

The Villages®
Community Development Districts
District 6

Financial Statement Summary

As of July 31, 2026

Summary

The District achieved its budgeted revenues for FY 2025-26 as of July 31st, while expenses continued to trend below budget. This performance positions the District for a stronger year-end working capital outcome.

Revenues

Year-to-date revenues total \$3,724,567, representing a 1.2% decrease compared to the same period in 2025. As the Maintenance Assessment remained unchanged for FY 2025-26, this variance was primarily attributed to Investment Income. As of July 31, 2026, the District was at 102% of the annual revenue budget.

- The District collected 100% of the budgeted maintenance assessments through July 31, 2026.
- Investment earnings through July 31, 2026 totaled \$544,312. This was 7.9% lower than the \$591,211 earned during the same period last year. The decrease is attributable to lower unrealized investment gains, which totaled \$56,879 compared to \$192,406 in the prior year. This decrease was partially offset by stronger realized investment earnings, which increased by \$163,815 or 79%, from \$207,580 to \$371,395. LTIP realized gains was the primary contributor, growing by \$161,358 or 166.5% to \$257,767 through July 31, 2026.
- 79.4% of the portfolio is Short-term Fixed income securities. Short-term investments are currently earning an estimated annual rate of return of 3.15% to 4.27%. The forecast is for a stable short-term rate environment in the coming months. 20.6% of the portfolio, which is long-term, is performing at an annualized rate of 13.5%. Fiscal Year 2025-26 budgeted Investment earnings are \$493,000. Investment Income stood at 110% of the annual budget.

Expenses and Other Changes

Year-to-Date Operating Expenses of \$3,852,536 were down 0.1% over the prior year-to-date expenses of \$3,857,981. 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 \$8,069 decrease compared to the prior year or 2.1%. This variance is largely due to the absence of \$8,073 in non-recurring road inspection costs incurred last year. Moreover, Legal Services were down \$2,071 or 46.5% and Deed Compliance Services expenses were \$1,340 or 20.8% lower than in FY 2024-25. Only Engineering Services (exclusively Water Management Resources) was significantly higher than last year but remained well within the amended budget. Overall, 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 \$614,592, up 17.3% over the same period of 2025. As of July 31st, 83% of the budget year has passed and the Electricity cost was 81.6% of budget. Water usage was down due to water restrictions and was running at 53% of the annual budget for the ten-month period ending July 31, 2026. Barring further anomalies, this category is projected to end the fiscal year at 95–98% of the total budget.

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- Building, Landscape and Other Maintenance expenses category reported a 2.9% or \$85,442 decline in expenses when compared to the same period of 2025. Other Maintenance declined by \$44,201 as last year included Hurricane debris removal and this year was primarily pressure washing of villas walls. Building/Structure Maintenance was down by \$32,981 as last year's CIP included \$105k in wall painting and there are no wall painting projects scheduled for the current year. 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 \$6,485 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. With the proposed changes in the FY 26-27 Maintenance Assessment, printing and postage charges will be incurred this year. This category is now projected to finish the fiscal year at approximately 80 - 90% of budget.

Change in Unreserved Net Position

The year-to-date increase in Unreserved Net Position totals (\$127,970), representing a \$39,769 decline from the (\$88,201) increase for the same period ending July 31, 2025. The Amended FY 2025-26 Budget requires \$1,069,000 in Working Capital to meet FY 2025-26 appropriations. Based on current projections, the District usage of Working Capital will be reduced to between \$1,000,000 and \$880,000, an improvement between \$69k and \$189k over what was budgeted.

Investment Earnings

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 current Deed Compliance Reserve balance as of this month end was \$22,219.32 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:			
\$ 3,168,731	\$ 3,168,731	100.3%	Maintenance and Other Special Assessments	\$ 3,179,473	\$ 3,177,394	\$ 2,079
1,000	1,000	78%	Other Income	782	1,176	(394)
<u>493,000</u>	<u>493,000</u>	<u>110%</u>	Investment Income	<u>544,312</u>	<u>591,211</u>	<u>(46,899)</u>
3,662,731	3,662,731	102%	Total Revenues	3,724,567	3,769,780	(45,214)
\$ 3,662,731	\$ 3,662,731	102%	Total Available Resources:	\$ 3,724,567	\$ 3,769,780	\$ (45,214)
			EXPENSES:			
12,081	12,081	48%	Personnel Services	5,838	7,769	(1,931)
459,118	463,093	81%	Management and Other Professional Services	375,650	383,718	(8,069)
778,854	772,254	80%	Utility Services	614,592	523,893	90,699
3,471,962	3,467,987	82%	Building, Landscape and Other Maintenance	2,849,972	2,935,414	(85,442)
<u>9,525</u>	<u>16,125</u>	<u>40%</u>	Other Expenses	<u>6,485</u>	<u>7,188</u>	<u>(702)</u>
4,731,540	4,731,540	81%	Total Operating Expenses	3,852,536	3,857,981	(5,445)
<u>\$ (1,068,809)</u>	<u>\$ (1,068,809)</u>		Change in Unreserved Net Position	<u>\$ (127,970)</u>	<u>\$ (88,201)</u>	<u>\$ (39,769)</u>
			Total Cash, Net of Bond Funds	<u>\$ 12,708,175</u>	<u>\$ 13,444,651</u>	<u>\$ (736,476)</u>
			Fund Balance			
			Unassigned	2,426,538	3,172,848	
			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	<u>\$ 12,641,418</u>	<u>\$ 13,387,728</u>	<u>\$ (746,311)</u>
			Number of Homes Closed	6,697	6,697	
			% Homes Closed	100%	100%	