

The Villages®

Community Development Districts

District 1

Financial Statement Summary

As of March 31, 2025

Revenues

Year-to-Date (YTD) Revenues of \$1,358,000 are greater than the prior year-to-date (PYTD) revenues of \$1,252,000 and are 88% of budgeted revenues of \$1,536,000.

- The District has collected 96% of the budgeted maintenance assessments. 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 an increase of 15% in maintenance assessments levied in FY 2025.
- Investment earnings of \$42,000 (\$48,000 realized gains, and (\$6,000) unrealized losses) are less than the prior year-to-date earnings. Lower earnings are partially attributable to the uncertainty of imposed tariffs from the Federal Government resulting in market volatility and Federal Fund rate decreases in the past year.

The District has received 96% of the anticipated revenues through the county tax collections. The expenses will be incurred ratably over the 12-months. *As of March 31, 50% of the year has lapsed.*

Expenses and Other Changes

Year-to-Date Operating Expenses of \$470,000 are less than the prior year-to-date expenses of \$520,000. Year to date spending is 33% of the amended budgeted expenses of \$1,434,000.

- Management and Other Professional services include Management fees, Deed Compliance, Tax Collection, Technology Service and Tax Collection fees. Management fees decreased 18% from the prior year.
- Utility Services include Electricity and Irrigation Water expenses. Year to date spending is 51% of the amended budgeted expenses of \$104,000, or \$53,000 in actual expense. This is a 24% increase from the prior year.
- Building, Landscape and Other Maintenance Expenses of \$286,000 are less than the prior year-to-date expenses and are at 27% of the annual amended budget totaling \$1,059,000. Other Maintenance Budget Resolution 2025-06 was passed to increase the revenue and expense of Hurricane Milton debris monitoring and removal services by \$46,790. The Landscape non-recurring budgeted line item has expended 70% of its budget, approximately \$55,000, mainly due to plant replacement projects.
- Other Expenses include insurance expense and legal services, and other miscellaneous expenses are slightly higher than prior year levels, due to the legal advertising related to the Public Hearings to use Uniform Method of Collection for added acreage to the District. The annual insurance premium was paid in October.
- Capital Outlay for Mill Overlay projects in various locations are at 1% of amended budget, \$1,800 for the San Marino Weir project.

Change in Unreserved Net Position

Year-to-Date increase in Unreserved Net Position of \$862,000 is greater than the prior year to date increase of \$606,000. Based on anticipated revenue and expenditures for the year, the District expects to meet the amended budget reduction in Unreserved Net Position of (\$148,000).

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

| | CFB | FLCLASS | FL PALM | FL-FIT | FLTRUST | LTIP |
|----------------------------------|-------|---------|---------|--------|---------|--------|
| Current Month Annualized Return* | 3.88% | 4.40% | 4.44% | 4.67% | 4.22% | 6.17% |
| One Month Rate of Return | 0.32% | 0.37% | 0.37% | 0.39% | 0.35% | -2.58% |
| Prior FY 2024 | 4.86% | 5.41% | 5.44% | 5.02% | 4.58% | 13.01% |

*Current Month Annualized Return is the annual return based on the past months return.
All investment earnings are now recognized within the current month.

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District 1

| Statement of Activity | | | | | | |
|---|----------------|---------------|--|--------------|--------------|------------|
| For the Six Months Ending March 31, 2025 (50% of the budget year) | | | | | | |
| Original Budget | Amended Budget | Budget % used | | YTD Actual | PYTD Actual | Variance |
| | | | REVENUES: | | | |
| \$ 1,369,664 | \$ 1,369,664 | 96% | Maintenance and Other Special Assessments | \$ 1,315,227 | \$ 1,139,782 | \$ 175,445 |
| - | 46,790 | 2% | Other Income | 940 | 408 | 532 |
| 120,000 | 120,000 | 35% | Investment Income | 42,005 | 112,252 | (70,247) |
| 1,489,664 | 1,536,454 | 88% | Total Revenues | 1,358,173 | 1,252,443 | 105,730 |
| | | | EXPENSES: | | | |
| 15,096 | 15,096 | 39% | Personnel Services | 5,831 | 6,037 | (206) |
| 241,912 | 244,396 | 48% | Management and Other Professional Services | 116,716 | 142,203 | (25,487) |
| 104,466 | 104,466 | 51% | Utility Services | 53,478 | 40,399 | 13,079 |
| 1,014,923 | 1,059,229 | 27% | Building, Landscape and Other Maintenance | 286,261 | 324,624 | (38,364) |
| 10,902 | 10,902 | 68% | Other Expenses | 7,425 | 7,129 | 296 |
| 1,387,299 | 1,434,089 | 33% | Total Operating Expenses | 469,710 | 520,392 | (50,682) |
| 200,000 | 200,000 | 1% | Capital Outlay - Infrastructure and FFE | 1,795 | 89,000 | (87,205) |
| 50,000 | 50,000 | 50% | Transfers out of Unrestricted Fund | 25,004 | 37,500 | (12,496) |
| 250,000 | 250,000 | 11% | Total Other Changes | 26,799 | 126,500 | (99,701) |
| 1,637,299 | 1,684,089 | 29% | Total Expenses and Other Changes | 496,510 | 646,892 | (150,383) |
| \$ (147,635) | \$ (147,635) | | Change in Unreserved Net Position | \$ 861,663 | \$ 605,551 | \$ 256,113 |
| | | | Total Cash, Net of Bond Funds | \$ 3,154,135 | \$ 2,675,257 | \$ 478,879 |
| | | | *Preliminary Fund Balance - pending year-end close | | | |
| | | | Fund Balance | | | |
| | | | Unassigned | 2,057,224 | 1,553,460 | |
| | | | Committed R and R General | 524,574 | 551,070 | |
| | | | Committed R and R Villa Roads | 561,534 | 561,534 | |
| | | | Total Fund Balance | \$ 3,143,332 | \$ 2,666,064 | \$ 477,268 |