The Villages®
Community Development Districts
District 6

Financial Statement Summary
As of June 30, 2026

Summary

The District achieved its budgeted revenues for FY 2025-26 as of June 30th, while expenses continued to trend below budget. This performance positions the District for a stronger year-end working capital outcome.

Revenues

Year-to-date revenues total $3,732,716, representing a 0.1% decrease compared to the same period in 2025. As the Maintenance Assessment remained unchanged for FY 2025-26, this variance was primarily attributed to Investment Income. As of June 30, 2026, the District was at 102% of the annual revenue budget.

- The District collected 100% of the budgeted maintenance assessments through June 30, 2026.

- Investment earnings through June 30, 2026 totaled $552,461. This was 1.2% lower than the $559,206 earned during the same period last year. However, realized LTP gains grew by $159,187 or 168% to $253,702 as of June 30, 2026.

- 79.4% 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 20.6% of the portfolio, which is Long-term, is performing at an annualized rate of 15.17%. Fiscal Year 2025-26 budgeted Investment earnings are $493,000. Investment Income stood at 112% of the annual budget.

Expenses and Other Changes

Year-to-Date Operating Expenses of $3,469,653 were down 0.5% over the prior year-to-date expenses of $3,488,189. Operating expenses are currently projected to be 96 – 99% of amended budget at fiscal year-end.

- Management and Professional Services, which include management fees, deed compliance, technology services, and tax collection fees, reflect a $10,658 decrease compared to the prior year or 3.0%. This variance is largely due to the absence of $8,073 in non-recurring road inspection costs incurred last year. Moreover, Deed Compliance Services expenses were $3,489 or 47.1% lower than in FY 2024-25. Overall, this category is currently projected to finish the fiscal year at 95–98% of the total budget.

- Utility Services, which include Electricity and Irrigation Water, currently totals $500,145, up 7.9% over the same period of 2025. As of June 30th, 75% of the budget year has passed and the adjusted Electricity cost was 73% of budget (Electricity payments are running one month behind, thus the adjustment). Water usage was down due to water restrictions and was running at 48% of the annual budget for the nine-month period ending June 30, 2026. Barring further anomalies, this category is projected to end the fiscal year at 95–98% of the total budget.

- Building, Landscape and Other Maintenance expenses category reported a 1.6% or $43,448 decrease in expenses when compared to the same period of 2025. This was primarily due to a $16.5k increase in Landscape Maintenance-Non-Recurring (Plants damaged by winter freeze) being offset by a $48k drop in Other Maintenance (Hurricane clean-up in FY24-25) and a $10k decline in Building/Structure Maintenance (fewer Villa painting projects this FY). Based on current spending trends, this category is projected to end the fiscal year at about 95–99% of the total budget.

- Other Expenses, which include casualty and liability insurance and legal advertising, total $6,485 year-to-date. 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. With the proposed changes in the FY 26-27 Maintenance Assessment, printing and postage charges will be incurred this year. This category is now projected to finish the fiscal year at approximately 90 - 98% of budget.

Change in Unreserved Net Position

The year-to-date increase in Unreserved Net Position totals $263,062, representing a $13,653 improvement from the $249,410 increase for the same period ending June 30, 2025. The Amended FY 2025-26 Budget requires $1,069,000 in Working Capital to meet FY 2025-26 appropriations. Based on current projections, the District usage of Working Capital will be reduced to between $1,045,000 and $900,000, an improvement between $24k and $169k.

Investment Earnings

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

June 2026	CFB	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
Current Month Annualized Return*	3.13%	3.71%	3.72%	4.25%	4.13%	15.17%
One Month Rate of Return	0.26%	0.31%	0.31%	0.35%	0.34%	0.03%
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 $22,219.32 in the Community Standards Fund.

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			Statement of Activity			
			For the Nine Months Ending June 30, 2026 (75% of the budget year)			
Original Budget	**Amended Budget**	**Budget % used**		**YTD Actual**	**PYTD Actual**	**Variance**
			REVENUES:			
$ 3,168,731	$ 3,168,731	100.3%	Maintenance and Other Special Assessments	$ 3,179,473	$ 3,177,394	$ 2,079
1,000	1,000	78%	Other Income	782	999	(217)
493,000	493,000	112%	Investment Income	552,461	559,206	(6,745)
3,662,731	3,662,731	102%	**Total Revenues**	3,732,716	3,737,598	(4,883)
$ 3,662,731	$ 3,662,731	102%	**Total Available Resources:**	$ 3,732,716	$ 3,737,598	$ (4,883)
			EXPENSES:			
12,081	12,081	48%	Personnel Services	5,838	6,477	(639)
459,118	461,118	75%	Management and Other Professional Services	344,630	355,288	(10,658)
778,854	778,854	64%	Utility Services	500,145	463,444	36,701
3,471,962	3,469,962	75%	Building, Landscape and Other Maintenance	2,612,556	2,656,004	(43,448)
9,525	9,525	68%	Other Expenses	6,485	6,976	(491)
4,731,540	4,731,540	73%	**Total Operating Expenses**	3,469,653	3,488,189	(18,535)
$ (1,068,809)	$ (1,068,809)		**Change in Unreserved Net Position**	$ 263,062	$ 249,410	$ 13,653
			Total Cash, Net of Bond Funds	$ 13,114,031	$ 13,818,148	$ (704,117)
			Fund Balance			
			Unassigned	2,817,569	3,510,459	
			Restricted - Capital Project Ph I	249,999	249,999	
			Restricted - Capital Project Ph II	773,128	773,128	
			Committed R and R General	9,191,753	9,191,753	
			Total Fund Balance	$ 13,032,449	$ 13,725,339	$ (692,890)
			Number of Homes Closed	**6,697**	**6,697**	
			% Homes Closed	**100%**	**100%**	