

**The Villages®**  
**Community Development Districts**  
**District 1**

**AGENDA REQUEST**

**TO:** Board of Supervisors  
Village Community Development District 1

**FROM:** Barbara E. Kays, Budget Director

**DATE:** 9/14/2018

**SUBJECT:** **Adoption of Resolution 18-11: Fiscal Year 2018-19 Final Budget**

**ISSUE:** Adoption of Resolution 18-11 to approve the Fiscal Year 2018-19 Final Budget

**ANALYSIS/INFORMATION:**

The Board of Supervisors held a public budget workshop on May 15, 2018 and reviewed in detail, the FY 2018-19 Budget, the Five Year Capital Improvement Plan, and Working Capital/Reserve Funding. After much discussion, the Board provided direction to Staff to prepare a balanced budget with **NO increase** to the maintenance assessment rates. The District Manager prepared and submitted the Fiscal Year 2018-19 Proposed Budget to the Board at the June 8, 2018 meeting. The Board approved the Fiscal Year 2018-19 Proposed Budget and proposed maintenance assessment rates at the June 8, 2018 meeting and adopted Resolution 18-06 setting a public hearing for September 14, 2018 to approve the Fiscal Year 2018-19 Budget.

The Proposed Budget was submitted to the local governing authorities for a period of 60 days prior to adoption 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. The levy represents 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. The Maintenance Assessment Rates shall be levied based on the schedule attached as an exhibit to this Resolution.

Staff continued to work on the attached budget over the past few months to update amounts including the final cost allocations. The Fiscal Year 2018-19 Management Fee allocation is 4% or \$6,500 increase from the current year amount and a \$7,949 decrease from the Fiscal Year 2018-19 Proposed Budget.

The Fiscal Year 2018-19 operating budget is \$1,175,834, a \$187,418 decrease over the current year amended budget due mostly to special projects budgeted in Fiscal Year 2017-18 such as the Wetlands maintenance project, Patio Villas mill and overlay, and the upgrade to the Programmable Logic Controller at the Morse Blvd. Pump Station.

During the May budget workshop the Board reviewed the updated Five-Year Capital Improvement Plan. With the approval of the Fiscal Year 2018-19 Final Budget, the Five-Year Capital Improvement Plan for Fiscal Years 2017/18 – 2021/22 will also be considered as approved.

**STAFF RECOMMENDATION:**

Staff recommends the Board adopt Resolution 18-11 to approve the Fiscal Year 2018-19 Final Budget in the amount of \$ 1,175,834.

**MOTION:**

**Move to adopt Resolution 18-11 to approve the Fiscal Year 2018-19 Final Budget in the amount of \$ 1,175,834.**

**ATTACHMENTS:**

Description	Type
☐ <a href="#">Resolution 18-11: Fiscal Year 2018-19 Final Budget</a>	Cover Memo

**RESOLUTION 18-11**

**A RESOLUTION ADOPTING THE FINAL BUDGET OF  
THE VILLAGE COMMUNITY DEVELOPMENT  
DISTRICT NO. 1 FOR FISCAL YEAR BEGINNING  
OCTOBER 1, 2018 AND ENDING SEPTEMBER 30, 2019**

**WHEREAS**, the District Manager has prepared and submitted to the Board of Supervisors (the “Board”) the Proposed Budget for the forthcoming Fiscal Year 2018-19; and

**WHEREAS**, the Board approved the Proposed Budget at a public meeting on June 8, 2018 and set September 14, 2018 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 submitted to the local governing authorities, for purposes of disclosure and information only, the Fiscal Year 2018-19 Proposed Budget at least 60 days prior to adoption; 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 adopted 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 14<sup>th</sup> day of September, 2018 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. 1;**

1. The Fiscal Year 2018-19 General Fund Budget proposed by the District Manager is hereby approved for the amount as listed below along with the proposed maintenance assessment rates based on the attached schedule:

**General Fund**


**\$ 1,175,834**


2. 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.

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 14<sup>th</sup> day of September, 2018.

VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT NO. 1

  
~~Ellen Cora, Chair~~ Kathryn M. Porter, One Chair  
KATHRYN M.

  
Richard Baier, Secretary

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT**  
**District 1**  
**FY 2018-19 Budget**

18-19 Object Codes	01-001-00-00-000	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	<b>SOURCES</b>					
<b>325200</b>	<b>Special Assessments-Serv.Charg</b>	<b>993,962</b>	<b>1,085,531</b>	<b>1,085,531</b>	<b>1,090,534</b>	<b>1,085,531</b>
325211	Maintenance Assessment	993,962	1,085,531	1,085,531	1,090,534	1,085,531
<b>337400</b>	<b>Transportation</b>	<b>29,410</b>	<b>29,410</b>	<b>29,410</b>	<b>22,058</b>	<b>29,410</b>
337401	Sumter Co Road Agreement	29,410	29,410	29,410	22,058	29,410
<b>338000</b>	<b>Shared Revenues From Other Loc</b>	<b>9,600</b>				
338095	Refund - General Fund - VCCD	9,600				
<b>341900</b>	<b>Other General Government Chg &amp;</b>	<b>662</b>	<b>750</b>	<b>750</b>	<b>1,650</b>	<b>750</b>
341908	Electric Reimbursement	458			221	
341999	Misc Revenue	204	750	750	1,429	750
<b>354000</b>	<b>Fines-Local Ordinance Violatio</b>	<b>975</b>				
354001	Deed Compliance Fines	975				
<b>361100</b>	<b>Interest</b>	<b>7,576</b>	<b>4,075</b>	<b>4,075</b>	<b>12,695</b>	<b>11,000</b>
361101	Int Income - CFB	303	75	75	668	600
361102	Int Income - Cash Equiv	7,174	4,000	4,000	11,816	10,000
361105	Interest Income-Tax Collecto	99			211	400
<b>361300</b>	<b>Net Inc(Dec) Fair Value Invest</b>	<b>30,654</b>			<b>10,935</b>	
361304	FMIvT-Unrealized Gain/Loss	2,508			483	
361306	FLGIT-Unrealized Gain/Loss	3,989			34	
361307	LTP Unrealized Gain/Loss	24,157			10,418	
<b>361400</b>	<b>Gain or Loss on Sale of Invest</b>					
<b>499995</b>	<b>TOTAL REVENUE</b>	<b>1,072,839</b>	<b>1,119,766</b>	<b>1,119,766</b>	<b>1,137,872</b>	<b>1,126,691</b>
<b>669900</b>	<b>Budget Funding Sources</b>		<b>73,626</b>	<b>243,486</b>		<b>49,143</b>
669901	(Add)/Use-Working Capital		(12,944)	156,916		49,143
669904	(Add)/Use-Roads R&R		86,570	86,570		
<b>499998</b>	<b>TOTAL SOURCES</b>	<b>1,072,839</b>	<b>1,193,392</b>	<b>1,363,252</b>	<b>1,137,872</b>	<b>1,175,834</b>

	<b>DISBURSEMENTS</b>					
<b>500110</b>	<b>Personnel Services</b>	<b>12,515</b>	<b>19,425</b>	<b>19,425</b>	<b>9,277</b>	<b>19,425</b>
511111	Executive Salaries	11,600	18,000	18,000	8,600	18,000
511211	Social Security Taxes	719	1,115	1,115	533	1,115
511212	Medicare Taxes	168	260	260	125	260
511241	Worker's Compensation	28	50	50	19	50
<b>500310</b>	<b>Professional Services</b>	<b>238,792</b>	<b>256,780</b>	<b>256,780</b>	<b>180,964</b>	<b>260,763</b>
513311	Management Fees	148,405	144,485	144,485	108,365	150,985
513312	Engineering Services	2,935	13,800	13,800	4,372	10,600
514313	Legal Services	3,958	5,000	5,000	2,295	5,000
513314	Tax Collector Fees	19,821	22,616	22,616	21,802	22,616
519316	Deed Compliance Services	43,427	43,278	43,278	32,457	46,464
513318	Technology Services	5,973	4,317	4,317	3,237	4,205
519319	Other Professional Services	14,273	23,284	23,284	8,436	20,893
<b>500320</b>	<b>Accounting &amp; Auditing</b>	<b>7,500</b>	<b>7,500</b>	<b>7,500</b>	<b>5,625</b>	<b>7,500</b>
513322	Auditing Services	7,500	7,500	7,500	5,625	7,500
<b>500340</b>	<b>Other Contractual Services</b>	<b>5,476</b>	<b>1,107</b>	<b>1,107</b>	<b>4,508</b>	<b>1,167</b>
513343	Systems Management Support	5,103	945	945	997	1,005
513344	Payroll Services	162	162	162	162	162
513349	Misc Contractual Services	211			3,349	
<b>500400</b>	<b>Travel &amp; Per Diem</b>		<b>3,000</b>	<b>3,000</b>		<b>3,000</b>
511401	Travel & Per Diem		3,000	3,000		3,000
<b>500410</b>	<b>Comm.&amp; Freight Service</b>	<b>1,489</b>	<b>100</b>	<b>100</b>		<b>100</b>
513412	Postage	1,489	100	100		100

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT**  
**District 1**  
**FY 2018-19 Budget**

18-19 Object Codes	01-001-00-00-000	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
<b>500430</b>	<b>Utilities Services</b>	<b>125,179</b>	<b>137,495</b>	<b>137,495</b>	<b>97,136</b>	<b>137,126</b>
541431	Electricity	109,362	118,822	118,822	84,054	119,727
539434	Irrigation Water	15,817	18,673	18,673	13,082	17,399
<b>500440</b>	<b>Rentals &amp; Leases</b>		<b>500</b>	<b>500</b>		<b>500</b>
539442	Equipment Rental		500	500		500
<b>500450</b>	<b>Insurance</b>	<b>5,715</b>	<b>6,200</b>	<b>6,200</b>	<b>6,110</b>	<b>6,820</b>
513451	Casualty & Liability Insuran	5,715	6,200	6,200	6,110	6,820
<b>500460</b>	<b>Repairs &amp; Maintenance Services</b>	<b>386,015</b>	<b>508,965</b>	<b>678,825</b>	<b>357,735</b>	<b>510,683</b>
539461	Equipment Maintenance		500	500	8	500
539462	Building/Structure Maintenanc	21,829	56,262	56,262	24,368	52,384
539463	Landscape Maint.- Recurring	251,969	298,719	298,719	174,989	250,670
539464	Landscape Maint.-Non-Recurri	513	10,000	79,860	66,250	62,000
539468	Irrigation Repair	7,703	17,427	17,427	18,222	20,567
539469	Other Maintenance	104,001	126,057	226,057	73,898	124,562
<b>500470</b>	<b>Printing &amp; Binding</b>	<b>323</b>	<b>500</b>	<b>500</b>		<b>500</b>
513471	Printing & Binding	323	500	500		500
<b>500490</b>	<b>Other Current Chg &amp; Obligation</b>	<b>3,973</b>	<b>2,750</b>	<b>2,750</b>	<b>975</b>	<b>2,750</b>
513493	Permits & Licenses	175	750	750	175	750
513497	Legal Advertising	3,798	2,000	2,000	800	2,000
<b>500520</b>	<b>Operating Supplies</b>	<b>1,382</b>	<b>500</b>	<b>500</b>	<b>122</b>	<b>500</b>
539522	Operating Supplies		500	500	122	500
539525	Non-Capital Hardware/Softwar	1,382				
<b>500600</b>	<b>Capital Outlay</b>	<b>74,696</b>	<b>98,570</b>	<b>98,570</b>		
539633	Infrastructure	65,261	86,570	86,570		
539642	Capital FF&E	9,435	12,000	12,000		
<b>500900</b>	<b>Other Uses</b>	<b>100,000</b>	<b>150,000</b>	<b>150,000</b>	<b>112,500</b>	<b>225,000</b>
581912	Trans to Oth Roads	100,000	150,000	150,000	112,500	225,000
<b>599999</b>	<b>TOTAL DISBURSEMENTS</b>	<b>963,055</b>	<b>1,193,392</b>	<b>1,363,252</b>	<b>774,952</b>	<b>1,175,834</b>

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1  
ANNUAL MAINTENANCE ASSESSMENT**

Maintenance Assessments Billed				\$ 1,027,965	\$ 1,130,762	\$ 1,130,762
				0%	10%	0%
				2016-17	2017-18	2018-19
Unit #	Village Name	Acres	# of Lots	Assessment Per Lot		
<b>Phase #1</b>						
1	Rio Grande	34.64	168	\$ 305.63	\$ 336.20	\$ 336.20
2	Rio Grande	58.31	276	313.16	344.48	344.48
3	Rio Grande	12.29	44	414.03	455.43	455.43
4	Rio Ponderosa	74.59	338	327.11	359.82	359.82
5	De La Vista	18.20	69	390.98	430.08	430.08
6	Rio Grande	5.07	17	442.07	486.28	486.28
7	Hacienda	35.16	136	383.21	421.54	421.54
683	Rio Grande Villas	10.30	80	190.84	209.93	209.93
684	San Pedro Villas	9.54	72	196.40	216.04	216.04
685	DeLaguna Villas	8.54	51	248.21	273.03	273.03
686	De La Mesa Villas	21.34	139	227.57	250.32	250.32
687	Patio Villas	13.45	112	178.01	195.81	195.81
688	De La Vista North Villas	8.15	60	201.34	221.48	221.48
690	De La Vista South Villas	10.03	75	198.23	218.05	218.05
691	De Laguna West Villas	6.48	39	246.29	270.92	270.92
13a aka 70	De Allende	14.85	24	917.16	1,008.88	1,008.88
<b>Total Phase #1</b>		340.94	1700			
<b>Phase #2</b>						
8	Hacienda	10.28	40	\$ 380.95	\$ 419.04	\$ 419.04
9	Hacienda	47.46	200	351.75	386.92	386.92
9	TRACT J	1.85	1	2,742.23	3,016.45	3,016.45
9	TRACT T	0.02	1	29.65	32.61	32.61
9	TRACT U	0.32	1	474.33	521.76	521.76
10	Rio Ranchero	37.04	167	328.77	361.64	361.64
11	Palo Alto	11.50	54	315.67	347.24	347.24
12	Palo Alto	6.46	29	330.19	363.21	363.21
13	Palo Alto	54.20	243	330.62	363.68	363.68
13	TRACT C	1.39	1	2,060.38	2,266.41	2,266.41
14	De La Vista	45.31	205	327.62	360.38	360.38
14	TRACT I	0.30	1	444.69	489.15	489.15
14	TRACT R	0.11	1	163.05	179.36	179.36
14	TRACT T	0.13	1	192.70	211.97	211.97
15	De La Vista	18.72	85	326.45	359.10	359.10
16	Tierra Del Sol	22.80	87	388.46	427.31	427.31
17	Tierra Del Sol	26.21	100	388.51	427.36	427.36
692	San Antonio Villas	10.17	80	188.44	207.28	207.28
693	Valdez Villas	9.26	78	175.97	193.57	193.57
694	San Miguel Villas	7.46	55	201.05	221.16	221.16
695	De La Vista West Villas	19.54	158	183.32	201.65	201.65
696	Tierra Grande Villas	11.45	58	292.62	321.89	321.89
698	La Paloma Villas	10.58	81	193.61	212.97	212.97
<b>Total Phase #2</b>		352.56	1727			
<b>Grand Total</b>		693.50	3,427			
<b>Budget - Revenue (96%)</b>						<b>\$ 1,085,531</b>
Tax Collector (2%)						\$ 22,616