The Villages®
Community Development Districts
District 6

Financial Statement Summary
As of April 30, 2026

Summary

The District is projected to achieve its budgeted revenues for FY 2025-26, while expenses continue to trend below budget. This performance positions the District for a stronger year-end working capital outcome.

Revenues

Year-to-date revenues total $3,537,572, representing a 2.9% increase compared to the same period in 2025. As the Maintenance Assessment remained unchanged for FY 2025-26, this variance was primarily attributed to fluctuations in Investment Income. As of April 30, 2026, the District was at 96.6% of the annual revenue budget.

- The District collected 98.4% of the budgeted maintenance assessments through April 30, 2026. In the same period last fiscal year, collections were 99.3%. The collection pace was slightly lower in FY 2025-26.

- Investment earnings through April 30, 2026 totaled $417,659. While this is higher than the $288,937 earned during the same period last year, it is a substantial increase from the $198,046 reported in March 2026. Moreover, realized LTP gains grew by $39,752 or 52.7% to $115,187 as of April 30, 2026. In March, geopolitical volatility disrupted financial markets and resulted in a negative one-month rate of return. That was reversed in April and Investment Income stood at 84.7% 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 4.25%. The 24.6% of the portfolio, which is Long-term, is performing at an annualized rate of 19.47%. Fiscal Year 2025-26 budgeted Investment earnings are $493,000.

Expenses and Other Changes

Year-to-Date Operating Expenses of $2,711,006 were up 0.9% over the prior year-to-date expenses of $2,685,814. 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 an $8,612 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. 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 $377,281, up 7.4% over the same period of 2025. As of April 30th, 58.3% of the budget year has passed and the adjusted Electricity cost was 56% of budget. Water usage is down due to water restrictions and is running at 39% of the annual budget for the seven-month period ending April 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 0.5% or $9,274 increase in expenses when compared to the same period of 2025. This was primarily due to a difference in Landscape Maintenance-Non-Recurring, which was up $24,112. This Spring saw numerous plant replacements in the aftermath of the hard freeze this past winter. 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 $6,294 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 85 - 95% of budget.

Change in Unreserved Net Position

The year-to-date increase in Unreserved Net Position totals $826,566, representing a $74,346 improvement from the $752,220 increase for the same period ending April 30, 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 $1,000,000, an improvement between $4k and $69k.

Investment Earnings

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**
Current Month Annualized Return*	3.13%	3.73%	3.74%	4.25%	4.01%	19.47%
One Month Rate of Return	0.26%	0.31%	0.31%	0.35%	0.33%	5.98%
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.

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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:			
$ 3,168,731	$ 3,168,731	98.4%	Maintenance and Other Special Assessments	$ 3,119,136	$ 3,148,106	$ (28,971)
1,000	1,000	78%	Other Income	777	991	(213)
493,000	493,000	85%	Investment Income	417,659	288,937	128,722
3,662,731	3,662,731	97%	**Total Revenues**	3,537,572	3,438,034	99,538
-	-	0%	Transfer In - Debt Service	-	-	-
$ 3,662,731	$ 3,662,731	97%	**Total Available Resources:**	$ 3,537,572	$ 3,438,034	$ 99,538
			EXPENSES:			
12,081	12,081	30%	Personnel Services	3,685	4,754	(1,070)
459,118	461,118	61%	Management and Other Professional Services	282,724	291,336	(8,612)
778,854	778,854	48%	Utility Services	377,281	351,411	25,870
3,471,962	3,469,962	59%	Building, Landscape and Other Maintenance	2,041,023	2,031,749	9,274
9,525	9,525	66%	Other Expenses	6,294	6,564	(270)
4,731,540	4,731,540	57%	**Total Operating Expenses**	2,711,006	2,685,814	25,192
$ (1,068,809)	$ (1,068,809)		**Change in Unreserved Net Position**	$ 826,566	$ 752,220	$ 74,346
			Total Cash, Net of Bond Funds	$ 13,612,904	$ 14,262,744	$ (649,840)
			Fund Balance			
			Unassigned	3,381,073	4,013,269	
			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	$ 13,595,953	$ 14,228,149	$ (632,196)
			Number of Homes Closed	**6,697**	**6,697**	
			% Homes Closed	**100%**	**100%**	