



**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8**

Basic Financial Statements

September 30, 2010

(With Independent Auditors' Report Thereon)

VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 8

Table of Contents

	Page
<b>Financial Section</b>	
Independent Auditors' Report on the Financial Statements	1
Management's Discussion and Analysis (UNAUDITED)	3
Basic Financial Statements:	
Statement of Net Assets	9
Statement of Activities	10
Balance Sheet – Governmental Funds	11
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Assets	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds to the Statement of Activities	14
Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	15
Notes to Basic Financial Statements	16
<b>Other Reports</b>	
Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With <i>Government Auditing Standards</i>	28
Management Letter	30
Management Letter Comments	32
Management Response Letter	33

**INDEPENDENT AUDITORS' REPORT**

Board of Supervisors  
Village Community Development District No. 8  
The Villages, Florida

We have audited the accompanying basic financial statements of the governmental activities and each major fund of Village Community Development District No. 8 (the District), as of and for the year ended September 30, 2010, which collectively comprise the District's basic financial statements as listed in the table of contents. These basic financial statements are the responsibility of the District's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free of material misstatement. An audit includes examining on a test basis, evidence supporting the amounts and disclosures in the basic financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2010, and the respective changes in financial position thereof and the budgetary comparison of the General Fund for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

As described in Note 1 to the financial statements, the District adopted the provisions of the Governmental Accounting Standards Board (GASB) Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, in 2010 which provides for clearer fund balance definitions and clarification of uses of governmental funds.

In accordance with *Government Auditing Standards*, we have also issued our report dated January 28, 2011, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audit.

**Certified Public Accountants**

P.O. Box 23999 • 222 N.E. 1st Street • Gainesville, Florida 32602 • (352) 378-2461 • FAX (352) 378-2505  
Laurel Ridge Professional Center • 2347 S.E. 17th Street • Ocala, Florida 34471 • (352) 732-3872 • FAX (352) 732-0542  
443 East College Avenue • Tallahassee, Florida 32301 • (850) 224-7144 • FAX (850) 224-1762  
5001 Lakewood Ranch Blvd. N., Suite 101 • Sarasota, Florida 34240 • (941) 907-0350 • FAX (941) 907-0309

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Board of Supervisors  
Village Community Development District No. 8  
The Villages, Florida

**INDEPENDENT AUDITORS' REPORT**  
*(Concluded)*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, as listed in the accompanying table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*Parris, Gray and Company, LLP*

January 28, 2011  
Ocala, Florida

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8  
Management's Discussion and Analysis  
(UNAUDITED)  
September 30, 2010

The Village Community Development District No. 8 (the District) management's discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues; (b) provide an overview of the District's financial activities; and (c) identify changes in the District's financial position and its ability to address the next and subsequent year challenges.

**Financial Highlights**

- In FY 2008, District No. 8 issued its first series of special assessment revenue bonds in the amount of \$41,790,000 to construct the infrastructure necessary to develop the first phase of the District. The first houses were sold and occupied in October 2008 as active development of the District began. On December 7, 2009, the District issued \$29,315,000 in Bond Anticipation Notes (BAN) as development of the second phase of the District began. On July 29, 2010, the District closed on \$31,445,000 in Special Assessment Refunding Bonds, Series 2010 (Phase II) which were issued to refund the outstanding BAN issued in December 2009 and fund a cash debt service reserve fund. At the same time, the District issued \$27,265,000 in Special Assessment Revenue Bonds, Series 2010 (Phase III) which provided the resources to develop the infrastructure in Phase III of the District. By the end of FY 2010, active development was ongoing in all three phases of District No. 8. More information on the debt issues is provided beginning on page 25.
- The assets of the District exceeded its liabilities as of September 30, 2010 by \$98,299,262 (net assets). This was an increase from the net assets at the end of the preceding year of \$58,334,582, primarily due to the issuance of the Phase II and Phase III bonds described above. Of this amount, \$156,660 of unrestricted net assets may be used to meet the District's ongoing obligations to citizens and creditors.
- At the close of the fiscal year, the District's general fund reported a fund balance of \$156,660, a net decrease of \$42,229, compared to the prior year. The entire total is available for spending at the District's discretion as *unassigned fund balance*.
- During fiscal year 2009-2010, \$38,621,409 was expended from the Capital Projects Fund to acquire additional infrastructure capital assets necessary to serve the new residents of the District. At the end of the fiscal year, the Capital Projects Fund has a fund balance of \$24,775,652 available for the acquisition of additional assets.

**Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the Village Community Development District No. 8's basic financial statements. The District's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplemental information in addition to the basic financial statements themselves.

**Government-wide financial statements.** The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business. The **Statement of Net Assets** presents information on all of the District's assets and liabilities, with the difference between the two reported as *net assets*. Over time, increases and decreases in net assets may serve as a useful indicator of whether the financial position of the Village Community Development District No. 8 is improving or deteriorating.

The **Statement of Activities** presents information showing how the government's net assets changed during the most recent fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8  
Management's Discussion and Analysis  
(UNAUDITED)  
September 30, 2010

change occurs, *regardless of timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g. uncollected assessments).

Both of the government-wide financial statements distinguish functions of the District that are principally supported by assessments and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the District include general government, capital projects construction, and debt service. The District has no business-type activities. The District also has no component units, as all functions are performed by the primary government. The government-wide financial statements are provided on pages 9-10 of this report.

**The Fund Financial Statements**, which report by individual fund, begin on page 11. Traditional users of governmental financial statements will find the fund financial statements presentation more familiar. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Village Community Development District No. 8, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District are considered governmental funds. There are no proprietary or fiduciary funds maintained by the District. The fund financial statements present information in more detail than the government-wide financial statements. Governmental Accounting Standards Board (GASB) Statement No. 34 provides the authoritative guidance on the governmental financial reporting model.

**Governmental funds.** *Governmental funds* are used to account for essentially the same functions as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near term financing decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The District now maintains three governmental funds, the General Fund, the Capital Projects Fund and the Debt Service Fund. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balance for the three funds, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget. The basic governmental fund financial statements can be found on pages 11-15 of this report.

**Notes to the Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes can be found beginning on page 16.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8  
Management's Discussion and Analysis  
(UNAUDITED)  
September 30, 2010

**Government-wide Financial Analysis**

The District's net assets as of September 30, 2010 and September 30, 2009 were \$98,299,262 and \$39,964,680, respectively, representing an increase of approximately \$58.335 million. The District's revenues for the years ended September 30, 2010 and September 30, 2009, including developer's contributions and investment earnings, were approximately \$65.597 million and \$5.108 million, respectively. This large increase reflects the receipt of the proceeds from the Phase II and Phase III Special Assessment Revenue Bonds, Series 2010, issued in July 2010 and the establishment of the related assessments receivable. The District's expenses for the years ended September 30, 2010 and September 30, 2009 were \$7.262 million and \$4.032 million, respectively. The increases were related to bond issuance expenses and additional interest expenses on the additional debt added during the year. Table 1 reflects the summary statement of net assets for the current year and prior year.

**Table 1**  
**Net Assets**

	<b>Governmental Activities</b>	
	<b>September 30, 2010</b>	<b>September 30, 2009</b>
<b>Assets:</b>		
Current and other assets	\$ 36,536,423	13,441,622
Assessments receivable	98,543,297	41,628,931
Capital assets - net	64,301,608	27,313,646
Total assets	<u>199,381,328</u>	<u>82,384,199</u>
<b>Liabilities:</b>		
Current and other liabilities	1,827,066	1,114,519
Long-term liabilities	99,255,000	41,305,000
Total liabilities	<u>101,082,066</u>	<u>42,419,519</u>
<b>Net assets:</b>		
Invested in capital assets, net of related debt	(1,287,499)	(2,258,205)
Restricted for debt service	99,430,101	42,023,996
Unrestricted	156,660	198,889
Total net assets	<u>\$ 98,299,262</u>	<u>39,964,680</u>

The District's net assets are now broken down into three categories. The largest portion, \$99,430,101, is restricted for debt service. The second portion, (\$1,287,499), is invested in fixed assets net of related debt. As the principal is paid off on the District's indebtedness, this portion will transition in future years to a positive balance. The remaining portion of \$156,660 is unrestricted and available for use as the District desires.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8  
Management's Discussion and Analysis  
(UNAUDITED)  
September 30, 2010

Table 2 below reflects the summary statement of Changes in Net Assets for the current year and prior year.

**Table 2**

**Changes in Net Assets**

	<b>Governmental Activities</b>	
	<b>September 30, 2010</b>	<b>September 30, 2009</b>
<b>Revenues:</b>		
Special assessments	\$ 65,189,451	4,537,949
Miscellaneous revenue	74,250	-
Donated capital	324,744	483,207
Investment income	8,173	87,174
Total revenues	<u>65,596,618</u>	<u>5,108,330</u>
<b>Expenses:</b>		
General government	2,822,482	1,375,421
Interest on long-term debt	4,439,554	2,656,163
Total expenses	<u>7,262,036</u>	<u>4,031,584</u>
Increase in net assets	<u>\$ 58,334,582</u>	<u>1,076,746</u>

**Revenues**

Revenues include special assessments proceeds for landscape maintenance and debt service, and investment earnings on cash balances held during the year. Special assessments revenue for debt service and maintenance of the District's assets totaled \$65,189,451 in 2010, an increase of \$60,651,502 over the prior year as the assessment receivables for Phase II and III were established in fiscal year 2010. Investment income decreased to \$8,173, compared to \$87,174 in the prior year. This decrease resulted from the large decrease in interest paid on the District's trust balances because of lower interest rates in the market.

**Expenses**

General government expenses of the District are mainly for landscaping, irrigation, utilities and maintenance costs. For fiscal year 2010, the recurring maintenance expense has increased by \$1,447,061, compared to the prior year. With the issuance of the 2010 Special Assessment Bonds, semi-annual interest payments are accrued on all three bond issues. This caused an increase of \$1,783,391 in interest expense compared to the prior year.

**Financial Analysis of the Government's Funds**

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8  
Management's Discussion and Analysis  
(UNAUDITED)  
September 30, 2010

**Governmental Funds.** The focus of the District's *governmental fund* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the District's financing requirements. In particular, *unassigned fund balance* may serve as a useful measure of a government's net resources available for spending at the end of a fiscal year. As of the end of fiscal year 2010, the District's governmental funds reported an ending fund balance of \$35,243,479, an increase of \$22,323,192, in comparison with the end of fiscal year 2009. This increase resulted from unexpended bond proceeds in the debt service and capital projects funds. Of the total fund balance amount, the *unassigned fund balance* of \$156,660 is available for spending at the government's discretion.

The general fund is the operating fund of the District. As a measure of the general fund's liquidity, it may be useful to compare total fund balance to total fund expenditures. Total general fund balance represents 10.6 percent of total general fund expenditures, a reasonable reserve to meet unanticipated needs.

#### **General Fund Budgetary Highlights**

During FY 2010, the final revenue budget was increased by \$74,600 over the original budgeted revenue. The increase was to cover additional charges to the developer to cover the faster than anticipated development and turn over of assets to the District from the developer. The expenditure budget was increased by \$81,791 to cover additional utilities and repair and maintenance costs due to the increase in the development pace.

#### **Capital Asset and Debt Administration**

**Capital Assets.** With the ongoing expenditure of the three Special Assessment Revenue Bond proceeds, the District expended \$38,621,409 for additional capital assets (including bond issuance costs) during the fiscal year ending September 30, 2010.

**Long-Term Debt.** As of September 30, 2010, the District has long-term debt outstanding totaling \$98,255,000. A BAN, subsequently refunded, in the amount of \$29,315,000 and two Special Assessment Revenue Bonds, totaling \$58,710,000 were issued during the fiscal year. District No. 8 has now become the focus of ongoing development in The Villages.

#### **Economic Factors and Next Year's Budgets and Rates**

- The unemployment rate in Sumter County where the District is located was 9.8 percent in September 2010 which is a small increase from a rate of 9.5 percent a year ago. This compares favorably with the State's average unemployment rate of 12.1 percent and is close to the national average rate of 9.6 percent.
- Inflationary trends in the area are comparable to national indices. The national Consumer Price Increase (CPI) annual increase for all urban consumers changed from a negative (1.29) percent in September 2009 to a more normal positive 1.14 percent in September 2010.

These factors were considered in preparing the Districts' budget for the 2011 fiscal year. In fiscal year 2011, the annual maintenance assessment will increase substantially to \$2,869,380 from the fiscal year 2010 final budget amount of \$1,359,393. This large increase resulted from the expansion of District maintenance management in fiscal year 2011 from solely Phase I to maintenance of portions of Phases II and III also, as development is now ongoing in all phases of the District.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8  
Management's Discussion and Analysis  
(UNAUDITED)  
September 30, 2010

The fiscal year 2011 general fund budget reflects an increase in estimated revenue of \$1,434,987 and an increase in estimated expense of \$1,170,504, when compared to the fiscal year 2010 final budget. The increase in expenditures results primarily from the addition of utilities and maintenance and repair work in Phases II and III and the addition of \$500,000 to the repair and maintenance reserve in the fiscal year 2011 budget.

**Requests for Information**

The District's financial statements are designed to present users (citizens, taxpayers, customers, investors and creditors) with a general overview of the District's finances and to demonstrate the District's accountability. If you have any questions about the report or need additional financial information, contact the Village Community Development Districts, Finance Department at 3201 Wedgewood Lane, The Villages, FL 32162; Telephone (352) 753-0421.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8**

Statement of Net Assets

September 30, 2010

	<b>Governmental</b>	
	<b>Activities</b>	
	<hr/>	
<b>Assets</b>		
Cash and cash equivalents	\$	35,332,170
Assessments receivable		98,543,297
Accrued interest receivable		6,688
Unamortized bond issuance costs		1,197,565
Capital assets		
Non-depreciable		4,913,277
Depreciable, net of depreciation		59,388,331
Total assets		<hr/> 199,381,328 <hr/>
<b>Liabilities</b>		
Accounts payable		3,396
Due to other governments		91,983
Accrued interest payable		1,731,687
Long-term debt:		
Due within one year		1,395,000
Due in more than one year		97,860,000
Total liabilities		<hr/> 101,082,066 <hr/>
<b>Net Assets</b>		
Invested in capital assets, net of related debt		(1,287,499)
Restricted for debt service		99,430,101
Unrestricted		156,660
Total net assets	\$	<hr/> 98,299,262 <hr/> <hr/>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8**

Statement of Activities

Year Ended September 30, 2010

Functions/Programs	Expenses	Program revenues			Net (expense) revenue and changes in net assets	
		Charges for services	Operating contributions	Capital grants and contributions	Governmental activities	Total
Governmental activities:						
General government	\$ 2,822,482	65,189,451	—	—	62,366,969	62,366,969
Interest on long-term debt	4,439,554	—	—	—	(4,439,554)	(4,439,554)
Total governmental activities	7,262,036	65,189,451	—	—	57,927,415	57,927,415
Total primary government	\$ 7,262,036	65,189,451	—	—	57,927,415	57,927,415
General revenues:						
Miscellaneous revenue					74,250	74,250
Donated capital					324,744	324,744
Investment earnings					8,173	8,173
Total general revenues					407,167	407,167
Change in net assets:					58,334,582	58,334,582
Net assets – beginning					39,964,680	39,964,680
Net assets – ending					\$ 98,299,262	98,299,262

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8**

Balance Sheet – Governmental Funds

September 30, 2010

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
<b>Assets:</b>				
Cash and cash equivalents	\$ 169,146	10,392,107	24,770,917	35,332,170
Due from debt service fund	82,871	-	-	82,871
Accrued interest receivable	22	1,931	4,735	6,688
Assessment receivables	-	98,543,297	-	98,543,297
<b>Total assets</b>	<u>252,039</u>	<u>108,937,335</u>	<u>24,775,652</u>	<u>133,965,026</u>
<b>Liabilities:</b>				
Accounts payable	3,396	-	-	3,396
Due to other governments	91,983	-	-	91,983
Due to general fund	-	82,871	-	82,871
Deferred assessment revenue	-	98,543,297	-	98,543,297
<b>Total liabilities</b>	<u>95,379</u>	<u>98,626,168</u>	<u>-</u>	<u>98,721,547</u>
<b>Fund balances:</b>				
Restricted for debt service	-	10,311,167	-	10,311,167
Restricted for capital improvements	-	-	24,775,652	24,775,652
Unassigned	156,660	-	-	156,660
<b>Total fund balances</b>	<u>156,660</u>	<u>10,311,167</u>	<u>24,775,652</u>	<u>35,243,479</u>
<b>Total liabilities and fund balances</b>	<u>\$ 252,039</u>	<u>108,937,335</u>	<u>24,775,652</u>	<u>133,965,026</u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8**

Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Assets

Year Ended September 30, 2010

Total fund balances, governmental funds		\$ 35,243,479
Total net assets reported for governmental activities in the statement of net assets is different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.		
Capital assets, net of depreciation		64,301,608
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds:		
Special assessment revenue bonds	\$ (99,255,000)	
Accrued interest	<u>(1,731,687)</u>	(100,986,687)
Deferred revenue reported in the funds is added to the beginning balance of net assets restricted for debt service to reflect the revenue as recorded when the total assessment is levied.		98,543,297
Certain long-term assets are not available to pay for current period expenditures and therefore are not included in the funds.		
Unamortized bond issuance costs		1,197,565
Net assets of governmental activities		<u>\$ 98,299,262</u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8**

Statement of Revenues, Expenditures and Changes in  
Fund Balances -- Governmental Funds  
Year Ended September 30, 2010

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
<b>Revenues:</b>				
Special assessments	\$ 1,357,019	5,624,244	1,293,822	8,275,085
Miscellaneous revenue	74,249	-	-	74,249
Investment earnings	1,507	1,931	4,735	8,173
Total revenues	<u>1,432,775</u>	<u>5,626,175</u>	<u>1,298,557</u>	<u>8,357,507</u>
<b>Expenditures:</b>				
Current -- general government	1,475,004	-	-	1,475,004
Capital outlay	-	-	37,825,679	37,825,679
<b>Debt service:</b>				
Principal	-	30,075,000	-	30,075,000
Interest	-	3,805,031	-	3,805,031
Issuance costs	-	-	795,730	795,730
Other debt service administrative costs	-	82,871	-	82,871
Total expenditures	<u>1,475,004</u>	<u>33,962,902</u>	<u>38,621,409</u>	<u>74,059,315</u>
Excess (deficiency) of revenues over expenditures	<u>(42,229)</u>	<u>(28,336,727)</u>	<u>(37,322,852)</u>	<u>(65,701,808)</u>
<b>Other financing sources (uses):</b>				
BAN proceeds	-	2,342,700	26,972,300	29,315,000
Bond proceeds	-	-	58,710,000	58,710,000
Transfers in (out)	-	31,684,559	(31,684,559)	-
Total other financing sources (uses)	<u>-</u>	<u>34,027,259</u>	<u>53,997,741</u>	<u>88,025,000</u>
Net change in fund balances	<u>(42,229)</u>	<u>5,690,532</u>	<u>16,674,889</u>	<u>22,323,192</u>
Fund balances, at beginning of year	198,889	4,620,635	8,100,763	12,920,287
Fund balances, at end of year	\$ <u>156,660</u>	<u>10,311,167</u>	<u>24,775,652</u>	<u>35,243,479</u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8**  
 Reconciliation of the Statement of Revenues, Expenditures, and Changes in  
 Fund Balances – Governmental Funds to the Statement of Activities  
 Year Ended September 30, 2010

Net change in fund balances – total governmental funds	\$	22,323,192
<p>Governmental funds report capital outlays as expenditures.          However, in the statement of activities, the cost of those assets are capitalized and allocated over their estimated useful lives as depreciation expense. This is the amount of capital outlay that exceeded depreciation expense in the current period.</p>		
Capital outlay	\$ 38,150,423	
Depreciation expense	<u>(1,162,461)</u>	36,987,962
<p>Governmental funds report the costs of bond issuance as expenditures. However, in the statement of activities, bond issuance costs are capitalized and allocated over the term of the related bonds as amortization expense. This is the amount of bond issuance cost amortization expense in the current period.</p>		
		(21,558)
<p>Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.          Amount of accrued interest</p>		
		(634,523)
<p>Governmental funds report special assessment debt service as revenue when collected, however, in the statement of activities, the revenue is recorded when the total assessment is levied.</p>		
Special assessment receivable as of September 30, 2010	98,543,297	
Special assessment receivable as of September 30, 2009	<u>(41,628,931)</u>	56,914,366
<p>Bond and loan proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net assets. Repayment of long-term debt is an expenditure in governmental funds but the repayment reduces long-term liabilities in the statement of net assets. This is the amount of principal paid.</p>		
Series 2008 Bond	760,000	
2009 BAN	<u>29,315,000</u>	30,075,000
Bond proceeds (gross)		(88,025,000)
<p>In governmental funds, the issuance costs are expensed in the year incurred. In the statement of activities, the issuance costs are capitalized and expensed over the life of the bond. This represents the unamortized portion of these capitalized issuance costs. The costs of the BAN were fully expensed in the current year.</p>		
Bond and BAN issuance costs	795,730	
BAN issuance costs expensed	<u>(80,587)</u>	715,143
Change in net assets of governmental activities		<u>\$ 58,334,582</u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8**

Statement of Revenues, Expenditures and Changes in

Fund Balances – Budget and Actual

General Fund

Year Ended September 30, 2010

	Budgeted Amounts		Actual amounts	Variance with final budget
	Original	Final		
<b>Revenues:</b>				
Special assessments	\$ 1,359,393	1,359,393	1,357,019	(2,374)
Miscellaneous revenue	-	75,000	74,249	(751)
Investment earnings	2,400	2,000	1,507	(493)
<b>Total revenues</b>	<b>1,361,793</b>	<b>1,436,393</b>	<b>1,432,775</b>	<b>(3,618)</b>
<b>Expenditures:</b>				
<b>General government:</b>				
Professional services	137,425	165,816	161,079	4,737
Accounting & audit	26,950	10,450	10,344	106
Communication & freight services	500	500	384	(116)
Utilities	45,700	104,000	103,712	288
Insurance	8,200	8,200	2,252	5,948
Repairs and maintenance/landscape	50,000	87,900	86,901	999
Printing & binding	-	100	41	59
Other current charges	1,105,943	1,110,443	1,110,262	181
Operating supplies	1,000	100	29	71
<b>Total expenditures</b>	<b>1,375,718</b>	<b>1,487,509</b>	<b>1,475,004</b>	<b>12,505</b>
Excess of revenues over expenditures	(13,925)	(51,116)	(42,229)	8,887
Fund balances, beginning	198,889	198,889	198,889	-
Fund balances, ending	\$ 184,964	147,773	156,660	8,887

See accompanying notes to basic financial statements.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8  
Notes to Basic Financial Statements  
September 30, 2010

**(1) Summary of Significant Accounting Policies**

**(a) Reporting Entity**

Village Community Development District No. 8 (the District) was established on October 1, 2004 for the purpose of planning, financing, constructing, operating, and maintaining certain community-wide infrastructure for a community development district located entirely within Sumter County, Florida. The District was created by Sumter County Commission Ordinance No. 04-36 pursuant to the provisions of Chapter 190.005, Florida Statutes, and operates within the criteria established by Chapter 190. The District is governed by a five-member Board of Supervisors. As of September 30, 2010, each member of the Board of Supervisors is an employee or affiliate of the developer.

The land within the District is part of the active adult retirement community known as "The Villages". The Villages consists of approximately 23,000 acres spanning the borders of Lake, Sumter and Marion Counties, the City of Wildwood and the Town of Lady Lake, Florida, and when fully developed is expected to include approximately 56,508 residences and 107,000 residents. The Villages of Lake-Sumter, Inc. was the developer and initial owner of the property within the District. Development of property within District No. 8 began in fiscal year 2008, with the first home sales occurring in October 2008. The Villages continues to be developed by the developer, a family-owned business established for the single purpose of developing The Villages. Most current development is being performed in District No. 8.

The financial statements of the District have been prepared in conformity with U.S. Generally Accepted Accounting Principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

There are no component units that are legally separate from the District. There are twelve Community Development Districts (CDDs) in the total structure of The Villages, each being a separate government entity established pursuant to Chapter 190, Florida Statutes.

The Developer has formed the following community development districts:

- Village Center CDD (Lake, Marion and Sumter Counties) – This CDD provides water and sewer utility services, recreation and security services, and fire protection and paramedic services to the residents. The cost of operations is funded by amenity and utility fees that residents pay monthly. This CDD also provides for the maintenance of common areas and roadways for the commercial areas within the CDD boundaries. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments.
- Sumter Landing CDD (Sumter County) – This CDD provides recreation and security services to the residents. The cost of operations is funded by amenity fees that residents pay monthly. This CDD also provides for the maintenance of common areas and roadways for the commercial areas within the CDD boundaries. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments.
- Village CDD No. 1 (Sumter County) – This CDD's boundary consists of approximately 993 acres in the northeast corner of the county. The development includes construction of 3,420 residential units.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8  
Notes to Basic Financial Statements  
September 30, 2010

(1) **Summary of Significant Accounting Policies (continued)**

(a) **Reporting Entity (continued)**

- Village CDD No. 2 (Sumter County) – This CDD’s boundary consists of approximately 990 acres in the northeast corner of the county. The development includes construction of 3,668 residential units.
- Village CDD No. 3 (Sumter County) – This CDD’s boundary consists of approximately 894 acres in the northeast corner of the county. The development includes construction of 3,762 residential units.
- Village CDD No. 4 (Marion County) – This CDD’s boundary consists of approximately 1,187 acres in the southern portion of the county. The development includes construction of 5,132 residential units.
- Village CDD No. 5 (Sumter County) – This CDD’s boundary consists of approximately 1,407 acres in the northeast corner of the county. The development includes construction of 6,399 residential units.
- Village CDD No. 6 (Sumter County) – This CDD’s boundary consists of approximately 1,497 acres in the northeast corner of the county. Planned development includes construction of 6,697 residential units.
- Village CDD No. 7 (Sumter County) – This CDD’s boundary consists of approximately 976 acres in the northeast corner of the county. Planned development includes construction of 4,765 residential units.
- Village CDD No. 8 (Sumter County) – This CDD’s boundary consists of approximately 1,070 acres in the northeast corner of the county. Planned development includes construction of 5,193 residential units.
- Village CDD No. 9 (Sumter County) – This CDD’s boundary consists of approximately 946 acres in the northeast corner of the county. This CDD has been formed, but is not yet being developed as of September 30, 2010.
- Village CDD No. 10 (Sumter County) – This CDD’s boundary consists of approximately 999 acres in the northeast corner of the county. This CDD has been formed, but is not yet being developed as of September 30, 2010.

Certain of these community development districts have issued special assessment revenue bonds to finance various infrastructure improvements in their respective boundaries that are secured by special assessments levied on benefited lands in each district. It is anticipated that additional infrastructure improvements within The Villages will be undertaken by these community development districts and/or community development districts that will be created in the future, for which special assessments may be imposed on residences in The Villages and lands owned by the Developer.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8  
Notes to Basic Financial Statements  
September 30, 2010

(1) **Summary of Significant Accounting Policies (continued)**

(b) ***Basic Financial Statements***

**Government-wide and Fund Financial Statements**

The basic financial statements include both government-wide (based on the District as a whole) and fund financial statements. The government-wide financial statements (i.e. the statement of net assets and statement of activities) report information on all of the non-fiduciary activities of the District. For the most part, the effect of internal activity has been removed from these statements.

The financial reporting model focus is on either the District as a whole, or major individual funds. The government-wide statement of net assets reports the governmental activities of the District (a) on a government-wide basis and (b) on a full accrual basis, using the economic resources measurement focus, which incorporates long-term assets and receivables as well as long-term debt and obligations. The statement of activities reflects the expenses of the District, which are offset by revenues. Program revenues are defined as charges for services, operating grants and contributions, and capital grants and contributions directly associated with a given function.

The District's major funds are presented in separate columns on the fund financial statements. The definition of a major fund is one that meets certain criteria set forth in GASB 34. The District has three funds, all designated as major funds. These funds are the General Fund, the Debt Service Fund and the Capital Projects Fund.

Program revenues in the Statement of Activities consist primarily of special assessment revenues.

Net assets are categorized as invested in capital assets, net of related debt, restricted and unrestricted.

***Invested in capital assets, net of related debt*** is intended to reflect the portion of net assets which are associated with capital assets net of accumulated depreciation less outstanding capital asset related debt. Related debt is the debt less any associated unamortized issuance costs.

***Restricted net assets*** are assets that have third party (statutory, bond covenant or granting agency) or enabling legislation limits on their use. The District would typically use restricted assets first, as appropriate opportunities arise, but reserves the right to selectively defer the use thereof to a future project or replacement equipment acquisition.

***Unrestricted net assets*** represent net assets not included in invested in capital assets, net of related debt or restricted net assets.

(c) ***Measurement Focus, Basis of Accounting and Financial Statement Presentation***

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year in which the related debt is issued and the assessments established.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8  
Notes to Basic Financial Statements  
September 30, 2010

(1) **Summary of Significant Accounting Policies (continued)**

(c) ***Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)***

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due. The following are the District's major governmental funds:

**General Fund**

The general fund is the operating fund of the District and is used to account for all financial resources of the general government except those required to be accounted for in another fund.

**Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for, and payment of, general long-term debt principal, interest and related costs.

**Capital Projects Fund**

The capital projects fund is used to account for the funds provided through debt issues and other sources necessary to construct or acquire capital assets of the District.

(d) ***Budgetary Data***

Legal authority and control are established in accordance with Section 190.008, *Florida Statutes*. Annual budgets, as well as subsequent amendments, are adopted and approved for the general fund by the Board of Supervisors. Budgets are adopted on a basis consistent with GAAP.

All budget amounts presented in the statements reflect the original budget and the amended final budget.

(e) ***Assets, Liabilities, and Net Assets or Equity***

**1. Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition.

- Money Market Mutual Funds (Restricted Investments)
- Demand Deposits
- Florida State Board of Administration's Local Government Investment Pool (SBA LGIP)

In May 2008, the District transferred amounts approximately equal to its long-term reserved fund balances (less debt service reserves maintained with the bond trustee) into the Florida Municipal Investment Trust (FMIVT) operated by the Florida League of Cities. The investment was placed into the FMIVT's 1-3 Year High Quality Bond Fund. In September 2009, the District placed additional

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8  
Notes to Basic Financial Statements  
September 30, 2010

(1) **Summary of Significant Accounting Policies (continued)**

(e) **Assets, Liabilities, and Net Assets or Equity (continued)**

**1. Deposits and Investments (continued)**

investment balances into the FMIVT's 0-2 Year High Quality Bond Fund. In September 2010, the District opened an account with the Florida Local Government Investment Trust (FLGIT), sponsored by the Florida Association of Counties and the Florida Association of County Clerks. Approximately half of the balances in the FMIVT 0-2 Year High Quality Bond Fund were transferred to the FLGIT fund. The FLGIT fund has an investment portfolio similar in duration to the FMIVT 1-3 Year High Quality Bond Fund. This change was done to improve liquidity, enhance diversification and slightly improve yield. The investment in these pools is evidenced by shares which are marked to market monthly.

The money market mutual funds are stated at cost which approximates fair value.

**2. Capital Assets**

Capital assets are reported in the government-wide financial statements. As defined by the District, capital assets are assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. The District values and records donated capital assets at the estimated fair value of the item at the date of its donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Depreciation of capital assets is computed using the straight-line method and is recorded in general government expenses in the District's Statement of Activities. Estimated useful lives of the assets are as follows:

Improvements other than buildings and structures	40 years
Furniture and equipment	5-10 years

**3. Bond Issuance Costs**

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities Statement of Net Assets. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the term of the bonds using the straight-line method, which approximates the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as deferred charges and are amortized over the term of the related debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the period current when the debt is issued. The face amount of debt issued is reported as other financial sources. Premiums are reported as other financial sources, while discounts are reported as other financial uses. Issuance costs are reported as other debt services expenditures.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8  
Notes to Basic Financial Statements  
September 30, 2010

(1) **Summary of Significant Accounting Policies (continued)**

(e) *Assets, Liabilities, and Net Assets or Equity (continued)*

**4. Assessments**

*Bond Assessments*

The bond debt is repaid from the proceeds of an assessment levied by the District's Board of Supervisors. The levy is in the form of non-ad valorem special assessment that will have a lien against properties within the boundary of the District that receive special benefits from the infrastructure improvements financed by the bonds. These assessments may be prepaid in total or annually as non-ad valorem special assessments. The bond assessment revenue and the debt service activity are accounted for in the Debt Service Fund.

*Maintenance Assessments*

In addition to the assessment for the repayment of bond obligations, the District has levied an assessment for the maintenance of the infrastructure and the operations of the District. This assessment is as part of the General Fund's annual budget. In District No. 8, this assessment has been recorded in FY 2008 and prior years as a developer contribution. The maintenance assessment revenue is classified as general revenue and is accounted for in the General Fund.

*Assessment Methodology*

The assessment methodology consists of five steps. First, the District Engineer determines the costs for all District improvements needed. Second, the assessable acres that benefit from the District's infrastructure improvements are determined. Third, the District Financial Advisor and Underwriter estimate total funding needed to acquire and/or construct the infrastructure improvements. Fourth, this amount is divided equally among the benefited properties on a net assessable acreage basis. Finally, as land is platted, the debt on each assessable acre is allocated to each residential unit. This methodology is applied to both the bond and the maintenance assessments.

*Billing / Collection of Assessments*

The District has entered into an agreement with the Tax Collector of Sumter County. The assessments are placed on the county property tax bill as a non-ad valorem assessment. It is collected by the county under the uniform tax collection process and then remitted to the District.

(f) *Advance implementation of GASB 54*

The Governmental Accounting Standards Board (GASB) has promulgated Statement No. 54, entitled Fund Balance Reporting and Governmental Fund Type Definitions. This new standard makes two major changes to the accounting for governmental funds. It is effective for all fiscal periods beginning after June 15, 2010. The District is advance implementing this standard for the current fiscal year. The statement is designed to do two things. First, it clarifies the definition of what activities are to be reported within different types of governmental funds (general fund, special revenue fund type, capital project fund type, debt service fund type and permanent fund type). No changes were required by the District based on this standard clarification.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8  
Notes to Basic Financial Statements  
September 30, 2010

(1) **Summary of Significant Accounting Policies (continued)**

*(f) Advance implementation of GASB 54 (continued)*

Second, it provides clearer fund balance definitions that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of resources reported in governmental funds as follows:

*Non-spendable:* Resources that can not be spent, such as for inventories.

*Restricted:* Balances that only can be spent for specific purposes imposed by external sources.

*Committed:* Resources that can only be spent for purposes established by the highest decision making authority in the government.

*Assigned:* Amounts designated for specific purposes, but does not meet the criteria to be designated restricted or committed.

*Unassigned:* The residual classification for all remaining funds not contained in other classifications.

The District does not currently use *Non-spendable* or *Assigned* categories of fund balance. All *Restricted* fund balances relate to external debt service restrictions. The Board of Supervisors, the highest decision making authority of the District, approves the establishment, increase and reduction in *Committed* fund balances by budget resolutions and amendments. All other fund balances are *Unassigned*. *Restricted* and *Committed* fund balances are always used first for the purposes for which they are designated. Changes to this practice require prior Board of Supervisors approval. A minimum fund balance amount has not been formally adopted.

*(g) Use of Estimates*

The management of the District has made a number of estimates and assumptions relating to the reporting of assets and liabilities and the disclosure of contingent assets and liabilities to prepare these financial statements in conformity with GAAP. Examples of major areas where estimates are used include the estimate for useful lives of land improvements. Actual results could differ from those estimates.

(2) **Deposits and Investments**

As of September 30, 2010, the District had the following investments:

Deposits and Investment Type	Fair Value at September 30, 2010	Weighted Average Maturity (Days)	Credit Rating
Demand Deposits, CFB	\$ 162,212	1.0	n/a
Local Government Investment Pool, SBA	6,934	52.0	AAAm
U.S. Bank Money Market Mutual Funds, Federated	11,524,617	41.5	AAA
U.S. Bank Money Market Mutual Funds, Fidelity	23,638,407	51.0	AAA
Total Fair Value	<u>\$ 35,332,170</u>		
Portfolio Weighted Average Maturity (WAM)		47.7	

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8  
Notes to Basic Financial Statements  
September 30, 2010

(2) **Deposits and Investments (continued)**

**Interest Rate Risk.** Interest rate risk exists when there is a possibility that changes in interest rates could adversely affect an investment's fair value. GASB 40 requires that interest rate risk be disclosed using one of the five approved methods. The five methods are: segmented time distribution, specific identification, Weighted Average Maturity (WAM), duration, and simulation model. The District has used the WAM method in the above chart. In accordance with the District's investment policy, the government manages its exposure to decline in fair values by limiting the WAM of its investment portfolio to less than three years. The WAM on September 30, 2010 was 47.7 days.

**Credit Risk.** GASB 40 requires disclosure of credit quality ratings for investments in debt securities as well as investments in external investment pools, money market funds, and other pooled investments of fixed income securities. Investments may be aggregated by ratings categories within the disclosure. Ratings are set by nationally recognized statistical rating organizations (Fitch, Moody's, and Standard and Poor's (S&P)). S&P provides the ratings for the U.S. Bank money market and the State Board of Administration (SBA) investment pool.

Operating cash is maintained with Citizens First Bank, an authorized Public Depository, pursuant to Chapter 280, Florida Statutes.

The District's investments and cash equivalents consist of funds placed with two entities:

- The State Board of Administration for participation in the Local Government Surplus Funds Trust Fund investment pool created by Section 218.415, Florida Statutes. This investment pool operates under investment guidelines established by Section 215.47, Florida Statutes. The District's investments in the Local Government Surplus Funds Trust Fund, a Securities and Exchange Commission Rule 2a7-like external investment pool, are reported at fair value which is amortized cost.
- Trust balances related to restricted debt service accounts are maintained with U.S. Bank and are invested in Federated Prime Cash Obligations Fund and Fidelity Prime Money Market Portfolio Fund since September 1, 2010. The prior investments by the trustee in First American Government Obligation Fund Class Y, a money market mutual fund, were fully liquidated on September 1, 2010.
- In total, the District recognized investment earnings of \$8,173 during the fiscal year.

**Concentration of Credit Risk.** The District's investment policy requires the diversification of its investment portfolio. Investments may be diversified by:

- Limiting investments to avoid over-concentration in securities from a specific issuer or business sector;
- Limiting investments in securities with higher credit risks;
- Investment in securities with varying maturities; and
- Continuously investing a portion of the portfolio in readily available funds, such as the Local Government Investment Pool, money market funds, or overnight repurchase agreements to ensure the appropriate liquidity is maintained to meet ongoing obligations.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8  
Notes to Basic Financial Statements  
September 30, 2010

(2) **Deposits and Investments (continued)**

***Custodial Credit Risk-Deposits.*** In the case of deposits, this is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District invests its operating cash solely in Guaranteed Public Depositories that meet the requirements of Chapter 280, Florida Statutes. In addition to protection of up to \$250,000 for its deposits with a single bank being provided by the Federal Deposit Insurance Corporation (FDIC), the District's deposits are provided an extra level of security afforded by using a public depository that meets the requirements of Chapter 280. This includes the provision by the public depository of collateral based on the amount of public deposits maintained at the institution and the ability of the State of Florida to levy other public depositories for shortages in collateral in the event of the failure of a public depository. The Citizens First Bank is a Guaranteed Public Depository.

***Custodial Credit Risk-Investments.*** For an investment, this is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investments or collateral securities that are in possession of an outside party. All investments are held in the name of the District by a custodian or a Trustee for the District.

***Investment Policy***

The District is authorized to invest in those financial instruments as established by the Investment Policy of the District. This policy allows investments authorized under *Florida Statutes* 218.415 amended to include Repurchase Agreements and prohibiting derivative type investments. The authorized investments consist of:

- The Local Government Surplus Funds Trust Fund or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act as provided in Section 163.01 Florida Statutes.
- Securities and Exchange Commission registered money market mutual funds with the highest credit quality rating from a nationally recognized rating agency.
- Interest-bearing time deposits or savings accounts in qualified public depositories as defined in Section 280.02 Florida Statutes.
- Direct obligations of the United States Treasury.
- Federal agencies and instrumentalities.
- Repurchase agreements with financial institutions approved as public depositories, provided that the underlying collateral consist of obligations of the United States Government, its agencies and instrumentalities. The repurchase agreement shall be collateralized equal to at least 102 percent of the value of the District's investment.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8  
Notes to Basic Financial Statements  
September 30, 2010

**(3) Capital Assets**

Capital asset activity for the year ended September 30, 2010 was as follows:

	<u>Beginning balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Ending balance</u>
Governmental activities:					
Assets not being depreciated:					
Land	\$ 483,207	324,744	-	-	807,951
Construction in progress	<u>26,830,439</u>	<u>21,129,743</u>	-	<u>(43,854,856)</u>	<u>4,105,326</u>
Assets not being depreciated:	<u>27,313,646</u>	<u>21,454,487</u>	-	<u>(43,854,856)</u>	<u>4,913,277</u>
Assets being depreciated					
Infrastructure	-	16,695,936	-	43,854,856	60,550,792
Less accumulated depreciation for:					
Infrastructure	-	<u>(1,162,461)</u>	-	-	<u>(1,162,461)</u>
Total assets being depreciated, net	<u>-</u>	<u>15,533,475</u>	-	<u>43,854,856</u>	<u>59,388,331</u>
Governmental activities, capital assets	<u>\$ 27,313,646</u>	<u>36,987,962</u>	<u>-</u>	<u>-</u>	<u>64,301,608</u>

**(4) Long-Term Debt**

Long-term debt consisted of the following as of September 30, 2010:

\$41,790,000 Special Assessment Revenue Bonds, Series 2008, annual principal installments ranging from \$540,000 to \$3,010,000 through May 2038 in accordance with the redemption schedule. Interest is due semi-annually on May 1 and November 1 of each year until redemption or maturity. Interest rate is 6.375%.

\$ 40,545,000

\$31,445,000 Special Assessment Refunding Revenue Bonds, Series 2010 (Phase II), annual principal installments ranging from \$475,000 to \$2,225,000 through May 2039 in accordance with the redemption schedule. Interest is due annually on November 1 of each year until redemption or maturity. Interest rate ranges from 3.000% to 6.125%.

\$ 31,445,000

\$27,265,000 Special Assessment Revenue Bonds, Series 2010 (Phase III), annual principal installments ranging from \$380,000 to \$1,905,000 through May 2040 in accordance with the redemption schedule. Interest is due annually on November 1 of each year until redemption or maturity. Interest rate ranges from 3.000% to 6.125%.

\$ 27,265,000

Total long-term debt

99,255,000

Less current installments of bonds payable

(1,395,000)

Revenue bonds payable less current installments

\$ 97,860,000

The Special Assessment Revenue Bonds are secured by a lien and pledge of revenues under the indentures, which are derived by the District through levy and collection on land within the District

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8  
Notes to Basic Financial Statements  
September 30, 2010

**(4) Long-Term Debt (continued)**

specifically benefited. These bonds are additionally secured by amounts on deposit in the funds and accounts created pursuant to the indentures. The annual requirements to amortize the principal and interest of all revenue bonds payable as of September 30, 2010 are as follows:

Fiscal year ending September 30,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2011	\$ 1,395,000	5,165,632	6,560,632
2012	1,455,000	5,940,550	7,395,550
2013	1,530,000	5,875,294	7,405,294
2014	1,600,000	5,801,906	7,401,906
2015	1,685,000	5,722,469	7,407,469
2016-2020	9,930,000	27,160,581	37,090,581
2021-2025	13,380,000	23,859,488	37,239,488
2026-2030	18,250,000	19,120,169	37,370,169
2031-2035	24,945,000	12,648,006	37,593,006
2036-2040	25,085,000	4,007,119	29,092,119
Totals	\$ <u>99,255,000</u>	<u>115,301,214</u>	<u>214,556,214</u>

***Changes in Long-Term Debt***

	<u>Beginning balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending balance</u>	<u>Due within one year</u>
Governmental activities:					
Bonds Payable	\$ 41,305,000	88,025,000	(30,075,000)	99,255,000	1,395,000
Long-term debt	\$ 41,305,000	88,025,000	(30,075,000)	99,255,000	1,395,000

***Pledged Revenues***

The District has pledged certain benefit special assessment revenue to pay the principal and interest on special assessment bonds issued to pay for infrastructure improvements. These special assessment revenue bonds were outstanding on September 30, 2010 as shown below. The table reports the revenues pledged for each debt issue, the amounts of revenue received in the current year, the current year principal and interest paid on the debt, the approximate percentage of each revenue which is pledged to meet the debt obligation, and the date through which the revenue is pledged under the debt agreement and the total pledged future revenues for each debt, which is the amount of the remaining principal and interest on the bonds as of September 30, 2010.

<u>Description of Debt</u>	<u>Pledged Revenue</u>	<u>Revenue Received</u>	<u>Principal and Interest Paid</u>	<u>Estimated Percent Pledged</u>	<u>Outstanding Principal and Interest</u>	<u>Pledged Through</u>
Special Assessment Revenue Bonds Series 2008 (Phase 1)	Special Assessments Phase I	\$ 4,470,688	\$ 3,388,413	100%	\$ 88,649,315	2038
Special Assessment Revenue Bonds Series 2010 (Phase 2)	Special Assessments Phase II	32,808,338	30,491,618	100%	66,941,914	2039
Special Assessment Revenue Bonds Series 2010 (Phase 3)	Special Assessments Phase III	2,374,408	-	100%	58,964,984	2040

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8  
Notes to Basic Financial Statements  
September 30, 2010

**(5) Related Parties**

The District has no employees. For certain management, finance, and administrative services, the District entered into an inter-local agreement with Village Center Community Development District (Center District), a community development district created under Florida Statute 190. Under the agreement, fees accrued to Center by the District for such services totaled \$127,925 for the year ended September 30, 2010.

The Developer provides to Center District at no cost information system support, including software, hardware, computer programming and internal mailroom operations. The Center District then passes on this benefit to the District. All capital costs for infrastructure were acquired from the Developer using bond proceeds in the current or prior fiscal year.

**(6) Risk Management**

The District is exposed to various risks of loss related to torts, theft, damage and destruction of assets, errors and omissions, and natural disasters. The District generally carries insurance for these risks, however, the District retains risk for certain property coverage and for losses in excess of coverage limits. There have been no claims in excess of coverage limits for the past three years.

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND  
ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF  
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE  
WITH *GOVERNMENT AUDITING STANDARDS***

Board of Supervisors  
Village Community Development District No. 8  
The Villages, Florida

We have audited the financial statements of the governmental activities and each major fund of Village Community Development District No. 8 (the District), as of and for the year ended September 30, 2010, which collectively comprise the District's basic financial statements and have issued our report thereon dated January 28, 2011. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

**Internal Control Over Financial Reporting**

In planning and performing our audit, we considered the District's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instance of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Certified Public Accountants**

P.O. Box 23999 • 222 N.E. 1st Street • Gainesville, Florida 32602 • (352) 378-2461 • FAX (352) 378-2505  
Laurel Ridge Professional Center • 2347 S.E. 17th Street • Ocala, Florida 34471 • (352) 732-3872 • FAX (352) 732-0542  
443 East College Avenue • Tallahassee, Florida 32301 • (850) 224-7144 • FAX (850) 224-1762  
5001 Lakewood Ranch Blvd. N., Suite 101 • Sarasota, Florida 34240 • (941) 907-0350 • FAX (941) 907-0309

MEMBERS OF AMERICAN AND FLORIDA INSTITUTES OF CERTIFIED PUBLIC ACCOUNTANTS  
MEMBER OF AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS PRIVATE COMPANIES AND S.E.C. PRACTICE SECTIONS

Board of Supervisors  
Village Community Development District No. 8  
The Villages, Florida

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND  
ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF  
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE  
WITH *GOVERNMENT AUDITING STANDARDS*  
(Concluded)**

This report is intended solely for the information and use of management, the Board of Supervisors, and others within the entity and is not intended to be and should not be used by anyone other than these specified parties.

*Purvis, Gray and Company, LLP*

January 28, 2011  
Ocala, Florida

**MANAGEMENT LETTER**

Board of Supervisors  
Village Community Development District No. 8  
The Villages, Florida

We have audited the accompanying financial statements of the governmental activities and each major fund of Village Community Development District No. 8 (the District), as of and for the fiscal year ended September 30, 2010, and have issued our report thereon dated January 28, 2011.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. We have issued our report on internal control over financial reporting and compliance and other matters. Disclosures in those reports, which are dated January 28, 2011, should be considered in conjunction with this management letter.

Additionally, our audit was conducted in accordance with Chapter 10.550, *Rules of the Auditor General*, which governs the conduct of local governmental entity audits performed in the State of Florida. This letter includes the following information, which is not included in the aforementioned auditors' reports:

Section 10.554(1)(i)1., *Rules of the Auditor General*, requires that we determine whether or not corrective action has been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings and recommendations in the preceding annual financial audit report.

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires our audit to include a review of provision of Section 218.415, Florida Statutes, regarding investment of public funds. In connection with our audit we determined that the District complied with Section 218.415, Florida Statutes.

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires that we address in the management letter any recommendations to improve the District's financial management. In connection with our audit, we did not have any such recommendations.

Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that we address violations of provisions of contracts or grant agreements, or abuse that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but more than inconsequential. In connection with our audit, we did not have any such findings.

Section 10.554(1)(i)5., *Rules of the Auditor General*, provides that the auditor may, based on professional judgment, report the following matters that have an inconsequential effect on financial statements, considering both quantitative and qualitative factors: (1) violations of provisions of contracts or grant agreements, fraud, illegal acts, or abuse; and (2) deficiencies in internal control that are not significant deficiencies. In connection with our audit, we did not have any such findings.

**Certified Public Accountants**

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MEMBER OF AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS PRIVATE COMPANIES AND S.E.C. PRACTICE SECTIONS

Board of Supervisors  
Village Community Development District No. 8  
The Villages, Florida

**MANAGEMENT LETTER**  
*(Concluded)*

Section 10.554(1)(i)6., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government be disclosed in the management letter, unless disclosed in the notes to the financial statements. See Note 1 of the September 30, 2010, the District's basic financial statements for this information.

Section 10.554(1)(i)7.(a)., *Rules of the Auditor General*, requires a statement be included as to whether or not the local government entity has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the District did not meet any conditions described in Section 218.503(1), Florida Statutes.

Section 10.554(1)(i)7.(b)., *Rules of the Auditor General*, requires that we determine whether the annual financial report for the District for the fiscal year ended September 30, 2010, filed with the Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2010. In connection with our audit, we determined that these two reports agree.

Pursuant to Sections 10.554(1)(i)7.(c) and 10.556(7)., *Rules of the Auditor General*, we applied financial condition assessment procedures. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Pursuant to Chapter 119, Florida Statutes, this management letter is a public record and its distribution is not limited. Auditing standards generally accepted in the United States of America require us to indicate that this letter is intended solely for the information and use of management and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties.

We wish to take this opportunity to thank you and your staff for the cooperation and courtesies extended to us during the course of our audit. Please let us know if you have any questions or comments concerning this letter, our accompanying reports, or other matters.

*Purvis, Gray and Company, LLP*

January 28, 2011  
Ocala, Florida

**MANAGEMENT LETTER COMMENTS**

Board of Supervisors  
Village Community Development District No. 8  
The Villages, Florida

**Status of Prior Year Comments and Recommendations**

The Village Community Development District No. 8 has addressed all prior year comments and recommendations.

Pursuant to Chapter 119, Florida Statutes, this management letter is a public record and its distribution is not limited. Auditing standards generally accepted in the United States of America require us to indicate that this letter is intended solely for the information and use of management and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties.

We would like to take this opportunity to express our appreciation for the courtesies that have been extended to our staff. If you have any questions or comments about the contents of this letter, please do not hesitate to contact us.

*Purvis, Gray and Company, LLP*

January 28, 2011  
Ocala, Florida



**COMMUNITY  
DEVELOPMENT  
DISTRICT 8**

February 7, 2011

Board of Supervisors  
Village Community Development District No. 8  
The Villages, Florida 32162

RE: Management Response Letter

Dear Supervisors:

Attached is the completed audit for fiscal year 2009-2010 for Village Community Development District No. 8. We are proud to report that this audit has an unqualified opinion.

There are no internal control comments, material weaknesses or compliance issues identified and reported. All prior year comments have now been corrected to the satisfaction of the auditors and no new comments have been identified.

Your District staff has worked hard to assure you as supervisors that the management of the District's funds is conducted professionally, consistent with generally accepted accounting principles and governing Florida Statutes.

We believe that Village Community Development District No. 8 continues to set an example for the appropriate management of Community Development Districts as conceived in Chapter 190, Florida Statutes. We would particularly like to commend the staff of the Villages District Finance Department for their diligent efforts in recording and maintaining the financial records of the District.

We would be happy to entertain any questions members of the Board of Supervisors may have on the audit report or the management of District resources.

Sincerely,



David R. Miles, CGFO  
Finance Director



Janet Y. Tutt  
District Manager

Village Community Development District No. 8  
3201 Wedgewood Lane, The Villages, Florida 32162  
Business Phone: (352) 753-0421 Business Fax: (352) 751-3901