
The Villages®

Community Development Districts

District 7

Financial Statement Summary

As of March 31, 2026

Summary

Halfway through the fiscal year, the District is projected to achieve its budgeted revenues for FY 2025-26, while expenditures are trending just below budget. This performance positions the District for a stronger year-end working capital outcome.

Revenues

Year-to-Date (YTD) Revenues of \$2,650,779 are up 15.4% when compared to the same period of 2025. The District increased its Maintenance Assessment for FY 2025-26 by 20%. The District is on track to meet its Revenue Budget for FY 2025-26.

- The District collected 96.9% of the budgeted maintenance assessments through March 31, 2026. Last fiscal year, in the same period collections were 97.4%. This reflects a very modest year-over-year decline in collection performance.
- Investment earnings of \$76,183 through March 31, 2026 were substantially lower than the \$142,423 earned through last month and are lower than the \$85,719 earned through March 31, 2025. Geopolitical events negatively impacted financial markets in March, and the long-term portfolio reflected a negative One Month Rate of Return. Despite this, as of March 31, 2026, the realized LTP gains grew by \$16,192 to \$44,856 or 56.5%.
- 77.5% of the portfolio is Short-term Fixed income securities where the rate of return has been decreasing due to Fed rate cuts. The current annualized rate of return is 3.13% to 4.29% for short-term investments. The 22.5% of the portfolio, which is Long-term, is performing at an annualized rate of 13.31%. The market volatility that impacted March 2026 performance is expected to be transitory and investment earnings are currently projected to meet budget in FY 2025-26.

Expenses and Other Changes

Year-to-Date Operating Expenses of \$1,463,513 were 4.5% less than the prior year-to-date expenses of \$1,532,457. There has been no significant expense that would alter the District's ability to operate within the approved FY 2025-26 budget. Operating expenses are projected to be approximately 96 – 99% of budget at fiscal year-end.

- Management and Other Professional services include Management fees, Deed Compliance, Technology Service and Tax Collection fees. As a category, these expenses increased \$16,116 from last year or 8.7%. The biggest contributors were Legal Services, which went from \$9,517 to \$20,853 and Tax Collector fees, which grew by 19.4% from the increased Maintenance Assessment. As a group and at fiscal year-end, these expenses are projected to be at approximately 98 – 99% of budget.
- Utility Services include Electricity and Irrigation Water expenses. This expense category was 10.1% higher than last year due to increased rates and usage. As of mid-year, 42% of the budget has been utilized. Barring any anomalies, the category is currently expected to be at 85 – 90% of budget at fiscal year-end.
- Building, Landscape and Other Maintenance expenses. This category of expenses has decreased by 9.2% compared to this period of the prior fiscal year. This is attributable to several Villa Wall Painting projects that were completed, invoiced, and paid for by March 2025. Fewer walls are scheduled for painting this fiscal year, and these projects are planned for later in the year. Based on current spending patterns, this expense category is projected to finish the fiscal year at approximately 95 – 98% of the budget.



The Villages®
 Community Development Districts
 District 7

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

Change in Unreserved Net Position

Year-to-Date increase in Unreserved Net Position totals \$1,187,266, representing a \$477,626 improvement over the \$709,641 increase for the same period ending March 31, 2025. The Amended 2025-26 Budget uses \$168,000 of Working Capital and an additional \$32,000 of General R&R to achieve a balanced budget. Based on the projected year-end results, Working Capital usage will be reduced to between \$113,000 and \$165,000, an improvement between \$3k and \$55k.

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 \$5,608.00 in the Community Standards Fund.

The Villages®
Community Development Districts
District 7

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
			REVENUES:			
\$ 2,656,213	\$ 2,656,213	96.9%	Maintenance and Other Special Assessments	\$ 2,574,090	\$ 2,155,730	\$ 418,360
1,000	1,000	51%	Other Income	506	649	(143)
<u>212,000</u>	<u>212,000</u>	36%	Investment Income	<u>76,183</u>	<u>85,719</u>	<u>(9,535)</u>
2,869,213	2,869,213	92%	Total Revenues	2,650,779	2,242,097	408,682
<u>-</u>	<u>-</u>	0%	Transfer In - Debt Service	<u>-</u>	<u>-</u>	<u>-</u>
\$ 2,869,213	\$ 2,869,213	92%	Total Available Resources:	\$ 2,650,779	\$ 2,242,097	\$ 408,682
			EXPENSES:			
15,096	15,096	40%	Personnel Services	6,053	4,754	1,299
348,437	348,437	58%	Management and Other Professional Services	201,816	185,700	16,116
509,219	509,219	42%	Utility Services	211,732	192,225	19,506
2,186,432	2,186,432	47%	Building, Landscape and Other Maintenance	1,038,441	1,143,346	(104,905)
<u>9,675</u>	<u>9,675</u>	57%	Other Expenses	<u>5,471</u>	<u>6,431</u>	<u>(960)</u>
3,068,859	3,068,859	48%	Total Operating Expenses	1,463,513	1,532,457	(68,944)
<u>3,068,859</u>	<u>3,068,859</u>	48%	Total Expenses and Other Changes	<u>1,463,513</u>	<u>1,532,457</u>	<u>(68,944)</u>
<u>\$ (199,646)</u>	<u>\$ (199,646)</u>		Change in Unreserved Net Position	<u>\$ 1,187,266</u>	<u>\$ 709,641</u>	<u>\$ 477,626</u>
			Total Cash, Net of Bond Funds	<u>\$ 5,424,769</u>	<u>\$ 5,900,443</u>	<u>\$ (475,674)</u>
			Fund Balance			
			Unassigned	2,009,057	1,911,256	
			Restricted - Capital Project Ph I	1,147,061	1,695,093	
			Committed R and R General	1,299,887	1,337,606	
			Committed R and R Villa Roads	<u>866,084</u>	<u>900,000</u>	
			Total Fund Balance	<u>\$ 5,322,090</u>	<u>\$ 5,843,955</u>	<u>\$ (521,866)</u>