

The Villages®
Community Development Districts
District 16

Financial Statement Summary
As of April 30, 2026

Special Assessment Revenue Bonds, Series 2025 in the amount of \$127,000,000 were issued for Phase I in November 2025. FY 2026-27 is the first year the District will collect and budget for maintenance assessments for Phase I through the Sumter County Tax Collector.

General operating costs budgeted for Phase I will be reimbursed by the Developer until such time that the maintenance assessments are received through the county tax collections to the homeowners.

Revenues

Year-to-Date (YTD) Revenues of \$945,614.

- Contributions from Developer total \$944,139.
- Interest Income was \$1,476 as of April 30, 2026.

Expenses and Other Changes

Year-to-Date (YTD) Operating Expenses of \$944,105 have been recorded.

- Management and Other Professional services include management, engineering, legal and technology service fees. Total costs year to date were \$5,165.
- Building, Landscape and Other Maintenance expenses of \$931,842 consist of \$875,970 for EMAC fees, \$12,000 in Stormwater Management Fees, \$619 in Irrigation Repair and \$43,251 in Landscape Maintenance - Recurring.
- Other expenses include the annual premium for liability insurance and legal advertising that total \$6,991.

Change in Unrestricted Net Position

The year-to-date increase in net position is \$1,510.

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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
REVENUES:						
\$ 12,206	\$ 2,499,827	38%	Other Income	\$ 944,139	\$ -	\$ 944,139
-	-	0%	Investment Income	1,476	-	1,476
12,206	2,499,827	38%	Total Revenues:	945,614	-	945,614
EXPENSES:						
25	25	98%	Personnel Services	25	-	25
4,829	9,329	55%	Management and Other Professional Services	5,165	1,512	3,653
-	20,000	0%	Utility Services	83	-	83
500	2,463,371	38%	Building, Landscape and Other Maintenance	931,842	-	931,842
6,852	7,102	98%	Other Expenses	6,991	3,106	3,885
12,206	2,499,827	38%	Total Operating Expenses	944,105	4,618	939,487
\$ -	\$ -		Change in Unreserved Net Position	\$ 1,510	\$ (4,618)	\$ 6,128
Total Cash, Net of Bond Funds						
				\$ 203,352	\$ -	\$ 203,352
Fund Balance						
			Unassigned	1,515	(4,618)	
			Committed R and R General	-	-	
			Committed R and R Roads	-	-	
			Committed Working Capital	-	-	
			Total Fund Balance	\$ 1,515	\$ (4,618)	\$ 6,133