
The Villages®
Community Development Districts
District 7

Financial Statement Summary

As of July 31, 2026

Summary

The District has achieved its budgeted revenue for FY 2025-26, while expenditures were trending just below budget. This performance positions the District for a stronger year-end working capital outcome.

Revenues

Year-to-Date (YTD) Revenues of \$2,881,790 were up 17.1% 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 100% of the annual budget through July 31st.

- The District collected 100% of the budgeted maintenance assessments through July 31, 2026.
- Investment earnings of \$217,437 through July 31, 2026 were down by 9.3% when compared to the \$239,639 earned through July 31, 2025. However, the realized LTP gains grew by \$68,797 to \$108,133 or 175% as of July 31, 2026.
- 77.8% of the portfolio is Short-term Fixed income securities. After a period of decline, short-term rates have stabilized and the forecast is for a more stable rate environment over the next several months. The current annualized rate of return is 3.15% to 4.27% for short-term investments. The 22.2% of the portfolio, which is Long-term, is performing at an annualized rate of 13.45%. The District's Investment Income was 103% of the annual budget, while 83% through the fiscal year.

Expenses and Other Changes

Year-to-Date Operating Expenses of \$2,417,121 were 2.3% less than the prior year-to-date expenses of \$2,474,021. 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 \$10,311 from last year or 3.6%. The biggest contributors were Legal Services, which grew by \$12,187 or 58% to \$33,229, and Tax Collector fees, which grew by \$8,895 or 20%, matching the increase in the annual Maintenance Assessment. These increases were partially offset by a \$13,774 decline in management fees, as a flat rate calculation was put in place this fiscal year. 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 9.5% higher than last year due to increased rates and usage. While expenses were higher, the category trended under budget. As of July, 71% of the budget has been utilized although 83% 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 5.2% compared to the same period of the prior fiscal year. Last fiscal year included significantly more villa wall painting projects than this year. Also last year included Hurricane clean-up costs that have not repeated. Based on current spending patterns, this expense category is projected to finish the fiscal year at approximately 95 – 98% of the budget.

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- Other Expenses include casualty and liability insurance and legal advertising. Year-to-date expenditures are \$6,122 or 43% of the amended budget. This is a decrease of \$1,060 or 15% compared to the same period of the prior year. 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 90 - 95% of budget at fiscal year-end.

Change in Unreserved Net Position

Year-to-Date increase in Unreserved Net Position totals \$464,668, represented a \$478,566 improvement over the (\$13,898) Net position for the same period ending July 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 \$48,000 and \$148,000, an improvement between \$20k and \$120k above 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 \$5,358.50 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:			
\$ 2,656,213	\$ 2,656,213	100.3%	Maintenance and Other Special Assessments	\$ 2,663,842	\$ 2,219,098	\$ 444,745
1,000	1,000	51%	Other Income	510	1,386	(876)
<u>212,000</u>	<u>212,000</u>	<u>103%</u>	Investment Income	<u>217,437</u>	<u>239,639</u>	<u>(22,203)</u>
2,869,213	2,869,213	100%	Total Revenues	2,881,790	2,460,124	421,666
			EXPENSES:			
15,096	15,096	64%	Personnel Services	9,713	9,922	(208)
348,437	360,637	82%	Management and Other Professional Services	297,040	286,729	10,311
509,219	495,119	71%	Utility Services	353,462	322,667	30,794
2,186,432	2,183,732	80%	Building, Landscape and Other Maintenance	1,750,774	1,847,511	(96,737)
<u>9,675</u>	<u>14,275</u>	<u>43%</u>	Other Expenses	<u>6,133</u>	<u>7,193</u>	<u>(1,060)</u>
3,068,859	3,068,859	79%	Total Operating Expenses	2,417,121	2,474,021	(56,900)
<u>3,068,859</u>	<u>3,068,859</u>	79%	Total Expenses and Other Changes	<u>2,417,121</u>	<u>2,474,021</u>	<u>(56,900)</u>
<u>\$ (199,646)</u>	<u>\$ (199,646)</u>		Change in Unreserved Net Position	<u>\$ 464,668</u>	<u>\$ (13,898)</u>	<u>\$ 478,566</u>
			Total Cash, Net of Bond Funds	<u>\$ 4,663,226</u>	<u>\$ 5,177,106</u>	<u>\$ (513,880)</u>
			Fund Balance			
			Unassigned	1,286,460	1,187,718	
			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	<u>866,084</u>	<u>900,000</u>	
			Total Fund Balance	<u>\$ 4,599,492</u>	<u>\$ 5,120,417</u>	<u>\$ (520,925)</u>