

The Villages®

Community Development Districts

District 16

Financial Statement Summary **As of February 28, 2026**

Special Assessment Revenue Bonds, Series 2025 in the amount of \$127,000,000 were issued for Phase I in November 2025. FY 2026-27 is the first year the District will collect and budget for maintenance assessments for Phase I through the Sumter County Tax Collector.

General operating costs budgeted for Phase I will be reimbursed by the Developer until such time that the maintenance assessments are received through the county taxes collections to the homeowners.

Revenues

Year-to-Date (YTD) Revenues of \$567,515.

- Contributions from Developer total \$566,739.
- Interest Income was \$776 as of February 28, 2026.

Expenses and Other Changes

Year-to-Date (YTD) Operating Expenses of \$566,721 have been recorded to date

- Management and Other Professional services include management, engineering, legal and technology service fees. Total costs year to date are \$3,458.
- Building, Landscape and Other Maintenance expenses are centered in \$525,584 for EMAC fees.
- Other expenses include the annual premium for liability insurance and legal advertising that total \$6,907.

Change in Unrestricted Net Position

The year-to-date increase in net position is \$794.

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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:						
\$ -	\$ -	0%	Maintenance and Other Special Assessments	\$ -	\$ -	\$ -
12,206	2,499,827	23%	Other Income	566,739	-	566,739
-	-	0%	Investment Income	776	-	776
<u>12,206</u>	<u>2,499,827</u>	23%	Total Revenues:	<u>567,515</u>	<u>-</u>	<u>567,515</u>
-	-	0%	Transfer In - Debt Service	-	-	-
<u>12,206</u>	<u>2,499,827</u>	23%	Total Available Resources:	<u>567,515</u>	<u>-</u>	<u>567,515</u>
EXPENSES:						
25	25	85%	Personnel Services	21	-	21
4,829	4,829	72%	Management and Other Professional Services	3,458	-	3,458
-	20,000	0%	Utility Services	42	-	42
500	2,467,871	23%	Building, Landscape and Other Maintenance	556,292	-	556,292
<u>6,852</u>	<u>7,102</u>	97%	Other Expenses	<u>6,907</u>	<u>-</u>	<u>6,907</u>
<u>12,206</u>	<u>2,499,827</u>	23%	Total Operating Expenses	<u>566,721</u>	<u>-</u>	<u>566,721</u>
-	-	0%	Capital Outlay - Infrastructure and FFE	-	-	-
-	-	0%	Transfers out of Unrestricted Fund	-	-	-
<u>-</u>	<u>-</u>	0%	Total Other Changes	<u>-</u>	<u>-</u>	<u>-</u>
<u>12,206</u>	<u>2,499,827</u>	23%	Total Expenses and Other Changes:	<u>566,721</u>	<u>-</u>	<u>566,721</u>
<u>\$ -</u>	<u>\$ -</u>		Change in Unreserved Net Position	<u>\$ 794</u>	<u>\$ -</u>	<u>\$ 794</u>
Total Cash, Net of Bond Funds				<u>\$ 178,504</u>	<u>\$ -</u>	<u>\$ 178,504</u>
Fund Balance						
				800	-	
Unassigned						
Restricted – Capital Projects Ph I						
Restricted – Capital Projects Ph II						
Committed R and R General				-	-	
Committed R and R Roads				-	-	
Committed Working Capital				<u>-</u>	<u>-</u>	
Total Fund Balance				<u>\$ 800</u>	<u>\$ -</u>	<u>\$ 800</u>