

RESOLUTION 2026-06

**A RESOLUTION ADOPTING THE FINAL BUDGET OF
THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
NO. 14 FOR FISCAL YEAR BEGINNING OCTOBER 1, 2026
AND ENDING SEPTEMBER 30, 2027**

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors a Proposed Budget for the forthcoming Fiscal Year 2026-27; and,

WHEREAS, the Board of Supervisors approved the Proposed Budget at a public meeting on June 11, 2026 and set September 10, 2026 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 2026-27 Proposed Budget at least 60 days prior to approval; and,

WHEREAS, a public hearing has been held on this 10th day of September 2026 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. 14;**

1. The operating budget proposed by the District Manager for Fiscal Year 2026-27 is hereby approved for the amount listed below:

General Fund	\$ 2,038,356
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2. The Debt Service Fund budget proposed by the District Manager for Fiscal Year 2026-27 is hereby approved for the amount as listed below:

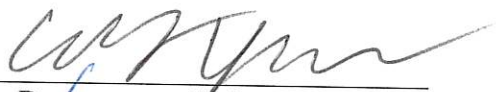
2022 – Debt Service Fund	\$ 9,976,256
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3. The Maintenance assessment shall be levied at a rate based on the schedule attached as an exhibit to this resolution in the District's "Official Record of Proceedings." The annual Maintenance assessment is based 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 10th day of September, 2026.

VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 14



Dale Borrowman, Chair



Kenneth C. Blocker, Secretary

FISCAL YEAR 2026-27 BUDGET REPORT

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 06/30/26	2026-27 FINAL BUDGET
Fund: 14.001 GENERAL FUND						
ESTIMATED REVENUES						
325.211	MAINTENANCE ASSESSMENT	1,854,055	1,995,840	1,995,840	1,976,347	2,095,632
341.999	MISCELLANEOUS REVENUE	27	0	0	5	0
361.101	INT INCOME - CFB	9,972	10,000	10,000	5,229	2,400
361.102	INT INCOME - CASH EQUIV	40,910	32,000	32,000	32,225	26,400
361.105	INTEREST INCOME-TAX COLLECTOR	445	0	0	0	0
366.001	CONTRIBUTIONS FROM DEVELOPER	16,288	13,186	13,186	10,285	16,175
669.901	(ADD)/USE-WORKING CAPITAL	0	(197,403)	(197,403)	0	(102,251)
TOTAL ESTIMATED REVENUES		1,921,697	1,853,623	1,853,623	2,024,091	2,038,356
APPROPRIATIONS						
111	EXECUTIVE SALARIES	3,800	9,000	9,000	3,800	9,000
211	SOCIAL SECURITY TAXES	236	558	558	236	558
212	MEDICARE TAXES	55	131	131	55	131
241	WORKER'S COMPENSATION	19	25	25	25	25
311	MANAGEMENT FEES	202,936	133,542	133,542	100,158	150,606
312	ENGINEERING SERVICES	4,560	2,500	7,000	4,632	4,871
313	LEGAL SERVICES	3,453	5,000	5,000	2,093	5,000
314	TAX COLLECTOR FEES	35,227	41,580	41,540	39,577	43,659
316	DEED COMPLIANCE SVCS	16,288	13,186	13,186	10,285	16,175
319	OTHER PROFESSIONAL SVCS	11,124	25,020	25,060	7,366	18,391
322	AUDITING SERVICES	9,965	9,933	9,933	7,875	10,605
324	ARBITRAGE SERVICES	0	600	600	0	0
343	SYSTEMS MGMT SUPPORT	1,343	2,129	2,129	1,075	2,394
412	POSTAGE	2,089	2,000	2,000	0	4,500
431	ELECTRICITY	838	2,000	2,000	927	1,500
434	IRRIGATION WATER	66,576	80,000	77,000	40,472	64,556
451	CASUALTY & LIABILITY INSUR	5,723	6,000	6,000	5,723	5,723
462	BUILDING/STRUCTURE MAINT	6,585	52,000	52,000	41,879	70,000
463	LANDSCAPE MAINT-RECURRING	530,866	537,414	535,914	411,241	533,064
464	LANDSCAPE MAINT-NON RECURRING	42,432	26,000	26,000	19,959	52,500
468	IRRIGATION REPAIR	13,522	8,400	8,400	6,000	11,422
469	OTHER MAINTENANCE	14,453	11,500	11,500	10,281	21,000
471	PRINTING & BINDING	672	650	650	40	1,000
493	PERMITS & LICENSES	0	175	175	0	175
497	LEGAL ADVERTISING	1,803	2,000	2,000	419	2,000
498	EMAC FEES	679,926	882,280	882,280	661,711	1,009,501
499	MISC CURRENT CHARGES	175	0	0	0	0
TOTAL APPROPRIATIONS		1,654,666	1,853,623	1,853,623	1,375,829	2,038,356
NET OF REVENUES/APPROPRIATIONS - FUND 14.001		267,031	0	0	648,262	0

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14
ANNUAL MAINTENANCE ASSESSMENT

5% Increase to Maintenance Assessments

Unit	Village Name	Acres	# of Lots	FY2025-26		FY2026-27		\$ Change	% Change
				8%		5.00%			
				\$	2,079,000	\$	2,182,950		
Phase I									
Unit 40		3.45	14	\$	800.82	\$	840.86	\$	40.04
Unit 41		22.65	101		728.77		765.21		36.44
Unit 42	Villas Lucas	7.24	57		412.77		433.41		20.64
Unit 43	Villas Mason	7.25	45		523.56		549.74		26.18
Unit 44		33.48	156		697.44		732.31		34.87
Unit 45	Villas Gunner	6.85	45		494.68		519.41		24.73
Unit 46	Villas Harper	7.23	59		398.23		418.14		19.91
Unit 47		6.60	37		579.68		608.66		28.98
Unit 48		26.68	121		716.55		752.37		35.82
Unit 49		26.37	128		669.49		702.96		33.47
Unit 50	Villas Gavanni	6.88	42		532.33		558.95		26.62
Unit 51		27.56	117		765.49		803.76		38.27
Unit 52		9.94	55		587.31		616.68		29.37
Unit 53	Villas Newell Cottage	5.89	36		531.69		558.27		26.58
Unit 54	Villas Sadie	8.80	72		397.19		417.05		19.86
Unit 55		10.04	55		593.22		622.88		29.66
Unit 56		29.58	138		696.57		731.40		34.83
Unit 57	Villas Alexis	5.34	43		403.57		423.75		20.18
Unit 58	Villa Olivia	5.97	52		373.09		391.75		18.66
Unit 59	Villas Will	7.45	48		504.38		529.60		25.22
Unit 60		30.55	142		699.14		734.10		34.96
Unit 61		3.55	21		549.36		576.82		27.46
Unit 62		7.32	57		417.33		438.20		20.87
Unit 63		24.07	102		766.87		805.21		38.34
Unit 64		16.89	83		661.30		694.36		33.06
Unit 65		38.19	161		770.85		809.39		38.54
Unit 66		27.84	120		753.93		791.63		37.70
Unit 67	Villas Dylan	7.30	64		370.67		389.20		18.53
Unit 68		8.67	36		782.64		821.77		39.13
Unit 69		4.43	21		685.53		719.81		34.28
Unit 70	Villas Morgan	7.46	50		484.86		509.10		24.24
Unit 71	Villas Annison	5.48	45		395.74		415.53		19.79
Unit 72		8.53	50		554.40		582.12		27.72
Unit 73		20.81	95		711.86		747.45		35.59
Unit 74		10.29	50		668.79		702.23		33.44
Unit 75	Villas Kierstin	8.07	71		369.37		387.84		18.47
Unit 76		9.72	48		658.07		690.97		32.90
Unit 77		7.83	39		652.44		685.06		32.62
Unit 78		27.31	123		721.54		757.62		36.08
Unit 79	Villas Alysha	7.90	51		503.39		528.56		25.17
Unit 80	Villas Annette	7.47	62		391.54		411.11		19.57
Unit 81		18.44	85		705.00		740.25		35.25
Unit 82	Villas Maddie	9.04	58		506.51		531.83		25.32
Unit 83		11.94	58		668.99		702.44		33.45
Unit 84		45.40	121		1,219.31		1,280.28		60.97
Total Phase I		639.75	3,234						
Budget Revenue (96%)				\$	1,995,840	\$	2,095,632		
Tax Collector (2%)				\$	41,580	\$	43,659		

FISCAL YEAR 2026-27 BUDGET REPORT

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 06/30/26	2026-27 FINAL BUDGET
Fund: 14.201 DEBT SERVICE 1						
ESTIMATED REVENUES						
325.111	DEBT SERVICE ASSESSMENT(REG)	8,228,739	8,122,496	8,122,496	7,922,577	7,929,782
325.112	DEBT SERVICE ASSESSMENT(PRE-PA	2,380,669	1,500,000	1,500,000	1,671,175	2,000,000
361.103	INT INCOME - USB	474,302	243,000	243,000	275,579	250,000
361.105	INTEREST INCOME-TAX COLLECTOR	1,979	0	0	0	0
381.002	TRANSFER IN - DEBT SERVICE	501,743	0	0	265,842	0
669.901	(ADD)/USE-WORKING CAPITAL	0	(210,783)	(210,783)	0	(203,526)
TOTAL ESTIMATED REVENUES		11,587,432	9,654,713	9,654,713	10,135,173	9,976,256
APPROPRIATIONS						
314	TAX COLLECTOR FEES	154,342	169,219	169,219	158,452	165,204
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	1,200	0	0	0	600
710	PRINCIPAL	1,830,000	1,905,000	1,905,000	1,860,000	1,940,000
715	PRINCIPAL PREPAYMENT	3,165,000	1,500,000	1,500,000	2,680,000	2,000,000
720	INTEREST	6,194,772	6,072,568	6,072,568	5,969,475	5,861,526
730	MISC BOND EXPENSES	1,000	1,000	1,000	500	2,000
919	TRANS TO MISCELLANEOUS	501,681	0	0	265,729	0
TOTAL APPROPRIATIONS		11,854,921	9,654,713	9,654,713	10,941,082	9,976,256
NET OF REVENUES/APPROPRIATIONS - FUND 14.201		(267,489)	0	0	(805,909)	0

FOR INFORMATION ONLY

District 14 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.
- 2) List of adjustments made since Proposed Budget.
- 3) Working Capital Spreadsheet.

Please feel free to contact me at 352-751-3939 if you have any questions!

Brandy

FISCAL YEAR 2026-27 BUDGET REPORT									
GL NUMBER	DESCRIPTION	2024-25 ACTIVITY	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 06/30/26	2026-27 PROPOSED BUDGET	2026-27 FINAL BUDGET	2026-27 FINAL AMT CHANGE	2026-27 FINAL % CHANGE
Fund: 14.001 GENERAL FUND									
ESTIMATED REVENUES									
325.211	MAINTENANCE ASSESSMENT	1,854,055	1,995,840	1,995,840	1,976,347	2,095,632	2,095,632	0	0.00
341.999	MISCELLANEOUS REVENUE	27	0	0	5	0	0	0	0.00
361.101	INT INCOME - CFB	9,972	10,000	10,000	5,229	2,400	2,400	0	0.00
361.102	INT INCOME - CASH EQUIV	40,910	32,000	32,000	32,225	26,400	26,400	0	0.00
361.105	INTEREST INCOME-TAX COLLECTOR	445	0	0	0	0	0	0	0.00
366.001	CONTRIBUTIONS FROM DEVELOPER	16,288	13,186	13,186	10,285	20,335	16,175	(4,160)	(20.46)
669.901	(ADD)/USE-WORKING CAPITAL	0	(197,403)	(197,403)	0	(104,651)	(102,251)	2,400	(2.29)
TOTAL ESTIMATED REVENUES		1,921,697	1,853,623	1,853,623	2,024,091	2,040,116	2,038,356	(1,760)	(0.09)
APPROPRIATIONS									
111	EXECUTIVE SALARIES	3,800	9,000	9,000	3,800	9,000	9,000	0	0.00
211	SOCIAL SECURITY TAXES	236	558	558	236	558	558	0	0.00
212	MEDICARE TAXES	55	131	131	55	131	131	0	0.00
241	WORKER'S COMPENSATION	19	25	25	25	25	25	0	0.00
311	MANAGEMENT FEES	202,936	133,542	133,542	100,158	150,606	150,606	0	0.00
312	ENGINEERING SERVICES	4,560	2,500	7,000	4,632	4,871	4,871	0	0.00
313	LEGAL SERVICES	3,453	5,000	5,000	2,093	5,000	5,000	0	0.00
314	TAX COLLECTOR FEES	35,227	41,580	41,540	39,577	43,659	43,659	0	0.00
316	DEED COMPLIANCE SVCS	16,288	13,186	13,186	10,285	20,335	16,175	(4,160)	(20.46)
319	OTHER PROFESSIONAL SVCS	11,124	25,020	25,060	7,366	18,391	18,391	0	0.00
322	AUDITING SERVICES	9,965	9,933	9,933	7,875	10,605	10,605	0	0.00
324	ARBITRAGE SERVICES	0	600	600	0	0	0	0	0.00
343	SYSTEMS MGMT SUPPORT	1,343	2,129	2,129	1,075	2,394	2,394	0	0.00
412	POSTAGE	2,089	2,000	2,000	0	2,100	4,500	2,400	114.29
431	ELECTRICITY	838	2,000	2,000	927	1,500	1,500	0	0.00
434	IRRIGATION WATER	66,576	80,000	77,000	40,472	64,556	64,556	0	0.00
451	CASUALTY & LIABILITY INSUR	5,723	6,000	6,000	5,723	5,723	5,723	0	0.00
462	BUILDING/STRUCTURE MAINT	6,585	52,000	52,000	41,879	70,000	70,000	0	0.00
463	LANDSCAPE MAINT-RECURRING	530,866	537,414	535,914	411,241	533,064	533,064	0	0.00
464	LANDSCAPE MAINT-NON RECURRING	42,432	26,000	26,000	19,959	52,500	52,500	0	0.00
468	IRRIGATION REPAIR	13,522	8,400	8,400	6,000	11,422	11,422	0	0.00
469	OTHER MAINTENANCE	14,453	11,500	11,500	10,281	21,000	21,000	0	0.00
471	PRINTING & BINDING	672	650	650	40	1,000	1,000	0	0.00
493	PERMITS & LICENSES	0	175	175	0	175	175	0	0.00
497	LEGAL ADVERTISING	1,803	2,000	2,000	419	2,000	2,000	0	0.00
498	EMAC FEES	679,926	882,280	882,280	661,711	1,009,501	1,009,501	0	0.00
499	MISC CURRENT CHARGES	175	0	0	0	0	0	0	0.00
TOTAL APPROPRIATIONS		1,654,666	1,853,623	1,853,623	1,375,829	2,040,116	2,038,356	(1,760)	(0.09)
NET OF REVENUES/APPROPRIATIONS - FUND 14.001		267,031	0	0	648,262	0	0	0	0.00

District 14
Adjustments since Proposed Budget
Fiscal Year 2026-27

Revenues:

- **366: Due From Developer** – Decreased \$4,160 due to lower Deed Compliance Services Allocation

Expenditures:

- **316: Deed Compliance Services** – Decreased \$4,160 from final cost allocation
- **412: Postage** - Increased by \$2,400 due to current fiscal year's cost and in anticipation of FY 27-28 Maintenance Assessment Change which will be charged in FY 26-27

Proposed Budget	\$ 2,040,116
Deed Compliance Services	(4,160)
Postage	2,400
Final Budget	\$ 2,038,356

DISTRICT 14 - WORKING CAPITAL FUND BALANCE

			5% MA Increase	8% MA Increase	8% MA Increase	8% MA Increase	8% MA Increase
	2025-26 AMENDED	2025-26 PROJECTED	2026-27	2027-28	2028-29	2029-30	2030-31
Working Capital							
Beginning Balance	647,673	647,673	895,076	997,327	678,008	528,681	592,779
Deposits	2,051,026	2,051,026	2,140,607	2,308,743	2,490,305	2,686,368	2,898,089
Expenditures - Operating	1,827,623	1,777,623	1,975,165	2,583,062	2,594,632	2,577,270	2,725,013
Plant Replacements Non-Recurring	26,000	26,000	63,191	45,000	45,000	45,000	45,000
Ending Balance	845,076	895,076	997,327	678,008	528,681	592,779	720,855

FY25-26 Operating Budget	\$ 1,827,623
3 Months	456,906
4 Months	609,208

DISTRICT 14 - DEBT SERVICE FUND - 2022 ASSESSMENT BONDS

Debt Service	2025-26 Amended	2026-27 Proposed Budget	2026-27 Final Budget
Beginning Balance	4,513,193	4,723,976	4,723,976
Deposits	9,865,496	10,179,782	10,179,782
Expenditures	9,654,713	9,976,256	9,976,256
Ending Balance	4,723,976	4,927,502	4,927,502