RESOLUTION 2026-09

A RESOLUTION ADOPTING THE FINAL BUDGET OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8 FOR FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors a Proposed Budget for the forthcoming Fiscal Year 2026-27; and,

WHEREAS, the Board of Supervisors approved the Proposed Budget at a public meeting on June 9, 2026, and set September 8, 2026, as the date for a public hearing with notice of the budget hearing published pursuant to section 190.008(2) (a), Florida Statutes; and,

WHEREAS, the District Board of Supervisors submitted to the local governing authorities, for purposes of disclosure and information only, the Fiscal Year 2026-27 Proposed Budget at least 60 days prior to approval; and,

WHEREAS, Section 190.021 Florida Statutes provides that a Maintenance Special Assessment and Benefit Special Assessments may be assessed upon each piece of property within the boundaries of the District benefited by the approved maintenance and capital improvement program of the District, such levy representing the amount of assessments for District purposes necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District; and,

WHEREAS, a public hearing has been held on this 8th day of September 2026, at which members of the general public were accorded the opportunity to speak prior to the approval of the Final Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8;

1. The operating budget proposed by the District Manager for Fiscal Year 2026-27 is hereby approved for the amount as listed below:

General Fund	$	4,033,627

2. The Debt Service Fund budget proposed by the District Manager for Fiscal Year 2026-27 is hereby approved for the amount as listed below:

2018 Debt Service Fund Phase I	$	1,831,132
2020 Debt Service Fund Phase II	$	1,535,976
2020 Debt Service Fund Phase III	$	1,426,703

3. The Maintenance assessment shall be levied at a rate based on the schedule attached as an exhibit to this resolution in the District's "Official Record of Proceedings." The annual Maintenance assessment is based on net assessable acres and platted lots.

4. A verified copy of said Final Budget shall be attached as an exhibit to this Resolution in the District's "Official Record of Proceedings."

Adopted this 8th day of September, 2026

VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 8

Phil Walker

Phil Walker, Chair

Kenneth C. Blocker, Secretary

GL NUMBER DESCRIPTION	2024-25 ACTIVITY	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 06/30/26	2026-27 FINAL BUDGET
Fund: 08.001 GENERAL FUND					
ESTIMATED REVENUES					
325.211 MAINTENANCE ASSESSMENT	2,849,602	2,844,240	2,844,240	2,851,505	2,844,240
334.901 ST FEMA CLAIM REIM	0	0	0	3,939	0
341.908 ELECTRIC REIMBURSEMENT	432	0	0	377	0
341.999 MISCELLANEOUS REVENUE	178	0	0	15	0
361.101 INT INCOME - CFB	10,271	6,000	6,000	6,319	2,400
361.102 INT INCOME - CASH EQUIV	260,548	164,000	164,000	160,989	167,400
361.105 INTEREST INCOME-TAX COLLECTOR	2,056	0	0	2,966	0
361.306 FLGIT-UNREALIZED GAIN/LOSS	121,851	0	0	58,062	0
361.307 LTP UNREALIZED GAIN/LOSS	171,180	0	0	119,513	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	(2,145)	0	0	(20,555)	0
361.407 LTP REALIZED GAIN/LOSS	74,315	0	0	105,577	56,300
361.409 FLFIT-REALIZED GAIN/LOSS	124,915	0	0	91,878	94,900
669.901 (ADD)/USE-WORKING CAPITAL	0	869,833	885,622	0	868,387
TOTAL ESTIMATED REVENUES	3,613,203	3,884,073	3,899,862	3,380,585	4,033,627
APPROPRIATIONS					
111 EXECUTIVE SALARIES	10,200	14,000	14,000	7,200	14,000
211 SOCIAL SECURITY TAXES	632	868	868	446	868
212 MEDICARE TAXES	148	203	203	104	203
241 WORKER'S COMPENSATION	19	25	25	25	25
311 MANAGEMENT FEES	273,898	250,512	250,512	187,884	259,398
312 ENGINEERING SERVICES	8,007	7,200	9,200	6,770	8,044
313 LEGAL SERVICES	11,470	9,000	9,000	6,605	9,000
314 TAX COLLECTOR FEES	56,992	59,255	59,255	57,030	59,225
316 DEED COMPLIANCE SVCS	9,903	5,055	5,055	5,589	9,986
317 BOARD SUPERVISOR SVCS	172,729	0	23,799	23,799	0
319 OTHER PROFESSIONAL SVCS	8,142	7,714	7,714	2,383	7,202
322 AUDITING SERVICES	9,965	9,933	9,933	7,875	10,605
343 SYSTEMS MGMT SUPPORT	745	805	805	615	869
401 TRAVEL & PER DIEM	139	1,100	1,100	206	600
431 ELECTRICITY	414,054	533,385	525,375	334,416	449,064
434 IRRIGATION WATER	28,337	41,000	41,000	23,983	30,627
451 CASUALTY & LIABILITY INSUR	5,723	6,000	6,000	5,723	5,723
462 BUILDING/STRUCTURE MAINT	128,339	137,394	135,394	6,587	191,425
463 LANDSCAPE MAINT-RECURRING	213,313	214,652	214,652	137,579	342,967
464 LANDSCAPE MAINT-NON RECURRING	38,276	35,000	35,000	10,360	39,000
468 IRRIGATION REPAIR	11,854	12,000	12,000	1,593	13,000
469 OTHER MAINTENANCE	41,055	22,500	22,500	14,369	25,650
471 PRINTING & BINDING	50	100	100	0	100
491 BANK CHARGES	24	0	0	0	0
493 PERMITS & LICENSES	175	175	175	0	175
497 LEGAL ADVERTISING	1,938	2,000	2,000	989	2,000
498 PROJECT WIDE FEES	1,983,697	1,983,697	1,983,697	1,487,773	2,023,371
522 OPERATING SUPPLIES	0	500	500	104	500
911 TRANS TO GENERAL R&R	250,000	250,000	250,000	187,501	250,000
912 TRANS TO OTHER ROADS	250,000	250,000	250,000	187,501	250,000
TRANS TO COMM EMERGENCY	0	30,000	30,000	0	30,000
TOTAL APPROPRIATIONS	3,929,824	3,884,073	3,899,862	2,705,009	4,033,627
NET OF REVENUES/APPROPRIATIONS - FUND 08.001	(316,621)	0	0	675,576	0

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8
ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed				FY2025-26 0%	FY2026-27 0%
Unit	Village Name	Acres	# of Lots	$2,962,750	$2,962,750
Phase #1					
148	St. Charles	20.37	93	$ 629.82	$ 629.82
149	St. Charles	17.89	86	598.17	598.17
150	St. Charles	41.38	197	604.00	604.00
165	Pennecamp	15.93	74	619.01	619.01
166	Pennecamp	34.59	165	602.81	602.81
167	Pennecamp	15.40	70	632.61	632.61
168	Pennecamp	89.92	178	1,452.60	1,452.60
169	Pennecamp	21.97	103	613.34	613.34
170	Buttonwood	62.73	303	595.31	595.31
Apalachee	Buttonwood	6.40	59	311.92	311.92
Azalea	Pennecamp	12.20	85	412.72	412.72
Bayport	Buttonwood	11.89	107	319.53	319.53
Boxwood	Pennecamp	8.16	60	391.07	391.07
Cedar Key	Buttonwood	6.27	54	333.88	333.88
Hallandale	St. Charles	9.74	88	318.26	318.26
Hortensia	St. Charles	7.44	54	396.18	396.18
Hydrangea	St. Charles	9.38	71	379.89	379.89
Jacaranda	Pennecamp	11.94	89	385.77	385.77
Kingfisher	Pennecamp	7.85	55	410.41	410.41
Mangrove	Pennecamp	11.71	96	350.75	350.75
Oviedo	St. Charles	6.26	53	339.63	339.63
	Total Phase #1	429.42	2,140		
Phase #2					
156	Tamarind Grove	22.08	96	$ 661.36	$ 661.36
157	Buttonwood	37.42	166	648.20	648.20
158	Pennecamp	25.86	109	682.20	682.20
159	Tamarind Grove	36.68	166	635.38	635.38
159 - Tract A	Tamarind Grove	0.92	1	2,645.44	2,645.44
160	Tamarind Grove	43.01	203	609.23	609.23
161	Buttonwood	26.73	131	586.73	586.73
162	Buttonwood	17.86	74	694.00	694.00
162 Rec Trac B	Buttonwood	0.43	1	1,236.46	1,236.46
163	Buttonwood	33.66	146	662.94	662.94
164	Buttonwood	23.00	86	769.02	769.02
Altamonte	Pennecamp	10.11	74	392.85	392.85
Amberjack	Pennecamp	9.89	70	406.26	406.26
Biscayne	Tamarind Grove	9.00	68	380.58	380.58
Crestview	Buttonwood	11.19	84	383.05	383.05
Southern Star	Tamarind Grove	12.59	88	411.39	411.39
Southwood	Tamarind Grove	13.42	95	406.20	406.20
	Total Phase #2	333.85	1,658		
Phase #3					
151	St. James	39.80	173	$ 661.53	$ 661.53
152	St. James	25.25	115	631.36	631.36
153	St. James	34.15	159	617.60	617.60
154	St. James	23.53	113	598.76	598.76
154 - Tract A	St. James	0.42	1	1,207.70	1,207.70
155	Tamarind Grove	22.87	110	597.84	597.84
173	Bridgeport @ Creekside Landing	6.00	20	862.64	862.64
174	Bridgeport @ Laurel Valley	26.21	53	1,422.01	1,422.01
174 - Tract C	Bridgeport @ Laurel Valley	0.07	1	201.28	201.28
Cottonwood	Tamarind Grove	8.72	61	411.05	411.05
Fairhope	St. James	8.31	75	318.60	318.60
Fairwinds	St. James	12.28	92	383.81	383.81
Juniper	St. James	7.08	51	399.18	399.18
Montbrook	Tamarind Grove	8.40	60	402.57	402.57
Sawgrass	St. James	8.18	70	336.02	336.02
Windermere	St. James	8.63	63	393.90	393.90
Cabanas@Creekside Landir	Bridgeport @ Creekside Landing	26.97	182	426.11	426.11
Cabanas - Tract D	Bridgeport @ Creekside Landing	0.21	1	603.85	603.85
	Total Phase #3	267.08	1,400		
	Grand Total	**1,030.35**	**5,198**		
	Budget Revenue (96%)				**$ 2,844,240**
	Tax Collector (2%)				$ 59,255

FISCAL YEAR 2026-27 BUDGET REPORT

GL NUMBER DESCRIPTION	2024-25 ACTIVITY	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 06/30/26	2026-27 FINAL BUDGET
Fund: 08.201 DEBT SERVICE 1					
ESTIMATED REVENUES					
325.111 DEBT SERVICE ASSESSMENT(REG)	1,667,731	1,642,637	1,642,637	1,623,336	1,594,107
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	324,651	600,000	600,000	254,341	350,000
361.103 INT INCOME - USB	67,788	55,000	55,000	42,163	40,000
361.105 INTEREST INCOME-TAX COLLECTOR	1,203	0	0	0	0
669.901 (ADD)/USE-WORKING CAPITAL	0	(170,188)	(170,188)	0	(152,975)
TOTAL ESTIMATED REVENUES	2,061,373	2,127,449	2,127,449	1,919,840	1,831,132
APPROPRIATIONS					
314 TAX COLLECTOR FEES	33,355	34,222	34,222	32,467	33,211
323 TRUSTEE SERVICES	4,600	8,533	8,533	4,400	8,533
710 PRINCIPAL	979,000	1,016,000	1,016,000	985,000	1,014,000
715 PRINCIPAL PREPAYMENT	242,000	600,000	600,000	385,000	350,000
720 INTEREST	494,981	467,694	467,694	457,103	424,388
730 MISC BOND EXPENSES	1,000	1,000	1,000	0	1,000
TOTAL APPROPRIATIONS	1,754,936	2,127,449	2,127,449	1,863,970	1,831,132
NET OF REVENUES/APPROPRIATIONS - FUND 08.201	306,437	0	0	55,870	0

FISCAL YEAR 2025-26 BUDGET REPORT

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 06/30/26	2026-27 FINAL BUDGET
Fund: 08.202 DEBT SERVICE 2						
ESTIMATED REVENUES						
325.111	DEBT SERVICE ASSESSMENT(REG)	1,249,571	1,238,744	1,238,744	1,228,074	1,226,065
325.112	DEBT SERVICE ASSESSMENT(PRE-PA	185,533	600,000	600,000	107,197	300,000
361.103	INT INCOME - USB	47,415	35,000	35,000	25,664	25,000
361.105	INTEREST INCOME-TAX COLLECTOR	902	0	0	0	0
669.901	(ADD)/USE-WORKING CAPITAL	0	(4,753)	(4,753)	0	(15,089)
TOTAL ESTIMATED REVENUES		1,483,421	1,868,991	1,868,991	1,360,935	1,535,976
APPROPRIATIONS						
314	TAX COLLECTOR FEES	24,991	25,808	25,808	24,561	25,543
321	ACCOUNTING SERVICES	500	500	500	500	500
323	TRUSTEE SERVICES	4,500	8,533	8,533	0	8,533
324	ARBITRAGE SERVICES	2,400	600	600	0	600
710	PRINCIPAL	680,000	720,000	720,000	700,000	735,000
715	PRINCIPAL PREPAYMENT	170,000	600,000	600,000	265,000	300,000
720	INTEREST	544,538	512,550	512,550	502,713	464,300
730	MISC BOND EXPENSES	750	1,000	1,000	0	1,500
TOTAL APPROPRIATIONS		1,427,679	1,868,991	1,868,991	1,492,774	1,535,976
NET OF REVENUES/APPROPRIATIONS - FUND 08.202		55,742	0	0	(131,839)	0

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 06/30/26	2026-27 FINAL BUDGET
Fund: 08.203 DEBT SERVICE 3						
ESTIMATED REVENUES						
325.111	DEBT SERVICE ASSESSMENT(REG)	1,192,302	1,175,590	1,175,590	1,171,526	1,162,580
325.112	DEBT SERVICE ASSESSMENT(PRE-PA	187,862	300,000	300,000	151,672	250,000
361.103	INT INCOME - USB	46,236	34,000	34,000	24,369	25,000
361.105	INTEREST INCOME-TAX COLLECTOR	860	0	0	0	0
669.901	(ADD)/USE-WORKING CAPITAL	0	8,935	8,935	0	(10,877)
TOTAL ESTIMATED REVENUES		1,427,260	1,518,525	1,518,525	1,347,567	1,426,703
APPROPRIATIONS						
314	TAX COLLECTOR FEES	23,846	24,492	24,492	23,431	24,220
321	ACCOUNTING SERVICES	500	500	500	500	500
323	TRUSTEE SERVICES	4,500	8,533	8,533	0	8,533
324	ARBITRAGE SERVICES	2,400	600	600	0	600
710	PRINCIPAL	625,000	665,000	665,000	650,000	670,000
715	PRINCIPAL PREPAYMENT	240,000	300,000	300,000	265,000	250,000
720	INTEREST	547,438	518,400	518,400	506,563	471,350
730	MISC BOND EXPENSES	1,000	1,000	1,000	0	1,500
TOTAL APPROPRIATIONS		1,444,684	1,518,525	1,518,525	1,445,494	1,426,703
NET OF REVENUES/APPROPRIATIONS - FUND 08.203		(17,424)	0	0	(97,927)	0

FOR INFORMATION ONLY

District 8 Board Supervisors,

Attached are additional items for your information:

1) The General Fund Budget Form with the Proposed and Final columns which reflect the changes made throughout the budget process. The changes since the Proposed Budget are highlighted in yellow.

2) List of adjustments made since Proposed Budget

3) Working Capital and Reserve spreadsheets

Please feel free to contact me at 352-751-3939 if you have any questions!

Brandy

FISCAL YEAR 2026-27 BUDGET REPORT

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY	2025-26 ORIGINAL BUDGET	2 AM B
Fund: 08.001 GENERAL FUND				
ESTIMATED REVENUES				
325.211	MAINTENANCE ASSESSMENT	2,849,602	2,844,240	2,8
334.901	ST FEMA CLAIM REIM	0	0	
341.908	ELECTRIC REIMBURSEMENT	432	0	
341.999	MISCELLANEOUS REVENUE	178	0	
361.101	INT INCOME - CFB	10,271	6,000	
361.102	INT INCOME - CASH EQUIV	260,548	164,000	1
361.105	INTEREST INCOME-TAX COLLECTOR	2,056	0	
361.306	FLGIT-UNREALIZED GAIN/LOSS	121,851	0	
361.307	LTP UNREALIZED GAIN/LOSS	171,180	0	
361.309	FLFIT-UNREALIZED GAIN/LOSS	(2,145)	0	
361.407	LTP REALIZED GAIN/LOSS	74,315	0	
361.409	FLFIT-REALIZED GAIN/LOSS	124,915	0	
669.901	(ADD)/USE-WORKING CAPITAL	0	869,833	8
TOTAL ESTIMATED REVENUES		3,613,203	3,884,073	3,8
APPROPRIATIONS				
111	EXECUTIVE SALARIES	10,200	14,000	
211	SOCIAL SECURITY TAXES	632	868	
212	MEDICARE TAXES	148	203	
241	WORKER'S COMPENSATION	19	25	
311	MANAGEMENT FEES	273,898	250,512	2
312	ENGINEERING SERVICES	8,007	7,200	

District 8
Adjustments since Proposed Budget
Fiscal Year 2026-27

- **316**: Deed Compliance Services – Increased $3,311 due to the Final Cost Allocation.

Proposed Budget	**4,030,316**
Deed Compliance Services	3,311
Final Budget	**4,033,627**

DISTRICT # 8 - WORKING CAPITAL & RESERVE FUNDS BALA

Working Capital (Unassigned)	Amended 2025-26	2026-
Beginning Balance	3,730,704	2,8
Deposits	3,014,240	3,1
Transfer From R&R	0	
Expenditures - Operating	3,301,668	3,3
Plant Replacements Non-Recurring	35,000	
Capital Improvement Plan	33,194	
Transfer / Deposit to R & R	500,000	5
Transfer / Deposit to Emergency Reserve	30,000	
Ending Balance	2,845,082	1,9

RESERVES

General R & R (Committed)	2025-26	2026-
Beginning Balance	2,446,671	2,6
Deposits	250,000	2
Capital Improvement Plan	0	
Transfer to WC	0	
Ending Balance	2,696,671	2,9

Emergency (Committed)	2025-26	2026-
Beginning Balance	0	
Deposits	30,000	
Capital Improvement Plan	0	
Ending Balance	30,000	

Roads R & R (Committed)	2025-26	2026-
Beginning Balance	4,914,398	5,1
Deposits	250,000	2

DISTRICT #8 - 2018 PHASE I BOND RESERVE

Debt Service	2025-26 Amended	2026-27 Final Budget
Beginning Balance	1,175,495	1,345,683
Deposits	2,297,637	1,984,107
Expenditures	2,127,449	1,831,132
Ending Balance	1,345,683	1,498,658

DISTRICT #8 - 2020 PHASE II BOND RESERVE

Debt Service	2025-26 Amended	2026-27 Final Budget
Beginning Balance	777,504	782,257
Deposits	1,873,744	1,551,065
Expenditures	1,868,991	1,535,976
Ending Balance	782,257	797,346

DISTRICT #8 - 2020 PHASE III BOND RESERVE

Debt Service	2025-26 Amended	2026-27 Final Budget
Beginning Balance	718,791	709,856
Deposits	1,509,590	1,437,580
Expenditures	1,518,525	1,426,703
Ending Balance	709,856	720,733