



Financial Statement Summary

As of June 30, 2026

Proprietary Funds

Summary:

Village Center Community Development District Proprietary Funds are projected to meet budgeted revenues for FY 2025-26, while expenditures are trending below the current amended budget. *(As of June 30, 75% of the year has elapsed.)*

Revenues: Year to Date (YTD) Revenues of \$68,025,000 including RAD, LSSA, VCSA, and The Enrichment Academy are more than prior year revenues of \$66,160,000 and are at 82% of amended budgeted revenues of \$83,002,000.

- Amenity and General Governmental Revenues include a total of \$39,443,000 in amenity fees, golf fees and other lifestyle revenues of \$2,310,000, water fees of \$18,959,000 and Enrichment Academy revenues of \$1,313,000. These revenues are more than prior year levels by \$3,145,000 and are 78% of budget. RAD Fund saw an amenity fee increase with the CPI over the past year, LSSA and VCSA also had increases in water and sewer fees collected due to rate adjustments.
- Miscellaneous revenue includes room rentals, other leases and AFFF Settlement funds; these miscellaneous revenue sources total \$906,000 YTD. Including recent payments, the lifetime total revenue received from the AFFF Settlement funds now stands at \$4,428,099.
- Investment Income totaled \$5,096,000 through June 30, 2026, marking a decrease over the \$5,281,000 earned during the same period in 2025. Year-to-date performance is tracking at 181% of the budgeted revenue target, positioning the category to comfortably exceed its annual goal. This decrease was driven by realized gains, which total \$3,515,000 through June 2026 compared to realized gains of \$3,850,000 through June 30, 2025. Conversely, unrealized investment income saw a slight year-over-year increase, jumping from \$1,431,000 in 2025 to \$1,581,000 in 2026.
- Investment allocation: 85% of the portfolio is Short-term Fixed income securities which are currently earning at an estimated annual rate of return of 3.13% to 4.25%. The Long-term (15%) portion of the portfolio is performing well at an annual rate of 15.17%.

Expenses and Other Changes: Year-to-Date operating expenses of \$35,441,000 are greater than prior year expenses of \$31,588,000. Current year-to-date spending is 63% of the budgeted amount of \$56,475,000.

- Management and Other Professional Services expenditures totaled \$13,941,000, reflecting a slight decrease from the prior year. The decline was primarily driven by lower RAD Fund management fees resulting from a shift in rooftop allocations toward the growing southern districts, as well as reduced legal and engineering expenses in LSSA and VCSA. These decreases were partially offset by higher management fees in LSSA and VCSA associated with increased operating budgets.



- Utility Services includes electricity, sanitation services, potable and non-potable water services. Year to date expenses total \$6,437,000, which is greater than the prior year's \$5,866,000 and represents 69% of the current year's amended budget. The increase is mostly due to contractual utility service rate increases.
- Building, Landscape, and Maintenance expenses reached \$11,026,000, an increase over the prior year's \$8,679,000. Despite this growth, spending remains at only 56% of the \$19,689,000 annual budget. The year-over-year rise is primarily attributed to the RAD Fund, specifically due to the timing of recurring landscape invoices and a higher volume of storm pipe repairs.
- Other Expenses, including operating supplies, insurance and non-capital furniture, fixture and equipment total \$3,799,000; these expenses are greater than prior year expenses of \$2,374,000 and are at 50% of the amended budget. The variance reflects the inclusion of the VC Golf Agronomic Plan, as the budget for this line item was moved from Maintenance accounts to Operating Supplies. The total FY2025-26 budget for this plan is \$1,743,000 of which \$1,587,000 has been expensed to date.
- Capital Outlay expenditures reached \$14,579,000 to date, representing 33% of the \$43,917,000 total budget. Key projects currently underway include the Paradise Recreation Center, various golf course renovations, high-service pump improvements, and the implementation of advanced meters.
- Debt Service consists of the annual RAD and LSSA bond principal payments and interest payments. The annual LSSA principal payment totaling \$2,930,000 was made in October. The annual principal payment of \$7,135,000 for RAD was made November 1st. Year-to-date monthly interest payments for RAD and LSSA amount to \$5,041,000 per the amortization schedules.
- A total of \$3,600,000 has been transferred this fiscal year to the Committed Renewal and Replacement Fund per Board direction to maintain adequate funding levels (\$2,850,000 RAD; \$750,000 LSSA)

Change in Unreserved Net Position

Year-to-Date change in Unreserved Net Position of (\$701,000) is a smaller decrease than prior year to date of (\$3,392,000). Based on anticipated revenues and expenditures, the District is not expected to meet the budget reduction in Unreserved Net Position of (\$39,046,000) by year-end due to re-budgeted portions of the Paradise Renovation.

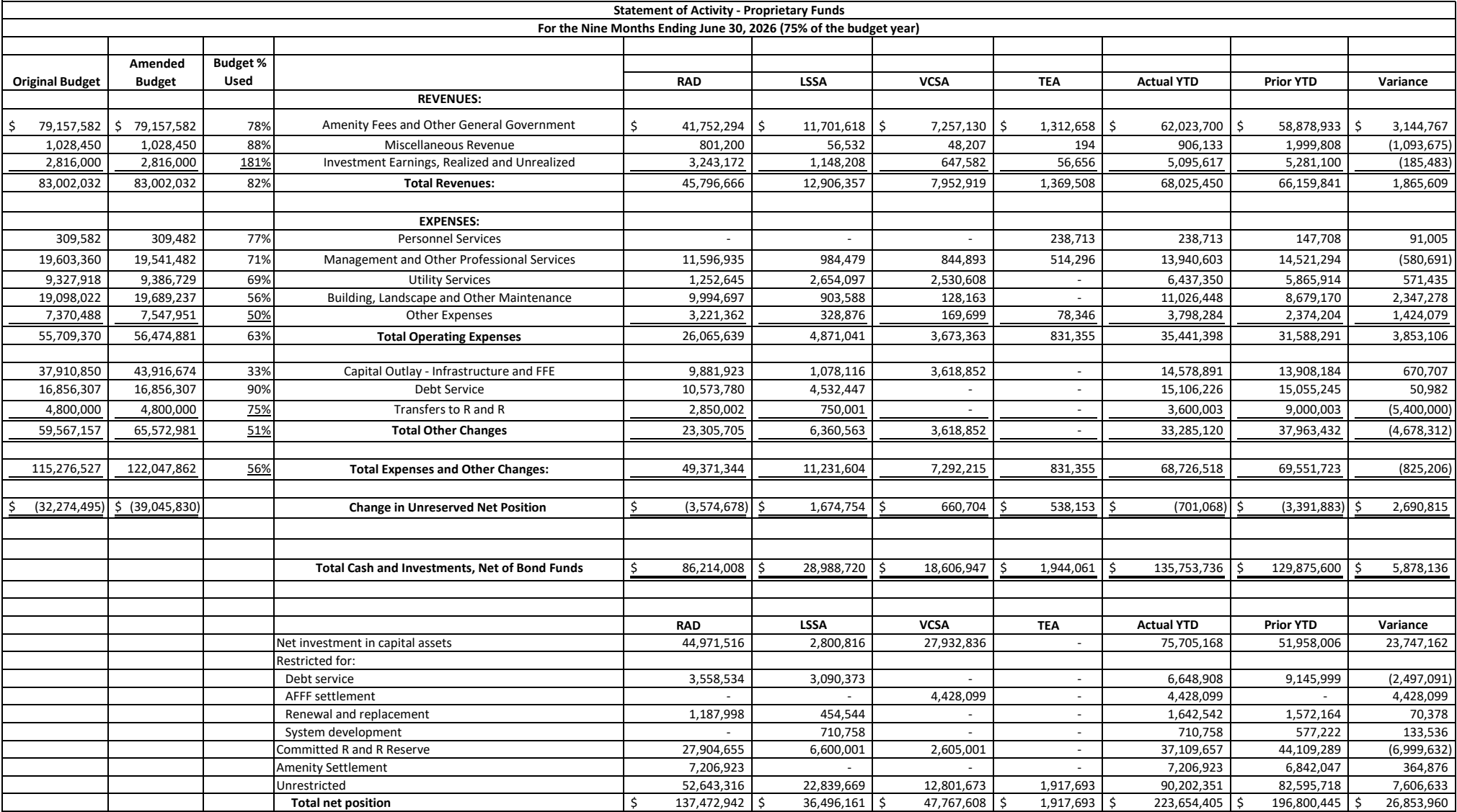


Health Self-Insurance Fund: In January 2024, the District established a Self-Insurance Fund (an Internal Service Fund) to account for and finance the Districts' Employee Health Insurance plan. Internal Service funds are used to account for services provided and billed on an internal basis. These services predominantly benefit governmental rather than business-type functions therefore they are presented separately. The Health Self-Insurance Fund collects employer premiums and employee premiums to provide services. The Employees' Health Insurance plan has a contract with Florida Blue to use their network.

- Total revenues of \$9,276,000 include \$9,119,000 in service fees (Employee and Employer Contributions), and \$157,000 in investment earnings.
- Total expenses of \$6,832,000 include \$5,635,000 in insurance claims paid, \$680,000 in stop-loss fees, and \$517,000 in provider fees.
- Premiums received for the month of June were \$1,008,000, which covered \$647,000 in claims and \$56,000 in admin fees.

Change in Unreserved Net Position

Year-to-Date Change in Unreserved Net Position is \$2,444,020 which is less than prior year amount of \$2,763,149 exceeding the anticipated Change in Unreserved Net Position of \$1,019,152 for the year.



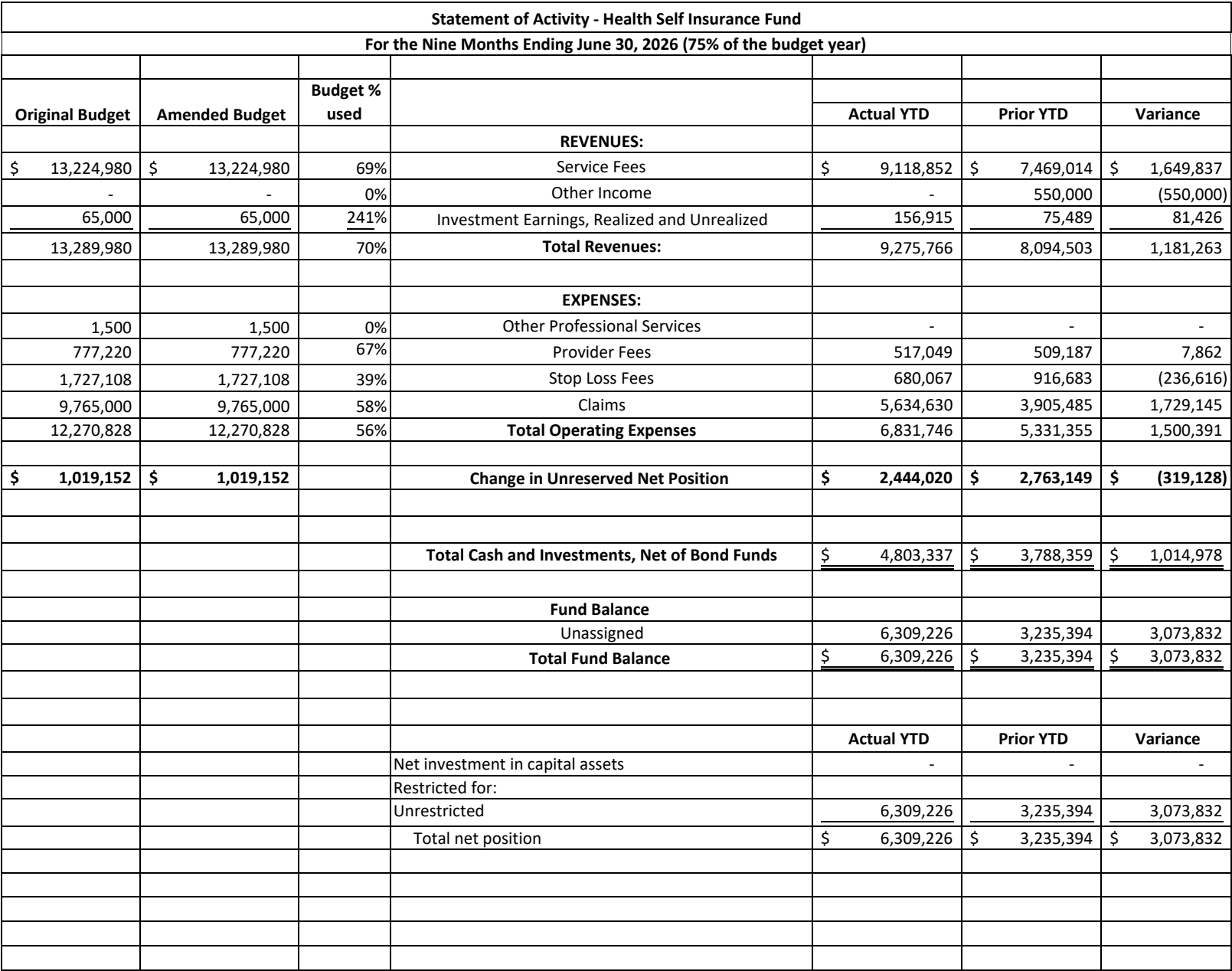


Statement of Activity - Little Sumter Service Area (LSSA)						
For the Nine Months Ending June 30, 2026 (75% of the budget year)						
Original Budget	Amended Budget	Budget % Used		LSSA	Prior YTD	Variance
			REVENUES:			
\$ 14,356,250	\$ 14,356,250	82%	Amenity Fees and Other General Government	\$ 11,701,618	\$ 11,080,023	\$ 621,596
28,000	28,000	202%	Miscellaneous Revenue	56,532	78,765	(22,234)
417,000	417,000	275%	Investment Earnings, Realized and Unrealized	1,148,208	1,230,825	(82,618)
14,801,250	14,801,250	87%	Total Revenues:	12,906,357	12,389,613	516,744
			EXPENSES:			
1,778,931	1,833,906	54%	Management and Other Professional Services	984,479	1,056,476	(71,997)
3,771,500	3,769,000	70%	Utility Services	2,654,097	2,334,042	320,055
907,680	1,193,624	76%	Building, Landscape and Other Maintenance	903,588	568,844	334,744
541,480	625,166	53%	Other Expenses	328,876	384,575	(55,699)
6,999,591	7,421,696	66%	Total Operating Expenses	4,871,041	4,343,938	527,103
5,435,836	6,116,786	18%	Capital Outlay - Infrastructure and FFE	1,078,116	5,227,465	(4,149,349)
5,136,269	5,136,269	88%	Debt Service	4,532,447	4,521,958	10,488
1,000,000	1,000,000	75%	Transfers to R and R	750,001	750,001	-
11,572,105	12,253,055	52%	Total Other Changes	6,360,563	10,499,424	(4,138,861)
18,571,696	19,674,751	57%	Total Expenses and Other Changes:	11,231,604	14,843,362	(3,611,758)
\$ (3,770,446)	\$ (4,873,501)		Change in Unreserved Net Position	\$ 1,674,754	\$ (2,453,749)	\$ 4,128,503
			Total Cash and Investments, Net of Bond Funds	\$ 28,988,720	\$ 27,485,067	\$ 1,503,653
				LSSA	Prior YTD	Variance
			Net investment in capital assets	2,800,816	(6,509,090)	9,309,906
			Restricted for:			
			Debt service	3,090,373	2,933,598	156,775
			Renewal and replacement	454,544	433,074	21,470
			System development	710,758	577,222	133,536
			Committed R and R Reserve	6,600,001	9,600,001	(3,000,000)
			Unrestricted	22,839,669	18,269,440	4,570,229
			Total net position	\$ 36,496,161	\$ 25,304,245	\$ 11,191,916



Statement of Activity - Village Center Service Area (VCSA)
For the Nine Months Ending June 30, 2026 (75% of the budget year)

Original Budget	Amended Budget	Budget % Used				
				VCSA	Prior YTD	Variance
			REVENUES:			
\$ 9,163,000	\$ 9,163,000	79%	Amenity Fees and Other General Government	\$ 7,257,130	\$ 6,902,544	\$ 354,586
27,000	27,000	179%	Miscellaneous Revenue	48,207	1,146,175	(1,097,968)
161,000	161,000	402%	Investment Earnings, Realized and Unrealized	647,582	679,160	(31,578)
9,351,000	9,351,000	85%	Total Revenues:	7,952,919	8,727,879	(774,960)
			EXPENSES:			
1,504,433	1,388,090	61%	Management and Other Professional Services	844,893	887,509	(42,615)
3,453,100	3,473,794	73%	Utility Services	2,530,608	2,207,778	322,830
656,526	425,230	30%	Building, Landscape and Other Maintenance	128,163	546,537	(418,374)
355,221	351,327	48%	Other Expenses	169,699	222,369	(52,670)
5,969,280	5,638,441	65%	Total Operating Expenses	3,673,363	3,864,193	(190,830)
2,341,592	6,757,561	54%	Capital Outlay - Infrastructure and FFE	3,618,852	5,823,839	(2,204,987)
2,341,592	6,757,561	54%	Total Other Changes	3,618,852	5,823,839	(2,204,987)
8,310,872	12,396,002	59%	Total Expenses and Other Changes:	7,292,215	9,688,032	(2,395,817)
\$ 1,040,128	\$ (3,045,002)		Change in Unreserved Net Position	\$ 660,704	\$ (960,153)	\$ 1,620,857
			Total Cash and Investments, Net of Bond Funds	\$ 18,606,947	\$ 16,917,200	\$ 1,689,747
				VCSA	Prior YTD	Variance
			Net investment in capital assets	27,932,836	20,602,918	7,329,918
			Restricted for:			
			Debt service	-	-	-
			AFFF settlement	4,428,099	-	4,428,099
			Committed R and R Reserve	2,605,001	4,431,872	(1,826,871)
			Unrestricted	12,801,673	13,046,845	(245,172)
			Total net position	\$ 47,767,608	\$ 38,081,635	\$ 9,685,973





Financial Statement Summary

As of June 30, 2026

Summary:

Village Center Community Development District Governmental Funds are generally performing in line with the FY 2025–26 budget. As of June 30, with 75% of the fiscal year complete, revenues and expenditures are generally tracking in accordance with budget expectations.

Governmental Funds

Revenues:

Year to Date (YTD) Revenues total \$106,744,000, which includes administrative fees, community standard services, safety revenue, CAM and other road maintenance assessments. This amount is 2% higher than the prior year's YTD revenues of \$104,693,000. Currently, YTD revenues are at 82% of amended budgeted revenues of \$130,231,000.

- General Fund Management Fees reached \$41,705,000 year-to-date, accounting for 75% of the total \$55,606,000 management fee pool. This reflects a 10% increase over the prior year-to-date figures. The growth is primarily attributed to Golf Management Fees due from the Developer, alongside expansion in District 14, 15, 16, Eastport, and Middleton-A.
- District Safety Assessments for the Sumter County Dependent District (VPSDDD) include budgeted Demand and Readiness Revenue of \$16,478,000 for Fire Protection Services. Year-to-date receipts are 12% higher than the prior year, an increase primarily driven by the timing of payments from VPSDDD. Additionally, the District has collected \$8,398,000 (or 75%) of its \$11,225,000 annual budget for EMS Transport Readiness.
- Miscellaneous Revenue includes insurance reimbursement, donations, and safety training reimbursement. Revenue received year-to-date is \$4,156,956, 211% of the amended budget of \$1,972,000.
- Village Center CDD provides EMS Transport services, which account for approximately 22% of total Safety revenues. Through June 2026, recognized revenue totaled \$8,398,000, with accounts receivable of \$4,149,000 recorded at month-end. Billable charges are designed to recover the Demand component, representing the actual cost of providing EMS Transport services.
- Investment earnings of \$2,179,000 (\$1,589,000 realized, \$590,000 unrealized) are higher than the prior year to date earnings of \$2,056,000 and are at 121% of the year-to-date budget of \$1,799,000.

Expenses and Other Changes:

Year-to-Date expenses of \$110,401,000 are higher than the prior year's expenses of \$103,395,000. Year to date spending is 75% of budgeted expenses of \$147,365,000.

- Personnel Services total \$76,482,000, or 78% of the annual budget of \$98,562,000, and are slightly above the year-to-date target. At \$49,777,000, General Fund personnel expenses account for 50% of the total budget. Safety personnel expenses reflect a 4.4% variance from the 75% year-to-date target, bringing current spend to 79.4%.



Statement of Activity - Government Funds									
For the Nine Months Ending June 30, 2026 (75% of the budget year)									
Original Budget	Amended Budget	Budget % Used		GF	Safety	Others	Actual YTD	Prior YTD	Variance
			REVENUES:						
\$ 126,459,382	\$ 126,459,382	79%	Charges for Services	\$ 55,946,145	\$ 41,958,585	\$ 2,503,565	\$ 100,408,295	\$ 89,507,983	\$ 10,900,312
747,714	1,972,373	211%	Miscellaneous Revenue	109,979	4,025,086	21,892	4,156,956	13,128,955	(8,971,999)
1,799,000	1,799,000	121%	Investment Earnings, Realized and Unrealized	943,660	1,032,399	202,563	2,178,623	2,056,299	122,323
129,006,096	130,230,755	82%	Total Revenues:	56,999,784	47,016,070	2,728,020	106,743,874	104,693,237	2,050,637
			EXPENSES:						
98,724,623	98,562,075	78%	Personnel Services	49,777,371	26,705,090	-	76,482,460	64,993,747	11,488,713
10,454,868	10,434,483	61%	Management and Other Professional Services	3,887,821	2,089,251	364,176	6,341,248	6,345,683	(4,435)
466,955	504,205	88%	Utility Services	138,711	216,912	87,697	443,319	299,241	144,079
2,839,163	3,340,007	51.1%	Building, Landscape and Other Maintenance	232,946	751,476	721,364	1,705,786	1,827,700	(121,914)
16,465,020	14,623,491	60%	Other Expenses	6,573,382	2,219,544	24,572	8,817,499	8,564,094	253,404
128,950,629	127,464,261	74%	Total Operating Expenses	60,610,230	31,982,273	1,197,809	93,790,312	82,030,465	11,759,847
5,563,172	12,657,961	86%	Capital Outlay - Infrastructure and FFE	561,365	9,288,959	1,021,329	10,871,652	17,691,384	(6,819,731)
1,020,684	2,549,881	87%	Debt Service	-	2,218,644	-	2,218,644	433,349	1,785,295
4,693,265	4,693,265	75%	Transfer to R and R	-	3,032,451	487,502	3,519,953	3,239,740	280,213
11,277,121	19,901,107	83%	Total Other Changes	561,365	14,540,054	1,508,831	16,610,250	21,364,473	(4,754,223)
140,227,750	147,365,368	75%	Total Expenses and Other Changes:	61,171,595	46,522,327	2,706,639	110,400,562	103,394,937	7,005,624
<u>\$ (11,221,654)</u>	<u>\$ (17,134,613)</u>		Change in Unreserved Net Position	<u>\$ (4,171,811)</u>	<u>\$ 493,743</u>	<u>\$ 21,380</u>	<u>\$ (3,656,688)</u>	<u>\$ 1,298,299</u>	<u>\$ (4,954,987)</u>
			Total Cash and Investments, Net of Bond Funds	<u>\$ 22,276,410</u>	<u>\$ 29,981,497</u>	<u>\$ 4,566,075</u>	<u>\$ 56,823,983</u>	<u>\$ 54,555,539</u>	<u>\$ 2,268,444</u>
			Fund Balance						
			Unassigned	19,589,225	-	-	19,589,225	23,925,181	
			Committed R and R General	-	8,971,559	1,765,755	10,737,314	6,672,275	
			Restricted Debt Service	-	700,341	-	700,341	247,040	
			Restricted Safety	-	27,899,406	-	27,899,406	21,978,001	
			Restricted Fund Balance	-	-	2,932,215	2,932,215	3,401,243	
			Total Fund Balance	<u>\$ 19,589,225</u>	<u>\$ 37,571,306</u>	<u>\$ 4,697,970</u>	<u>\$ 61,858,501</u>	<u>\$ 56,223,740</u>	<u>\$ 5,634,761</u>