

The Villages®
Community Development Districts
District 13

AGENDA REQUEST

TO: Village Community Development District No. 13 Supervisors
FROM: Barbara E. Kays, Budget Director
DATE: 9/14/2020
SUBJECT: **Adopt Resolution 20-45: FY20-21 Final Budget**

ISSUE:

Adoption of Resolution 20-45 to approve the Fiscal Year 2020-21 Final Budget.

ANALYSIS/INFORMATION:

The Board of Supervisors reviewed and discussed the Fiscal Year 2020-21 Proposed Budget during the June 11, 2020 meeting. The Board of Supervisors approved the Fiscal Year 2020-21 Proposed Budget and proposed maintenance assessment rates at the June 11, 2020 meeting and adopted Resolution 20-24 approving the Fiscal Year 2020-21 Proposed Budget and setting a public hearing for September 14, 2020 to approve the Fiscal Year 2020-21 Final Budget.

The Proposed Budget was submitted to the local governing authorities for a period of 60 days prior to approval for public review and comment. The Proposed Budget was also made available to the public at the Village Center District Administration Office and on the District's website.

The Fiscal Year 2020-21 Budget includes the first-time levy of maintenance assessments to provide revenue for the necessary costs as the District evolves into a fully- functioning numbered District.

Section 190.021 of Florida Statutes provides that a Maintenance Special Assessment and Benefit Special Assessment may be assessed upon each piece of property within the boundaries of the District benefited by the adopted maintenance and capital improvement program of the District. Fiscal Year 2020-21 will be the first year that District 13 will levy maintenance assessments. The notices as required by Section 197.3632, Florida Statutes, were mailed to the District 13 property owners. The Maintenance Assessment shall be levied at a rate based on the schedule attached as an exhibit to this Resolution and is based on net assessable acres and platted lots.

Staff continued to work on the attached budget over the past few months to update amounts including the final cost allocations. The Fiscal Year 2020-21 operating budget is \$1,143,557, a \$1,099,967 increase over the current year original budget as this is the first full year of budgeting for expenses related to Phase I. The total Final Budget is at the same level as the Proposed Budget approved in June although there were some minor adjustments among the individual accounts which are highlighted and explained within the packet.

STAFF RECOMMENDATION:

Staff recommends the Board adopt Resolution 20-45 to approve the Fiscal Year 2020-21 Final Budget in the amount of

General Fund	\$ 1,143,557
2019 – Debt Service Fund	\$ 4,998,377

MOTION:

Move to adopt Resolution 20-45 to approve the Fiscal Year 2020-21 Final Budget in the amount of

General Fund	\$ 1,143,557
2019 – Debt Service Fund	\$ 4,998,377

RESOLUTION 20-45

**A RESOLUTION ADOPTING THE FINAL BUDGET OF THE
VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 13
FOR FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND
ENDING SEPTEMBER 30, 2021**

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors a Proposed Budget for the forthcoming Fiscal Year 2020-21; and

WHEREAS, the Board of Supervisors approved the Proposed Budget at a public meeting on June 11, 2020 and set September 14, 2020 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 2020-21 Proposed Budget at least 60 days prior to approval; and

WHEREAS, a public hearing has been held on this 14th day of September, 2020 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. 13;**

1. The operating budget proposed by the District Manager for Fiscal Year 2020-21 is hereby approved for the amount listed below:

General Fund	\$ 1,143,557
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2. The Debt Service Fund budget proposed by the District Manager for Fiscal Year 2020-21 is hereby approved for the amount as listed below:

2019 – Debt Service Fund	\$ 4,998,377
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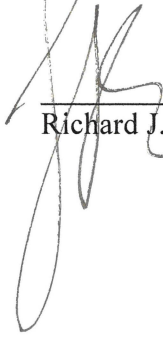
3. A verified copy of said Final Budget shall be attached as an exhibit to this Resolution in the District's "Official Record of Proceedings."

Adopted this 14th day of September, 2020.

VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 13



Karen Crews, Chair



Richard J. Baier, Secretary

FY2020-21 BUDGET REPORT FOR THE VILLAGES COMMUNITY DEVELOPMENT DISTRICTS

Fund: 13.001 GENERAL FUND

DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FINAL BUDGET
ESTIMATED REVENUES					
325.211 MAINTENANCE ASSESSMENT	0	0	0	0	1,536,000
341.999 MISCELLANEOUS REVENUE	13	0	0	32	0
361.101 INT INCOME - CFB	0	0	0	3	0
366.001 CONTRIBUTIONS FROM DEVELOPER	23,155	43,590	114,440	25,923	0
669.901 (ADD)/USE-WORKING CAPITAL	0	0	0	0	(392,443)
TOTAL ESTIMATED REVENUES	23,168	43,590	114,440	25,958	1,143,557
APPROPRIATIONS					
311 MANAGEMENT FEES	0	10,173	21,473	10,173	125,227
312 ENGINEERING SERVICES	6,227	1,000	2,500	0	1,000
313 LEGAL SERVICES	10,695	7,000	7,000	6,118	10,000
314 TAX COLLECTOR FEES	0	0	0	0	20,000
318 TECHNOLOGY SERVICES	0	742	1,442	742	0
319 OTHER PROFESSIONAL SVCS	0	0	1,600	93	0
322 AUDITING SERVICES	0	14,500	9,500	0	14,500
343 SYSTEMS MGMT SUPPORT	244	180	1,680	1,373	225
349 MISC CONTRACTUAL SVCS	0	0	100	56	0
412 POSTAGE	0	0	500	0	500
431 ELECTRICITY	0	0	0	0	5,000
434 IRRIGATION WATER	0	0	7,150	0	30,109
451 CASUALTY & LIABILITY INSUR	4,478	6,820	6,820	5,895	5,895
462 BUILDING/STRUCTURE MAINT	0	0	0	0	5,000
463 LANDSCAPE MAINT-RECURRING	0	0	38,000	0	94,590
464 LANDSCAPE MAINT-NON RECURRING	0	0	0	0	1,500
468 IRRIGATION REPAIR	0	0	13,000	0	1,000
469 OTHER MAINTENANCE	0	0	0	0	5,000
471 PRINTING & BINDING	0	0	500	135	500
493 PERMITS & LICENSES	175	175	175	175	175
497 LEGAL ADVERTISING	1,336	3,000	3,000	1,182	3,000
498 PROJECT WIDE FEES	0	0	0	0	819,836
522 OPERATING SUPPLIES	0	0	0	0	500
TOTAL APPROPRIATIONS	23,155	43,590	114,440	25,942	1,143,557

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 13
ANNUAL MAINTENANCE ASSESSMENT**

Village Name	Maintenance Assessments Billed			FY2020-21	
	Unit	Acres	# of Lots	\$	1,600,000
Phase I					
Southern Oaks	44V	29.11	102		780.55
	44A	14.37	57		689.51
	44A - Recr Trac D	0.35	1		954.52
	45V	27.56	113		667.06
	46V	51.19	230		608.72
	46 - Recr Trac D	0.36	1		970.93
	47V	29.37	135		595.02
	48V	27.23	130		572.88
	49V	28.37	130		596.87
	50V	15.52	99		428.76
	51V	29.91	138		592.79
	52V	20.96	103		556.56
	53V	11.21	71		431.83
	54V	12.09	60		551.11
	55V	10.11	51		542.18
	56V	29.16	127		627.98
	57V	22.14	91		665.42
	60V	20.61	122		462.04
	61V	4.32	36		328.20
	62V	9.46	63		410.69
	63V	7.35	59		340.72
	64V	5.64	47		328.20
	65V	8.40	56		410.25
	66V	8.97	56		438.09
	67V	7.77	62		342.76
	79V	15.97	86		507.89
	80V	10.25	52		539.12
	81V	14.00	89		430.23
	81 Trac X	0.39	1		1,066.66
	82V	9.99	44		620.97
	83V	17.45	99		482.08
	84V	15.25	60		695.15
	85V	5.82	49		324.85
86V	9.17	58		432.42	
87V	17.06	72		648.05	
89V	7.02	57		336.84	
Austin	7.20	43		457.96	
Ellie	6.02	50		329.30	
Chitty Chatty	Julia	4.16	33		344.78
	TY	13.73	74		507.46
	Total Phase I	585.00	3,007		
Grand Total	585.00	3,007			
Budget Revenue (96%)				\$ 1,536,000	
Tax Collector (2%)				\$ 32,000	

DISTRICT 13 - WORKING CAPITAL & R & R FUNDS BALANCES

Working Capital	2019-20 Amended Budget	2020-21 Proposed Budget	2020-21 Final Budget
Beginning Balance	13	13	13
Deposits	114,440	1,536,000	1,536,000
Expenditures - Operating	114,440	1,141,057	1,141,057
Plant Replacements Non-Recurring	-	2,500	2,500
Ending Balance	13	392,456	392,456

FY2020-21 BUDGET REPORT FOR THE VILLAGES COMMUNITY DEVELOPMENT DISTRICTS
Fund: 13.201 - DEBT SERVICE 1 2019 ASSESSMENT BONDS

DESCRIPTION	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FINAL BUDGET
ESTIMATED REVENUES				
325.111 DEBT SERVICE ASSESSMENT(REG)	0	0	0	1,381,383
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	0	0	0	60,000
361.103 INT INCOME - USB	0	45,000	55,686	0
384.001 DEBT PROCEEDS-DEBT SERVICE FUN	0	7,736,023	7,736,023	0
669.901 (ADD)/USE-WORKING CAPITAL	0	(6,479,610)	0	3,556,994
TOTAL ESTIMATED REVENUES	0	1,301,413	7,791,709	4,998,377
APPROPRIATIONS				
321 ACCOUNTING SERVICES	0	1,000	0	3,500
323 TRUSTEE SERVICES	0	7,350	0	13,318
324 ARBITRAGE SERVICES	0	0	0	600
710 PRINCIPAL	0	0	0	1,815,000
715 PRINCIPAL PREPAYMENT	0	0	0	50,000
720 INTEREST	0	1,271,942	1,271,942	3,114,959
730 MISC BOND EXPENSES	0	0	0	1,000
919 TRANS TO MISCELLANEOUS	0	21,121	21,121	0
TOTAL APPROPRIATIONS	0	1,301,413	1,293,063	4,998,377