The Villages®
Community Development Districts
District 5

Financial Statement Summary
As of May 31, 2026

Summary

The District achieved its budgeted revenues for FY 2025-26 as of May 31st, 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 $2,895,809 were up 5.2% when compared to the same period of 2025. The District did not increase its Maintenance Assessment for FY 2025-26, so Revenue changes are based mostly upon changes in Investment Income, which improved significantly over the last two months. The District is at 103% of its Revenue Budget for FY 2025-26 as of May 31st.

- The District collected 99.7% of budgeted maintenance assessments through May 31, 2026, consistent with the 99.7% collected during the same period in the prior fiscal year.

- Investment earnings of $575,778 through May 31, 2026, were up 33.2% from $432,326 through May 31, 2025. The realized LTP gains grew by $152,094 to $252,319 or 151.8% when compared to the same period in the prior year. It is also noteworthy that unrealized gains totaled $59,529 as of May 31st.

- 76.1% of the portfolio is Short-term Fixed income securities. The rate of return has been decreasing, compared to the prior year, due to the Federal Fund rate cuts however fewer cuts are expected and a stable outlook is more likely. Short-term investments are currently earning an estimated annual rate of return of 3.13% to 4.24%. The 23.9% of the portfolio, which is Long-term, currently has an annualized return rate of 19.06%. The District's Investment Income was at 121.7% of budget with 33% of the fiscal year remaining.

Expenses and Other Changes

Year-to-Date Operating Expenses of $2,619,686 were down 0.7% over the prior year-to-date expenses of $2,639,436. Operating expenses are currently projected to be 95 – 99% of amended 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 were down $2,381 or (0.8%), from the prior year. Engineering Services expenses were $7,291 as of May 31, 2026, up $1,401, due to an increase in water resource management expenses. Other Professional Services helped offset this increase with a decline of $2,806 from $4,807 last year to $2,001 YTD. This decrease in Other Professional Services is due to non-annual road inspections included in actuals for the prior year. This expense category is projected to finish the fiscal year at approximately 95 – 98% of budget.

- Utility Services include Electricity and Irrigation Water expenses. Together, these expenses were running lower than last year due to water restrictions and lower electricity usage. As of May 31st, water expenses stood at 41.3% of budget and electricity expenses were at 51.3% of budget (66% through the fiscal year). The category is projected to finish the fiscal year at approximately 75 – 85% of budget.

- Building, Landscape and Other Maintenance expenses. This expense category totaled $2,012,270 for the first eight months of this year compared to $2,016,570 last year, a 0.2% decrease. Building/Structure Maintenance expenses grew by $11,775 or 13% due to Villa & Entry painting projects in May 2026. The FY 25/26 Budget includes $162.5k in Wall and Entry Painting Projects which will be completed over the Spring/Summer months. At fiscal year-end, this expense category is currently projected at approximately 95 – 99% of budget.

- Other Expenses 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 finish the fiscal year at approximately 80 - 90% of budget.

Change in Unreserved Net Position

The year-to-date increase in Unreserved Net Position totals $276,123, representing a $163,709 improvement over the $112,414 increase for the same period ending May 31, 2025. The Amended FY 2025-26 Budget utilizes $344,300 in Working Capital after transferring in $1.1MM from General R&R. Based on current projections, the District usage of Working Capital will be reduced to between $320,000 and $200,000, an improvement between $24k and $144k.

Investment Earnings

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

May 2026	CFB	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
Current Month Annualized Return*	3.13%	3.70%	3.71%	4.24%	3.96%	19.06%
One Month Rate of Return	0.26%	0.31%	0.31%	0.35%	0.33%	2.91%
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 ($914.39) in the Community Standards Fund.

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Original Budget	Amended Budget	Budget % used	Statement of Activity For the Eight Months Ending May 31, 2026 (67% of the budget year)	YTD Actual	PYTD Actual	Variance
			REVENUES:			
$ 2,326,093	$ 2,326,093	99.7%	Maintenance and Other Special Assessments	$ 2,319,149	$ 2,318,483	$ 666
1,100	$ 1,100	80%	Other Income	881	1,040	$ (159)
473,000	$ 473,000	122%	Investment Income	575,778	432,326	143,452
2,800,193	2,800,193	103%	**Total Revenues**	2,895,809	2,751,850	143,959
			EXPENSES:			
15,096	15,096	44%	Personnel Services	6,699	7,338	(639)
409,840	409,840	69%	Management and Other Professional Services	281,854	284,235	(2,381)
645,295	645,295	48%	Utility Services	312,132	324,608	(12,476)
3,164,687	3,164,687	64%	Building, Landscape and Other Maintenance	2,012,270	2,016,570	(4,300)
9,575	9,575	70%	Other Expenses	6,731	6,686	45
4,244,493	4,244,493	62%	**Total Operating Expenses**	2,619,686	2,639,436	(19,750)
4,244,493	4,244,493	62%	**Total Expenses and Other Changes**	2,619,686	2,639,436	(19,750)
$ (1,444,300)	$ (1,444,300)		**Change in Unreserved Net Position**	$ 276,123	$ 112,414	$ 163,709
			Total Cash, Net of Bond Funds	$ 14,808,923	$ 15,482,714	$ (673,790)
			Fund Balance			
			Unassigned	3,387,202	3,501,594	
			Restricted - Capital Project Ph I	162,494	711,922	
			Restricted - Capital Project Ph II	1,083,792	1,083,792	
			Committed R and R General	6,942,200	6,942,200	
			Committed R and R Cart Paths & Villa Roads	3,179,875	3,179,875	
			Total Fund Balance	$ 14,755,563	$ 15,419,382	$ (663,819)