The Villages®
Community Development Districts
District 13

AGENDA REQUEST

TO:	Village Community Development District No. 13 Supervisors
FROM:	Brandy L. Cook, Budget Director
DATE:	6/9/2022
SUBJECT:	**Adoption of Resolution 2022-13: FY2022-23 Proposed Budget**

ISSUE:
Adoption of Resolution 2022-13 to approve the Fiscal Year 2022-23 Proposed Budget and to set the public hearing to adopt the Fiscal Year 2022-23 Final Budget.

ANALYSIS/INFORMATION:
In accordance with Chapter 190, the District must approve by June 15th a proposed budget, proposed maintenance assessment rates, and adopt a resolution to set the public hearing for the budget adoption. Once approved, the Proposed Budget will be submitted to Sumter County for a 60-day review and comment period prior to the budget adoption. The approved Proposed Budget will also be made available on the District's website and at the Village Community Development District Administration Office.

The attached proposed operating budget of $3,825,714 is an increase of $1,423,886 from the Fiscal Year 2021-22 Amended Budget. The increase is mainly due to the incorporation of the new Phase III related costs. There is a first-time maintenance assessment to be levied on the properties in the new Phase III as well as a 6% increase to Phases I and II.

Also included are the budgets for the 2019 Debt Service Fund, 2020 Debt Service Fund, and 2021 Debt Service Fund. The Debt Service Fund budgets reflect the interest and other bond-related expenditures in addition to the revenue received from bond payments.

STAFF RECOMMENDATION:
Staff recommends adoption of the resolution that approves the proposed budget and sets the public hearing to approve the final budget.

MOTION:
Motion to adopt Resolution 2022-13 to approve the Fiscal Year 2022-23 Proposed Budget and to set the public hearing to adopt the Fiscal Year 2022-23 Budget for September 8, 2022, 11:00 a.m. at the Everglades Recreation Center.

ATTACHMENTS:

Description	Type
Resolution 2022-13: FY2022-23 Proposed Budget	Cover Memo

RESOLUTION 2022-13

A RESOLUTION APPROVING THE DISTRICT'S PROPOSED BUDGET OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 13 FOR FISCAL YEAR 2022-23 IN ACCORDANCE WITH CHAPTER 190 F.S. AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has heretofore prepared and submitted to the Board, the District's Proposed Budget for the forthcoming Fiscal Year 2022-23; and

WHEREAS, the Board of Supervisors has accepted said Proposed Budget and desires to set the required public hearing hereon;

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 2022-23 is hereby approved for the amount as listed below along with the proposed maintenance assessment rates based on the attached schedule:

General Fund	**$**	**3,825,714**

2. The budgets for the Debt Service Funds proposed by the District Manager for Fiscal Year 2022-23 are hereby approved for the amounts as listed below:

2019– Debt Service Fund	**$**	**5,733,537**
2020– Debt Service Fund	**$**	**5,190,839**
2021– Debt Service Fund	**$**	**87,197**

3. A public hearing on said approved Budget is hereby declared and set for the following date, hour and place:

Date:	September 8, 2022
Time:	11:00 a.m.
Place:	Everglades Recreation Center 5497 Marsh Bend Trail The Villages, Florida 32163

Adopted this 8th day of June 2022.

VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 13

Karen L Crews
Karen Crews, Chair

Kenneth C. Blocker, Secretary

FISCAL YEAR 2022-23 BUDGET REPORT

GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ORIGINAL BUDGET	2021-22 AMENDED BUDGET	2021-22 ACTIVITY THRU 04/30/22	2022-23 PROPOSED BUDGET
Fund: 13.001 GENERAL FUND						
ESTIMATED REVENUES						
325.211	MAINTENANCE ASSESSMENT	1,536,291	2,688,000	2,688,000	2,685,835	4,032,000
341.999	MISCELLANEOUS REVENUE	202	0	0	21	0
361.101	INT INCOME - CFB	5	0	0	0	0
361.102	INT INCOME - CASH EQUIV	603	0	0	1,620	2,500
669.901	(ADD)/USE-WORKING CAPITAL	0	(286,172)	(286,172)	0	(208,786)
TOTAL ESTIMATED REVENUES		1,537,101	2,401,828	2,401,828	2,687,476	3,825,714
APPROPRIATIONS						
241	WORKER'S COMPENSATION	20	0	0	19	27
311	MANAGEMENT FEES	125,227	135,246	135,246	78,896	255,849
312	ENGINEERING SERVICES	5,174	2,500	2,500	170	8,600
313	LEGAL SERVICES	7,021	10,000	10,000	2,721	10,000
314	TAX COLLECTOR FEES	0	56,000	56,000	53,717	84,000
319	OTHER PROFESSIONAL SVCS	598	10,000	10,000	1,555	9,525
322	AUDITING SERVICES	12,500	14,500	14,500	11,125	14,500
343	SYSTEMS MGMT SUPPORT	348	643	643	518	3,667
412	POSTAGE	49	1,000	1,000	0	1,000
431	ELECTRICITY	0	10,000	10,000	0	10,000
434	IRRIGATION WATER	24,473	47,830	47,830	18,350	97,650
451	CASUALTY & LIABILITY INSUR	70,751	78,650	78,650	36,428	104,912
462	BUILDING/STRUCTURE MAINT	2,023	29,536	29,536	972	138,669
463	LANDSCAPE MAINT-RECURRING	86,977	431,652	431,652	103,503	496,589
464	LANDSCAPE MAINT-NON RECURRING	1,498	23,900	23,900	2,132	22,500
468	IRRIGATION REPAIR	3,680	12,500	12,500	1,210	25,761
469	OTHER MAINTENANCE	26,491	10,000	10,000	86	70,000
471	PRINTING & BINDING	0	500	500	0	500
491	BANK CHARGES	12	0	0	0	0
493	PERMITS & LICENSES	175	175	175	175	175
497	LEGAL ADVERTISING	4,188	3,500	3,500	387	1,500
498	PROJECT WIDE FEES	819,836	1,523,196	1,523,196	888,531	2,469,790
499	MISC CURRENT CHARGES	365	0	0	0	0
522	OPERATING SUPPLIES	0	500	500	0	500
TOTAL APPROPRIATIONS		1,191,406	2,401,828	2,401,828	1,200,495	3,825,714
NET OF REVENUES/APPROPRIATIONS - FUND 13.001		345,695	0	0	1,486,981	0

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 13
ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed			FY2020-21	FY2021-22	FY2022-23	
				New-Phase II	New-Phase III	Yr. / Yr.
Unit	**Acres**	**# of Lots**	**$ 1,600,000**	**$ 2,800,000**	**$ 4,200,000**	**Variance**
Phase I						
44A	14.37	57	$ 689.51	$ 646.42	$ 686.96	$ 40.54
44A - Recr Trac D	0.35	1	954.52	897.43	953.72	56.29
44V	29.11	102	780.55	731.77	777.67	45.90
45V	27.56	113	667.06	625.36	664.59	39.23
46V	51.19	230	608.72	570.67	606.47	35.80
46 - Recr Trac D	0.36	1	970.93	910.25	967.34	57.09
47V	29.36	135	595.02	557.64	592.62	34.98
48V	27.19	130	572.88	536.29	569.92	33.63
49V	28.38	130	596.87	559.76	594.87	35.11
50V	15.53	99	428.76	402.22	427.45	25.23
51V	30.68	138	592.79	570.04	605.80	35.76
52V	21.00	103	556.56	522.75	555.54	32.79
53V	11.69	71	431.83	422.17	448.65	26.48
54V	12.09	60	551.11	516.66	549.07	32.41
55V	10.13	51	542.18	509.30	541.24	31.94
56V	25.48	127	627.98	514.43	546.70	32.27
57V	22.14	91	665.42	623.83	662.96	39.13
60V	20.61	122	462.04	433.16	460.33	27.17
61V	4.33	36	328.20	308.40	327.75	19.35
62V	9.45	63	410.69	384.61	408.74	24.13
63V	7.35	59	340.72	319.42	339.46	20.04
64V	5.64	47	328.20	307.69	326.99	19.30
65V	10.72	56	410.25	490.84	521.62	30.78
66V	9.23	56	438.09	422.61	449.12	26.51
67V	7.76	62	342.76	320.92	341.05	20.13
79V	15.97	86	507.89	476.14	506.01	29.87
80V	9.96	52	539.12	491.12	521.92	30.80
81V	13.94	89	430.23	401.61	426.80	25.19
81 Trac B	0.40	1	1,066.66	1,016.66	1,080.42	63.76
82V	9.99	44	620.97	582.16	618.68	36.52
83V	17.45	99	482.08	451.95	480.30	28.35
84V	15.24	60	695.15	651.28	692.12	40.84
85V	5.82	49	324.85	304.55	323.65	19.10
86V	9.21	58	432.42	407.16	432.70	25.54
87V	17.05	72	648.05	607.19	645.27	38.08
89V	7.26	57	336.84	326.58	347.07	20.49
Austin	7.20	43	457.96	429.33	456.26	26.93
Ellie	6.02	50	329.30	308.71	328.08	19.37
Julia	4.16	33	344.78	323.23	343.50	20.27
TY	14.27	74	507.46	494.45	525.46	31.01
Total Phase I	**585.63**	**3,007**				

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ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed			FY2020-21	FY2021-22	FY2022-23	
				New-Phase II	New-Phase III	Yr. / Yr.
Unit	Acres	# of Lots	$ 1,600,000	$ 2,800,000	$ 4,200,000	Variance
Phase II						
58V	29.36	110		$ 684.38	$ 727.30	$ 42.92
59V	16.83	109		395.90	420.73	24.83
68V	5.49	40		351.92	373.99	22.07
69V	7.77	66		301.86	320.80	18.94
70V	9.47	83		292.55	310.90	18.35
71V	46.63	212		563.98	599.35	35.37
72V	9.41	50		482.56	512.83	30.27
73V	10.44	69		387.96	412.29	24.33
74V	30.27	143		542.76	576.80	34.04
75V	36.73	158		614.08	633.45	19.37
76V	8.23	51		413.77	439.72	25.95
77V	28.22	126		551.68	610.29	58.61
78V	9.07	47		494.81	525.85	31.04
88V	28.36	133		551.57	581.04	29.47
90V	10.04	66		390.05	414.52	24.47
91V	6.96	60		297.43	316.09	18.66
92V	6.07	34		455.50	486.47	30.97
93V	6.99	59		303.78	322.83	19.05
94V	16.65	85		500.45	533.76	33.31
95V	6.82	53		330.43	350.64	20.21
96V	20.16	102		506.78	538.57	31.79
97V	9.69	50		497.43	528.09	30.66
98V	20.29	98		533.49	564.17	30.68
99V	28.99	127		586.71	622.01	35.30
100V	5.90	46		328.87	349.50	20.63
101V	5.50	48		293.80	312.23	18.43
102V	18.65	93		514.19	546.45	32.26
103V	21.09	97		554.05	592.46	38.41
138V	8.46	71		305.52	324.69	19.17
139V	7.62	45		434.18	461.42	27.24
140V	27.72	115		618.05	656.82	38.77
141V	2.28	8		730.76	776.60	45.84
Total Phase II	**506.16**	**2,654**				

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 13
ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed			FY2020-21	FY2021-22	FY2022-23	
				New-Phase II	New-Phase III	Yr. / Yr.
Unit	Acres	# of Lots	$ 1,600,000	$ 2,800,000	$ 4,200,000	Variance
Phase III						
104V	12.14	55			$ 601.46	$ 601.46
105V	36.74	159			629.64	629.64
106V	6.39	38			458.21	458.21
110V	27.98	126			605.10	605.10
112V	37.41	193			528.18	528.18
115V	12.71	61			567.76	567.76
117V	30.08	141			581.31	581.31
118V	7.31	28			711.39	711.39
119V	24.35	114			582.03	582.03
120V	13.53	63			585.20	585.20
125V	34.84	167			568.48	568.48
126V	7.38	46			437.17	437.17
129V	15.51	80			528.29	528.29
131V	8.31	49			462.12	462.12
133V	25.50	125			555.88	555.88
107V	4.95	41			328.98	328.98
108V	5.78	44			357.95	357.95
109V	8.35	45			505.62	505.62
111V	6.83	38			489.77	489.77
113V	5.86	38			420.21	420.21
114V	9.93	86			314.63	314.63
116V	4.63	22			573.47	573.47
121V	5.61	47			325.25	325.25
122V	5.40	43			342.20	342.20
123V	9.33	43			591.24	591.24
124V	12.35	64			525.82	525.82
127V	7.93	58			372.56	372.56
128V	7.80	54			393.60	393.60
130V	4.94	35			384.60	384.60
132V	14.02	66			578.83	578.83
134V	4.97	32			423.21	423.21
135V	5.35	42			347.10	347.10
136V	8.22	69			324.62	324.62
137V	9.14	52			478.95	478.95
142V	7.98	40			543.62	543.62
Total Phase II	**449.55**	**2,404**				
Grand Total	**1,541.34**	**8,065**				
Budget Revenue (96%)					**$ 4,032,000**	
Tax Collector (2%)					$ 84,000	

GL NUMBER DESCRIPTION	2020-21 ACTIVITY	2021-22 ORIGINAL BUDGET	2021-22 AMENDED BUDGET	2021-22 ACTIVITY THRU 04/30/22	2022-23 PROPOSED BUDGET
Fund: 13.201 DEBT SERVICE 1					
ESTIMATED REVENUES					
325.111 DEBT SERVICE ASSESSMENT(REG)	5,021,694	4,988,454	4,988,454	4,910,737	4,883,835
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	2,212,847	650,000	650,000	625,106	1,000,000
361.103 INT INCOME - USB	15,404	13,400	13,400	4,194	5,000
381.002 TRANSFER IN - DEBT SERVICE	0	0	0	76,460	0
669.901 (ADD)/USE-WORKING CAPITAL	0	106,932	106,932	0	(155,298)
TOTAL ESTIMATED REVENUES	7,249,945	5,758,786	5,758,786	5,616,497	5,733,537
APPROPRIATIONS					
314 TAX COLLECTOR FEES	0	103,927	103,927	98,215	101,747
321 ACCOUNTING SERVICES	0	3,500	3,500	3,500	3,500
323 TRUSTEE SERVICES	5,926	5,927	5,927	5,926	5,926
324 ARBITRAGE SERVICES	600	0	0	0	0
710 PRINCIPAL	1,815,000	1,830,000	1,830,000	0	1,870,000
715 PRINCIPAL PREPAYMENT	630,000	650,000	650,000	1,330,000	800,000
720 INTEREST	3,114,706	3,139,432	3,139,432	1,522,721	2,951,364
730 MISC BOND EXPENSES	3,500	1,000	1,000	1,000	1,000
919 TRANS TO MISCELLANEOUS	43,931	25,000	25,000	5,616,514	0
TOTAL APPROPRIATIONS	5,613,663	5,758,786	5,758,786	8,577,876	5,733,537
NET OF REVENUES/APPROPRIATIONS - FUND 13.201	1,636,282	0	0	(2,961,379)	0

GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ORIGINAL BUDGET	2021-22 AMENDED BUDGET	2021-22 ACTIVITY THRU 04/30/22	2022-23 PROPOSED BUDGET
Fund: 13.202 DEBT SERVICE 2						
ESTIMATED REVENUES						
325.111	DEBT SERVICE ASSESSMENT(REG)	0	4,524,365	4,524,365	4,539,114	4,506,561
325.112	DEBT SERVICE ASSESSMENT(PRE-PA	81,700	50,000	50,000	857,261	1,500,000
361.103	INT INCOME - USB	6,530	7,500	7,500	4,224	10,000
381.002	TRANSFER IN - DEBT SERVICE	0	0	0	6,943	0
384.001	DEBT PROCEEDS-DEBT SERVICE FUN	4,951,370	0	0	0	0
669.901	(ADD)/USE-WORKING CAPITAL	0	(11,061)	(11,061)	0	(825,722)
TOTAL ESTIMATED REVENUES		5,039,600	4,570,804	4,570,804	5,407,542	5,190,839
APPROPRIATIONS						
314	TAX COLLECTOR FEES	0	94,258	94,258	90,782	93,887
321	ACCOUNTING SERVICES	0	1,000	1,000	1,000	1,000
323	TRUSTEE SERVICES	0	5,927	5,927	5,926	11,852
324	ARBITRAGE SERVICES	0	0	0	600	600
710	PRINCIPAL	0	1,800,000	1,800,000	0	1,800,000
715	PRINCIPAL PREPAYMENT	0	50,000	50,000	80,000	700,000
720	INTEREST	1,440,240	2,618,619	2,618,619	1,309,309	2,582,500
730	MISC BOND EXPENSES	1,000	1,000	1,000	250	1,000
919	TRANS TO MISCELLANEOUS	0	0	0	2,633,420	0
TOTAL APPROPRIATIONS		1,441,240	4,570,804	4,570,804	4,121,287	5,190,839
NET OF REVENUES/APPROPRIATIONS - FUND 13.202		3,598,360	0	0	1,286,255	0

GL NUMBER DESCRIPTION	2020-21 ACTIVITY	2021-22 ORIGINAL BUDGET	2021-22 AMENDED BUDGET	2021-22 ACTIVITY THRU 04/30/22	2022-23 PROPOSED BUDGET
Fund: 13.203 DEBT SERVICE 3					
ESTIMATED REVENUES					
325.111 DEBT SERVICE ASSESSMENT(REG)	0	0	0	0	4,089,420
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	0	0	0	0	50,000
361.103 INT INCOME - USB	0	0	0	2,536	2,000
381.002 TRANSFER IN - DEBT SERVICE	0	0	0	1,584	0
384.001 DEBT PROCEEDS-DEBT SERVICE FUN	0	0	0	4,295,281	0
669.901 (ADD)/USE-WORKING CAPITAL	0	0	0	0	(4,054,223)
TOTAL ESTIMATED REVENUES	0	0	0	4,299,401	87,197
APPROPRIATIONS					
314 TAX COLLECTOR FEES	0	0	0	0	85,197
321 ACCOUNTING SERVICES	0	0	0	1,000	1,000
730 MISC BOND EXPENSES	0	0	0	0	1,000
919 TRANS TO MISCELLANEOUS	0	0	0	2,491,565	0
TOTAL APPROPRIATIONS	0	0	0	2,492,565	87,197
NET OF REVENUES/APPROPRIATIONS - FUND 13.203	0	0	0	1,806,836	0

GL NUMBER DESCRIPTION	2020-21 ACTIVITY	2021-22 ORIGINAL BUDGET	2021-22 AMENDED BUDGET	2021-22 ACTIVITY THRU 04/30/22	2022-23 PROPOSED BUDGET
Fund: 13.301 CAPITAL PROJECTS 1					
ESTIMATED REVENUES					
361.103 INT INCOME - USB	31,774	46,100	46,100	1,219	0
381.002 TRANSFER IN - DEBT SERVICE	43,931	25,000	25,000	5,616,514	0
669.901 (ADD)/USE-WORKING CAPITAL	0	5,115,505	5,115,505	0	0
TOTAL ESTIMATED REVENUES	75,705	5,186,605	5,186,605	5,617,733	0
APPROPRIATIONS					
633 INFRASTRUCTURE	29,110,799	5,186,605	5,186,605	11,294,290	0
919 TRANS TO MISCELLANEOUS	0	0	0	76,460	0
TOTAL APPROPRIATIONS	29,110,799	5,186,605	5,186,605	11,370,750	0
NET OF REVENUES/APPROPRIATIONS - FUND 13.301	(29,035,094)	0	0	(5,753,017)	0

GL NUMBER DESCRIPTION	2020-21 ACTIVITY	2021-22 ORIGINAL BUDGET	2021-22 AMENDED BUDGET	2021-22 ACTIVITY THRU 04/30/22	2022-23 PROPOSED BUDGET
Fund: 13.302 CAPITAL PROJECTS 2					
ESTIMATED REVENUES					
361.103 INT INCOME - USB	61,964	77,900	77,900	2,497	0
381.002 TRANSFER IN - DEBT SERVICE	0	0	0	2,633,420	0
384.002 DEBT PROCEEDS-CAPITAL PROJECTS	78,548,630	0	0	0	0
669.901 (ADD)/USE-WORKING CAPITAL	0	24,922,100	24,922,100	0	0
TOTAL ESTIMATED REVENUES	78,610,594	25,000,000	25,000,000	2,635,917	0
APPROPRIATIONS					
633 INFRASTRUCTURE	66,405,957	25,000,000	25,000,000	13,903,352	0
730 MISC BOND EXPENSES	930,260	0	0	0	0
919 TRANS TO MISCELLANEOUS	0	0	0	6,943	0
TOTAL APPROPRIATIONS	67,336,217	25,000,000	25,000,000	13,910,295	0
NET OF REVENUES/APPROPRIATIONS - FUND 13.302	11,274,377	0	0	(11,274,378)	0

GL NUMBER DESCRIPTION	2020-21 ACTIVITY	2021-22 ORIGINAL BUDGET	2021-22 AMENDED BUDGET	2021-22 ACTIVITY THRU 04/30/22	2022-23 PROPOSED BUDGET
Fund: 13.303 CAPITAL PROJECTS 3					
ESTIMATED REVENUES					
361.103 INT INCOME - USB	0	0	0	5,451	0
381.002 TRANSFER IN - DEBT SERVICE	0	0	0	2,491,565	0
384.002 DEBT PROCEEDS-CAPITAL PROJECTS	0	0	0	73,204,719	0
TOTAL ESTIMATED REVENUES	0	0	0	75,701,735	0
APPROPRIATIONS					
633 INFRASTRUCTURE	0	0	0	74,822,486	0
730 MISC BOND EXPENSES	0	0	0	864,071	0
919 TRANS TO MISCELLANEOUS	0	0	0	1,584	0
TOTAL APPROPRIATIONS	0	0	0	75,688,141	0
NET OF REVENUES/APPROPRIATIONS - FUND 13.303	0	0	0	13,594	0