RESOLUTION 2025-10

A RESOLUTION APPROVING THE DISTRICT'S PROPOSED BUDGET OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 13 FOR FISCAL YEAR 2025-26 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 2025-26; 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 2025-26 is hereby approved for the amount as listed below along with the proposed maintenance assessment rates based on the attached schedule:

General Fund	**$**	**4,461,968**

2. The budgets for the Debt Service Funds proposed by the District Manager for Fiscal Year 2025-26 are hereby approved for the amounts as listed below:

2019– Debt Service Fund	**$**	**5,985,827**
2020– Debt Service Fund	**$**	**5,770,302**
2021– Debt Service Fund	**$**	**5,058,942**

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

Date:	September 11, 2025
Time:	1:00 p.m.
Place:	Everglades Recreation Center 5497 Marsh Bend Trail The Villages, Florida 32163

Adopted this 12th day of June 2025.

VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 13

Tina Williamson, Chair

Kenneth C. Blocker, Secretary

FISCAL YEAR 2025-26 BUDGET REPORT

GL NUMBER DESCRIPTION	2023-24 ACTIVITY	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	2024-25 ACTIVITY THRU 03/31/25	2025-26 PROPOSED BUDGET
Fund: 13.001 GENERAL FUND					
ESTIMATED REVENUES					
325.211 MAINTENANCE ASSESSMENT	4,031,845	4,625,208	4,625,208	4,509,911	4,625,208
334.901 ST FEMA CLAIM REIM	0	0	33,260	0	0
341.917 INSURANCE REIMBURSEMENT	18,781	0	0	900	0
341.999 MISCELLANEOUS REVENUE	134	0	0	4	0
361.101 INT INCOME - CFB	11,281	21,700	21,700	9,146	6,000
361.102 INT INCOME - CASH EQUIV	141,905	130,000	130,000	72,299	97,000
361.105 INTEREST INCOME-TAX COLLECTOR	18,349	0	0	10,576	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	2,447	0	0	207	0
361.409 FLFIT-REALIZED GAIN/LOSS	4,271	0	0	5,908	4,000
366.001 CONTRIBUTIONS FROM DEVELOPER	0	18,344	18,344	9,172	18,344
669.901 (ADD)/USE-WORKING CAPITAL	0	(248,339)	(248,339)	0	(288,584)
669.903 (ADD)/USE-GENERAL R&R	0	0	50,000	0	0
TOTAL ESTIMATED REVENUES	4,229,013	4,546,913	4,630,173	4,618,123	4,461,968
APPROPRIATIONS					
111 EXECUTIVE SALARIES	7,600	8,400	8,400	4,400	8,400
211 SOCIAL SECURITY TAXES	471	521	521	273	521
212 MEDICARE TAXES	110	122	122	64	122
241 WORKER'S COMPENSATION	9	25	25	18	25
311 MANAGEMENT FEES	337,495	337,495	337,495	168,751	311,998
312 ENGINEERING SERVICES	5,694	6,624	6,624	3,888	7,000
313 LEGAL SERVICES	4,644	5,000	5,000	1,961	5,000
314 TAX COLLECTOR FEES	80,637	96,359	96,359	90,198	96,359
316 DEED COMPLIANCE SVCS	0	18,344	18,344	9,172	18,344
319 OTHER PROFESSIONAL SVCS	5,063	7,414	7,414	1,942	7,476
322 AUDITING SERVICES	9,679	14,935	14,935	4,894	9,933
324 ARBITRAGE SERVICES	0	0	0	0	600
343 SYSTEMS MGMT SUPPORT	4,692	4,884	4,884	2,208	4,973
412 POSTAGE	4,498	500	500	0	500
431 ELECTRICITY	605	10,769	10,769	246	1,000
434 IRRIGATION WATER	69,329	100,000	100,000	43,353	100,940
451 CASUALTY & LIABILITY INSUR	135,895	149,060	149,060	131,964	132,241
462 BUILDING/STRUCTURE MAINT	7,369	49,044	49,044	13,063	22,800
463 LANDSCAPE MAINT-RECURRING	416,366	429,487	429,487	213,468	423,315
464 LANDSCAPE MAINT-NON RECURRING	26,254	50,000	50,000	15,220	55,000
468 IRRIGATION REPAIR	11,954	11,509	11,509	6,507	17,000
469 OTHER MAINTENANCE	9,790	25,000	58,260	1,450	15,500
471 PRINTING & BINDING	1,467	500	500	34	1,500
491 BANK CHARGES	12	0	0	0	0
493 PERMITS & LICENSES	175	175	175	175	175
497 LEGAL ADVERTISING	3,557	1,500	1,500	367	2,500
498 PROJECT WIDE FEES	2,744,879	2,968,246	2,968,246	1,484,128	2,968,246
522 OPERATING SUPPLIES	0	1,000	1,000	0	500
633 INFRASTRUCTURE	0	0	50,000	46,165	0
911 TRANS TO GENERAL R&R	0	250,000	250,000	125,002	250,000
TOTAL APPROPRIATIONS	3,888,244	4,546,913	4,630,173	2,368,911	4,461,968
NET OF REVENUES/APPROPRIATIONS - FUND 13.001	340,769	0	0	2,249,212	0

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 13
ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed			FY2023-24	FY2024-25	FY2025-26
			(0.25)%	15.00%	0.00%
Unit	**Acres**	**# of Lots**	**$ 4,189,500**	**$ 4,817,925**	**$ 4,817,925**
Phase I					
44A	14.37	57.00	685.57	788.40	788.40
44A - Recr Trac D	0.35	1	951.78	1,094.55	1,094.54
44V	29.11	102	776.09	892.50	892.50
45V	27.56	113	663.24	762.72	762.72
46V	51.19	230	605.24	696.02	696.02
46 - Recr Trac D	0.36	1	965.38	1,110.19	1,110.18
47V	29.36	135	591.41	680.13	680.12
48V	27.19	130	568.77	654.08	654.08
49V	28.38	130	593.66	682.71	682.71
50V	15.53	99	426.59	490.57	490.57
51V	30.68	138	604.57	695.25	695.25
52V	21.00	103	554.41	637.57	637.57
53V	11.69	71	447.74	514.90	514.90
54V	12.09	60	547.95	630.15	630.14
55V	10.13	51	540.14	621.16	621.16
56V	25.48	127	545.59	627.43	627.42
57V	22.14	91	661.62	760.86	760.85
60V	20.61	122	459.40	528.31	528.30
61V	4.33	36	327.08	376.14	376.14
62V	9.45	63	407.91	469.09	469.09
63V	7.35	59	338.77	389.59	389.58
64V	5.64	47	326.33	375.27	375.27
65V	10.72	56	520.57	598.65	598.65
66V	9.23	56	448.21	515.44	515.44
67V	7.76	62	340.36	391.41	391.41
79V	15.97	86	504.98	580.73	580.73
80V	9.96	52	520.87	598.99	598.99
81V	13.94	89	425.93	489.82	489.82
81 Trac B	0.40	1	1,078.23	1,239.97	1,239.96
82V	9.99	44	617.42	710.04	710.03
83V	17.45	99	479.32	551.22	551.22
84V	15.24	60	690.72	794.33	794.32
85V	5.82	49	323.00	371.44	371.44
86V	9.21	58	431.82	496.59	496.59
87V	17.05	72	643.96	740.56	740.55
89V	7.26	57	346.36	398.32	398.31
Austin	7.20	43	455.34	523.64	523.63
Ellie	6.02	50	327.41	376.52	376.52
Julia	4.16	33	342.81	394.23	394.22
TY	14.27	74	524.40	603.06	603.05
Total Phase I	**585.63**	**3,007**			
Phase II					
58V	29.36	110	725.83	834.70	834.69

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 13
ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed			**FY2023-24**	**FY2024-25**	**FY2025-26**
			(0.25)%	**15.00%**	**0.00%**
Unit	**Acres**	**# of Lots**	**$ 4,189,500**	**$ 4,817,925**	**$ 4,817,925**
59V	16.83	109	419.88	482.86	482.86
68V	5.49	40	373.23	429.22	429.22
69V	7.77	66	320.14	368.17	368.16
70V	9.47	83	310.27	356.81	356.81
71V	46.63	212	598.13	687.85	687.85
72V	9.41	50	511.79	588.55	588.55
73V	10.44	69	411.45	473.17	473.17
74V	30.27	143	575.63	661.98	661.97
75V	36.73	158	632.17	726.99	726.99
76V	8.23	51	438.83	504.66	504.65
77V	28.22	126	609.05	700.41	700.41
78V	9.07	47	524.78	603.50	603.50
88V	28.36	133	579.86	666.84	666.84
90V	10.04	66	413.67	475.73	475.72
91V	6.96	60	315.45	362.76	362.76
92V	6.07	34	485.49	558.31	558.31
93V	6.99	59	322.18	370.50	370.50
94V	16.65	85	532.68	612.58	612.58
95V	6.82	53	349.93	402.42	402.41
96V	20.16	102	537.48	618.10	618.09
97V	9.69	50	527.02	606.07	606.06
98V	20.29	98	563.02	647.48	647.47
99V	28.99	127	620.75	713.86	713.85
100V	5.90	46	348.79	401.11	401.11
101V	5.50	48	311.60	358.33	358.33
102V	18.65	93	545.34	627.14	627.13
103V	21.09	97	591.25	679.94	679.94
138V	8.46	71	324.03	372.63	372.63
139V	7.62	45	460.48	529.55	529.55
140V	27.72	115	655.49	753.81	753.81
141V	2.28	8	775.02	891.28	891.27
Total Phase II	**506.16**	**2,654**			

Phase III

104V	12.14	55	600.24	690.28	690.27
105V	36.74	159	628.36	722.62	722.61
106V	6.38	38	456.57	525.05	525.05
107V	4.96	41	328.98	378.32	378.32
108V	5.79	44	357.85	411.52	411.52
109V	8.35	45	504.60	580.28	580.28
110V	27.98	126	603.87	694.46	694.45
111V	6.83	38	488.77	562.09	562.08
112V	37.41	193	527.11	606.17	606.17
113V	5.86	38	419.36	482.26	482.26
114V	9.93	86	313.99	361.09	361.09

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 13
ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed			FY2023-24	FY2024-25	FY2025-26
			(0.25)%	15.00%	0.00%
Unit	**Acres**	**# of Lots**	**$ 4,189,500**	**$ 4,817,925**	**$ 4,817,925**
115V	12.71	61	566.61	651.60	651.60
116V	3.89	22	480.84	552.96	552.96
117V	30.08	141	580.13	667.15	667.15
118V	7.31	28	709.95	816.44	816.44
119V	24.35	114	580.85	667.98	667.97
120V	13.53	63	584.02	671.62	671.62
121V	5.61	47	324.59	373.28	373.28
122V	5.40	43	341.50	392.73	392.73
123V	9.33	43	590.04	678.55	678.54
124V	12.35	64	524.75	603.47	603.46
125V	34.84	167	567.32	652.42	652.42
126V	7.38	46	436.28	501.72	501.72
127V	7.93	58	371.80	427.58	427.57
128V	7.80	54	392.80	451.72	451.72
129V	15.51	80	527.22	606.30	606.30
130V	4.94	35	383.82	441.39	441.39
131V	8.31	49	461.18	530.36	530.36
132V	14.02	66	577.66	664.31	664.31
133V	25.50	125	554.75	637.97	637.96
134V	4.97	32	422.35	485.71	485.70
135V	5.35	42	346.40	398.36	398.35
136V	8.22	69	323.96	372.55	372.55
137V	9.14	52	477.98	549.68	549.68
142V	7.99	40	542.52	623.89	624.67
Total Phase II	**448.83**	**2,404**			
Grand Total	**1,540.62**	**8,065**			
Budget Revenue (96%)					**4,625,208**
Tax Collector (2%)					**$ 96,359**

FISCAL YEAR 2025-26 BUDGET REPORT

GL NUMBER DESCRIPTION	2023-24 ACTIVITY	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	2024-25 ACTIVITY THRU 03/31/25	2025-26 PROPOSED BUDGET
Fund: 13.201 DEBT SERVICE 1					
ESTIMATED REVENUES					
325.111 DEBT SERVICE ASSESSMENT(REG)	4,827,424	4,807,456	4,807,456	4,663,969	4,760,880
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	563,253	1,500,000	1,500,000	378,789	1,200,000
361.103 INT INCOME - USB	458,568	114,000	114,000	140,948	136,000
381.002 TRANSFER IN - DEBT SERVICE	172,270	0	0	0	0
669.901 (ADD)/USE-WORKING CAPITAL	0	(99,720)	(99,720)	0	(111,053)
TOTAL ESTIMATED REVENUES	6,021,515	6,321,736	6,321,736	5,183,706	5,985,827
APPROPRIATIONS					
314 TAX COLLECTOR FEES	96,511	100,156	100,156	93,279	99,185
321 ACCOUNTING SERVICES	1,000	3,500	3,500	0	3,500
323 TRUSTEE SERVICES	5,926	5,926	5,926	0	5,926
324 ARBITRAGE SERVICES	0	2,400	2,400	2,400	600
710 PRINCIPAL	1,870,000	1,925,000	1,925,000	0	1,970,000
715 PRINCIPAL PREPAYMENT	480,000	1,500,000	1,500,000	365,000	1,200,000
720 INTEREST	2,837,306	2,783,754	2,783,754	1,387,893	2,705,616
730 MISC BOND EXPENSES	1,000	1,000	1,000	0	1,000
TOTAL APPROPRIATIONS	5,291,743	6,321,736	6,321,736	1,848,572	5,985,827
NET OF REVENUES/APPROPRIATIONS - FUND 13.201	729,772	0	0	3,335,134	0

FISCAL YEAR 2025-26 BUDGET REPORT

GL NUMBER DESCRIPTION	2023-24 ACTIVITY	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	2024-25 ACTIVITY THRU 03/31/25	2025-26 PROPOSED BUDGET
Fund: 13.202 DEBT SERVICE 2					
ESTIMATED REVENUES					
325.111 DEBT SERVICE ASSESSMENT(REG)	4,403,399	4,384,755	4,384,755	4,269,618	4,356,670
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	359,405	1,600,000	1,600,000	261,050	1,400,000
361.103 INT INCOME - USB	266,225	75,000	75,000	96,771	120,000
381.002 TRANSFER IN - DEBT SERVICE	143,999	0	0	0	0
669.901 (ADD)/USE-WORKING CAPITAL	0	(77,929)	(77,929)	0	(106,368)
TOTAL ESTIMATED REVENUES	5,173,028	5,981,826	5,981,826	4,627,439	5,770,302
APPROPRIATIONS					
314 TAX COLLECTOR FEES	88,068	91,350	91,350	85,392	90,764
321 ACCOUNTING SERVICES	1,000	1,000	1,000	0	1,000
323 TRUSTEE SERVICES	5,926	5,926	5,926	5,926	5,926
324 ARBITRAGE SERVICES	0	0	0	1,800	600
710 PRINCIPAL	1,810,000	1,845,000	1,845,000	295,000	1,880,000
715 PRINCIPAL PREPAYMENT	375,000	1,600,000	1,600,000	0	1,400,000
720 INTEREST	2,476,209	2,437,550	2,437,550	1,217,453	2,391,012
730 MISC BOND EXPENSES	750	1,000	1,000	0	1,000
919 TRANS TO MISCELLANEOUS	17,503	0	0	0	0
TOTAL APPROPRIATIONS	4,774,456	5,981,826	5,981,826	1,605,571	5,770,302
NET OF REVENUES/APPROPRIATIONS - FUND 13.202	398,572	0	0	3,021,868	0

FISCAL YEAR 2025-26 BUDGET REPORT

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	2024-25 ACTIVITY THRU 03/31/25	2025-26 PROPOSED BUDGET
Fund: 13.203 DEBT SERVICE 3						
ESTIMATED REVENUES						
325.111	DEBT SERVICE ASSESSMENT(REG)	4,031,434	3,993,111	3,993,111	3,851,672	3,951,645
325.112	DEBT SERVICE ASSESSMENT(PRE-PA	955,301	1,100,000	1,100,000	329,994	1,100,000
361.103	INT INCOME - USB	256,533	80,400	80,400	91,663	112,000
381.002	TRANSFER IN - DEBT SERVICE	71,479	0	0	0	0
669.901	(ADD)/USE-WORKING CAPITAL	0	(64,023)	(64,023)	0	(104,703)
TOTAL ESTIMATED REVENUES		5,314,747	5,109,488	5,109,488	4,273,329	5,058,942
APPROPRIATIONS						
314	TAX COLLECTOR FEES	80,629	83,190	83,190	77,033	82,326
321	ACCOUNTING SERVICES	1,000	1,000	1,000	0	1,000
323	TRUSTEE SERVICES	5,926	5,926	5,926	5,926	5,926
324	ARBITRAGE SERVICES	0	0	0	1,200	0
710	PRINCIPAL	1,715,000	1,745,000	1,745,000	510,000	1,755,000
715	PRINCIPAL PREPAYMENT	885,000	1,100,000	1,100,000	0	1,100,000
720	INTEREST	2,210,678	2,173,372	2,173,372	1,079,996	2,113,690
730	MISC BOND EXPENSES	1,000	1,000	1,000	0	1,000
919	TRANS TO MISCELLANEOUS	11,048	0	0	0	0
TOTAL APPROPRIATIONS		4,910,281	5,109,488	5,109,488	1,674,155	5,058,942
NET OF REVENUES/APPROPRIATIONS - FUND 13.203		404,466	0	0	2,599,174	0

FOR INFORMATION ONLY

Board Supervisors,

Attached are additional items for your information:

1) The Budget Reports with the Proposed columns which reflect the changes made throughout the budget process thus far. Also shown are the dollar/percentage variance columns comparing the FY25-26 Proposed Budget column to the FY24-25 Amended Budget column.

2) Five Year Budget Report.

3) Working Capital and Reserve spreadsheets.

Please feel free to contact me if you have any questions!

Brandy

FISCAL YEAR 2025-26 BUDGET REPORT

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	2024-25 ACTIVITY THRU 03/31/25	2025-26 REQUESTED BUDGET	2025-26 RECMD BUDGET	2025-26 PROPOSED BUDGET	2025-26 PROPOSED AMT CHANGE	2025-26 PROPOSED % CHANGE
Fund: 13.001 GENERAL FUND										
ESTIMATED REVENUES										
325.211	MAINTENANCE ASSESSMENT	4,031,845	4,625,208	4,625,208	4,509,911	4,625,208	4,625,208	4,625,208	0	0.00
334.901	ST FEMA CLAIM REIM	0	0	33,260	0	0	0	0	(33,260)	(100.00)
341.917	INSURANCE REIMBURSEMENT	18,781	0	0	900	0	0	0	0	0.00
341.999	MISCELLANEOUS REVENUE	134	0	0	4	0	0	0	0	0.00
361.101	INT INCOME - CFB	11,281	21,700	21,700	9,146	6,000	6,000	6,000	(15,700)	(72.35)
361.102	INT INCOME - CASH EQUIV	141,905	130,000	130,000	72,299	97,000	97,000	97,000	(33,000)	(25.38)
361.105	INTEREST INCOME-TAX COLLECTOR	18,349	0	0	10,576	0	0	0	0	0.00
361.309	FLFIT-UNREALIZED GAIN/LOSS	2,447	0	0	207	0	0	0	0	0.00
361.409	FLFIT-REALIZED GAIN/LOSS	4,271	0	0	5,908	4,000	4,000	4,000	4,000	0.00
366.001	CONTRIBUTIONS FROM DEVELOPER	0	18,344	18,344	9,172	18,344	18,344	18,344	0	0.00
669.901	(ADD)/USE-WORKING CAPITAL	0	(248,339)	(248,339)	0	(288,584)	(288,584)	(288,584)	(40,245)	16.21
669.903	(ADD)/USE-GENERAL R&R	0	0	50,000	0	0	0	0	(50,000)	(100.00)
TOTAL ESTIMATED REVENUES		4,229,013	4,546,913	4,630,173	4,618,123	4,461,968	4,461,968	4,461,968	(168,205)	(3.63)
APPROPRIATIONS										
111	EXECUTIVE SALARIES	7,600	8,400	8,400	4,400	8,400	8,400	8,400	0	0.00
211	SOCIAL SECURITY TAXES	471	521	521	273	521	521	521	0	0.00
212	MEDICARE TAXES	110	122	122	64	122	122	122	0	0.00
241	WORKER'S COMPENSATION	9	25	25	18	25	25	25	0	0.00
311	MANAGEMENT FEES	337,495	337,495	337,495	168,751	311,998	311,998	311,998	(25,497)	(7.55)
312	ENGINEERING SERVICES	5,694	6,624	6,624	3,888	7,000	7,000	7,000	376	5.68
313	LEGAL SERVICES	4,644	5,000	5,000	1,961	5,000	5,000	5,000	0	0.00
314	TAX COLLECTOR FEES	80,637	96,359	96,359	90,198	96,359	96,359	96,359	0	0.00
316	DEED COMPLIANCE SVCS	0	18,344	18,344	9,172	18,344	18,344	18,344	0	0.00
319	OTHER PROFESSIONAL SVCS	5,063	7,414	7,414	1,942	7,476	7,476	7,476	62	0.84
322	AUDITING SERVICES	9,679	14,935	14,935	4,894	9,933	9,933	9,933	(5,002)	(33.49)
324	ARBITRAGE SERVICES	0	0	0	0	600	600	600	600	0.00
343	SYSTEMS MGMT SUPPORT	4,692	4,884	4,884	2,208	4,973	4,973	4,973	89	1.82
412	POSTAGE	4,498	500	500	0	500	500	500	0	0.00
431	ELECTRICITY	605	10,769	10,769	246	1,000	1,000	1,000	(9,769)	(90.71)
434	IRRIGATION WATER	69,329	100,000	100,000	43,353	100,940	100,940	100,940	940	0.94
451	CASUALTY & LIABILITY INSUR	135,895	149,060	149,060	131,964	132,241	132,241	132,241	(16,819)	(11.28)
462	BUILDING/STRUCTURE MAINT	7,369	49,044	49,044	13,063	22,800	22,800	22,800	(26,244)	(53.51)
463	LANDSCAPE MAINT-RECURRING	416,366	429,487	429,487	213,468	423,315	423,315	423,315	(6,172)	(1.44)
464	LANDSCAPE MAINT-NON RECURRING	26,254	50,000	50,000	15,220	55,000	55,000	55,000	5,000	10.00
468	IRRIGATION REPAIR	11,954	11,509	11,509	6,507	17,000	17,000	17,000	5,491	47.71
469	OTHER MAINTENANCE	9,790	25,000	58,260	1,450	15,500	15,500	15,500	(42,760)	(73.40)
471	PRINTING & BINDING	1,467	500	500	34	1,500	1,500	1,500	1,000	200.00
491	BANK CHARGES	12	0	0	0	0	0	0	0	0.00
493	PERMITS & LICENSES	175	175	175	175	175	175	175	0	0.00
497	LEGAL ADVERTISING	3,557	1,500	1,500	367	2,500	2,500	2,500	1,000	66.67
498	PROJECT WIDE FEES	2,744,879	2,968,246	2,968,246	1,484,128	2,968,246	2,968,246	2,968,246	0	0.00
522	OPERATING SUPPLIES	0	1,000	1,000	0	500	500	500	(500)	(50.00)
633	INFRASTRUCTURE	0	0	50,000	46,165	0	0	0	(50,000)	(100.00)
911	TRANS TO GENERAL R&R	0	250,000	250,000	125,002	250,000	250,000	250,000	0	0.00
TOTAL APPROPRIATIONS		3,888,244	4,546,913	4,630,173	2,368,911	4,461,968	4,461,968	4,461,968	(168,205)	(3.63)
NET OF REVENUES/APPROPRIATIONS - FUND 13.001		340,769	0	0	2,249,212	0	0	0	0	0.00

FISCAL YEAR 2025-26 BUDGET REPORT

GL NUMBER	DESCRIPTION	2025-26 REQUESTED BUDGET	2025-26 RECMD BUDGET	2025-26 PROPOSED BUDGET	2026-27 BUDGET	2027-28 BUDGET	2028-29 BUDGET	2029-30 BUDGET
Fund: 13.001 GENERAL FUND								
ESTIMATED REVENUES								
325.211	MAINTENANCE ASSESSMENT	4,625,208	4,625,208	4,625,208	4,625,208	4,625,208	4,625,208	4,625,208
361.101	INT INCOME - CFB	6,000	6,000	6,000	6,000	6,000	6,000	6,000
361.102	INT INCOME - CASH EQUIV	97,000	97,000	97,000	97,000	97,000	97,000	97,000
361.409	FLFIT-REALIZED GAIN/LOSS	4,000	4,000	4,000	4,000	4,000	4,000	4,000
366.001	CONTRIBUTIONS FROM DEVELOPER	18,344	18,344	18,344	18,344	18,344	18,344	18,344
669.901	(ADD)/USE-WORKING CAPITAL	(288,584)	(288,584)	(288,584)	(24,086)	85,538	(1,827)	46,224
TOTAL ESTIMATED REVENUES		4,461,968	4,461,968	4,461,968	4,726,466	4,836,090	4,748,725	4,796,776
APPROPRIATIONS								
111	EXECUTIVE SALARIES	8,400	8,400	8,400	8,400	8,400	8,400	8,400
211	SOCIAL SECURITY TAXES	521	521	521	521	521	521	521
212	MEDICARE TAXES	122	122	122	122	122	122	122
241	WORKER'S COMPENSATION	25	25	25	25	25	25	25
311	MANAGEMENT FEES	311,998	311,998	311,998	311,998	311,998	311,998	311,998
312	ENGINEERING SERVICES	7,000	7,000	7,000	7,350	7,350	7,350	8,000
313	LEGAL SERVICES	5,000	5,000	5,000	5,000	5,000	5,000	5,000
314	TAX COLLECTOR FEES	96,359	96,359	96,359	96,359	96,359	96,359	96,359
316	DEED COMPLIANCE SVCS	18,344	18,344	18,344	18,344	18,344	18,344	18,344
319	OTHER PROFESSIONAL SVCS	7,476	7,476	7,476	7,824	8,193	8,584	8,998
322	AUDITING SERVICES	9,933	9,933	9,933	9,933	9,933	9,933	9,933
324	ARBITRAGE SERVICES	600	600	600	0	0	0	0
343	SYSTEMS MGMT SUPPORT	4,973	4,973	4,973	4,979	4,985	4,991	4,998
412	POSTAGE	500	500	500	500	500	500	500
431	ELECTRICITY	1,000	1,000	1,000	5,000	10,000	10,000	10,000
434	IRRIGATION WATER	100,940	100,940	100,940	103,968	107,087	110,300	113,609
451	CASUALTY & LIABILITY INSUR	132,241	132,241	132,241	138,853	145,796	153,085	160,740
462	BUILDING/STRUCTURE MAINT	22,800	22,800	22,800	213,319	213,854	52,905	24,971
463	LANDSCAPE MAINT-RECURRING	423,315	423,315	423,315	423,315	455,518	455,518	455,518
464	LANDSCAPE MAINT-NON RECURRING	55,000	55,000	55,000	55,000	55,000	55,000	55,000
468	IRRIGATION REPAIR	17,000	17,000	17,000	17,450	17,914	18,391	18,883
469	OTHER MAINTENANCE	15,500	15,500	15,500	15,920	16,353	16,798	17,257
471	PRINTING & BINDING	1,500	1,500	1,500	1,500	1,500	1,500	1,500
493	PERMITS & LICENSES	175	175	175	175	175	175	175
497	LEGAL ADVERTISING	2,500	2,500	2,500	2,500	2,500	2,500	2,500
498	PROJECT WIDE FEES	2,968,246	2,968,246	2,968,246	3,027,611	3,088,163	3,149,926	3,212,925
522	OPERATING SUPPLIES	500	500	500	500	500	500	500
911	TRANS TO GENERAL R&R	250,000	250,000	250,000	250,000	250,000	250,000	250,000
TOTAL APPROPRIATIONS		4,461,968	4,461,968	4,461,968	4,726,466	4,836,090	4,748,725	4,796,776
NET OF REVENUES/APPROPRIATIONS - FUND 13.001		0	0	0	0	0	0	0

DISTRICT 13 - WORKING CAPITAL & R & R FUNDS BALANCES

Working Capital	2024-25 Amended	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	1,889,755	2,088,094	2,419,678	2,486,764	2,444,226	2,489,053
Deposits	4,828,512	4,793,552	4,793,552	4,793,552	4,793,552	4,793,552
Expenditures - Operating	4,330,173	4,156,968	4,421,466	4,531,090	4,443,725	4,491,776
Plant Replacements Non-Recurring	50,000	55,000	55,000	55,000	55,000	55,000
Transfer to General R & R	250,000	250,000	250,000	250,000	250,000	250,000
Ending Balance	2,088,094	2,419,678	2,486,764	2,444,226	2,489,053	2,485,828

RESERVES

General R & R	2024-25 Amended	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	-	250,000	500,000	750,000	1,000,000	1,250,000
Deposits	250,000	250,000	250,000	250,000	250,000	250,000
Expenditures	-	-	-	-	-	-
Ending Balance	250,000	500,000	750,000	1,000,000	1,250,000	1,500,000

Fund Balance	**2,338,094**	**2,919,678**	**3,236,764**	**3,444,226**	**3,739,053**	**3,985,828**

FY24-25 Operating Budget	$ 4,380,173
3 Months	1,095,043
4 Months	1,460,058

Target Reserve Policy	2024-25 Amended	2025-26	2026-27	2027-28	2028-29	2029-30
35% of Revenues	1,689,979	1,677,743	1,677,743	1,677,743	1,677,743	1,677,743
4 Months of Operating Expenses	1,460,058	1,403,989	1,492,155	1,528,697	1,499,575	1,515,592
Target Reserve Fund Balance	3,150,037	3,081,733	3,169,899	3,206,440	3,177,318	3,193,335

Additional Reserves Above Target Minimum	**(811,943)**	**(162,055)**	**66,865**	**237,786**	**561,735**	**792,493**

DISTRICT 13 - DEBT SERVICE FUND - 2019 ASSESSMENT BONDS

Debt Service	2024-25 Amended	2025-26 Requested Budget	2025-26 Recommended Budget	2025-26 Proposed Budget
Beginning Balance	2,194,723	2,294,443	2,294,443	2,294,443
Deposits	6,421,456	6,434,350	6,434,350	6,434,350
Expenditures	6,321,736	5,985,827	5,985,827	5,985,827
Ending Balance	2,294,443	2,742,966	2,742,966	2,742,966

NOTE:

The audited ending balance is typically reduced by the Due to Developer amount for budget purposes. Per the FY 2023-24 audit report the ending balance is $2,194,723 and the Due to Developer is $5,113,325. However, payments are made to the Developer when funds are available throughout the bond life.

DISTRICT 13 - DEBT SERVICE FUND - 2020 ASSESSMENT BONDS

Debt Service	2024-25 Amended	2025-26 Requested Budget	2025-26 Recommended Budget	2025-26 Proposed Budget
Beginning Balance	2,194,723	2,294,443	2,294,443	2,294,443
Deposits	6,059,755	6,037,460	6,037,460	6,037,460
Expenditures	5,981,826	5,770,302	5,770,302	5,770,302
Ending Balance	2,272,652	2,561,601	2,561,601	2,561,601

NOTE:

The audited ending balance is typically reduced by the Due to Developer amount for budget purposes. Per the FY 2023-24 audit report the ending balance is $1,750,267 and the Due to Developer is $2,387,978. However, payments are made to the Developer when funds are available throughout the bond life.

DISTRICT 13 - DEBT SERVICE FUND - 2021 ASSESSMENT BONDS

Debt Service	2024-25 Amended	2025-26 Requested Budget	2025-26 Recommended Budget	2025-26 Proposed Budget
Beginning Balance	2,194,723	1,386,408	1,386,408	1,386,408
Deposits	5,173,511	5,322,095	5,322,095	5,322,095
Expenditures	5,981,826	5,058,942	5,058,942	5,058,942
Ending Balance	1,386,408	1,649,561	1,649,561	1,649,561

NOTE:

The audited ending balance is typically reduced by the Due to Developer amount for budget purposes. Per the FY 2023-24 audit report the ending balance is $1,742,309 and the Due to Developer is $2,337,353. However, payments are made to the Developer when funds are available throughout the bond life.