

The Villages®

Community Development Districts

District 5

Financial Statement Summary

As of August 31, 2026

Summary

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

Revenues

Year-to-Date (YTD) Revenues of \$3,009,321 were down 3.6% when compared to the same period of 2025. The District did not change its Maintenance Assessment for FY 2025-26, so Revenue changes were based mostly upon changes in Investment Income. The District was at 107% of its Revenue Budget for FY 2025-26 as of August 31st.

- The District collected 100.3% of budgeted maintenance assessments through August 31, 2026.
- Investment earnings of \$671,059 through August 31, 2026, were down 14.8% from the \$787,669 investment earnings through August 31, 2025. However, the realized LTP gains grew by \$153,843 to \$265,781 or 137.4% when compared to the same period in the prior year. It is also noteworthy that unrealized gains totaled \$124,232 as of August 31st.
- 79% of the portfolio is Short-term Fixed income securities where rates have been stabilizing over the past several months. Short-term investments are currently earning an estimated annual rate of return of 3.18% to 4.36%. The 21% of the portfolio, which is Long-term, currently has an annualized return rate of 13.19%. The District's Investment Income was 142% of budget as of August 31st with 8% of the fiscal year remaining.

Expenses and Other Changes

Year-to-Date Operating Expenses of \$3,739,783 were up 1.6% over the prior year-to-date expenses of \$3,681,263. Operating expenses are currently projected to be 95 – 98% of amended 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 were down \$2,243 or 0.6%, from the prior year. Engineering Services expenses were \$10,379 as of August 31, 2026, up \$2,223, due to an increase in water resource management expenses. Other Professional Services helped offset this increase with a decline of \$3,391 from \$10,437 last year to \$7,046 YTD. This decrease in Other Professional Services was due to non-annual road inspections included in the prior fiscal year financial statements. This expense category is projected to finish the fiscal year at approximately 85 – 95% of budget.
- Utility Services include Electricity and Irrigation Water expenses. Together, these expenses were running 7.8% higher than last year due to rate increases and usage. As of August 31st, water expenses stood at 56.2% of budget and electricity expenses were at 80.8% of budget (92% through the fiscal year). This expense category is projected to finish the fiscal year at approximately 85 – 88% of budget.

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- Building, Landscape and Other Maintenance expenses. This expense category totaled \$2,844,882 year-to-date compared to \$2,820,213 in the prior year, a 0.9% increase. Building/Structure Maintenance expenses grew by \$73,816 or 47.5% due to Villa & Entry painting and villa lighting projects completed in the current year. At fiscal year-end, this expense category is currently projected at approximately 97 – 99% of budget.
- Other Expenses include casualty and liability insurance and legal advertising. 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 finish the fiscal year at approximately 75 - 85% of budget.

Change in Unreserved Net Position

The year-to-date change in Unreserved Net Position totaled (\$730,462), representing a \$171,931 decline over the (\$558,531) change for the same period ending August 31, 2025. The Amended FY 2025-26 Budget utilizes \$344k in Working Capital after transferring \$1.1MM from General R&R in order to balance the budget. Based on current projections, the District usage of Working Capital will be reduced to between \$224k and \$4k, an improvement between \$120k and \$340k over what was budgeted.

Investment Earnings

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

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						

Deed Compliance Reserve Balance

The current Deed Compliance Reserve balance as of this month end is (\$1,768.39) in the Community Standards Fund.

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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:			
\$ 2,326,093	\$ 2,326,093	100.3%	Maintenance and Other Special Assessments	\$ 2,334,106	\$ 2,333,256	\$ 851
1,100	\$ 1,100	378%	Other Income	4,155	1,807	\$ 2,348
473,000	\$ 473,000	142%	Investment Income	671,059	787,669	(116,610)
2,800,193	2,800,193	107%	Total Revenues	3,009,321	3,122,732	(113,411)
			EXPENSES:			
15,096	15,096	66%	Personnel Services	9,928	10,567	(639)
409,840	414,440	89%	Management and Other Professional Services	368,540	370,783	(2,243)
645,295	645,295	79%	Utility Services	509,246	472,583	36,662
3,164,687	3,160,087	90%	Building, Landscape and Other Maintenance	2,844,882	2,820,213	24,669
9,575	9,575	75%	Other Expenses	7,187	7,116	71
4,244,493	4,244,493	88%	Total Operating Expenses	3,739,783	3,681,263	58,520
4,244,493	4,244,493	88%	Total Expenses and Other Changes	3,739,783	3,681,263	58,520
\$ (1,444,300)	\$ (1,444,300)		Change in Unreserved Net Position	\$ (730,462)	\$ (558,531)	\$ (171,931)
			Total Cash, Net of Bond Funds	\$ 13,787,281	\$ 14,781,320	\$ (994,039)
			Fund Balance			
			Unassigned	2,380,618	2,830,649	
			Restricted - Capital Project Ph I	162,494	711,922	
			Restricted - Capital Project Ph II	1,083,792	1,083,792	
			Committed R and R General	6,942,200	6,942,200	
			Committed R and R Cart Paths & Villa Roads	3,179,875	3,179,875	
			Total Fund Balance	\$ 13,748,979	\$ 14,748,438	\$ (999,459)