PBR CDD

April 2025 Financial Report

April 30, 2025

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PBR CDD
Statement of Financial Position
As of 4/30/2025

	General Fund	Debt Service Fund	General Fixed Assets Group	Long Term Debt Group	Total
Assets					
Current Assets					
General Checking Account	$ 1,635.83				$ 1,635.83
Accounts Receivable - Due from Developer	2,849.31				2,849.31
Debt Service Reserve Series 2016		$ 364,164.36			364,164.36
Revenue Account Series 2016		2,544,004.06			2,544,004.06
Interest Account Series 2016		765,511.02			765,511.02
Sinking Fund Series 2016		300,809.99			300,809.99
Capitalized Interest Account A1 Bond		516.72			516.72
Total Current Assets	$ 4,485.14	$ 3,975,006.15	$ -	$ -	$ 3,979,491.29
Investments					
Amount Available in Debt Service Funds				$ 3,975,006.15	$ 3,975,006.15
Amount To Be Provided				10,999,993.85	10,999,993.85
Total Investments	$ -	$ -	$ -	$ 14,975,000.00	$ 14,975,000.00
Property, Plant & Equipment					
Other Fixed Assets (2008)			$ 2,721,688.00		$ 2,721,688.00
Other Fixed Assets (2009)			16,370,798.00		16,370,798.00
Total Property, Plant & Equipment	$ -	$ -	$ 19,092,486.00	$ -	$ 19,092,486.00
Total Assets	$ 4,485.14	$ 3,975,006.15	$ 19,092,486.00	$ 14,975,000.00	$ 38,046,977.29
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$ 3,035.00				$ 3,035.00
Deferred Revenue	2,849.31				2,849.31
Total Current Liabilities	$ 5,884.31	$ -	$ -	$ -	$ 5,884.31
Long Term Liabilities					
Bond Payable				$ 14,975,000.00	$ 14,975,000.00
Total Long Term Liabilities	$ -	$ -	$ -	$ 14,975,000.00	$ 14,975,000.00
Total Liabilities	$ 5,884.31	$ -	$ -	$ 14,975,000.00	$ 14,980,884.31
Net Assets					
Net Assets, Unrestricted	$ (5,009.56)				$ (5,009.56)
Net Assets - General Government	5,352.84				5,352.84
Current Year Net Assets - General Government	(1,742.45)				(1,742.45)
Net Assets, Unrestricted		$ 3,229,903.19			3,229,903.19
Current Year Net Assets, Unrestricted		751,602.96			751,602.96
Net Assets - General Government		(6,500.00)			(6,500.00)
Net Assets, Invd in Capital, Net of Debt			$ 19,092,486.00		19,092,486.00
Total Net Assets	$ (1,399.17)	$ 3,975,006.15	$ 19,092,486.00	$ -	$ 23,066,092.98
Total Liabilities and Net Assets	$ 4,485.14	$ 3,975,006.15	$ 19,092,486.00	$ 14,975,000.00	$ 38,046,977.29

PBR CDD
Statement of Activities
As of 4/30/2025

	General Fund	Debt Service Fund	General Fixed Assets Group	Long Term Debt Group	Total
Revenues					
Developer Contributions	$ 24,154.35				$ 24,154.35
User Fee Revenue		$ 1,057,937.17			1,057,937.17
Total Revenues	$ 24,154.35	$ 1,057,937.17	$ -	$ -	$ 1,082,091.52
Expenses					
Trustee Services	$ 2,208.33				$ 2,208.33
Management	15,750.00				15,750.00
Travel and Per Diem	42.98				42.98
Postage & Shipping	5.00				5.00
Legal Advertising	605.68				605.68
Web Site Maintenance	1,370.00				1,370.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	6,505.00				6,505.00
Interest Payments - 2016 Bond		$ 374,375.00			374,375.00
Total Expenses	$ 26,661.99	$ 374,375.00	$ -	$ -	$ 401,036.99
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$ 765.19				$ 765.19
Interest Income		$ 68,040.79			68,040.79
Total Other Revenues (Expenses) & Gains (Losses)	$ 765.19	$ 68,040.79	$ -	$ -	$ 68,805.98
Change In Net Assets	$ (1,742.45)	$ 751,602.96	$ -	$ -	$ 749,860.51
Net Assets At Beginning Of Year	$ 343.28	$ 3,223,403.19	$ 19,092,486.00	$ -	$ 22,316,232.47
Net Assets At End Of Year	$ (1,399.17)	$ 3,975,006.15	$ 19,092,486.00	$ -	$ 23,066,092.98

PBR CDD
Budget to Actual
For the Month Ending 4/30/2025

	Actual	Budget	Variance	FY 2025 Adopted Budget	Percentage Spent
	Year To Date				
Revenues					
Developer Contributions	$ 24,154.35	$ 51,902.06	$ (27,747.71)	$ 88,975.00	27.15%
Net Revenues	**$ 24,154.35**	**$ 51,902.06**	**$ (27,747.71)**	**$ 88,975.00**	**27.15%**
General & Administrative Expenses					
Supervisor Fees	$ -	$ 700.00	$ (700.00)	$ 1,200.00	0.00%
Trustee Services	2,208.33	1,750.00	458.33	3,000.00	73.61%
Management	15,750.00	18,375.00	(2,625.00)	31,500.00	50.00%
Engineering	-	3,500.00	(3,500.00)	6,000.00	0.00%
District Counsel	-	14,291.69	(14,291.69)	24,500.00	0.00%
Audit	-	3,500.00	(3,500.00)	6,000.00	0.00%
Travel and Per Diem	42.98	105.00	(62.02)	180.00	23.88%
Postage & Shipping	5.00	58.31	(53.31)	100.00	5.00%
Legal Advertising	605.68	1,166.69	(561.01)	2,000.00	30.28%
Contingency	-	583.31	(583.31)	1,000.00	0.00%
Web Site Maintenance	1,370.00	1,645.00	(275.00)	2,820.00	48.58%
Dues, Licenses, and Fees	175.00	102.06	72.94	175.00	100.00%
Stormwater Management Maintenance	-	2,041.69	(2,041.69)	3,500.00	0.00%
General Insurance	6,505.00	4,083.31	2,421.69	7,000.00	92.93%
Total General & Administrative Expenses	**$ 26,661.99**	**$ 51,902.06**	**$ (25,240.07)**	**$ 88,975.00**	**29.97%**
Total Expenses	**$ 26,661.99**	**$ 51,902.06**	**$ (25,240.07)**	**$ 88,975.00**	**29.97%**
Income (Loss) from Operations	**$ (2,507.64)**	**$ -**	**$ (2,507.64)**	**$ -**	
Other Income (Expense)					
Interest Income	$ 765.19	$ -	$ 765.19	$ -	
Total Other Income (Expense)	**$ 765.19**	**$ -**	**$ 765.19**	**$ -**	
Net Income (Loss)	**$ (1,742.45)**	**$ -**	**$ (1,742.45)**	**$ -**	