RESOLUTION 2025-12

A RESOLUTION ADOPTING THE FINAL BUDGET OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 13 FOR FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors a Proposed Budget for the forthcoming Fiscal Year 2025-26; and,

WHEREAS, the Board of Supervisors approved the Proposed Budget at a public meeting on June 12, 2025, and set September 11, 2025, 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 2025-26 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 11th day of September 2025, 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 2025-26 is hereby approved for the amount as listed below:

General Fund	$	4,470,893

2. The Debt Service Fund budget proposed by the District Manager for Fiscal Year 2025-26 is hereby approved for the amount 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. 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 11th day of September, 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 07/31/25	2025-26 FINAL BUDGET
Fund: 13.001 GENERAL FUND					
ESTIMATED REVENUES					
325.211 MAINTENANCE ASSESSMENT	4,031,845	4,625,208	4,625,208	4,636,070	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	24,434	19,611	0
361.101 INT INCOME - CFB	11,281	21,700	21,700	13,457	6,000
361.102 INT INCOME - CASH EQUIV	141,905	130,000	130,000	116,696	97,000
361.105 INTEREST INCOME-TAX COLLECTOR	18,349	0	0	12,836	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	2,447	0	0	(227)	0
361.409 FLFIT-REALIZED GAIN/LOSS	4,271	0	0	12,295	4,000
366.001 CONTRIBUTIONS FROM DEVELOPER	0	18,344	18,344	15,287	27,269
669.901 (ADD)/USE-WORKING CAPITAL	0	(248,339)	(272,773)	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	4,826,925	4,470,893
APPROPRIATIONS					
111 EXECUTIVE SALARIES	7,600	8,400	8,400	7,800	8,400
211 SOCIAL SECURITY TAXES	471	521	521	484	521
212 MEDICARE TAXES	110	122	122	113	122
241 WORKER'S COMPENSATION	9	25	25	18	25
311 MANAGEMENT FEES	337,495	337,495	337,495	281,247	311,998
312 ENGINEERING SERVICES	5,694	6,624	9,924	7,327	7,000
313 LEGAL SERVICES	4,644	5,000	5,000	4,557	5,000
314 TAX COLLECTOR FEES	80,637	96,359	96,359	92,721	96,359
316 DEED COMPLIANCE SVCS	0	18,344	18,344	15,287	27,269
319 OTHER PROFESSIONAL SVCS	5,063	7,414	7,424	4,118	7,476
322 AUDITING SERVICES	9,679	14,935	14,935	7,340	9,933
324 ARBITRAGE SERVICES	0	0	0	0	600
343 SYSTEMS MGMT SUPPORT	4,692	4,884	4,884	3,551	4,973
412 POSTAGE	4,498	500	500	0	500
431 ELECTRICITY	605	10,769	10,769	1,424	1,000
434 IRRIGATION WATER	69,329	100,000	100,000	70,721	100,940
451 CASUALTY & LIABILITY INSUR	135,895	149,060	149,060	131,964	132,241
462 BUILDING/STRUCTURE MAINT	7,369	49,044	45,744	23,319	22,800
463 LANDSCAPE MAINT-RECURRING	416,366	429,487	425,487	358,223	423,315
464 LANDSCAPE MAINT-NON RECURRING	26,254	50,000	50,000	44,258	55,000
468 IRRIGATION REPAIR	11,954	11,509	15,509	12,545	17,000
469 OTHER MAINTENANCE	9,790	25,000	58,260	34,710	15,500
471 PRINTING & BINDING	1,467	500	490	89	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	663	2,500
498 PROJECT WIDE FEES	2,744,879	2,968,246	2,968,246	2,473,540	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	208,334	250,000
TOTAL APPROPRIATIONS	3,888,244	4,546,913	4,630,173	3,830,693	4,470,893
NET OF REVENUES/APPROPRIATIONS - FUND 13.001	340,769	0	0	996,232	0

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 13
ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed				FY2024-25	FY2025-26
				15.00%	0.00%
Unit	**Village Name**	**Acres**	**# of Lots**	**$ 4,817,925**	**$ 4,817,925**
Phase I					
44A	Chitty Chatty	14.37	57.00	788.40	788.40
44A - Recr Trac D		0.35	1	1,094.55	1,094.54
44V	Chitty Chatty	29.11	102	892.50	892.50
45V	Chitty Chatty	27.56	113	762.72	762.72
46V	Bradford	51.19	230	696.02	696.02
46 - Recr Trac D		0.36	1	1,110.19	1,110.18
47V	Bradford	29.36	135	680.13	680.12
48V	St. Catherine	27.19	130	654.08	654.08
49V	St. Catherine	28.38	130	682.71	682.71
50V	St. Catherine	15.53	99	490.57	490.57
51V	St. Catherine	30.68	138	695.25	695.25
52V	St. Catherine	21.00	103	637.57	637.57
53V	Villas St. Catherine Cottage	11.69	71	514.90	514.90
54V	St. Catherine Verandas East	12.09	60	630.15	630.14
55V	St. Catherine Verandas West	10.13	51	621.16	621.16
56V	St. Catherine	25.48	127	627.43	627.42
57V	Citrus Grove	22.14	91	760.86	760.85
60V	Villas Opal	20.61	122	528.31	528.30
61V	Villas Gracie	4.33	36	376.14	376.14
62V	Villas Bryon	9.45	63	469.09	469.09
63V	Villas Branham	7.35	59	389.59	389.58
64V	Villas Fussell	5.64	47	375.27	375.27
65V	Villas Peyton	10.72	56	598.65	598.65
66V	Villas Kaolin	9.23	56	515.44	515.44
67V	Villas Kayla	7.76	62	391.41	391.41
79V	Hawkins Veranda South	15.97	86	580.73	580.73
80V	Hawkins	9.96	52	598.99	598.99
81V	Villas Camdyn	13.94	89	489.82	489.82
81 Trac B	Hawkins	0.40	1	1,239.97	1,239.96
82V	Hawkins	9.99	44	710.04	710.03
83V	Villas Brett	17.45	99	551.22	551.22
84V	Hawkins Veranda North	15.24	60	794.33	794.32
85V	Villas Carley	5.82	49	371.44	371.44
86V	Hawkins Veranda East	9.21	58	496.59	496.59
87V	Hawkins	17.05	72	740.56	740.55
89V	Villas Elise	7.26	57	398.32	398.31
Unit 741	Villas Austin	7.20	43	523.64	523.63
Unit 742	Villas Ellie	6.02	50	376.52	376.52
Unit 743	Villas Julia	4.16	33	394.23	394.22
Unit 744	Villas Ty	14.27	74	603.06	603.05
Total Phase I		**585.63**	**3,007**		

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 13
ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed				FY2024-25	FY2025-26
				15.00%	0.00%
Unit	Village Name	Acres	# of Lots	$ 4,817,925	$ 4,817,925
Phase II					
58V	Citrus Grove	29.36	110	834.70	834.69
59V	Citrus Grove	16.83	109	482.86	482.86
68V	Villas Dalton	5.49	40	429.22	429.22
69V	Villas Margaret	7.77	66	368.17	368.16
70V	Villas Alyssa	9.47	83	356.81	356.81
71V	Citrus Grove	46.63	212	687.85	687.85
72V	Verandas Citrus Grove	9.41	50	588.55	588.55
73V	Villas Reese	10.44	69	473.17	473.17
74V	Citrus Grove	30.27	143	661.98	661.97
75V	Cason Hammock	36.73	158	726.99	726.99
76V	Villas Cason	8.23	51	504.66	504.65
77V	Cason Hammock	28.22	126	700.41	700.41
78V	Verandas Cason Hammock	9.07	47	603.50	603.50
88V	Hawkins	28.36	133	666.84	666.84
90V	Villas Alaura	10.04	66	475.73	475.72
91V	Villas Emma	6.96	60	362.76	362.76
92V	Hawkins Veranda West	6.07	34	558.31	558.31
93V	Villas Kaden	6.99	59	370.50	370.50
94V	Hawkins	16.65	85	612.58	612.58
95V	Villas Boaz	6.82	53	402.42	402.41
96V	Villas Levi	20.16	102	618.10	618.09
97V	Villas Ruby	9.69	50	606.07	606.06
98V	Verandas St. Johns	20.29	98	647.48	647.47
99V	St. Johns	28.99	127	713.86	713.85
100V	Villas Elin	5.90	46	401.11	401.11
101V	Villas Wilson	5.50	48	358.33	358.33
102V	St. Johns	18.65	93	627.14	627.13
103V	St. Johns	21.09	97	679.94	679.94
138V	Villas Bamboo	8.46	71	372.63	372.63
139V	Hammock at Fenney	7.62	45	529.55	529.55
140V	Hammock at Fenney	27.72	115	753.81	753.81
141V	Hammock at Fenney	2.28	8	891.28	891.27
Total Phase II		**506.16**	**2,654**		
Phase III					
104V	Richmond	12.14	55	690.28	690.27
105V	Richmond	36.74	159	722.62	722.61
106V	Villas Richmond Cottage	6.38	38	525.05	525.05
107V	Villas Helena	4.96	41	378.32	378.32
108V	Villas Doris	5.79	44	411.52	411.52
109V	Richmond Verandas South	8.35	45	580.28	580.28
110V	Richmond	27.98	126	694.46	694.45
111V	Richmond Verandas North	6.83	38	562.09	562.08
112V	Richmond	37.41	193	606.17	606.17

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 13
ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed				FY2024-25	FY2025-26
				15.00%	0.00%
Unit	**Village Name**	**Acres**	**# of Lots**	**$ 4,817,925**	**$ 4,817,925**
Phase III Continued					
113V	Villas Maxwell	5.86	38	482.26	482.26
114V	Villas Oliver	9.93	86	361.09	361.09
115V	Richmond	12.71	61	651.60	651.60
116V	Villas Elijah	3.89	22	552.96	552.96
117V	DeLuna	30.08	141	667.15	667.15
118V	DeLuna	7.31	28	816.44	816.44
119V	DeLuna	24.35	114	667.98	667.97
120V	DeLuna	13.53	63	671.62	671.62
121V	Villas Mabel	5.61	47	373.28	373.28
122V	Villas Warnell	5.40	43	392.73	392.73
123V	DeLuna Verandas East	9.33	43	678.55	678.54
124V	Deluna Verandas South	12.35	64	603.47	603.46
125V	DeLuna	34.84	167	652.42	652.42
126V	DeLuna	7.38	46	501.72	501.72
127V	Villas Clara	7.93	58	427.58	427.57
128V	Villas Noah	7.80	54	451.72	451.72
129V	DeLuna	15.51	80	606.30	606.30
130V	Villas Haley	4.94	35	441.39	441.39
131V	Villas DeLuna Cottage	8.31	49	530.36	530.36
132V	DeLuna Verandas North	14.02	66	664.31	664.31
133V	DeLuna	25.50	125	637.97	637.96
134V	DeLuna	4.97	32	485.71	485.70
135V	DeLuna	5.35	42	398.36	398.35
136V	DeLuna	8.22	69	372.55	372.55
137V	DeLuna	9.14	52	549.68	549.68
142V	Richmond Verandas East	7.99	40	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 07/31/25	2025-26 FINAL BUDGET
Fund: 13.201 DEBT SERVICE 1					
ESTIMATED REVENUES					
325.111 DEBT SERVICE ASSESSMENT(REG)	4,827,424	4,807,456	4,807,456	4,790,589	4,760,880
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	563,253	1,500,000	1,500,000	528,445	1,200,000
361.103 INT INCOME - USB	458,568	114,000	114,000	(159,745)	136,000
381.002 TRANSFER IN - DEBT SERVICE	172,270	0	0	435,031	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	5,594,320	5,985,827
APPROPRIATIONS					
314 TAX COLLECTOR FEES	96,511	100,156	100,156	95,812	99,185
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	2,400	2,400	2,400	600
710 PRINCIPAL	1,870,000	1,925,000	1,925,000	1,910,000	1,970,000
715 PRINCIPAL PREPAYMENT	480,000	1,500,000	1,500,000	750,000	1,200,000
720 INTEREST	2,837,306	2,783,754	2,783,754	2,769,351	2,705,616
730 MISC BOND EXPENSES	1,000	1,000	1,000	500	1,000
TOTAL APPROPRIATIONS	5,291,743	6,321,736	6,321,736	5,534,989	5,985,827
NET OF REVENUES/APPROPRIATIONS - FUND 13.201	729,772	0	0	59,331	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 07/31/25	2025-26 FINAL BUDGET
Fund: 13.202 DEBT SERVICE 2					
ESTIMATED REVENUES					
325.111 DEBT SERVICE ASSESSMENT(REG)	4,403,399	4,384,755	4,384,755	4,386,946	4,356,670
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	359,405	1,600,000	1,600,000	500,414	1,400,000
361.103 INT INCOME - USB	266,225	75,000	75,000	72,322	120,000
381.002 TRANSFER IN - DEBT SERVICE	143,999	0	0	112,903	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	5,072,585	5,770,302
APPROPRIATIONS					
314 TAX COLLECTOR FEES	88,068	91,350	91,350	87,739	90,764
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	0	0	0	1,800	600
710 PRINCIPAL	1,810,000	1,845,000	1,845,000	2,130,000	1,880,000
715 PRINCIPAL PREPAYMENT	375,000	1,600,000	1,600,000	265,000	1,400,000
720 INTEREST	2,476,209	2,437,550	2,437,550	2,430,163	2,391,012
730 MISC BOND EXPENSES	750	1,000	1,000	500	1,000
919 TRANS TO MISCELLANEOUS	17,503	0	0	0	0
TOTAL APPROPRIATIONS	4,774,456	5,981,826	5,981,826	4,922,128	5,770,302
NET OF REVENUES/APPROPRIATIONS - FUND 13.202	398,572	0	0	150,457	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 07/31/25	2025-26 FINAL BUDGET
Fund: 13.203 DEBT SERVICE 3					
ESTIMATED REVENUES					
325.111 DEBT SERVICE ASSESSMENT(REG)	4,031,434	3,993,111	3,993,111	3,978,930	3,951,645
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	955,301	1,100,000	1,100,000	587,636	1,100,000
361.103 INT INCOME - USB	256,533	80,400	80,400	(14,628)	112,000
381.002 TRANSFER IN - DEBT SERVICE	71,479	0	0	186,352	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	4,738,290	5,058,942
APPROPRIATIONS					
314 TAX COLLECTOR FEES	80,629	83,190	83,190	79,579	82,326
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	0	0	0	1,200	0
710 PRINCIPAL	1,715,000	1,745,000	1,745,000	2,235,000	1,755,000
715 PRINCIPAL PREPAYMENT	885,000	1,100,000	1,100,000	370,000	1,100,000
720 INTEREST	2,210,678	2,173,372	2,173,372	2,152,366	2,113,690
730 MISC BOND EXPENSES	1,000	1,000	1,000	500	1,000
919 TRANS TO MISCELLANEOUS	11,048	0	0	0	0
TOTAL APPROPRIATIONS	4,910,281	5,109,488	5,109,488	4,845,571	5,058,942
NET OF REVENUES/APPROPRIATIONS - FUND 13.203	404,466	0	0	(107,281)	0

FOR INFORMATION ONLY

District 13 Board Supervisors,

Attached are additional items for your information:

1) The General Fund Budget Form with the Proposed and Final columns which reflect the changes made throughout the budget process. The accounts with changes since the Proposed Budget are highlighted in yellow.

2) List of adjustments made since Proposed Budget.

3) Working Capital and Reserve spreadsheets.

Please feel free to contact me at 751-3939 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 07/31/25	2025-26 PROPOSED BUDGET	2025-26 FINAL BUDGET	2025-26 FINAL AMT CHANGE	2025-26 FINAL % CHANGE
Fund: 13.001 GENERAL FUND								
ESTIMATED REVENUES								
325.211 MAINTENANCE ASSESSMENT	4,031,845	4,625,208	4,625,208	4,636,070	4,625,208	4,625,208	0	0.00
334.901 ST FEMA CLAIM REIM	0	0	33,260	0	0	0	0	0.00
341.917 INSURANCE REIMBURSEMENT	18,781	0	0	900	0	0	0	0.00
341.999 MISCELLANEOUS REVENUE	134	0	24,434	19,611	0	0	0	0.00
361.101 INT INCOME - CFB	11,281	21,700	21,700	13,457	6,000	6,000	0	0.00
361.102 INT INCOME - CASH EQUIV	141,905	130,000	130,000	116,696	97,000	97,000	0	0.00
361.105 INTEREST INCOME-TAX COLLECTOR	18,349	0	0	12,836	0	0	0	0.00
361.309 FLFIT-UNREALIZED GAIN/LOSS	2,447	0	0	(227)	0	0	0	0.00
361.409 FLFIT-REALIZED GAIN/LOSS	4,271	0	0	12,295	4,000	4,000	0	0.00
366.001 CONTRIBUTIONS FROM DEVELOPER	0	18,344	18,344	15,287	18,344	27,269	8,925	48.65
669.901 (ADD)/USE-WORKING CAPITAL	0	(248,339)	(272,773)	0	(288,584)	(288,584)	0	0.00
669.903 (ADD)/USE-GENERAL R&R	0	0	50,000	0	0	0	0	0.00
TOTAL ESTIMATED REVENUES	4,229,013	4,546,913	4,630,173	4,826,925	4,461,968	4,470,893	8,925	0.20
APPROPRIATIONS								
111 EXECUTIVE SALARIES	7,600	8,400	8,400	7,800	8,400	8,400	0	0.00
211 SOCIAL SECURITY TAXES	471	521	521	484	521	521	0	0.00
212 MEDICARE TAXES	110	122	122	113	122	122	0	0.00
241 WORKER'S COMPENSATION	9	25	25	18	25	25	0	0.00
311 MANAGEMENT FEES	337,495	337,495	337,495	281,247	311,998	311,998	0	0.00
312 ENGINEERING SERVICES	5,694	6,624	9,924	7,327	7,000	7,000	0	0.00
313 LEGAL SERVICES	4,644	5,000	5,000	4,557	5,000	5,000	0	0.00
314 TAX COLLECTOR FEES	80,637	96,359	96,359	92,721	96,359	96,359	0	0.00
316 DEED COMPLIANCE SVCS	0	18,344	18,344	15,287	18,344	27,269	8,925	48.65
319 OTHER PROFESSIONAL SVCS	5,063	7,414	7,424	4,118	7,476	7,476	0	0.00
322 AUDITING SERVICES	9,679	14,935	14,935	7,340	9,933	9,933	0	0.00
324 ARBITRAGE SERVICES	0	0	0	0	600	600	0	0.00
343 SYSTEMS MGMT SUPPORT	4,692	4,884	4,884	3,551	4,973	4,973	0	0.00
412 POSTAGE	4,498	500	500	0	500	500	0	0.00
431 ELECTRICITY	605	10,769	10,769	1,424	1,000	1,000	0	0.00
434 IRRIGATION WATER	69,329	100,000	100,000	70,721	100,940	100,940	0	0.00
451 CASUALTY & LIABILITY INSUR	135,895	149,060	149,060	131,964	132,241	132,241	0	0.00
462 BUILDING/STRUCTURE MAINT	7,369	49,044	45,744	23,319	22,800	22,800	0	0.00
463 LANDSCAPE MAINT-RECURRING	416,366	429,487	425,487	358,223	423,315	423,315	0	0.00
464 LANDSCAPE MAINT-NON RECURRING	26,254	50,000	50,000	44,258	55,000	55,000	0	0.00
468 IRRIGATION REPAIR	11,954	11,509	15,509	12,545	17,000	17,000	0	0.00
469 OTHER MAINTENANCE	9,790	25,000	58,260	34,710	15,500	15,500	0	0.00
471 PRINTING & BINDING	1,467	500	490	89	1,500	1,500	0	0.00
491 BANK CHARGES	12	0	0	0	0	0	0	0.00
493 PERMITS & LICENSES	175	175	175	175	175	175	0	0.00
497 LEGAL ADVERTISING	3,557	1,500	1,500	663	2,500	2,500	0	0.00
498 PROJECT WIDE FEES	2,744,879	2,968,246	2,968,246	2,473,540	2,968,246	2,968,246	0	0.00
522 OPERATING SUPPLIES	0	1,000	1,000	0	500	500	0	0.00
633 INFRASTRUCTURE	0	0	50,000	46,165	0	0	0	0.00
911 TRANS TO GENERAL R&R	0	250,000	250,000	208,334	250,000	250,000	0	0.00
TOTAL APPROPRIATIONS	3,888,244	4,546,913	4,630,173	3,830,693	4,461,968	4,470,893	8,925	0.20
NET OF REVENUES/APPROPRIATIONS - FUND 13.001	340,769	0	0	996,232	0	0	0	0.00

District 13

Adjustments since Proposed Budget
Fiscal Year 2025-26

- **316:** Deed Compliance Services - Increased by $8,925 due to the Final cost allocation adjustment.

Proposed Budget	**$ 4,461,968**
Deed Compliance Services	8,925
Final Budget	**$ 4,470,893**

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	2,112,528	2,401,112	2,425,198	2,339,660	2,341,487
Deposits	4,852,946	4,759,477	4,750,552	4,750,552	4,750,552	4,750,552
Expenditures - Operating	4,330,173	4,165,893	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	2,112,528	2,401,112	2,425,198	2,339,660	2,341,487	2,295,262

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	**2,362,528**	**2,901,112**	**3,175,198**	**3,339,660**	**3,591,487**	**3,795,262**

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	1,698,531	1,665,817	1,662,693	1,662,693	1,662,693	1,662,693
4 Months of Operating Expenses	1,460,058	1,406,964	1,492,155	1,528,697	1,499,575	1,515,592
Target Reserve Fund Balance	3,158,589	3,072,781	3,154,849	3,191,390	3,162,268	3,178,285
Additional Reserves Above Target Minimum	**(796,061)**	**(171,669)**	**20,349**	**148,270**	**429,219**	**616,977**

DISTRICT 13 - DEBT SERVICE FUND - 2019 ASSESSMENT BONDS

Debt Service	2024-25 Amended	2025-26 Proposed Budget	2025-26 Final Budget
Beginning Balance	2,194,723	2,294,443	2,294,443
Deposits	6,421,456	6,096,880	6,096,880
Expenditures	6,321,736	5,985,827	5,985,827
Ending Balance	2,294,443	2,405,496	2,405,496

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 Proposed Budget	2025-26 Final Budget
Beginning Balance	4,138,245	4,216,174	4,216,174
Deposits	6,059,755	5,876,670	5,876,670
Expenditures	5,981,826	5,770,302	5,770,302
Ending Balance	4,216,174	4,322,542	4,322,542

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 Proposed Budget	2025-26 Final Budget
Beginning Balance	4,079,662	4,143,685	4,143,685
Deposits	5,173,511	5,163,645	5,163,645
Expenditures	5,109,488	5,058,942	5,058,942
Ending Balance	4,143,685	4,248,388	4,248,388

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.