

The Villages®

Community Development Districts

District 4

Financial Statement Summary

As of July 31, 2026

Summary

The District is expected to achieve its budgeted revenues for FY 2025-26, while expenditures are generally tracking below budget. An unexpected stormwater pipe failure at Cameron Villas necessitated emergency repairs and a corresponding budget amendment approved by the Board in June 2026. An additional budget amendment will be presented to the Board in September 2026 and, as such, is not reflected in the July 31 financial statements.

Revenues

Year-to-date Revenues were \$4,306,255, exceeding prior-year revenues of \$4,212,733 by 2.2%. This increase was driven by the 3% Maintenance Assessment increase implemented in the current fiscal year. Revenues represented 100% of the annual revenue budget as of July 31st.

- The District has collected 100% of the budgeted maintenance assessments.
- Investment earnings of \$157,459 through July 31, 2026 were \$20,245 or 11.4% lower than the \$177,704 earned through July 31, 2025. The realized LTP gains grew by \$11,323 or 77.9% to \$25,864. \$45k in investment income was unrealized gains as of July 31, 2026.
- Other Income of \$84,933 was down \$3,471 or 3.9% from \$88,404. These funds are largely centered in the Marion County HWY 42 Agreement, with smaller amounts earned from Electric Reimbursements and the Phillips Court Agreement. This revenue category was 98% of budget as of July 31, 2026.
- 83% of the portfolio is Short-term Fixed income securities where the rate of return has stabilized over the last few months. The forecast is for a stable rate environment for the near future. Short-term investments are currently earning an estimated annual rate of return of 3.15% to 4.27%. The 17% portion of the portfolio, which is Long-term, is performing at an annualized rate of 13.45%. Fiscal Year 2025-26 budgeted Investment earnings are \$158,000, and as of July 31, 2026, Investment Income was 99.7% of budget while just 83% of the fiscal year has passed.

Expenses and Other Changes

Year-to-date Operating Expenses of \$2,675,173 were 8.3% higher than the prior year-to-date total of \$2,469,573. The major Capital Projects scheduled for FY 2025-26 are now complete.

- Management and Other Professional services include Management fees, Deed Compliance fees, Tax Collection fees, Legal fees, and Technology Service fees. Combined, these expenses were \$38,834 lower than last fiscal year. Management Fees and Engineering Services were down by a combined \$38,977. Tax Collector Fees increased by \$2,326 due to higher Maintenance Assessment Fees. Other Professional Services increased by \$2,479 due to Arlington Loop and Stormwater Inspections. This category is currently projected to finish the fiscal year at approximately 96 - 99% of budget.

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- Utility Services include Electricity and Irrigation Water expenses. Year-to-Date spending at \$501,467 was \$76,544 or 18% higher than the Prior Year at \$424,923. Electricity use was 83% of budget, and Irrigation Water was 82.5% of budget through July 31st (83% of the fiscal year). This expense category is currently projected to be approximately 99 – 100% of budget at fiscal year-end.
- Building, Landscape, and Other Maintenance expenditures totaled \$1,793,475 through July, an increase of \$126,288 or 10.2% compared to the prior year. The increase is just starting to reflect the invoices for the Cameron Villas Storm pipe repairs. The current estimate is \$1.6MM with \$145k of that as contingency.

Change in Unreserved Net Position

Year-to-Date increase in Unreserved Net Position of (\$267,987) is a \$508,644 decline over the \$240,657 increase for the same period ending July 31, 2025. This was primarily attributed to M&O projects for Units 62, 63 and 64, which were invoiced and paid in June as well as the Cameron Villa Storm Pipe repairs.

The Amended 2025-26 Budget includes the use of \$144,000 from General R&R and \$1,110,000 from Roads R&R for specific capital projects and now requires \$902,732 in Working Capital to balance and results in a (\$2,156,732) change in Unreserved Net Position at fiscal year-end.

Year-to-Date Earnings by Investment Category:

The following table outlines the current month and year-to-date earnings by investment category:

July 2026	Seacoast	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
Current Month Annualized Return*	3.15%	3.73%	3.74%	4.25%	4.27%	13.54%
One Month Rate of Return	0.26%	0.31%	0.31%	0.35%	0.36%	-0.96%
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 Deed Compliance Reserve balance as of July 31st was \$33,800.78 in the Community Standards Fund.

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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:						
\$ 4,055,691	\$ 4,055,691	100%	Maintenance and Other Special Assessments	\$ 4,063,863	\$ 3,946,625	\$ 117,237
86,364	86,364	98%	Other Income	84,933	88,404	(3,471)
<u>158,000</u>	<u>158,000</u>	<u>100%</u>	Investment Income	<u>157,459</u>	<u>177,704</u>	<u>(20,245)</u>
4,300,055	4,300,055	100%	Total Revenues:	4,306,255	4,212,733	93,522
EXPENSES:						
16,173	16,173	71%	Personnel Services	11,435	11,644	(208)
464,121	467,668	77%	Management and Other Professional Services	359,410	398,244	(38,834)
631,484	604,484	83%	Utility Services	501,467	424,923	76,544
2,091,282	3,311,156	54%	Building, Landscape and Other Maintenance	1,793,475	1,627,408	166,067
<u>10,475</u>	<u>15,303</u>	<u>61%</u>	Other Expenses	<u>9,385</u>	<u>7,355</u>	<u>2,031</u>
3,213,535	4,414,784	61%	Total Operating Expenses	2,675,173	2,469,573	205,599
1,109,677	1,187,003	100%	Capital Outlay - Infrastructure and FFE	1,186,569	794,167	392,402
<u>855,000</u>	<u>855,000</u>	<u>83%</u>	Transfers out of Unrestricted Fund	<u>712,500</u>	<u>708,336</u>	<u>4,164</u>
<u>1,964,677</u>	<u>2,042,003</u>	<u>93%</u>	Total Other Changes	<u>1,899,069</u>	<u>1,502,503</u>	<u>396,566</u>
5,178,212	6,456,787	71%	Total Expenses and Other Changes:	4,574,242	3,972,076	602,165
<u>\$ (878,157)</u>	<u>\$ (2,156,732)</u>		Change in Unreserved Net Position	<u>\$ (267,987)</u>	<u>\$ 240,657</u>	<u>\$ (508,644)</u>
			Total Cash, Net of Bond Funds	<u>\$ 3,260,039</u>	<u>\$ 3,654,977</u>	<u>\$ (394,938)</u>
Fund Balance						
			Unassigned	1,254,377	1,751,164	
			Restricted - Capital Project, Phase I	-	-	
			Restricted - Capital Project, Phase II	-	-	
			Committed R and R General	62,500	41,668	
			Committed R and R Villa Roads	1,579,991	1,481,817	
			Committed R and R Ph III	<u>312,495</u>	<u>338,915</u>	
			Total Fund Balance	<u>\$ 3,209,363</u>	<u>\$ 3,613,564</u>	<u>\$ (404,201)</u>