

# The Villages®

## Community Development Districts

### District 1

#### **Financial Statement Summary**

**As of November 30, 2025**

#### **Revenues**

Year-to-Date (YTD) Revenues of \$447,000 are less than the prior year-to-date (PYTD) revenues of \$607,000 and are 30% of budgeted revenues of \$1,472,000.

- The District has collected 31% 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 no increase in maintenance assessments levied in FY 2026.
- Investment earnings of \$24,000 (\$10,000 realized gains, and \$14,000 unrealized gains) are greater than the prior year-to-date earnings, exceeding budget expectation and at 24% of budget. Investment earnings: 85% of the portfolio is Short-term Fixed income securities which are projected to decrease due to the Federal Fund rate cut, however still earning an estimated annual rate of return of 3.38% to 4.42%. The Long term (15%) portion of the portfolio is performing well at an annual rate of 11.84%. Fiscal Year 2025-26 budgeted Investment earnings is \$102,000.

The District has received 31% of the anticipated revenues through the county tax collections. The expenses will be incurred ratably over the 12-months. *As of November 30, 17% of the year has lapsed.*

#### **Expenses and Other Changes**

Year-to-Date Operating Expenses of \$133,000 are less than the prior year-to-date expenses of \$146,000. Year to date spending is 10% of the budgeted expenses of \$1,279,000. Overall expenditure target percentage is 17% for this time of year, 2 months of the fiscal year.

- Management and Other Professional services include Management fees, Deed Compliance, Tax Collection, Technology Service and Tax Collection fees. Management fees decreased 25% from the prior year. The decrease is a result of budget methodology moving to a percentage of operating expenses. The management fees are budgeted at 8% of the budgeted operating expenses for fiscal year 2025-26 which is lower than the budget for prior fiscal year. In addition, the District deed compliance allocation decreased 56% compared to last year. A true up of actual expenses will be completed in April 2026.
- Utility Services include Electricity and Irrigation Water expenses. Year to date spending is 12% of the budgeted expenses of \$124,000, or \$15,000 in actual expense. This is an 8% decrease from the prior year.
- Building, Landscape and Other Maintenance Expenses of \$83,000 are slightly greater than the prior year-to-date expenses and are at 9% of the annual budget totaling \$932,000. This is due to routine Irrigation Repair line-item expenses and Building/Structure Maintenance painting at Morse Blvd Pump Station. There have been no expenses yet this fiscal year for Other Maintenance-DPM Water Resource.
- Other Expenses include insurance expense which is at prior year level and is at 53% of budget. The annual insurance premium was paid in October. Other expenses so far include printing & binding and legal advertising.
- Capital Outlay for Mill & Overlay projects in various locations are at 0% of amended budget. The remaining project costs of \$190,000 for the San Marino Weir project are carry forward by Resolution 2026-04. The other capital project is a new fence at the Richard L. Murray Wildlife Preserve, budgeted at \$94,000.

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#### Change in Unreserved Net Position

Year-to-Date increase in Unreserved Net Position of \$305,000 is less than the prior year to date increase of \$452,000. Based on anticipated revenue and expenditures for the year, the change in Net Position is expected to meet the amended budget reduction in Unreserved Net Position of (\$142,000).

#### Year-to-Date Earnings by Investment Category:

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

| November 2025   | CFB   | FLCLASS | FL PALM | FL-FIT | FLTRUST | L TIP** |
|---|-------|---------|---------|--------|---------|---------|
| Current Month Annualized Return*  | 3.38% | 4.04%   | 4.07%   | 4.42%  | 4.36%   | 11.84%  |
| One Month Rate of Return  | 0.28% | 0.34%   | 0.34%   | 0.37%  | 0.36%   | 0.21%   |
| Prior FY 2024   | 3.95% | 4.49%   | 4.76%   | 4.61%  | 4.56%   | 11.59%  |
| *Current Month Annualized Return is an annualized return based on the past 30 day performance |       |         |         |        |         |         |
| **LTIP Annualized Return represents the actual return achieved over the previous 12 months    |       |         |         |        |         |         |

#### Deed Compliance Reserve Balance

The current deed compliance reserve balance as of this month end is \$10,400.94 in the Community Standards Fund.

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| Statement of Activity  |                     |               |  |                     |                     |                     |
|--|---------------------|---------------|--|---------------------|---------------------|---------------------|
| For the Two Months Ending November 30, 2025 (17% of the budget year) |                     |               |  |                     |                     |                     |
| Original Budget  | Amended Budget      | Budget % used |  | YTD Actual          | PYTD Actual         | Variance            |
|  |                     |               | <b>REVENUES:</b>                                   |                     |                     |                     |
| \$ 1,369,664   | \$ 1,369,664        | 30.8%         | Maintenance and Other Special Assessments          | \$ 422,081          | \$ 616,017          | \$ (193,935)        |
| -  | -                   | 0%            | Other Income                                       | 212                 | 647                 | (435)               |
| <u>102,000</u>   | <u>102,000</u>      | <u>24%</u>    | Investment Income                                  | <u>24,348</u>       | <u>(10,004)</u>     | <u>34,353</u>       |
| 1,471,664  | 1,471,664           | 30%           | <b>Total Revenues</b>                              | 446,642             | 606,660             | (160,018)           |
|  |                     |               | <b>EXPENSES:</b>                                   |                     |                     |                     |
| 15,096   | 15,096              | 14%           | Personnel Services                                 | 2,174               | 2,368               | (194)               |
| 197,835  | 197,835             | 14%           | Management and Other Professional Services         | 27,677              | 38,695              | (11,018)            |
| 123,685  | 123,685             | 12%           | Utility Services                                   | 15,265              | 16,521              | (1,256)             |
| 931,524  | 931,524             | 9%            | Building, Landscape and Other Maintenance          | 82,504              | 82,026              | 479                 |
| <u>11,175</u>  | <u>11,175</u>       | <u>53%</u>    | Other Expenses                                     | <u>5,876</u>        | <u>6,650</u>        | <u>(774)</u>        |
| 1,279,315  | 1,279,315           | 10%           | <b>Total Operating Expenses</b>                    | 133,497             | 146,260             | (12,763)            |
| 94,456   | 284,281             | 0%            | Capital Outlay - Infrastructure and FFE            | -                   | -                   | -                   |
| <u>50,000</u>  | <u>50,000</u>       | <u>17%</u>    | Transfers out of Unrestricted Fund                 | <u>8,340</u>        | <u>8,340</u>        | <u>-</u>            |
| 144,456  | 334,281             | 2%            | <b>Total Other Changes</b>                         | <u>8,340</u>        | <u>8,340</u>        | <u>-</u>            |
| 1,423,771  | 1,613,596           | 9%            | <b>Total Expenses and Other Changes</b>            | <u>141,837</u>      | <u>154,600</u>      | <u>(12,763)</u>     |
| <u>\$ 47,893</u>   | <u>\$ (141,932)</u> |               | <b>Change in Unreserved Net Position</b>           | <u>\$ 304,805</u>   | <u>\$ 452,060</u>   | <u>\$ (147,255)</u> |
|  |                     |               | <b>Total Cash, Net of Bond Funds</b>               | <u>\$ 3,003,656</u> | <u>\$ 2,774,918</u> | <u>\$ 228,739</u>   |
|  |                     |               | *Preliminary Fund Balance - pending year-end close |                     |                     |                     |
|  |                     |               | <b>Fund Balance</b>                                |                     |                     |                     |
|  |                     |               | Unassigned   | 1,812,923           | 1,647,621           |                     |
|  |                     |               | Committed R and R General                          | 551,516             | 507,910             |                     |
|  |                     |               | Committed R and R Villa Roads                      | <u>561,534</u>      | <u>561,534</u>      |                     |
|  |                     |               | <b>Total Fund Balance</b>                          | <u>\$ 2,925,973</u> | <u>\$ 2,717,064</u> | <u>\$ 208,909</u>   |
|  |                     |               |  |                     |                     |                     |
|  |                     |               |  |                     |                     |                     |