

**The Villages®**  
Community Development Districts  
**District 13**

**AGENDA REQUEST**

**TO:** Village Community Development District No. 13 Supervisors  
**FROM:** Barbara E. Kays, Budget Director  
**DATE:** 9/9/2021  
**SUBJECT:** **Adopt Resolution 21-58: FY21-22 Final Budget**

**ISSUE:**

Adoption of Resolution 21-58 to approve the Fiscal Year 2021-22 Final Budget.

**ANALYSIS/INFORMATION:**

The Board of Supervisors reviewed and discussed the Fiscal Year 2021-22 Proposed Budget during the June 10, 2021 meeting. The Board of Supervisors approved the Fiscal Year 2021-22 Proposed Budget and proposed maintenance assessment rates at the June 10, 2021 meeting and adopted Resolution 21-33 approving the Fiscal Year 2021-22 Proposed Budget and setting a public hearing for September 9, 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.

The Fiscal Year 2021-22 Budget includes the first-time levy of maintenance assessments for Phase II 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. There is a first-time maintenance assessment to be levied on the properties in the new Phase II. One unit (65V) in Phase I will have an increase due to acreage changes during the final platting process. 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 2021-22 operating budget is \$2,401,828, a \$1,258,271 increase over the current year original budget as this is the first full year of budgeting for Phase II expenses. The Final Budget is a decrease of \$4,925 from the Proposed Budget approved in June due to a reduction in the Project Wide allocation fees. The accounts with changes are identified within the packet.

**STAFF RECOMMENDATION:**

Staff recommends the Board adopt Resolution 21-58 to approve the Fiscal Year 2021-22 Final Budget in the amount of

General Fund	\$	2,401,828
2019 – Debt Service Fund	\$	5,758,786
2020 – Debt Service Fund	\$	4,570,804
2019 – Capital Project Fund	\$	5,186,605
2020 – Capital Project Fund	\$	25,000,000

**MOTION:**

Move to adopt Resolution 21-58 to approve the Fiscal Year 2021-22 Final Budget in the amount of

General Fund	\$	2,401,828
2019 – Debt Service Fund	\$	5,758,786
2020 – Debt Service Fund	\$	4,570,804
2019 – Capital Project Fund	\$	5,186,605

2020 – Capital Project Fund      \$    25,000,000

**ATTACHMENTS:**

Description	Type
▣ <a href="#">Resolution 21-58: FY21-22 Final Budget</a>	Cover Memo

**RESOLUTION 21-58**

**A RESOLUTION ADOPTING THE FINAL BUDGET OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 13 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 10, 2021 and set September 9, 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 Budget at least 60 days prior to approval; and

**WHEREAS**, a public hearing has been held on this 9<sup>th</sup> 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. 13;**

1. The operating budget proposed by the District Manager for Fiscal Year 2021-22 is hereby approved for the amount listed below:

<b>General Fund</b>	<b>\$ 2,401,828</b>
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2. The Debt Service Fund budget proposed by the District Manager for Fiscal Year 2021-22 is hereby approved for the amount as listed below:

<b>2019 – Debt Service Fund</b>	<b>\$ 5,758,786</b>
<b>2020 – Debt Service Fund</b>	<b>\$ 4,570,804</b>

3. The Capital Project Fund budget proposed by the District Manager for Fiscal Year 2021-22 is hereby approved for the amount as listed below:

<b>2019 – Capital Project Fund</b>	<b>\$ 5,186,605</b>
<b>2020 – Capital Project Fund</b>	<b>\$ 25,000,000</b>

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 9th day of September, 2021.

VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT NO. 13

  
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Karen Crews, Chair

  
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Richard J. Baier, Secretary

FISCAL YEAR 2020-21 BUDGET REPORT  
Fund: 13.001 GENERAL FUND

GL NUMBER	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	2020-21 ACTIVITY THRU 07/31/21	2021-22 FINAL BUDGET
<b>ESTIMATED REVENUES</b>					
325.211 MAINTENANCE ASSESSMENT	-	1,536,000	1,536,000	1,536,291	2,688,000
341.999 MISCELLANEOUS REVENUE	38	-	-	157	-
361.101 INT INCOME - CFB	3	-	-	5	-
361.102 INT INCOME - CASH EQUIV	-	-	-	554	-
366.001 CONTRIBUTIONS FROM DEVELOPER	64,822	-	-	-	-
669.901 (ADD)/USE-WORKING CAPITAL	-	(392,443)	(284,737)	-	(286,172)
TOTAL ESTIMATED REVENUES	64,863	1,143,557	1,251,263	1,537,007	2,401,828

<b>APPROPRIATIONS</b>					
241 WORKER'S COMPENSATION	-	-	-	20	-
311 MANAGEMENT FEES	21,473	125,227	125,227	104,357	135,246
312 ENGINEERING SERVICES	979	1,000	1,000	165	2,500
313 LEGAL SERVICES	8,522	10,000	10,000	5,050	10,000
314 TAX COLLECTOR FEES	-	20,000	20,000	-	56,000
318 TECHNOLOGY SERVICES	1,442	-	-	-	-
319 OTHER PROFESSIONAL SVCS	461	-	3,200	120	10,000
322 AUDITING SERVICES	3,375	14,500	14,500	10,125	14,500
343 SYSTEMS MGMT SUPPORT	1,529	225	225	245	643
349 MISC CONTRACTUAL SVCS	56	-	-	-	-
412 POSTAGE	-	500	1,000	41	1,000
431 ELECTRICITY	-	5,000	6,350	-	10,000
434 IRRIGATION WATER	2,746	30,109	32,609	16,878	47,830
451 CASUALTY & LIABILITY INSUR	5,895	5,895	70,356	70,751	78,650
462 BUILDING/STRUCTURE MAINT	-	5,000	19,300	453	29,536
463 LANDSCAPE MAINT-RECURRING	16,392	94,590	107,090	68,769	431,652
464 LANDSCAPE MAINT-NON RECURRING	-	1,500	1,500	-	23,900
468 IRRIGATION REPAIR	-	1,000	4,500	3,442	12,500
469 OTHER MAINTENANCE	-	5,000	10,000	5,840	10,000
471 PRINTING & BINDING	135	500	500	-	500
491 BANK CHARGES	-	-	-	12	-
493 PERMITS & LICENSES	175	175	175	175	175
497 LEGAL ADVERTISING	1,641	3,000	3,000	1,272	3,500
498 PROJECT WIDE FEES	-	819,836	819,836	683,198	1,523,196
499 MISC CURRENT CHARGES	-	-	395	365	-
522 OPERATING SUPPLIES	-	500	500	-	500
TOTAL APPROPRIATIONS	64,821	1,143,557	1,251,263	971,278	2,401,828

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

Maintenance Assessments Billed			FY2020-21	FY2021-22	
Unit	Acres	# of Lots	\$	New-Phase II	Yr. / Yr.
			1,600,000	\$ 2,800,000	Variance
<b>Phase I</b>					
44A	14.37	57	689.51	646.42	(43.09)
44A - Recr Trac D	0.35	1	954.52	897.43	(57.09)
44V	29.11	102	780.55	731.77	(48.78)
45V	27.56	113	667.06	625.36	(41.70)
46V	51.19	230	608.72	570.67	(38.05)
46 - Recr Trac D	0.36	1	970.93	910.25	(60.68)
47V	29.36	135	595.02	557.64	(37.38)
48V	27.19	130	572.88	536.29	(36.59)
49V	28.38	130	596.87	559.76	(37.11)
50V	15.53	99	428.76	402.22	(26.54)
51V	30.68	138	592.79	570.04	(22.75)
52V	21.00	103	556.56	522.75	(33.81)
53V	11.69	71	431.83	422.17	(9.66)
54V	12.09	60	551.11	516.66	(34.45)
55V	10.13	51	542.18	509.30	(32.88)
56V	25.48	127	627.98	514.43	(113.55)
57V	22.14	91	665.42	623.83	(41.59)
60V	20.61	122	462.04	433.16	(28.88)
61V	4.33	36	328.20	308.40	(19.80)
62V	9.45	63	410.69	384.61	(26.08)
63V	7.35	59	340.72	319.42	(21.30)
64V	5.64	47	328.20	307.69	(20.51)
65V	10.72	56	410.25	490.84	80.59
66V	9.23	56	438.09	422.61	(15.48)
67V	7.76	62	342.76	320.92	(21.84)
79V	15.97	86	507.89	476.14	(31.75)
80V	9.96	52	539.12	491.12	(48.00)
81V	13.94	89	430.23	401.61	(28.62)
81 Trac B	0.40	1	1,066.66	1,016.66	(50.00)
82V	9.99	44	620.97	582.16	(38.81)
83V	17.45	99	482.08	451.95	(30.13)
84V	15.24	60	695.15	651.28	(43.87)
85V	5.82	49	324.85	304.55	(20.30)
86V	9.21	58	432.42	407.16	(25.26)
87V	17.05	72	648.05	607.19	(40.86)
89V	7.26	57	336.84	326.58	(10.26)
Austin	7.20	43	457.96	429.33	(28.63)
Ellie	6.02	50	329.30	308.71	(20.59)
Julia	4.16	33	344.78	323.23	(21.55)
TY	14.27	74	507.46	494.45	(13.01)
<b>Total Phase I</b>	<b>585.63</b>	<b>3,007</b>			

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

Maintenance Assessments Billed			FY2020-21		FY2021-22		
Unit	Acres	# of Lots	\$	1,600,000	\$	2,800,000	Yr. / Yr. Variance
<b>Phase II</b>							
58V	29.36	110				684.38	684.38
59V	16.83	109				395.90	395.90
68V	5.49	40				351.92	351.92
69V	7.77	66				301.86	301.86
70V	9.47	83				292.55	292.55
71V	46.63	212				563.98	563.98
72V	9.41	50				482.56	482.56
73V	10.44	69				387.96	387.96
74V	30.27	143				542.76	542.76
75V	37.84	158				614.08	614.08
76V	8.23	51				413.77	413.77
77V	27.11	126				551.68	551.68
78V	9.07	47				494.81	494.81
88V	28.61	133				551.57	551.57
90V	10.04	66				390.05	390.05
91V	6.96	60				297.43	297.43
92V	6.04	34				455.50	455.50
93V	6.99	59				303.78	303.78
94V	16.59	85				500.45	500.45
95V	6.83	53				330.43	330.43
96V	20.16	102				506.78	506.78
97V	9.70	50				497.43	497.43
98V	20.39	98				533.49	533.49
99V	29.06	127				586.71	586.71
100V	5.90	46				328.87	328.87
101V	5.50	48				293.80	293.80
102V	18.65	93				514.19	514.19
103V	20.96	97				554.05	554.05
138V	8.46	71				305.52	305.52
139V	7.62	45				434.18	434.18
140V	27.72	115				618.05	618.05
141V	2.28	8				730.76	730.76
<b>Total Phase II</b>	<b>506.38</b>	<b>2,654</b>					
<b>Grand Total</b>	<b>1,092.01</b>	<b>5,661.00</b>					
<b>Budget Revenue (96%)</b>					<b>\$</b>	<b>2,688,000</b>	
Tax Collector (2%)					<b>\$</b>	<b>56,000</b>	

FISCAL YEAR 2020-21 BUDGET REPORT  
Fund: 13.201 2019 DEBT SERVICE FUND

GL NUMBER	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	2020-21 ACTIVITY THRU 07/31/21	2021-22 PROPOSED BUDGET
<b>ESTIMATED REVENUES</b>					
325.111 DEBT SERVICE ASSESSMENT(REG)	-	1,381,383	1,381,383	5,021,694	4,988,454
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	17,465	60,000	60,000	1,646,622	650,000
361.103 INT INCOME - USB	61,989	-	-	10,142	13,400
384.001 DEBT PROCEEDS-DEBT SERVICE FUN	7,736,023	-	-	-	-
669.901 (ADD)/USE-WORKING CAPITAL	-	3,556,994	3,556,994	-	106,932
TOTAL ESTIMATED REVENUES	7,815,477	4,998,377	4,998,377	6,678,458	5,758,786

<b>APPROPRIATIONS</b>					
314 TAX COLLECTOR FEES	-	-	-	-	103,927
321 ACCOUNTING SERVICES	-	3,500	3,500	-	3,500
323 TRUSTEE SERVICES	-	13,318	13,318	5,926	5,927
324 ARBITRAGE SERVICES	-	600	600	600	-
710 PRINCIPAL	-	1,815,000	1,815,000	1,815,000	1,830,000
715 PRINCIPAL PREPAYMENT	-	50,000	50,000	630,000	650,000
720 INTEREST	1,271,942	3,114,959	3,114,959	3,114,706	3,139,432
730 MISC BOND EXPENSES	-	1,000	1,000	3,500	1,000
919 TRANS TO MISCELLANEOUS	39,595	-	-	6,144	25,000
TOTAL APPROPRIATIONS	1,311,537	4,998,377	4,998,377	5,575,876	5,758,786



FISCAL YEAR 2020-21 BUDGET REPORT  
Fund: 13.202 2020 DEBT SERVICE FUND

GL NUMBER	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	2020-21 ACTIVITY THRU 07/31/21	2021-22 PROPOSED BUDGET
<b>ESTIMATED REVENUES</b>					
325.111 DEBT SERVICE ASSESSMENT(REG)	-	-	-	-	4,524,365
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	-	-	-	-	50,000
361.103 INT INCOME - USB	-	-	5,000	5,383	7,500
384.001 DEBT PROCEEDS-DEBT SERVICE FUN	-	-	4,951,370	4,951,370	-
669.901 (ADD)/USE-WORKING CAPITAL	-	-	(3,507,779)	-	(11,061)
TOTAL ESTIMATED REVENUES	-	-	1,448,591	4,956,753	4,570,804
<b>APPROPRIATIONS</b>					
314 TAX COLLECTOR FEES	-	-	-	-	94,258
321 ACCOUNTING SERVICES	-	-	1,000	-	1,000
323 TRUSTEE SERVICES	-	-	7,350	-	5,927
710 PRINCIPAL	-	-	-	-	1,800,000
715 PRINCIPAL PREPAYMENT	-	-	-	-	50,000
720 INTEREST	-	-	1,440,241	1,440,240	2,618,619
730 MISC BOND EXPENSES	-	-	-	1,000	1,000
TOTAL APPROPRIATIONS	-	-	1,448,591	1,441,240	4,570,804

FISCAL YEAR 2020-21 BUDGET REPORT  
Fund: 13.301 2019 CAPITAL PROJECTS FUND

GL NUMBER	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	2020-21 ACTIVITY THRU 07/31/21	2021-22 PROPOSED BUDGET
<b>ESTIMATED REVENUES</b>					
361.103 INT INCOME - USB	631,503	-	-	28,706	46,100
381.002 TRANSFER IN - DEBT SERVICE	39,595	-	-	6,144	25,000
384.002 DEBT PROCEEDS-CAPITAL PROJECTS	82,383,977	-	-	-	-
669.901 (ADD)/USE-WORKING CAPITAL	-	-	-	-	5,115,505
<b>TOTAL ESTIMATED REVENUES</b>	<b>83,055,075</b>	<b>-</b>	<b>-</b>	<b>34,850</b>	<b>5,186,605</b>
<b>APPROPRIATIONS</b>					
633 INFRASTRUCTURE	47,237,961	-	-	25,108,857	5,186,605
730 MISC BOND EXPENSES	1,029,001	-	-	-	-
<b>TOTAL APPROPRIATIONS</b>	<b>48,266,962</b>	<b>-</b>	<b>-</b>	<b>25,108,857</b>	<b>5,186,605</b>

FISCAL YEAR 2020-21 BUDGET REPORT  
Fund: 13.302 2020 CAPITAL PROJECTS FUND

GL NUMBER	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	2020-21 ACTIVITY THRU 07/31/21	2021-22 PROPOSED BUDGET
<b>ESTIMATED REVENUES</b>					
361.103 INT INCOME - USB	-	-	40,000	54,246	77,900
384.002 DEBT PROCEEDS-CAPITAL PROJECTS	-	-	78,548,630	78,548,630	-
669.901 (ADD)/USE-WORKING CAPITAL	-	-	(32,588,630)	-	24,922,100
<b>TOTAL ESTIMATED REVENUES</b>	-	-	<b>46,000,000</b>	<b>78,602,876</b>	<b>25,000,000</b>
<b>APPROPRIATIONS</b>					
633 INFRASTRUCTURE	-	-	45,000,000	48,481,379	25,000,000
730 MISC BOND EXPENSES	-	-	1,000,000	930,260	-
<b>TOTAL APPROPRIATIONS</b>	-	-	<b>46,000,000</b>	<b>49,411,639</b>	<b>25,000,000</b>