

The Villages®

Community Development Districts

District 10

Financial Statement Summary

As of February 28, 2026

Summary

The District is projected to achieve its budgeted revenues for FY 2025-26, while expenses continue to trend below budget. This performance positions the District for a stronger year-end working capital outcome.

Revenues

Year-to-Date (YTD) Revenues of \$4,418,649 are up 8.4% when compared to the same period of 2025. The District did increase its Maintenance Assessment for FY 2025-26 by 7.5%. The District is on pace to meet its Revenue Budget for FY 2025-26.

- The District collected 97.1% of the budgeted maintenance assessments to date, compared with 97.3%. This reflects a modest year-over-year decline in collection performance. Payments are due by March 31, 2026.
- Investment earnings of \$187,081 through February 28, 2026 were substantially higher than the \$128,146 earned through February 28, 2025. In late 2024 and into early 2025, market volatility negatively impacted the District's investments in the form of unrealized losses, particularly the long-term portion of the investment portfolio. However, as of February 28, 2026, the realized LTP gains grew by \$15,561 to \$42,869, a 57% increase.
- 85% of the portfolio is Short-term Fixed income securities where the rate of return has been decreasing due to the Federal Fund rate cuts. However, they are currently earning an estimated annual rate of return of 3.13% to 4.29%. The 15% of the portfolio, which is Long-term, is performing well at an annual rate of 15.71%. Fiscal Year 2025-26 budgeted Investment earnings are \$187,000. The District has met that budget after only five months of FY 2025-26.

Expenses and Other Changes

Year-to-Date Operating Expenses of \$1,951,103 are 5.8% higher than the prior year-to-date expenses of \$1,843,873. However, there has been no significant event that would alter the District's ability to operate within the approved FY 2025-26 budget. Fiscal year 2025-26 expenses are projected to be approximately 95 – 99% of budget.

- Management and Other Professional services include Management fees, Deed Compliance, Technology Service and Tax Collection fees. As a category, these expenses were flat when compared with last year. Tax Collector Fees increased as a function of the higher maintenance assessment. The current projection for this expense category is approximately 96 – 98% of budget will be used by fiscal year-end.
- Utility Services include Electricity and Irrigation Water expenses. This expenses category is running higher than last year due to rate and usage increases. Barring any anomalies, the category is projected to be approximately 93 – 97% of budget.
- Building, Landscape and Other Maintenance expenses. This category of expenses was up by 6.4% during the first five months of FY 2025-26 primarily due to plant replacements as part of Non-Recurring Landscape Maintenance, Repaving within Antrim Dells and Villa Lighting Conversion expenses. The fiscal year end projection for this expense category is approximately 96 – 99% of the budget.

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- Other Expenses. This includes casualty and liability insurance and legal advertising. The annual insurance premium was paid in October. Other miscellaneous expenses, such as postage, printing and binding costs, and operating supplies are expended on an as-needed basis. This category is projected at approximately 85 - 95% of budget at fiscal year-end.

Change in Unreserved Net Position

Year-to-Date increase in Unreserved Net Position totals \$2,342,547, representing a \$235,565 improvement over the \$2,106,981 increase for the same period ending February 28, 2025. The Amended 2025-26 Budget uses \$347,000 of Working Capital and \$116,600 in General R&R to meet the fiscal year budget. Based on the current projections, the District's required Working Capital usage will be reduced to between \$98,000 and \$300,000. This represents an improvement between \$47k and \$249k.

Investment Earnings

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

February 2026	CFB	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
Current Month Annualized Return*	3.13%	3.75%	3.77%	4.29%	3.88%	15.71%
One Month Rate of Return	0.26%	0.31%	0.31%	0.36%	0.32%	1.35%
Prior FY 2024-25	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 \$2,424.02 in the Community Standards Fund.

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Statement of Activity						
For the Five Months Ending February 28, 2026 (42% of the budget year)						
Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
REVENUES:						
\$ 4,359,199	\$ 4,359,199	97.1%	Maintenance and Other Special Assessments	\$ 4,231,137	\$ 3,947,582	\$ 283,555
-	-	100%	Other Income	431	126	305
<u>187,000</u>	<u>187,000</u>	<u>100%</u>	Investment Income	<u>187,081</u>	<u>128,146</u>	<u>58,935</u>
4,546,199	4,546,199	97%	Total Revenues:	4,418,649	4,075,854	342,795
EXPENSES:						
15,096	15,096	27%	Personnel Services	4,112	2,386	1,726
449,416	449,416	50%	Management and Other Professional Services	224,809	224,951	(142)
766,934	766,934	34%	Utility Services	261,926	243,794	18,132
3,427,920	3,469,261	42%	Building, Landscape and Other Maintenance	1,454,127	1,366,296	87,831
<u>9,375</u>	<u>9,375</u>	<u>65%</u>	Other Expenses	<u>6,129</u>	<u>6,445</u>	<u>(316)</u>
4,668,741	4,710,082	41%	Total Operating Expenses	1,951,103	1,843,873	107,230
<u>300,000</u>	<u>300,000</u>	<u>42%</u>	Transfers out of Unrestricted Fund	<u>125,000</u>	<u>125,000</u>	-
300,000	300,000	42%	Total Other Changes	125,000	125,000	-
<u>4,968,741</u>	<u>5,010,082</u>	41%	Total Expenses and Other Changes	<u>2,076,103</u>	<u>1,968,873</u>	<u>107,230</u>
<u>\$ (422,542)</u>	<u>(463,883)</u>		Change in Unreserved Net Position	<u>\$ 2,342,547</u>	<u>\$ 2,106,981</u>	<u>\$ 235,565</u>
Total Cash, Net of Bond Funds						
				<u>\$ 8,525,806</u>	<u>\$ 8,350,909</u>	<u>\$ 174,897</u>
Fund Balance						
			Unassigned	3,972,317	3,864,647	
			Committed R and R General	3,203,933	3,363,831	
			Committed R and R Villa Roads & Roads	<u>1,125,000</u>	<u>825,000</u>	
			Total Fund Balance	<u>\$ 8,301,250</u>	<u>\$ 8,053,478</u>	<u>\$ 247,772</u>