

FOR THE FISCAL
YEAR ENDED
SEPTEMBER 30,
2025



ANNUAL FINANCIAL REPORT

(WITH INDEPENDENT AUDITORS' REPORT THEREON)



VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

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Financial Section

Annual Financial Report

PURVIS GRAY

INDEPENDENT AUDITOR'S REPORT

Board of Supervisors
Village Center Community Development District
The Villages, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village Center Community Development District (the District) as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the District as of September 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof, and the budgetary comparison statement for the General Fund and Major Special Revenue Fund – Department of Public Safety thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

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Board of Supervisors
Village Center Community Development District
The Villages, Florida

INDEPENDENT AUDITOR'S REPORT

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Board of Supervisors
Village Center Community Development District
The Villages, Florida

INDEPENDENT AUDITOR’S REPORT

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management’s discussion and analysis and required other postemployment benefit schedules, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 9, 2026, on our consideration of the District’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District’s internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District’s internal control over financial reporting and compliance.

Purvis Gray

March 9, 2026
Ocala, Florida

Management's Discussion and Analysis September 30, 2025

This Management Discussion and Analysis report provides the reader with a narrative overview and analysis of the financial activities of the Village Center Community Development District for the fiscal year ending September 30, 2025. This report is designed to (a) assist the reader in focusing on significant financial issues; (b) provide an overview of the District's financial activities; (c) identify changes in the District's financial position and its ability to address the next and subsequent year challenges (d) identify any material deviations from the financial plan (the approved budget), and (e) identify any individual fund issues and concerns. The information contained within this section should be considered in conjunction with the District's Financial Statements.

Financial Highlights

- Total assets of the District are \$523,482,348; the deferred outflows of resources of the District are \$2,893,284; total assets and deferred outflows have increased \$72,960,361 over prior year, an increase of 16.1%.
- Total liabilities of the District are \$217,635,406; the deferred inflows of resources of the District are \$1,295,887; total liabilities and deferred inflows have increased \$39,069,490 over prior year, an increase of 21.7%.
- The assets and deferred outflows of the District exceeded its liabilities and deferred inflows by \$307,444,339 (net position) as of September 30, 2025. Of this amount, \$149,177,633 is unrestricted and can be used at the discretion of the Board of Supervisors.
- At September 30, 2025, net position for governmental activities was \$86,688,871, or 70.1% of total governmental revenues. Of this amount, \$30,874,450 reflects net investments in capital assets, \$38,234,199 is restricted.
- The current year's unrestricted net position for governmental activities is \$17,580,222, or 14.2% of total governmental revenues.
- At September 30, 2025, net position for business-type activities was \$220,755,468, or 237.9% of total business-type revenues. Of this amount, \$75,705,168 reflects net investments in capital assets, \$13,452,889 is restricted.
- The current year's unrestricted net position for business-type activities is \$131,597,411, or 141.8% of total business-type revenues.
- The total net position has grown from a fiscal year 2024 balance of \$273,553,467 to a fiscal year 2025 balance of \$307,444,339.
- The District-wide total revenues of \$216,444,851 exceeded the expenses of \$182,553,980, providing a \$33,890,871 increase in total net position; the increase in net position for the governmental activities and business-type activities was \$7,861,543 and \$26,029,328, respectively.
- Depreciation expenses on existing capital assets for the current fiscal year amounted to \$11,133,899 to show the need for the gradual replacement of these assets over time while amortization expense totaled \$5,926,220.

Overview of The Financial Statements

The discussion and analysis are intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements consist of three sections:

- Government-wide financial statements
- Fund financial statements
- Notes to the financial statements.

This report also contains other supplemental information in addition to the basic financial statements themselves.

Government-wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances in a manner similar to a private-sector business.

The *Statement of Net Position* presents information on all of the District's assets (and deferred outflows) and liabilities (and deferred inflows), with the difference reported as net position. Over time, increases and decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The *Statement of Changes in Net Position*, also referred to as the Statement of Activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected assessments).

The government-wide financial statements are provided on pages 16 - 17 of this report.

Fund Financial Statements

The fund financial statements provide more detailed information about the District's major funds individually. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District can be divided into three categories, the governmental funds, proprietary funds and fiduciary funds. The fund financial statements present information in more detail than the government-wide financial statements.

Governmental funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental balance sheet and governmental fund statement of revenues, expenditures, and changes in net position provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains several governmental funds. Information is presented separately in the governmental balance sheet and in the governmental fund statement of revenues, expenditures, and changes in net

position for the General Fund and the Public Safety Special Revenue Fund, both of which are considered to be major funds. Data from the other funds are combined into a single, aggregated presentation. The non-major governmental funds include Community Standards, Village of Spanish Springs, Rolling Acres and Road Maintenance Special Revenue Funds.

The government fund financial statements can be found on pages 18 - 21 of this report.

A budgetary comparison statement is provided for the General Fund and the Public Safety Special Revenue Fund to demonstrate compliance with these budgets.

Proprietary funds

Proprietary funds are used to report business-type activities. The District maintains four enterprise funds and one internal service fund. Information is presented separately in the proprietary net position sheet and in the proprietary fund statement of revenues, expenditures, and changes in net position for The Recreation Amenities Division (RAD), the Village Center Service Area (VCSA) Fund and the Little Sumter Service Area (LSSA) Funds, all of which are considered major funds. Enterprise funds, a category of proprietary funds, are included as *business-type activities* in the government-wide financial statements. The non-major proprietary fund include The Enrichment Academy (TEA) Fund. Proprietary funds statements provide the same type of information as the government-wide financial statements, only in more detail. Internal service funds report activities that provide services to the District's other programs and activities on a cost reimbursement basis. The District uses an internal service fund to account for self-insured medical insurance. The revenues and expenses of the internal service fund that are duplicated in other funds through allocation are eliminated in the government-wide statements, with the remaining balances included in the governmental activities column. The internal service fund is reported in a single column in the basic proprietary fund financial statement.

The RAD Enterprise Fund provides for the operation, maintenance and debt service for bonds used to acquire recreational facilities in the District. The District operates two separate water and sewer utility funds serving different geographical areas of The Villages. The VCSA Fund serves the Village of Spanish Springs commercial area and residential areas in Lake County, plus District No. 1 in Sumter County. The LSSA Fund provides utility services to District Nos. 2, 3, and 4. The TEA Fund provides for the operations of formal educational opportunities for the District residents.

The basic proprietary fund financial statements can be found on pages 24 - 26 of this report.

Fiduciary funds

Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the Village Center Community Development District's own programs. The accounting for fiduciary funds is much like that used for proprietary funds.

The District maintains one fiduciary fund, the Beyond the Stars Fund. This fund is used to account for donations voluntarily deducted from employees' paychecks and used for charitable purposes involving needy employees and their family members.

The fiduciary fund financial statements can be found on pages 27 - 28 of this report.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes are presented beginning on page 29.

Supplemental Information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information pertinent to the District’s operations. Required Supplementary information begins on page 61.

Government-Wide Financial Statements and Analysis

A comparison of the Statement of Net Position for the current year and prior year is presented below.

	Governmental Activities		Business-type Activities		Total	
	September 30, 2025	2024	September 30, 2025	2024	September 30, 2025	2024
Assets						
Current and other assets	\$ 75,952,063	58,734,446	157,768,557	151,749,372	233,720,620	210,483,818
Capital assets, (net of accumulated depreciation)	69,949,753	34,200,222	131,374,199	111,355,819	201,323,952	145,556,041
Intangible assets, (net of accumulated amortization)	-	-	88,437,776	94,038,709	88,437,776	94,038,709
Total assets	<u>145,901,816</u>	<u>92,934,668</u>	<u>377,580,532</u>	<u>357,143,900</u>	<u>523,482,348</u>	<u>450,078,568</u>
Deferred outflows of resources						
Deferred amount on OPEB	810,091	928,224	-	-	810,091	928,224
Deferred amount on debt refunding	-	-	2,083,193	2,408,479	2,083,193	2,408,479
Total assets and deferred outflows	<u>146,711,907</u>	<u>93,862,892</u>	<u>379,663,725</u>	<u>359,552,379</u>	<u>526,375,632</u>	<u>453,415,271</u>
Liabilities						
Current liabilities	10,419,625	6,576,485	12,718,257	8,981,239	23,137,882	15,557,724
Long-term debt:						
Due within one year	2,457,786	901,589	10,065,000	9,655,000	12,522,786	10,556,589
Due in more than one year	45,849,738	7,158,687	136,125,000	146,190,000	181,974,738	153,348,687
Total liabilities	<u>58,727,149</u>	<u>14,636,761</u>	<u>158,908,257</u>	<u>164,826,239</u>	<u>217,635,406</u>	<u>179,463,000</u>
Deferred inflow of resources:						
Deferred amount on OPEB	1,295,887	398,803	-	-	1,295,887	398,803
Total liabilities and deferred inflows	<u>60,023,036</u>	<u>15,035,564</u>	<u>158,908,257</u>	<u>164,826,239</u>	<u>218,931,293</u>	<u>179,861,803</u>
Net position						
Net investments in capital assets	30,874,450	30,348,614	75,705,168	51,958,006	106,579,618	82,306,620
Restricted	38,234,199	21,590,711	13,452,889	12,499,528	51,687,088	34,090,239
Unrestricted	17,580,222	26,888,003	131,597,411	130,268,606	149,177,633	157,156,609
Total net position	<u>\$ 86,688,871</u>	<u>78,827,328</u>	<u>220,755,468</u>	<u>194,726,140</u>	<u>307,444,339</u>	<u>273,553,468</u>

Statement of Net Position

As noted earlier, net position may serve as a useful indicator of a government's financial position over time. The District's total assets (and deferred outflows) exceeded total liabilities (and deferred inflows) by \$307,444,339. The net position increased \$33,890,872 from a balance of \$273,553,467 as of September 30, 2024.

The District's net position is broken down into three categories.

Net investment in capital assets A total \$106,579,618 or 34.7% reflects its investment in capital assets less any related outstanding debt to acquire those assets. The District uses these capital assets to provide services to its residents; therefore, these assets are not available for future spending. Although the District's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves will not be used to liquidate these liabilities.

Restricted net assets A total \$51,687,088 of net assets is restricted for certain purposes as outlined below:

Restricted for debt service A total of \$11,187,259 of the District's net position or 3.6% represents resources that are subject to external restrictions on how they may be used. The District's restricted net position is restricted for the purpose of meeting its debt service obligations.

Restricted for special revenue purposes A total of \$38,234,199 of the District's net position or 12.4% is restricted for the special revenue purposes of public safety, community standards-deed covenants, the Village of Spanish Springs-common area maintenance, Rolling Acres-common area maintenance, commercial road maintenance and community standards.

Restricted for renewal and replacement A total of \$1,589,966 of the District's net position or 0.5% is restricted by the bond indenture for use in the renewal and replacement of the capital assets as they wear out, in the RAD and two utility proprietary funds.

Restricted for system development A total of \$675,664 of the District's net position or 0.2% is restricted for system development.

Unrestricted net position The remaining portion of \$149,177,633 or 48.6% is unrestricted and available to meet the future needs of the district.

A comparison of the Statement of Changes in Net Position for the current year and prior year is presented below.

Statement of Changes in Net Position

	Governmental Activities		Business-type Activities		Total	
	September 30,		September 30,		September 30,	
	2025	2024	2025	2024	2025	2024
Program revenues						
Charges for services	\$120,447,258	104,170,753	84,491,372	74,811,575	204,938,630	178,982,328
Operating grants and contributions	66,475	411,569	-	-	66,475	411,569
Capital grants and contributions	74,335	394,590	-	-	74,335	394,590
General revenues						
Investment earnings or (losses)	3,081,077	4,006,327	7,836,859	10,430,342	10,917,936	14,436,669
Gain (loss) on sale of capital assets	(48,209)	17,697	4,209	630	(44,000)	18,327
Sale of surplus	6,231	2,231	13,779	52,209	20,010	54,440
Other revenues	33,160	815,020	438,305	12,125	471,465	827,145
Total revenues	<u>123,660,327</u>	<u>109,818,187</u>	<u>92,784,524</u>	<u>85,306,881</u>	<u>216,444,851</u>	<u>195,125,068</u>
Expenses						
General government	16,703,515	14,434,775	-	-	16,703,515	14,434,775
Public safety	51,096,220	39,945,789	-	-	51,096,220	39,945,789
Physical environment	9,411,483	8,524,146	-	-	9,411,483	8,524,146
Water sewer utilities	-	-	11,975,339	10,361,259	11,975,339	10,361,259
Education activities	-	-	880,204	747,215	880,204	747,215
Recreation	33,764,052	30,669,074	33,385,344	31,118,751	67,149,396	61,787,825
Interest on long-term debt	1,053,692	162,320	7,224,012	7,624,293	8,277,704	7,786,613
Depreciation expense	3,769,822	3,196,506	7,364,077	6,586,394	11,133,899	9,782,900
Amortization expense	-	-	5,926,220	5,926,220	5,926,220	5,926,220
Total expenses	<u>115,798,784</u>	<u>96,932,610</u>	<u>66,755,196</u>	<u>62,364,132</u>	<u>182,553,980</u>	<u>159,296,742</u>
Changes in net position	<u>7,861,543</u>	<u>12,885,577</u>	<u>26,029,328</u>	<u>22,942,749</u>	<u>33,890,871</u>	<u>35,828,326</u>
Net position, beginning	78,827,328	65,941,751	194,726,140	171,783,391	273,553,468	237,725,142
Net position, ending	<u>\$ 86,688,871</u>	<u>78,827,328</u>	<u>220,755,468</u>	<u>194,726,140</u>	<u>307,444,339</u>	<u>273,553,468</u>

As noted earlier, the Statement of Changes in Net Position presents information showing how the District’s net position changed during the most recent fiscal year.

Revenues and Expenses The District’s revenues for the years ended September 30, 2025, and September 30, 2024 were approximately \$216,444,851 and \$195,125,068 respectively. Total revenues increased 10.9% year over year. The District’s expenses for the years ended September 30, 2025, and September 30, 2024, were \$182,553,980 and \$159,296,742 respectively. Total expenses increased 14.6% year over year. The increase in expense was related primarily to an increase in public safety, recreation and general government expenses.

Revenues The District’s revenues include charges for services, operating and capital grants and investment earnings on cash balances held during the year. Charges for services totaled \$204,938,630 in Fiscal Year 2025, an increase of \$25,956,302 compared to the prior year. Charges for services increased 14.5% year over year. Contributing to the increase is the transport services revenue of \$21.4 million, while the Little Sumter Service Area (LSSA) and Village Center Service Area (VCSA) utility rates increased 8.0% in both

utilities. Investment earnings or (losses) decreased by \$3,518,733. Investment income decreased primarily due to reductions in the federal funds rate. The District's investment portfolio is composed largely of short-term fixed-income securities, and earnings are directly influenced by interest rate movements. The rate cut by the Federal Reserve during the fiscal year and a weakening in economic activity contributed to the decline in investment income relative to the prior year.

Expenses General government expenses increased by \$2,268,740 in fiscal year 2025 compared to fiscal year 2024. Physical environment expenses, including landscaping, irrigation, utilities and maintenance costs, increased by \$887,337, as compared to the prior fiscal year. Public safety expense, including costs related to fire and community watch services increased by \$11,150,431 over prior year. Recreation expense increased by \$5,361,571. Interest expense increased by \$491,091, depreciation expense increased by \$1,350,999 and amortization expense was on the same level compared to the prior year.

Government Fund Budgetary Highlights

The Budget to actual comparison statement outlines the original budget, amended budget, actual amounts and any variance between the final budget and actual amounts. Budget amendments are approved throughout the year. Budgets are revised for a variety of reasons, such as an unforeseen expenditure. Below are notable variances between the original to final budget and final budget to actual.

General Fund

- During fiscal year 2025, the final General Fund revenue budget was changed compared to the original budgeted revenues. The main changes were: a decrease of \$233,432 in Management and other fees collected, an increase of \$233,432 in Other income.
- The total expenditure budget increased \$2,154,603 primarily in capital outlay and other expenditures offset by a decrease in management and other professional services.
- Total revenues were \$70,563,350 and were under budget by \$2,377,713. The variance was mainly due to a decrease in management and other fees collected, a decrease of \$1,857,829, a decrease in Investment earnings (loss) and other income of \$364,349 and \$166,397 respectively.
- Total expenses were \$4,071,938, or 5.1% over budget for the year primarily due to increases in capital outlay, debt service and utility services.
- Capital Outlay consists of a Right to Use assets recognizing new lease agreements based on GASB 87. The District does not budget based on GASB 87. The lease expense was a total of \$9,819,165. The District has budgeted the annual lease payments in the current year and in future years based on the lease agreement.
- In addition, the District recognized Subscription based assets and recognized capital expense of \$226,854 based on GASB 96. The District does not budget based on GASB 96. The District has budgeted the annual payments in the current year and in future years based on the lease agreement.

Public Safety Special Revenue Fund

- Revenue Budget Amendments during fiscal year 2025, the Public Safety Fund's final revenue budget was increased to reflect an additional \$322,963 in reimbursements for insurance and personnel income recorded as Other income.
- The total expenditure budget increased \$34,337,160 primarily in capital outlay and personnel services offset by a decrease in other expenditures. Major capital items included the purchase of three new

fire stations and various fire rescue equipment. Despite this significant expansion, total expenditures for the year came in \$6,188,286 (8.3%) under budget, reflecting lower-than anticipated spending.

- Total revenues exceeded the final budget by \$3,710,454 (8.0%) largely due to a \$3,134,501 increase in charges for services. Sumter County, which makes up the majority of Villages Public Safety Department service territory, experienced growth in the last year with the new homes in District 15 and Middleton area. Village Public Safety receives cost reimbursement from Village Public Safety Department Dependent District (VPSDDD) which collects fire assessments for portions of Sumter County that lie within The Villages. Village Public Safety fund is receiving the higher rate that VPSDDD began to assess in fiscal year 2024-25. A combination of increased service territory and a higher rate attributed to the increase. In addition, parts of Lake County within the service area of VPSD had an increase in rates.

Capital Assets and Debt Administration

Capital Assets

The District's capital assets as of September 30, 2025 amounts to \$201,470,250. Capital assets include land, buildings and structures, improvements other than buildings and machinery and equipment. Among the capital purchases were three new Fire Stations (Fires Station, 47, 48 & 49), Station 46 renovation, Village of Spanish Springs square renovation and golf course renovations. New capital assets, net of disposals totaled \$64,476,545 during the year. Depreciation expenses totaled \$11,133,899. The result is an overall increase in capital assets of \$55,914,209.

Additional information regarding the District's capital assets can be found in Note 4 of the Notes to Basic Financial Statements.

Long-Term Debt

As of September 30, 2025, the District has outstanding long-term debt, including a liability for compensated absences, lease liability and other post-employment benefits totaling \$194,497,524. Total principal payments were \$9,655,000 during the year. A total \$10,990,025 of bonds payable is due within one year.

Additional information regarding the District's long-term debt can be found in Note 6 of the Notes to Basic Financial Statements.

Economic Factors and Next Year's Budget and Rates

Local, state and national economic factors influence the District's budget in a variety of ways. These factors were considered in preparing the District's General Fund budget for the 2026 Fiscal Year

- The unemployment rate in Sumter County where the District is located was 7.8% in September 2025, an increase from 5.4% a year ago. The County's average unemployment rate was above the State's average unemployment rate of 4.2% which was below the national average rate of 4.3%.
- Inflationary trends in the area are comparable to national indices. The national Consumer Price Index (CPI) annual change for all urban consumers increased from 2.4% in September 2024 to 3.0% in September 2025.

General Fund: In Fiscal Year 2026, the total revenues are projected to increase by \$5,293,000 compared to the Fiscal Year 2025 actuals. Management fees for services provided to the Developer and Sumter Landing CDD make up the majority of the revenue increase. Working capital reserves in the amount of

\$7,267,000 are expected to be spent for the year. The Fiscal Year 2026 expenditure budget projects an increase of \$11,645,000, when compared to the Fiscal Year 2025 actuals. The increase in expenditures results primarily from an increase in personnel services.

Public Safety Special Revenue Fund: In Fiscal Year 2026, the total revenues are projected to increase by \$1,447,000 compared to the Fiscal Year 2025 actuals. An increase in intergovernmental shared and transport services revenue makes up the majority of this revenue increase. General reserves in the amount \$6,990,000 has been earmarked for capital expenditures. The Fiscal Year 2026 expenditure budget projects an decrease of \$15,850,00, when compared to the Fiscal Year 2025 actuals. The decrease in expenditures results primarily from a decrease in capital outlay offset by an increase in personnel services.

Recreation Amenities Division Fund (RAD): In Fiscal Year 2026, the total revenues are projected to increase by \$1,417,000 compared to the Fiscal Year 2025 actual. A 3.45% increase in amenity fees makes up the majority of this revenue increase. Working Capital reserves of \$19,354,000 and General reserves in the amount of \$10,294,000 are expected to be spent during the year. Investment income is expected to decrease to a budget of \$2,202,000 compared to actual realized and unrealized income of \$4,960,422 in the prior year. The Fiscal Year 2026 RAD Fund expenditure budget projects an increase of \$18,000,000 when compared to the Fiscal Year 2025 actuals. The increase in expenditures results primarily from an increase in capital outlay.

Village Center Service Area Fund (VCSA): In Fiscal Year 2026, the total water utility related revenues are projected to decrease by \$128,261 compared to the Fiscal Year 2025 actuals. The decrease is primarily due to a projected decrease in usage. A decrease of investment income is expected compared to prior year actuals, by \$181,000. The decrease in investment income is related to the anticipated Federal reserve rate cuts. The Fiscal Year 2026 General Fund expenditure budget projects a decrease of \$2,057,000 when compared to the Fiscal Year 2025 actual. The decrease in expenditures results primarily from a decrease in capital outlay offset by an increase in miscellaneous contractual services.

Little Sumter Service Area Fund (LSSA): In Fiscal Year 2026, the total water utility related revenues are projected to decrease by \$904,000 compared to the Fiscal Year 2025 actuals. The decrease is primarily due to an decrease in water usage. The Fiscal Year 2026 water related expenditure budget projects a decrease of \$2,122,000 when compared to the Fiscal Year 2025 actuals. The decrease in expenditures are primarily from a decrease in capital outlay offset by an increase in miscellaneous contractual expenses. Principal and Interest expense are budgeted at \$2,930,000 and \$2,206,269 respectively.

To Obtain Further Information

The District's financial statements are designed to provide a general overview of the District's finances and to demonstrate the District's accountability. If you have any questions about the report or would like additional financial information, contact the Village Center Community Development District, Finance Office at:

3571 Kiessel Road
The Villages, FL 32163
Telephone (352) 753-0421

It is also suggested you visit our website at www.districtgov.org for general information and additional financial information about the District.

Statement of Net Position
September 30, 2025

Assets	Governmental activities	Business-type activities	Total
Cash and cash equivalents	\$ 36,901,202	\$ 69,451,310	\$ 106,352,512
Receivables, net	2,615,047	9,606,506	12,221,553
Accrued interest receivable	1,937	58,814	60,751
Investments	26,039,614	78,466,649	104,506,263
Due from other governments	3,091,106	30,908	3,122,014
Inventory	135,394	147,883	283,277
Prepaid expenses	7,021,465	6,487	7,027,952
Capital assets:			
Non depreciable assets	8,445,602	30,244,293	38,689,895
Depreciable assets (net of accumulated depreciation)	61,504,151	101,129,906	162,634,057
Intangible assets (net of accumulated amortization)	-	88,437,776	88,437,776
Subscription Asset (net of accumulated amortization)	146,298	-	146,298
Total assets	<u>145,901,816</u>	<u>377,580,532</u>	<u>523,482,348</u>
Deferred outflows of resources			
Deferred amount on OPEB	810,091	-	810,091
Deferred amount on debt refunding	-	2,083,193	2,083,193
Total assets and deferred outflows	<u>\$ 146,711,907</u>	<u>\$ 379,663,725</u>	<u>\$ 526,375,632</u>
Liabilities			
Accounts payable	4,068,772	6,681,896	10,750,668
Accrued liabilities	3,911,683	23,500	3,935,183
Accrued interest payable	474,301	3,189,793	3,664,094
Due to other governments	243,879	243,851	487,730
Due to developer	1,713,372	975	1,714,347
Unearned revenue	3,178	2,578,242	2,581,420
Other current liabilities	4,440	-	4,440
Total current liabilities	<u>10,419,625</u>	<u>12,718,257</u>	<u>23,137,882</u>
Long-term debt:			
Due within one year	2,457,786	10,065,000	12,522,786
Due in more than one year	45,849,738	136,125,000	181,974,738
Total long-term debt	<u>48,307,524</u>	<u>146,190,000</u>	<u>194,497,524</u>
Total liabilities	<u>58,727,149</u>	<u>158,908,257</u>	<u>217,635,406</u>
Deferred inflows of resources			
Deferred amount on OPEB	1,295,887	-	1,295,887
Total liabilities and deferred inflows	<u>\$ 60,023,036</u>	<u>\$ 158,908,257</u>	<u>\$ 218,931,293</u>
Net position			
Net investments in capital assets	30,874,450	75,705,168	106,579,618
Restricted for:			
Debt service	-	11,187,259	11,187,259
Special revenue purposes	38,234,199	-	38,234,199
Renewal and replacement	-	1,589,966	1,589,966
System development	-	675,664	675,664
Unrestricted	17,580,222	131,597,411	149,177,633
Total net position	<u>\$ 86,688,871</u>	<u>\$ 220,755,468</u>	<u>\$ 307,444,339</u>

**Statement of Activities
For the Year Ended September 30, 2025**

Functions/Programs	Expenses	Program revenues			Net (expense) revenue and changes in net assets		Total
		Charges for services	Operating grants and contributions	Capital grants and contributions	Governmental activities	Business-type activities	
Governmental activities							
General government	\$ 16,703,515	16,055,660	-	74,335	\$ (573,520)	-	\$ (573,520)
Public safety	51,096,220	48,689,041	66,475	-	(2,340,704)	-	(2,340,704)
Physical environment	9,411,483	-	-	-	(9,411,483)	-	(9,411,483)
Culture & Recreation	33,764,052	55,702,557	-	-	21,938,505	-	21,938,505
Interest on long-term debt	1,053,692	-	-	-	(1,053,692)	-	(1,053,692)
Depreciation expense	3,769,822	-	-	-	(3,769,822)	-	(3,769,822)
Total governmental activities	115,798,784	120,447,258	66,475	74,335	4,789,284	-	4,789,284
Business-type activities							
Water sewer utilities	11,975,339	29,167,664	-	-	-	17,192,325	17,192,325
Education activities	880,204	1,213,934	-	-	-	333,730	333,730
Recreation	33,385,344	54,109,774	-	-	-	20,724,430	20,724,430
Interest on long term debt	7,224,012	-	-	-	-	(7,224,012)	(7,224,012)
Depreciation expense	7,372,288	-	-	-	-	(7,372,288)	(7,372,288)
Amortization expense	5,918,009	-	-	-	-	(5,918,009)	(5,918,009)
Total business-type activities	66,755,196	84,491,372	-	-	-	17,736,176	17,736,176
Total primary government	<u>\$ 182,553,980</u>	<u>204,938,630</u>	<u>66,475</u>	<u>74,335</u>	<u>4,789,284</u>	<u>17,736,176</u>	<u>22,525,460</u>
General revenues							
Investment earnings (losses)					3,081,077	7,836,859	10,917,936
Gain (loss) on sale of capital assets					(48,209)	4,209	(44,000)
Sale of surplus					6,231	13,779	20,010
Other revenues					33,160	438,305	471,465
Total general revenues					<u>3,072,259</u>	<u>8,293,152</u>	<u>11,365,411</u>
Change in net position					7,861,543	26,029,328	33,890,871
Net position, beginning					<u>78,827,328</u>	<u>194,726,140</u>	<u>273,553,468</u>
Net position, ending					<u>\$ 86,688,871</u>	<u>\$ 220,755,468</u>	<u>\$ 307,444,339</u>

See accompanying notes to basic financial statements.

**Balance Sheet
Governmental Funds
September 30, 2025**

	Major Funds			Total
	General Fund	Department of Public Safety	Non-Major Funds Total	
Assets				
Cash and cash equivalents	\$ 11,943,112	17,907,150	2,032,443	\$ 31,882,705
Restricted Cash	-	700,339	-	700,339
Investments	15,968,152	8,131,476	1,939,986	26,039,614
Prepaid expenses	284,971	6,736,494	-	7,021,465
Due from other funds	37,893	-	-	37,893
Due from other governments	1,225,263	1,685,044	180,799	3,091,106
Receivables	163,311	1,722,571	301,453	2,187,335
Accrued interest receivable	-	1,937	-	1,937
Inventory	135,394	-	-	135,394
Total assets	<u>29,758,096</u>	<u>36,885,011</u>	<u>4,454,681</u>	<u>71,097,788</u>
Liabilities				
Accounts payable	1,647,162	1,318,863	222,081	3,188,106
Accrued liabilities	2,561,684	1,349,997	-	3,911,681
Due to other funds	-	4,739	33,154	37,893
Due to other governments	71,664	161,859	10,360	243,883
Due to developer	1,713,372	-	-	1,713,372
Other current liabilities	-	4,440	-	4,440
Unearned revenue	3,178	-	-	3,178
Total liabilities	<u>5,997,060</u>	<u>2,839,898</u>	<u>265,595</u>	<u>9,102,553</u>
Fund balances				
Non-spendable	420,365	6,736,494	-	7,156,859
Restricted				
Debt service	-	700,339	-	700,339
Public safety	-	26,608,280	-	26,608,280
Community Standards-deed covenants	-	-	120,000	120,000
Village of Spanish Springs-common area maintenance	-	-	1,526,145	1,526,145
Rolling Acres-common area maintenance	-	-	523,034	523,034
Commercial road maintenance	-	-	1,074,353	1,074,353
Community standards	-	-	945,554	945,554
Unassigned	23,340,671	-	-	23,340,671
Total fund balances	<u>23,761,036</u>	<u>34,045,113</u>	<u>4,189,086</u>	<u>61,995,235</u>
Total liabilities and fund balances	<u>\$ 29,758,096</u>	<u>36,885,011</u>	<u>4,454,681</u>	<u>71,097,788</u>

**Reconciliation of the Balance Sheet - Governmental Funds to the Statement of Net Position
September 30, 2025**

Fund balance - governmental funds		\$ 61,995,235
Total net position reported for governmental activities in the statement of net position is different because:		
Capital assets and subscription assets used in governmental activities are not financial resources and therefore are not reported in the general fund:		
Capital assets	88,604,231	
Less accumulated depreciation	(18,654,478)	
Subscription Asset	<u>146,298</u>	
		70,096,051
Long-term liabilities are not due and payable in the current period and therefore are not reported in the general fund:		
Compensated absences	(3,015,746)	
Lease liability	(11,692,473)	
Other Post-Employment Benefits (OPEB)	(1,612,454)	
Subscription Based Liability	(111,719)	
Bonds Payable - Safety	(22,675,000)	
Equipment Lease Financing	(9,200,132)	
Accrued Interest Payable	(474,301)	
		(48,781,825)
Internal Service Funds are used by management to change the cost of Medical Insurance Premiums, to individual funds. The assets and liabilities of the Internal Service Fund are included in governmental activities in the Statement of Net Position.		
		3,865,206
Deferred Inflow of Resources - Other Post-Employment Benefits (OPEB)		(1,295,887)
Deferred Outflow of Resources - Other Post-Employment Benefits (OPEB)		<u>810,091</u>
Net position of governmental activities		<u>\$ 86,688,871</u>

See accompanying notes to basic financial statements.

**Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Year Ended September 30, 2025**

	Major Funds			Total
	General Fund	Department of Public Safety	Non-Major Funds	
Revenues				
Charges for services:				
Amenities revenue	\$ -	\$ 3,916,229	-	\$ 3,916,229
Transport services	-	21,420,719	-	21,420,719
Management and other fees collected:				
Administration and maintenance fees	52,495,505	-	-	52,495,505
Fees for services provided to developer	16,341,297	-	-	16,341,297
Special assessments:				
Intergovernmental fire assessments	-	21,944,558	-	21,944,558
FEMA Grant	10,862	-	-	10,862
Assessments, Village of Spanish Springs	-	-	2,149,215	2,149,215
Assessments, Rolling Acres	-	-	103,362	103,362
Assessments, Commercial Road Maintenance	-	-	35,226	35,226
Assessments, Community Standards	-	-	510,777	510,777
Investment earnings or (losses)	1,518,651	1,274,779	287,647	3,081,077
Other income:				
Proceeds from sales of capital assets	109,031	30,850	-	139,881
Contributions and donations from private sources	58,475	15,860	-	74,335
State revenue sharing-firefighters' supplemental	-	55,613	-	55,613
Rental revenue	-	-	21,978	21,978
Other revenues	29,529	422,161	5,871	457,561
Total revenues	<u>70,563,350</u>	<u>49,080,769</u>	<u>3,114,076</u>	<u>122,758,195</u>
Expenditures				
Current:				
General government	18,059,975	73,077	243,756	18,376,808
Public safety	11,557,342	38,712,868	-	50,270,210
Physical environment	7,533,304	-	1,866,233	9,399,537
Culture & recreation	33,757,568	-	-	33,757,568
Capital outlay	11,530,995	28,929,008	534,825	40,994,828
Debt service:				
Principal	774,099	235,897	-	1,009,996
Interest	274,221	305,170	-	579,391
Miscellaneous bond expense	-	124,411	-	124,411
Total expenditures	<u>83,487,504</u>	<u>68,380,431</u>	<u>2,644,814</u>	<u>154,512,749</u>
Excess (deficiency) of revenues over(under) expenditures	<u>(12,924,154)</u>	<u>(19,299,662)</u>	<u>469,262</u>	<u>(31,754,554)</u>
Other financing sources (uses)				
Transfer in	-	-	62,230	62,230
Transfer out	-	-	(62,230)	(62,230)
Debt proceeds	-	22,675,000	-	22,675,000
Financing Lease	-	9,343,053	-	9,343,053
SBITAS - issued	226,854	-	-	226,854
Leases issued (as lessor)	9,819,165	-	-	9,819,165
Total other financing sources (uses)	<u>10,046,019</u>	<u>32,018,053</u>	<u>-</u>	<u>42,064,072</u>
Net change in fund balances and transfers	<u>(2,878,135)</u>	<u>12,718,391</u>	<u>469,262</u>	<u>10,309,518</u>
Fund balances, beginning	<u>26,639,171</u>	<u>21,326,722</u>	<u>3,719,824</u>	<u>51,685,717</u>
Fund balances, ending	<u>\$ 23,761,036</u>	<u>\$ 34,045,113</u>	<u>\$ 4,189,086</u>	<u>\$ 61,995,235</u>

See accompanying notes to basic financial statements.

**Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds to the Statement of Activities
Year Ended September 30, 2025**

Net change in fund balance - governmental funds		\$ 10,309,518
Amounts reported for governmental activities in the statement of activities are different because:		
<p>Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay exceeded depreciation in the current period and other capital transactions.</p>		
Capital outlay	40,994,828	
Loss on disposals of Capital Assets	(1,329,177)	
Depreciation expense	<u>(3,769,822)</u>	
		35,895,829
Lease expense use current financial resources in governmental funds, but decreases long-term debt in the statement of net position.		
Reduction in the long term liability	2,157,314	
Leases Issued	(9,819,165)	
Subscription Based Information Technology arrangement	(226,854)	
Accrued Interest	(474,301)	
Debt Proceeds	(22,675,000)	
Lease Financing	(9,343,053)	
Gain on termination of lease agreement	<u>79,040</u>	
		(40,302,019)
Decrease (increase) in long-term liabilities is shown on the government-wide statements but not on the governmental fund statements.		
Compensated absences	(1,231,664)	
Other Post-Employment Benefits (OPEB)	<u>812,135</u>	
		(419,529)
Internal Service Funds are used by management to charge the cost of Medical insurance premiums to individual funds. This is the net effect of the activities charged to governmental funds.		3,392,961
Increase in Deferred Inflows OPEB is shown on the government-wide statements		(897,084)
Decrease in Deferred Outflows OPEB is shown on the government-wide statements		<u>(118,133)</u>
Change in net position of governmental activities		<u>\$ 7,861,543</u>

See accompanying notes to basic financial statements.

**Statement of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
General Fund
Year ended September 30, 2025**

	<u>Original Budget</u>	<u>Amended Budget</u>	<u>YTD Actual</u>	<u>Variance</u>
Revenues				
Management and other fees collected	\$ 70,928,063	\$ 70,694,631	\$ 68,836,802	\$ (1,857,829)
Special assessments	-	-	10,862	10,862
Investment earnings or (losses)	1,883,000	1,883,000	1,518,651	(364,349)
Other income	130,000	363,432	197,035	(166,397)
Total revenues	<u>72,941,063</u>	<u>72,941,063</u>	<u>70,563,350</u>	<u>(2,377,713)</u>
Expenditures				
Personnel services	59,629,769	59,437,664	56,267,921	(3,169,743)
Management and other professional services	6,293,713	5,952,430	5,099,822	(852,608)
Utility services	152,600	150,557	129,964	(20,593)
Building, landscape and other maintenance	531,612	646,198	476,866	(169,332)
Capital outlay	112,657	1,993,309	11,530,995	9,537,686
Debt service	-	-	1,048,320	1,048,320
Other expenditures	10,540,612	11,235,408	8,933,616	(2,301,792)
Total expenditures	<u>77,260,963</u>	<u>79,415,566</u>	<u>83,487,504</u>	<u>4,071,938</u>
Deficiency of revenues over expenditures	<u>(4,319,900)</u>	<u>(6,474,503)</u>	<u>(12,924,154)</u>	<u>(6,449,651)</u>
Other financing sources (uses)				
Leases issued (as lessor)	-	-	9,819,165	9,819,165
SBITAS	-	-	226,854	226,854
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>10,046,019</u>	<u>10,046,019</u>
Net change in fund balances and transfers	<u>\$ (4,319,900)</u>	<u>\$ (6,474,503)</u>	<u>\$ (2,878,135)</u>	<u>\$ 3,596,368</u>
Fund balances, beginning	26,639,171	26,639,171	26,639,171	-
Fund balances, ending	<u>\$ 22,319,271</u>	<u>\$ 20,164,668</u>	<u>\$ 23,761,036</u>	<u>\$ 3,596,368</u>

* The District does not conform to GAAP budgetary presentation for GASB 87 and GASB 96.

**Statement of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
Department of Public Safety
Year ended September 30, 2025**

	<u>Original Budget</u>	<u>Amended Budget</u>	<u>YTD Actual</u>	<u>Variance</u>
Revenues				
Charges for services	\$ 41,325,193	\$ 41,325,193	\$ 44,459,694	\$ 3,134,501
Special assessments	2,809,659	2,809,659	2,821,812	12,153
Investment earnings or (losses)	775,000	775,000	1,274,779	499,779
Other income	137,500	460,463	524,484	64,021
Total Revenues	<u>45,047,352</u>	<u>45,370,315</u>	<u>49,080,769</u>	<u>3,710,454</u>
Expenditures				
Personnel services	28,087,452	32,801,866	29,700,162	(3,101,704)
Management and other professional services	3,438,039	3,610,815	3,244,653	(366,162)
Utility services	336,385	278,637	242,446	(36,191)
Building, landscape and other maintenance	1,102,536	1,575,875	1,134,364	(441,511)
Capital outlay	1,277,110	29,510,007	28,929,008	(580,999)
Debt service	-	1,298,050	665,479	(632,571)
Other expenditures	5,990,035	5,493,467	4,464,319	(1,029,148)
Total Expenditures	<u>40,231,557</u>	<u>74,568,717</u>	<u>68,380,431</u>	<u>(6,188,286)</u>
Excess (deficiency) of revenues over expenditures	<u>4,815,795</u>	<u>(29,198,402)</u>	<u>(19,299,662)</u>	<u>9,898,740</u>
Other financing sources (uses)				
Debt proceeds	-	22,675,000	22,675,000	-
Lease financing	-	7,872,861	9,343,053	1,470,192
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>32,018,053</u>	<u>32,018,053</u>
Net change in fund balances and transfers	<u>\$ 4,815,795</u>	<u>\$ (29,198,402)</u>	<u>\$ 12,718,391</u>	<u>\$ 41,916,793</u>
Fund balances, beginning	21,326,722	21,326,722	21,326,722	-
Fund balances, ending	<u>\$ 26,142,517</u>	<u>\$ (7,871,680)</u>	<u>\$ 34,045,113</u>	<u>\$ 41,916,793</u>

See accompanying notes to basic financial statements.

**Statement of Net Position
Proprietary Funds
September 30, 2025**

Assets	Major Funds			Non-Major Fund	Total Enterprise Funds	Internal Services
	RAD	VCSA Water and Sewer	LSSA Water and Sewer			
Current assets:						
Cash and cash equivalents	\$ 34,695,224	7,706,774	8,489,551	1,917,079	52,808,628	\$ 4,318,158
Restricted cash and cash equivalents	10,107,215	-	4,269,837	-	14,377,052	-
Receivables, net	4,577,644	1,104,861	2,101,006	113	7,783,624	427,714
Receivable - Settlement	-	1,822,881	-	-	1,822,881	-
Investments	49,546,030	11,041,968	17,860,500	18,151	78,466,649	-
Due from other funds	527,384	-	-	-	527,384	-
Due from other governments	10,780	13,119	7,009	-	30,908	-
Accrued interest receivable	39,047	-	19,767	-	58,814	-
Prepaid expenses	6,487	-	-	-	6,487	-
Inventory	-	147,883	-	-	147,883	-
Total current assets	99,509,811	21,837,486	32,747,670	1,935,343	156,030,310	4,745,872
Non-current assets:						
Restricted cash and cash equivalents	1,151,988	-	1,113,642	-	2,265,630	-
Capital assets:						
Land	9,937,107	150,312	126,797	-	10,214,216	-
Buildings	71,791,985	1,623,314	5,813,661	-	79,228,960	-
Infrastructure	46,745,637	47,466,191	44,209,658	-	138,421,486	-
Furniture, equipment and vehicles	4,232,809	1,640,189	2,412,616	-	8,285,614	-
Construction in progress	4,672,553	7,986,585	7,370,939	-	20,030,077	-
Less accumulated depreciation	(63,159,211)	(30,933,756)	(30,713,187)	-	(124,806,154)	-
Intangible assets (net of accumulated amortization)	68,931,682	-	19,506,094	-	88,437,776	-
Total non-current assets	144,304,550	27,932,835	49,840,220	-	222,077,605	-
Total assets	243,814,361	49,770,321	82,587,890	1,935,343	378,107,915	4,745,872
Deferred outflows of resources						
Deferred amount on debt refunding	1,793,954	-	289,239	-	2,083,193	-
Total assets and deferred outflows	245,608,315	49,770,321	82,877,129	1,935,343	380,191,108	4,745,872
Liabilities						
Current liabilities:						
Accounts payable	3,202,051	2,395,989	1,065,097	18,759	6,681,896	880,666
Accrued liabilities	2,989	9,531	-	10,980	23,500	-
Accrued interest payable	2,051,824	-	1,137,969	-	3,189,793	-
Due to other funds	-	217,938	308,624	820	527,382	-
Due to other governments	173,267	19,176	51,408	-	243,851	-
Due to developer	-	975	-	-	975	-
Unearned revenue	2,005,566	-	-	525,244	2,530,810	-
Meter deposits	-	19,808	27,625	-	47,433	-
Current installments of revenue bonds payable	7,135,000	-	2,930,000	-	10,065,000	-
Total current liabilities	14,570,697	2,663,417	5,520,723	555,803	23,310,640	880,666
Non-current liabilities:						
Revenue bonds payable, net	92,840,000	-	43,285,000	-	136,125,000	-
Total non-current liabilities	92,840,000	-	43,285,000	-	136,125,000	-
Total liabilities	107,410,697	2,663,417	48,805,723	555,803	159,435,640	880,666
Net position						
Net investment in capital assets	44,971,516	27,932,835	2,800,817	-	75,705,168	-
Restricted for:						
Debt service	8,055,391	-	3,131,868	-	11,187,259	-
Renewal and replacement	1,151,988	-	437,978	-	1,589,966	-
System development	-	-	675,664	-	675,664	-
Unrestricted	84,018,723	19,174,069	27,025,079	1,379,540	131,597,411	3,865,206
Total net position	\$ 138,197,618	47,106,904	34,071,406	1,379,540	220,755,468	\$ 3,865,206

**Statement of Revenues, Expenses and Changes in Fund Net Position
Proprietary Funds
For the Fiscal Year Ended September 30, 2025**

	Major Funds			Non-Major Fund	Total Enterprise Funds	Internal Services
	RAD	VCSA Water and Sewer	LSSA Water and Sewer			
Operating revenues						
Charges for services:						
Amenity fees	\$ 51,152,368	-	-	-	51,152,368	-
Water revenue	-	4,262,067	7,990,093	-	12,252,160	-
Sewer revenue	-	5,054,201	7,301,220	-	12,355,421	-
Recreational fees	1,956,299	-	-	1,213,767	3,170,066	-
Other Revenues	1,155,153	4,752,060	92,283	167	5,999,663	10,871,015
Total operating revenues	<u>54,263,820</u>	<u>14,068,328</u>	<u>15,383,596</u>	<u>1,213,934</u>	<u>84,929,678</u>	<u>10,871,015</u>
Operating expenses						
Administrative services	5,095,345	207,120	731,368	70	6,033,903	7,592,150
Community Watch Services	3,391,682	-	-	-	3,391,682	-
Maintenance and Operations	12,384,261	5,201,206	5,835,644	-	23,421,111	-
Recreational Maintenance	12,514,058	-	-	880,135	13,394,193	-
Depreciation expense	4,133,662	1,729,623	1,509,003	-	7,372,288	-
Amortization expense	4,808,263	-	1,109,746	-	5,918,009	-
Total operating expenses	<u>42,327,271</u>	<u>7,137,949</u>	<u>9,185,761</u>	<u>880,205</u>	<u>59,531,186</u>	<u>7,592,150</u>
Operating income	<u>11,936,549</u>	<u>6,930,379</u>	<u>6,197,835</u>	<u>333,729</u>	<u>25,398,492</u>	<u>3,278,865</u>
Non-operating revenue (expenses)						
Investment earnings (losses)	4,960,421	996,458	1,810,261	69,719	7,836,859	114,096
Interest expense	(4,948,067)	-	(2,275,944)	-	(7,224,011)	-
Gain (loss) on disposal of assets	(691)	4,900	-	-	4,209	-
Sale of surplus	7,266	2,749	3,764	-	13,779	-
Total non-operating revenue (expenses)	<u>18,929</u>	<u>1,004,107</u>	<u>(461,919)</u>	<u>69,719</u>	<u>630,836</u>	<u>114,096</u>
Change in net position	11,955,478	7,934,486	5,735,916	403,448	26,029,328	3,392,961
Total net position, beginning	126,242,140	39,172,418	28,335,490	976,092	194,726,140	472,244
Total net position, ending	<u>\$138,197,618</u>	<u>47,106,904</u>	<u>34,071,406</u>	<u>1,379,540</u>	<u>220,755,468</u>	<u>3,865,205</u>

See accompanying notes to basic financial statements.

**Statement of Cash Flows
Proprietary Funds
Year ended September 30, 2025**

	Major Funds			Non-Major Funds	Total Enterprise Funds	Internal Service Fund
	RAD	VCSA Water and Sewer	LSSA Water and Sewer			
Cash flows from operating activities:						
Receipts from customers	\$54,190,753	7,696,619	14,986,008	1,267,419	78,140,799	\$10,443,301
Payments to suppliers and others	(31,830,827)	(3,790,643)	(5,872,757)	(868,123)	(42,362,350)	(7,290,441)
Other Receipts	-	4,428,099	-	-	4,428,099	-
Net cash provided by operating activities	<u>22,359,926</u>	<u>8,334,075</u>	<u>9,113,251</u>	<u>399,296</u>	<u>40,206,548</u>	<u>3,152,860</u>
Cash flows from capital and related financing activities:						
Principal payments on capital debt	(6,840,000)	-	(2,815,000)	-	(9,655,000)	-
Proceeds from Sale of Capital Assets	-	4,900	-	-	4,900	-
Proceeds from sale of surplus	6,575	2,749	3,764	-	13,088	-
Interest paid on capital debt	(5,066,513)	-	(2,334,440)	-	(7,400,953)	-
Acquisition of capital assets	(9,209,263)	(9,059,541)	(9,113,654)	-	(27,382,458)	-
Net cash used in capital and related financing activities	<u>(21,109,201)</u>	<u>(9,051,892)</u>	<u>(14,259,330)</u>	<u>-</u>	<u>(44,420,423)</u>	<u>-</u>
Cash flows from investing activities:						
Purchases of investments	(12,251,768)	(1,300,000)	(4,700,000)	(1,885)	(18,253,653)	-
Interest on investments	4,966,212	342,649	761,406	69,719	6,139,986	114,096
Net cash provided by (used in) investing activities	<u>(7,285,556)</u>	<u>(957,351)</u>	<u>(3,938,594)</u>	<u>67,834</u>	<u>(12,113,667)</u>	<u>114,096</u>
Net increase (decrease) in cash and cash equivalents	<u>(6,034,831)</u>	<u>(1,675,168)</u>	<u>(9,084,673)</u>	<u>467,130</u>	<u>(16,327,542)</u>	<u>3,266,956</u>
Cash and cash equivalents, beginning of year	51,989,258	9,381,942	22,957,703	1,449,949	85,778,852	6,649,659
Cash and cash equivalents, end of year	<u>45,954,427</u>	<u>7,706,774</u>	<u>13,873,030</u>	<u>1,917,079</u>	<u>69,451,310</u>	<u>9,916,615</u>
Reconciliation of cash and cash equivalents per statement of cash flows to the statement of net position:						
Cash per statement of net position:						
Unrestricted cash and cash equivalents	34,695,224	7,706,774	8,489,551	1,917,079	52,808,628	4,318,158
Restricted cash and cash equivalents - current	10,107,215	-	4,269,837	-	14,377,052	-
Restricted cash and cash equivalents - non-current	1,151,988	-	1,113,642	-	2,265,630	-
Cash and cash equivalents	<u>45,954,427</u>	<u>7,706,774</u>	<u>13,873,030</u>	<u>1,917,079</u>	<u>69,451,310</u>	<u>4,318,158</u>
Reconciliation of operating income (loss) to net cash provided by operating activities:						
Operating income (loss)	11,936,549	6,930,379	6,197,835	333,729	25,398,492	3,278,865
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:						
Depreciation expense	4,133,662	1,729,623	1,509,003	-	7,372,288	-
Amortization expense	4,808,263	-	1,109,746	-	5,918,009	-
Change in assets and liabilities:						
(Increase) Decrease in:						
Receivables, net	(96,641)	(114,201)	(393,941)	(93)	(604,876)	(427,714)
Due from other funds	(45,498)	-	4	-	(45,494)	-
Due from other governments	3,668	(9,474)	(7,009)	-	(12,815)	-
Prepaid expenses	8,698	-	-	-	8,698	90,463
Inventory	-	35,674	-	-	35,674	-
Receivable - Settlement	-	(1,822,881)	-	-	(1,822,881)	-
Increase (Decrease) in:						
Accounts payable and accrued liabilities	1,540,104	1,601,400	665,132	12,080	3,818,716	211,246
Unearned revenue	65,406	2,944	3,358	53,580	125,288	-
Due to developer	-	975	-	-	975	-
Due to other funds	-	(2,675)	48,167	-	45,492	-
Due to other governments	5,715	(17,689)	(19,044)	-	(31,018)	-
Net cash provided by operating activities	<u>\$22,359,926</u>	<u>8,334,075</u>	<u>9,113,251</u>	<u>399,296</u>	<u>40,206,548</u>	<u>\$ 3,152,860</u>

**Statement of Fiduciary Net Position
Fiduciary Fund
September 30, 2025**

	Beyond the Stars Custodial Fund
Assets	
Cash and cash equivalents	\$ 154,494
Total assets	<u>154,494</u>
Liabilities	
Net Position	
Restricted for Individuals	<u>154,494</u>
Total Net Position	<u>\$ 154,494</u>

See accompanying notes to basic financial statements.

**Statement of Changes in Fiduciary Net Position
Fiduciary Fund
For the Year Ended September 30, 2025**

	Beyond the Stars Custodial Fund
Additions	
Contributions:	
Individuals	9,472
Investment earnings	6,370
Total Additions	<u>\$ 15,842</u>
Deductions	
Beneficiary payment to individuals	2,424
Total Deductions	<u>\$ 2,424</u>
Change in net positions	13,418
Beginning net position	141,076
Ending Net Position	<u><u>\$ 154,494</u></u>

Notes to Financial Statements

Note 1 - Summary of Significant Accounting Policies

Financial Reporting Entity

The Village Center Community Development District (the District) was established in 1992 to manage and finance basic services for a community development district located in The Villages, Florida. The District was created by the Town of Lady Lake, Florida, in Ordinance No. 92-06, pursuant to the provisions of Chapter 190.005 of the Florida Statutes, and operates within the criteria established by Chapter 190. The District is governed by a five-member Board of Supervisors who is elected on a rotating basis by the landowners within the District for terms from two to four years. As of September 30, 2025, all members of the Board of Supervisors are employees of or affiliated with the Developer.

The District provides water and sewer utility services, recreation, security services, fire protection and paramedic services to residents of a retirement community known as The Villages, located in The Villages, Florida. The District also provides for the maintenance of common areas and roadways for the commercial areas within the District's boundaries. The Villages of Lake-Sumter, Inc. was the developer and initial owner of the property within the District.

The Villages continues to be developed by the Developer, a family-owned business established for the single purpose of developing The Villages. Today, The Villages spans approximately 90 square miles across the borders of Lake, Sumter and Marion Counties, the City of Wildwood, the City of Fruitland Park, the City of Leesburg and the Town of Lady Lake, Florida, with a population of approximately 162,500. Development is currently underway in the south end of The Villages.

The financial statements of the District have been prepared in conformity with U.S. Generally Accepted Accounting Principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the standard-setting body for establishing governmental accounting and financial reporting principles. As defined by GASB, the financial reporting entity is required to include the primary government, organizations for which the primary government is financially accountable and other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. Blended component units, on the other hand, are reported in a separate column in the statement of net position to emphasize they are legally separate from the government.

There are no component units which are legally separate from the District. There are nineteen Community Development Districts in the total structure of The Villages, each being a separate government entity established pursuant to Chapter 190, Florida Statutes.

The following is a listing of these Community Development Districts:

- Village Center Community Development District provides water and sewer utility services, recreation facilities and services, security, fire protection, emergency medical first response (including transport services) and executive golf services to the residents. The cost of operations is funded by amenity and utility fees which residents pay monthly. This District also provides for the maintenance of common areas and roadways for the commercial areas within the District boundaries. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments. Lastly, the District provides administrative services, including human resources, payroll, accounting, property management, recreation, leadership and community standard services to the Community Development Districts.

- Sumter Landing Community Development District provides recreation facilities and services, security, fire protection, emergency medical first response (non-transport) and executive golf services to the residents. The cost of operations is funded by amenity fees which residents pay monthly. This District also provides for the maintenance of common areas and roadways for the commercial areas within the CDD boundaries in Sumter County. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments
- Brownwood Community Development District provides the maintenance of common areas and roadways for the commercial areas within the District boundaries in Sumter County. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments.
- Eastport Community Development District provides recreation facility services, maintenance of common areas for the commercial areas, maintenance of residential common areas through the projectwide fund and Stormwater Management within the District boundaries in Sumter County. The cost of maintenance in the commercial areas is funded through Developer contributions as the new downtown area builds out.
- The Village Community Development District No. 1 boundary consists of approximately 993.3 acres in Sumter County. The development includes original construction of 3,444 residential units.
- The Village Community Development District No. 2 boundary consists of approximately 990 acres in Sumter County. The development included construction of 3,668 residential units.
- The Village Community Development District No. 3 boundary consists of approximately 894 acres in Sumter County. The development included construction of 3,762 residential units.
- The Village Community Development District No. 4 boundary consists of approximately 1,253 acres in Marion County. The development included construction of 5,432 residential units.
- The Village Community Development District No. 5 boundary consists of approximately 1,407 acres in Sumter County. The development included construction of 6,399 residential units.
- The Village Community Development District No. 6 boundary consists of approximately 1,497 acres in Sumter County. The development included construction of 6,697 residential units.
- The Village Community Development District No. 7 boundary consists of approximately 976 acres in Sumter County. The development included construction of 4,765 residential units.
- The Village Community Development District No. 8 boundary consists of approximately 1,098 acres in Sumter County. The development included construction of 5,193 residential units.
- The Village Community Development District No. 9 boundary consists of approximately 1,309 acres in Sumter County. The development included construction of 5,480 residential units and apartment style living at the Brownwood Lofts.
- The Village Community Development District No. 10 boundary consists of approximately 1,588 acres in Sumter County. The development includes construction of 6,639 residential units.
- The Village Community Development District No. 11 boundary consists of approximately 693 acres within the city limits of Fruitland Park in Lake County. The development includes construction of 2,055 residential units.
- The Village Community Development District No. 12 boundary consists of approximately 1,483 acres within the city limits of the City of Wildwood in Sumter County. Planned development includes construction of 6,202 residential units.
- The Village Community Development District No. 13 boundary consists of approximately 2,232 acres within the city limits of the City of Wildwood in Sumter County. Planned development includes construction of 8,062 residential units.
- The Village Community Development District No. 14 boundary consists of approximately 1,013 acres within the city limits of the City of Leesburg in Lake County. Planned development includes construction of 3,234 residential units in Phase I.

- The Village Community Development District No. 15 boundary consists of approximately 1,378 acres within the city limits of the City of Wildwood in Sumter County. Planned development includes construction of 3,616 residential units in Phase I and 3700 residential units in Phase II.

In order to acquire land and fund the construction costs of the District's public infrastructure, the District issued Special Assessment Revenue Bonds. The proceeds of these bonds were used to construct improvements within the District which consists of roadway improvements, landscaping, open areas, streetlights, multi-modal paths, master drainage systems and a water and waste water distribution and collection service system. The bonds are supported by assessments which are levied upon the benefiting properties. In addition to the bond assessment for construction of the infrastructure, there is an annual maintenance assessment to provide for the services and ongoing maintenance and administration.

It is anticipated additional infrastructure improvements within The Villages will be undertaken by existing community development districts and/or a community development district yet to be created in the future, for which special assessments may be imposed on residences in The Villages and lands owned by the Developer.

In addition to the above community development districts, there are three dependent districts of Sumter County in the total structure of Districts. The following Districts are separate government entities formed under Chapter 189, providing services to the area.

- North Sumter County Utility Dependent District (NSCUDD) – NSCUDD is a dependent district of Sumter County. This dependent district provides water, wastewater and non-potable irrigation water to Village properties between C.R. 466 and to S.R 44 in Sumter County. NSCUDD also provides solid waste sanitation services for Sumter County, Marion County, and portions of The Villages that are in the City of Fruitland Park and City of Wildwood.
- Wildwood Utility Dependent District (WUDD) – WUDD is a dependent district of the City of Wildwood. This dependent district provides water, wastewater and non-potable irrigation water service to certain Village properties located south of State Road 44, specifically Village Community Development Districts 12, 13, and 14.
- The Village Public Safety Department Dependent District is a dependent district of Sumter County and provides funding for fire protection services, rescue, EMS transport service facilities, infrastructure, and other public facilities to the property owners within the established boundaries.

Middleton, By The Villages

During fiscal year 2023, the Developer introduced Middleton A, a family oriented or non-age restricted community known as "Middleton By The Villages." The Middleton A community allows for working professionals to support the larger Villages retirement community. This community offers residents their own recreation, community parks, and a charter school in addition to a town center with shopping, dining, and entertainment.

To provide for the necessary community wide infrastructure for this new community, two new Districts were formed. Both Districts were formed under Chapter 190.

- Middleton Community Development District A (the District) was established for the purpose of planning, financing, constructing, operating, and maintaining the community-wide infrastructure for this new community development district located entirely within Sumter County, Florida. Phase I consists of 1,008 residential units. Phase II consists of 834 planned residential units.

- Middleton Downtown Community Development District (the District) provides the maintenance of common areas and for the commercial areas within the District boundaries in Sumter County. The cost of maintenance in the commercial areas is funded through Developer Contributions until the new downtown area builds out.

Basis of Presentation

Government-wide Statements: The financial statements include both government-wide financial statements, based on the District as a whole, and fund financial statements. The government-wide financial statements report information on all of the non-fiduciary activities of the District. The effect of any inter-fund activity has been removed from these statements. Governmental activities, which normally are supported by assessments and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees charged to external parties.

The government-wide statement of net position reports the governmental activities of the District on a government-wide basis and on a full accrual basis, using the economic resources measurement focus, which incorporates long-term assets and receivables as well as long-term debt and obligations. The statement of net position also addresses deferred inflows and deferred outflows. The statement of activities reflects the expenses of the District, which are offset by revenues. Program revenues are defined as charges for services, operating grants and contributions, and capital grants and contributions directly associated with a given function.

Fund Financial Statements: Separate financial statements are provided for the governmental and proprietary funds. Major individual funds are presented in separate columns on the fund financial statements and all non-major funds are aggregated and displayed in a single column. The General Fund and Public Safety Special Revenue Fund meet this definition as governmental funds and are designated as major funds. The Recreation Amenities Division Fund (RAD), Village Center Service Area and Little Sumter Service Area water and sewer funds also meet this definition as proprietary funds and are designated as major funds. The District has six non-major funds. The Village of Spanish Springs, Rolling Acres, Road Maintenance and Community Standards funds are all non-major governmental special revenue funds. The Enrichment Academy is a non-major proprietary fund. The fund financial statements include reconciliations with brief explanations to better identify the relationship between the government-wide and the statements of the governmental funds.

Program revenues in the statement of activities consist primarily of special assessments, operating grants and contributions and contributions for the governmental funds and charges for utility and recreational amenities in the proprietary funds. Net position is categorized as net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets is intended to reflect the portion of net position which is associated with capital assets net of accumulated depreciation less outstanding capital asset related debt.

Restricted net position is assets which have third party (statutory, bond covenant or granting agency) or enabling legislation limits on their use. The District would typically use restricted assets first, as appropriate opportunities arise, but reserves the right to selectively defer the use thereof to a future project or replacement equipment acquisition.

Unrestricted net position represents net position not included in net investment in capital assets or restricted net position.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide, proprietary and fiduciary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year in which the related debt is issued and the assessments established.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded when payment is due.

The following are the District's major governmental funds:

General Fund: The General Fund is the primary operating fund of the District and is used to account for all financial resources of the general government except those required to be accounted for in another fund.

Public Safety Special Revenue Fund: The Public Safety Special Revenue Fund is used to account for all financial resources of the Public Safety Department.

The following are the District's four non-major governmental funds:

Rolling Acres Special Revenue Fund: The Rolling Acres Special Revenue Fund is used to account for all financial resources, including special assessments, related to the maintenance of facilities in the Rolling Acres Plaza commercial area, a major retail center in The Villages.

Village of Spanish Springs (VOSS) Special Revenue Fund: The VOSS Special Revenue Fund is used to account for all financial resources, including special assessments, related to the maintenance of facilities in the Spanish Springs commercial area, a major retail center in The Villages.

Road Maintenance Special Revenue Fund: The Road Maintenance Special Revenue Fund is used to account for all financial resources, including special assessments, related to the maintenance of roads and rights-of-way facilities in the commercial areas located within the Village Center Community Development District.

Community Standards Special Revenue Fund: The Community Standards Special Revenue Fund is used to account for those services related to deed compliance within The Villages. Any fines levied are also accounted for within this fund.

The following are the District's three major enterprise funds, a type of proprietary fund:

Recreation Amenities Division (RAD) Fund is used to account for the amenity recreation and security revenues and expenses for Districts 1 through 4.

Village Center Service Area (VCSA) Utility Fund is used to account for all water and irrigation revenues and costs of providing services on a continuing basis to customers located in the Lake County portion of The Villages, and a portion of District No. 1 residential areas in Sumter County, along with associated commercial areas.

Little Sumter Service Area (LSSA) Utility Fund is used to account for all water and irrigation revenues and costs of providing services on a continuing basis in the residential areas located in District Nos. 1 (portion), 2, 3, and 4, along with associated commercial areas.

The following fund is the non-major enterprise fund within the District:

The Enrichment Academy (TEA) is used to account for the resources for the operation of a community educational enrichment program.

The custodial fund, Beyond the Stars, has monies held for the welfare of other employees.

The Health Self Insurance Fund is an internal service fund used to report activities that provide services to the District's other programs and activities on a cost reimbursement basis. The District uses this fund to account for self-insured medical coverage. The revenues and expenses of the internal service fund that are duplicated in other funds through allocations are eliminated in the government-wide statements, with the remaining balances included in the governmental activities' column. The internal service fund is reported in a single column in the basic proprietary fund financial statements.

Governmental Fund Balance Classifications

Governmental fund balances are classified as either non-spendable or spendable. Spendable balances are further classified as restricted, committed, assigned or unassigned, based on the extent to which there are external or internal constraints on the spending of these fund balances. A discussion of each is as follows:

- **Non-spendable:** This classification includes amounts which cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact. "Not in spendable form" includes items which are not expected to be converted into cash (such as inventories and prepaid amounts).
- **Restricted:** This classification includes amounts for which constraints have been placed on the use of the resources either externally imposed by creditors, grantors, contributors, laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation.
- **Committed:** This classification includes amounts which can only be used for specific purposes established by the highest decision-making authority in the government. Committed amounts cannot be used for any other purpose unless the District removes those constraints by taking the same type action.
- **Assigned:** This classification includes amounts which are constrained by the District's intent to be used for a specific purpose but are neither restricted nor committed.
- **Unassigned:** This classification includes the residual fund balance for the General Fund. This classification represents fund balance which has not been assigned to other funds and which has not been restricted, committed or assigned to a specific purpose within the General Fund. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed or assigned for those specific purposes.

The District does not currently use the assigned category of fund balance. All restricted fund balances relate to external debt service restrictions. The Board of Supervisors, the highest decision-making authority of the District, approves the establishment, increase and reduction in committed fund balances by budget resolutions and amendments. All other fund balances are unassigned. Restricted and Committed fund balances are always used first for the purposes for which they are designated. Changes to this practice require prior Board of Supervisors approval. A minimum fund balance amount has not been formally adopted.

Proprietary Funds operating and non-Operating revenues and expenses

Proprietary Funds distinguish operating revenues and expenses from nonoperating items. Operating revenue and expenses generally result from providing services producing and delivering goods in connection with proprietary ongoing operations. All revenue and expenses not meeting this definition are reported as non-operating revenue and expenses

Budgetary Information

The annual budget is formally adopted by the Board of Supervisors and serves as the legal authorization for expenditures. Legal authority and control are established in accordance with Section 190.008, Florida Statutes. The annual budget, as well as any subsequent amendment, is adopted and approved for all funds by the Board of Supervisors. Budgets are adopted on a basis consistent with GAAP except for GASB 87 and GASB 96, regarding lease liability and SBITAs, respectively. All budget amounts presented in the statements reflect the original budget and the amended final budget.

Assets, Liabilities and Net Position

Cash, Cash Equivalents and Investments The District considers cash and cash equivalents to be cash on hand, demand deposits, cash with fiscal agent, and short-term investments with original maturities of three months or less from the date of acquisition.

The District's investments are recorded at fair value unless the investment qualifies as an external investment pool and follows the guidance in GASB Statement No.79, which allows the investment to be recorded at amortized cost under certain criteria. Fair value is the price which would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The method of measuring the fair value of investments uses the fair value hierarchy as defined by GASB.

Receivables and Payables The accounts receivable of the District are recorded in the government-wide and fund financial statements. Activities between funds which are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds".

Deferred Outflows/Inflows of Resources In addition to assets, the statement of net position may report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position which applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of net position may report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position which applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until then.

Capital Assets Capital assets, which may include property (land), buildings, right-to-use buildings, infrastructure assets (roads, sidewalks, etc.), improvements, equipment, construction in progress and intangible assets, are reported in the government-wide financial statements.

The District has established the threshold for additions to capital assets as an asset with an acquisition cost of \$10,000 or more, and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost (except for intangible right-to-use lease assets, the measurement of which is discussed in note 9 below) if purchased or constructed. The District values and records donated capital assets at the estimated acquisition value of the item at the date of its donation.

Routine maintenance and repairs to capital assets are not included in the reported value because they do not increase the capacity or extend the useful life of the capital asset.

Depreciation of capital assets is computed using the straight-line method and is recorded in general government expenses in the District’s statement of activities. Estimated useful lives of the assets are as follows:

- Improvement other than building and structure 40 years
- Furniture and Equipment 5-10 years
- RTU leased building 5-40 years

Intangible Assets Intangible assets represent the discounted value of future amenity fees or utilities service fees acquired from the Developer, and are capitalized at cost at the date of acquisition. Intangible assets are amortized on a straight-line basis over an estimated useful life of 40 years.

Inventories and prepaid items Inventory is valued at cost using the first-in/first-out (FIFO) method and consists of unleaded and diesel fuel. The cost of such inventories is recorded as expenditures/expenses when consumed rather than when purchased. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Leases - Lessee: The District is the lessee of seven noncancellable leases, five office locations, and two fire Stations. The District recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements. The District recognizes lease liabilities with an initial, individual value of \$10,000 or more. At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the District determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The District uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the District generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the District is reasonably certain to exercise.

The District monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long- term debt on the statement of net position.

Subscription-Based Information Technology Arrangements: The District reports two subscription liabilities and two intangible right-to-use capital asset (known as the subscription asset) on the government-wide financial statements for subscription-based information technology arrangements (SBITA). The District's policy is to recognize subscription liabilities with an initial, individual value of \$10,000 or more. At the commencement of a SBITA, the District initially measures the subscription liability at the present value of payments expected to be made during the SBITA term. Subsequently, the subscription liability is reduced by the principal portion of subscription payments made. The subscription asset is initially measured as the initial amount of the subscription liability. Subsequently, the subscription asset is amortized on a straight-line basis over the SBITA term.

Key estimates and judgments related to SBITAs include how the District determines (1) the discount rate it uses to discount the expected SBITA payments to present value, (2) SBITA term, and (3) subscription payments.

- The District the interest rate charged by the SBITA vendor as the discount rate. When the interest rate charged by the SBITA vendor is not provided, the District generally uses its estimated incremental borrowing rate as the discount rate for SBITAs.
- The SBITA term includes the noncancellable period of the SBITA and any extensions that are deemed certain to be exercised. Subscription payments included in the measurement of the subscription liability are composed of fixed payments to the SBITA vendor.

The District monitors changes in circumstances that would require a remeasurement of its SBITAs and will remeasure subscription assets and liabilities if certain changes occur that are expected to significantly affect the amount of the subscription liabilities.

Compensated Absences It is the District's policy to accumulate earned but unused vacation benefits. All vacation pay is accrued when incurred in the government-wide financial statements. In addition, under the new GASB 101, a liability for estimated sick leave to be used in the upcoming year has been established. The District's policy permits employees to accumulate earned but unused sick leave. All sick leave lapses when employees leave the employment of the District and, upon separation from service, no monetary obligation exists. However, a liability for estimated value of sick leave that will be used by employees as time off is included in the liability for compensated absences.

The total compensated absences balance was \$3,015,746 as of September 30, 2025.

Postemployment Benefits Other Than Pensions For purposes of measuring the OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the District's Retiree Benefits Plan have been determined on the same basis as they are reported by the District. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Unearned revenue When the District receives payments for goods or services not yet delivered, a liability is typically reported on the balance sheet and recognized as revenue over time as the obligation is fulfilled.

Bond Discounts, Premiums and Issuance Costs In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable business-type activities statement of net position. Bond premiums and discounts and bond insurance costs, are deferred and amortized over the term of the bonds using the straight-line method, which approximates the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, proprietary fund types recognize bond issuance costs during the period when the debt is issued. The face amount of debt issued is reported as other financial sources. Issuance costs are reported as other debt services expenditures.

Restricted Assets Certain proceeds of revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position because their use is limited by applicable bond covenants. Restricted assets in the form of cash and cash equivalents which will be used to pay current liabilities are classified as current assets in the accompanying statement of net position.

The resolutions, authorizing both the utility and recreational revenue bonds require the District establish sinking fund and reserve accounts in amounts which equal the Reserve Account Requirements, which are defined in the Bond Trust Indentures. In addition, the bond resolutions require a renewal and replacement reserve be established. The renewal and replacement reserve deposits are maintained as restricted assets until such time as needed to fund those necessary recreation and water and sewer system renewals and replacements.

The utility bond resolutions further require the District deposit all system development charges promptly, upon receipt thereof, in the System Development Charges account. These funds shall be accumulated and applied by the District in accordance with the provisions of the Bond Trust Indentures.

Retirement Benefits Full-time employees participate in the District defined contribution retirement plans. The plans were established under IRS section 401(a) and 457(b) and are administered by Lincoln Financial Group. Employees may choose among various investment options available to plan participants. There are three classes of employees participating in the plan, regular full-time employees, executive employees (District Manager, Deputy District Manager, Assistant District Manager), and professional firefighters. The 401(a) plan consists of employer contributions and the 457(b) plan consists of employee elected contributions. During fiscal year 2025, under the 401(a) plan regular full-time employees received a 7% contribution, executive employees received 19%, 17%, or 15% respectively, and professional fire-fighters received a 20% contribution based on each employee's total salary. At the end of fiscal year 2025, there were 356 regular full-time employee participants and 224 professional fire-fighters. Employer contributions to the plan for the fiscal year 2025 totaled \$1,510,992 for the regular full-time employees and \$3,650,702 for the professional fire-fighters. All employer contributions, including the employer match, are deposited into the employees' 401a accounts. Employees may contribute to the 457b plan, and those contributions determine eligibility for the employer match. All employees are eligible for up to a 3% employer match based on their 457b contributions. Employer match contributions for the fiscal year 2025 totaled \$408,683 for the regular full-time employees and \$471,933 for the professional fire-fighters. Employees become fully vested in the 401a plan after one full fiscal year of full-time service. If employment is terminated prior to an employee becoming fully vested, they will receive 0% of the contributions made on their behalf. Any amounts forfeited by employees are used first to pay plan expenses and then used to offset future District contributions to the Plan. The plan can only be amended with the approval of the District Board of Supervisors and in the case of the professional fire-fighters; the IAFF Local 4770 must approve changes

to the Collective Bargaining Agreement regarding pension contributions. Part-time employees are enrolled in a FICA alternative plan.

Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles (GAAP) requires management to make various estimates and assumptions which affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statement and the reported amounts of revenues and expenditures/expenses during the reporting period. Some of these estimates include assessing the collectability of the receivables, the useful lives of capital assets and the collectability of the liabilities. Although these estimates are based on management's knowledge of current events and actions it may undertake in the future, they could ultimately differ from actual results.

Note 2 – Cash, Cash Equivalents And Investments

The District maintains an approved Investment Policy and Long-Term Portfolio Investment Policy in compliance with guidelines established by Florida Statutes.

The primary objective of the District's Investment policy is to assure safety and preservation of principal. The objective is to mitigate credit and interest rate risk, maintain the necessary liquidity to match expected liabilities and maximize yield.

The primary objective of the District's Long-term Portfolio Investment policy is to achieve a long-term (five years or longer) level of return commensurate with the contemporary economic conditions and equal to or exceeding the then prevailing investment environment.

Cash and Cash Equivalents: The District's cash and cash equivalents are considered to be cash on hand, demand deposits, cash with fiscal agent and short-term investments with an original maturity of three months or less.

The District invests its operating cash in a Qualified Public Depository which meets the requirements of Chapter 280, Florida Statutes "Florida Security for Public Deposits Act". In addition to protection of up to \$250,000 for its deposits with a single bank as provided by the Federal Deposit Insurance Corporation (FDIC), the District's deposits are provided the extra level of security afforded by using a public depository which meets the requirements of Chapter 280. This includes the provision by the public depository of collateral based on the amount of public deposits maintained at the institution and the ability of the State of Florida to levy other public depositories for shortages in collateral in the event of the failure of a public depository. Citizens First Bank is a Qualified Public Depository.

May 2025 the District was notified that Citizens First Bank, the operating bank of the District, will be acquired by Seacoast National Bank. The acquisition is expected to be completed by October 2025, however full integration of the two banks is expected to be complete by July 2026. District Staff does not foresee any significant impact from this acquisition.

As of September 30, 2025, the District’s Cash and Cash Equivalents consisted of:

Cash and Cash Equivalents	Fair Value	Weighted Average Maturity (Days)	Credit Rating
Citizens First Bank demand deposits	11,686,230	1.0	n/a
FI Cooperative Liquid Assets Securities System, FLCLASS	40,551,661	42.3	AAAm
FI Public Assets for Liquidity Management (FL PALM)	36,771,600	42.0	AAAm
US Bank - State Board of Administration, Florida Prime TM	17,343,021	47.0	AAAm
Total Fair Value	\$ 106,352,512		
Portfolio Weighted Average Maturity (WAM)		38.4	

The District invests excess funds pursuant to the guidelines established in Section 218.415, Florida Statutes. The authorized investments consist of:

- The Local Government Surplus Funds Trust Fund or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act as provided in Section 163.01, Florida Statutes.
- Securities and Exchange Commission registered money market mutual funds with the highest credit quality rating from a nationally recognized rating agency.
- Interest-bearing time deposits or savings accounts in qualified public depositories as defined in Section 280.02, Florida Statutes.
- Direct obligations of the United States Treasury.
- Federal agencies and instrumentalities.
- Repurchase agreements with financial institutions approved as public depositories, provided that the underlying collateral consists of obligations of the United States Government, its agencies and instrumentalities. The repurchase agreement shall be collateralized equal to at least 102 percent of the value of the District’s investment.

The District has further segregated a portion of its investment into a long-term investment portfolio with further investment guidelines. The investment objectives are based on a long-term investment horizon of five years or longer. The District has developed a long-term investment horizon such that the risk and duration of investment losses are carefully weighed against the long-term potential for asset growth. A large portion of the assets will be invested in longer-term investments and will be diversified with the intent to minimize risk loss. In order to best balance risk and return for optimal diversification, the following asset allocation has been identified:

Asset Classes	Asset Weightings	
	Range	Target
Growth Assets		
Domestic Equity	20% - 60%	40%
International Equity	0% - 40%	20%
Other	0% - 20%	0%
Income Assets		
Fixed Income	20% - 60%	40%
Other	0% - 20%	0%
Real Return Assets	0% - 20%	0%
Cash Equivalents	0% - 20%	0%

As of September 30, 2025, the District's Investments consisted of:

Investments	Fair Value	Weighted Average Maturity (Years)	Credit Rating
Florida Fixed Income Trust, FLFIT	\$ 35,256,174	1.41	AAAf/S1
Florida Local Government Investment Trust	36,946,069	1.60	AAAf/S1
Fidelity Total Market Index Fund	12,819,095	n/a	n/a
First American Multi-Manager International Equity Fund	6,851,576	n/a	n/a
First American Multi-Manager Fixed Income Fund	12,540,014	8.3	A
First American Government Money Market Fund	93,335	n/a	n/a
Total Investments	<u>\$ 104,506,263</u>		

Portfolio Weighted Average Maturity (WAM) 2.0

The District participates in the following external investment pools:

- The State Board of Administration (SBA)** for participation in the Local Government Investment Pool (Florida PRIME™) created by Section 218.415, Florida Statutes is an investment pool that operates under investment guidelines established by Section 215.47, Florida Statutes. The District's investments in Florida PRIME™, a qualified external investment pool, meet the requirements of GASB Statement No. 79 and are reported at amortized cost. With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states, "The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, and the Investment Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days." With regard to liquidity fees, Florida Statute Section 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made. As of September 30, 2023, there were no redemption fees, maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100 percent of their account value.
- The Florida Cooperative Liquid Assets Securities System (FLCLASS)** is an independent local government investment pool designed to provide a safe and competitive investment alternative for Florida governmental entities. FLCLASS does not meet the requirements of GASB Statement No. 79 and is measured at variable NAV, which approximates fair value.
- Florida Public Assets for Liquid Management (FLPALM)** has daily liquidity with unlimited investments and redemptions. The fund has investments in Negotiable Certificates of Deposit, Commercial Paper, Repurchase Agreements, Bank Deposits, Bank Notes, Corporate Notes, Money Market Funds, Federal Agency Bonds/Notes, and US Treasury Notes. The investment advisor, on behalf of the fund, determines the net asset value of the shares at the close of each business day and monitors the

difference between the amortized cost and fair market value. The Trustees of the fund can suspend the right of withdrawal or postpone the date of payment if the Trustees determine that there is an emergency that makes the sale of a Portfolio's securities or determination of its net asset value not reasonably practical. The District's investment in FLPALM meets the requirement of GASB No. 79 and is valued at amortized cost.

- **Florida Fixed Income Trust (FLFIT)** Cash Pool and Enhanced Cash Pool is a Series Trust designed to provide liquid solutions to local governments of Florida. The funds objective is to provide liquidity and preservation of capital while providing current income consistent with low volatility of net asset value. The fund does not meet the requirements of GASB Statement No. 79 and is measured at variable NAV, which approximates fair value.
- **The Florida Local Government Investment Trust (FLGIT)** is administered by a Board of Trustees appointed by the Florida Association of Court Clerks and County Comptroller, and the Florida Association of Counties, Inc. The Trust was created to provide a means for public entities to pool surplus funds to maximize net earnings certificates of deposit. The District's investment in the Trust Short-Term Bond Fund does not meet the requirements of GASB Statement No. 79 and is valued at variable Net Asset Value (NAV), which approximates fair value.

Fair Value Hierarchy. GASB Statement No. 72, Fair Value Measurement and Application, sets forth the framework for measuring fair value. The District's investments are recorded at fair value unless the investment qualifies as an external investment pool under the guidance in GASB Statement No. 79.

The valuation measurement levels are defined below:

- Level 1 inputs are unadjusted price quotations in active markets/exchanges for identical assets or liabilities which a government can access at the measurement date.
- Level 2 inputs are observable inputs including, but not limited to, quoted prices for similar assets or liabilities in active markets, quoted process for identical or similar assets or liabilities in markets which are not active, inputs other than quoted prices which are observable for the assets or liabilities (such as interest rates, yield curves, volatilities, loss severities, credit risks and default rates) or other market-corroborated inputs.
- Level 3 inputs are unobservable inputs based on the best information available in the circumstances, to the extent observable inputs are not available.

The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs. If a price for an identical asset or liability is not observable, a government should measure fair value using another valuation technique which maximizes the use of relevant observable inputs and minimizes the use of unobservable inputs.

At September 30, 2025, the District's investments carried the following Fair Value Hierarchy:

Investment by fair value level:	Total	Level 1	Level 2	Level 3
Fidelity Total Market Index Fund	\$ 12,819,095	\$ -	\$ 12,819,095	\$ -
First American Multi-Manager International Equity Fund	6,851,576	-	6,851,576	-
First American Multi-Manager Fixed Income Fund	12,540,014	-	12,540,014	-
Totals	\$ 32,210,685	\$ -	\$ 32,210,685	\$ -

Management of the following investment risks are addressed below:

- Custodial credit risk is the risk that a government will not be able to recover deposits or the value of an investment which is in the possession of a failed institution or counterparty.

- The financial institution in which the District places its deposits is certified as a “qualified public depository” as required under the Florida Security for Public Deposits Act. Therefore, the deposits are entirely insured by Federal depository insurance and collateralized pursuant to Chapter 280, Florida Statutes.
- At September 30, 2025, and consistent with the investment policy, the District’s investments are all registered in the name of the District by a custodian or a trustee for the District.
- Credit risk is the risk of loss from an issuer’s failure to repay principal and/or interest on a debt obligation. To manage this risk, the District’s investment policy identifies and limits investments to only top ratings issued by nationally recognized statistical rating organization.
- Concentration of investment risk is the increasing probability of loss arising from heavily lopsided exposure to an asset class, issuer, structure or maturity. The District’s investment policy stipulates guidelines for diversification of investments by limiting investments to avoid over-concentration in securities from a specific issuer or business sector; limiting investments in securities with higher credit risk; investments in securities with varying maturities; and continuously investing a portion of the portfolio in readily available funds to ensure that appropriate liquidity is maintained to meet ongoing obligations.
- Interest rate risk is the risk that a security’s value will decrease with a rise in interest rates. To manage interest rate risk, the District maintains a formal short-term investment policy that limits a portion of its investments in maturities, not to exceed five (5) years. The short-term target balance is 85% of the Districts portfolio. The District also adopted a Long-term investment portfolio which targets 15% of investment dollars and may hold some maturities longer than five years. The District maintains and reports interest rate risk using the Weighted Average Maturity (WAM) method. A weighted average takes into consideration both the timing and the amounts of the maturities. The District manages its exposure to decline in fair values by limiting the WAM of its short-term investment portfolio to less than three (3) years.
- Foreign currency risk is the risk of loss from a reduction in value affected by changes in the rate of exchange. The District’s investment policies do not allow for direct investments in foreign currency.

Note 3 – Receivables and Payables

Receivables

Accounts Receivable The accounts receivable net balance for governmental activity and business-type activities was \$2,615,047 and \$9,606,506 as of September 30, 2025 respectively. Business-type receivables include outstanding amounts owed from residents for utility services and amenity fees. Governmental receivables include primarily miscellaneous accounts receivable.

The accounts receivable are shown net of the allowance for doubtful accounts for governmental funds of \$2,506,735 and for enterprise type funds of \$1,184,661 as of September 30, 2025.

Due from other Governments As of September 30, 2025, a total \$3,122,014 is due from other governments. The inter-government balances result from the time lag between the dates that (1) inter-government goods and services were provided or reimbursable expenditure occur, (2) transactions are recorded in the accounting system and (3) payments between governments are made.

Due from other Funds The inter-fund balances result from the time lag between the dates that (1) inter-fund goods and services were provided or reimbursable expenditure occur, (2) transactions are recorded in the accounting system and (3) payments between funds are made. The balance, if any, at September 30, 2025 is expected to be repaid shortly after year-end from available current assets and next year funding.

Payables

Accounts Payable As of September 30, 2025, a total \$10,750,668 is due to trade vendors in the normal course of business. This balance is expected to be repaid shortly after year-end from available current assets and next year funding.

Accrued Liabilities As of September 30, 2025 totaled \$3,935,183 which are additional expenses accrued for goods and services received by the fiscal year end. These expenses include purchase card transactions that are normally paid the following month.

Due to other Governments As of September 30, 2025, a total \$487,730 is due to other governments. The inter-government balances result from the time lag between the dates that (1) inter-government goods and services were provided or reimbursable expenditure occur, (2) transactions are recorded in the accounting system and (3) payments between governments are made. The balance at September 30, 2025 is expected to be repaid shortly after year-end from available current assets and next year funding.

Due to other Funds The inter-fund balances result from the time lag between the dates that (1) inter-fund goods and services were provided or reimbursable expenditure occur, (2) transactions are recorded in the accounting system and (3) payments between funds are made. The balance, if any, at September 30, 2025 is expected to be repaid shortly after year-end from available current assets and next year funding.

Note 4 – Capital Assets

Capital asset activity for the year ended September 30, 2025, was as follows:

	Beginning balance	Increases	Decreases	Ending balance
Governmental activities:				
Assets not being depreciated:				
Land	\$ 2,623,241	4,980,000	-	7,603,241
Construction in progress	5,685,344	5,907,272	(10,750,255)	842,361
Total assets not being depreciated	8,308,585	10,887,272	(10,750,255)	8,445,602
Assets being depreciated:				
Building	7,989,168	24,200,498	(48,010)	32,141,656
RTU - Building Lease	5,283,298	9,819,165	(2,068,458)	13,034,005
Furniture & fixtures	26,390,828	3,365,212	(1,443,144)	28,312,896
RTU - SBITAS	-	226,854	-	226,854
Infrastructure	2,688,565	522,704	-	3,211,269
Leasehold improvements	687,416	2,771,387	-	3,458,803
Total assets being depreciated	43,039,275	40,905,820	(3,559,612)	80,385,483
Total assets	51,347,860	51,793,092	(14,309,867)	88,831,085
Less accumulated depreciation and amortization for:				
Building	(2,141,151)	(636,392)	-	(2,777,543)
RTU - Building Lease	(1,631,609)	(855,245)	898,477	(1,588,377)
Furniture & fixtures	(12,315,204)	(1,966,340)	1,283,948	(12,997,596)
RTU - SBITAS	-	(80,556)	-	(80,556)
Infrastructure	(756,224)	(162,068)	-	(918,292)
Leasehold improvements	(303,450)	(69,220)	-	(372,670)
Total accumulated depreciation	(17,147,638)	(3,769,821)	2,182,425	(18,735,034)
Governmental activities capital assets, net	34,200,222	48,023,271	(12,127,442)	70,096,051
	Beginning balance	Increases	Decreases	Ending balance
Business activities:				
Assets not being depreciated:				
Land	10,214,216	-	-	10,214,216
Construction in progress	10,327,915	17,230,614	(7,528,452)	20,030,077
Total assets not being depreciated	20,542,131	17,230,614	(7,528,452)	30,244,293
Assets being depreciated:				
Buildings and structures	77,051,622	2,177,838	(500)	79,228,960
Infrastructure	124,643,410	13,778,076	-	138,421,486
Furniture & fixtures	6,949,870	1,734,332	(398,588)	8,285,614
Total assets being depreciated	208,644,902	17,690,246	(399,088)	225,936,060
Total assets	229,187,033	34,920,860	(7,927,540)	256,180,353
Less accumulated depreciation for:				
Buildings and structures	(39,445,020)	(2,259,522)	-	(41,704,542)
Infrastructure	(75,286,715)	(4,606,945)	-	(79,893,660)
Furniture & fixtures	(3,099,479)	(506,369)	397,896	(3,207,952)
Total accumulated depreciation	(117,831,214)	(7,372,836)	397,896	(124,806,154)
Business activities capital assets, net	111,355,819	27,548,024	(7,529,644)	131,374,199
Total capital assets governmental and business activities:	\$ 145,556,041	75,571,295	(19,657,086)	201,470,250

Note 5 – Intangible Assets

Intangible Asset activity for the year ending September 30, 2025 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type activities:				
RAD:				
Discounted value of amenity fees	\$ 178,818,649	-	-	178,818,649
Less accumulated amortization	(105,369,485)	(4,808,263)	290,781	(109,886,967)
Intangible assets, net	<u>73,449,164</u>	<u>(4,808,263)</u>	<u>290,781</u>	<u>68,931,682</u>
LSSA:				
Discounted value of utilities charges	43,338,051	-	-	43,338,051
Less accumulated amortization	(22,748,506)	(1,083,451)	-	(23,831,957)
Intangible assets, net	<u>20,589,545</u>	<u>(1,083,451)</u>	<u>-</u>	<u>19,506,094</u>
Business-type activities total:				
Discounted value of amenity fees	178,818,649	-	-	178,818,649
Discounted value of utilities charges	43,338,051	-	-	43,338,051
Less accumulated amortization	(128,117,991)	(5,891,714)	290,781	(133,718,924)
Intangible assets, net	<u>\$ 94,038,709</u>	<u>(5,891,714)</u>	<u>290,781</u>	<u>88,437,776</u>

Note 6 - Long - Term Debt

Long-term debt consists of the following as of September 30, 2025:

Recreation Amenities Division Bonds:

\$172,425,000 Taxable Recreational Revenue Refunding Bonds, Series 2014 due in annual principal installments ranging from \$6,280,000 to \$11,595,000 through November 2036 in accordance with the redemption schedule. Interest is due semi-annually on May 1 and November 1 of each year until redemption or maturity. Interest rates range from 4.156% to 5.015%. \$ 99,975,000

LSSA Utility Revenue Bonds

\$70,300,000 Utility Revenue Bonds, Series 2014B due in annual principal installments ranging from \$2,700,000 to \$4,955,000 through October 2036 in accordance with the redemption schedule. Interest is due semi-annually on April 1 and October 1 of each year until redemption or maturity. Interest rates range from 4.156% to 5.015%. 46,215,000

Safety Fund Fire Improvement Revenue Bonds

\$12,175,000 Taxable Fire Improvement Revenue Bond, Series 2025 due in annual principal installments ranging from \$120,000 to \$805,000 through November 2054 in accordance with the redemption schedule. Interest is due semi-annually on May 1 and November 1 of each year until redemption or maturity. Interest rate is 5.60%. \$ 2,267,500

\$10,500,000 Taxable Fire Improvement Revenue Bond, Series 2025-1 due in annual principal installments ranging from \$130,000 to \$735,000 through November 2055 in accordance with the redemption schedule. Interest is due semi-annually on May 1 and November 1 of year year until redemption or maturity. Interest rate is 6.20%.

Safety - JP Morgan Financing

\$3,333,166 Draw #1 on October 18, 2024 of the Master Lease-Purchase Agreement due in semi-annual principal and interest installments ranging from \$4,337 to \$197,744 through October 2034 in accordance with the payment schedule. Interest rate is 5.058% \$ 9,200,132

\$1,592,375 Draw #2 on May 29, 2025 of the Master Lease-Purchase Agreement due in semi-annual principal and interest installments ranging from \$2,153 to \$96,428 through May 2035 in accordance with the payment schedule. Interest rate is 5.380%

\$4,417,512 Draw #3 on September 11, 2025 of the Master Lease-Purchase Agreement due in semi-annual principal and interest installments ranging from \$6,111 to \$250,235 through September 2035 in accordance with the payment schedule. Interest rate is 4.900%

Total Long-term Debt	\$ 178,065,132
Less current installment of revenue bonds payable and lease financing arrangements	(10,990,025)
Revenue bonds payable less current installments	<u>\$ 167,075,107</u>

The Taxable Recreational Revenue Bonds, Series 2014 are secured by a lien and pledge of amenity fees and other revenues under the indenture which are derived by the District from the users of the recreational facilities.

The LSSA Utility Revenue Bonds are secured by a lien and pledge of the revenues under the indenture which is derived by the District from the fees and charges for water and wastewater services in the Little Sumter Service Areas (LSSA).

The annual requirements to amortize the principal and interest of business-type activities revenue bonds payable as of September 30, 2025, are as follows:

<u>Fiscal year ending September 30:</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	10,065,000	6,960,976	17,025,976
2027	6,390,000	6,569,676	12,959,676
2028	10,850,000	6,159,710	17,009,710
2029	11,380,000	5,631,081	17,011,081
2030	11,935,000	5,076,650	17,011,650
2031-2035	63,270,000	16,062,544	79,332,544
2036-2037	32,300,000	1,639,906	33,939,906
Total	<u>\$ 146,190,000</u>	<u>48,100,543</u>	<u>194,290,543</u>

The annual requirements to amortize the principal and interest of governmental activities revenue bonds payable as of September 30, 2025, are as follows:

<u>Fiscal year ending September 30:</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	120,000	1,092,548	1,212,548
2027	305,000	1,317,150	1,622,150
2028	320,000	1,298,855	1,618,855
2029	340,000	1,279,535	1,619,535
2030	360,000	1,259,035	1,619,035
2031-2035	2,145,000	5,941,475	8,086,475
2036-2040	2,845,000	5,216,150	8,061,150
2041-2045	\$ 3,780,000	4,250,525	8,030,525
2046-2050	\$ 5,030,000	2,966,650	7,996,650
2050-2055	\$ 6,695,000	1,255,670	7,950,670
2056	\$ 735,000	22,785	757,785
Total	<u>\$ 22,675,000</u>	<u>25,900,378</u>	<u>48,575,378</u>

The annual requirements to amortize the principal and interest of governmental activities notes payable as of September 30, 2025, are as follows:

<u>Fiscal year ending September 30:</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	805,025	453,472	1,258,497
2027	846,116	412,381	1,258,497
2028	889,307	369,189	1,258,496
2029	934,706	323,791	1,258,497
2030	982,425	276,071	1,258,496
2031-2035	4,742,553	628,693	5,371,246
Total	<u>\$ 9,200,132</u>	<u>2,463,597</u>	<u>11,663,729</u>

The following is a summary of changes in long-term liabilities:

	<u>Beginning balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending balance</u>	<u>Due within one year</u>
Governmental activities:					
Lease liability	\$ 3,851,605	9,819,165	(1,978,297)	11,692,473	1,111,036
Compensated absences	1,784,082	1,231,664 *	-	3,015,746	115,883
Other post-employment benefits	2,424,589	-	(812,135)	1,612,454	237,458
SBITA liability	-	226,854	(115,135)	111,719	68,384
Lease Financing		9,343,053	(142,921)	9,200,132	805,024
Bonds Payable		22,675,000		22,675,000	120,000
Governmental activities long-term debt	<u>8,060,276</u>	<u>43,295,736</u>	<u>(3,048,488)</u>	<u>48,307,524</u>	<u>2,457,785</u>
Business-type activities:					
Bonds payable					
RAD	106,815,000	-	(6,840,000)	99,975,000	7,135,000
LSSA Water and Sewer	49,030,000	-	(2,815,000)	46,215,000	2,930,000
Total business-type activities long-term liabilities	<u>155,845,000</u>	<u>-</u>	<u>(9,655,000)</u>	<u>146,190,000</u>	<u>10,065,000</u>
Total Long Term Liabilities	<u>\$ 163,905,276</u>	<u>\$ 43,295,736</u>	<u>\$ (12,703,488)</u>	<u>194,497,524</u>	<u>12,522,785</u>

* The change in the compensated absences liability is presented as a net change.

Debt Covenants and Pledged Revenues

The District has pledged certain amenities fee and water and sewer revenue to pay the principal and interest on Recreational Revenue and Utility Revenue Bonds issued to pay for the purchase of recreational and water and sewer utility facilities from the Developer. These Recreational and Utility Revenue Bonds were outstanding on September 30, 2025, as shown below. The table below reports the revenues pledged for each debt issue, the amounts of revenue received in the current year, the current year principal and interest paid on the debt, the approximate percentage of each revenue which is pledged to meet the debt obligation, and the date through which the revenue is pledged under the debt agreement and the total pledged future revenues for each debt, which is the amount of the remaining principal and interest on the bonds as of September 30, 2025.

Annual requirements to amortize long-term SBITA obligations and related interest are as follows:

Fiscal year ending September 30:	Principal	Interest	Total Payments
2026	\$68,384	\$4,099	\$72,483
2027	43,335	2,035	45,370
Total Future Payments	\$111,719	\$6,134	\$117,853

Pledged Revenue	Pledged Revenue	Principal and Interest Paid	Estimated Percent Pledged	Outstanding Principal and Interest	Pledged Through
Business type funds					
Amenities Fee Revenue and Other Income of RAD Fund ⁽¹⁾	\$ 59,224,240	\$ 11,788,068	20.41%	132,962,370	2036
Water and Sewer Revenue, LSSA Fund	10,538,427	5,090,944	52.90%	61,328,173	2036
Government type funds					
Fire Improvement Revenue Bond Station 47 & 48	47,431,492	145,829	3.35%	25,118,980	2054
Fire Improvement Revenue Bond Station 49	47,431,492	-	3.35%	23,456,398	2055
⁽¹⁾ Gross Revenue					

Note 7 – Related Parties

The District entered into interlocal agreements to provide SLCCDD, NSCUDD, WUDD, Brownwood, Middleton-A, Middleton-DT, District No. 1, District No. 2, District No. 3, District No. 4, District No. 5, District No. 6, District No. 7, District No. 8, District No. 9, District No. 10, District No. 11, District No. 12, District No. 13, District No. 14, District No. 15, District No. 16, and Coleman certain management, finance, tech and administrative services. Upon action by their respective Boards of Supervisors, District No. 1 through District No. 11, Sumter Landing District, NSCUDD, and Brownwood may request additional services as they deem necessary for the efficient and effective management of their respective districts. Such additional services are billed to the benefiting district at the District's cost, and include items such as payroll reimbursement for board members, reimbursement for payment of the investment advisor contract, and office equipment lease and copy costs.

The District also has agreements to provide deed compliance services to Middleton-A, District No. 1, District No. 2, District No. 3, District No. 4, District No. 5, District No. 6, District No. 7, District No. 8, District No. 9, District No. 10, District No. 11, District No. 12, District No. 13, District No. 14, and District No. 15 and recreation, property management and community watch services to SLCCDD.

The Villages paid a total of \$2,166,548 to the District for its portion of the maintenance assessments in FY 2025

The total expense per District is outlined below:

	Management Fees	Deed Compliance	Recreation Fees	Property Management	Customer Service	Safety Fees	Community Watch	Totals
SLCDD	\$ 2,223,599	\$ -	\$ 14,936,195	\$ 2,092,630	\$ 1,578,901	\$ 2,546,716	\$ 7,065,677	\$ 30,443,718
VCCDD	5,519,626	13,153	6,648,221	1,230,186	772,569	1,091,763	3,391,682	18,667,200
NSCUDD	2,165,237	-	-	-	-	-	-	2,165,237
WUDD	658,394	-	-	-	-	-	-	658,394
Brownwood	69,018	-	-	-	-	-	-	69,018
Middleton-A	210,636	15,851	-	-	-	-	-	226,487
Middleton-DT	24,273	-	-	-	-	-	-	24,273
District #1	126,966	5,107	-	-	-	-	-	132,073
District #2	159,491	3,307	-	-	-	-	-	162,798
District #3	161,108	1,899	-	-	-	-	-	163,007
District #4	262,772	11,673	-	-	-	-	-	274,445
District #5	313,162	4,182	-	-	-	-	-	317,344
District #6	337,396	6,850	-	-	-	-	-	344,246
District #7	245,739	586	-	-	-	-	-	246,325
District #8	273,898	9,903	-	-	-	-	-	283,801
District #9	287,738	5,157	-	-	-	-	-	292,895
District #10	313,529	8,326	-	-	-	-	-	321,855
District #11	146,459	5,258	-	-	-	-	-	151,717
District #12	330,188	16,106	-	-	-	-	-	346,294
District #13	337,495	33,330	-	-	-	-	-	370,825
District #14	202,936	15,914	-	-	-	-	-	218,850
District #15	392,666	19,200	-	-	-	-	-	411,866
District #16	980	-	-	-	-	-	-	980
Coleman	841	-	-	-	-	-	-	841
Eastport	-	-	-	-	-	277,750	-	277,750
VPSDDD	-	-	-	-	-	31,066,680	-	31,066,680
Totals	\$ 14,764,147	\$ 175,802	\$ 21,584,416	\$ 3,322,816	\$ 2,351,470	\$ 34,982,909	\$ 10,457,359	\$ 87,638,919

The District has purchased from Developer owned companies classified advertising, building rents, management services, and repair services for \$4,656,246. The District purchased IT-related services from the Developer totaling \$3,427,616. The District reimbursed the Developer for unspent dollars related to agreements such as County Road 42 maintenance agreement, management of Developer owned recreation facilities as well as Developer recreational revenue collected by the District in the amount of \$103,130. The District paid bank fees to a bank affiliated with the Developer in the amount of \$91,926 for lockbox fees and positive pay services.

The District paid NSCUDD a total of \$55,700 for utility services. The District purchased equipment usage from NSCUDD in the amount of \$7,239 and meter inventory in the amount of \$75,974.

Substantially all capital costs for infrastructure were acquired from the Developer or paid on contracts which were assigned to the District by the Developer using bond proceeds in either the current or previous years.

Developer owned companies purchased from the District certain management, personnel staffing, deed compliance, tech, recreation, property management, utility billing and community watch services totaling \$18,667,200.

The District is governed by a five-member Board of Supervisors. As of September 30, 2025, all five members of the Board of Supervisors are employees of, or affiliated with, the Developer.

Note 8 – Risk Management

The District is exposed to various risks of loss related to general liability, crime, auto liability, employee practice liability, theft, damage and destruction of assets, errors and omissions and natural disasters. To manage much of this risk, the District carries insurance, however, the District retains risk for certain property coverage and for losses in excess of coverage limits. Any settled claims from these risks have not exceeded commercial insurance coverage in any of the past three years.

Note 9 – Leases

In fiscal year 2025, the District leased five Office locations, and two Fire Stations. The District recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements. The District recognizes lease liabilities with an initial, individual value of \$10,000 or more. At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

In addition to the annual amortization, the lease liability declined due to the termination, by the Board, of a lease for a Cell Tower for Public Safety Communication. During the fiscal year, two leases reached the end of the contract and the liability was exhausted.

The interest rate on the lease is based on the District's incremental borrowing rate in the year the lease is initiated. Three new leases were entered into in fiscal year 2025, for office space. Two of these leases have a 5 year term, and one has a 10 year term. The incremental borrowing rate used to calculate the new leases was 5.05%. The details of these leases are listed below:

Describe	Date	Payment Terms	Monthly Payment Amount	Interest Rate	Total Lease Liability	Lease Liability as of September 30, 2025
4890 Morse Boulevard	1/23/2020	10 Years	10,965	3.75%	937,652	525,491
3571 Kiessel Road	2/1/2025	10 Years	96,620	5.05%	9,088,508	8,734,568
1024 Canal Street	10/1/2025	5 Years	10,190	5.05%	539,350	515,488
1030 LSL Suite A	10/1/2025	5 Years	3,615	5.05%	191,307	174,272
1026 Canal Street	8/1/2021	5 Years	10,527	3.75%	549,483	103,479
Fire Station 40	6/30/2019	40 Years	1,796	3.75%	434,639	412,357
Fire Station 51	1/11/2022	31 Years	5,344	3.75%	1,293,111	1,226,818
			<u>\$ 139,057</u>		<u>\$ 13,034,050</u>	<u>\$ 11,692,473</u>

Annual requirements to amortize long-term obligations and related interest are as follows:

Fiscal year ending September 30:	Principal	Interest	Total Payments
2026	\$ 1,111,036	\$ 536,594	\$ 1,647,630
2027	1,057,759	484,604	1,542,363
2028	1,110,484	431,879	1,542,363
2029	1,165,860	376,503	1,542,363
2030	1,082,722	319,665	1,402,387
2031-2035	4,818,709	827,199	5,645,908
2036-2040	193,328	235,100	428,428
2041-2045	233,130	195,298	428,428
2046-2050	281,126	147,301	428,427
2051-2055	339,004	89,424	428,428
2056-2059	299,315	22,005	321,320
Total Future Payments	<u>\$ 11,692,473</u>	<u>\$ 3,665,572</u>	<u>\$ 15,358,045</u>

Note 10 - Subscription-based Information Technology Arrangement

During the current fiscal year, the District entered into two, three-year, subscription-based information technology arrangements (SBITA) for the use of the vendor’s cloud-based budget reporting software and purchasing workflow software. The District recognizes a SBITA liability and an intangible right-to-use SBITA asset in the government-wide financial statements. The District recognizes SBITA liabilities with an initial, individual value of \$10,000 or more. At the commencement of a agreement, the District initially measures the SBITA liability at the present value of payments expected to be made during the agreement. The SBITA asset is initially measured as the initial amount of the liability, adjusted for payments made at or before the commencement date, plus certain initial direct costs. Subsequently, the asset is amortized on a straight-line basis over its useful life.

Initial subscription liabilities were recorded in the amounts of \$118,196 and \$108,658, respectively, during the current fiscal year. The liability was calculated using the District incremental borrowing rate of 5.05%. The value of the subscription assets as of the end of the current fiscal year were \$77,672 and \$68,626, respectively, and had accumulated amortization of \$40,524 and \$40,032, respectively.

The future principal and interest subscription payments as of June 30, 2025, were as follows:

Describe	Date	Payment Terms	Annual Payment Amount	Interest Rate	Total Liability	Liability as of September 30, 2025
Synerion	10/1/2024	3 Years	41,400	5.05%	118,196	80,765
OpenGov	3/1/2025	3 Years	35,743	5.05%	108,658	30,953
			<u>\$ 77,143</u>		<u>\$ 226,854</u>	<u>\$ 111,718</u>

Note 11 - Transfers In (Out)

During the fiscal year, \$36,439 was transferred from the Village of Spanish Springs and \$25,791 was transferred from Rolling Acres to Road Maintenance for future road maintenance capital projects.

Note 12 - Amenity Authority Committee (AAC)

As part of the settlement agreement, a requirement was established to form an Amenity Authority Committee (AAC) with duties, authority and limitations to be defined in an Interlocal Agreement among the Village Center Community Development District, the Town of Lady Lake, and Village Community Development District Nos. 1, 2, 3 and 4. This Interlocal Agreement dated April 18, 2008, establishes the membership of the AAC including elected representatives from each of the six jurisdictions named above. It establishes the powers and limitations of the AAC in advising and providing direction to the Board of Supervisors of the Village Center Community Development District concerning the receipt and expenditure of amenities fees, settlement proceeds and related funds.

Note 13 - Other Post Employee Benefits (OPEB) Obligations

The District follows GASB Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions, for reporting the employers’ OPEB Plan liability.

Plan Description The Other Postemployment Benefits Plan (OPEB Plan) is a single-employer defined benefit plan administered by the District. Pursuant to the provisions of Section 112.0801, Florida Statutes, employees who retire from the District are eligible to participate in the District’s medical and prescription drug coverage. For those Senior Managers who retire from the District, the District shall pay the medical premium equal to the amount being paid by such Senior Manager immediately prior to retirement. The District subsidizes the remainder of the premium above \$75 paid by the retired senior manager. The District subsidizes the premium rates paid by non-Senior Manager retirees, by allowing them to participate in the OPEB Plan at reduced or blended group (implicitly subsidized) premium rates for both active and retired employees. These rates provide an implicit subsidy for retirees because, on an actuarial basis, their current and future claims are expected to result in higher costs to the OPEB Plan on average than those of active employees. The District does not offer any explicit subsidies for non-senior manager retiree coverage. Retirees are assumed to enroll in the Federal Medicare program for their primary coverage as soon as they are eligible. The OPEB Plan does not issue a stand-alone report, and is not included in the report of a public employee retirement system or other entity.

Summary of Membership Information The following table provides a summary of the number of participants in the plan as of the measurement date:

Retirees and Beneficiaries	2
Inactive, Non-retired Members	-
Active Plan Members	517
Total Plan Members	519

Changes in the Total OPEB Plan Liability The following table shows the change in the District’s OPEB Plan liability:

Description	Amount
Service Cost	\$ 223,576
Interest on total OPEB Plan Liability	99,744
Difference between Expected and Actual Experience	(728,378)
Assumptions Changes	(346,088)
Benefit Payment	(60,989)
Net Change in OPEB Plan Liability	\$ (812,135)
OPEB Liability, Beginning Balance	2,424,589
OPEB Liability, Ending Balance	<u>\$ 1,612,454</u>
OPEB Liability as a % of Covered Payroll	4.46%

Funded Status and Funding Progress As of September 30, 2025, the total OPEB Plan liability was \$1,612,454, and assets held in trust were \$0, resulting in a funded ratio of 0 percent. The covered payroll (annual payroll of active participating employees) was estimated to be \$36,192,515, and the ratio of the total OPEB Plan liability to the covered payroll was 4.46%.

The OPEB Plan contribution requirements of the District and OPEB Plan members are established and may be amended through action from the Board. The District has not advance-funded or established a funding methodology for the annual OPEB expense or the OPEB Plan liability, and the OPEB Plan is financed on a pay-as-you-go basis.

Actuarial Valuation Date For employee and retiree population purposes, October 1, 2024, was the actuarial valuation date. For development of per capita cost purposes and for valuation purposes, October 1, 2024, was used as the effective date of OPEB Plan provisions.

Actuarial Valuation Methods and Assumptions Actuarial valuations of an ongoing OPEB Plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment and termination, mortality, and healthcare cost trends. Amounts determined regarding the funded status of the OPEB Plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

The Individual Entry Age Normal Cost Method with an increasing normal cost pattern consistent with the salary increase assumptions used in the October 1, 2019 actuarial valuation of the Village Center Community Development District (VCCDD) Medical Plan was used in the OPEB Plan liability calculation.

Demographic assumptions employed in the actuarial valuation were the same as those employed in the September 30, 2025, actuarial valuation of the VCCDD Medical Plan. These demographic assumptions were developed by VCCDD from an Actuarial Experience Study, and therefore are appropriate for use in the OPEB Plan Actuarial Valuation. These include assumed rates of future termination, mortality, disability, and retirement. In addition, salary increase assumptions (for development of the pattern of the normal cost increases) were the same as those used in the October 1, 2024 actuarial valuation of the VCCDD Medical Plan.

The 2021 Pension Protection Act mortality tables were used in the October 1, 2024 actuarial valuation. They are based on the results of a statewide experience study covering the period 2006 through 2024.

The total OPEB Plan liability actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation **2.40%**

Healthcare cost rates were estimated at a trend rate of 6.5% to 4.0%.

Administrative expenses are included in the claims rates.

Salary increase assumptions are the salary increase assumptions used for the respective class members in the July 1, 2025 Actuarial Valuation of the Florida Retirement System (FRS).

Discount Rate There are no invested plan assets held in trust to finance the OPEB Plan liability. The discount rate used equals the tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA rating as of the measurement date. For the purpose of the OPEB Plan valuation, the municipal bond rate was 4.90% (based on the daily rate closest to but not later than the measurement date of the "Fidelity General Obligation AA Index"). The discount rate was 4.90% as of the beginning of the measurement period.

The District's annual OPEB expense, net of current recognized deferred amounts totaled \$264,071 for the fiscal year ended September 30, 2025. At September 30, 2025, the District reported deferred inflows of resources and deferred outflows of resources related to the OPEB Plan liability from the following source:

Differences between expected and actual experience	Deferred Outflow of Resources
FY 2019	\$ 81,755
FY 2020	41,031
FY 2024	687,308
	<u>810,094</u>

Differences between expected and actual experience	Deferred Inflow of Resources
FY 2018	\$ (19,372)
FY 2021	(3,265)
FY 2022	(307,792)
FY 2023	(7,783)
FY 2025	(649,206)
	<u>\$ (987,418)</u>

Changes in Assumptions	Deferred Inflow of Resources
FY 2025	\$ (308,470)
	<u>(308,470)</u>

The deferred outflows of resources and the deferred inflows of resources related to OPEB, will be recognized in health insurance expense ratably over 10.3 years as follows:

Fiscal Year Ending September 30,	Amortization
2026	\$ 59,249
2027	59,249
2028	53,355
2029	68,164
2030	82,279
2031	84,711
2032	39,112
Thereafter	39,675
	<u>\$ 485,794</u>

Sensitivity of the District’s Total OPEB Plan Liability to Changes in the Discount Rate The following presents the District’s OPEB Plan liability calculated using the discount rate of 4.90%, as well as what the OPEB Plan liability would be if it were calculated using a discount rate which is 1-percentage-point lower (3.90%) or 1-percentage-point higher (5.90%) than the current rate:

	1% Decrease in Discount Rate (3.90%)	Current Discount Rate (4.90%)	1% Increase in Discount Rate (5.90%)
OPEB Plan Liability	\$ 1,926,529	\$ 1,612,454	\$ 1,362,242

Sensitivity of the District’s Total OPEB Plan Liability to the Healthcare Cost Trend Rate Assumption The following presents the District’s OPEB Plan liability calculated using the assumed healthcare cost trend rates as well as what the OPEB Plan’s total liability would be if it were calculated using a trend rate which is one percent lower or one percent higher:

	1% Increase	Healthcare Medical Trend Rate Assumption (6.5% to 4.0%)	1% Decrease
Entry Age Normal Total OPEB Liability	\$ 1,310,094	\$ 1,612,454	\$ 2,013,430

**Note 14 - Construction
Commitments as of
September 30, 2025**

Below are a list of significant
Construction Commitments for
the District

Project	Spent as of 9/30/2025	Remaining Commitment	Revenue Source	Fund
Paradise Recreation Center	\$ 1,427,192	\$ 19,013,185	Working Capital Reserves	Recreation Amenity Division

Required Supplementary Information
Schedule of Changes in Net Other Postemployment Benefit (OPEB) Plan Liability and Related Ratios
Last 10 Fiscal Years*

	2025	2024	2023	2022	2021	2020	2019	2018
Service Cost	\$ 223,576	\$ 215,370	\$ 117,488	\$ 191,138	\$ 154,518	\$ 135,667	\$ 114,713	\$ 80,229
Interest on Total OPEB Plan Liability	99,744	90,226	49,668	37,400	30,402	28,278	28,790	22,946
Difference between Expected and Actual Experience	(728,378)	854,944	(11,071)	(509,624)	(6,344)	98,283	255,166	(86,748)
Assumption Changes	(346,088)		-	-	-	-	(8,204)	-
Benefit Payment	(60,989)							
Implicit Rate Study		(9,517)	(552)	(552)	(23)	(23)	81	81
Net Change in Total OPEB Plan Liability	(812,135)	1,151,023	155,533	(281,638)	178,553	262,205	390,546	16,508
Total OPEB Plan Liability, Beginning	2,424,589	1,273,566	1,118,033	1,399,671	1,221,118	958,913	568,367	551,859
Total OPEB Plan Liability, Ending	<u>\$ 1,612,454</u>	<u>\$ 2,424,589</u>	<u>\$ 1,273,566</u>	<u>\$ 1,118,033</u>	<u>\$ 1,399,671</u>	<u>\$ 1,221,118</u>	<u>\$ 958,913</u>	<u>\$ 568,367</u>
Total OPEB Plan Liability	\$ 1,612,454	\$ 2,424,589	\$ 1,273,566	\$ 1,118,033	\$ 1,399,671	\$ 1,221,118	\$ 958,913	\$ 568,367
Covered Employee Payroll	\$ 36,192,515	\$ 57,022,324	\$ 39,027,155	\$ 31,526,000	\$ 30,177,000	\$ 27,650,000	\$ 25,250,000	\$ 26,202,000
Total OPEB Plan Liability as a Percentage of Covered Employee Payroll	4.5%	4.3%	3.3%	3.5%	4.6%	4.4%	3.8%	2.2%

* The amounts presented for each fiscal year were determined as of October 1. The District implemented GASB Statement No. 75 for the fiscal year ended September 30, 2018. As a result, this schedule will present 10 years of information as available.





Other Reports

Annual Financial Report

PURVIS GRAY

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN
AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH GOVERNMENT AUDITING STANDARDS**

Board of Supervisors
Village Center Community Development District
The Villages, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Village Center Community Development District (the District) as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated March 9, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the District's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

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The Villages, Florida

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN
AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH GOVERNMENT AUDITING STANDARDS**

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, non-compliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Purvis Gray

March 9, 2026
Ocala, Florida

PURVIS GRAY

MANAGEMENT LETTER

Board of Supervisors
Village Center Community Development District
The Villages, Florida

Report on the Financial Statements

We have audited the financial statements of Village Center Community Development District (the District) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 9, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, *Rules of the Auditor General*.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports, which are dated March 9, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., *Rules of the Auditor General*, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no prior year findings made in the preceding financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements (see Note 1 of the District's September 30, 2025, basic financial statements for this information). There are no component units related to the District.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

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 The Villages, Florida

MANAGEMENT LETTER

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same.

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Special Districts

For information required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i) 7 and 9, *Rules of the Auditor General*, please see attached information provided by management that is unaudited and, accordingly, we do not express an opinion or provide any assurance on the information.

Additional Matters

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate non-compliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

We wish to take this opportunity to thank you and your staff for the cooperation and courtesies extended to us during the course of our audit. Please let us know if you have any questions or comments concerning this letter, our accompanying reports, or other matters.

Purvis Gray

March 9, 2026
 Ocala, Florida

Attachment to the Management Letter For the Year Ending September 30, 2025

Specific Information (For a dependent special district or an independent special district, or a local government entity that includes the information of a dependent special district)

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the VCCDD reported:

- a) The total number of district employees compensated in the last pay period of the district's fiscal year as 2,435 paid 9/20/24.
- b) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 5.
- c) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$57,022,324.
- d) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$2,548,643.
- e) Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as \$57,267,697 (LIST ATTACHED).
- f) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final adopted budget under Section 189.016(6), Florida Statutes, as _____. ***This is discussed in the "General Fund Budgetary Highlight" section of the Management Discussion and included as "Budget to Actual" statements in the "Basic Financial Statements", pages 18 & 19.***

Note: If the required information for a dependent special district is fulfilled by inclusion in the primary local government's audit report, a statement to that effect should be made in the dependent special district's audit report, and vice versa.

Specific Information (For an independent special district that imposes ad valorem taxes) Not Applicable

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the (name of district) reported:

- a) The mileage rate or rates imposed by the district as N/A.
- b) The total amount of ad valorem taxes collected by or on behalf of the district as N/A.
- c) The total amount of outstanding bonds issued by the district and the terms of such bonds as N/A.

Specific Information (For an independent special district that imposes non-ad valorem special assessments)

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the VCCDD reported:

- a) The rate or rates of non-ad valorem special assessments imposed by the District as Please see attachment.
- b) The total amount of special assessments collected by or on behalf of the district as \$24,232,361 please see attachment.
- c) The total amount of outstanding bonds issued by the district and the terms of such bonds as \$178,065,132 please see attachment.

FY 2024-25
Capital Expenditure Summary > \$65,000

Project Description	Budget	Capital > \$65,000 As of 09/30/2025
FIRE STATION 49	\$ 10,250,000	\$ 10,250,000
FIRE STATION 48	8,315,000	8,315,000
ADVANCED METERING	8,472,206	6,798,991
FIRE STATION 47	3,750,000	3,750,000
FIRE STATION 46 - Renovation	2,757,715	2,518,002
WWTP HIGH SERVICE PUMP STATION REPL	2,129,761	2,123,136
LIFT STATION REHABS	1,984,683	1,763,405
DISTRICT 1 SERVICE LINE REPLACEMENTS	1,604,218	1,542,709
GOLF COURSE RENO GREENS, TEES, BUNKERS	2,812,448	1,536,578
PARADISE REC CENTER - REBUILD	19,624,300	1,427,192
FIRE STATION 41	1,440,074	1,403,888
LA HACIENDA CHILLER REPLACEMENT	1,339,606	1,219,104
FIRE TRUCK PUMPER STATION 51	1,209,110	1,209,110
ALHAMBRA STORAGE	1,180,869	1,146,660
HIGH SERVICE PUMP - PUMPING IMPROVE- MENTS	1,140,399	1,140,398
SCADA MASTER PLAN IMPROVEMENTS	1,963,217	895,256
CHULA VISTA POOL DECK AND RESTROOM RENO	855,096	853,072
EMERGENCY GENERATOR	807,718	786,870
AMBULANCE (2) STATION 40 AND 49	423,497	675,902
VEHICLES, VAC TRUCK	550,000	543,292
VOSS TOWN SQUARE RENOVATION	1,245,394	534,825
PUMP REPLACEMENTTT - LAKE 14-1	535,000	534,627
LA HACIENDA CATERING RENO	526,230	504,953
GMF NEW BUILDING	1,568,788	461,786
COLLECTION SYSTEM REPAIRS (PHASE 1)	465,009	452,054
PUMP REPLACEMENT - LAKE CORTEZ	390,000	389,563
INTERCONNECT REHAB	432,563	311,026
TRAVELING BRIDGE FILTER IMPROVEMENTS	801,314	285,005
CHULA VISTA - PARKING LOT M&O	276,411	266,479
WTP#3 ROOF REPLACEMENT	264,260	258,345
SPRINGDALE TRAIL M&O	239,792	239,792
CLARIFIER REHABILITATION	342,407	237,460
LIFEPAK15 & STRETCHER - AMBULANCE EQUIP	192,316	182,808
RAS PUMPS & RAS/WAS ELECTRICAL REPL	184,518	174,593
VALVE REPLACEMENT PROGRAM	265,500	172,254
WOODSHOP FACILITY INSTALL CANOPIES	204,500	152,980
HVAC REPLACEMENT - POOL BUILDING	213,250	151,835
SAVANNAH THEATER HOUSELIGHTING	150,000	146,055
STATION 49 FUEL FACILITY EQUIPMENT	356,000	142,366
BUILDING PROJECT (MAINTENANCE SHOP)	145,000	136,619
CHULA VISTA POOL RENOVATION	132,311	128,222
STATION RENOVATION-STATION 51	234,000	127,642
SIPASS ACCESS CONTROL SYSTEM	134,494	126,993
ROOF REPLACEMENT	132,500	125,698

OTHER REPORTS

CLARIFIER (3) - GEAR BOXES REBUILDS	121,451	118,130
REPAVING & RESURFACING TENNIS COURT	109,545	109,544
HVAC REPLACEMENT	935,221	105,924
LIFEPAK-15 CARDIAC MONITORS	107,625	104,730
PARKING LOT-M&O	209,000	87,986
LIGHTNING PROTECTION IMPROVEMENTS	83,500	81,411
POOL RENOVATION	77,375	77,329
FIRE STATION #42 LOGISTICS RENOVATION	77,000	76,998
M/O-SANTO DOMINGO POSTAL PARKING LOG	88,275	75,101
GOLF COURSE RENO BUNKER REPLACEMENT	75,000	74,685
EL SANTIAGO HVAC SYSTEM REPLACEMENT	185,777	74,411
BUNKER REPLENISHMENT PROJECT	85,000	73,260
CASCADE SYSTEM	65,645	65,642
	<u>\$ 84,261,888</u>	<u>\$ 57,267,697</u>

**Special District - Non-Ad Valorem Special Assessments and Bonds
FYE September 30, 2025**

Special Assessment Rate:

Sumter Fire MSBU assessment rate per Residence	\$	320.71
VOSS - CAM assessment rate per square foot		5.715
Rolling Acres - CAM assessment rate per square foot		0.26
Commercial Road Maintenance per square foot		0.09

Special Assessments Collected

Department of Public Safety - Fire Assessments	\$	21,944,558
VOSS - CAM assessments		2,149,215
Rolling Acres - CAM assessments		103,362
Commercial Area Road Maintenance assessments		35,226
Total	\$	<u>24,232,361</u>

Outstanding Debt issued by the District and their terms

Recreation Amenities Division Bonds

\$172,425,000 Taxable Recreational Revenue Refunding Bonds, Series 2014 due in annual principal installments ranging from \$6,280,000 to \$11,595,000 through November 2036 in accordance with the redemption schedule. Interest is due semi-annually on May 1 and November 1 of each year until redemption or maturity. Interest rates range from 4.156% to 5.015%.

\$ 99,975,000

LSSA Utility Revenue Bonds

\$70,300,000 Utility Revenue Bonds, Series 2014B due in annual principal installments ranging from \$2,700,000 to \$4,955,000 through October 2036 in accordance with the redemption schedule. Interest is due semi-annually on April 1 and October 1 of each year until redemption or maturity. Interest rates range from 4.156% to 5.015%.

46,215,000

Safety Fund Fire Revenue Bonds

\$12,175,000 Taxable Fire Improvement Revenue Bond, Series 2025 due in annual principal installments ranging from \$120,000 to \$805,000 through November 2054 in accordance with the redemption schedule. Interest is due semi-annually on May 1 and November 1 of each year until redemption or maturity. Interest rate is 5.60%.

\$ 22,675,000

\$10,500,000 Taxable Fire Improvement Revenue Bond, Series 2025-1 due in annual principal installments ranging from \$130,000 to \$735,000 through November 2055 in accordance with the redemption schedule. Interest is due semi-annually on May 1 and November 1 of year year until redemption or maturity. Interest rate is 6.20%.

Safety - JP Morgan Financing

<p>\$3,333,166 Draw #1 on October 18, 2024 of the Master Lease-Purchase Agreement due in semi-annual principal and interest installments ranging from \$4,337 to \$197,744 through October 2034 in accordance with the payment schedule. Interest rate is 5.058%</p>	<p>\$ 9,200,132</p>
<p>\$1,592,375 Draw #2 on May 29, 2025 of the Master Lease-Purchase Agreement due in semi-annual principal and interest installments ranging from \$2,153 to \$96,428 through May 2035 in accordance with the payment schedule. Interest rate is 5.380%</p>	
<p>\$4,417,512 Draw #3 on September 11, 2025 of the Master Lease-Purchase Agreement due in semi-annual principal and interest installments ranging from \$6,111 to \$250,235 through September 2035 in accordance with the payment schedule. Interest rate is 4.900%</p>	
<p style="padding-left: 40px;">Total debt payable</p>	<p>\$178,065,132</p>
<p style="padding-left: 40px;">Less current installment of debt</p>	<p><u>(10,065,000)</u></p>
<p style="padding-left: 40px;">Total debt less current installments</p>	<p><u>\$168,000,132</u></p>

PURVIS GRAY

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH FLORIDA STATUTES, SECTION 218.415 - INVESTMENT OF PUBLIC FUNDS

Board of Supervisors
Village Center Community Development District
The Villages, Florida

We have examined Village Center Community Development District's (the District) compliance with Section 218.415, Florida Statutes, with regards to the District's investments during the fiscal year ended September 30, 2025. District management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material non-compliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied with the aforementioned requirements during the fiscal year ended September 30, 2025, in all material respects.

This report is intended solely for the information and use of the Florida Auditor General, the Board of Supervisors of the District, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

March 9, 2026
Ocala, Florida

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VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT