

The Villages®
Community Development Districts
District 6

Financial Statement Summary
As of August 31, 2026

Summary

The District achieved its budgeted revenues for FY 2025-26 as of August 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 \$3,800,499, representing a 2.5% 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 August 31, 2026, the District was at 104% of the annual revenue budget.

- The District collected 100.3% of the budgeted maintenance assessments through August 31, 2026.
- Investment earnings through August 31, 2026 totaled \$620,243. This was 13.6% lower than the \$717,714 earned during the same period last year. The decrease is attributable to lower unrealized investment gains, which fell from \$293k last year to \$108k this year and lower interest income on cash equivalent investments, which fell from \$199k to \$122k. These decreases were partially offset by stronger LTIP realized gains, which grew by \$160,586 or 159% to \$261,490 through August 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 3.18% to 4.36%. 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 13.19%. Fiscal Year 2025-26 budgeted Investment earnings are \$493,000. Investment Income stood at 126% of the annual budget.

Expenses and Other Changes

Year-to-Date Operating Expenses of \$4,147,032 were down 2.1% over the prior year-to-date expenses of \$4,234,044. Operating expenses are currently projected to be 96 – 98% of amended budget at fiscal year-end.

- Management and Professional Services, which include management fees, deed compliance, technology services, and tax collection fees, reflect a \$10,013 decrease compared to the prior year or 2.4%. This variance is largely due to a FY 2024-25 non-recurring road inspection fee of \$8,073. Additionally, Deed Compliance Services dropped \$3,435 from last year and Legal Services costs were down \$1,728 or 35%. 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 \$617,845, up 6.9% over the same period of 2025. As of August 31st, 92% of the budget year has passed and the Electricity cost was 82% of budget, the same level as last month as the large electric bill for the District was not paid in August but was accrued. Water usage was down due to water restrictions and was running at 58% of the annual budget for the eleven-month period ending August 31, 2026. Barring further anomalies, this category is projected to end the fiscal year at 90–95% of the total budget.

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- The Building, Landscape and Other Maintenance expenses category reported a 3.5% or \$113,505 decline in expenses when compared to the same period of 2025. Other Maintenance declined by \$49,843 as last year included Hurricane debris removal and more pressure washing. This year, pressure washing projects have been delayed because of water restrictions. Building/Structure Maintenance was down by \$36,254 as last year included numerous villa wall painting and villa lighting projects. This year's projects were less in number but included wall painting at Mallory Hill, Units 101 and 104, Tall Trees and Virginia Trace. 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 in September. This category is now projected to finish the fiscal year at approximately 90 - 95% of budget.

Change in Unreserved Net Position

The year-to-date increase in Unreserved Net Position totals (\$346,533), which represented an \$8,793 decline from the (\$337,741) for the same period ending August 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 \$849,000 and \$699,000, an improvement between \$220k and \$370k 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 was \$22,128.32 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:			
\$ 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	783	1,196	(412)
<u>493,000</u>	<u>493,000</u>	<u>126%</u>	Investment Income	<u>620,243</u>	<u>717,714</u>	<u>(97,471)</u>
3,662,731	3,662,731	104%	Total Revenues	3,800,499	3,896,303	(95,804)
\$ 3,662,731	\$ 3,662,731	104%	Total Available Resources:	\$ 3,800,499	\$ 3,896,303	\$ (95,804)
			EXPENSES:			
12,081	12,081	48%	Personnel Services	5,838	8,630	(2,792)
459,118	463,093	87%	Management and Other Professional Services	404,976	414,989	(10,013)
778,854	772,254	80%	Utility Services	617,845	577,755	40,090
3,471,962	3,467,987	90%	Building, Landscape and Other Maintenance	3,111,889	3,225,394	(113,505)
<u>9,525</u>	<u>16,125</u>	<u>40%</u>	Other Expenses	<u>6,485</u>	<u>7,277</u>	<u>(792)</u>
4,731,540	4,731,540	88%	Total Operating Expenses	4,147,032	4,234,044	(87,012)
<u>\$ (1,068,809)</u>	<u>\$ (1,068,809)</u>		Change in Unreserved Net Position	<u>\$ (346,533)</u>	<u>\$ (337,741)</u>	<u>\$ (8,793)</u>
			Total Cash, Net of Bond Funds	<u>\$ 12,456,539</u>	<u>\$ 13,202,401</u>	<u>\$ (745,863)</u>
			Fund Balance			
			Unassigned	2,207,974	2,923,309	
			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>\$ 12,422,854</u>	<u>\$ 13,138,189</u>	<u>\$ (715,335)</u>
			Number of Homes Closed	6,697	6,697	
			% Homes Closed	100%	100%	