The Villages®
Community Development Districts
District 3

**Financial Statement Summary**
**As of August 31, 2025**

**Revenues and Other Available Resources**

Year-to-Date (YTD) Revenues of $1,487,000 are less than prior year-to-date (PYTD) revenues of $1,537,000 and are 102% of budgeted revenues of $1,458,000.

- The District has received 100% of the budgeted maintenance assessments to date. 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 2025.
- Investment earnings of $149,000 ($83,000 realized gains and $66,000 unrealized gains) are less than the prior year to date earnings of $200,000; however are at 130% of the annual budgeted earnings of $115,000. Lower earnings, compared to last year, are partly attributable to the uncertainty of imposed tariffs from the Federal Government resulting in market volatility and Federal Fund rate decreases in the past year. Investment earning: 85% of the portfolio is Short-term Fixed income securities which are earning approximately 1% less than this time last year. The Long term (15%) portion of the portfolio has regained most of the early losses and is performing well at an annual rate of 10.59%. Current rate of investment earnings projects to end the fiscal year of $163,000 for the year compared to the budget.
- A budget resolution was approved in March to increase the budget for Other Income for anticipated FEMA Claim Reimbursement in the amount of $11,000. This is related to hurricane clean up. As of August 2025, the funds have not been received.

The District has received 100% of the budgeted revenues through the county tax collections. Expenses will be incurred ratably over the 12 months. *As of August 31st, 92% of the year has lapsed.*

**Expenses and Other Changes**

Year-to-Date Operating Expenses of $971,000 are less than prior year-to-date expenses of $1,023,000. Year to date spending is 63% of the budgeted expenses of $1,549,000.

- Management and Other Professional services include Management fees, Deed Compliance fees, Tax Collection fees and Technology Service fees. Management fees decreased 3% from prior year levels. Overall, the expenditure line items are lower than target budget and are currently at 76% of the amended budget. Engineering Services are currently under budget by approximately $11,000 primarily due to the timing of scheduled inspections for bridges, tunnels, and other infrastructure, which are expected to be incurred later in the fiscal year. Deed Compliance Services' expenditure decreased by 93% compared to the same period last year due to the overall decreased budgeted allocation. Community Standards also has a quarterly process that reconciles budgeted amounts to actual activity and adjusts accordingly.
- Utility Services overall are more than prior year levels and at 90% of budgeted expenses of $69,000. District 3 is serviced by Little Sumter Service Area for irrigation service. An overall eight percent (8%) rate increase became effective at the beginning of the 2024-25 fiscal year. In addition, the SECO rate increase is attributable to the rise of expenditures from prior year.

- Building, Landscape and Other Maintenance Expenses totaling $674,000 are less than the prior year and are at 58% of budgeted expenses of $1,169,000. Building/Structure Maintenance expenses for Property Management/Water Resources have decreased from prior year by 65%, this is mainly due to one-time projects in 23-24 with the main project being pump house repairs and painting. With an overall decrease there are variances regarding certain line items within this category from prior year that reflect an increase. An increase in non-recurring landscape maintenance from Hurricane Milton totals $20,000. Other Maintenance expenses regarding Water Resources have increased by 18% from prior year based on aquatic weed maintenance in the basin. Landscape Maint. – Recurring is under budget and is attributed to the timing of payment for invoices. As year-end progresses invoices are expected to be received to be more in line with budget. Other Maintenance for property management has only used about 30% of the $82,000 budget. This is due to Juniper Landscaping only billing 2 of the 5-preserve mowing and weed whipping cycles, and no pressure washing services have been recorded at this time.
- Other Expenses include Casualty & Liability Insurance in the amount of $5,700.
- A total of $92,000 has been transferred to Committed Renewal and Replacement.

**Change in Unreserved Net Position**

Year-to-Date increase in Unreserved Net Position of $425,000 is greater than the prior year of $413,000. Unreserved Net Position is budgeted at ($255,000) decrease. Based on current revenue and expenditure trends, the change in net position is expected to be a smaller decrease than budget.

**Investment Earnings:**

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

| August 2025 | CFB | FLCLASS | FL PALM | FL-FIT | FLTRUST | LTIP |
|---|---|---|---|---|---|---|
| Current Month Annualized Return* | 3.88% | 4.35% | 4.37% | 4.55% | 4.02% | 10.59% |
| One Month Rate of Return | 0.32% | 0.36% | 0.36% | 0.38% | 0.34% | 2.05% |
| Prior FY 2024 | 4.86% | 5.41% | 5.44% | 5.02% | 4.58% | 13.01% |

*Current Month Annualized Return is an annualized return based on the past 30 day performance
All investment earnings are now recognized within the current month.

# The Villages Community Development Districts
## District 3

**Statement of Activity**

**For the Eleven Months Ending August 31, 2025 (92% of the budget year)**

| Original Budget | Amended Budget | Budget % used | | YTD Actual | PYTD Actual | Variance |
|---|---|---|---|---|---|---|
| | | | **REVENUES:** | | | |
| $ 1,331,353 | $ 1,331,353 | 100% | Maintenance and Other Special Assessments | $ 1,335,569 | $ 1,335,931 | $ (362) |
| 1,000 | 11,917 | 20% | Other Income | 2,340 | 663 | 1,677 |
| 114,700 | 114,700 | 130% | Investment Income | 149,204 | 200,374 | (51,170) |
| $ 1,447,053 | $ 1,457,970 | 102% | **Total Revenues** | $ 1,487,114 | $ 1,536,969 | $ (49,855) |
| | | | **EXPENSES:** | | | |
| 15,096 | 15,096 | 83% | Personnel Services | 12,505 | 12,065 | 440 |
| 277,006 | 284,848 | 76% | Management and Other Professional Services | 215,237 | 265,532 | (50,294) |
| 69,239 | 69,239 | 90% | Utility Services | 62,185 | 44,522 | 17,663 |
| 1,165,577 | 1,168,752 | 58% | Building, Landscape and Other Maintenance | 673,715 | 693,072 | (19,357) |
| 10,752 | 10,607 | 69% | Other Expenses | 7,292 | 8,267 | (975) |
| 1,537,670 | 1,548,542 | 63% | **Total Operating Expenses** | 970,934 | 1,023,458 | (52,524) |
| 100,000 | 100,000 | 92% | Transfers out of Unrestricted Fund | 91,668 | 91,668 | - |
| 100,000 | 164,784 | 56% | **Total Other Changes** | 91,668 | 100,096 | (8,428) |
| $ 1,637,670 | $ 1,713,326 | 62% | **Total Expenses and Other Changes** | $ 1,062,602 | $ 1,123,553 | $ (60,951) |
| $ (190,617) | $ (255,356) | | **Change in Unreserved Net Position** | $ 424,512 | $ 413,416 | $ 11,096 |
| | | | **Total Cash, Net of Bond Funds** | $ 2,880,670 | $ 2,582,352 | $ 298,318 |
| | | | **Fund Balance** | | | |
| | | | Unassigned | 2,077,631 | 1,829,857 | |
| | | | Committed R and R General | 549,127 | 504,127 | |
| | | | Committed R and R Cart Paths & Villa Roads | 245,997 | 190,997 | |
| | | | **Total Fund Balance** | $ 2,872,755 | $ 2,524,981 | $ 347,774 |