

The Villages®

Community Development Districts

District 1

Financial Statement Summary

As of January 31, 2022

Revenues

Year-to-Date (YTD) Revenues of \$1,021,000 are slightly less than prior year-to-date (PYTD) revenues of \$1,022,000 and are at 91% of budgeted revenues of \$1,124,000.

- The District has collected 93% of the budgeted maintenance assessments in the amount of \$1,009,000. 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 November through March. There was no increase in maintenance assessments levied in FY 2022.
- Investment earnings of \$11,000 (\$29,000 realized gains and (\$18,000) unrealized losses) are less than prior year-to-date and at 28% of budgeted earnings of \$38,000.

The District has received 93% of the anticipated revenues through the county tax collections. The expenses will be incurred ratably over the 12-months. *As of January 31, 33% of the year has lapsed.*

Expenses and Other Changes

Year-to-Date Operating Expenses of \$286,000 are less than prior year-to-date expenses of \$298,000. Year to date spending is 29% of budgeted expenses of \$981,000.

- Management and Other Professional services include Management fees, Deed Compliance, Tax Collection, Technology Service and Tax Collection fees. Management fees remained the same as prior year.
- Utility Services include Electricity and Irrigation Water expenses. Year to date spending is 49% of budgeted expenses of \$82,000. We recently detected a leak with the irrigation account and a \$14,000 credit is in process.
- Building, Landscape and Other Maintenance Expenses of \$140,000 are less than prior year to date expenses and are at 24% of the annual budget totaling \$593,000.
- Other Expenses include insurance expense and legal services, and other miscellaneous expenses are at prior year levels. The annual insurance premium was paid in October.

Change in Unreserved Net Position

Year-to-Date increase in Unreserved Net Position of \$659,000 is greater than prior year to date increase of \$649,000. Based on anticipated revenue and expenditures for the year, The District expects to meet the budgeted reduction in Unreserved Net Position of (\$474,000).

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

	CFB	FLCLASS	FL PALM	FL-FIT	VANGUARD	FLGIT **	LTIP **
Current Month	0.00%	0.10%	0.05%	0.36%	-0.99%	-1.79%	2.80%
Year-to-date	0.00%	0.09%	0.05%	0.36%	-0.44%	-2.29%	12.86%
Prior FY 2021	0.00%	0.07%	0.05%	0.42%	-0.27%	-0.89%	-2.88%

** Rate listed is one month in arrears

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Statement of Activity						
For the Four Months Ending January 31, 2022 (33% of the budget year)						
Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
			REVENUES:			
\$ 1,085,531	\$ 1,085,531	93%	Maintenance and Other Special Assessments	\$ 1,009,101	\$ 988,966	\$ 20,135
750	750	152%	Other Income	1,143	307	836
<u>38,200</u>	<u>38,200</u>	<u>28%</u>	Investment Income	<u>10,562</u>	<u>32,752</u>	<u>(22,190)</u>
1,124,481	1,124,481	91%	Total Revenues	1,020,806	1,022,025	(1,219)
			EXPENSES:			
17,251	17,251	25%	Personnel Services	4,325	3,680	646
278,726	278,726	34%	Management and Other Professional Services	95,254	99,836	(4,581)
82,125	82,125	49%	Utility Services	40,598	28,744	11,854
573,351	592,352	24%	Building, Landscape and Other Maintenance	140,164	159,121	(18,957)
<u>10,500</u>	<u>10,500</u>	<u>58%</u>	Other Expenses	<u>6,050</u>	<u>6,439</u>	<u>(389)</u>
961,953	980,954	29%	Total Operating Expenses	286,391	297,819	(11,428)
392,732	392,732	0%	Capital Outlay - Infrastructure and FFE	-	-	-
<u>225,000</u>	<u>225,000</u>	<u>33%</u>	Transfers out of Unrestricted Fund	<u>75,000</u>	<u>75,000</u>	<u>-</u>
<u>617,732</u>	<u>617,732</u>	<u>12%</u>	Total Other Changes	<u>75,000</u>	<u>75,000</u>	<u>-</u>
1,579,685	1,598,686	23%	Total Expenses and Other Changes	361,391	372,819	(11,428)
<u>\$ (455,204)</u>	<u>\$ (474,205)</u>		Change in Unreserved Net Position	<u>\$ 659,415</u>	<u>\$ 649,206</u>	<u>\$ 10,209</u>
			Total Cash, Net of Bond Funds	<u>\$ 3,216,646</u>	<u>\$ 3,071,228</u>	<u>\$ 145,418</u>
			Fund Balance			
			Unassigned	1,956,115	1,850,235	
			Committed R and R General	920,070	770,070	
			Committed R and R Villa Roads	<u>310,543</u>	<u>420,569</u>	
			Total Fund Balance	<u>\$ 3,186,728</u>	<u>\$ 3,040,873</u>	<u>\$ 145,854</u>