

# The Villages®

## Community Development Districts

### District 2

**Preliminary Financial Statement Summary**  
**As of September 30, 2019**

**Note: Routine analysis of year-end accruals is still in process and will be finalized with the audit report.**

**Revenues**

Year-to-Date Revenues (YTD) of \$1,310,000 compares favorably to prior year-to-date (PYTD) revenues of \$1,095,000 and at 112% of annual budgeted revenues of \$1,174,000.

- The District has collected in excess of 100% of the budgeted maintenance assessments in the amount of \$1,113,000. Sumter County collects the maintenance assessments on the annual tax bill and remits it to the District, net a 2% collection fee. The majority of assessments are collected from December through March. There was a 12% increase in maintenance assessments levied in FY 2019.
- Other income includes the Sumter County Road Agreement revenue totaling \$35,000. The new agreement with Sumter County went into effect June 1, discontinuing these revenues, offset by a reduction in electricity.
- Investment earnings of \$77,000 (\$47,000 realized and \$30,000 unrealized gains) compare favorably to the annual budget of \$12,000 and prior year of \$45,000.
- A total \$82,000 of excess funds in the Debt Service Fund was transferred to the General Fund, restricted for Capital Projects, Phase II.

**Expenses and Other Changes**

Year-to-Date Operating Expenses of \$1,125,000 are lower than prior year-to-date expenses of \$1,216,000. Current total year to date spending is at 99% of budget.

- Management and Other Professional services include unbudgeted expenses for administrative services to assist with FEMA matters related to Hurricane Irma. A budgeted increase over prior year for certain environmental support services has been incurred to date. Unbudgeted Engineer Services related to repair of water retention area in Lago De Leon have exceeded budget.
- Building, Landscape and Other Maintenance Expenses are below prior year levels. Expenses to repair the Alhambra Pump station, the water retention area at Lago De Leon and underground lighting on Cazaras Avenue exceed budget levels. A budget transfer was processed in September.
- Other Expenses include insurance expense, legal services and other miscellaneous expenses.
- Capital Outlay includes expenses for the Mill and Overlay for the Del Canto, Escondido and De Leon Villas. The Board approved a contract increase in October 2018. A Budget Resolution will be processed later.

**Change in Unrestricted Net Position**

Year-to-Date Change in Net Position of (\$217,000) is less than prior year to date change of (\$335,000) and compares to the amended budget of \$(300,000).

**Investment Earnings:**

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

	CFB	FLCLASS	FL PALM	FL-FIT	FLGIT	L TIP
<b>Current Month</b>	1.53%	2.21%	2.26%	2.39%	-1.39%	15.35%
<b>Year-to-date</b>	1.78%	2.49%	2.45%	2.63%	4.51%	14.53%
<b>Prior FY 2018</b>	1.43%	2.22%	2.14%	2.56%	0.00%	6.48%

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Statement of Activity						
For the Twelve Months Ending September 30, 2019 (100% of the budget year)						
Preliminary						
Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
			<b>REVENUES:</b>			
\$ 1,109,583	1,109,583	100%	Maintenance and Other Special Assessments	\$ 1,113,313	\$ 994,053	\$ 119,260
53,205	53,205	71%	Other Income	37,520	55,372	(17,852)
<u>11,600</u>	<u>11,600</u>	<u>666%</u>	Investment Income	<u>77,244</u>	<u>45,290</u>	<u>31,954</u>
1,174,388	1,174,388	105%	<b>Total Revenues:</b>	1,228,077	1,094,715	133,362
<u>-</u>	<u>-</u>	<u>0%</u>	Transfer In - Debt Service	<u>81,861</u>	<u>-</u>	<u>81,861</u>
1,174,388	1,174,388	112%	<b>Total Available Resources:</b>	1,309,938	1,094,715	215,223
			<b>EXPENSES:</b>			
19,425	19,425	65%	Personnel Services	12,537	11,431	1,106
281,580	300,080	103%	Management and Other Professional Services	309,878	285,289	24,589
165,130	156,330	73%	Utility Services	114,888	140,772	(25,884)
654,717	645,017	106%	Building, Landscape and Other Maintenance	681,353	770,789	(89,436)
<u>10,420</u>	<u>10,420</u>	<u>59%</u>	Other Expenses	<u>6,097</u>	<u>7,821</u>	<u>(1,724)</u>
1,131,272	1,131,272	99%	<b>Total Operating Expenses</b>	1,124,753	1,216,102	(91,349)
342,925	342,925	117%	Capital Outlay - Infrastructure and FFE	401,739	163,441	238,298
-	-	0%	Debt Service	20	20	-
<u>-</u>	<u>-</u>	<u>0%</u>	Transfers out of Unrestricted Fund	<u>-</u>	<u>50,000</u>	<u>(50,000)</u>
342,925	342,925	117%	<b>Total Other Changes</b>	401,759	213,461	188,298
<u>1,474,197</u>	<u>1,474,197</u>	<u>104%</u>	<b>Total Expenses and Other Changes:</b>	<u>1,526,512</u>	<u>1,429,563</u>	<u>96,949</u>
<u>\$ (299,809)</u>	<u>\$ (299,809)</u>		<b>Change in Unreserved Net Position</b>	<u>\$ (216,574)</u>	<u>\$ (334,848)</u>	<u>\$ 118,274</u>
			<b>Total Cash, Net of Bond Funds</b>	<u>\$ 1,783,237</u>	<u>\$ 2,173,008</u>	<u>\$ (389,771)</u>
			<b>Fund Balance</b>			
			Unassigned	231,250	265,724	
			Restricted - Capital Project, Phase I	432,513	432,513	
			Restricted - Capital Project, Phase II	81,861	-	
			Committed R and R General	761,782	1,025,742	
			Committed R and R Villa Roads	<u>230,384</u>	<u>230,384</u>	
			<b>Total Fund Balance</b>	<u>\$ 1,737,790</u>	<u>\$ 1,954,363</u>	<u>\$ (216,573)</u>
			<b>Number of Homes Closed</b>	<b>3,668</b>	<b>3,668</b>	
			<b>% Homes Closed</b>	<b>100%</b>	<b>100%</b>	