

VILLAGE AT WINTER PARK RESORT M.D. NO. 1

FINANCIAL STATEMENTS

SEPTEMBER 30, 2021

VILLAGE AT WINTER PARK RESORT M.D. NO. 1
BALANCE SHEET - GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021

	General	Debt Service	Total
ASSETS			
Cash - Checking	\$ 3,007	\$ 3,238	\$ 6,245
Community Bank	-	120,742	120,742
C - Safe	185,533	-	185,533
Due from Village at Winter Park MD No. 2	1,086	927	2,013
Due from Village at Winter Park MD No. 3	191	163	354
TOTAL ASSETS	\$ 189,817	\$ 125,070	\$ 314,887
 LIABILITIES AND FUND BALANCES			
CURRENT LIABILITIES			
Accounts payable	\$ 1,118	\$ -	\$ 1,118
Total Liabilities	1,118	-	1,118
 FUND BALANCES			
Total Fund Balances	188,699	125,070	313,769
TOTAL LIABILITIES AND FUND BALANCES	\$ 189,817	\$ 125,070	\$ 314,887

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

**VILLAGE AT WINTER PARK RESORT M.D. NO. 1
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2021**

GENERAL FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUES			
Interest income	\$ 200	\$ 46	\$ (154)
Intergovernmental revenue - District No. 2	103,262	103,649	387
Intergovernmental revenue - District No. 3	28,347	28,563	216
TOTAL REVENUES	<u>131,809</u>	<u>132,258</u>	<u>449</u>
EXPENDITURES			
Accounting	24,000	21,461	2,539
Dues and licenses	1,051	966	85
Insurance and bonds	7,500	7,918	(418)
Legal services	30,000	34,026	(4,026)
Website	3,000	950	2,050
Auditing	5,600	5,550	50
Contingency	8,849	-	8,849
TOTAL EXPENDITURES	<u>80,000</u>	<u>70,871</u>	<u>9,129</u>
NET CHANGE IN FUND BALANCES	51,809	61,387	9,578
FUND BALANCES - BEGINNING	<u>123,510</u>	<u>127,312</u>	<u>3,802</u>
FUND BALANCES - ENDING	<u>\$ 175,319</u>	<u>\$ 188,699</u>	<u>\$ 13,380</u>

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SUPPLEMENTARY INFORMATION

VILLAGE AT WINTER PARK RESORT M.D. NO. 1
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2021

DEBT SERVICE FUND

	Annual Budget	Year to Date Actual	Variance
REVENUES			
Interest income	\$ -	\$ 11	\$ 11
Intergovernmental revenue - District No. 2	88,142	88,472	330
Intergovernmental revenue - District No. 3	24,196	24,380	184
Loan proceeds	2,135,000	2,100,000	(35,000)
TOTAL REVENUES	<u>2,247,338</u>	<u>2,212,863</u>	<u>(34,475)</u>
EXPENDITURES			
Payment to refunding escrow agent	1,951,373	1,951,373	-
Loan issue costs	150,000	145,390	4,610
Bond interest - Series 2021	35,000	-	35,000
Bond principal - Series 2021	90,000	-	90,000
Miscellaneous	-	57	(57)
Contingency	30,000	-	30,000
TOTAL EXPENDITURES	<u>2,256,373</u>	<u>2,096,820</u>	<u>159,553</u>
NET CHANGE IN FUND BALANCES	(9,035)	116,043	125,078
FUND BALANCES - BEGINNING	<u>12,404</u>	<u>9,027</u>	<u>(3,377)</u>
FUND BALANCES - ENDING	<u>\$ 3,369</u>	<u>\$ 125,070</u>	<u>\$ 121,701</u>

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THE VILLAGE AT WINTER PARK METROPOLITAN DISTRICT NO. 1

Schedule of Cash Position

September 30, 2021

Updated as of October 31, 2021

	General Fund	Debt Service Fund	Total
<u>1st Bank</u>			
Balance as of 09/30/2021	\$ 3,006.95	\$ 3,237.50	\$ 6,244.45
Subsequent activities:			
10/27/21 - Transfer from CSAFE	1,111.34	-	1,111.34
10/27/21 - Bill.com Payments	(1,118.29)	-	(1,118.29)
<i>Anticipated Balance</i>	<u>\$ 3,000.00</u>	<u>\$ 3,237.50</u>	<u>\$ 6,237.50</u>
<u>C-Safe Checking Account</u>			
Balance as of 09/30/2021	\$ 185,533.12	\$ -	\$ 185,533.12
Subsequent activities:			
10/10/21 - September 2021 Ptax Deposit [District No. 2]	1,085.59	926.64	2,012.23
10/10/21 - September 2021 Ptax Deposit [District No. 3]	191.08	163.09	354.17
10/27/21 - Transfer to 1st Bank	(1,111.34)	-	(1,111.34)
10/27/21 - Transfer to Community Bank (DS Pledged Revenue)	-	(1,089.73)	(1,089.73)
<i>Anticipated Balance</i>	<u>\$ 185,698.45</u>	<u>\$ -</u>	<u>\$ 185,698.45</u>
<u>Community Bank - Series 2021 Bonds</u>			
Balance as of 09/30/2021	\$ -	\$ 120,742.00	\$ 120,742.00
Subsequent activities:			
10/27/21 - Transfer from CSAFE	-	1,089.73	1,089.73
<i>Anticipated Balance</i>	<u>\$ -</u>	<u>\$ 121,831.73</u>	<u>\$ 121,831.73</u>
Grand Total	<u>\$ 188,698.45</u>	<u>\$ 125,069.23</u>	<u>\$ 313,767.68</u>

Yield information: 9/30/21

CSAFE 0.01%

VILLAGE AT WINTER PARK RESORT M.D. NO. 2 (REMITTED TO NO. 1)
Property Taxes Reconciliation
2021

	Current Year							Prior Year				
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due to County	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
								Monthly	Y-T-D		Monthly	Y-T-D
January	\$ 13,185.14	\$ -	\$ 1,109.20	\$ -	\$ (659.26)	\$ -	13,635.08	6.89%	6.89%	\$ 13,559.43	7.37%	7.37%
February	59,087.23	-	1,340.95	-	(2,954.36)	-	57,473.82	30.87%	37.76%	57,829.33	30.67%	38.04%
March	22,642.62	-	1,073.15	-	(1,132.13)	-	22,583.64	11.83%	49.59%	11,626.04	5.79%	43.83%
April	41,975.35	-	1,439.05	-	(2,098.77)	-	41,315.63	21.93%	71.52%	42,810.17	23.09%	66.92%
May	15,154.51	-	1,159.67	55.98	(760.53)	-	15,609.63	7.92%	79.44%	13,171.75	6.72%	73.64%
June	29,899.02	-	1,059.45	30.31	(1,496.47)	-	29,492.31	15.62%	95.06%	33,855.32	17.90%	91.54%
July	7,051.65	-	1,204.08	198.37	(362.50)	-	8,091.60	3.68%	98.74%	10,798.71	5.74%	97.29%
August	586.20	-	1,333.64	17.58	(30.19)	-	1,907.23	0.31%	99.05%	3,596.54	0.38%	97.67%
September	723.90	-	1,290.15	36.19	(38.01)	-	2,012.23	0.38%	99.43%	2,276.87	1.15%	98.81%
October	-	-	-	-	-	-	-	0.00%	99.43%	2,280.23	0.00%	98.81%
November	-	-	-	-	-	-	-	0.00%	99.43%	3,796.44	1.19%	100.00%
December	-	-	-	-	-	-	-	0.00%	99.43%	1,182.41	0.00%	100.00%
	\$ 190,305.62	\$ -	\$ 11,009.34	\$ 338.43	\$ (9,532.22)	\$ -	\$ 192,121.17	99.43%	99.43%	\$ 196,783.24	100.00%	100.00%

Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
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Property Tax

General Fund	\$ 103,262.00	53.95%	\$ 102,669.43	99.43%
Capital Pledge Agreement	88,142.00	46.05%	87,636.19	99.43%
	\$ 191,404.00	100.00%	\$ 190,305.62	99.43%

Specific Ownership Tax

General Fund	\$ 8,260.79	53.95%	\$ 5,939.51	71.90%
Capital Pledge Agreement	7,051.21	46.05%	5,069.83	71.90%
	\$ 15,312.00	100.00%	\$ 11,009.34	71.90%

Treasurer's Fees

General Fund	\$ (5,162.99)	53.95%	\$ (5,142.61)	99.61%
Capital Pledge Agreement	(4,407.01)	46.05%	(4,389.61)	99.61%
	\$ (9,570.00)	100.00%	\$ (9,532.22)	99.61%

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VILLAGE AT WINTER PARK RESORT M.D. NO. 3 (REMITTED TO NO. 1)
Property Taxes Reconciliation
2021

	Current Year							Prior Year				
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due to County	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
								Monthly	Y-T-D		Monthly	Y-T-D
January	\$ -	\$ -	\$ 305.01	\$ -	\$ -	\$ -	305.01	0.00%	0.00%	\$ 428.99	0.85%	0.85%
February	166.80	-	368.11	-	(8.34)	-	526.57	0.32%	0.32%	736.66	1.41%	2.26%
March	16.05	-	294.60	-	(0.80)	-	309.85	0.03%	0.35%	463.63	0.33%	2.59%
April	51,696.30	-	395.04	-	(2,584.82)	-	49,506.52	98.39%	98.74%	48,693.64	96.92%	99.51%
May	664.05	-	318.34	4.80	(33.44)	-	953.75	1.26%	100.00%	547.43	0.58%	100.09%
June	-	-	290.83	-	-	-	290.83	0.00%	100.00%	925.75	1.19%	101.28%
July	-	-	330.54	-	-	-	330.54	0.00%	100.00%	25.64	0.00%	101.28%
August	-	-	366.10	-	-	-	366.10	0.00%	100.00%	792.30	0.00%	101.28%
September	-	-	354.17	-	-	-	354.17	0.00%	100.00%	23.50	0.00%	101.28%
October	-	-	-	-	-	-	-	0.00%	100.00%	627.02	0.00%	101.28%
November	-	-	-	-	-	-	-	0.00%	100.00%	409.32	0.00%	101.28%
December	-	-	-	-	-	-	-	0.00%	100.00%	325.14	0.00%	101.28%
	\$ 52,543.20	\$ -	\$ 3,022.74	\$ 4.80	\$ (2,627.40)	\$ -	\$ 52,943.34	100.00%	100.00%	\$ 53,999.02	101.28%	101.28%

Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
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Property Tax

General Fund	\$ 28,347.00	53.95%	\$ 28,347.11	100.00%
Capital Pledge Agreement	24,196.00	46.05%	24,196.09	100.00%
	\$ 52,543.00	100.00%	\$ 52,543.20	100.00%

Specific Ownership Tax

General Fund	\$ 2,267.52	53.95%	\$ 1,630.77	71.92%
Capital Pledge Agreement	1,935.48	46.05%	1,391.97	71.92%
	\$ 4,203.00	100.00%	\$ 3,022.74	71.92%

Treasurer's Fees

General Fund	\$ (1,417.27)	53.95%	\$ (1,417.48)	100.02%
Capital Pledge Agreement	(1,209.73)	46.05%	(1,209.92)	100.02%
	\$ (2,627.00)	100.00%	\$ (2,627.40)	100.02%

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