

# The Villages®

## Community Development Districts

### District 1

#### Financial Statement Summary

As of July 31, 2019

#### Revenues

Year-to-Date (YTD) Revenues of \$1,177,000 compare favorably to prior year-to-date (PYTD) revenues of \$1,141,000 and at 104% of budgeted revenues of \$1,127,000.

- The District has collected over 100% of the budgeted maintenance assessments in the amount of \$1,090,000. Sumter County collects the maintenance assessments on the annual tax bill and remits it to the District, net a 2% collection fee. The majority of assessments are collected from December through March. There was no increase in maintenance assessments levied in FY 2019.
- Other income includes the Sumter County Road Agreement revenue totaling \$20,000. The new agreement with Sumter County went into effect June 1, discontinuing these revenues, offset by a reduction in electricity.
- Investment earnings of \$65,000 (\$37,000 realized and \$28,000 unrealized gains) compare favorably to the annual budget of \$11,000 and prior year of \$27,000.

The District has received 100% of the anticipated revenues through the county tax collections while the expenses will continue to be incurred ratably over the 12-months. *As of July 31, 83% of the year has lapsed.*

#### Expenses and Other Changes

Year-to-Date Operating Expenses of \$720,000 are lower than prior year-to-date expenses of \$740,000 and compare favorably to budget; total year to date spending is currently at 69% of budget.

- Management and Other Professional services include unbudgeted expenses for administrative services to assist with FEMA matters related to Hurricane Irma. Management fees have increased 6% over prior year.
- Building, Landscape and Other Maintenance Expenses remain under budget and prior year. The District expects to incur all of the budgeted expenses before year end. A \$100,000 budget carryforward was processed earlier this year.
- Capital Outlay includes replacement of Programmable Logic Controller at the Morse Blvd Pump Station. Minimal expenses have been incurred to date.
- Transfers to Committed Renewal and Replacement Fund have been budgeted to increase from prior year.

#### Change in Unrestricted Net Position

Year-to-Date Change in Net Position of \$269,000 is below prior year to date change of \$275,000. By year end, based on the anticipated expenditures through year end, the District will meet the amended budget reduction in Unrestricted Net Position of \$(161,000).

#### Investment Earnings:

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

| <i>* 1 month in arrears</i> | CFB   | FLCLASS | FL PALM | FL-FIT | FLGIT * | LTIP * |
|-----------------------------|-------|---------|---------|--------|---------|--------|
| <b>Current Month</b>        | 1.89% | 2.47%   | 2.41%   | 2.59%  | -0.47%  | 49.93% |
| <b>Year-to-date</b>         | 1.82% | 2.53%   | 2.48%   | 2.70%  | 4.62%   | 11.89% |
| <b>Prior FY 2018</b>        | 1.38% | 2.18%   | 2.15%   | 2.32%  | 0.48%   | 6.48%  |

| Village Community Development District #1                    |                     |               |  |                     |                     |                   |
|--|---------------------|---------------|--|---------------------|---------------------|-------------------|
| Statement of Activity  |                     |               |  |                     |                     |                   |
| For the Ten Months Ending July 31, 2019 (83% of budget year) |                     |               |  |                     |                     |                   |
| Original Budget  | Amended Budget      | Budget % used |  | YTD Actual          | PYTD Actual         | Variance          |
|  |                     |               | <b>REVENUES:</b>                           |                     |                     |                   |
| \$ 1,085,531   | \$ 1,085,531        | 100%          | Maintenance and Other Special Assessments  | \$ 1,090,420        | \$ 1,090,534        | \$ (114)          |
| 30,160   | 30,160              | 71%           | Other Income                               | 21,406              | 23,708              | (2,302)           |
| <u>11,000</u>  | <u>11,000</u>       | <u>593%</u>   | Investment Income                          | <u>65,264</u>       | <u>26,617</u>       | <u>38,647</u>     |
| 1,126,691  | 1,126,691           | 104%          | <b>Total Revenues:</b>                     | 1,177,090           | 1,140,859           | 36,231            |
|  |                     |               | <b>EXPENSES:</b>                           |                     |                     |                   |
| 19,425   | 19,425              | 53%           | Personnel Services                         | 10,392              | 9,277               | 1,115             |
| 269,430  | 269,430             | 82%           | Management and Other Professional Services | 221,195             | 210,022             | 11,173            |
| 137,126  | 137,126             | 79%           | Utility Services                           | 108,342             | 109,066             | (724)             |
| 513,433  | 613,433             | 61%           | Building, Landscape and Other Maintenance  | 374,211             | 405,814             | (31,603)          |
| <u>11,420</u>  | <u>11,420</u>       | <u>52%</u>    | Other Expenses                             | <u>5,895</u>        | <u>6,232</u>        | <u>(337)</u>      |
| 950,834  | 1,050,834           | 69%           | <b>Total Operating Expenses</b>            | 720,035             | 740,411             | (20,376)          |
| -  | 12,000              | 1%            | Capital Outlay - Infrastructure and FFE    | 131                 | -                   | 131               |
| <u>225,000</u>   | <u>225,000</u>      | <u>83%</u>    | Transfers out of Unrestricted Fund         | <u>187,500</u>      | <u>125,000</u>      | <u>62,500</u>     |
| <u>225,000</u>   | <u>237,000</u>      | <u>79%</u>    | <b>Total Other Changes</b>                 | <u>187,631</u>      | <u>125,000</u>      | <u>62,631</u>     |
| <u>1,175,834</u>   | <u>1,287,834</u>    | <u>70%</u>    | <b>Total Expenses and Other Changes</b>    | <u>907,666</u>      | <u>865,411</u>      | <u>42,255</u>     |
| <u>\$ (49,143)</u>   | <u>\$ (161,143)</u> |               | <b>Change in Unreserved Net Position</b>   | <u>\$ 269,424</u>   | <u>\$ 275,448</u>   | <u>\$ (6,024)</u> |
|  |                     |               | <b>Total Cash, Net of Bond Funds</b>       | <u>\$ 2,461,013</u> | <u>\$ 2,210,425</u> | <u>\$ 250,588</u> |
|  |                     |               | <b>Fund Balance</b>                        |                     |                     |                   |
|  |                     |               | Unassigned                                 | \$ 1,298,816        | \$ 1,188,752        |                   |
|  |                     |               | Restricted - Capital Project, Phase II     | 38,991              | 38,991              |                   |
|  |                     |               | Committed R and R General                  | 470,070             | 470,070             |                   |
|  |                     |               | Committed R and R Villa Roads              | <u>624,502</u>      | <u>479,606</u>      |                   |
|  |                     |               | <b>Total Fund Balance</b>                  | <u>\$ 2,432,379</u> | <u>\$ 2,177,419</u> | <u>\$ 254,960</u> |
|  |                     |               | <b>Number of Homes Closed</b>              | <b>3,420</b>        | <b>3,420</b>        |                   |
|  |                     |               | <b>% Homes Closed</b>                      | <b>100%</b>         | <b>100%</b>         |                   |