

The Villages®
Community Development Districts
District 2

AGENDA REQUEST

TO: Board of Supervisors
 Village Community Development District 2

FROM: Barbara E. Kays, Budget Director

DATE: 9/10/2021

SUBJECT: **Adopt Resolution 21-06: FY21-22 Final Budget**

ISSUE:

Adoption of Resolution 21-06 to approve the Fiscal Year 2021-22 Final Budget.

ANALYSIS/INFORMATION:

The Board of Supervisors held a public budget workshop on May 25, 2021 during which they reviewed and discussed the Fiscal Year 2021-22 Budget, Five-Year Capital Improvement Plan, Maintenance Assessment Schedule and Working Capital/Reserve Balances. After much discussion, the Board of Supervisors directed staff to include an 8% increase to the Fiscal Year 2021-22 maintenance assessment rates.

The District Manager prepared and submitted the Fiscal Year 2021-22 Proposed Budget to the Board of Supervisors at the June 11, 2021 meeting. The Board approved the Fiscal Year 2021-22 Proposed Budget and proposed maintenance assessment rates at the June 11, 2021 meeting and adopted Resolution 21-04 setting a public hearing for September 10, 2021 to approve the Fiscal Year 2021-22 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 approved 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. There is an 8% increase to the Maintenance Assessment rates when compared to the current year.

The Fiscal Year 2021-22 operating budget is \$1,512,304, a \$125,768 increase over the current year original budget. The increase due to road rejuvenator and painting projects as outlined in the Capital Improvement Plan and an estimated increase in the expiring landscaping/pine straw contracts. Staff continued to work on the attached budget over the past few months to update amounts including the final cost allocations. The Final Budget is a decrease of \$15,764 from the Proposed Budget approved in June due to reduction in the Deed Compliance allocation and the Management Fees were reduced to the same level as Fiscal Year 2020-21. The accounts with changes are identified within the packet.

During the May budget workshop the Board of Supervisors reviewed the updated Five-Year Capital Improvement Plan. With the adoption of the Fiscal Year 2021-22 Budget, the Five-Year Capital Improvement Plan for Fiscal Years 2021-22 through 2025-26 will be considered as approved also.

STAFF RECOMMENDATION:

Staff recommends the Board of Supervisors adopt Resolution 21-06 to approve the Fiscal Year 2021-22 Final Budget in the amount of \$1,512,304.

MOTION:

Move to adopt Resolution 21-06 to approve the Fiscal Year 2021-22 Final Budget in the amount of \$1,512,304.

ATTACHMENTS:

Description	Type
□ Fiscal Year 2021-2022 Final Budget	Cover Memo

RESOLUTION 21-06

**A RESOLUTION ADOPTING THE FINAL BUDGET OF
THE VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 2 FOR FISCAL YEAR BEGINNING
OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022**

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors a Proposed Budget for the forthcoming Fiscal Year 2021-22; and

WHEREAS, the Board of Supervisors approved the Proposed Budget at a public meeting on June 11, 2021 and set September 10, 2021 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 2021-22 Proposed Annual 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 10th day of September, 2021 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. 2;**

1. The Fiscal Year 2021-22 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 schedules:

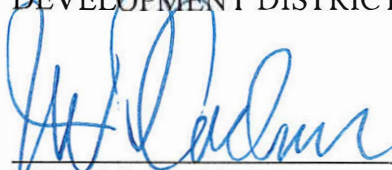
General Fund \$ 1,512,304

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.

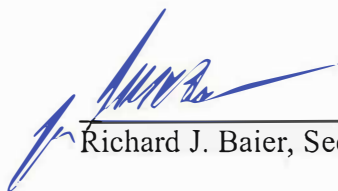
3. A verified copy of said Final Budget shall be attached as an exhibit to this Resolution in the District’s “Official Record of Proceedings.”

Adopted this 10th day of September, 2021.

VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 2



Bill Schikora, Chair



Richard J. Baier, Secretary

FISCAL YEAR 2021-22 BUDGET REPORT

Fund: 02.001 GENERAL FUND

ACCOUNT	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	2020-21 ACTIVITY THRU 07/31/21	2021-22 FINAL BUDGET
ESTIMATED REVENUES					
325.211 MAINTENANCE ASSESSMENT	1,113,734	1,109,583	1,109,583	1,113,403	1,198,350
334.901 ST FEMA CLAIM REIM	55,366	0	0	0	0
341.908 ELECTRIC REIMBURSEMENT	0	0	0	388	0
341.999 MISCELLANEOUS REVENUE	2,007	1,500	1,500	757	1,500
361.101 INT INCOME - CFB	884	0	0	3	0
361.102 INT INCOME - CASH EQUIV	6,497	7,314	7,314	799	1,200
361.105 INTEREST INCOME-TAX COLLECTO	415	0	0	0	0
361.306 FLGIT-UNREALIZED GAIN/LOSS	27,541	0	0	1,185	1,200
361.307 LTP UNREALIZED GAIN/LOSS	33,528	0	0	36,492	42,300
361.309 FLFIT-UNREALIZED GAIN/LOSS	256	0	0	(12)	0
361.310 VANGUARD-UNREALIZED GAIN/LO	0	0	0	118	0
361.407 LTP REALIZED GAIN/LOSS	0	0	0	35,387	0
361.409 FLFIT-REALIZED GAIN/LOSS	5,628	0	0	1,334	800
361.410 VANGUARD-REALIZED GAIN/LOSS	0	0	0	4	0
669.901 (ADD)/USE-WORKING CAPITAL	0	(12,130)	(12,130)	0	39,089
669.903 (ADD)/USE-GENERAL R&R	0	0	0	0	101,992
669.904 (ADD)/USE-ROADS R&R	0	142,027	142,027	0	64,145
669.907 (ADD)/USE-CAP PROJ PHASE I	0	56,382	56,382	0	61,728
669.909 (ADD)/USE-CAP PROJ PHASE II	0	81,860	81,860	0	0
TOTAL ESTIMATED REVENUES	1,245,856	1,386,536	1,386,536	1,189,858	1,512,304

APPROPRIATIONS

111 EXECUTIVE SALARIES	9,600	16,000	16,000	10,800	16,000
211 SOCIAL SECURITY TAXES	548	992	992	670	992
212 MEDICARE TAXES	187	232	232	157	232
241 WORKER'S COMPENSATION	31	46	46	22	27
311 MANAGEMENT FEES	168,930	184,300	184,300	153,584	184,300
312 ENGINEERING SERVICES	16,038	17,600	17,223	3,985	17,600
313 LEGAL SERVICES	8,825	6,000	6,000	4,550	8,000
314 TAX COLLECTOR FEES	22,275	23,117	23,117	22,268	24,966
316 DEED COMPLIANCE SVCS	56,453	44,830	44,830	37,358	39,731
318 TECHNOLOGY SERVICES	5,715	0	0	0	0
319 OTHER PROFESSIONAL SVCS	26,882	27,435	28,312	20,757	34,271
322 AUDITING SERVICES	7,500	7,500	7,500	5,625	7,500
343 SYSTEMS MGMT SUPPORT	1,633	3,378	3,378	1,309	3,450
344 PAYROLL SERVICES	0	162	162	162	352
349 MISC CONTRACTUAL SVCS	4,015	0	0	0	0
401 TRAVEL & PER DIEM	0	2,000	1,500	0	0
412 POSTAGE	0	100	100	0	100
431 ELECTRICITY	30,344	28,708	28,708	22,127	29,978
434 IRRIGATION WATER	7,360	8,028	8,028	6,875	9,170
442 EQUIPMENT RENTAL	0	500	500	0	500
451 CASUALTY & LIABILITY INSUR	5,895	5,860	5,860	5,895	6,650
461 EQUIPMENT MAINTENANCE	0	500	500	0	500
462 BUILDING/STRUCTURE MAINT	48,165	80,047	58,047	43,833	133,876
463 LANDSCAPE MAINT-RECURRING	374,341	374,369	374,369	300,963	462,927
464 LANDSCAPE MAINT-NON RECURRING	83,891	72,300	70,300	33,592	90,500
468 IRRIGATION REPAIR	21,985	20,738	22,738	8,536	28,925
469 OTHER MAINTENANCE	144,748	98,475	120,475	99,940	101,342
471 PRINTING & BINDING	0	500	500	0	500
493 PERMITS & LICENSES	175	750	750	175	250
497 LEGAL ADVERTISING	1,207	1,300	1,300	703	1,300
522 OPERATING SUPPLIES	0	500	500	0	500
633 INFRASTRUCTURE	0	280,269	280,269	167,809	227,865
912 TRANS TO OTHER ROADS	80,000	80,000	80,000	66,668	80,000
TOTAL APPROPRIATIONS	1,126,743	1,386,536	1,386,536	1,018,363	1,512,304

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 2
ANNUAL MAINTENANCE ASSESSMENT**

8% Increase

Maintenance Assessments Billed

Unit	Village Name	Acres	# of Lots	FY2020-21	FY2021-22	Change	% Increase
				0%	8%		
				\$1,155,816	\$1,248,281	\$92,465	
Phase #1							
18	Santo Domingo	32.81	147	\$ 334.26	\$ 361.01	\$ 26.75	8%
19	Santo Domingo	38.56	187	308.81	333.52	24.71	8%
20	Santo Domingo	25.85	113	342.60	370.00	27.40	8%
21	Palo Alto	28.70	135	318.38	343.85	25.47	8%
22	Santo Domingo	63.75	253	377.36	407.55	30.19	8%
23	Santo Domingo	55.07	241	342.21	369.59	27.38	8%
24	Alhambra	32.24	147	328.46	354.73	26.27	8%
24-A	Tract A	0.31	1	464.26	501.40	37.14	8%
25	Santo Domingo	33.46	145	345.59	373.24	27.65	8%
26	Santo Domingo	52.89	249	318.11	343.56	25.45	8%
600	Villa Vera Cruz	14.61	123	177.89	192.12	14.23	8%
600H	Vera Cruz Tract-H	2.33	1	3,489.45	3,768.60	279.15	8%
601	Villa De Leon	18.49	161	171.99	185.75	13.76	8%
602	Villa De La Ramona	9.70	70	207.53	224.13	16.60	8%
603	Villa Del Canto	20.48	168	182.57	197.17	14.60	8%
604	Villa Santa Domingo	6.91	52	199.01	214.93	15.92	8%
604A	Santa Domingo-A	0.26	1	389.38	420.53	31.15	8%
Total Phase #1		436.42	2,194				
Phase #2							
27	Santiago	53.53	221	\$ 362.75	\$ 391.77	\$ 29.02	8%
28	Santiago	35.78	160	334.90	361.70	26.80	8%
28	Tract-A	1.49	1	2,231.45	2,409.97	178.52	8%
29	Santiago	38.20	165	346.72	374.46	27.74	8%
30	Santiago	65.94	311	317.53	342.94	25.41	8%
31	Alhambra	38.01	182	312.77	337.79	25.02	8%
32	Harmeswood	59.70	66	1,354.66	1,463.04	108.38	8%
605	Villa La Crescenta	16.86	153	165.03	178.23	13.20	8%
606	Villa San Leandro	13.16	111	177.56	191.76	14.20	8%
607	Villa Escandido	12.68	108	175.83	189.90	14.07	8%
Total Phase #2		335.35	1,478				
Grand Total		771.77	3,672				
Budget - Revenue (96%)				\$ 1,109,583	\$ 1,198,350		
Tax Collector (2%)					\$ 24,966		