Financial Statement Summary
As of June 30, 2026

Summary

The District exceeded its budgeted revenue for FY 2025-26 as of June 30th. Expenditures continued to trend below plan through the first nine months of FY 25-26. This performance positions the District for a stronger year-end working capital outcome.

Revenues

Year-to-date revenues totaling $3,380,584 exceeded prior-year revenues of $3,373,662, a 0.2% increase. The District did not increase its Maintenance Assessment for FY 2025-26, so revenue changes were based mainly on changes in Investment Income. The District's revenue position was 112% of budget through June 30, 2026.

- The District collected 100% of the budgeted maintenance assessments to date.

- Investment earnings of $524,749 through June 30, 2026 were 0.2% higher than the $523,581 earned through June 30, 2025. The realized LTP gains grew by $39,947 to $105,576 as of June 30, 2026, a 60.9% improvement over the same period of 2025.

- 81.2% of the portfolio is Short-term Fixed income securities, where the rate of return has been decreasing due to the Federal Fund rate cuts. Short-term investments are currently earning an estimated annual rate of return of 3.13% to 4.25%. The 18.8% of the portfolio, which is Long-term, had an annualized rate of return of 15.17%. Fiscal Year 2025-26 budgeted Investment Earnings are $170,000. The District was at 309% of Investment Income budget as of June 30th 2026.

Expenses and Other Changes

Year-to-Date Operating Expenses of $2,330,005 were down $76,771 or 3.2% compared to prior year-to-date expenses of $2,406,775. Fiscal year 2025-26 expenses are projected to be 93 – 97% of budget.

- Management and Other Professional services include Management fees, Deed Compliance, Technology Service and Tax Collection fees. As a category, these expenses were up $1,301 from last year or 0.4%. The largest contributor to the increase was the final charge to the Deed Violation Implementation Cost account. Management Fees have decreased $17,542 compared to the same period of FY 2025-26. They are now based on a flat-rate allocation schedule that was implemented in FY 2025/26. As a group, these expenses are currently projected to be approximately 95 – 98% of budget at fiscal year-end.

- Utility Services include Electricity and Irrigation Water expenses. This expense category was running higher than last year due to rate increases. However, Utility Services expenses were at just 63% of budget through 75% of the fiscal year. Barring any anomalies, the category is currently projected to utilize between 84 – 90% of budget at year-end.

- Building, Landscape, and Other Maintenance expenses decreased by 6.2% when compared to the same period last year. This variance was associated with Villa Lighting completed last fiscal year at Apalachee and Sawgrass Villas. Additionally, there was a $9,983 or 49% decline in Landscape Maintenance – Non-Recurring expenses, as last fiscal year included Hurricane Milton clean-up as well as tree trimming at the Oviedo and Mangrove Villas. Current projections indicate that 95–98% of the budget will be utilized by fiscal year-end.

- Other Expenses - including casualty and liability insurance and legal advertising, totaled $7,021 through June, reflecting a nominal $48 decrease from the prior year. Following the annual insurance premium payment in October, remaining costs such as postage and supplies are managed on an as-needed basis. The category is projected to conclude the fiscal year at 80–90% of the budget.

Change in Unreserved Net Position

Year-to-Date increase in Unreserved Net Position of $675,578 was an $83,693 improvement over the $591,884 increase for the same period ending June 30, 2025. The Amended 2025-26 Budget uses $870,000 of Working Capital to meet the fiscal year budget. Based on the projected year-end results, Working Capital usage will be reduced to between $810,000 and $650,000. This represents an improvement between $60k and $220k.

Investment Earnings

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

June 2026	CFB	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
Current Month Annualized Return*	3.13%	3.71%	3.72%	4.25%	4.13%	15.17%
One Month Rate of Return	0.26%	0.31%	0.31%	0.35%	0.34%	0.03%
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 $14,147.50 in the Community Standards Fund.

The Villages®
Community Development Districts
District 8

Original Budget	Amended Budget	Budget % used	Statement of Activity — For the Nine Months Ending June 30, 2026 (75% of the budget year)	YTD Actual	PYTD Actual	Variance
			REVENUES:			
$ 2,844,240	$ 2,844,240	100%	Maintenance and Other Special Assessments	$ 2,851,505	$ 2,849,602	$ 1,903
-	-	0%	Other Income	4,330	479	3,851
170,000	170,000	309%	Investment Income	524,749	523,581	1,168
3,014,240	3,014,240	112%	**Total Available Resources:**	3,380,584	3,373,662	6,923
			EXPENSES:			
15,096	15,096	52%	Personnel Services	7,775	8,414	(639)
349,474	375,273	80%	Management and Other Professional Services	298,550	297,249	1,301
574,385	566,375	63%	Utility Services	358,399	326,725	31,674
2,405,243	2,403,243	69%	Building, Landscape and Other Maintenance	1,658,260	1,767,319	(109,059)
9,875	9,875	71%	Other Expenses	7,021	7,069	(48)
3,354,073	3,369,862	69%	**Total Operating Expenses**	2,330,005	2,406,775	(76,771)
530,000	530,000	71%	Transfers out of Unrestricted Fund	375,002	375,002	-
530,000	530,000	71%	**Total Other Changes**	375,002	375,002	-
3,884,073	3,899,862	69%	**Total Expenses and Other Changes:**	2,705,007	2,781,777	(76,771)
$ (869,833)	$ (885,622)		**Change in Unreserved Net Position**	$ 675,578	$ 591,884	$ 83,693
			Total Cash, Net of Bond Funds	$ 13,819,376	$ 13,558,298	$ 261,078
			Fund Balance			
			Unassigned	4,406,280	4,639,208	
			Restricted - Capital Project, Phase I	1,149,211	1,149,211	
			Restricted - Capital Project, Phase II	234,000	234,000	
			Restricted - Capital Project, Phase III	218,000	218,000	
			Committed R and R General	2,634,172	2,384,172	
			Committed R and R Villa Roads	5,101,899	4,851,899	
			Total Fund Balance	$ 13,743,563	$ 13,476,490	$ 267,072