RESOLUTION 2025-03

A RESOLUTION APPROVING THE DISTRICT'S PROPOSED BUDGET OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14 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. 14;

1. The operating budget proposed by the District Manager for Fiscal Year 2025-26 is hereby approved for the amount as listed below:

General Fund	**$**	**1,799,600**

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:

2022– Debt Service Fund	**$**	**9,654,713**

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:	2:30 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. 14

Dale Borrowman, 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: 14.001 GENERAL FUND						
ESTIMATED REVENUES						
325.211	MAINTENANCE ASSESSMENT	1,537,664	1,848,000	1,848,000	1,785,541	1,995,840
341.999	MISCELLANEOUS REVENUE	47	0	0	4	0
361.101	INT INCOME - CFB	17,361	20,000	20,000	4,060	10,000
361.102	INT INCOME - CASH EQUIV	28,098	20,000	20,000	22,674	32,000
361.105	INTEREST INCOME-TAX COLLECTOR	44	0	0	0	0
366.001	CONTRIBUTIONS FROM DEVELOPER	0	0	0	5,611	15,144
669.901	(ADD)/USE-WORKING CAPITAL	0	(153,700)	(133,525)	0	(253,384)
TOTAL ESTIMATED REVENUES		1,583,214	1,734,300	1,754,475	1,817,890	1,799,600
APPROPRIATIONS						
111	EXECUTIVE SALARIES	800	9,000	9,000	1,800	9,000
211	SOCIAL SECURITY TAXES	50	558	558	112	558
212	MEDICARE TAXES	12	131	131	26	131
241	WORKER'S COMPENSATION	9	25	25	18	25
311	MANAGEMENT FEES	120,201	202,936	202,936	101,470	133,542
312	ENGINEERING SERVICES	184	5,000	5,000	1,444	2,500
313	LEGAL SERVICES	8,019	7,000	7,000	1,363	5,000
314	TAX COLLECTOR FEES	18,592	38,500	38,500	35,711	41,580
316	DEED COMPLIANCE SVCS	0	11,222	11,222	5,611	15,144
319	OTHER PROFESSIONAL SVCS	21,308	17,935	17,935	4,769	25,020
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	1,471	2,099	2,099	891	2,129
412	POSTAGE	2,001	500	500	0	2,000
431	ELECTRICITY	0	5,000	5,000	69	2,000
434	IRRIGATION WATER	59,803	100,000	100,000	93,536	80,000
451	CASUALTY & LIABILITY INSUR	5,750	6,077	6,077	5,723	6,000
462	BUILDING/STRUCTURE MAINT	43,432	24,900	24,900	3,200	52,000
463	LANDSCAPE MAINT-RECURRING	448,894	551,856	551,856	262,954	537,414
464	LANDSCAPE MAINT-NON RECURRING	2,437	28,000	48,175	14,772	26,000
468	IRRIGATION REPAIR	7,600	8,000	8,000	2,739	8,400
469	OTHER MAINTENANCE	3,557	17,825	17,825	3,750	11,500
471	PRINTING & BINDING	642	500	500	80	650
493	PERMITS & LICENSES	175	175	175	0	175
497	LEGAL ADVERTISING	2,177	1,000	1,000	221	2,000
498	EMAC FEES	449,418	679,926	679,926	339,966	826,299
499	MISC CURRENT CHARGES	0	200	200	175	0
522	OPERATING SUPPLIES	0	1,000	1,000	0	0
TOTAL APPROPRIATIONS		1,206,211	1,734,300	1,754,475	885,294	1,799,600
NET OF REVENUES/APPROPRIATIONS - FUND 14.001		377,003	0	0	932,596	0

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14
ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed				FY2023-24 First Year 0%	FY2024-25 20%	FY2025-26 8.00%		
Unit	**Village Name**	**Acres**	**# of Lots**	**$ 1,600,000**	**$ 1,925,000**	**$ 2,079,000**	**$ Change**	**% Change**
Phase I								
Unit 40		3.45	14	$ 616.46	$ 741.50	$ 800.82	$ 59.32	8%
Unit 41		22.65	101	560.99	674.79	728.77	53.98	8%
Unit 42	Villas Lucas	7.24	57	317.74	382.19	412.77	30.58	8%
Unit 43	Villas Mason	7.25	45	403.03	484.78	523.56	38.78	8%
Unit 44		33.48	156	536.87	645.78	697.44	51.66	8%
Unit 45	Villas Gunner	6.85	45	380.79	458.03	494.68	36.65	8%
Unit 46	Villas Harper	7.23	59	306.55	368.73	398.23	29.50	8%
Unit 47		6.60	37	446.22	536.74	579.68	42.94	8%
Unit 48		26.68	121	551.58	663.47	716.55	53.08	8%
Unit 49		26.37	128	515.36	619.90	669.49	49.59	8%
Unit 50	Villas Gavanni	6.88	42	409.78	492.90	532.33	39.43	8%
Unit 51		27.56	117	589.26	708.78	765.49	56.71	8%
Unit 52		9.94	55	452.10	543.81	587.31	43.50	8%
Unit 53	Villas Newell Cottage	5.89	36	409.28	492.30	531.69	39.39	8%
Unit 54	Villas Sadie	8.80	72	305.75	367.77	397.19	29.42	8%
Unit 55		10.04	55	456.65	549.28	593.22	43.94	8%
Unit 56		29.58	138	536.20	644.97	696.57	51.60	8%
Unit 57	Villas Alexis	5.34	43	310.66	373.67	403.57	29.90	8%
Unit 58	Villa Olivia	5.97	52	287.20	345.45	373.09	27.64	8%
Unit 59	Villas Will	7.45	48	388.26	467.02	504.38	37.36	8%
Unit 60		30.55	142	538.19	647.36	699.14	51.78	8%
Unit 61		3.55	21	422.88	508.66	549.36	40.70	8%
Unit 62		7.32	57	321.25	386.42	417.33	30.91	8%
Unit 63		24.07	102	590.32	710.06	766.87	56.81	8%
Unit 64		16.89	83	509.05	612.31	661.30	48.99	8%
Unit 65		38.19	161	593.38	713.75	770.85	57.10	8%
Unit 66		27.84	120	580.36	698.09	753.93	55.84	8%
Unit 67	Villas Dylan	7.30	64	285.33	343.21	370.67	27.46	8%
Unit 68		8.67	36	602.46	724.66	782.64	57.98	8%
Unit 69		4.43	21	527.71	634.75	685.53	50.78	8%
Unit 70	Villas Morgan	7.46	50	373.23	448.94	484.86	35.92	8%
Unit 71	Villas Annison	5.48	45	304.63	366.43	395.74	29.31	8%
Unit 72		8.53	50	426.77	513.33	554.40	41.07	8%
Unit 73		20.81	95	547.97	659.13	711.86	52.73	8%
Unit 74		10.29	50	514.82	619.25	668.79	49.54	8%
Unit 75	Villas Kierstin	8.07	71	284.33	342.01	369.37	27.36	8%
Unit 76		9.72	48	506.57	609.32	658.07	48.75	8%
Unit 77		7.83	39	502.24	604.11	652.44	48.33	8%
Unit 78		27.31	123	555.43	668.09	721.54	53.45	8%
Unit 79	Villas Alysha	7.90	51	387.50	466.10	503.39	37.29	8%
Unit 80	Villas Annette	7.47	62	301.40	362.53	391.54	29.01	8%
Unit 81		18.44	85	539.16	652.77	705.00	52.23	8%
Unit 82	Villas Maddie	9.04	58	388.17	468.99	506.51	37.52	8%
Unit 83		11.94	58	515.41	619.44	668.99	49.55	8%
Unit 84		45.40	121	938.60	1,128.99	1,219.31	90.32	8%
Total Phase I		**639.75**	**3,234**					
Budget Revenue (96%)						**$ 1,995,840**		
Tax Collector (2%)						$ 41,580		

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: 14.201 DEBT SERVICE 1						
ESTIMATED REVENUES						
325.111	DEBT SERVICE ASSESSMENT(REG)	8,454,172	8,334,721	8,334,721	7,918,476	8,122,496
325.112	DEBT SERVICE ASSESSMENT(PRE-PA	3,363,716	1,500,000	1,500,000	1,222,307	1,500,000
361.103	INT INCOME - USB	573,020	180,000	180,000	203,361	243,000
381.002	TRANSFER IN - DEBT SERVICE	49,152	0	0	0	0
669.901	(ADD)/USE-WORKING CAPITAL	0	(115,836)	(115,836)	0	(210,783)
TOTAL ESTIMATED REVENUES		12,440,060	9,898,885	9,898,885	9,344,144	9,654,713
APPROPRIATIONS						
314	TAX COLLECTOR FEES	101,516	173,641	173,641	158,370	169,219
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	600	0
710	PRINCIPAL	1,810,000	1,885,000	1,885,000	0	1,905,000
715	PRINCIPAL PREPAYMENT	2,915,000	1,500,000	1,500,000	1,855,000	1,500,000
720	INTEREST	6,437,378	6,332,318	6,332,318	3,121,888	6,072,568
730	MISC BOND EXPENSES	1,000	1,000	1,000	0	1,000
919	TRANS TO MISCELLANEOUS	5,471,974	0	0	0	0
TOTAL APPROPRIATIONS		16,743,794	9,898,885	9,898,885	5,141,784	9,654,713
NET OF REVENUES/APPROPRIATIONS - FUND 14.201		(4,303,734)	0	0	4,202,360	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: 14.001 GENERAL FUND									
ESTIMATED REVENUES									
325.211 MAINTENANCE ASSESSMENT	1,537,664	1,848,000	1,848,000	1,785,541	1,995,840	1,995,840	1,995,840	147,840	8.00
341.999 MISCELLANEOUS REVENUE	47	0	0	4	0	0	0	0	0.00
361.101 INT INCOME - CFB	17,361	20,000	20,000	4,060	10,000	10,000	10,000	(10,000)	(50.00)
361.102 INT INCOME - CASH EQUIV	28,098	20,000	20,000	22,674	32,000	32,000	32,000	12,000	60.00
361.105 INTEREST INCOME-TAX COLLECTOR	44	0	0	0	0	0	0	0	0.00
366.001 CONTRIBUTIONS FROM DEVELOPER	0	0	0	5,611	15,144	15,144	15,144	15,144	0.00
669.901 (ADD)/USE-WORKING CAPITAL	0	(153,700)	(133,525)	0	(253,384)	(253,384)	(253,384)	(119,859)	89.77
TOTAL ESTIMATED REVENUES	1,583,214	1,734,300	1,754,475	1,817,890	1,799,600	1,799,600	1,799,600	45,125	2.57
APPROPRIATIONS									
111 EXECUTIVE SALARIES	800	9,000	9,000	1,800	9,000	9,000	9,000	0	0.00
211 SOCIAL SECURITY TAXES	50	558	558	112	558	558	558	0	0.00
212 MEDICARE TAXES	12	131	131	26	131	131	131	0	0.00
241 WORKER'S COMPENSATION	9	25	25	18	25	25	25	0	0.00
311 MANAGEMENT FEES	120,201	202,936	202,936	101,470	133,542	133,542	133,542	(69,394)	(34.20)
312 ENGINEERING SERVICES	184	5,000	5,000	1,444	2,500	2,500	2,500	(2,500)	(50.00)
313 LEGAL SERVICES	8,019	7,000	7,000	1,363	5,000	5,000	5,000	(2,000)	(28.57)
314 TAX COLLECTOR FEES	18,592	38,500	38,500	35,711	41,580	41,580	41,580	3,080	8.00
316 DEED COMPLIANCE SVCS	0	11,222	11,222	5,611	15,144	15,144	15,144	3,922	34.95
319 OTHER PROFESSIONAL SVCS	21,308	17,935	17,935	4,769	25,020	25,020	25,020	7,085	39.50
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	1,471	2,099	2,099	891	2,129	2,129	2,129	30	1.43
412 POSTAGE	2,001	500	500	0	2,000	2,000	2,000	1,500	300.00
431 ELECTRICITY	0	5,000	5,000	69	2,000	2,000	2,000	(3,000)	(60.00)
434 IRRIGATION WATER	59,803	100,000	100,000	93,536	80,000	80,000	80,000	(20,000)	(20.00)
451 CASUALTY & LIABILITY INSUR	5,750	6,077	6,077	5,723	6,000	6,000	6,000	(77)	(1.27)
462 BUILDING/STRUCTURE MAINT	43,432	24,900	24,900	3,200	52,000	52,000	52,000	27,100	108.84
463 LANDSCAPE MAINT-RECURRING	448,894	551,856	551,856	262,954	537,414	537,414	537,414	(14,442)	(2.62)
464 LANDSCAPE MAINT-NON RECURRING	2,437	28,000	48,175	14,772	26,000	26,000	26,000	(22,175)	(46.03)
468 IRRIGATION REPAIR	7,600	8,000	8,000	2,739	8,400	8,400	8,400	400	5.00
469 OTHER MAINTENANCE	3,557	17,825	17,825	3,750	11,500	11,500	11,500	(6,325)	(35.48)
471 PRINTING & BINDING	642	500	500	80	650	650	650	150	30.00
493 PERMITS & LICENSES	175	175	175	0	175	175	175	0	0.00
497 LEGAL ADVERTISING	2,177	1,000	1,000	221	2,000	2,000	2,000	1,000	100.00
498 EMAC FEES	449,418	679,926	679,926	339,966	826,299	826,299	826,299	146,373	21.53
499 MISC CURRENT CHARGES	0	200	200	175	0	0	0	(200)	(100.00)
522 OPERATING SUPPLIES	0	1,000	1,000	0	0	0	0	(1,000)	(100.00)
TOTAL APPROPRIATIONS	1,206,211	1,734,300	1,754,475	885,294	1,799,600	1,799,600	1,799,600	45,125	2.57
NET OF REVENUES/APPROPRIATIONS - FUND 14.001	377,003	0	0	932,596	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: 14.001 GENERAL FUND								
ESTIMATED REVENUES								
325.211 MAINTENANCE ASSESSMENT		1,995,840	1,995,840	1,995,840	2,095,632	2,200,414	2,310,434	2,379,747
361.101 INT INCOME - CFB		10,000	10,000	10,000	10,000	10,000	10,000	10,000
361.102 INT INCOME - CASH EQUIV		32,000	32,000	32,000	32,000	32,000	32,000	32,000
366.001 CONTRIBUTIONS FROM DEVELOPER		15,144	15,144	15,144	15,144	15,144	15,144	15,144
669.901 (ADD)/USE-WORKING CAPITAL		(253,384)	(253,384)	(253,384)	(224,203)	168,225	33,418	480
TOTAL ESTIMATED REVENUES		1,799,600	1,799,600	1,799,600	1,928,573	2,425,783	2,400,996	2,437,371
APPROPRIATIONS								
111 EXECUTIVE SALARIES		9,000	9,000	9,000	9,000	9,000	9,000	9,000
211 SOCIAL SECURITY TAXES		558	558	558	558	558	558	558
212 MEDICARE TAXES		131	131	131	131	131	131	131
241 WORKER'S COMPENSATION		25	25	25	25	25	25	25
311 MANAGEMENT FEES		133,542	133,542	133,542	133,542	133,542	133,542	133,542
312 ENGINEERING SERVICES		2,500	2,500	2,500	2,500	2,500	2,500	2,500
313 LEGAL SERVICES		5,000	5,000	5,000	5,000	5,000	5,000	5,000
314 TAX COLLECTOR FEES		41,580	41,580	41,580	43,659	45,842	48,134	49,578
316 DEED COMPLIANCE SVCS		15,144	15,144	15,144	15,144	15,144	15,144	15,144
319 OTHER PROFESSIONAL SVCS		25,020	25,020	25,020	27,540	29,130	30,815	32,602
322 AUDITING SERVICES		9,933	9,933	9,933	9,933	9,933	9,933	9,933
324 ARBITRAGE SERVICES		600	600	600	600	600	600	600
343 SYSTEMS MGMT SUPPORT		2,129	2,129	2,129	2,129	2,129	2,129	2,129
412 POSTAGE		2,000	2,000	2,000	2,500	2,500	50	50
431 ELECTRICITY		2,000	2,000	2,000	5,000	5,000	5,000	7,500
434 IRRIGATION WATER		80,000	80,000	80,000	80,000	82,000	82,000	82,000
451 CASUALTY & LIABILITY INSUR		6,000	6,000	6,000	6,000	6,000	6,000	6,000
462 BUILDING/STRUCTURE MAINT		52,000	52,000	52,000	52,180	52,635	14,556	29,753
463 LANDSCAPE MAINT-RECURRING		537,414	537,414	537,414	537,414	564,285	564,285	564,285
464 LANDSCAPE MAINT-NON RECURRING		26,000	26,000	26,000	27,000	28,000	29,000	30,000
468 IRRIGATION REPAIR		8,400	8,400	8,400	8,500	8,500	8,500	8,500
469 OTHER MAINTENANCE		11,500	11,500	11,500	11,500	11,500	12,000	12,000
471 PRINTING & BINDING		650	650	650	650	650	650	650
493 PERMITS & LICENSES		175	175	175	175	175	175	175
497 LEGAL ADVERTISING		2,000	2,000	2,000	2,000	2,000	1,000	1,000
498 EMAC FEES		826,299	826,299	826,299	945,893	1,409,004	1,420,269	1,434,716
TOTAL APPROPRIATIONS		1,799,600	1,799,600	1,799,600	1,928,573	2,425,783	2,400,996	2,437,371
NET OF REVENUES/APPROPRIATIONS - FUND 14.001		0	0	0	0	0	0	0

DISTRICT 14 - WORKING CAPITAL FUND BALANCE

Working Capital	2024-25 Amended	8% MA Increase 2025-26	5% MA Increase 2026-27	5% MA Increase 2027-28	5% MA Increase 2028-29	3% MA Increase 2029-30
Beginning Balance	3,637	137,162	390,546	614,749	446,524	413,106
Deposits	1,888,000	2,052,984	2,152,776	2,257,558	2,367,578	2,436,891
Expenditures - Operating	1,733,900	1,773,600	1,901,573	2,397,783	2,371,996	2,407,371
Plant Replacements Non-Recurring	20,575	26,000	27,000	28,000	29,000	30,000
Ending Balance	137,162	390,546	614,749	446,524	413,106	412,626

FY24-25 Operating Budget	$ 1,754,475
3 Months	438,619
4 Months	584,825

DISTRICT 14 - DEBT SERVICE FUND - 2022 ASSESSMENT BONDS

Debt Service	2024-25 Amended	2025-26 Requested Budget	2025-26 Recommended Budget	2025-26 Proposed Budget
Beginning Balance	4,780,683	4,896,519	4,896,519	4,896,519
Deposits	10,014,721	9,865,496	9,865,496	9,865,496
Expenditures	9,898,885	9,654,713	9,654,713	9,654,713
Ending Balance	4,896,519	5,107,302	5,107,302	5,107,302