

The Villages®

Community Development Districts

District 6

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

Revenues

Year-to-Date (YTD) revenues of \$69,000 are greater than prior year-to-date (PYTD) revenues of \$9,000 and are 2% of budgeted revenues of \$3,663,000.

- The District has received 0% 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. Most assessments are collected from November through March. There was no increase in maintenance assessments levied in FY 2025.
- Investment earnings of \$69,000 (\$25,000 realized gains and \$44,000 unrealized gains) are greater than the prior year to date earnings of \$9,000, however at 14% of the \$493,000 budget. Investment earning: 85% of the portfolio is Short-term Fixed income securities which are earning, on average, approximately .5% less than this time last year. Fixed income securities are expected to continue to decline based on the additional rate cuts expected from the Federal Reserve. The Long term (15%) portion of the portfolio is performing well at an annual rate of 15.18%.

The District has received 0% of the budgeted revenues through the county tax collections. Allocated expenses will be incurred ratably over the 12 months. *As of October 31st, 8% of the year has lapsed.*

Expenses and Other Changes

Year-to-Date Operating Expenses of \$329,000 are greater than prior year-to-date expenses of \$274,000. Year to date spending is 7% of budgeted expenses of \$4,732,000.

- Personnel expenses are at zero, year to date. District 6 meets every other month, the first Board meeting for Fiscal Year 2025-26 is scheduled for November.
- Management and Other Professional Services include both management fees and deed compliance services. There is no change in Management Fees from prior year. Tax Collector Fees are at 0% of budget and are incurred at the same rate as Maintenance assessments are collected.
- Utility Services, which include electricity and irrigation water, are currently at 8% of the budgeted amount of \$779,000 year-to-date. Timing in the receipts of expenses are the explanation of the variance from prior year.
- Building, Landscape, and Other Maintenance Expenses are also less than the prior year and currently reflect 7% of the \$3,472,000 annual budget. A significant portion of this expense is attributed to the Project Wide allocation, budgeted at \$2,772,000, reflecting an 0% increase from last year with a monthly allocation of \$231,000.
- Other Expenses include annual Casualty & Liability insurance expense of \$5,700.
- There are no Capital Projects budgeted for the year.

Change in Unreserved Net Position

Year-to-Date decrease in Unreserved Net Position of \$(260,000) is greater than prior year to date increase of (\$265,000). Based on anticipated revenue and expenditure for the year, the District expects to meet the budgeted reduction in Unreserved Net Position of (\$1,069,000).

District 6 is expected to meet its Reserve Requirement for the year.

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Investment Earnings:

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

October 2025	CFB	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
Current Month Annualized Return*	3.61%	4.23%	4.25%	4.48%	4.05%	15.18%
One Month Rate of Return	0.30%	0.35%	0.35%	0.37%	0.34%	1.28%
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						

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Statement of Activity
For the One Month Ending October 31, 2025 (8% of the budget year)

PRELIMINARY

Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
REVENUES:						
\$ 3,168,731	\$ 3,168,731	0.0%	Maintenance and Other Special Assessments	\$ -	\$ -	\$ -
1,000	1,000	0%	Other Income	-	-	-
<u>493,000</u>	<u>493,000</u>	<u>14%</u>	Investment Income	<u>69,414</u>	<u>9,315</u>	<u>60,099</u>
3,662,731	3,662,731	2%	Total Revenues	69,414	9,315	60,099
-	-	0%	Transfer In - Debt Service	-	-	-
<u>\$ 3,662,731</u>	<u>\$ 3,662,731</u>	<u>2%</u>	Total Available Resources:	<u>\$ 69,414</u>	<u>\$ 9,315</u>	<u>\$ 60,099</u>
EXPENSES:						
12,081	12,081	0%	Personnel Services	-	-	-
459,118	459,118	6%	Management and Other Professional Services	29,297	29,590	(293)
778,854	778,854	8%	Utility Services	63,247	8,011	55,236
3,471,962	3,471,962	7%	Building, Landscape and Other Maintenance	231,016	231,016	-
<u>9,525</u>	<u>9,525</u>	<u>60%</u>	Other Expenses	<u>5,723</u>	<u>5,723</u>	<u>-</u>
4,731,540	4,731,540	7%	Total Operating Expenses	329,283	274,340	54,944
<u>\$ (1,068,809)</u>	<u>\$ (1,068,809)</u>		Change in Unreserved Net Position	<u>\$ (259,869)</u>	<u>\$ (265,024)</u>	<u>\$ 5,155</u>
Total Cash, Net of Bond Funds						
				<u>\$ 12,572,618</u>	<u>\$ 13,227,943</u>	<u>\$ (655,325)</u>
*Preliminary Fund Balance - pending year-end close						
Fund Balance						
			Unassigned	2,294,605	2,996,025	
			Restricted - Capital Project Ph I	249,999	249,999	
			Restricted - Capital Project Ph II	773,128	773,128	
			Committed R and R General	9,191,753	9,191,753	
			Total Fund Balance	<u>\$ 12,509,485</u>	<u>\$ 13,210,905</u>	<u>\$ (701,420)</u>
Number of Homes Closed						
				6,697	6,697	
% Homes Closed						
				100%	100%	