

# The Villages®

## Community Development Districts

### District 2

#### Financial Statement Summary

As of July 31, 2019

#### Revenues

Year-to-Date Revenues (YTD) of \$1,299,000 compares favorably to prior year-to-date (PYTD) revenues of \$1,063,000 and at 111% of annual budgeted revenues of \$1,174,000.

- The District has collected in excess of 100% of the budgeted maintenance assessments in the amount of \$1,113,000. 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 a 12% increase in maintenance assessments levied in FY 2019.
- Other income includes the Sumter County Road Agreement revenue totaling \$35,000. The new agreement with Sumter County went into effect June 1, discontinuing these revenues, offset by a reduction in electricity.
- Investment earnings of \$66,000 (\$27,000 realized and \$39,000 unrealized gains) compare favorably to the annual budget of \$12,000 and prior year of \$28,000.
- A total \$82,000 of excess funds in the Phase II Debt Service Fund was transferred to the General Fund, restricted for Capital Projects.

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 \$975,000 are lower than prior year-to-date expenses of \$1,002,000. Current total year to date spending is at 86% of budget.

- Management and Other Professional services include unbudgeted expenses for administrative services to assist with FEMA matters related to Hurricane Irma. A budgeted increase over prior year for certain environmental support services has been incurred as of July 31. Engineering services have been incurred in excess of the budget; a budget transfer will be processed later this year.
- Building, Landscape and Other Maintenance Expenses are below prior year levels. Expenses to repair the Alhambra Pump station, the water retention area at Lago De Leon and underground lighting on Cazaras Avenue exceed budget levels. A budget transfer will be processed later this year.
- Other Expenses include insurance expense, legal services and other miscellaneous expenses.
- Capital Outlay includes expenses for the Mill and Overlay for the Del Canto, Escondido and De Leon Villas. The Board approved a contract increase in October 2018. A Budget Resolution will be processed later this fiscal year.

#### Change in Unrestricted Net Position

Year-to-Date Change in Net Position of (\$78,000) is less than prior year to date change of \$18,000. Based on the anticipated expenditures through year end, the District expects to meet the budget reduction in Unrestricted Net Position of (\$300,000).

#### Investment Earnings:

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

* 1 month in arrears	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 #2					
Statement of Activity					
For the Ten Months Ending July 31, 2019 (83.33% of the budget year)					
Original Budget	Budget % used		YTD Actual	PYTD Actual	Variance
<b>REVENUES:</b>					
\$ 1,109,583	100%	Maintenance and Other Special Assessments	\$ 1,113,313	\$ 994,053	\$ 119,260
53,205	71%	Other Income	37,520	40,596	(3,076)
<u>11,600</u>	<u>569%</u>	Investment Income	<u>66,017</u>	<u>27,856</u>	<u>38,161</u>
1,174,388	104%	<b>Total Revenues:</b>	1,216,850	1,062,505	154,345
-	0%	Transfer In - Debt Service	81,861	-	81,861
1,174,388	111%	<b>Total Available Resources:</b>	1,298,711	1,062,505	236,206
<b>EXPENSES:</b>					
19,425	49%	Personnel Services	9,524	7,617	1,907
281,580	95%	Management and Other Professional Services	266,947	228,517	38,430
165,130	65%	Utility Services	107,817	110,207	(2,390)
654,717	89%	Building, Landscape and Other Maintenance	584,332	649,866	(65,534)
<u>10,420</u>	<u>59%</u>	Other Expenses	<u>6,097</u>	<u>6,225</u>	<u>(128)</u>
1,131,272	86%	<b>Total Operating Expenses</b>	974,717	1,002,432	(27,715)
342,925	117%	Capital Outlay - Infrastructure and FFE	401,739	603	401,136
-	0%	Debt Service	20	20	-
-	0%	Transfers out of Unrestricted Fund	-	41,668	(41,668)
<u>342,925</u>	<u>117%</u>	<b>Total Other Changes</b>	<u>401,759</u>	<u>42,291</u>	<u>359,468</u>
<u>1,474,197</u>	<u>93%</u>	<b>Total Expenses and Other Changes:</b>	<u>1,376,476</u>	<u>1,044,723</u>	<u>331,753</u>
<u>\$ (299,809)</u>		<b>Change in Unreserved Net Position</b>	<u>\$ (77,765)</u>	<u>\$ 17,782</u>	<u>\$ (95,547)</u>
<b>Total Cash, Net of Bond Funds</b>					
			<u>\$ 1,913,783</u>	<u>\$ 2,364,027</u>	<u>\$ (450,244)</u>
<b>Fund Balance</b>					
		Unassigned	370,059	618,354	
		Restricted - Capital Project, Phase I	432,513	432,513	
		Restricted - Capital Project, Phase II	81,861	-	
		Committed R and R General	761,782	1,025,742	
		Committed R and R Villa Roads	<u>230,384</u>	<u>222,051</u>	
		<b>Total Fund Balance</b>	<u>\$ 1,876,599</u>	<u>\$ 2,298,660</u>	<u>\$ (422,061)</u>
		<b>Number of Homes Closed</b>	<b>3,668</b>	<b>3,668</b>	
		<b>% Homes Closed</b>	<b>100%</b>	<b>100%</b>	