

# The Villages® Community Development Districts District 6

## Financial Statement Summary As of November 30, 2025

### Revenues

Year-to-Date (YTD) revenues of \$1,207,000 are less than prior year-to-date (PYTD) revenues of \$1,483,000 and are 33% of budgeted revenues of \$3,663,000.

- The District has received 34% 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 2026.
- Investment earnings of \$119,000 (\$50,000 realized gains and \$69,000 unrealized gains) are greater than the prior year to date earnings of (\$28,000), however at 24% of the \$493,000 budget. Investment earning: 85% of the portfolio is Short-term Fixed income securities which are earning 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 11.84%.

The District has received 34% of the budgeted revenues through the county tax collections. Allocated expenses will be incurred ratably over the 12 months. *As of November 30<sup>th</sup>, 17% of the year has lapsed.*

### Expenses and Other Changes

Year-to-Date Operating Expenses of \$673,000 are less than prior year-to-date expenses of \$706,000. Year to date spending is 14% of budgeted expenses of \$4,732,000.

- Personnel expenses total \$1,100 and represent 9% of the amended budget. District 6 meets on a bi-monthly schedule, and 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 33% 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 9% of the budgeted amount of \$779,000 year-to-date. Electricity expenses reflect a 43% decrease from the prior year due to a timing difference associated with the November billing, as the invoice was received in December.
- Building, Landscape, and Other Maintenance Expenses are greater than the prior year and currently represent 15% of the annual budget of \$3,472,000. A substantial portion of these costs is related to the Project Wide allocation, which is budgeted at \$2,772,000 and is tracking at the anticipated 17%. While overall spending remains within the expected usage for Fiscal Year 2025–2026, two categories are higher than the prior year: Building and Structure Maintenance increased by \$13,000 due to the scheduled painting of Villas (Cherry, Emmalee, Katherin, Tall Tree, Newport, and Virginia), and Irrigation Repairs increased by \$2,600 because of routine maintenance needs.
- 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 increase in Unreserved Net Position of \$534,000 is less than prior year to date increase of \$777,000. 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:

November 2025	CFB	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
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 \$19,815.82.

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**Statement of Activity**  
**For the Two Months Ending November 30, 2025 (17% of the budget year)**

**PRELIMINARY**

<b>Original Budget</b>	<b>Amended Budget</b>	<b>Budget % used</b>		<b>YTD Actual</b>	<b>PYTD Actual</b>	<b>Variance</b>
<b>REVENUES:</b>						
\$ 3,168,731	\$ 3,168,731	34.3%	Maintenance and Other Special Assessments	\$ 1,087,309	\$ 1,511,761	\$ (424,452)
1,000	1,000	77%	Other Income	774	2	771
493,000	493,000	24%	Investment Income	118,774	(28,456)	147,230
3,662,731	3,662,731	33%	<b>Total Revenues</b>	1,206,857	1,483,307	(276,450)
-	-	0%	Transfer In - Debt Service	-	-	-
\$ 3,662,731	\$ 3,662,731	33%	<b>Total Available Resources:</b>	\$ 1,206,857	\$ 1,483,307	\$ (276,450)
<b>EXPENSES:</b>						
12,081	12,081	9%	Personnel Services	1,098	1,507	(409)
459,118	459,118	18%	Management and Other Professional Services	82,049	90,297	(8,248)
778,854	778,854	9%	Utility Services	67,626	112,871	(45,244)
3,471,962	3,471,962	15%	Building, Landscape and Other Maintenance	516,571	495,351	21,220
9,525	9,525	61%	Other Expenses	5,813	5,894	(81)
4,731,540	4,731,540	14%	<b>Total Operating Expenses</b>	673,157	705,920	(32,763)
\$ (1,068,809)	\$ (1,068,809)		<b>Change in Unreserved Net Position</b>	\$ 533,700	\$ 777,387	\$ (243,687)
			<b>Total Cash, Net of Bond Funds</b>	\$ 13,774,918	\$ 14,880,257	\$ (1,105,339)
			*Preliminary Fund Balance - pending year-end close			
			<b>Fund Balance</b>			
			Unassigned	3,088,182	4,038,437	
			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	
			<b>Total Fund Balance</b>	\$ 13,303,062	\$ 14,253,317	\$ (950,255)
			<b>Number of Homes Closed</b>	6,697	6,697	
			<b>% Homes Closed</b>	100%	100%	