

The Villages®

Community Development Districts

District 7

Financial Statement Summary

As of May 31, 2023

Revenues

Year-to-Date (YTD) Revenues of \$2,161,000 are greater than prior year-to-date (PYTD) revenues of \$1,807,000. Annual budgeted revenue is \$2,184,000.

- The District has collected 99.6% of the budgeted maintenance assessments in the amount of \$1,916,000 year to date. 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 November through March.
- Investment earnings of \$244,000 (\$131,000 realized gains and \$113,000 unrealized gains) are greater than prior year-to-date of (\$111,000) and of projected earnings of \$1,800. LTIP and FLTRUST interest earnings are booked a month in arrears due to receiving the information late in the month.

The District has received 99.6% of the anticipated revenues through the county tax collections to date. Allocated expenses will be incurred ratably over the 12-months. *As of May 31, 67% of the year has lapsed.*

Expenses and Other Changes

Year-to-Date Operating Expenses of \$1,567,000 are greater than prior year-to-date expenses of \$1,298,000. Year to date spending is at 66% of budgeted expenses of \$2,378,000.

- Management and Other Professional services include Management fees, Deed Compliance, Technology Service and Tax Collection fees.
- Utility Services include Electricity and Irrigation Water expenses and year to date spending are greater than the prior year and at 64% of budgeted expenses of \$148,000.
- Building, Landscape and Other Maintenance Expenses of \$1,203,000 are greater than prior year to date expenses of \$976,000 and are at 67% of the annual budget of \$1,809,000. Budgeted expenditures include Road Rejuvenator, Asphalt restriping and Villa Wall painting. The majority of the expense incurred is the Project Wide allocation totaling \$981,000 year-to-date.
- Other Expenses include insurance expense, legal advertising and other miscellaneous expenses. The annual insurance premium for property and liability has been paid.
- Budgeted Capital projects for this fiscal year is for Mill Overlay at various locations. No expenditures have been incurred to date. Restricted Capital funds are budgeted to be used for these Mill & Overlay projects. In addition, \$131,000 in Restricted Capital funds are budgeted to be used for Project Wide road projects at Colony Boulevard.
- Funding reserves have been budgeted for the Road R&R in the amount of \$25,000 and General R&R in the amount of \$25,000.

Change in Unreserved Net Position

Year-to-Date increase in Unreserved Net Position of \$560,000 is greater than the prior year to date increase of \$416,000. Based on anticipated revenue and expenditures for the year, District staff expects Unreserved Net Position to be lower than the amended budgeted decrease of (\$688,000).

The Villages®

Community Development Districts

District 7

Investment Earnings:

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

| | CFB | FLCLASS | FL PALM | FL-FIT | FLTRUST*** | LTIP*** |
|--|------------|----------------|----------------|---------------|-------------------|----------------|
| Current Month Annualized Return* | 4.63% | 5.15% | 5.14% | 4.69% | 4.31% | -1.12% |
| One Month Rate of Return** | 0.39% | 0.43% | 0.43% | 0.39% | 0.36% | -1.03% |
| Prior FY 2022 | 0.18% | 2.54% | 2.65% | 2.14% | -0.81% | -3.36% |
| <p>*Current Month Annualized Return is the annual return expected based on the past months return. **One month rate of return is the actual rate of return over the prior month. ***Rate listed is one month in arrears.</p> | | | | | | |

The Villages®
Community Development Districts
District 7

| Statement of Activity | | | | | | |
|---|---------------------|------------------|--|---------------------|---------------------|--------------------|
| For the Eight Months Ending May 31, 2023 (67% of the budget year) | | | | | | |
| Original Budget | Amended Budget | Budget % used | | YTD Actual | PYTD Actual | Variance |
| REVENUES: | | | | | | |
| \$ 1,924,791 | \$ 1,924,791 | 99.6% | Maintenance and Other Special Assessments | \$ 1,916,267 | \$ 1,916,773 | \$ (505) |
| - | - | 0% | Other Income | 1,107 | 1,428 | (322) |
| <u>1,800</u> | <u>1,800</u> | <u>13544%</u> | Investment Income | <u>243,792</u> | <u>(111,021)</u> | <u>354,813</u> |
| 1,926,591 | 1,926,591 | 112% | Total Revenues | 2,161,166 | 1,807,180 | 353,986 |
| <u>257,659</u> | <u>257,659</u> | <u>0%</u> | Transfer In - Debt Service | - | - | - |
| <u>\$ 2,184,250</u> | <u>\$ 2,184,250</u> | <u>99%</u> | Total Available Resources: | <u>\$ 2,161,166</u> | <u>\$ 1,807,180</u> | <u>\$ 353,986</u> |
| EXPENSES: | | | | | | |
| 17,251 | 17,251 | 35% | Personnel Services | 6,049 | 8,051 | (2,001) |
| 394,839 | 394,839 | 65% | Management and Other Professional Services | 256,868 | 222,758 | 34,110 |
| 148,348 | 148,348 | 64% | Utility Services | 94,901 | 84,432 | 10,469 |
| 1,808,896 | 1,808,896 | 67% | Building, Landscape and Other Maintenance | 1,203,213 | 976,113 | 227,100 |
| <u>8,605</u> | <u>8,605</u> | <u>73%</u> | Other Expenses | <u>6,318</u> | <u>6,455</u> | <u>(137)</u> |
| <u>2,377,939</u> | <u>2,377,939</u> | <u>66%</u> | Total Operating Expenses | <u>1,567,349</u> | <u>1,297,808</u> | <u>269,541</u> |
| 334,023 | 444,600 | 0% | Capital Outlay - Infrastructure and FFE | - | - | - |
| <u>50,000</u> | <u>50,000</u> | <u>67%</u> | Transfers out of Unrestricted Fund | <u>33,336</u> | <u>93,336</u> | <u>(60,000)</u> |
| <u>384,023</u> | <u>494,600</u> | <u>7%</u> | Total Other Changes | <u>33,336</u> | <u>93,336</u> | <u>(60,000)</u> |
| <u>2,761,962</u> | <u>2,872,539</u> | <u>56%</u> | Total Expenses and Other Changes | <u>1,600,685</u> | <u>1,391,144</u> | <u>209,541</u> |
| <u>\$ (577,712)</u> | <u>\$ (688,289)</u> | | Change in Unreserved Net Position | <u>\$ 560,481</u> | <u>\$ 416,035</u> | <u>\$ 144,445</u> |
| Total Cash, Net of Bond Funds | | | | | | |
| | | | | <u>\$ 5,995,769</u> | <u>\$ 6,042,679</u> | <u>\$ (46,911)</u> |
| Fund Balance | | | | | | |
| | | | Unassigned | 1,783,449 | 2,046,824 | |
| | | | Restricted - Capital Project Ph I | 1,914,809 | 1,801,809 | |
| | | | Committed R and R General | 1,329,274 | 1,289,274 | |
| | | | Committed R and R Villa Roads | <u>891,668</u> | <u>851,668</u> | |
| | | | Total Fund Balance | <u>\$ 5,919,201</u> | <u>\$ 5,989,575</u> | <u>\$ (70,374)</u> |