

The Villages®
Community Development Districts
District 16

Financial Statement Summary
As of August 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 \$1,712,733.

- Contributions from Developer total \$1,710,079.
- Miscellaneous Revenue totaled \$37.
- Interest Income was \$2,617 as of August 31, 2026.

Expenses and Other Changes

Year-to-Date (YTD) Operating Expenses of \$1,710,079 have been recorded.

- Management and Other Professional services include management, engineering, legal and technology service fees. Total costs year to date were \$10,512.
- Building, Landscape and Other Maintenance expenses of \$1,691,958 consist of \$1,576,742 for EMAC fees, \$21,600 in Stormwater Management Fees, \$822 in Irrigation Repair and \$88,874 in Landscape Maintenance - Recurring.
- Other expenses include the annual premium for liability insurance and legal advertising that total \$7,156.

Change in Unrestricted Net Position

The year-to-date increase in net position is \$2,654, which is the Miscellaneous Revenue and Interest Income combined.

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Statement of Activity
For the Eleven Months Ending August 31, 2026 (92% of the budget year)

Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
REVENUES:						
\$ 12,206	\$ 2,499,827	68%	Other Income	\$ 1,710,116	\$ 5	\$ 1,710,111
-	-	0%	Investment Income	2,617	-	2,617
12,206	2,499,827	69%	Total Revenues:	1,712,733	5	1,712,728
EXPENSES:						
25	25	98%	Personnel Services	25	-	25
4,829	17,329	61%	Management and Other Professional Services	10,512	1,836	8,676
-	17,000	3%	Utility Services	428	-	428
500	2,458,371	69%	Building, Landscape and Other Maintenance	1,691,958	-	1,691,958
6,852	7,102	101%	Other Expenses	7,156	3,484	3,672
12,206	2,499,827	68%	Total Operating Expenses	1,710,079	5,320	1,704,759
\$ -	\$ -		Change in Unreserved Net Position	\$ 2,654	\$ (5,314)	\$ 7,969
Total Cash, Net of Bond Funds						
				\$ 182,849	\$ -	\$ 182,849
Fund Balance						
			Unassigned	2,660	(5,314)	
			Committed R and R General	-	-	
			Committed R and R Roads	-	-	
			Committed Working Capital	-	-	
			Total Fund Balance	\$ 2,660	\$ (5,314)	\$ 7,974