

The Villages®

Community Development Districts

District 3

Financial Statement Summary

As of April 30, 2026

Summary

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

Revenues

Year-to-Date (YTD) Revenues of \$1,409,395 were up 1.7% when compared to the same period of 2025. The District did not increase its Maintenance Assessment for FY 2025-26, so Revenue changes were based on collections and changes in Investment Income. The District's revenue was 99.6% of the annual budget as of April 30th.

- The District has collected 98.8% of the budgeted maintenance assessments to date, compared with 99.3% at the same point last year. This reflects a modest year-over-year decline in collection performance.
- Investment earnings of \$89,815 through April 30, 2026 were \$28,682 or 47% higher than the \$61,133 earned through April 30, 2025 and well above the \$45,355 reported through March 31, 2026. Geopolitical Events negatively impacted financial markets in March and LTIP reported a negative One Month Rate of Return. The financial markets improved substantially in April and the realized LTP gains as of April 30, 2026 were \$21,702 versus \$14,410 last year, up 50.6%.
- 80.6% of the portfolio is Short-term Fixed income securities where the rate of return has been decreasing due to the Federal Fund rate cut. Short-term investments are currently earning an estimated annual rate of return of 3.13% to 4.25%. The 19.4% of the portfolio, which is Long-term, is performing at an annual rate of 19.47%. Fiscal Year 2025-26 budgeted Investment earnings are \$83,000. The District Investment Income was 108% of its FY 2025-26 budget as of April 30th.
- Other income includes a one-time water utility refund in the amount of \$4,400.

Expenses and Other Changes

Year-to-Date Operating Expenses of \$649,888 were 0.5% lower than the prior year-to-date expenses of \$652,927. 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 currently projected to be approximately 93-97% of the amended budget at fiscal year-end. Additionally, no Capital Projects are scheduled for FY 2025-26.

- Management and Other Professional services include Management fees, Deed Compliance, Technology Service and Tax Collection fees. Management fees decreased 35.1% from the prior year and are a result of budget methodology moving to a percentage of operating expenses. In addition, the District's Legal Services expenses decreased 45.5% compared to last year. Other Professional Services increased by \$6,373 or 127% when compared to last year due to scheduled Tunnel Inspections (B4, B7 and B8). Overall, this category is currently projected to be approximately 94 - 99% of budget at fiscal year-end.

The Villages®

Community Development Districts

District 3

- Utility Services include Electricity and Irrigation Water. Expenses were 19.7% higher than in the same period of 2025. A fund transfer was approved in January which added \$7,000 to the Irrigation Water Budget. Irrigation Water costs were 54.1% of the amended budget as of April 30, 2026 (58.3% of the fiscal year). Electricity expense was 45% of the annual budget as of April 30, 2026. This category is currently projected to finish the fiscal year at approximately 85 – 95% of the amended budget.
- Building, Landscape and Other Maintenance Expenses of \$470,611 were up 4.0% when compared to the prior year-to-date expenses of \$452,560. This is partially attributed to higher aquatic weed control costs and costs associated with painting and repairs at the Buena Vista B pump station. This category is projected to finish the fiscal year at approximately 90% - 95% of budget.

Change in Unreserved Net Position

The year-to-date increase in Unreserved Net Position totals \$701,167, representing a \$27,221 improvement from the \$673,946 increase for the same period ending April 30, 2025. The Amended 2025-26 Budget uses \$95,000 in Working Capital after transferring \$45K to General R&R, \$50k to Roads and \$5k to Cart Paths. Based on the current projections, the District's Working Capital requirement will fall somewhere between \$90,000 usage and \$5,000 addition. This represents an improvement between \$5,000 and \$100,000.

Year-to-Date Earnings by Investment Category:

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

April 2026	CFB	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
Current Month Annualized Return*	3.13%	3.73%	3.74%	4.25%	4.01%	19.47%
One Month Rate of Return	0.26%	0.31%	0.31%	0.35%	0.33%	5.98%
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 was \$32,487.24 in the Community Standards Fund.

The Villages®
Community Development Districts
District 3

Statement of Activity
For the Seven Months Ending April 30, 2026 (58% of the budget year)

Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
REVENUES:						
\$ 1,331,353	\$ 1,331,353	99%	Maintenance and Other Special Assessments	\$ 1,314,836	\$ 1,321,757	\$ (6,920)
500	500	949%	Other Income	4,744	2,323	2,421
<u>83,000</u>	<u>83,000</u>	108%	Investment Income	89,815	61,133	28,682
<u>\$ 1,414,853</u>	<u>\$ 1,414,853</u>	100%	Total Revenues	<u>\$ 1,409,395</u>	<u>\$ 1,385,213</u>	<u>\$ 24,182</u>
EXPENSES:						
15,096	15,096	49%	Personnel Services	7,345	7,769	(424)
207,892	212,957	57%	Management and Other Professional Services	121,141	149,066	(27,924)
84,670	91,670	48%	Utility Services	44,122	36,857	7,265
1,090,765	1,078,700	44%	Building, Landscape and Other Maintenance	470,611	452,560	18,051
<u>11,475</u>	<u>11,475</u>	58%	Other Expenses	6,669	6,676	(7)
<u>1,409,898</u>	<u>1,409,898</u>	46%	Total Operating Expenses	<u>649,888</u>	<u>652,927</u>	<u>(3,039)</u>
-	-	0%	Capital Outlay - Infrastructure and FFE	-	-	-
-	-	0%	Debt Service	-	-	-
<u>100,000</u>	<u>100,000</u>	58%	Transfers out of Unrestricted Fund	58,340	58,340	-
<u>100,000</u>	<u>100,000</u>	58%	Total Other Changes	<u>58,340</u>	<u>58,340</u>	<u>-</u>
<u>\$ 1,509,898</u>	<u>\$ 1,509,898</u>	47%	Total Expenses and Other Changes	<u>\$ 708,228</u>	<u>\$ 711,267</u>	<u>\$ (3,039)</u>
<u>\$ (95,045)</u>	<u>\$ (95,045)</u>		Change in Unreserved Net Position	<u>\$ 701,167</u>	<u>\$ 673,946</u>	<u>\$ 27,221</u>
Total Cash, Net of Bond Funds						
				<u>\$ 3,319,306</u>	<u>\$ 3,164,013</u>	<u>\$ 155,293</u>
Fund Balance						
			Unassigned	2,455,105	2,327,065	
			Committed R and R General	514,343	534,127	
			Committed R and R Cart Paths & Villa Roads	282,669	227,669	
			Total Fund Balance	<u>\$ 3,252,117</u>	<u>\$ 3,088,862</u>	<u>\$ 163,255</u>