

The Villages®
Community Development Districts
District 16

Financial Statement Summary
As of July 31, 2026

Special Assessment Revenue Bonds, Series 2025 in the amount of \$127,000,000 were issued for Phase I in November 2025. FY 2026-27 is the first year the District will collect and budget for maintenance assessments for Phase I through the Sumter County Tax Collector.

General operating costs budgeted for Phase I will be reimbursed by the Developer until such time that the maintenance assessments are received through the county tax collections to the homeowners.

Revenues

Year-to-Date (YTD) Revenues of \$1,512,444.

- Contributions from Developer total \$1,510,109.
- Miscellaneous Revenue totaled \$36.
- Interest Income was \$2,298 as of July 31, 2026.

Expenses and Other Changes

Year-to-Date (YTD) Operating Expenses of \$1,510,109 have been recorded.

- Management and Other Professional services include management, engineering, legal and technology service fees. Total costs year to date were \$8,466.
- Building, Landscape and Other Maintenance expenses of \$1,494,189 consist of \$1,401,549 for EMAC fees, \$19,200 in Stormwater Management Fees, \$820 in Irrigation Repair and \$72,620 in Landscape Maintenance - Recurring.
- Other expenses include the annual premium for liability insurance and legal advertising that total \$7,074.

Change in Unrestricted Net Position

The year-to-date increase in net position is \$2,334, which is the Miscellaneous Revenue and Interest Income combined.

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Statement of Activity
For the Ten Months Ending July 31, 2026 (83% of the budget year)

Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
REVENUES:						
\$ 12,206	\$ 2,499,827	60%	Other Income	\$ 1,510,146	\$ 4	\$ 1,510,142
-	-	0%	Investment Income	2,298	-	2,298
12,206	2,499,827	61%	Total Revenues:	1,512,444	4	1,512,439
EXPENSES:						
25	25	98%	Personnel Services	25	-	25
4,829	17,329	49%	Management and Other Professional Services	8,466	1,836	6,630
-	17,000	2%	Utility Services	356	-	356
500	2,458,371	61%	Building, Landscape and Other Maintenance	1,494,189	-	1,494,189
6,852	7,102	100%	Other Expenses	7,074	3,484	3,590
12,206	2,499,827	60%	Total Operating Expenses	1,510,109	5,320	1,504,790
\$ -	\$ -		Change in Unreserved Net Position	\$ 2,334	\$ (5,316)	\$ 7,650
Total Cash, Net of Bond Funds						
				\$ 2,340	\$ -	\$ 2,340
Fund Balance						
			Unassigned	2,340	(5,316)	
			Committed R and R General	-	-	
			Committed R and R Roads	-	-	
			Committed Working Capital	-	-	
			Total Fund Balance	\$ 2,340	\$ (5,316)	\$ 7,655