RESOLUTION 2026-15

A RESOLUTION ADOPTING THE FINAL BUDGET OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 9 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 10, 2026, and set September 9, 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 9^{th} 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. 9;

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	$	3,854,981

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:

Ph 1 Debt Service Fund	$	2,192,128
Ph 2 Debt Service Fund	$	2,545,606
Ph 3 Debt Service Fund	$	45,534

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 9th day of September, 2026

VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 9

Michael Dollard, Chair

Kenneth C. Blocker, Secretary

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: 09.001 GENERAL FUND						
ESTIMATED REVENUES						
325.211	MAINTENANCE ASSESSMENT	2,612,170	2,477,048	2,477,048	2,482,656	2,477,048
341.905	PROPERTY DAMAGE REIMBURSEMENTS	1,367	0	0	0	0
341.908	ELECTRIC REIMBURSEMENT	416	500	500	366	500
341.999	MISCELLANEOUS REVENUE	30	0	0	10	0
361.101	INT INCOME - CFB	9,961	6,000	6,000	6,148	2,400
361.102	INT INCOME - CASH EQUIV	330,932	207,000	207,000	196,931	213,900
361.105	INTEREST INCOME-TAX COLLECTOR	1,878	7,000	7,000	2,818	7,000
361.306	FLGIT-UNREALIZED GAIN/LOSS	186,442	0	0	88,240	0
361.307	LTP UNREALIZED GAIN/LOSS	269,770	0	0	176,857	0
361.309	FLFIT-UNREALIZED GAIN/LOSS	(4,672)	0	0	(33,191)	0
361.407	LTP REALIZED GAIN/LOSS	126,790	250,000	250,000	186,970	92,500
361.409	FLFIT-REALIZED GAIN/LOSS	204,615	200,000	200,000	148,362	151,800
669.901	(ADD)/USE-WORKING CAPITAL	0	127,512	127,512	0	409,833
669.903	(ADD)/USE-GENERAL R&R	0	500,000	500,000	0	500,000
TOTAL ESTIMATED REVENUES		3,739,699	3,775,060	3,775,060	3,256,167	3,854,981
APPROPRIATIONS						
111	EXECUTIVE SALARIES	10,400	14,000	14,000	7,000	14,000
211	SOCIAL SECURITY TAXES	645	868	868	434	868
212	MEDICARE TAXES	151	203	203	102	203
241	WORKER'S COMPENSATION	19	25	25	25	25
311	MANAGEMENT FEES	287,738	281,393	281,393	211,046	287,835
312	ENGINEERING SERVICES	8,434	8,500	8,500	6,905	9,133
313	LEGAL SERVICES	8,938	7,000	7,000	3,906	9,000
314	TAX COLLECTOR FEES	51,753	51,605	51,605	49,183	51,605
316	DEED COMPLIANCE SVCS	5,157	4,279	4,279	3,337	4,578
319	OTHER PROFESSIONAL SVCS	9,459	13,551	13,551	4,428	12,805
322	AUDITING SERVICES	9,965	9,933	9,933	7,875	10,605
343	SYSTEMS MGMT SUPPORT	1,271	1,266	1,266	982	913
401	TRAVEL & PER DIEM	118	1,100	1,100	85	600
412	POSTAGE	0	0	0	0	4,000
431	ELECTRICITY	429,398	563,935	563,935	351,519	470,795
434	IRRIGATION WATER	60,196	55,000	63,000	43,230	63,604
451	CASUALTY & LIABILITY INSUR	5,723	6,000	6,000	5,723	5,723
462	BUILDING/STRUCTURE MAINT	15,044	91,300	91,300	56,147	146,598
463	LANDSCAPE MAINT-RECURRING	287,957	288,924	288,924	210,952	302,319
464	LANDSCAPE MAINT-NON RECURRING	46,643	49,600	49,600	44,387	79,055
468	IRRIGATION REPAIR	15,210	13,575	13,575	7,143	13,741
469	OTHER MAINTENANCE	68,607	31,500	23,500	0	36,000
471	PRINTING & BINDING	33	100	100	96	2,100
493	PERMITS & LICENSES	175	175	175	0	175
497	LEGAL ADVERTISING	2,054	1,622	1,622	900	3,622
498	PROJECT WIDE FEES	2,273,640	2,273,640	2,273,640	1,705,230	2,319,113
522	OPERATING SUPPLIES	63	500	500	0	500
917	TRANS TO DEBT SERVICE	20,785	5,466	5,466	0	5,466
TOTAL APPROPRIATIONS		3,619,576	3,775,060	3,775,060	2,720,635	3,854,981
NET OF REVENUES/APPROPRIATIONS - FUND 09.001		120,123	0	0	535,532	0

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 9
ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed				**2025-26** -5%	**2026-27** 0%
Village Name	**Unit**	**Acres**	**# of Lots**	**$2,580,258**	**$2,580,258**
Phase I					
Sanibel	175	43.29	187	$ 505.62	$ 505.62
Sanibel	176	40.39	179	492.83	492.83
Sanibel	177	41.47	185	489.59	489.59
Sanibel	178	34.63	157	481.76	481.76
Sanibel	178 Tract A	1.19	1	2,599.09	2,599.09
Charlotte	179	21.62	108	437.23	437.23
Charlotte	180	32.58	158	450.37	450.37
Charlotte	181	34.03	162	458.80	458.80
Charlotte	182	26.31	121	474.91	474.91
Charlotte	196	38.11	182	457.34	457.34
Charlotte	196 Tract B	0.38	1	824.50	824.50
Sanibel	197	43.04	203	463.07	463.07
Sanibel	197 Tract A	0.37	1	808.12	808.12
Charlotte	198	19.97	86	507.17	507.17
Charlotte	199	35.31	153	504.06	504.06
Fernandina (Macclenny)	207	36.10	83	949.96	949.96
Fernandina	208	33.48	143	511.36	511.36
Charlotte	Amber	8.26	60	300.68	300.68
Charlotte	Devon	9.45	66	312.72	312.72
Charlotte	Lauren	11.01	82	293.26	293.26
Sanibel	Lindsey	9.65	70	301.10	301.10
Sanibel	Megan	8.90	62	313.53	313.53
Sanibel	Paige	9.41	69	297.86	297.86
Bridgeport @ Mission Hills	Mission Hills	54.17	315	375.60	375.60
Bridgeport @ Mission Hills	Mission Hills - Tr G	0.40	1	873.64	873.64
	Total Phase #1	593.52	2,835		
Phase II					
Fernandina	205	54.49	237	$ 502.16	$ 502.16
Fernandina	205 Tract A	1.43	1	3,123.28	3,123.28
Fernandina	206	46.51	219	463.85	463.85
Gilchrist	209	30.99	143	473.33	473.33
Gilchrist	210	50.30	228	481.85	481.85
Gilchrist	211	40.60	171	518.57	518.57
Gilchrist	212	21.35	90	518.12	518.12
Gilchrist	213	15.36	57	588.56	588.56
Gilchrist	214	33.73	147	501.16	501.16
Fernandina	215	42.19	208	443.02	443.02
Pinellas	224	47.36	197	525.07	525.07
Pinellas	224 Tract C	0.40	1	873.64	873.64
Pinellas	225	28.09	119	515.56	515.56
Pinellas @ Evans Prairie	226	32.45	69	1,027.16	1,027.16
Pinellas (Cedar Grove)	227	23.96	51	1,026.10	1,026.10
Pinellas	228	7.39	29	556.57	556.57
Pinellas	229	13.86	55	550.40	550.40
Gilchrist	Atmore	7.54	50	329.36	329.36
Fernandina	Barrineau	8.74	60	318.15	318.15
Pinellas	Bartow	6.93	49	308.90	308.90
Fernandina	Bokeelia	9.74	81	262.63	262.63
Pinellas	Eleanor	10.14	74	299.28	299.28
Pinellas	Perdido	8.75	77	248.19	248.19
Fernandina	Placida	9.23	78	258.45	258.45
Gilchrist	Sharon	8.09	56	315.53	315.53
	Total Phase #2	559.62	2,547		
Phase III					
	Clifford	5.44	33	$ 360.05	$ 360.05
	Total Phase #3	5.44	33		
Phase IV					
	Atwood	11.67	71	$ 358.99	$ 358.99
	Atwood - Tr A	0.03	1	$ 65.52	$ 65.52
	Total Phase #4	11.70	72		
Phase V					
	Lofts	11.10	1	$24,243.62	$24,243.62
	Total Phase #5	11.10	1		
	Grand Total	**1,181.38**	**5,488**		
	Budget Revenue (96%)			**$2,477,048**	**$2,477,048**
	Tax Collector (2%)			$ 51,605	$ 51,605

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: 09.201 DEBT SERVICE 1					
ESTIMATED REVENUES					
325.111 DEBT SERVICE ASSESSMENT(REG)	1,900,734	1,889,248	1,889,248	1,888,301	1,875,054
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	174,969	600,000	600,000	180,039	300,000
361.103 INT INCOME - USB	58,340	55,000	55,000	40,673	40,000
361.105 INTEREST INCOME-TAX COLLECTOR	1,366	0	0	0	0
669.901 (ADD)/USE-WORKING CAPITAL	0	(36,724)	(36,724)	0	(22,926)
TOTAL ESTIMATED REVENUES	2,135,409	2,507,524	2,507,524	2,109,013	2,192,128
APPROPRIATIONS					
314 TAX COLLECTOR FEES	38,015	39,360	39,360	37,766	39,064
321 ACCOUNTING SERVICES	0	1,000	1,000	0	1,000
323 TRUSTEE SERVICES	5,926	5,926	5,926	5,926	5,926
710 PRINCIPAL	1,248,000	1,278,000	1,278,000	1,267,000	1,297,000
715 PRINCIPAL PREPAYMENT	179,000	600,000	600,000	265,000	300,000
720 INTEREST	613,048	582,238	582,238	578,813	547,138
730 MISC BOND EXPENSES	750	1,000	1,000	500	2,000
TOTAL APPROPRIATIONS	2,084,739	2,507,524	2,507,524	2,155,005	2,192,128
NET OF REVENUES/APPROPRIATIONS - FUND 09.201	50,670	0	0	(45,992)	0

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: 09.202 DEBT SERVICE 2					
ESTIMATED REVENUES					
325.111 DEBT SERVICE ASSESSMENT(REG)	2,167,353	2,155,516	2,155,516	2,151,331	2,129,562
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	244,479	800,000	800,000	292,953	400,000
361.103 INT INCOME - USB	69,862	66,000	66,000	46,936	50,000
361.105 INTEREST INCOME-TAX COLLECTOR	1,558	0	0	0	0
669.901 (ADD)/USE-WORKING CAPITAL	0	(43,599)	(43,599)	0	(33,956)
TOTAL ESTIMATED REVENUES	2,483,252	2,977,917	2,977,917	2,491,220	2,545,606
APPROPRIATIONS					
314 TAX COLLECTOR FEES	43,347	44,907	44,907	43,027	44,366
321 ACCOUNTING SERVICES	0	1,000	1,000	0	1,000
323 TRUSTEE SERVICES	5,926	5,926	5,926	0	5,926
710 PRINCIPAL	1,248,000	1,286,000	1,286,000	1,266,000	1,304,000
715 PRINCIPAL PREPAYMENT	480,000	800,000	800,000	414,000	400,000
720 INTEREST	879,523	839,084	839,084	828,574	788,314
730 MISC BOND EXPENSES	1,000	1,000	1,000	500	2,000
TOTAL APPROPRIATIONS	2,657,796	2,977,917	2,977,917	2,552,101	2,545,606
NET OF REVENUES/APPROPRIATIONS - FUND 09.202	(174,544)	0	0	(60,881)	0

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: 09.203 DEBT SERVICE 3						
ESTIMATED REVENUES						
325.111	DEBT SERVICE ASSESSMENT(REG)	30,281	30,353	30,353	30,490	30,405
325.112	DEBT SERVICE ASSESSMENT(PRE-PA	0	30,000	30,000	0	10,000
361.103	INT INCOME - USB	583	1,000	1,000	441	500
361.105	INTEREST INCOME-TAX COLLECTOR	22	0	0	0	0
381.002	TRANSFER IN - DEBT SERVICE	20,785	5,466	5,466	0	5,466
669.901	(ADD)/USE-WORKING CAPITAL	0	(1,681)	(1,681)	0	(837)
TOTAL ESTIMATED REVENUES		51,671	65,138	65,138	30,931	45,534
APPROPRIATIONS						
314	TAX COLLECTOR FEES	606	633	633	610	633
323	TRUSTEE SERVICES	3,233	3,233	3,233	3,233	3,233
324	ARBITRAGE SERVICES	0	600	600	0	600
710	PRINCIPAL	21,000	22,000	22,000	22,000	23,000
715	PRINCIPAL PREPAYMENT	0	30,000	30,000	0	10,000
720	INTEREST	8,250	7,672	7,672	7,673	7,068
730	MISC BOND EXPENSES	0	1,000	1,000	0	1,000
TOTAL APPROPRIATIONS		33,089	65,138	65,138	33,516	45,534
NET OF REVENUES/APPROPRIATIONS - FUND 09.203		18,582	0	0	(2,585)	0

FOR INFORMATION ONLY

District 9 Board Supervisors,

Attached are additional items for your information:

1) The General Fund Budget Form with the Proposed and Final columns which reflects the changes made throughout the budget process. The budget attachment with the resolution includes the Final column only.

2) List of adjustments made since the 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	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 06/30/26	2026-27 PROPOSED BUDGET
Fund: 09.001 GENERAL FUND						
ESTIMATED REVENUES						
325.211	MAINTENANCE ASSESSMENT	2,612,170	2,477,048	2,477,048	2,482,657	2,477,048
341.905	PROPERTY DAMAGE REIMBURSEMENTS	1,367	0	0	0	0
341.908	ELECTRIC REIMBURSEMENT	416	500	500	366	500
341.999	MISCELLANEOUS REVENUE	30	0	0	10	0
361.101	INT INCOME - CFB	9,961	6,000	6,000	6,148	2,400
361.102	INT INCOME - CASH EQUIV	330,932	207,000	207,000	196,931	213,900
361.105	INTEREST INCOME-TAX COLLECTOR	1,878	7,000	7,000	2,818	7,000
361.306	FLGIT-UNREALIZED GAIN/LOSS	186,442	0	0	88,240	0
361.307	LTP UNREALIZED GAIN/LOSS	269,770	0	0	176,857	0
361.309	FLFIT-UNREALIZED GAIN/LOSS	(4,672)	0	0	(33,191)	0
361.407	LTP REALIZED GAIN/LOSS	126,790	250,000	250,000	186,970	92,500
361.409	FLFIT-REALIZED GAIN/LOSS	204,615	200,000	200,000	148,362	151,800
669.901	(ADD)/USE-WORKING CAPITAL	0	127,512	127,512	0	444,306
669.903	(ADD)/USE-GENERAL R&R	0	500,000	500,000	0	500,000
TOTAL ESTIMATED REVENUES		3,739,699	3,775,060	3,775,060	3,256,168	3,889,454
APPROPRIATIONS						
111	EXECUTIVE SALARIES	10,400	14,000	14,000	7,000	14,000
211	SOCIAL SECURITY TAXES	645	868	868	434	868
212	MEDICARE TAXES	151	203	203	102	203
241	WORKER'S COMPENSATION	19	25	25	25	25
311	MANAGEMENT FEES	287,738	281,393	281,393	211,046	287,835
312	ENGINEERING SERVICES	8,434	8,500	8,500	6,905	9,133
313	LEGAL SERVICES	8,938	7,000	7,000	3,906	9,000
314	TAX COLLECTOR FEES	51,752	51,605	51,605	49,183	51,605
316	DEED COMPLIANCE SVCS	5,157	4,279	4,279	3,337	4,308
319	OTHER PROFESSIONAL SVCS	9,459	13,551	13,551	4,428	12,805
322	AUDITING SERVICES	9,965	9,933	9,933	7,875	10,605
343	SYSTEMS MGMT SUPPORT	1,271	1,266	1,266	982	913
401	TRAVEL & PER DIEM	118	1,100	1,100	85	600
412	POSTAGE	0	0	0	0	0
431	ELECTRICITY	429,398	563,935	563,935	351,519	470,795
434	IRRIGATION WATER	60,196	55,000	63,000	43,230	63,604
451	CASUALTY & LIABILITY INSUR	5,723	6,000	6,000	5,723	5,723
462	BUILDING/STRUCTURE MAINT	15,044	91,300	91,300	56,147	185,341
463	LANDSCAPE MAINT-RECURRING	287,957	288,924	288,924	210,952	302,319
464	LANDSCAPE MAINT-NON RECURRING	46,643	49,600	49,600	44,387	79,055

District 9
Adjustments since Proposed Budget
Fiscal Year 2026-27

- **316:** Deed Compliance Services – Increased $270 due to Final Cost Allocation.
- **412:** Postage - Increased $4,000 for potential Maintenance Assessment increase in FY 27-28 and required notices to residents mailed in FY 2026-27.
- **462:** Building/Structure Maintenance - Decreased $38,743 due to a reduction in the contract price of wall painting.

Proposed Budget	**$ 3,889,454**
Deed Compliance Services	270
Postage	4,000
Building/Structure Maintenance	(38,743)
Final Budget	**$ 3,854,981**

DISTRICT #9 - WORKING CAPITAL & R&R FUN

Working Capital

	Amended 2025-26
Beginning Balance	2,328,882
Deposits	3,147,548
Transfer from R&R	500,000
Expenditures - Operating	3,719,994
Plant Replacements Non-Recurring	49,600
Capital Improvement Plan Expenditures	0
Transfer/Deposit to Debt Service	5,466
Transfer/Deposit to R&R	0
Ending Balance	2,201,370

RESERVES

General R&R

	Amended 2025-26
Beginning Balance	12,892,250
Deposits	0
Capital Improvement Plan Expenditures	0
Transfer to Working Capital	500,000
Ending Balance	12,392,250

DISTRICT #9 - DEBT SERVICE FUND - 2013 ASSESSMENT BONDS

Debt Service

	2025-26 Amended	2026-27 Proposed Budget	2026-27 Final Budget
Beginning Balance	791,614	828,338	828,338
Deposits	2,544,248	2,215,054	2,215,054
Expenditures	2,507,524	2,192,128	2,192,128
Ending Balance	828,338	851,264	851,264

DISTRICT #9 - 2022 SPECIAL ASSESSMENT BOND

Debt Service

	2025-26 Amended	2026-27 Proposed Budget	2026-27 Final Budget
Beginning Balance	927,758	971,357	971,357
Deposits	3,021,516	2,579,562	2,579,562
Expenditures	2,977,917	2,545,606	2,545,606
Ending Balance	971,357	1,005,313	1,005,313

09-203

DISTRICT #9 - 2016 SPECIAL ASSESSMENT BOND

Debt Service

	2025-26 Amended Budget	20 Pro Bu
Beginning Balance	0	
Deposits	66,819	
Expenditures	65,138	
Ending Balance	1,681	