

# The Villages®

## Community Development Districts

### District 4

#### **Financial Statement Summary**

**As of April 30, 2026**

#### **Summary**

The District should meet its budgeted revenues for FY 2025-26 and expenses are trending below budget. This performance positions the District for a stronger year-end working capital outcome.

#### **Revenues**

Year-to-date Revenues were \$4,152,777, exceeding prior-year revenues of \$4,031,173 by 3.0%. The Maintenance Assessment increased by 3% this year and Investment Income grew during the first seven months of 2026. The District was at 96.6% of its annual revenue budget as of April 30<sup>th</sup>.

- The District has collected 98.0% of the budgeted maintenance assessments. At the same point last year, collections were 99.2% of the annual maintenance assessment. This reflects a modest year-over-year decline in collection performance.
- Investment earnings of \$115,068 through April 30, 2026 were \$19,222 or 20.1% higher than the \$95,847 earned through April 30, 2025. They improved further from the \$66,891 reported through March 31, 2026. The Geopolitical Events that negatively impacted financial markets in March reversed in April and the realized LTP gains grew by \$9,173 or 83.6% to \$20,152. However, \$31.4k in investment income was unrealized as of April 30, 2026.
- 88.1% 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 4.25%. The 11.9% portion of the portfolio, which is Long-term, is performing at an annualized rate of 19.47%. Fiscal Year 2025-26 budgeted Investment earnings are \$158,000. As of April 30, 2026, Investment Income was 72.8% of budget while just 58.3% of the fiscal year has passed.

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

Year-to-Date Operating Expenses of \$1,775,125 were 7.8% lower than the prior year-to-date expenses of \$1,925,455. 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 95-99% of the amended budget. Capital Projects scheduled for FY 2025-26 total \$1,288,109 and are projected at 100% of the budget.

- Management and Other Professional services include Management fees, Deed Compliance fees, Tax Collection fees, Legal fees, and Technology Service fees. Combined, these expenses were \$20,161 lower than last fiscal year. Management Fees and Engineering Services were down by a combined \$23,195. Tax Collector Fees increased by \$2,114 due to higher Maintenance Assessment Fees. Other Professional Services increased by \$4,149 due to Arlington Loop and Stormwater Inspections. This category is currently projected to finish the fiscal year at approximately 94 - 98% of budget.

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- Utility Services include Electricity and Irrigation Water expenses. Year-to-Date spending at \$351,861 was \$27,424 higher or 8.5% than the Prior Year at \$324,436. Electricity use is at 55.2% of budget while we are 58.3% through the fiscal year. Irrigation Water is 62% of budget through April 30<sup>th</sup>. This expense category is currently projected to be approximately 96 – 100% of budget at fiscal year-end.
- Building, Landscape, and Other Maintenance Expenses totaling \$1,131,798 were down 12.2% or \$157,332 from \$1,289,130 last year. Landscape Maintenance: Non-Recurring saw the biggest expense increase up by \$30,340 to \$77,255. This was driven by increased plant replacement and tree trimming activity compared to the same period in the prior fiscal year. Irrigation Repairs increased by \$4,987 due to the hard freeze this winter. These increases were offset by a \$66,200 decline in Other Maintenance from last year (Kittredge & McLawren), Water Resources Other Maintenance expense reduction of \$9,396 (Soulliere Villa Retention Area) and Water Resources Building/Structure Maintenance expense reduction of \$18,408 (Pump Station Repairs). Overall, this expense category is currently projected to be approximately 95-98% of budget at fiscal year-end.

#### **Change in Unreserved Net Position**

Year-to-Date increase in Unreserved Net Position of \$1,700,902 is a \$196,380 improvement over the \$1,504,522 increase for the same period ending April 30, 2025.

The Amended 2025-26 Budget includes the use of \$144,000 from General R&R and \$1,110,000 from Roads R&R for specific capital projects and requires \$15,000 in Working Capital to balance. Based on current projections, the District is expected to add approximately \$50,000 to \$140,000 to Working Capital at fiscal year-end. This represents an improvement between \$65,000 and \$155,000.

#### **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** |
|---|-------|---------|---------|--------|---------|--------|
| <b>Current Month Annualized Return*</b>   | 3.13% | 3.73%   | 3.74%   | 4.25%  | 4.01%   | 19.47% |
| <b>One Month Rate of Return</b>   | 0.26% | 0.31%   | 0.31%   | 0.35%  | 0.33%   | 5.98%  |
| <b>Prior FY 2024-25</b>   | 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 \$36,416.28 in the Community Standards Fund.

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**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          |
|---------------------|-----------------------|---------------|--|---------------------|---------------------|-------------------|
| <b>REVENUES:</b>    |                       |               |  |                     |                     |                   |
| \$ 4,055,691        | \$ 4,055,691          | 98%           | Maintenance and Other Special Assessments  | \$ 3,973,976        | \$ 3,872,634        | \$ 101,342        |
| 86,364              | 86,364                | 74%           | Other Income                               | 63,732              | 62,695              | 1,037             |
| <u>158,000</u>      | <u>158,000</u>        | <u>73%</u>    | Investment Income                          | <u>115,068</u>      | <u>95,847</u>       | <u>19,222</u>     |
| 4,300,055           | 4,300,055             | 97%           | <b>Total Revenues:</b>                     | 4,152,777           | 4,031,176           | 121,601           |
| <b>EXPENSES:</b>    |                       |               |  |                     |                     |                   |
| 16,173              | 16,173                | 47%           | Personnel Services                         | 7,560               | 7,553               | 7                 |
| 464,121             | 466,996               | 59%           | Management and Other Professional Services | 277,328             | 297,490             | (20,161)          |
| 631,484             | 631,484               | 56%           | Utility Services                           | 351,861             | 324,436             | 27,424            |
| 2,091,282           | 2,300,069             | 49%           | Building, Landscape and Other Maintenance  | 1,131,798           | 1,289,130           | (157,332)         |
| <u>10,475</u>       | <u>10,475</u>         | <u>63%</u>    | Other Expenses                             | <u>6,577</u>        | <u>6,845</u>        | <u>(268)</u>      |
| 3,213,535           | 3,425,197             | 52%           | <b>Total Operating Expenses</b>            | 1,775,125           | 1,925,455           | (150,330)         |
| 1,109,677           | 1,288,109             | 14%           | Capital Outlay - Infrastructure and FFE    | 178,000             | 105,359             | 72,641            |
| <u>855,000</u>      | <u>855,000</u>        | <u>58%</u>    | Transfers out of Unrestricted Fund         | <u>498,750</u>      | <u>495,840</u>      | <u>2,910</u>      |
| <u>1,964,677</u>    | <u>2,143,109</u>      | <u>32%</u>    | <b>Total Other Changes</b>                 | <u>676,750</u>      | <u>601,199</u>      | <u>75,551</u>     |
| <u>5,178,212</u>    | <u>5,568,306</u>      | <u>44%</u>    | <b>Total Expenses and Other Changes:</b>   | <u>2,451,875</u>    | <u>2,526,654</u>    | <u>(74,779)</u>   |
| <u>\$ (878,157)</u> | <u>\$ (1,268,251)</u> |               | <b>Change in Unreserved Net Position</b>   | <u>\$ 1,700,902</u> | <u>\$ 1,504,522</u> | <u>\$ 196,380</u> |
|                     |                       |               | <b>Total Cash, Net of Bond Funds</b>       | <u>\$ 5,120,482</u> | <u>\$ 4,882,288</u> | <u>\$ 238,194</u> |
| <b>Fund Balance</b> |                       |               |  |                     |                     |                   |
|                     |                       |               | Unassigned                                 | 3,230,048           | 3,016,617           |                   |
|                     |                       |               | Restricted - Capital Project, Phase I      | -                   | -                   |                   |
|                     |                       |               | Restricted - Capital Project, Phase II     | -                   | -                   |                   |
|                     |                       |               | Committed R and R General                  | 43,750              | 29,170              |                   |
|                     |                       |               | Committed R and R Villa Roads              | 1,384,991           | 1,281,819           |                   |
|                     |                       |               | Committed R and R Ph III                   | <u>305,714</u>      | <u>337,327</u>      |                   |
|                     |                       |               | <b>Total Fund Balance</b>                  | <u>\$ 4,964,502</u> | <u>\$ 4,664,933</u> | <u>\$ 299,570</u> |