The Villages®
Community Development Districts
District 6

**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 continued to trend below budget. This performance positions the District for a stronger year-end working capital outcome.

## Revenues

Year-to-date revenues total $3,687,971, representing a 3.6% increase 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 May 31, 2026, the District was at 101% of the annual revenue budget.

- The District collected 99.6% of the budgeted maintenance assessments through May 31, 2026. In the same period last fiscal year, collections were 99.7%.
- Investment earnings through May 31, 2026 totaled $530,296. This was 33.5% higher than the $397,302 earned during the same period last year. Moreover, realized LTP gains grew by $159,209 or 176% to $249,521 as of May 31, 2026. Investment Income stood at 108% of the annual budget.
- 75.4% 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 4.24%. The 24.6% of the portfolio, which is Long-term, is performing at an annualized rate of 19.06%. Fiscal Year 2025-26 budgeted Investment earnings are $493,000.

## Expenses and Other Changes

Year-to-Date Operating Expenses of $3,068,839 were down 1.7% over the prior year-to-date expenses of $3,121,685. 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 $10,383 decrease compared to the prior year or (3.2%). This variance is largely due to the absence of $8,073 in non-recurring road inspection costs incurred last year. 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 $440,066, down 4.1% over the same period of 2025. As of May 31st, 67% of the budget year has passed and the adjusted Electricity cost was 66% of budget (Electricity payments are running one month behind, thus the adjustment). Water usage is down due to water restrictions and is running at 43% of the annual budget for the eight-month period ending May 31, 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 (1.0%) or $22.471 decrease in expenses when compared to the same period of 2025. This was primarily due to a $24k increase in Landscape Maintenance-Non-Recurring (Plants damaged by winter freeze) being offset by a $35k 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 $6,389 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. 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 $619,132, representing a $182,655 improvement from the $436,477 increase for the same period ending May 31, 2025. The Amended FY 2025-26 Budget requires $1,068,809 in Working Capital to meet FY 2025-26 appropriations. Based on current projections, the District usage of Working Capital will be reduced to between $1,065,000 and $980,000, an improvement between $4k and $89k.

**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 was $22,082.32 in the Community Standards Fund.

Community Development Districts
District 6

**Statement of Activity**

**For the Eight Months Ending May 31, 2026 (67% of the budget year)**

| Original Budget | Amended Budget | Budget % used | | YTD Actual | PYTD Actual | Variance |
|---|---|---|---|---|---|---|
| | | | **REVENUES:** | | | |
| $ 3,168,731 | $ 3,168,731 | 99.6% | Maintenance and Other Special Assessments | $ 3,156,893 | $ 3,159,869 | $ (2,976) |
| 1,000 | 1,000 | 78% | Other Income | 782 | 991 | (209) |
| 493,000 | 493,000 | 108% | Investment Income | 530,296 | 397,302 | 132,994 |
| 3,662,731 | 3,662,731 | 101% | **Total Revenues** | 3,687,971 | 3,558,162 | 129,809 |
| $ 3,662,731 | $ 3,662,731 | 101% | **Total Available Resources:** | $ 3,687,971 | $ 3,558,162 | $ 129,809 |
| | | | **EXPENSES:** | | | |
| 12,081 | 12,081 | 39% | Personnel Services | 4,761 | 5,616 | (854) |
| 459,118 | 461,118 | 68% | Management and Other Professional Services | 312,748 | 323,131 | (10,383) |
| 778,854 | 778,854 | 57% | Utility Services | 440,066 | 458,792 | (18,726) |
| 3,471,962 | 3,469,962 | 66% | Building, Landscape and Other Maintenance | 2,304,875 | 2,327,346 | (22,471) |
| 9,525 | 9,525 | 67% | Other Expenses | 6,389 | 6,800 | (411) |
| 4,731,540 | 4,731,540 | 65% | **Total Operating Expenses** | 3,068,839 | 3,121,685 | (52,846) |
| $ (1,068,809) | $ (1,068,809) | | **Change in Unreserved Net Position** | $ 619,132 | $ 436,477 | $ 182,655 |
| | | | **Total Cash, Net of Bond Funds** | $ 13,413,513 | $ 13,988,184 | $ (574,672) |
| | | | **Fund Balance** | | | |
| | | | Unassigned | 3,173,639 | 3,697,527 | |
| | | | 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** | $ 13,388,519 | $ 13,912,407 | $ (523,888) |
| | | | **Number of Homes Closed** | **6,697** | **6,697** | |
| | | | **% Homes Closed** | **100%** | **100%** | |