



Financial Statement Summary

As of August 31, 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 August 31, 92% of the year has elapsed.)*

Revenues: Year to Date (YTD) Revenues of \$82,230,000 including RAD, LSSA, VCSA, and The Enrichment Academy are more than prior year revenues of \$80,894,000 and are at 99% of amended budgeted revenues of \$83,002,000.

- Amenity and General Governmental Revenues include \$48,353,000 in amenity fees; \$2,351,000 in golf fees and other lifestyle revenues, down from \$2,430,000 reported last month due to trail fee adjustments; \$23,109,000 in water fees; and \$1,347,000 in Enrichment Academy revenues. These revenues are \$3,233,000 higher than the prior year and represent 95% of budget. Amenity fee revenues increased with the annual CPI adjustment, while LSSA and VCSA water and sewer fee revenues increased due to rate adjustments.
- Miscellaneous revenue includes room rentals, other leases and AFFF Settlement funds; these miscellaneous revenue sources total \$1,167,000 YTD. Including recent payments, the lifetime total revenue received from the AFFF Settlement funds now stands at \$4,428,099.
- Investment Income totaled \$5,903,000 through August 31, 2026, marking a decrease over the \$6,773,000 earned during the same period in 2025. This decrease was driven by unrealized gains, totaling \$1,734,000 through August 2026 compared to unrealized gains of \$2,193,000 through August 31, 2025. Realized investment income also saw a year-over-year decrease, moving from \$4,580,000 in 2025 to \$4,170,000 in 2026. Despite these decreases, year-to-date performance is tracking at 210% of the budgeted revenue target, positioning the category to comfortably exceed its annual goal.
- Investment allocation: 85% of the portfolio is Short-term Fixed income securities which are currently earning at an estimated annual rate of return of 3.18% to 4.36%. The Long-term (15%) portion of the portfolio is performing well at an annual rate of 13.19%.

Expenses and Other Changes: Year-to-Date operating expenses of \$42,655,000 are greater than prior year expenses of \$38,859,000. Current year-to-date spending is 76% of the budgeted amount of \$56,470,000.

- Management and Other Professional Services expenditures totaled \$16,889,000, reflecting a 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 \$7,801,000, which is greater than the prior year's \$7,172,000 and represents 83% of the current year's amended budget. The increase is mostly due to contractual utility service rate increases.
- Building, Landscape, and Maintenance expenses reached \$13,243,000, an increase over the prior year's \$10,942,000. Despite this growth, spending remains at only 67% of the \$19,644,000 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 \$4,432,000; these expenses are greater than prior year expenses of \$2,805,000 and are at 59% 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 FY 2025-26 budget for the agronomic plan is \$1,732,000 of which \$1,711,000 has been expended year-to-date.
- Capital Outlay expenditures reached \$18,035,000 to date, representing 41% of the \$43,910,000 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 \$6,161,000 per the amortization schedules.
- A total of \$4,400,000 has been transferred this fiscal year to the Committed Renewal and Replacement Fund per Board direction to maintain adequate funding levels (\$3,483,000 RAD; \$917,000 LSSA)

Change in Unreserved Net Position

Year-to-Date change in Unreserved Net Position of \$914,000 is an increase compared to the prior year-to-date decrease of (\$2,922,000). Based on anticipated revenues and expenditures, the District is not expected to meet the budget reduction in Unreserved Net Position of (\$39,034,000) by year-end mostly 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 \$11,354,000 include \$11,159,000 in service fees (Employee and Employer Contributions), and \$195,000 in investment earnings.
- Total expenses of \$9,081,000 include \$7,060,000 in insurance claims paid, \$839,000 in stop-loss fees, and \$632,000 in provider fees.
- Premiums received for the month of August were \$1,021,000, which covered \$593,000 in claims and \$58,000 in admin fees.

Change in Unreserved Net Position

Year-to-Date Change in Unreserved Net Position is \$2,273,402 which is less than prior year amount of \$3,005,841 exceeding the anticipated Change in Unreserved Net Position of \$1,019,152 for the year.



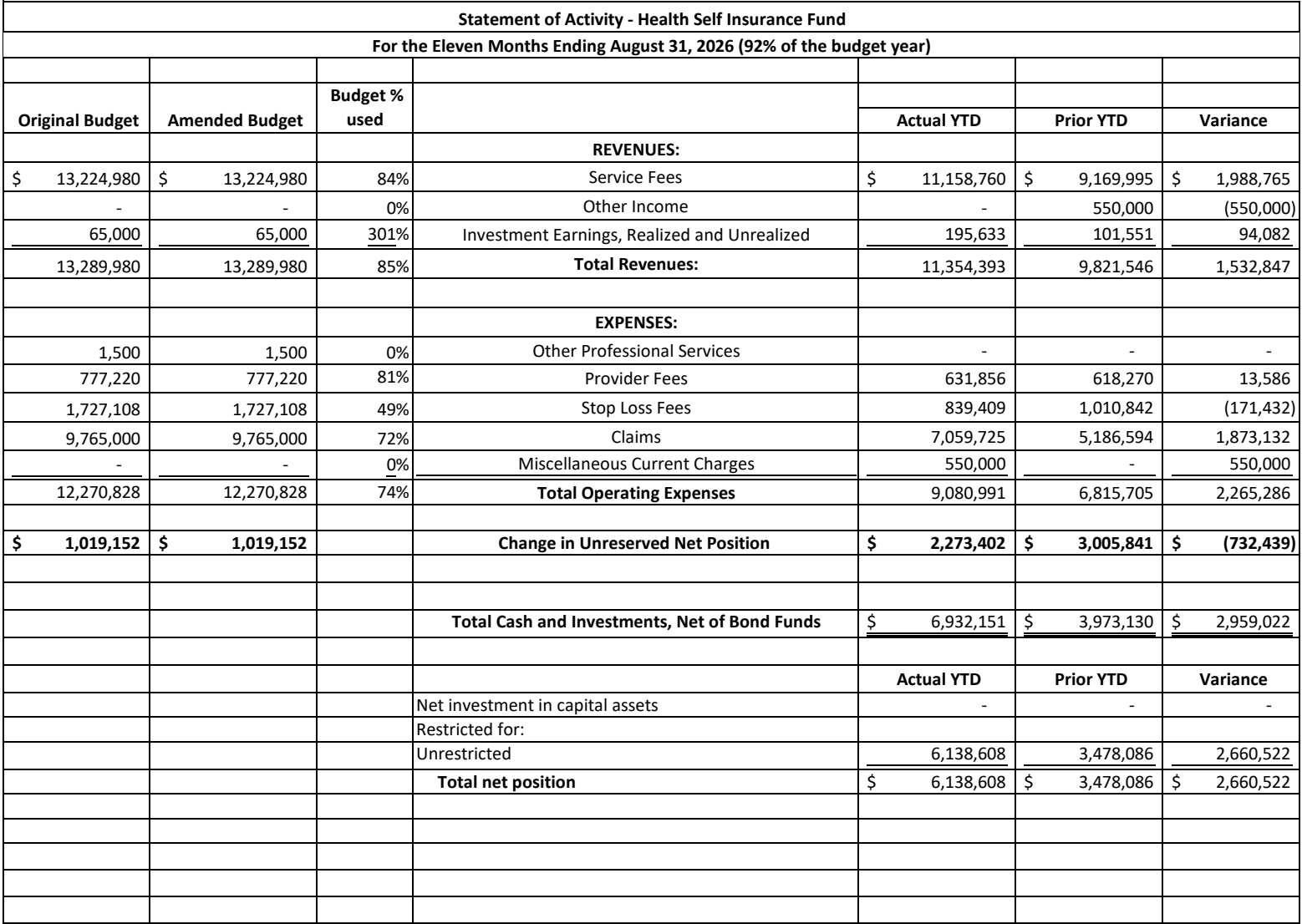
Statement of Activity - Proprietary Funds										
For the Eleven Months Ending August 31, 2026 (92% of the budget year)										
Original Budget	Amended Budget	Budget % Used		RAD	LSSA	VCSA	TEA	Actual YTD	Prior YTD	Variance
			REVENUES:							
\$ 79,157,582	\$ 79,157,582	95%	Amenity Fees and Other General Government	\$ 50,704,138	\$ 14,196,178	\$ 8,912,745	\$ 1,346,810	\$ 75,159,872	\$ 71,926,854	\$ 3,233,018
1,028,450	1,028,450	113%	Miscellaneous Revenue	950,594	106,986	109,302	229	1,167,111	2,194,248	(1,027,137)
2,816,000	2,816,000	210%	Investment Earnings, Realized and Unrealized	3,742,736	1,339,572	752,556	68,390	5,903,254	6,772,881	(869,627)
83,002,032	83,002,032	99%	Total Revenues:	55,397,469	15,642,736	9,774,603	1,415,428	82,230,237	80,893,984	1,336,253
			EXPENSES:							
309,582	309,482	93%	Personnel Services	-	-	-	289,272	289,272	177,982	111,290
19,603,360	19,636,131	86%	Management and Other Professional Services	14,076,174	1,202,585	1,013,609	596,635	16,889,002	17,761,507	(872,505)
9,327,918	9,353,103	83%	Utility Services	1,474,335	3,241,554	3,085,733	-	7,801,622	7,172,271	629,351
19,098,022	19,643,977	67%	Building, Landscape and Other Maintenance	12,134,514	949,241	159,353	-	13,243,107	10,942,324	2,300,783
7,370,488	7,527,088	59%	Other Expenses	3,725,734	395,605	229,050	81,490	4,431,880	2,805,330	1,626,550
55,709,370	56,469,781	76%	Total Operating Expenses	31,410,757	5,788,985	4,487,746	967,397	42,654,884	38,859,415	3,795,470
37,910,850	43,909,774	41%	Capital Outlay - Infrastructure and FFE	13,125,028	1,138,182	3,772,107	-	18,035,317	17,701,751	333,566
16,856,307	16,856,307	96%	Debt Service	11,337,952	4,888,545	-	-	16,226,496	16,255,297	(28,800)
4,800,000	4,800,000	92%	Transfers to R and R	3,483,334	916,667	-	-	4,400,001	11,000,001	(6,600,000)
59,567,157	65,566,081	59%	Total Other Changes	27,946,313	6,943,394	3,772,107	-	38,661,814	44,957,049	(6,295,235)
115,276,527	122,035,862	67%	Total Expenses and Other Changes:	59,357,070	12,732,379	8,259,852	967,397	81,316,698	83,816,463	(2,499,765)
\$ (32,274,495)	\$ (39,033,830)		Change in Unreserved Net Position	\$ (3,959,601)	\$ 2,910,357	\$ 1,514,751	\$ 448,032	\$ 913,539	\$ (2,922,480)	\$ 3,836,018
			Total Cash and Investments, Net of Bond Funds	\$ 85,003,926	\$ 29,892,670	\$ 19,259,585	\$ 1,846,517	\$ 136,002,698	\$ 129,579,622	\$ 6,423,076
				RAD	LSSA	VCSA	TEA	Actual YTD	Prior YTD	Variance
			Net investment in capital assets	44,971,516	2,800,816	27,932,836	-	75,705,168	51,958,006	23,747,162
			Restricted for:							
			Debt service	4,139,865	3,978,275	-	-	8,118,139	12,126,406	(4,008,267)
			AFFF settlement	-	-	4,428,099	-	4,428,099	794,278	3,633,821
			Renewal and replacement	1,195,925	457,569	-	-	1,653,494	1,583,945	69,549
			System development	-	715,487	-	-	715,487	673,454	42,033
			Committed R and R Reserve	28,537,987	6,766,667	2,605,001	-	37,909,655	46,109,287	(8,199,632)
			Amenity Settlement	7,247,241	-	-	-	7,247,241	6,911,796	335,445
			Unrestricted	51,628,818	23,179,617	13,655,720	1,827,572	90,291,726	78,402,931	11,888,795
			Total net position	\$ 137,721,351	\$ 37,898,431	\$ 48,621,655	\$ 1,827,572	\$ 226,069,009	\$ 198,560,103	\$ 27,508,906



Statement of Activity - Little Sumter Service Area (LSSA)						
For the Eleven Months Ending August 31, 2026 (92% of the budget year)						
Original Budget	Amended Budget	Budget % Used				
				LSSA	Prior YTD	Variance
			REVENUES:			
\$ 14,356,250	\$ 14,356,250	99%	Amenity Fees and Other General Government	\$ 14,196,178	\$ 13,596,725	\$ 599,453
28,000	28,000	382%	Miscellaneous Revenue	106,986	140,142	(33,156)
417,000	417,000	321%	Investment Earnings, Realized and Unrealized	1,339,572	1,564,150	(224,578)
14,801,250	14,801,250	106%	Total Revenues:	15,642,736	15,301,017	341,719
			EXPENSES:			
1,778,931	1,843,406	65%	Management and Other Professional Services	1,202,585	1,430,322	(227,737)
3,771,500	3,769,000	86%	Utility Services	3,241,554	2,851,344	390,210
907,680	1,193,624	80%	Building, Landscape and Other Maintenance	949,241	589,750	359,491
541,480	625,166	63%	Other Expenses	395,605	455,488	(59,883)
6,999,591	7,431,196	78%	Total Operating Expenses	5,788,985	5,326,903	462,082
5,435,836	6,107,286	19%	Capital Outlay - Infrastructure and FFE	1,138,182	6,672,336	(5,534,154)
5,136,269	5,136,269	95%	Debt Service	4,888,545	4,901,282	(12,738)
1,000,000	1,000,000	92%	Transfers to R and R	916,667	916,667	-
11,572,105	12,243,555	57%	Total Other Changes	6,943,394	12,490,286	(5,546,891)
18,571,696	19,674,751	65%	Total Expenses and Other Changes:	12,732,379	17,817,189	(5,084,810)
\$ (3,770,446)	\$ (4,873,501)		Change in Unreserved Net Position	\$ 2,910,357	\$ (2,516,172)	\$ 5,426,529
			Total Cash and Investments, Net of Bond Funds	\$ 29,892,670	\$ 26,676,893	\$ 3,215,777
				LSSA	Prior YTD	Variance
			Net investment in capital assets	2,800,816	(6,509,090)	9,309,906
			Restricted for:			
			Debt service	3,978,275	3,822,597	155,678
			Renewal and replacement	457,569	436,319	21,250
			System development	715,487	673,454	42,033
			Committed R and R Reserve	6,766,667	9,766,667	(3,000,000)
			Unrestricted	23,179,617	17,221,921	5,957,696
			Total net position	\$ 37,898,431	\$ 25,411,868	\$ 12,486,563



Statement of Activity - Village Center Service Area (VCSA)						
For the Eleven Months Ending August 31, 2026 (92% of the budget year)						
Original Budget	Amended Budget	Budget % Used		VCSA	Prior YTD	Variance
			REVENUES:			
\$ 9,163,000	\$ 9,163,000	97%	Amenity Fees and Other General Government	\$ 8,912,745	\$ 8,436,713	\$ 476,033
27,000	27,000	405%	Miscellaneous Revenue	109,302	1,159,461	(1,050,158)
161,000	161,000	467%	Investment Earnings, Realized and Unrealized	752,556	863,403	(110,847)
9,351,000	9,351,000	105%	Total Revenues:	9,774,603	10,459,576	(684,973)
			EXPENSES:			
1,504,433	1,398,560	72%	Management and Other Professional Services	1,013,609	1,100,098	(86,489)
3,453,100	3,470,224	89%	Utility Services	3,085,733	2,701,497	384,236
656,526	425,230	37%	Building, Landscape and Other Maintenance	159,353	565,231	(405,878)
355,221	351,327	65%	Other Expenses	229,050	260,440	(31,389)
5,969,280	5,645,341	79%	Total Operating Expenses	4,487,746	4,627,266	(139,520)
2,341,592	6,750,661	56%	Capital Outlay - Infrastructure and FFE	3,772,107	6,897,828	(3,125,721)
2,341,592	6,750,661	56%	Total Other Changes	3,772,107	6,897,828	(3,125,721)
8,310,872	12,396,002	67%	Total Expenses and Other Changes:	8,259,852	11,525,093	(3,265,241)
\$ 1,040,128	\$ (3,045,002)		Change in Unreserved Net Position	\$ 1,514,751	\$ (1,065,517)	\$ 2,580,268
			Total Cash and Investments, Net of Bond Funds	\$ 19,259,585	\$ 16,821,471	\$ 2,438,114
				VCSA	Prior YTD	Variance
			Net investment in capital assets	27,932,836	20,602,918	7,329,918
			Restricted for:			
			Debt service	-	851,200	(851,200)
			AFFF settlement	4,428,099	794,278	3,633,821
			Committed R and R Reserve	2,605,001	4,431,872	(1,826,871)
			Unrestricted	13,655,720	11,294,352	2,361,368
			Total net position	\$ 48,621,655	\$ 37,974,620	\$ 10,647,035





Financial Statement Summary

As of August 31, 2026

Summary:

Village Center Community Development District Governmental Funds are performing largely in line with the FY 2025–26 budget. As of August 31, with 92% of the fiscal year complete, revenues and expenditures are tracking in accordance with budget expectations.

Governmental Funds

Revenues:

Year to Date (YTD) Revenues total \$128,547,000, which includes administrative fees, community standard services, safety revenue, CAM and other road maintenance assessments. This amount is 2% lower than the prior year's YTD revenues of \$130,999,000. Currently, YTD revenues are at 98% of amended budgeted revenues of \$130,698,000.

- General Fund Management Fees reached \$67,435,000 year-to-date, accounting for 92% of the total \$73,052,000 management fee pool. This reflects a 3% 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 Demand and Readiness Revenue for Fire Protection Services. Year-to-date revenue totals \$11,957,000, or 92% of the \$13,035,000 annual budget. Receipts are 14% higher than the prior year, an increase primarily driven by the timing of payments from VPSDDD. Additionally, the District has collected \$12,194,085, or 109% 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 \$4,983,000, 204% of the amended budget of \$2,440,000.
- Village Center CDD provides EMS Transport services, which account for approximately 19% of total Safety revenues. Through August 2026, recognized revenue totaled \$10,213,000, with accounts receivable of \$2,637,000 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 \$2,530,000 (\$1,895,000 realized, \$635,000 unrealized) are slightly lower than the prior year to date earnings of \$2,659,000 and are at 141% of the year-to-date budget of \$1,799,000.

Expenses and Other Changes:

Year-to-Date expenses of \$112,471,000 are higher than the prior year's expenses of \$100,356,000. Year to date spending is 88% of budgeted expenses of \$127,655,000.

- Personnel Services total \$91,806,000, or 93% of the annual budget of \$98,548,000, and are slightly above the year-to-date target. At \$59,696,000, General Fund personnel expenses account for 65% of the total budget. Safety personnel expenses reflect a 3.4% variance from the 92% year-to-date target, bringing current spend to 95.4%.

August 2026	Seacoast	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
Current Month Annualized Return*	3.18%	3.78%	3.76%	4.25%	4.36%	13.19%
One Month Rate of Return	0.27%	0.31%	0.31%	0.35%	0.36%	1.74%
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



Statement of Activity - Government Funds
For the Eleven Months Ending August 31, 2026 (92% 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	96%	Charges for Services	\$ 68,755,810	\$ 49,684,584	\$ 2,594,554	\$ 121,034,948	\$ 112,276,516	\$ 8,758,432
747,714	2,440,023	204%	Miscellaneous Revenue	685,754	4,274,871	21,944	4,982,569	16,063,040	(11,080,471)
1,799,000	1,799,000	141%	Investment Earnings, Realized and Unrealized	1,072,285	1,226,749	230,704	2,529,739	2,659,494	(129,755)
129,006,096	130,698,405	98%	Total Revenues:	70,513,850	55,186,203	2,847,202	128,547,255	130,999,049	(2,451,794)
EXPENSES:									
98,724,623	98,547,875	93%	Personnel Services	59,696,493	32,109,078	-	91,805,571	78,260,811	13,544,760
10,454,868	10,406,783	70%	Management and Other Professional Services	4,348,593	2,561,652	414,396	7,324,641	7,667,189	(342,548)
466,955	552,405	98%	Utility Services	160,616	271,560	108,662	540,838	394,257	146,581
2,839,163	3,356,307	60.8%	Building, Landscape and Other Maintenance	319,321	871,142	848,539	2,039,002	2,162,526	(123,524)
16,465,020	14,791,385	73%	Other Expenses	8,127,169	2,583,915	50,291	10,761,375	11,871,367	(1,109,992)
128,950,629	127,654,755	88%	Total Operating Expenses	72,652,192	38,397,347	1,421,887	112,471,426	100,356,149	12,115,277
5,563,172	12,935,117	85%	Capital Outlay - Infrastructure and FFE	388,383	9,504,551	1,048,419	10,941,352	18,354,230	(7,412,878)
1,020,684	2,549,881	94%	Debt Service	-	2,406,137	-	2,406,137	458,958	1,947,179
4,693,265	4,693,265	92%	Transfer to R and R	-	3,706,327	595,834	4,302,161	3,959,680	342,481
11,277,121	20,178,263	87%	Total Other Changes	388,383	15,617,014	1,644,253	17,649,650	22,772,868	(5,123,218)
140,227,750	147,833,018	88%	Total Expenses and Other Changes:	73,040,575	54,014,361	3,066,140	130,121,076	123,129,017	6,992,060
\$ (11,221,654)	\$ (17,134,613)		Change in Unreserved Net Position	\$ (2,526,726)	\$ 1,171,842	\$ (218,937)	\$ (1,573,821)	\$ 7,870,033	\$ (9,443,854)
Total Cash and Investments, Net of Bond Funds									
				\$ 23,413,315	\$ 30,922,721	\$ 4,381,420	\$ 58,717,456	\$ 58,897,698	\$ (180,242)
Fund Balance									
			Unassigned	21,234,310	-	-	21,234,310	26,266,575	
			Committed R and R General	-	9,645,435	1,874,087	11,519,522	7,392,215	
			Restricted Debt Service	-	838,388	-	838,388	399,412	
			Restricted Safety	-	28,439,458	-	28,439,458	26,816,879	
			Restricted Fund Balance	-	-	2,691,897	2,691,897	2,640,320	
			Total Fund Balance	\$ 21,234,310	\$ 38,923,281	\$ 4,565,984	\$ 64,723,576	\$ 63,515,401	\$ 1,208,175