RESOLUTION 2026-45

A RESOLUTION ADOPTING THE FINAL BUDGET OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 16 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. 16;

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

General Fund	**$ 2,525,726**
Debt Service Fund	**$ 8,836,123**

2. 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. 16

Carolyn Pruett-Isbill, Chair

Kenneth C. Blocker, Secretary

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: 16.001 GENERAL FUND						
ESTIMATED REVENUES						
325.211	MAINTENANCE ASSESSMENT	0	0	0	0	2,496,000
341.999	MISCELLANEOUS REVENUE	5	0	0	36	0
361.101	INT INCOME - CFB	0	0	0	2,144	0
366.001	CONTRIBUTIONS FROM DEVELOPER	7,840	12,206	2,499,827	1,315,088	401,037
669.901	(ADD)/USE-WORKING CAPITAL	0	0	0	0	(371,311)
TOTAL ESTIMATED REVENUES		7,845	12,206	2,499,827	1,317,268	2,525,726
APPROPRIATIONS						
111	EXECUTIVE SALARIES	0	0	0	0	9,000
211	SOCIAL SECURITY TAXES	0	0	0	0	558
212	MEDICARE TAXES	0	0	0	0	131
241	WORKER'S COMPENSATION	0	25	25	25	25
311	MANAGEMENT FEES	980	1,624	1,624	1,219	157,384
312	ENGINEERING SERVICES	0	0	2,500	0	5,000
313	LEGAL SERVICES	2,106	2,500	7,000	5,635	2,500
314	TAX COLLECTOR FEES	0	0	0	0	52,000
316	DEED COMPLIANCE SVCS	0	0	0	0	10,474
319	OTHER PROFESSIONAL SVCS	0	0	2,500	466	11,000
322	AUDITING SERVICES	0	0	0	0	12,120
343	SYSTEMS MGMT SUPPORT	0	705	705	525	855
431	ELECTRICITY	0	0	0	290	10,000
434	IRRIGATION WATER	0	0	20,000	0	20,000
451	CASUALTY & LIABILITY INSUR	3,106	6,077	5,727	5,723	5,723
462	BUILDING/STRUCTURE MAINT	0	0	76,800	0	84,000
463	LANDSCAPE MAINT-RECURRING	0	0	537,962	55,879	828,485
464	LANDSCAPE MAINT-NON RECURRING	0	0	15,500	0	30,000
468	IRRIGATION REPAIR	0	0	20,500	820	26,500
469	OTHER MAINTENANCE	0	0	31,424	0	16,500
471	PRINTING & BINDING	0	100	100	0	100
493	PERMITS & LICENSES	125	175	175	0	175
497	LEGAL ADVERTISING	1,523	500	1,100	1,351	1,500
498	EMAC FEES	0	0	1,751,935	1,226,356	1,216,420
498	STORM WATER MANAGEMENT FEES	0	0	24,000	16,800	25,276
499	MISC CURRENT CHARGES	0	500	250	0	0
TOTAL APPROPRIATIONS		7,840	12,206	2,499,827	1,315,089	2,525,726
NET OF REVENUES/APPROPRIATIONS - FUND 16.001		5	0	0	2,179	0

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 16
ANNUAL MAINTENANCE ASSESSMENT

Village Name	Maintenance Assessments Billed Unit	Acres	# of Lots	FY2026-27 First Year $ 2,600,000
	Phase I			
	Unit 251	16.20	85	$ 961.45
	Unit 252	27.10	138	990.65
	Unit 253	8.10	77	530.67
	Unit 254	24.50	103	1,199.94
	Unit 255	14.60	80	920.64
	Unit 256	6.50	57	575.26
	Unit 257	9.10	64	717.28
	Unit 258	5.60	52	543.27
	Unit 259	9.10	56	819.75
	Unit 260	9.10	58	791.48
	Unit 261	7.60	71	539.99
	Unit 262	28.00	132	1,070.07
	Unit 263	9.90	63	792.73
	Unit 264	22.50	97	1,170.15
	Unit 265	9.10	47	976.73
	Unit 266	6.80	43	797.75
	Unit 267	6.50	58	565.35
	Unit 268	5.70	30	958.48
	Unit 269	11.00	46	1,206.32
	Unit 270	22.40	122	926.23
	Unit 271	6.60	58	574.04
	Unit 272	10.10	58	878.46
	Unit 273	5.60	26	1,086.53
	Unit 274	8.90	46	976.03
	Unit 275	19.30	89	1,093.95
	Unit 276	7.40	43	868.14
	Unit 277	7.50	67	564.70
	Unit 278	9.60	57	849.62
	Unit 279	11.00	46	1,206.32
	Unit 280	19.40	93	1,052.32
	Unit 281	18.70	92	1,025.37
	Unit 282	14.80	75	995.47
	Unit 283	9.40	57	831.92
	Unit 284	6.60	56	594.55
	Unit 285	16.00	72	1,121.03
	Unit 286	10.50	62	854.33
	Unit 291	16.90	77	1,107.20
	Unit 292	12.80	63	1,024.94
	Unit 293	15.30	61	1,265.29
	Unit 294	12.20	49	1,256.01
	Unit 295	17.40	86	1,020.66
	Total Phase I	**515.40**	**2,812**	
	Grand Total	**515.40**	**2,812.00**	
	Budget Revenue (96%)			**$ 2,496,000**
	Tax Collector (2%)			$ 52,000

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: 16.201 DEBT SERVICE 1						
ESTIMATED REVENUES						
325.111	DEBT SERVICE ASSESSMENT(REG)	0	0	0	0	8,348,601
325.112	DEBT SERVICE ASSESSMENT(PRE-PA	0	0	0	0	500,000
361.103	INT INCOME - USB	0	0	0	196,650	50,000
381.002	TRANSFER IN - DEBT SERVICE	0	0	0	304,337	0
384.001	DEBT PROCEEDS-DEBT SERVICE FUN	0	0	0	10,884,036	0
669.901	(ADD)/USE-WORKING CAPITAL	0	0	0	0	(62,478)
TOTAL ESTIMATED REVENUES		0	0	0	11,385,023	8,836,123
APPROPRIATIONS						
314	TAX COLLECTOR FEES	0	0	0	0	173,929
324	ARBITRAGE SERVICES	0	0	0	0	600
710	PRINCIPAL	0	0	0	0	2,090,000
715	PRINCIPAL PREPAYMENT	0	0	0	0	500,000
720	INTEREST	0	0	0	2,748,177	6,069,594
730	MISC BOND EXPENSES	0	0	0	1,037,709	2,000
919	TRANS TO MISCELLANEOUS	0	0	0	6,099,986	0
TOTAL APPROPRIATIONS		0	0	0	9,885,872	8,836,123
NET OF REVENUES/APPROPRIATIONS - FUND 16.201		0	0	0	1,499,151	0

FOR INFORMATION ONLY

District 16 Board Supervisors,

Attached are additional items for your information:

1) The General Fund Budget Form with the 2025-26 Amended Budget and the Final 2026-2027 Budget. Changes made during the Budget process are highlighted.

2) Working Capital and Reserves 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: 16.001 GENERAL FUND								
ESTIMATED REVENUES								
325.211 MAINTENANCE ASSESSMENT	0	0	0	0	2,496,000	2,496,000	0	0.00
341.999 MISCELLANEOUS REVENUE	5	0	0	36	0	0	0	0.00
361.101 INT INCOME - CFB	0	0	0	2,144	0	0	0	0.00
366.001 CONTRIBUTIONS FROM DEVELOPER	7,840	12,206	2,499,827	1,315,088	0	401,037	401,037	0.00
669.901 (ADD)/USE-WORKING CAPITAL	0	0	0	0	(371,311)	(371,311)	0	0.00
TOTAL ESTIMATED REVENUES	7,845	12,206	2,499,827	1,317,268	2,124,689	2,525,726	401,037	18.88
APPROPRIATIONS								
111 EXECUTIVE SALARIES	0	0	0	0	9,000	9,000	0	0.00
211 SOCIAL SECURITY TAXES	0	0	0	0	558	558	0	0.00
212 MEDICARE TAXES	0	0	0	0	131	131	0	0.00
241 WORKER'S COMPENSATION	0	25	25	25	25	25	0	0.00
311 MANAGEMENT FEES	980	1,624	1,624	1,219	157,384	157,384	0	0.00
312 ENGINEERING SERVICES	0	0	2,500	0	5,000	5,000	0	0.00
313 LEGAL SERVICES	2,106	2,500	7,000	5,635	2,500	2,500	0	0.00
314 TAX COLLECTOR FEES	0	0	0	0	52,000	52,000	0	0.00
316 DEED COMPLIANCE SVCS	0	0	0	0	0	10,474	10,474	0.00
319 OTHER PROFESSIONAL SVCS	0	0	2,500	466	11,000	11,000	0	0.00
322 AUDITING SERVICES	0	0	0	0	12,120	12,120	0	0.00
343 SYSTEMS MGMT SUPPORT	0	705	705	525	855	855	0	0.00
431 ELECTRICITY	0	0	0	290	10,000	10,000	0	0.00
434 IRRIGATION WATER	0	0	20,000	0	20,000	20,000	0	0.00
451 CASUALTY & LIABILITY INSUR	3,106	6,077	5,727	5,723	5,723	5,723	0	0.00
462 BUILDING/STRUCTURE MAINT	0	0	76,800	0	84,000	84,000	0	0.00
463 LANDSCAPE MAINT-RECURRING	0	0	537,962	55,879	452,922	828,485	375,563	82.92
464 LANDSCAPE MAINT-NON RECURRING	0	0	15,500	0	30,000	30,000	0	0.00
468 IRRIGATION REPAIR	0	0	20,500	820	11,500	26,500	15,000	130.43
469 OTHER MAINTENANCE	0	0	31,424	0	16,500	16,500	0	0.00
471 PRINTING & BINDING	0	100	100	0	100	100	0	0.00
493 PERMITS & LICENSES	125	175	175	0	175	175	0	0.00
497 LEGAL ADVERTISING	1,523	500	1,100	1,351	1,500	1,500	0	0.00
498 EMAC FEES	0	0	1,751,935	1,226,356	1,216,420	1,216,420	0	0.00
498 STORM WATER MANAGEMENT FEES	0	0	24,000	16,800	25,276	25,276	0	0.00
499 MISC CURRENT CHARGES	0	500	250	0	0	0	0	0.00
TOTAL APPROPRIATIONS	7,840	12,206	2,499,827	1,315,089	2,124,689	2,525,726	401,037	18.88
NET OF REVENUES/APPROPRIATIONS - FUND 16.001	5	0	0	2,179	0	0	0	0.00

District 16
Adjustments since Proposed Budget
Fiscal Year 2026-27

Revenue:

366: Contributions from Developer – Increased $401,037 for Ph 2 funding.

Expenditures:

316: Deed Compliance Services – Increased $10,474 due to final cost allocation adjustments.

463: Landscape Maintenance – Recurring – Increased $375,563 for Phase 2, funded by developer contributions until the phase is added to the assessment schedule.

468: Irrigation Repairs – Increase $15,000 for Phase 2, funded by developer contributions until the phase is added to the assessment schedule.

Proposed Budget	**$ 2,124,689**
Deed Compliance Services	10,474
Landscape Maintenance-Recurring	375,563
Irrigation Repairs	15,000
Final Budget	**$ 2,525,726**

DISTRICT 16 - WORKING CAPITAL FUND BALANCE

Working Capital	AMENDED 2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Beginning Balance	-	-	371,311	712,248	1,043,755	1,399,761
Deposits	2,499,827	2,897,037	2,882,351	2,882,675	2,883,008	2,883,352
Expenditures	2,499,827	2,525,726	2,541,414	2,551,168	2,527,002	2,640,214
Ending Balance	-	371,311	712,248	1,043,755	1,399,761	1,642,899

FY25-26 Operating Budget	$ 2,499,827
3 Months	624,957
4 Months	833,276

DISTRICT 16 - DEBT SERVICE FUND - 2025 ASSESSMENT BONDS

Debt Service	2025-26	2026-27 Proposed Budget	2026-27 Final Budget
Beginning Balance	-	4,192,789	4,192,789
Deposits	11,330,484	8,898,601	8,898,601
Expenditures	7,137,695	8,836,123	8,836,123
Ending Balance	4,192,789	4,255,267	4,255,267