

# The Villages®

## Community Development Districts

### District 6

#### **Financial Statement Summary** **As of March 31, 2026**

##### **Summary**

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

##### **Revenues**

Year-to-date revenues total \$3,239,280, representing a slight 1.5% decrease compared to the same period in 2025. As the Maintenance Assessment remained unchanged for FY 2025-26, this variance is primarily attributed to fluctuations in Investment Income. We view the March shift in investment performance as transitory and anticipate that total revenues will remain aligned with the fiscal year budget.

- The District collected 96.0% of the budgeted maintenance assessments through March 31, 2026. In the same period last fiscal year, collections were 97.1%. The collection pace was slightly lower in FY 2025-26. All payments were due March 31.
- Investment earnings through March 31, 2026, totaled \$198,046. While this is lower than the \$211,833 earned during the same period last year—and a decrease from the \$370,155 reported in February—it is important to note that realized LTP gains grew by \$39,171 (56.1%) to \$109,577. The District was on track to exceed its investment budget until geopolitical volatility disrupted financial markets in March, resulting in a negative one-month rate of return. We anticipate this disruption will be short-lived and remain confident that the FY 2025-26 Investment Income budget is achievable.
- 78% of the portfolio is Short-term Fixed income securities where the rate of return has been decreasing due to the Federal Fund rate cuts. Short-term investments are currently earning an estimated annual rate of return of 3.13% to 4.29%. The 22% of the portfolio, which is Long-term, is performing at an annualized rate of 13.31%. Fiscal Year 2025-26 budgeted Investment earnings are \$473,000.

##### **Expenses and Other Changes**

Year-to-Date Operating Expenses of \$2,398,225 were up 3.7% over the prior year-to-date expenses of \$2,313,432. Operating expenses are currently projected to be 96 – 99% of amended budget at fiscal year-end.

- Management and Professional Services, which include management fees, deed compliance, technology services, and tax collection fees, reflect an \$8,076 decrease compared to the prior year or 5.1%. This variance is largely due to the absence of \$8,073 in non-recurring road inspection costs incurred last year. This category is currently projected to finish the fiscal year at 95–98% of the total budget.
- Utility Services, which include Electricity and Irrigation Water, currently totals \$370,319, up 23.4% over the same period of 2025. At mid-year the Electricity cost of \$351,310 is 48.5% of budget. Water usage is down due to water restrictions and is running at 34.6% of the annual budget for the six-month period ending March 31, 2026. Barring further anomalies, this category is projected to end the fiscal year at 95–98% of the total budget.
- Building, Landscape and Other Maintenance expenses category reported a \$23,870 increase in expenses when compared to the same period of 2025. This was primarily due to a difference in Landscape Maintenance-Non-Recurring, which was up \$22,457. March saw numerous plant replacements in the aftermath of the hard freeze this past winter. Based on current spending trends, this category is projected to end the fiscal year at about 95–99% of the total budget.


  
**The Villages®**  
 Community Development Districts  
 District 6

- Other Expenses, which include casualty and liability insurance and legal advertising, total \$6,160 year-to-date. The annual insurance premium was paid in October. Other miscellaneous expenses, such as postage, printing and binding costs, and operating supplies are expended on an as-needed basis. This category is projected to finish the fiscal year at approximately 85 - 95% of budget.

**Change in Unreserved Net Position**

The year-to-date increase in Unreserved Net Position totals \$841,056, representing a \$134,004 decline from the \$1,268,368 increase for the same period ending March 31, 2025. The Amended FY 2025-26 Budget requires \$1,068,809 in Working Capital to meet FY 2025-26 appropriations. Based on current projections, the District usage of Working Capital will be reduced to between \$1,065,000 and \$1,000,000, an improvement between \$4k and \$69k.

**Investment Earnings**

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

March 2026	CFB	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
Current Month Annualized Return*	3.13%	3.72%	3.73%	4.29%	3.82%	13.31%
One Month Rate of Return	0.26%	0.31%	0.31%	0.36%	0.32%	-4.60%
Prior FY 2024-25	3.95%	4.49%	4.76%	4.61%	4.56%	11.59%
*Current Month Annualized Return is an annualized return based on the past 30 day performance						
**LTIP Annualized Return represents the actual return achieved over the previous 12 months						

**Deed Compliance Reserve Balance**

The current deed compliance reserve balance as of this month end is \$22,682.32 in the Community Standards Fund.

**The Villages®**  
**Community Development Districts**  
**District 6**

**Statement of Activity**  
**For the Six Months Ending March 31, 2026 (50% of the budget year)**

Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
<b>REVENUES:</b>						
\$ 3,168,731	\$ 3,168,731	96.0%	Maintenance and Other Special Assessments	\$ 3,040,457	\$ 3,075,668	\$ (35,211)
1,000	1,000	78%	Other Income	777	991	(213)
<u>493,000</u>	<u>493,000</u>	<u>40%</u>	Investment Income	<u>198,046</u>	<u>211,834</u>	<u>(13,787)</u>
3,662,731	3,662,731	88%	<b>Total Revenues</b>	3,239,280	3,288,492	(49,212)
-	-	0%	Transfer In - Debt Service	-	-	-
<u>\$ 3,662,731</u>	<u>\$ 3,662,731</u>	<u>88%</u>	<b>Total Available Resources:</b>	<u>\$ 3,239,280</u>	<u>\$ 3,288,492</u>	<u>\$ (49,212)</u>
<b>EXPENSES:</b>						
12,081	12,081	27%	Personnel Services	3,254	4,108	(854)
459,118	461,118	54%	Management and Other Professional Services	250,414	258,490	(8,076)
778,854	778,854	48%	Utility Services	370,319	300,151	70,168
3,471,962	3,469,962	51%	Building, Landscape and Other Maintenance	1,768,077	1,744,207	23,870
<u>9,525</u>	<u>9,525</u>	<u>65%</u>	Other Expenses	<u>6,160</u>	<u>6,476</u>	<u>(315)</u>
4,731,540	4,731,540	51%	<b>Total Operating Expenses</b>	2,398,225	2,313,432	84,792
<u>\$ (1,068,809)</u>	<u>\$ (1,068,809)</u>		<b>Change in Unreserved Net Position</b>	<u>\$ 841,056</u>	<u>\$ 975,060</u>	<u>\$ (134,004)</u>
<b>Total Cash, Net of Bond Funds</b>						
				<u>\$ 13,721,354</u>	<u>\$ 14,496,526</u>	<u>\$ (775,172)</u>
<b>Fund Balance</b>						
			Unassigned	3,395,563	4,236,109	
			Restricted - Capital Project Ph I	249,999	249,999	
			Restricted - Capital Project Ph II	773,128	773,128	
			Committed R and R General	9,191,753	9,191,753	
			<b>Total Fund Balance</b>	<u>\$ 13,610,443</u>	<u>\$ 14,450,989</u>	<u>\$ (840,546)</u>
<b>Number of Homes Closed</b>						
				<b>6,697</b>	<b>6,697</b>	
<b>% Homes Closed</b>						
				<b>100%</b>	<b>100%</b>	