

The Villages®

Community Development Districts

District 2

Financial Statement Summary **As of February 28, 2025**

Revenues

Year-to-Date Revenues (YTD) of \$1,309,000 are less than Prior Year-to-Date (PYTD) revenues of \$1,341,000 and at 96% of the annual budgeted revenue of \$1,350,000.

- The District has collected 96% of the budgeted maintenance assessments of \$1,318,000. Sumter County collects the annual tax bill's maintenance assessments and remits them 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 for FY 2025.
- Investment earnings of \$48,000 (\$44,000 realized gains and \$4,000 unrealized losses) are less than Prior Year-to-Date earnings of \$92,200.

The District has received 96% of the anticipated revenues through the county tax collections while the expenses will be incurred ratably over the 12 months. *As of February 28, 2025, 42% of the year has lapsed.*

Expenses and Other Changes

Year-to-Date Operating Expenses of \$495,000 are more than Prior Year-to-Date expenses of \$333,000. Total Year-to-Date spending is 33% of the budget expenses of \$1,480,000.

- Personnel Services are at 46% of the budget due to the additional Town Hall meeting in October.
- Management and Other Professional Services include Management Fees, Deed Compliance Services, and Tax Collector Fees. There was a 3% decrease in Management Fees in FY 24-25. Legal services expenses are at 210% of the budget due to SECO light pole review and deed compliance legal cases.
- Utility Services include Electricity and Irrigation Water expenses. Year-to-Date spending is 47% of budgeted expenses of \$61,400, an 88% increase in utility expenses from prior year. The increase is primarily due to the SECO rate increases.
- Building, Landscape, and Other Maintenance Expenses totaling \$331,000 are more than the Prior Year-to-Date of \$185,000. The budget for Recurring Landscape Maintenance makes up 43% of this line item and 26% of the Recurring Landscape Maintenance has been expended for the year. Other Maintenance expenses are at 82% of the budget due to Basin Depression Repair. A budget resolution will be completed in March to account for the increase in expenses.
- Other Expenses include Casualty & Liability Insurance expenses.
- Funding reserves have been budgeted for General R&R and Road R&R in the amount of \$40,000, and transfers of 42% or \$17,000 have occurred YTD.

Change in Unreserved Net Position

Year-to-Date increase in Unreserved Net Position of \$797,000 is less than the Prior Year-to-Date of \$992,000. Based on anticipated revenue and expenditures for the year, the District expects to meet the budgeted reduction in the Unreserved Net Position of (\$169,888).

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Investment Earnings:

The following table outlines the Current Month Annualized Return and One Month Rate of Return earnings by investment category:

	CFB	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP
Current Month Annualized Return*	3.88%	4.45%	4.48%	4.71%	4.32%	11.47%
One Month Rate of Return	0.32%	0.37%	0.37%	0.39%	0.36%	0.44%
Prior FY 2024	4.86%	5.41%	5.44%	5.02%	4.58%	13.01%
*Current Month Annualized Return is the annual return expected based on the past 12 months return. All investment earnings are now recognized within the current month.						

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Statement of Activity						
For the Five Months Ending February 28, 2025 (42% of the budget year)						
Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
REVENUES:						
\$ 1,318,185	\$ 1,318,185	96%	Maintenance and Other Special Assessments	\$ 1,260,062	\$ 1,248,658	\$ 11,404
-	-	0%	Other Income	957	405	552
<u>31,700</u>	<u>31,700</u>	<u>151%</u>	Investment Income	<u>47,745</u>	<u>92,153</u>	<u>(44,408)</u>
1,349,885	1,349,885	96%	Total Revenues:	1,308,764	1,341,216	(32,452)
EXPENSES:						
15,096	15,096	46%	Personnel Services	6,907	4,099	2,808
287,243	293,865	42%	Management and Other Professional Services	122,118	122,021	97
61,420	61,420	47%	Utility Services	28,675	15,244	13,431
1,105,362	1,098,740	30%	Building, Landscape and Other Maintenance	331,250	184,512	146,738
<u>10,652</u>	<u>10,652</u>	<u>60%</u>	Other Expenses	<u>6,408</u>	<u>6,928</u>	<u>(520)</u>
1,479,773	1,479,773	33%	Total Operating Expenses	495,357	332,804	162,553
<u>40,000</u>	<u>40,000</u>	<u>42%</u>	Transfers out of Unrestricted Fund	<u>16,676</u>	<u>16,669</u>	<u>7</u>
40,000	40,000	42%	Total Other Changes	16,676	16,669	7
<u>1,519,773</u>	<u>1,519,773</u>	<u>34%</u>	Total Expenses and Other Changes:	<u>512,033</u>	<u>349,473</u>	<u>162,560</u>
<u>\$ (169,888)</u>	<u>\$ (169,888)</u>		Change in Unreserved Net Position	<u>\$ 796,731</u>	<u>\$ 991,743</u>	<u>\$ (195,012)</u>
Total Cash, Net of Bond Funds						
				<u>\$ 3,244,404</u>	<u>\$ 2,853,005</u>	<u>\$ 391,398</u>
Fund Balance						
			Unassigned	2,261,700	1,902,478	
			Restricted - Capital Project, Phase I	-	-	
			Restricted - Capital Project, Phase II	2,552	2,552	
			Committed R and R General	654,793	646,455	
			Committed R and R Villa Roads	<u>311,866</u>	<u>280,197</u>	
			Total Fund Balance	<u>\$ 3,230,910</u>	<u>\$ 2,831,682</u>	<u>\$ 399,228</u>
			% Homes Closed	100%	100%	100%