellaneous 75.50 1,375.00 (1,300.00) 1,500.00 5.00% Office Supplies - 45.87 (45.87) 50.00 0.00% Web Site Maintenance 2,385.00 2,585.00 (200.00) 2,820.00 84.57% Dues, Licenses, and Fees 175.00 229.13 (54.13) 250.00 70.00% Total General & Administrative Expenses \$56,448.14 \$41,49.89 \$(27,701.75) \$91,800.00 61.49% Maintenance Expenses 3,476.00 3,483.37 (7,37) 3,800.00 90.00% General Insurance 3,476.00 3,483.37 (7,37) 3,800.00 90.00% Landscaping Maintenance & Material 2	Assessment Administration		7,500.00		6,875.00		625.00		7,500.00	100.00%
Postage & Shipping 75.87 229.13 (153.26) 250.00 30.35% Copies - 229.13 (229.13) 250.00 0.00% Legal Advertising 2,764.52 3,666.63 (902.11) 4,000.00 69.11% Miscellaneous 75.00 1,375.00 (1300.00) 1,500.00 500% Office Supplies - 45.87 (45.87) 50.00 0.00% Web Site Maintenance 2,385.00 2,585.00 (200.00) 2,820.00 84.57% Dues, Licenses, and Fees 175.00 229.13 (54.13) 250.00 70.00% Total General & Administrative Expenses \$56,448.14 \$84,149.89 \$(27,701.75) \$91,800.00 61.49% Irrigation \$ 6,448.14 \$84,149.89 \$(27,701.75) \$91,800.00 61.49% General Insurance 3,476.00 3,483.37 (7.37) 3,800.00 91.47% General Repair & Maintenance & Material 24,062.50 (24,062.50) 26,250.00 0.00% Reserves 5,924.14	Reamortization Schedule		-		229.13		(229.13)		250.00	0.00%
Copies - 229.13 (229.13) 250.00 0.00% Legal Advertising 2,764.52 3,666.63 (902.11) 4,000.00 69.11% Miscellaneous 75.00 1,375.00 (1,300.00) 1,500.00 5.00% Office Supplies - 45.87 (45.87) 50.00 0.00% Web Site Maintenance 2,385.00 2,585.00 (200.00) 2,820.00 84.57% Dues, Licenses, and Fees 175.00 2,913 (54.13) 250.00 70.00% Total General & Administrative Expenses \$ 56,448.14 84,149.89 (27,701.75) \$ 91,800.00 61.49% Maintenance Expenses Irrigation \$ - \$ 9,166.63 \$ (9,166.63) \$ 10,000.00 0.00% General Insurance 3,476.00 3,483.37 (7.37) 3,800.00 91.47% General Repair & Maintenance & Material - 6,416.63 (6,416.63) 7,000.00 0.00% Reserves - 7,562.61 (7,562.61) 8,250.00 0.00%	Audit		3,630.00		3,327.50		302.50		3,630.00	100.00%
Legal Advertising 2,764.52 3,666.63 (902.11) 4,000.00 69.11% Miscellaneous 75.00 1,375.00 (1,300.00) 1,500.00 5.00% Office Supplies 2.385.00 2,585.00 (200.00) 2,820.00 84.57% Web Site Maintenance 2,385.00 2,585.00 (200.00) 2,820.00 84.57% Dues, Licenses, and Fees 175.00 229.13 (54.13) 250.00 70.00% Total General & Administrative Expenses 56,448.14 84,149.89 (27,701.75) 91,800.00 61.49% Maintenance Expenses 56,448.14 84,149.89 (27,701.75) 91,800.00 61.49% Maintenance Expenses 56,448.14 84,149.89 (27,701.75) 91,800.00 61.49% Maintenance Expenses 3,476.00 3,483.37 (7.37) 3,800.00 91.47% General Repair & Maintenance & Material 2 6,416.63 (6,416.63) 7,000.00 0.00% Reserves 3,476.00 50,691.74 (47,215.74) 55,300.00 6.29%	Postage & Shipping		75.87		229.13		(153.26)		250.00	30.35%
Miscellaneous 75.00 1,375.00 (1,300.00) 1,500.00 5.00% Office Supplies - 45.87 (45.87) 50.00 0.00% Web Site Maintenance 2,385.00 2,585.00 (200.00) 2,820.00 84.57% Dues, Licenses, and Fees 175.00 229.13 (54.13) 250.00 70.00% Total General & Administrative Expenses 56,448.14 84,149.89 (27,701.75) 91,800.00 61.49% Maintenancee Expenses 1rrigation \$ - \$ 9,166.63 9,166.63) 10,000.00 0.00% General Insurance 3,476.00 3,483.37 (7.37) 3,800.00 91,47% General Repair & Maintenance - 6,416.63 (6,416.63) 7,000.00 0.00% Landscaping Maintenance & Material - 24,062.50 (24,062.50) 26,250.00 0.00% Reserves - 7,562.61 (7,562.61) 8,250.00 0.00% Total Maintenance Expenses \$ 59,924.14 \$ 134,841.63 \$ (74,917.49) \$ 147,100.00 <td< td=""><td>Copies</td><td></td><td>-</td><td></td><td>229.13</td><td></td><td>(229.13)</td><td></td><td>250.00</td><td>0.00%</td></td<>	Copies		-		229.13		(229.13)		250.00	0.00%
Office Supplies - 45.87 (45.87) 50.00 0.00% Web Site Maintenance 2,385.00 2,585.00 (200.00) 2,820.00 84.57% Dues, Licenses, and Fees 175.00 229.13 (54.13) 250.00 70.00% Total General & Administrative Expenses \$56,448.14 84,149.89 \$(27,701.75) \$91,800.00 61.49% Maintenancee Expenses Irrigation \$ - \$9,166.63 \$(9,166.63) \$10,000.00 0.00% General Insurance 3,476.00 3,483.37 (7.37) 3,800.00 91.47% General Repair & Maintenance - 6,416.63 (6,416.63) 7,000.00 0.00% Landscaping Maintenance & Material - 24,062.50 (24,062.50) 26,250.00 0.00% Reserves 7,562.61 (7,562.61) 8,250.00 0.00% Total Maintenance Expenses \$ 3,476.00 \$ 50,691.74 \$ (47,917.49) \$ 147,100.00 40.74% Income (Loss) from Operations \$ 42,310.83 - \$ 2,765.74 - \$ 2,76	Legal Advertising		2,764.52		3,666.63		(902.11)		4,000.00	69.11%
Web Site Maintenance 2,385.00 2,585.00 (200.00) 2,820.00 84.57% Dues, Licenses, and Fees 175.00 229.13 (54.13) 250.00 70.00% Total General & Administrative Expenses 56,448.14 84,149.89 (27,701.75) 91,800.00 61.49% Maintenancee Expenses Irrigation \$ - 9,166.63 (9,166.63) 10,000.00 0.00% General Insurance 3,476.00 3,483.37 (7.37) 3,800.00 91.47% General Repair & Maintenance - 6,416.63 (6,416.63) 7,000.00 0.00% Landscaping Maintenance & Material - 24,062.50 (24,062.50) 26,250.00 0.00% Reserves - 7,562.61 (7,562.61) 8,250.00 0.00% Total Maintenance Expenses 3,476.00 50,691.74 (47,215.74) 55,300.00 6.29% Total Expenses \$ 59,924.14 134,841.63 (74,917.49) \$ 147,100.00 40.74% Other Income (Expense) \$ 2,765.74 - \$ 2,765.74	Miscellaneous		75.00		1,375.00		(1,300.00)		1,500.00	5.00%
Dues, Licenses, and Fees 175.00 229.13 (54.13) 250.00 70.00% Total General & Administrative Expenses \$ 56,448.14 \$ 84,149.89 \$ (27,701.75) \$ 91,800.00 61.49% Maintenancee Expenses Irrigation \$ 9,166.63 (9,166.63) \$ 10,000.00 0.00% General Insurance 3,476.00 3,483.37 (7.37) 3,800.00 91.47% General Repair & Maintenance - 6,416.63 (6,416.63) 7,000.00 0.00% Landscaping Maintenance & Material - 24,062.50 (24,062.50) 26,250.00 0.00% Reserves - 7,562.61 (7,562.61) 8,250.00 0.00% Total Maintenance Expenses \$ 3,476.00 \$ 50,691.74 \$ (47,215.74) \$ 55,300.00 6.29% Total Expenses \$ 59,924.14 \$ 134,841.63 \$ (74,917.49) \$ 147,100.00 40.74% Other Income (Expense) \$ 2,765.74 \$ - \$ 2,765.74 \$ - Total Other Income (Expense) \$ 2,765.74 \$ - \$ 2,765.74 <	Office Supplies		-		45.87		(45.87)		50.00	0.00%
Total General & Administrative Expenses \$ 56,448.14 \$ 84,149.89 \$ (27,701.75) \$ 91,800.00 61.49%	Web Site Maintenance		2,385.00		2,585.00		(200.00)		2,820.00	84.57%
Maintenancee Expenses Irrigation \$ - \$ 9,166.63 \$ (9,166.63) \$ 10,000.00 0.00% General Insurance 3,476.00 3,483.37 (7.37) 3,800.00 91.47% General Repair & Maintenance - 6,416.63 (6,416.63) 7,000.00 0.00% Landscaping Maintenance & Material - 24,062.50 (24,062.50) 26,250.00 0.00% Reserves - 7,562.61 (7,562.61) 8,250.00 0.00% Total Maintenance Expenses \$ 3,476.00 \$ 50,691.74 \$ (47,215.74) \$ 55,300.00 6.29% Total Expenses \$ 59,924.14 \$ 134,841.63 \$ (74,917.49) \$ 147,100.00 40.74% Income (Loss) from Operations \$ 42,310.83 - \$ 42,310.83 - \$ - \$ 42,310.83 - \$ - Other Income (Expense) \$ 2,765.74 \$ - \$ 2,765.74 \$ - \$ 2,765.74 \$ - Total Other Income (Expense) \$ 2,765.74 \$ - \$ 2,765.74 \$ - \$ 2,765.74 \$ -	Dues, Licenses, and Fees		175.00		229.13		(54.13)		250.00	70.00%
Irrigation	Total General & Administrative Expenses	\$	56,448.14	\$	84,149.89	\$	(27,701.75)	\$	91,800.00	61.49%
General Insurance 3,476.00 3,483.37 (7.37) 3,800.00 91.47% General Repair & Maintenance - 6,416.63 (6,416.63) 7,000.00 0.00% Landscaping Maintenance & Material - 24,062.50 (24,062.50) 26,250.00 0.00% Reserves - 7,562.61 (7,562.61) 8,250.00 0.00% Total Maintenance Expenses \$ 3,476.00 \$ 50,691.74 \$ (47,215.74) \$ 55,300.00 6.29% Total Expenses \$ 59,924.14 \$ 134,841.63 \$ (74,917.49) \$ 147,100.00 40.74% Income (Loss) from Operations \$ 42,310.83 \$ - \$ 42,310.83 \$ - Other Income (Expense) \$ 2,765.74 \$ - \$ 2,765.74 \$ - Total Other Income (Expense) \$ 2,765.74 \$ - \$ 2,765.74 \$ -	Maintenancee Expenses									
General Repair & Maintenance - 6,416.63 (6,416.63) 7,000.00 0.00% Landscaping Maintenance & Material - 24,062.50 (24,062.50) 26,250.00 0.00% Reserves - 7,562.61 (7,562.61) 8,250.00 0.00% Total Maintenance Expenses \$ 3,476.00 \$ 50,691.74 \$ (47,215.74) \$ 55,300.00 6.29% Total Expenses \$ 59,924.14 \$ 134,841.63 \$ (74,917.49) \$ 147,100.00 40.74% Income (Loss) from Operations \$ 42,310.83 \$ - \$ 42,310.83 \$ - Other Income (Expense) \$ 2,765.74 \$ - \$ 2,765.74 \$ - Total Other Income (Expense) \$ 2,765.74 \$ - \$ 2,765.74 \$ -	Irrigation	\$	-	\$	9,166.63	\$	(9,166.63)	\$	10,000.00	0.00%
Landscaping Maintenance & Material - 24,062.50 (24,062.50) 26,250.00 0.00% Reserves - 7,562.61 (7,562.61) 8,250.00 0.00% Total Maintenance Expenses \$ 3,476.00 \$ 50,691.74 \$ (47,215.74) \$ 55,300.00 6.29% Total Expenses \$ 59,924.14 \$ 134,841.63 \$ (74,917.49) \$ 147,100.00 40.74% Income (Loss) from Operations \$ 42,310.83 \$ - \$ 42,310.83 \$ - Other Income (Expense) \$ 2,765.74 \$ - \$ 2,765.74 \$ - Total Other Income (Expense) \$ 2,765.74 \$ - \$ 2,765.74 \$ -	General Insurance		3,476.00		3,483.37		(7.37)		3,800.00	91.47%
Reserves - 7,562.61 (7,562.61) 8,250.00 0.00% Total Maintenance Expenses \$ 3,476.00 \$ 50,691.74 \$ (47,215.74) \$ 55,300.00 6.29% Total Expenses \$ 59,924.14 \$ 134,841.63 \$ (74,917.49) \$ 147,100.00 40.74% Income (Loss) from Operations \$ 42,310.83 \$ - \$ 42,310.83 \$ - Other Income (Expense) Interest Income \$ 2,765.74 \$ - \$ 2,765.74 \$ - Total Other Income (Expense) \$ 2,765.74 \$ - \$ 2,765.74 \$ -	General Repair & Maintenance		-		6,416.63		(6,416.63)		7,000.00	0.00%
Total Maintenance Expenses \$ 3,476.00 \$ 50,691.74 \$ (47,215.74) \$ 55,300.00 6.29% Total Expenses \$ 59,924.14 \$ 134,841.63 \$ (74,917.49) \$ 147,100.00 40.74% Income (Loss) from Operations \$ 42,310.83 \$ - \$ 42,310.83 \$ - Other Income (Expense) Interest Income \$ 2,765.74 \$ - \$ 2,765.74 \$ - Total Other Income (Expense) \$ 2,765.74 \$ - \$ 2,765.74 \$ -	Landscaping Maintenance & Material		-		24,062.50		(24,062.50)		26,250.00	0.00%
Total Expenses \$ 59,924.14 \$ 134,841.63 \$ (74,917.49) \$ 147,100.00 40.74% Income (Loss) from Operations \$ 42,310.83 \$ - \$ 42,310.83 \$ - Other Income (Expense) \$ 2,765.74 \$ - \$ 2,765.74 \$ - Total Other Income (Expense) \$ 2,765.74 \$ - \$ 2,765.74 \$ -	Reserves		-		7,562.61		(7,562.61)		8,250.00	0.00%
Income (Loss) from Operations \$ 42,310.83 \$ - \$ 42,310.83 \$ - Other Income (Expense) \$ 2,765.74 \$ - \$ 2,765.74 \$ - Interest Income \$ 2,765.74 \$ - \$ 2,765.74 \$ - Total Other Income (Expense) \$ 2,765.74 \$ - \$ 2,765.74 \$ -	Total Maintenance Expenses	\$	3,476.00	\$	50,691.74	\$	(47,215.74)	\$	55,300.00	6.29%
Other Income (Expense) Interest Income \$ 2,765.74 \$ - \$ 2,765.74 \$ - Total Other Income (Expense) \$ 2,765.74 \$ - \$ 2,765.74 \$ -	Total Expenses	\$	59,924.14	\$	134,841.63	\$	(74,917.49)	\$	147,100.00	40.74%
Interest Income \$ 2,765.74 \$ - \$ 2,765.74 \$ - Total Other Income (Expense) \$ 2,765.74 \$ - \$ 2,765.74 \$ -	Income (Loss) from Operations	\$	42,310.83	\$	-	\$	42,310.83	\$	-	
Total Other Income (Expense) \$ 2,765.74 \$ - \$ 2,765.74 \$ -	Other Income (Expense)									
Total Other Income (Expense) \$ 2,765.74 \$ - \$ 2,765.74 \$ -	Interest Income	\$	2,765.74	\$	-	\$	2,765.74	\$	_	
Net Income (Loss) \$ 45,076.57 \$ - \$ 45,076.57 \$ -	Total Other Income (Expense)	\$		\$		\$		-\$	-	
	Net Income (Loss)	\$	45,076.57	\$	_	\$	45,076.57	\$	_	