

The Villages®
 Community Development Districts
District 13

AGENDA REQUEST

TO: Village Community Development District No. 13 Supervisors
FROM: Brandy L. Cook, Budget Director
DATE: 9/8/2022
SUBJECT: **Adoption of Resolution 2022-34: FY2022-23 Final Budget**

ISSUE:

Adoption of Resolution 2022-34 to approve the Fiscal Year 2022-23 Final Budget.

ANALYSIS/INFORMATION:

The Board of Supervisors held a public budget workshop on May 12, 2022 during which they reviewed and discussed the Fiscal Year 2022-23 Budget, Maintenance Assessment rates, and Working Capital/Reserve Balances. The Board of Supervisors provided direction to staff to prepare a Proposed balanced budget with a 6% increase to the maintenance assessment rates for Phases I and II. There is a first-time maintenance assessment to be levied on the properties in the new Phase III. The Board of Supervisors approved the Fiscal Year 2022-23 Proposed Budget and proposed maintenance assessment rates at the June 9, 2022 meeting and adopted Resolution 2022-13 approving the Fiscal Year 2022-23 Proposed Budget and setting a public hearing for September 8, 2022 to approve the Fiscal Year 2022-23 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.

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. There is a first-time maintenance assessment to be levied on the properties in the new Phase III. 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 2022-23 operating budget is \$3,829,931, a \$1,428,103 increase over the current Amended Budget as this is the first full year of budgeting for Phase III expenses. The Final Budget is an increase of \$4,217 from the Proposed Budget approved in June due to an increase in the Project Wide allocation fees and Electricity. The accounts with changes are identified within the packet.

STAFF RECOMMENDATION:

Staff recommends the Board adopt Resolution 2022-34 to approve the Fiscal Year 2022-23 Final Budget in the amount of:

General Fund	\$	3,829,931
2019 – Debt Service Fund	\$	5,733,537
2020 – Debt Service Fund	\$	5,190,839
2021 – Deb Service Fund	\$	187,197

MOTION:

Move to adopt Resolution 2022-34 to approve the Fiscal Year 2022-23 Final Budget in the amount of:

General Fund	\$	3,829,931
2019 – Debt Service Fund	\$	5,733,537
2020 – Debt Service Fund	\$	5,190,839
2021 – Deb Service Fund	\$	187,197

ATTACHMENTS:

Description	Type
□	

RESOLUTION 2022-34

**A RESOLUTION ADOPTING THE FINAL BUDGET OF
THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
NO. 13 FOR FISCAL YEAR BEGINNING OCTOBER 1, 2022
AND ENDING SEPTEMBER 30, 2023**

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors a Proposed Budget for the forthcoming Fiscal Year 2022-23; and,

WHEREAS, the Board of Supervisors approved the Proposed Budget at a public meeting on June 9, 2022, and set September 8, 2022, 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 2022-23 Proposed Budget at least 60 days prior to approval; and,

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

WHEREAS, a public hearing has been held on this 8th day of September, 2022, 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 2022-23 is hereby approved for the amount as listed below:

General Fund \$ 3,829,931

2. The Debt Service Fund budget proposed by the District Manager for Fiscal Year 2022-23 is hereby approved for the amount as listed below:

2019 Debt Service Fund \$ 5,733,537
2020 Debt Service Fund \$ 5,190,839
2021 Debt Service Fund \$ 187,197

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


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

Adopted this 8th day of September, 2022.

VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 13



Karen Crews, Chair  Brad Weber, Vice



Kenneth C. Blocker, Secretary

FISCAL YEAR 2022-23 BUDGET REPORT

GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ORIGINAL BUDGET	2021-22 AMENDED BUDGET	2021-22 ACTIVITY THRU 07/31/22	2022-23 FINAL BUDGET
Fund: 13.001 GENERAL FUND						
ESTIMATED REVENUES						
325.211	MAINTENANCE ASSESSMENT	1,536,291	2,688,000	2,688,000	2,693,430	4,032,000
341.999	MISCELLANEOUS REVENUE	202	0	0	33	0
361.101	INT INCOME - CFB	5	0	0	295	0
361.102	INT INCOME - CASH EQUIV	603	0	0	5,825	2,500
669.901	(ADD)/USE-WORKING CAPITAL	0	(286,172)	(286,172)	0	(204,569)
TOTAL ESTIMATED REVENUES		1,537,101	2,401,828	2,401,828	2,699,583	3,829,931
APPROPRIATIONS						
241	WORKER'S COMPENSATION	20	0	0	19	27
311	MANAGEMENT FEES	125,227	135,246	135,246	112,706	255,849
312	ENGINEERING SERVICES	5,174	2,500	2,500	328	8,600
313	LEGAL SERVICES	7,021	10,000	10,000	3,721	10,000
314	TAX COLLECTOR FEES	0	56,000	56,000	53,869	84,000
319	OTHER PROFESSIONAL SVCS	598	10,000	10,000	3,129	9,525
322	AUDITING SERVICES	12,500	14,500	14,500	11,125	14,500
343	SYSTEMS MGMT SUPPORT	348	643	643	757	3,667
412	POSTAGE	49	1,000	1,000	0	1,000
431	ELECTRICITY	0	10,000	10,000	0	10,997
434	IRRIGATION WATER	24,473	47,830	47,830	31,678	97,650
451	CASUALTY & LIABILITY INSUR	70,751	78,650	78,650	36,428	104,912
462	BUILDING/STRUCTURE MAINT	2,023	29,536	29,536	1,078	138,669
463	LANDSCAPE MAINT-RECURRING	86,977	431,652	431,652	156,191	496,589
464	LANDSCAPE MAINT-NON RECURRING	1,498	23,900	23,900	5,274	22,500
468	IRRIGATION REPAIR	3,680	12,500	12,500	2,479	25,761
469	OTHER MAINTENANCE	26,491	10,000	10,000	121	70,000
471	PRINTING & BINDING	0	500	500	0	500
491	BANK CHARGES	12	0	0	0	0
493	PERMITS & LICENSES	175	175	175	175	175
497	LEGAL ADVERTISING	4,188	3,500	3,500	579	1,500
498	PROJECT WIDE FEES	819,836	1,523,196	1,523,196	1,269,330	2,473,010
499	MISC CURRENT CHARGES	365	0	0	0	0
522	OPERATING SUPPLIES	0	500	500	0	500
TOTAL APPROPRIATIONS		1,191,406	2,401,828	2,401,828	1,688,987	3,829,931
NET OF REVENUES/APPROPRIATIONS - FUND 13.001		345,695	0	0	1,010,596	0

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

Maintenance Assessments Billed			FY2020-21	FY2021-22	FY2022-23		
Unit	Acres	# of Lots	\$ 1,600,000	\$ 2,800,000	\$ 4,200,000	Variance	% Change
Phase I							
44A	14.37	57	\$ 689.51	\$ 646.42	\$ 686.96	\$ 40.54	6%
44A - Recr Trac D	0.35	1	954.52	897.43	953.72	56.29	6%
44V	29.11	102	780.55	731.77	777.67	45.90	6%
45V	27.56	113	667.06	625.36	664.59	39.23	6%
46V	51.19	230	608.72	570.67	606.47	35.80	6%
46 - Recr Trac D	0.36	1	970.93	910.25	967.34	57.09	6%
47V	29.36	135	595.02	557.64	592.62	34.98	6%
48V	27.19	130	572.88	536.29	569.92	33.63	6%
49V	28.38	130	596.87	559.76	594.87	35.11	6%
50V	15.53	99	428.76	402.22	427.45	25.23	6%
51V	30.68	138	592.79	570.04	605.80	35.76	6%
52V	21.00	103	556.56	522.75	555.54	32.79	6%
53V	11.69	71	431.83	422.17	448.65	26.48	6%
54V	12.09	60	551.11	516.66	549.07	32.41	6%
55V	10.13	51	542.18	509.30	541.24	31.94	6%
56V	25.48	127	627.98	514.43	546.70	32.27	6%
57V	22.14	91	665.42	623.83	662.96	39.13	6%
60V	20.61	122	462.04	433.16	460.33	27.17	6%
61V	4.33	36	328.20	308.40	327.75	19.35	6%
62V	9.45	63	410.69	384.61	408.74	24.13	6%
63V	7.35	59	340.72	319.42	339.46	20.04	6%
64V	5.64	47	328.20	307.69	326.99	19.30	6%
65V	10.72	56	410.25	490.84	521.62	30.78	6%
66V	9.23	56	438.09	422.61	449.12	26.51	6%
67V	7.76	62	342.76	320.92	341.05	20.13	6%
79V	15.97	86	507.89	476.14	506.01	29.87	6%
80V	9.96	52	539.12	491.12	521.92	30.80	6%
81V	13.94	89	430.23	401.61	426.80	25.19	6%
81 Trac B	0.40	1	1,066.66	1,016.66	1,080.42	63.76	6%
82V	9.99	44	620.97	582.16	618.68	36.52	6%
83V	17.45	99	482.08	451.95	480.30	28.35	6%
84V	15.24	60	695.15	651.28	692.12	40.84	6%
85V	5.82	49	324.85	304.55	323.65	19.10	6%
86V	9.21	58	432.42	407.16	432.70	25.54	6%
87V	17.05	72	648.05	607.19	645.27	38.08	6%
89V	7.26	57	336.84	326.58	347.07	20.49	6%
Austin	7.20	43	457.96	429.33	456.26	26.93	6%
Ellie	6.02	50	329.30	308.71	328.08	19.37	6%
Julia	4.16	33	344.78	323.23	343.50	20.27	6%
TY	14.27	74	507.46	494.45	525.46	31.01	6%
Total Phase I	585.63	3,007					

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

Maintenance Assessments Billed			FY2020-21	FY2021-22	FY2022-23		
Unit	Acres	# of Lots	\$ 1,600,000	\$ 2,800,000	\$ 4,200,000	Yr. / Yr.	% Change
				New-Phase II	New-Phase III	Variance	
Phase II							
58V	29.36	110		\$ 684.38	\$ 727.30	\$ 42.92	6%
59V	16.83	109		395.90	420.73	24.83	6%
68V	5.49	40		351.92	373.99	22.07	6%
69V	7.77	66		301.86	320.80	18.94	6%
70V	9.47	83		292.55	310.90	18.35	6%
71V	46.63	212		563.98	599.35	35.37	6%
72V	9.41	50		482.56	512.83	30.27	6%
73V	10.44	69		387.96	412.29	24.33	6%
74V	30.27	143		542.76	576.80	34.04	6%
75V	36.73	158		614.08	633.45	19.37	3%
76V	8.23	51		413.77	439.72	25.95	6%
77V	28.22	126		551.68	610.29	58.61	11%
78V	9.07	47		494.81	525.85	31.04	6%
88V	28.36	133		551.57	581.04	29.47	5%
90V	10.04	66		390.05	414.52	24.47	6%
91V	6.96	60		297.43	316.09	18.66	6%
92V	6.07	34		455.50	486.47	30.97	7%
93V	6.99	59		303.78	322.83	19.05	6%
94V	16.65	85		500.45	533.76	33.31	7%
95V	6.82	53		330.43	350.64	20.21	6%
96V	20.16	102		506.78	538.57	31.79	6%
97V	9.69	50		497.43	528.09	30.66	6%
98V	20.29	98		533.49	564.17	30.68	6%
99V	28.99	127		586.71	622.01	35.30	6%
100V	5.90	46		328.87	349.50	20.63	6%
101V	5.50	48		293.80	312.23	18.43	6%
102V	18.65	93		514.19	546.45	32.26	6%
103V	21.09	97		554.05	592.46	38.41	7%
138V	8.46	71		305.52	324.69	19.17	6%
139V	7.62	45		434.18	461.42	27.24	6%
140V	27.72	115		618.05	656.82	38.77	6%
141V	2.28	8		730.76	776.60	45.84	6%
Total Phase II	506.16	2,654					

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

Maintenance Assessments Billed			FY2020-21	FY2021-22	FY2022-23					
Unit	Acres	# of Lots	\$ 1,600,000	\$ 2,800,000	\$ 4,200,000	New-Phase II	New-Phase III	Yr. / Yr.	Variance	% Change
Phase III										
104V	12.14	55				\$	601.46	\$	601.46	0%
105V	36.74	159					629.64		629.64	0%
106V	6.39	38					458.21		458.21	0%
110V	27.98	126					605.10		605.10	0%
112V	37.41	193					528.18		528.18	0%
115V	12.71	61					567.76		567.76	0%
117V	30.08	141					581.31		581.31	0%
118V	7.31	28					711.39		711.39	0%
119V	24.35	114					582.03		582.03	0%
120V	13.53	63					585.20		585.20	0%
125V	34.84	167					568.48		568.48	0%
126V	7.38	46					437.17		437.17	0%
129V	15.51	80					528.29		528.29	0%
131V	8.31	49					462.12		462.12	0%
133V	25.50	125					555.88		555.88	0%
107V	4.95	41					328.98		328.98	0%
108V	5.78	44					357.95		357.95	0%
109V	8.35	45					505.62		505.62	0%
111V	6.83	38					489.77		489.77	0%
113V	5.86	38					420.21		420.21	0%
114V	9.93	86					314.63		314.63	0%
116V	4.63	22					573.47		573.47	0%
121V	5.61	47					325.25		325.25	0%
122V	5.40	43					342.20		342.20	0%
123V	9.33	43					591.24		591.24	0%
124V	12.35	64					525.82		525.82	0%
127V	7.93	58					372.56		372.56	0%
128V	7.80	54					393.60		393.60	0%
130V	4.94	35					384.60		384.60	0%
132V	14.02	66					578.83		578.83	0%
134V	4.97	32					423.21		423.21	0%
135V	5.35	42					347.10		347.10	0%
136V	8.22	69					324.62		324.62	0%
137V	9.14	52					478.95		478.95	0%
142V	7.98	40					543.62		543.62	0%
Total Phase II	449.55	2,404								
Grand Total	1,541.34	8,065								
Budget Revenue (96%)							\$ 4,032,000			
Tax Collector (2%)							\$ 84,000			

FISCAL YEAR 2022-23 BUDGET REPORT

GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ORIGINAL BUDGET	2021-22 AMENDED BUDGET	2021-22 ACTIVITY THRU 07/31/22	2022-23 FINAL BUDGET
Fund: 13.201 DEBT SERVICE 1						
ESTIMATED REVENUES						
325.111	DEBT SERVICE ASSESSMENT(REG)	5,021,694	4,988,454	4,988,454	4,936,155	4,883,835
325.112	DEBT SERVICE ASSESSMENT(PRE-PA	2,212,847	650,000	650,000	818,966	1,000,000
361.103	INT INCOME - USB	15,404	13,400	13,400	19,660	5,000
381.002	TRANSFER IN - DEBT SERVICE	0	0	0	76,460	0
669.901	(ADD)/USE-WORKING CAPITAL	0	106,932	106,932	0	(155,298)
TOTAL ESTIMATED REVENUES		7,249,945	5,758,786	5,758,786	5,851,241	5,733,537
APPROPRIATIONS						
314	TAX COLLECTOR FEES	0	103,927	103,927	98,723	101,747
321	ACCOUNTING SERVICES	0	3,500	3,500	3,500	3,500
323	TRUSTEE SERVICES	5,926	5,927	5,927	5,926	5,926
324	ARBITRAGE SERVICES	600	0	0	0	0
710	PRINCIPAL	1,815,000	1,830,000	1,830,000	1,820,000	1,870,000
715	PRINCIPAL PREPAYMENT	630,000	650,000	650,000	2,170,000	800,000
720	INTEREST	3,114,706	3,139,432	3,139,432	3,022,290	2,951,364
730	MISC BOND EXPENSES	3,500	1,000	1,000	1,500	1,000
919	TRANS TO MISCELLANEOUS	43,931	25,000	25,000	5,615,917	0
TOTAL APPROPRIATIONS		5,613,663	5,758,786	5,758,786	12,737,856	5,733,537
NET OF REVENUES/APPROPRIATIONS - FUND 13.201		1,636,282	0	0	(6,886,615)	0

FISCAL YEAR 2022-23 BUDGET REPORT

GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ORIGINAL BUDGET	2021-22 AMENDED BUDGET	2021-22 ACTIVITY THRU 07/31/22	2022-23 FINAL BUDGET
Fund: 13.202 DEBT SERVICE 2						
ESTIMATED REVENUES						
325.111	DEBT SERVICE ASSESSMENT(REG)	0	4,524,365	4,524,365	4,540,210	4,506,561
325.112	DEBT SERVICE ASSESSMENT(PRE-PA)	81,700	50,000	50,000	1,584,257	1,500,000
361.103	INT INCOME - USB	6,530	7,500	7,500	16,821	10,000
381.002	TRANSFER IN - DEBT SERVICE	0	0	0	6,943	0
384.001	DEBT PROCEEDS-DEBT SERVICE FUN	4,951,370	0	0	0	0
669.901	(ADD)/USE-WORKING CAPITAL	0	(11,061)	(11,061)	0	(825,722)
TOTAL ESTIMATED REVENUES		5,039,600	4,570,804	4,570,804	6,148,231	5,190,839
APPROPRIATIONS						
314	TAX COLLECTOR FEES	0	94,258	94,258	90,804	93,887
321	ACCOUNTING SERVICES	0	1,000	1,000	1,000	1,000
323	TRUSTEE SERVICES	0	5,927	5,927	5,926	11,852
324	ARBITRAGE SERVICES	0	0	0	600	600
710	PRINCIPAL	0	1,800,000	1,800,000	1,800,000	1,800,000
715	PRINCIPAL PREPAYMENT	0	50,000	50,000	700,000	700,000
720	INTEREST	1,440,240	2,618,619	2,618,619	2,617,434	2,582,500
730	MISC BOND EXPENSES	1,000	1,000	1,000	750	1,000
919	TRANS TO MISCELLANEOUS	0	0	0	2,633,420	0
TOTAL APPROPRIATIONS		1,441,240	4,570,804	4,570,804	7,849,934	5,190,839
NET OF REVENUES/APPROPRIATIONS - FUND 13.202		3,598,360	0	0	(1,701,703)	0

FISCAL YEAR 2022-23 BUDGET REPORT

GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ORIGINAL BUDGET	2021-22 AMENDED BUDGET	2021-22 ACTIVITY THRU 07/31/22	2022-23 FINAL BUDGET
Fund: 13.203 DEBT SERVICE 3						
ESTIMATED REVENUES						
325.111	DEBT SERVICE ASSESSMENT(REG)	0	0	0	0	4,089,420
325.112	DEBT SERVICE ASSESSMENT(PRE-PA	0	0	0	58,535	100,000
361.103	INT INCOME - USB	0	0	0	9,658	2,000
381.002	TRANSFER IN - DEBT SERVICE	0	0	0	15,180	0
384.001	DEBT PROCEEDS-DEBT SERVICE FUN	0	0	0	4,295,281	0
669.901	(ADD)/USE-WORKING CAPITAL	0	0	0	0	(4,004,223)
TOTAL ESTIMATED REVENUES		0	0	0	4,378,654	187,197
APPROPRIATIONS						
314	TAX COLLECTOR FEES	0	0	0	0	85,197
321	ACCOUNTING SERVICES	0	0	0	1,000	1,000
715	PRINCIPAL PREPAYMENT	0	0	0	0	100,000
720	INTEREST	0	0	0	1,173,741	0
730	MISC BOND EXPENSES	0	0	0	0	1,000
919	TRANS TO MISCELLANEOUS	0	0	0	2,491,565	0
TOTAL APPROPRIATIONS		0	0	0	3,666,306	187,197
NET OF REVENUES/APPROPRIATIONS - FUND 13.203		0	0	0	712,348	0