

RESOLUTION 2023-09

A RESOLUTION ADOPTING THE FINAL BUDGET OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 13 FOR FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors a Proposed Budget for the forthcoming Fiscal Year 2023-24; and,

WHEREAS, the Board of Supervisors approved the Proposed Budget at a public meeting on June 8, 2023, and set September 7, 2023, 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 2023-24 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 7th day of September, 2023, 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 2023-24 is hereby approved for the amount as listed below:

General Fund	\$ 4,087,441
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2. The Debt Service Fund budget proposed by the District Manager for Fiscal Year 2023-24 is hereby approved for the amount as listed below:

2019 Debt Service Fund	\$ 6,359,182
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2020 Debt Service Fund	\$ 5,384,318
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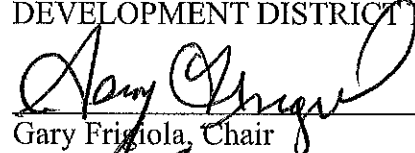
2021 Debt Service Fund	\$ 5,408,922
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3. The Maintenance assessment shall be levied at a rate based on the schedule attached as an exhibit to this resolution in the District's "Official Record of Proceedings." The annual Maintenance assessment is based on net assessable acres and platted lots.

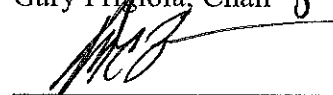
4. A verified copy of said Final Budget shall be attached as an exhibit to this Resolution in the District's "Official Record of Proceedings."

Adopted this 7th day of September, 2023.

VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 13



Gary Frigiola, Chair



Kenneth C. Blocker, Secretary

FISCAL YEAR 2023-24 BUDGET REPORT

GL NUMBER	DESCRIPTION	2021-22 ACTIVITY	2022-23 ORIGINAL BUDGET	2022-23 AMENDED BUDGET	2022-23 ACTIVITY THRU 07/31/23	2023-24 FINAL BUDGET
Fund: 13.001 GENERAL FUND						
ESTIMATED REVENUES						
325.211	MAINTENANCE ASSESSMENT	2,693,430	4,032,000	4,032,000	4,039,334	4,021,920
341.999	MISCELLANEOUS REVENUE	104	0	0	77	0
361.101	INT INCOME - CFB	695	0	0	13,026	20,200
361.102	INT INCOME - CASH EQUIV	9,888	2,500	2,500	96,300	150,000
669.901	(ADD)/USE-WORKING CAPITAL	0	(204,569)	(204,569)	0	(104,679)
TOTAL ESTIMATED REVENUES		2,704,117	3,829,931	3,829,931	4,148,737	4,087,441
APPROPRIATIONS						
111	EXECUTIVE SALARIES	0	0	0	4,000	9,000
211	SOCIAL SECURITY TAXES	0	0	0	248	558
212	MEDICARE TAXES	0	0	0	58	131
241	WORKER'S COMPENSATION	19	27	27	18	25
311	MANAGEMENT FEES	135,246	255,849	255,849	213,209	337,495
312	ENGINEERING SERVICES	865	8,600	8,600	3,441	1,600
313	LEGAL SERVICES	5,721	10,000	10,000	5,726	10,000
314	TAX COLLECTOR FEES	53,869	84,000	84,000	57,243	83,790
319	OTHER PROFESSIONAL SVCS	5,313	9,525	9,525	3,735	7,204
322	AUDITING SERVICES	13,500	14,500	14,500	11,125	14,500
343	SYSTEMS MGMT SUPPORT	1,089	3,667	3,667	1,853	4,984
412	POSTAGE	3,192	1,000	1,000	185	2,000
431	ELECTRICITY	0	10,997	10,997	0	11,500
434	IRRIGATION WATER	43,424	97,650	97,650	61,092	100,000
451	CASUALTY & LIABILITY INSUR	36,428	104,912	104,912	163,715	128,830
462	BUILDING/STRUCTURE MAINT	6,243	138,669	138,669	29,892	36,535
463	LANDSCAPE MAINT-RECURRING	235,174	496,589	496,589	380,241	473,973
464	LANDSCAPE MAINT-NON RECURRING	5,274	22,500	22,500	11,305	30,000
468	IRRIGATION REPAIR	3,829	25,761	25,761	6,210	17,140
469	OTHER MAINTENANCE	201	70,000	70,000	130	42,825
471	PRINTING & BINDING	0	500	500	286	500
491	BANK CHARGES	0	0	0	12	0
493	PERMITS & LICENSES	175	175	175	175	175
497	LEGAL ADVERTISING	3,112	1,500	1,500	1,569	3,200
498	PROJECT WIDE FEES	1,523,196	2,473,010	2,473,010	2,060,842	2,770,976
522	OPERATING SUPPLIES	0	500	500	0	500
TOTAL APPROPRIATIONS		2,075,870	3,829,931	3,829,931	3,016,310	4,087,441
NET OF REVENUES/APPROPRIATIONS - FUND 13.001		628,247	0	0	1,132,427	0

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

0.25% Maintenance Assessment Reduction

Maintenance Assessments Billed			FY2020-21	FY2021-22	FY2022-23	FY2023-24					
Unit	Acres	# of Lots	\$ 1,600,000	\$ 2,800,000	\$ 4,200,000	\$ 4,189,500	New-Phase II	New-Phase III	(0.25)%	Yr. / Yr.	% Change
Phase I											
44A	14.37	57.00	\$ 689.51	\$ 646.42	\$ 686.96	\$ 685.57				\$ (1.39)	(0.20)%
44A - Recr Trac D	0.35	1	954.52	897.43	953.72	951.78				(1.94)	(0.20)%
44V	29.11	102	780.55	731.77	777.67	776.09				(1.58)	(0.20)%
45V	27.56	113	667.06	625.36	664.59	663.24				(1.35)	(0.20)%
46V	51.19	230	608.72	570.67	606.47	605.24				(1.23)	(0.20)%
46 - Recr Trac D	0.36	1	970.93	910.25	967.34	965.38				(1.96)	(0.20)%
47V	29.36	135	595.02	557.64	592.62	591.41				(1.21)	(0.20)%
48V	27.19	130	572.88	536.29	569.92	568.77				(1.15)	(0.20)%
49V	28.38	130	596.87	559.76	594.87	593.66				(1.21)	(0.20)%
50V	15.53	99	428.76	402.22	427.45	426.59				(0.86)	(0.20)%
51V	30.68	138	592.79	570.04	605.80	604.57				(1.23)	(0.20)%
52V	21.00	103	556.56	522.75	555.54	554.41				(1.13)	(0.20)%
53V	11.69	71	431.83	422.17	448.65	447.74				(0.91)	(0.20)%
54V	12.09	60	551.11	516.66	549.07	547.95				(1.12)	(0.20)%
55V	10.13	51	542.18	509.30	541.24	540.14				(1.10)	(0.20)%
56V	25.48	127	627.98	514.43	546.70	545.59				(1.11)	(0.20)%
57V	22.14	91	665.42	623.83	662.96	661.62				(1.34)	(0.20)%
60V	20.61	122	462.04	433.16	460.33	459.40				(0.93)	(0.20)%
61V	4.33	36	328.20	308.40	327.75	327.08				(0.67)	(0.20)%
62V	9.45	63	410.69	384.61	408.74	407.91				(0.83)	(0.20)%
63V	7.35	59	340.72	319.42	339.46	338.77				(0.69)	(0.20)%
64V	5.64	47	328.20	307.69	326.99	326.33				(0.66)	(0.20)%
65V	10.72	56	410.25	490.84	521.62	520.57				(1.05)	(0.20)%
66V	9.23	56	438.09	422.61	449.12	448.21				(0.91)	(0.20)%
67V	7.76	62	342.76	320.92	341.05	340.36				(0.69)	(0.20)%
79V	15.97	86	507.89	476.14	506.01	504.98				(1.03)	(0.20)%
80V	9.96	52	539.12	491.12	521.92	520.87				(1.05)	(0.20)%
81V	13.94	89	430.23	401.61	426.80	425.93				(0.87)	(0.20)%
81 Trac B	0.40	1	1,066.66	1,016.66	1,080.42	1,078.23				(2.19)	(0.20)%
82V	9.99	44	620.97	582.16	618.68	617.42				(1.26)	(0.20)%
83V	17.45	99	482.08	451.95	480.30	479.32				(0.98)	(0.20)%
84V	15.24	60	695.15	651.28	692.12	690.72				(1.40)	(0.20)%
85V	5.82	49	324.85	304.55	323.65	323.00				(0.65)	(0.20)%
86V	9.21	58	432.42	407.16	432.70	431.82				(0.88)	(0.20)%
87V	17.05	72	648.05	607.19	645.27	643.96				(1.31)	(0.20)%
89V	7.26	57	336.84	326.58	347.07	346.36				(0.71)	(0.20)%
Austin	7.20	43	457.96	429.33	456.26	455.34				(0.92)	(0.20)%
Ellie	6.02	50	329.30	308.71	328.08	327.41				(0.67)	(0.20)%
Julia	4.16	33	344.78	323.23	343.50	342.81				(0.69)	(0.20)%
TY	14.27	74	507.46	494.45	525.46	524.40				(1.06)	(0.20)%
Total Phase I	585.63	3,007									

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

0.25% Maintenance Assessment Reduction

Maintenance Assessments Billed			FY2020-21	FY2021-22	FY2022-23	FY2023-24		
Unit	Acres	# of Lots	\$ 1,600,000	New-Phase II \$ 2,800,000	New-Phase III \$ 4,200,000	(0.25%) \$ 4,189,500	Yr. / Yr. Variance	% Change
Phase II								
58V	29.36	110		\$ 684.38	\$ 727.30	\$ 725.83	\$ (1.47)	(0.20)%
59V	16.83	109		395.90	420.73	419.88	\$ (0.85)	(0.20)%
68V	5.49	40		351.92	373.99	373.23	\$ (0.76)	(0.20)%
69V	7.77	66		301.86	320.80	320.14	\$ (0.66)	(0.21)%
70V	9.47	83		292.55	310.90	310.27	\$ (0.63)	(0.20)%
71V	46.63	212		563.98	599.35	598.13	\$ (1.22)	(0.20)%
72V	9.41	50		482.56	512.83	511.79	\$ (1.04)	(0.20)%
73V	10.44	69		387.96	412.29	411.45	\$ (0.84)	(0.20)%
74V	30.27	143		542.76	576.80	575.63	\$ (1.17)	(0.20)%
75V	36.73	158		614.08	633.45	632.17	\$ (1.28)	(0.20)%
76V	8.23	51		413.77	439.72	438.83	\$ (0.89)	(0.20)%
77V	28.22	126		551.68	610.29	609.05	\$ (1.24)	(0.20)%
78V	9.07	47		494.81	525.85	524.78	\$ (1.07)	(0.20)%
88V	28.36	133		551.57	581.04	579.86	\$ (1.18)	(0.20)%
90V	10.04	66		390.05	414.52	413.67	\$ (0.85)	(0.21)%
91V	6.96	60		297.43	316.09	315.45	\$ (0.64)	(0.20)%
92V	6.07	34		455.50	486.47	485.49	\$ (0.98)	(0.20)%
93V	6.99	59		303.78	322.83	322.18	\$ (0.65)	(0.20)%
94V	16.65	85		500.45	533.76	532.68	\$ (1.08)	(0.20)%
95V	6.82	53		330.43	350.64	349.93	\$ (0.71)	(0.20)%
96V	20.16	102		506.78	538.57	537.48	\$ (1.09)	(0.20)%
97V	9.69	50		497.43	528.09	527.02	\$ (1.07)	(0.20)%
98V	20.29	98		533.49	564.17	563.02	\$ (1.15)	(0.20)%
99V	28.99	127		586.71	622.01	620.75	\$ (1.26)	(0.20)%
100V	5.90	46		328.87	349.50	348.79	\$ (0.71)	(0.20)%
101V	5.50	48		293.80	312.23	311.60	\$ (0.63)	(0.20)%
102V	18.65	93		514.19	546.45	545.34	\$ (1.11)	(0.20)%
103V	21.09	97		554.05	592.46	591.25	\$ (1.21)	(0.20)%
138V	8.46	71		305.52	324.69	324.03	\$ (0.66)	(0.20)%
139V	7.62	45		434.18	461.42	460.48	\$ (0.94)	(0.20)%
140V	27.72	115		618.05	656.82	655.49	\$ (1.33)	(0.20)%
141V	2.28	8		730.76	776.60	775.02	\$ (1.58)	(0.20)%
Total Phase II	506.16	2,654						

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

0.25% Maintenance Assessment Reduction

Maintenance Assessments Billed			FY2020-21	FY2021-22	FY2022-23	FY2023-24		
Unit	Acres	# of Lots	\$ 1,600,000	\$ 2,800,000	\$ 4,200,000	\$ 4,189,500	Yr. / Yr.	% Change
				New-Phase II	New-Phase III	(0.25%)		
Phase III								
104V	12.14	55			\$ 601.46	\$ 600.24	\$ (1.22)	(0.20)%
105V	36.74	159			629.64	628.36	\$ (1.28)	(0.20)%
106V	6.38	38			458.21	456.57	\$ (1.64)	(0.36)%
110V	27.98	126			605.10	603.87	\$ (1.23)	(0.20)%
112V	37.41	193			528.18	527.11	\$ (1.07)	(0.20)%
115V	12.71	61			567.76	566.61	\$ (1.15)	(0.20)%
117V	30.08	141			581.31	580.13	\$ (1.18)	(0.20)%
118V	7.31	28			711.39	709.95	\$ (1.44)	(0.20)%
119V	24.35	114			582.03	580.85	\$ (1.18)	(0.20)%
120V	13.53	63			585.20	584.02	\$ (1.18)	(0.20)%
125V	34.84	167			568.48	567.32	\$ (1.16)	(0.20)%
126V	7.38	46			437.17	436.28	\$ (0.89)	(0.20)%
129V	15.51	80			528.29	527.22	\$ (1.07)	(0.20)%
131V	8.31	49			462.12	461.18	\$ (0.94)	(0.20)%
133V	25.50	125			555.88	554.75	\$ (1.13)	(0.20)%
107V	4.96	41			328.98	328.98	\$ -	0.00%
108V	5.79	44			357.95	357.85	\$ (0.10)	(0.03)%
109V	8.35	45			505.62	504.60	\$ (1.02)	(0.20)%
111V	6.83	38			489.77	488.77	\$ (1.00)	(0.20)%
113V	5.86	38			420.21	419.36	\$ (0.85)	(0.20)%
114V	9.93	86			314.63	313.99	\$ (0.64)	(0.20)%
116V	3.89	22			573.47	480.84	\$ (92.63)	(19.26)%
121V	5.61	47			325.25	324.59	\$ (0.66)	(0.20)%
122V	5.40	43			342.20	341.50	\$ (0.70)	(0.20)%
123V	9.33	43			591.24	590.04	\$ (1.20)	(0.20)%
124V	12.35	64			525.82	524.75	\$ (1.07)	(0.20)%
127V	7.93	58			372.56	371.80	\$ (0.76)	(0.20)%
128V	7.80	54			393.60	392.80	\$ (0.80)	(0.20)%
130V	4.94	35			384.60	383.82	\$ (0.78)	(0.20)%
132V	14.02	66			578.83	577.66	\$ (1.17)	(0.20)%
134V	4.97	32			423.21	422.35	\$ (0.86)	(0.20)%
135V	5.35	42			347.10	346.40	\$ (0.70)	(0.20)%
136V	8.22	69			324.62	323.96	\$ (0.66)	(0.20)%
137V	9.14	52			478.95	477.98	\$ (0.97)	(0.20)%
142V	7.98	40			543.62	542.52	\$ (1.10)	(0.20)%
Total Phase II	448.82	2,404						
Grand Total	1,540.61	8,065						
Budget Revenue (96%)						\$ 4,021,920		
Tax Collector (2%)						\$ 83,790		

FISCAL YEAR 2023-24 BUDGET REPORT

GL NUMBER	DESCRIPTION	2021-22 ACTIVITY	2022-23 ORIGINAL BUDGET	2022-23 AMENDED BUDGET	2022-23 ACTIVITY THRU 07/31/23	2023-24 FINAL BUDGET
Fund: 13.201 DEBT SERVICE 1						
ESTIMATED REVENUES						
325.111	DEBT SERVICE ASSESSMENT(REG)	4,936,155	4,883,835	4,883,835	4,872,551	4,883,047
325.112	DEBT SERVICE ASSESSMENT(PRE-PA	1,032,551	1,000,000	1,000,000	543,249	1,500,000
361.103	INT INCOME - USB	(18,291)	5,000	5,000	179,193	207,100
381.002	TRANSFER IN - DEBT SERVICE	152,224	0	0	101,776	0
669.901	(ADD)/USE-WORKING CAPITAL	0	(155,298)	(155,298)	0	(230,965)
TOTAL ESTIMATED REVENUES		6,102,639	5,733,537	5,733,537	5,696,769	6,359,182
APPROPRIATIONS						
314	TAX COLLECTOR FEES	98,723	101,747	101,747	97,451	101,730
321	ACCOUNTING SERVICES	3,500	3,500	3,500	1,000	3,500
323	TRUSTEE SERVICES	5,926	5,926	5,926	5,926	5,926
710	PRINCIPAL	1,820,000	1,870,000	1,870,000	1,840,000	1,890,000
715	PRINCIPAL PREPAYMENT	2,170,000	800,000	800,000	915,000	1,500,000
720	INTEREST	3,022,290	2,951,364	2,951,364	2,913,708	2,857,026
730	MISC BOND EXPENSES	1,500	1,000	1,000	500	1,000
919	TRANS TO MISCELLANEOUS	5,615,917	0	0	0	0
TOTAL APPROPRIATIONS		12,737,856	5,733,537	5,733,537	5,773,585	6,359,182
NET OF REVENUES/APPROPRIATIONS - FUND 13.201		(6,635,217)	0	0	(76,816)	0

FISCAL YEAR 2023-24 BUDGET REPORT

GL NUMBER	DESCRIPTION	2021-22 ACTIVITY	2022-23 ORIGINAL BUDGET	2022-23 AMENDED BUDGET	2022-23 ACTIVITY THRU 07/31/23	2023-24 FINAL BUDGET
Fund: 13.202 DEBT SERVICE 2						
ESTIMATED REVENUES						
325.111	DEBT SERVICE ASSESSMENT(REG)	4,540,210	4,506,561	4,506,561	4,447,905	4,506,829
325.112	DEBT SERVICE ASSESSMENT(PRE-PA)	1,822,095	1,500,000	1,500,000	546,567	900,000
361.103	INT INCOME - USB	(1,518)	10,000	10,000	129,976	123,600
381.002	TRANSFER IN - DEBT SERVICE	50,834	0	0	44,656	0
669.901	(ADD)/USE-WORKING CAPITAL	0	(825,722)	(825,722)	0	(146,111)
TOTAL ESTIMATED REVENUES		6,411,621	5,190,839	5,190,839	5,169,104	5,384,318
APPROPRIATIONS						
314	TAX COLLECTOR FEES	90,804	93,887	93,887	88,958	93,892
321	ACCOUNTING SERVICES	1,000	1,000	1,000	1,000	1,000
323	TRUSTEE SERVICES	5,926	11,852	11,852	5,926	5,926
324	ARBITRAGE SERVICES	600	600	600	0	0
710	PRINCIPAL	1,800,000	1,800,000	1,800,000	1,790,000	1,800,000
715	PRINCIPAL PREPAYMENT	700,000	700,000	700,000	1,525,000	900,000
720	INTEREST	2,617,434	2,582,500	2,582,500	2,543,659	2,582,500
730	MISC BOND EXPENSES	750	1,000	1,000	500	1,000
919	TRANS TO MISCELLANEOUS	2,633,420	0	0	0	0
TOTAL APPROPRIATIONS		7,849,934	5,190,839	5,190,839	5,955,043	5,384,318
NET OF REVENUES/APPROPRIATIONS - FUND 13.202		(1,438,313)	0	0	(785,939)	0

FISCAL YEAR 2023-24 BUDGET REPORT

GL NUMBER	DESCRIPTION	2021-22 ACTIVITY	2022-23 ORIGINAL BUDGET	2022-23 AMENDED BUDGET	2022-23 ACTIVITY THRU 07/31/23	2023-24 FINAL BUDGET
Fund: 13.203 DEBT SERVICE 3						
ESTIMATED REVENUES						
325.111	DEBT SERVICE ASSESSMENT(REG)	0	4,089,420	4,089,420	4,078,174	4,081,609
325.112	DEBT SERVICE ASSESSMENT(PRE-PA)	208,667	100,000	100,000	923,704	1,000,000
361.103	INT INCOME - USB	16,528	2,000	2,000	119,004	126,500
381.002	TRANSFER IN - DEBT SERVICE	28,920	0	0	53,035	0
384.001	DEBT PROCEEDS-DEBT SERVICE FUN	4,295,281	0	0	0	0
669.901	(ADD)/USE-WORKING CAPITAL	0	(4,004,223)	(4,004,223)	0	200,813
TOTAL ESTIMATED REVENUES		4,549,396	187,197	187,197	5,173,917	5,408,922
APPROPRIATIONS						
314	TAX COLLECTOR FEES	0	85,197	85,197	0	85,034
321	ACCOUNTING SERVICES	1,000	1,000	1,000	1,000	1,000
323	TRUSTEE SERVICES	0	0	0	5,926	5,926
324	ARBITRAGE SERVICES	0	0	0	600	0
710	PRINCIPAL	0	0	0	1,710,000	1,825,000
715	PRINCIPAL PREPAYMENT	0	100,000	100,000	810,000	1,000,000
720	INTEREST	1,173,741	0	0	2,268,983	2,490,962
730	MISC BOND EXPENSES	0	1,000	1,000	500	1,000
919	TRANS TO MISCELLANEOUS	2,491,565	0	0	0	0
TOTAL APPROPRIATIONS		3,666,306	187,197	187,197	4,797,009	5,408,922
NET OF REVENUES/APPROPRIATIONS - FUND 13.203		883,090	0	0	376,908	0