RESOLUTION 2024-12

A RESOLUTION ADOPTING THE FINAL BUDGET OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 13 FOR FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors a Proposed Budget for the forthcoming Fiscal Year 2024-25; and,

WHEREAS, the Board of Supervisors approved the Proposed Budget at a public meeting on June 13, 2024, and set September 12, 2024, 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 2024-25 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 12th day of September, 2024, 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 2024-25 is hereby approved for the amount as listed below:

General Fund	$	4,546,913

2. The Debt Service Fund budget proposed by the District Manager for Fiscal Year 2024-25 is hereby approved for the amount as listed below:

2019 Debt Service Fund	$	6,321,736
2020 Debt Service Fund	$	5,981,826
2021 Debt Service Fund	$	5,109,488

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 12th day of September, 2024.

VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 13

Tom Law, Chair

Kenneth C. Blocker, Secretary

GL NUMBER DESCRIPTION	2022-23 ACTIVITY	2023-24 ORIGINAL BUDGET	2023-24 AMENDED BUDGET	2023-24 ACTIVITY THRU 07/31/24	2024-25 FINAL BUDGET
Fund: 13.001 GENERAL FUND					
ESTIMATED REVENUES					
325.211 MAINTENANCE ASSESSMENT	4,039,334	4,021,920	4,021,920	4,031,845	4,625,208
341.917 INSURANCE REIMBURSEMENT	45,963	0	0	18,781	0
341.999 MISCELLANEOUS REVENUE	131	0	0	73	0
361.101 INT INCOME - CFB	13,871	20,200	20,200	10,542	21,700
361.102 INT INCOME - CASH EQUIV	112,739	150,000	150,000	124,945	130,000
361.105 INTEREST INCOME-TAX COLLECTOR	655	0	0	18,349	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	0	0	0	1,568	0
361.409 FLFIT-REALIZED GAIN/LOSS	0	0	0	2,572	0
366.001 CONTRIBUTIONS FROM DEVELOPER	0	0	0	0	18,344
669.901 (ADD)/USE-WORKING CAPITAL	0	(104,679)	(27,278)	0	(248,339)
TOTAL ESTIMATED REVENUES	4,212,693	4,087,441	4,164,842	4,208,675	4,546,913
APPROPRIATIONS					
111 EXECUTIVE SALARIES	5,000	9,000	9,000	5,800	8,400
211 SOCIAL SECURITY TAXES	310	558	558	360	521
212 MEDICARE TAXES	73	131	131	84	122
241 WORKER'S COMPENSATION	18	25	25	9	25
311 MANAGEMENT FEES	255,849	337,495	337,495	281,247	337,495
312 ENGINEERING SERVICES	23,693	1,600	6,600	3,935	6,624
313 LEGAL SERVICES	8,301	10,000	10,000	2,992	5,000
314 TAX COLLECTOR FEES	57,243	83,790	83,790	80,637	96,359
316 DEED COMPLIANCE SVCS	0	0	0	0	18,344
319 OTHER PROFESSIONAL SVCS	4,815	7,204	7,204	3,946	7,414
322 AUDITING SERVICES	13,536	14,500	14,500	7,232	14,935
343 SYSTEMS MGMT SUPPORT	2,598	4,984	4,984	3,686	4,884
412 POSTAGE	1,603	2,000	5,200	0	500
431 ELECTRICITY	0	11,500	11,500	524	10,769
434 IRRIGATION WATER	73,846	100,000	100,000	56,533	100,000
451 CASUALTY & LIABILITY INSUR	159,952	128,830	128,830	135,895	149,060
462 BUILDING/STRUCTURE MAINT	122,925	36,535	71,035	4,215	49,044
463 LANDSCAPE MAINT-RECURRING	387,168	473,973	513,374	355,841	429,487
464 LANDSCAPE MAINT-NON RECURRING	20,335	30,000	27,000	21,697	50,000
468 IRRIGATION REPAIR	9,758	17,140	17,140	9,238	11,509
469 OTHER MAINTENANCE	13,443	42,825	39,825	300	25,000
471 PRINTING & BINDING	286	500	1,800	17	500
491 BANK CHARGES	12	0	0	12	0
493 PERMITS & LICENSES	175	175	175	175	175
497 LEGAL ADVERTISING	3,755	3,200	3,200	757	1,500
498 PROJECT WIDE FEES	2,473,010	2,770,976	2,770,976	2,287,401	2,968,246
522 OPERATING SUPPLIES	0	500	500	0	1,000
911 TRANS TO GENERAL R&R	0	0	0	0	250,000
TOTAL APPROPRIATIONS	3,637,704	4,087,441	4,164,842	3,262,533	4,546,913
NET OF REVENUES/APPROPRIATIONS - FUND 13.001	574,989	0	0	946,142	0

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 13
ANNUAL MAINTENANCE ASSESSMENT

15% Maintenance Assessment Increase

Maintenance Assessments Billed			**FY2022-23**	**FY2023-24**	**FY2024-25**		
			New-Phase III	**(0.25)%**	**15%**		
Unit	**Acres**	**# of Lots**	**$ 4,200,000**	**$ 4,189,500**	**$ 4,817,925**	**$ Change**	**% Change**
Phase I							
44A	14.37	57.00	$ 686.96	$ 685.57	$ 788.40	$ 102.83	15.00%
44A - Recr Trac D	0.35	1	953.72	951.78	1,094.55	142.77	15.00%
44V	29.11	102	777.67	776.09	892.50	116.41	15.00%
45V	27.56	113	664.59	663.24	762.72	99.48	15.00%
46V	51.19	230	606.47	605.24	696.02	90.78	15.00%
46 - Recr Trac D	0.36	1	967.34	965.38	1,110.19	144.81	15.00%
47V	29.36	135	592.62	591.41	680.13	88.72	15.00%
48V	27.19	130	569.92	568.77	654.08	85.31	15.00%
49V	28.38	130	594.87	593.66	682.71	89.05	15.00%
50V	15.53	99	427.45	426.59	490.57	63.98	15.00%
51V	30.68	138	605.80	604.57	695.25	90.68	15.00%
52V	21.00	103	555.54	554.41	637.57	83.16	15.00%
53V	11.69	71	448.65	447.74	514.90	67.16	15.00%
54V	12.09	60	549.07	547.95	630.15	82.20	15.00%
55V	10.13	51	541.24	540.14	621.16	81.02	15.00%
56V	25.48	127	546.70	545.59	627.43	81.84	15.00%
57V	22.14	91	662.96	661.62	760.86	99.24	15.00%
60V	20.61	122	460.33	459.40	528.31	68.91	15.00%
61V	4.33	36	327.75	327.08	376.14	49.06	15.00%
62V	9.45	63	408.74	407.91	469.09	61.18	15.00%
63V	7.35	59	339.46	338.77	389.59	50.82	15.00%
64V	5.64	47	326.99	326.33	375.27	48.94	15.00%
65V	10.72	56	521.62	520.57	598.65	78.08	15.00%
66V	9.23	56	449.12	448.21	515.44	67.23	15.00%
67V	7.76	62	341.05	340.36	391.41	51.05	15.00%
79V	15.97	86	506.01	504.98	580.73	75.75	15.00%
80V	9.96	52	521.92	520.87	598.99	78.12	15.00%
81V	13.94	89	426.80	425.93	489.82	63.89	15.00%
81 Trac B	0.40	1	1,080.42	1,078.23	1,239.97	161.74	15.00%
82V	9.99	44	618.68	617.42	710.04	92.62	15.00%
83V	17.45	99	480.30	479.32	551.22	71.90	15.00%
84V	15.24	60	692.12	690.72	794.33	103.61	15.00%
85V	5.82	49	323.65	323.00	371.44	48.44	15.00%
86V	9.21	58	432.70	431.82	496.59	64.77	15.00%
87V	17.05	72	645.27	643.96	740.56	96.60	15.00%
89V	7.26	57	347.07	346.36	398.32	51.96	15.00%
Austin	7.20	43	456.26	455.34	523.64	68.30	15.00%
Ellie	6.02	50	328.08	327.41	376.52	49.11	15.00%
Julia	4.16	33	343.50	342.81	394.23	51.42	15.00%
TY	14.27	74	525.46	524.40	603.06	78.66	15.00%
Total Phase I	**585.63**	**3,007**					

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 13
ANNUAL MAINTENANCE ASSESSMENT

15% Maintenance Assessment Increase

Maintenance Assessments Billed			FY2022-23	FY2023-24	FY2024-25		
			New-Phase III	(0.25)%	15%		
Unit	Acres	# of Lots	$ 4,200,000	$ 4,189,500	$ 4,817,925	$ Change	% Change
Phase II							
58V	29.36	110	$ 727.30	$ 725.83	$ 834.70	$ 108.87	15.00%
59V	16.83	109	420.73	419.88	482.86	62.98	15.00%
68V	5.49	40	373.99	373.23	429.22	55.99	15.00%
69V	7.77	66	320.80	320.14	368.17	48.03	15.00%
70V	9.47	83	310.90	310.27	356.81	46.54	15.00%
71V	46.63	212	599.35	598.13	687.85	89.72	15.00%
72V	9.41	50	512.83	511.79	588.55	76.76	15.00%
73V	10.44	69	412.29	411.45	473.17	61.72	15.00%
74V	30.27	143	576.80	575.63	661.98	86.35	15.00%
75V	36.73	158	633.45	632.17	726.99	94.82	15.00%
76V	8.23	51	439.72	438.83	504.66	65.83	15.00%
77V	28.22	126	610.29	609.05	700.41	91.36	15.00%
78V	9.07	47	525.85	524.78	603.50	78.72	15.00%
88V	28.36	133	581.04	579.86	666.84	86.98	15.00%
90V	10.04	66	414.52	413.67	475.73	62.06	15.00%
91V	6.96	60	316.09	315.45	362.76	47.31	15.00%
92V	6.07	34	486.47	485.49	558.31	72.82	15.00%
93V	6.99	59	322.83	322.18	370.50	48.32	15.00%
94V	16.65	85	533.76	532.68	612.58	79.90	15.00%
95V	6.82	53	350.64	349.93	402.42	52.49	15.00%
96V	20.16	102	538.57	537.48	618.10	80.62	15.00%
97V	9.69	50	528.09	527.02	606.07	79.05	15.00%
98V	20.29	98	564.17	563.02	647.48	84.46	15.00%
99V	28.99	127	622.01	620.75	713.86	93.11	15.00%
100V	5.90	46	349.50	348.79	401.11	52.32	15.00%
101V	5.50	48	312.23	311.60	358.33	46.73	15.00%
102V	18.65	93	546.45	545.34	627.14	81.80	15.00%
103V	21.09	97	592.46	591.25	679.94	88.69	15.00%
138V	8.46	71	324.69	324.03	372.63	48.60	15.00%
139V	7.62	45	461.42	460.48	529.55	69.07	15.00%
140V	27.72	115	656.82	655.49	753.81	98.32	15.00%
141V	2.28	8	776.60	775.02	891.28	116.26	15.00%
Total Phase II	**506.16**	**2,654**					

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 13
ANNUAL MAINTENANCE ASSESSMENT

15% Maintenance Assessment Increase

Maintenance Assessments Billed			FY2022-23	FY2023-24	FY2024-25		
			New-Phase III	(0.25)%	15%		
Unit	**Acres**	**# of Lots**	**$ 4,200,000**	**$ 4,189,500**	**$ 4,817,925**	**$ Change**	**% Change**
Phase III							
104V	12.14	55	$ 601.46	$ 600.24	$ 690.28	$ 90.04	15.00%
105V	36.74	159	629.64	628.36	722.62	94.26	15.00%
106V	6.38	38	458.21	456.57	525.05	68.48	15.00%
110V	27.98	126	605.10	603.87	694.46	90.59	15.00%
112V	37.41	193	528.18	527.11	606.17	79.06	15.00%
115V	12.71	61	567.76	566.61	651.60	84.99	15.00%
117V	30.08	141	581.31	580.13	667.15	87.02	15.00%
118V	7.31	28	711.39	709.95	816.44	106.49	15.00%
119V	24.35	114	582.03	580.85	667.98	87.13	15.00%
120V	13.53	63	585.20	584.02	671.62	87.60	15.00%
125V	34.84	167	568.48	567.32	652.42	85.10	15.00%
126V	7.38	46	437.17	436.28	501.72	65.44	15.00%
129V	15.51	80	528.29	527.22	606.30	79.08	15.00%
131V	8.31	49	462.12	461.18	530.36	69.18	15.00%
133V	25.50	125	555.88	554.75	637.97	83.22	15.00%
107V	4.96	41	328.98	328.98	378.32	49.34	15.00%
108V	5.79	44	357.95	357.85	411.52	53.67	15.00%
109V	8.35	45	505.62	504.60	580.28	75.68	15.00%
111V	6.83	38	489.77	488.77	562.09	73.32	15.00%
113V	5.86	38	420.21	419.36	482.26	62.90	15.00%
114V	9.93	86	314.63	313.99	361.09	47.10	15.00%
116V	3.89	22	573.47	480.84	552.96	72.12	15.00%
121V	5.61	47	325.25	324.59	373.28	48.69	15.00%
122V	5.40	43	342.20	341.50	392.73	51.23	15.00%
123V	9.33	43	591.24	590.04	678.55	88.51	15.00%
124V	12.35	64	525.82	524.75	603.47	78.72	15.00%
127V	7.93	58	372.56	371.80	427.58	55.78	15.00%
128V	7.80	54	393.60	392.80	451.72	58.92	15.00%
130V	4.94	35	384.60	383.82	441.39	57.57	15.00%
132V	14.02	66	578.83	577.66	664.31	86.65	15.00%
134V	4.97	32	423.21	422.35	485.71	63.36	15.00%
135V	5.35	42	347.10	346.40	398.36	51.96	15.00%
136V	8.22	69	324.62	323.96	372.55	48.59	15.00%
137V	9.14	52	478.95	477.98	549.68	71.70	15.00%
142V	7.98	40	543.62	542.52	623.89	81.37	15.00%
Total Phase II	**448.82**	**2,404**					
Grand Total	**1,540.61**	**8,065**					
Budget Revenue (96%)					**$ 4,625,208**		
Tax Collector (2%)					**$ 96,359**		

GL NUMBER DESCRIPTION	2022-23 ACTIVITY	2023-24 ORIGINAL BUDGET	2023-24 AMENDED BUDGET	2023-24 ACTIVITY THRU 07/31/24	2024-25 FINAL BUDGET
Fund: 13.201 DEBT SERVICE 1					
ESTIMATED REVENUES					
325.111 DEBT SERVICE ASSESSMENT(REG)	4,872,551	4,883,047	4,883,047	4,827,424	4,807,456
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	657,154	1,500,000	1,500,000	539,949	1,500,000
361.103 INT INCOME - USB	102,550	207,100	207,100	310,310	114,000
381.002 TRANSFER IN - DEBT SERVICE	101,776	0	0	172,270	0
669.901 (ADD)/USE-WORKING CAPITAL	0	(230,965)	(230,965)	0	(99,720)
TOTAL ESTIMATED REVENUES	5,734,031	6,359,182	6,359,182	5,849,953	6,321,736
APPROPRIATIONS					
314 TAX COLLECTOR FEES	97,451	101,730	101,730	96,511	100,156
321 ACCOUNTING SERVICES	1,000	3,500	3,500	1,000	3,500
323 TRUSTEE SERVICES	5,926	5,926	5,926	5,926	5,926
324 ARBITRAGE SERVICES	0	0	0	0	2,400
710 PRINCIPAL	1,840,000	1,890,000	1,890,000	1,870,000	1,925,000
715 PRINCIPAL PREPAYMENT	915,000	1,500,000	1,500,000	480,000	1,500,000
720 INTEREST	2,913,708	2,857,026	2,857,026	2,837,306	2,783,754
730 MISC BOND EXPENSES	1,000	1,000	1,000	500	1,000
TOTAL APPROPRIATIONS	5,774,085	6,359,182	6,359,182	5,291,243	6,321,736
NET OF REVENUES/APPROPRIATIONS - FUND 13.201	(40,054)	0	0	558,710	0

GL NUMBER	DESCRIPTION	2022-23 ACTIVITY	2023-24 ORIGINAL BUDGET	2023-24 AMENDED BUDGET	2023-24 ACTIVITY THRU 07/31/24	2024-25 FINAL BUDGET
Fund: 13.202 DEBT SERVICE 2						
ESTIMATED REVENUES						
325.111	DEBT SERVICE ASSESSMENT(REG)	4,447,905	4,506,829	4,506,829	4,403,399	4,384,755
325.112	DEBT SERVICE ASSESSMENT(PRE-PA	595,187	900,000	900,000	210,430	1,600,000
361.103	INT INCOME - USB	59,445	123,600	123,600	194,598	75,000
381.002	TRANSFER IN - DEBT SERVICE	44,656	0	0	143,949	0
669.901	(ADD)/USE-WORKING CAPITAL	0	(146,111)	(146,111)	0	(77,929)
TOTAL ESTIMATED REVENUES		5,147,193	5,384,318	5,384,318	4,952,376	5,981,826
APPROPRIATIONS						
314	TAX COLLECTOR FEES	88,958	93,892	93,892	88,068	91,350
321	ACCOUNTING SERVICES	1,000	1,000	1,000	1,000	1,000
323	TRUSTEE SERVICES	5,926	5,926	5,926	5,926	5,926
710	PRINCIPAL	1,790,000	1,800,000	1,800,000	1,810,000	1,845,000
715	PRINCIPAL PREPAYMENT	1,525,000	900,000	900,000	375,000	1,600,000
720	INTEREST	2,543,659	2,582,500	2,582,500	2,476,209	2,437,550
730	MISC BOND EXPENSES	1,000	1,000	1,000	500	1,000
919	TRANS TO MISCELLANEOUS	0	0	0	17,503	0
TOTAL APPROPRIATIONS		5,955,543	5,384,318	5,384,318	4,774,206	5,981,826
NET OF REVENUES/APPROPRIATIONS - FUND 13.202		(808,350)	0	0	178,170	0

GL NUMBER	DESCRIPTION	2022-23 ACTIVITY	2023-24 ORIGINAL BUDGET	2023-24 AMENDED BUDGET	2023-24 ACTIVITY THRU 07/31/24	2024-25 FINAL BUDGET
Fund: 13.203 DEBT SERVICE 3						
ESTIMATED REVENUES						
325.111	DEBT SERVICE ASSESSMENT(REG)	4,078,174	4,081,609	4,081,609	4,031,434	3,993,111
325.112	DEBT SERVICE ASSESSMENT(PRE-PA	1,010,499	1,000,000	1,000,000	811,880	1,100,000
361.103	INT INCOME - USB	110,555	126,500	126,500	186,561	80,400
381.002	TRANSFER IN - DEBT SERVICE	53,035	0	0	71,479	0
669.901	(ADD)/USE-WORKING CAPITAL	0	200,813	200,813	0	(64,023)
TOTAL ESTIMATED REVENUES		5,252,263	5,408,922	5,408,922	5,101,354	5,109,488
APPROPRIATIONS						
314	TAX COLLECTOR FEES	0	85,034	85,034	80,629	83,190
321	ACCOUNTING SERVICES	1,000	1,000	1,000	1,000	1,000
323	TRUSTEE SERVICES	5,926	5,926	5,926	5,926	5,926
324	ARBITRAGE SERVICES	600	0	0	0	0
710	PRINCIPAL	1,710,000	1,825,000	1,825,000	1,715,000	1,745,000
715	PRINCIPAL PREPAYMENT	810,000	1,000,000	1,000,000	885,000	1,100,000
720	INTEREST	2,268,983	2,490,962	2,490,962	2,210,678	2,173,372
730	MISC BOND EXPENSES	1,000	1,000	1,000	500	1,000
919	TRANS TO MISCELLANEOUS	0	0	0	11,048	0
TOTAL APPROPRIATIONS		4,797,509	5,408,922	5,408,922	4,909,781	5,109,488
NET OF REVENUES/APPROPRIATIONS - FUND 13.203		454,754	0	0	191,573	0