The Villages®
Community Development Districts
District 7

Financial Statement Summary
As of May 31, 2026

Summary

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

Revenues

Year-to-Date (YTD) Revenues of $2,858,884 were up 20.5% when compared to the same period of 2025 as the District increased its Maintenance Assessment for FY 2025-26 by 20%. The District's total revenue was 99.6% of the annual budget through May 31st.

- The District collected 99.6% of the budgeted maintenance assessments through May 31, 2026. Last fiscal year, in the same period collections were 99.8%.

- Investment earnings of $211,641 through May 31, 2026 were up by 30.7% when compared to the $161,969 earned through May 31, 2025. The realized LTP gains grew by $68,211 to $104,794 or 186.5% as of May 31, 2026.

- 74% of the portfolio is Short-term Fixed income securities. The rate of return has been decreasing due to Fed rate cuts, however fewer cuts are expected and a stable outlook is more likely. The current annualized rate of return is 3.13% to 4.24% for short-term investments. The 26% of the portfolio, which is Long-term, is performing at an annualized rate of 19.06%. The District's Investment Income was 99.8% of the annual budget, while only 67% of the fiscal year has passed.

Expenses and Other Changes

Year-to-Date Operating Expenses of $1,918,720 were 3.6% less than the prior year-to-date expenses of $1,990,124. There has been no significant expense that would alter the District's ability to operate within the approved FY 2025-26 budget. Operating expenses are projected to be approximately 95 – 98% of 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 increased $9,693 from last year or 4.0%. The biggest contributors were Legal Services, which grew by 54% $17,236 to $26,560, and Tax Collector fees, which grew by 19.8% due to the increased Maintenance Assessment. As a group these expenses are projected to be at approximately 97 – 99% of budget at fiscal year-end.

- Utility Services include Electricity and Irrigation Water expenses. This expense category was 10.3% higher than last year due to increased rates and usage. While expenses were higher, the category trended under budget. As of May, 55.4% of the budget has been utilized although 66.7% of the fiscal year has passed. Barring any anomalies, the category is currently expected to be at 82 – 86% of budget at fiscal year-end.

- Building, Landscape and Other Maintenance expenses. This category of expenses has decreased by 7.2% compared to the same period of the prior fiscal year. This is attributable to several Villa Wall Painting projects that were completed, invoiced, and paid for by March 2025. Fewer walls are scheduled for painting this fiscal year, and these projects will be completed later in the year. Based on current spending patterns, this expense category is projected to finish the fiscal year at approximately 95 – 98% of the 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 be at 80 - 90% of budget at fiscal year-end.

Change in Unreserved Net Position

Year-to-Date increase in Unreserved Net Position totals $940,164, represented a $557,296 improvement over the $382,867 increase for the same period ending May 31, 2025. The Amended 2025-26 Budget uses $168,000 of Working Capital and an additional $32,000 of General R&R to achieve a balanced budget. Based on the projected year-end results, Working Capital usage will be reduced to between $88,000 and $148,000, an improvement between $20k and $80k.

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 $5,858.00 in the Community Standards Fund.

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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:			
$ 2,656,213	$ 2,656,213	99.6%	Maintenance and Other Special Assessments	$ 2,646,732	$ 2,209,642	$ 437,090
1,000	1,000	51%	Other Income	510	1,380	(869)
212,000	212,000	100%	Investment Income	211,641	161,969	49,672
2,869,213	2,869,213	100%	**Total Revenues**	2,858,884	2,372,991	485,893
			EXPENSES:			
15,096	15,096	53%	Personnel Services	7,991	7,984	7
348,437	348,437	72%	Management and Other Professional Services	249,591	239,898	9,693
509,219	509,219	55%	Utility Services	281,853	255,526	26,327
2,186,432	2,186,432	63%	Building, Landscape and Other Maintenance	1,373,479	1,479,967	(106,488)
9,675	9,675	60%	Other Expenses	5,807	6,749	(943)
3,068,859	3,068,859	63%	**Total Operating Expenses**	1,918,720	1,990,124	(71,404)
3,068,859	3,068,859	63%	**Total Expenses and Other Changes**	1,918,720	1,990,124	(71,404)
$ (199,646)	$ (199,646)		**Change in Unreserved Net Position**	$ 940,164	$ 382,867	$ 557,296
			Total Cash, Net of Bond Funds	$ 5,127,679	$ 5,577,937	$ (450,258)
			Fund Balance			
			Unassigned	1,761,955	1,584,483	
			Restricted - Capital Project Ph I	1,147,061	1,695,093	
			Committed R and R General	1,299,887	1,337,606	
			Committed R and R Villa Roads	866,084	900,000	
			Total Fund Balance	$ 5,074,987	$ 5,517,182	$ (442,195)