RESOLUTION 2026-07

A RESOLUTION ADOPTING THE FINAL BUDGET OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 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 the 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 12, 2026 and set September 11, 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 adoption; 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 adopted 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 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. 1;

1. The Fiscal Year 2026-27 General Fund Budget proposed by the District Manager is hereby approved for the amount as listed below:

General Fund **$ 1,606,349**

2. 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.

3. 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, 2026.

VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 1

Rocky Hyder, 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: 01.001 GENERAL FUND					
ESTIMATED REVENUES					
325.211 MAINTENANCE ASSESSMENT	1,375,248	1,369,664	1,369,664	1,376,103	1,369,960
341.908 ELECTRIC REIMBURSEMENT	283	0	0	210	0
341.999 MISCELLANEOUS REVENUE	1,702	0	0	12	0
361.101 INT INCOME - CFB	6,934	6,000	6,000	3,375	2,400
361.102 INT INCOME - CASH EQUIV	26,461	21,000	21,000	24,243	20,200
361.105 INTEREST INCOME-TAX COLLECTOR	984	0	0	593	0
361.306 FLGIT-UNREALIZED GAIN/LOSS	40,299	0	0	19,073	0
361.307 LTP UNREALIZED GAIN/LOSS	39,618	0	0	29,408	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	(778)	0	0	(5,530)	0
361.407 LTP REALIZED GAIN/LOSS	19,821	40,000	40,000	25,948	12,500
361.409 FLFIT-REALIZED GAIN/LOSS	34,094	35,000	35,000	24,721	25,000
669.901 (ADD)/USE-WORKING CAPITAL	0	(142,349)	(142,349)	0	(16,097)
669.903 (ADD)/USE-GENERAL R&R	0	94,456	284,281	0	192,386
TOTAL ESTIMATED REVENUES	1,544,666	1,423,771	1,613,596	1,498,156	1,606,349
APPROPRIATIONS					
111 EXECUTIVE SALARIES	10,385	14,000	14,000	8,200	14,000
211 SOCIAL SECURITY TAXES	632	868	868	508	868
212 MEDICARE TAXES	148	203	203	119	203
241 WORKER'S COMPENSATION	19	25	25	25	25
311 MANAGEMENT FEES	126,966	94,877	94,877	71,159	92,189
312 ENGINEERING SERVICES	9,326	16,800	16,800	9,995	8,000
313 LEGAL SERVICES	12,124	10,000	10,000	3,109	10,000
314 TAX COLLECTOR FEES	27,320	28,535	28,535	27,522	28,541
316 DEED COMPLIANCE SVCS	5,107	4,455	4,455	2,988	10,721
319 OTHER PROFESSIONAL SVCS	21,670	34,974	32,329	20,204	24,292
322 AUDITING SERVICES	7,820	6,000	6,075	6,075	8,181
343 SYSTEMS MGMT SUPPORT	2,121	2,194	2,194	1,579	2,830
401 TRAVEL & PER DIEM	143	1,100	1,100	36	600
412 POSTAGE	0	300	300	0	0
431 ELECTRICITY	73,512	72,176	72,176	51,754	74,619
434 IRRIGATION WATER	36,773	51,509	51,509	25,607	40,000
451 CASUALTY & LIABILITY INSUR	5,723	6,000	6,000	5,723	5,723
462 BUILDING/STRUCTURE MAINT	94,807	231,761	189,706	95,214	171,170
463 LANDSCAPE MAINT-RECURRING	471,345	445,954	445,954	290,989	465,724
464 LANDSCAPE MAINT-NON RECURRING	77,099	88,500	85,500	38,004	75,000
468 IRRIGATION REPAIR	16,198	13,366	16,366	12,953	11,500
469 OTHER MAINTENANCE	178,462	151,943	196,643	93,580	134,952
471 PRINTING & BINDING	450	600	600	162	600
493 PERMITS & LICENSES	175	175	175	0	175
497 LEGAL ADVERTISING	3,784	1,500	1,500	889	3,800
522 OPERATING SUPPLIES	0	1,500	1,425	0	250
633 INFRASTRUCTURE	6,394	94,456	284,281	151,271	192,386
911 TRANS TO GENERAL R&R	50,000	50,000	50,000	37,502	230,000
TOTAL APPROPRIATIONS	1,238,503	1,423,771	1,613,596	955,167	1,606,349
NET OF REVENUES/APPROPRIATIONS - FUND 01.001	306,163	0	0	542,989	0

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1
ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed				$ 1,427,042	$ 1,427,042
				0.00%	0.00%
Unit #	Village Name	Acres	# of Lots	2025-26	2026-27
Phase #1					
1	Rio Grande	34.64	168	$ 423.18	$ 423.18
2	Rio Grande	58.31	276	$ 433.60	$ 433.60
3	Rio Grande	12.29	44	$ 573.26	$ 573.26
4	Rio Ponderosa	74.59	338	$ 452.91	$ 452.91
5	De La Vista	18.20	69	$ 541.35	$ 541.35
6	Rio Grande	5.07	17	$ 612.08	$ 612.08
7	Hacienda	35.16	136	$ 530.59	$ 530.59
13a aka 70	De Allende	13.18	24	$ 1,127.08	$ 1,127.08
683	Rio Grande Villas	10.30	80	$ 264.24	$ 264.24
684	San Pedro Villas	9.54	72	$ 271.94	$ 271.94
685	DeLaguna Villas	8.54	51	$ 343.67	$ 343.67
686	De La Mesa Villas	21.34	139	$ 315.09	$ 315.09
687	Patio Villas	13.45	112	$ 246.47	$ 246.47
688	De La Vista North Villas	8.15	60	$ 278.78	$ 278.78
690	De La Vista South Villas	10.03	75	$ 274.47	$ 274.47
691	De Laguna West Villas	6.48	39	$ 341.01	$ 341.01
	Total Phase #1	339.27	1700		
Phase #2					
8	Hacienda	10.28	40	$ 527.45	$ 527.45
9	Hacienda	47.46	200	$ 487.02	$ 487.02
9	TRACT T	0.50	1	$ 1,026.18	$ 1,026.18
9	TRACT U	0.59	1	$ 1,210.89	$ 1,210.89
10	Rio Ranchero	37.04	167	$ 455.20	$ 455.20
11	Palo Alto	11.50	54	$ 437.08	$ 437.08
12	Palo Alto	6.46	29	$ 457.18	$ 457.18
13	Palo Alto	54.20	243	$ 457.77	$ 457.77
13	TRACT C	1.39	1	$ 2,852.77	$ 2,852.77
14	De La Vista	45.31	205	$ 453.62	$ 453.62
14	TRACT I	0.30	1	$ 615.71	$ 615.71
14	TRACT R	0.11	1	$ 225.76	$ 225.76
14	TRACT T	0.13	1	$ 266.81	$ 266.81
15	De La Vista	18.72	85	$ 452.00	$ 452.00
16	Tierra Del Sol	22.80	87	$ 537.86	$ 537.86
17	Tierra Del Sol	26.36	101	$ 535.64	$ 535.64
692	San Antonio Villas	10.17	80	$ 260.91	$ 260.91
693	Valdez Villas	9.26	78	$ 243.65	$ 243.65
694	San Miguel Villas	7.46	55	$ 278.37	$ 278.37
695	De La Vista West Villas	19.54	158	$ 253.82	$ 253.82
696	Tierra Grande Villas	11.45	58	$ 405.16	$ 405.16
698	La Paloma Villas	10.58	81	$ 268.07	$ 268.07
844	Marbella Villas	4.44	24	$ 379.69	$ 379.69
	Total Phase #2	356.05	1751		
	Grand Total	695.32	3451		
	Budget - Revenue (96%)				**$ 1,369,960**
	Tax Collector (2%)				$ 28,541

FOR INFORMATION ONLY

District 1 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 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: 01.001 GENERAL FUND								
ESTIMATED REVENUES								
325.211 MAINTENANCE ASSESSMENT	1,375,248	1,369,664	1,369,664	1,376,103	1,369,960	1,369,960	0	0.00
341.908 ELECTRIC REIMBURSEMENT	283	0	0	210	0	0	0	0.00
341.999 MISCELLANEOUS REVENUE	1,702	0	0	12	0	0	0	0.00
361.101 INT INCOME - CFB	6,934	6,000	6,000	3,375	2,400	2,400	0	0.00
361.102 INT INCOME - CASH EQUIV	26,461	21,000	21,000	24,243	20,200	20,200	0	0.00
361.105 INTEREST INCOME-TAX COLLECTOR	984	0	0	593	0	0	0	0.00
361.306 FLGIT-UNREALIZED GAIN/LOSS	40,299	0	0	19,073	0	0	0	0.00
361.307 LTP UNREALIZED GAIN/LOSS	39,618	0	0	29,408	0	0	0	0.00
361.309 FLFIT-UNREALIZED GAIN/LOSS	(778)	0	0	(5,530)	0	0	0	0.00
361.407 LTP REALIZED GAIN/LOSS	19,821	40,000	40,000	25,948	12,500	12,500	0	0.00
361.409 FLFIT-REALIZED GAIN/LOSS	34,094	35,000	35,000	24,721	25,000	25,000	0	0.00
669.901 (ADD)/USE-WORKING CAPITAL	0	(142,349)	(142,349)	0	(11,225)	(16,097)	(4,872)	43.40
669.903 (ADD)/USE-GENERAL R&R	0	94,456	284,281	0	227,661	192,386	(35,275)	(15.49)
TOTAL ESTIMATED REVENUES	1,544,666	1,423,771	1,613,596	1,498,156	1,646,496	1,606,349	(40,147)	(2.44)
APPROPRIATIONS								
111 EXECUTIVE SALARIES	10,385	14,000	14,000	8,200	14,000	14,000	0	0.00
211 SOCIAL SECURITY TAXES	632	868	868	508	868	868	0	0.00
212 MEDICARE TAXES	148	203	203	119	203	203	0	0.00
241 WORKER'S COMPENSATION	19	25	25	25	25	25	0	0.00
311 MANAGEMENT FEES	126,966	94,877	94,877	71,159	92,189	92,189	0	0.00
312 ENGINEERING SERVICES	9,326	16,800	16,800	9,996	8,000	8,000	0	0.00
313 LEGAL SERVICES	12,124	10,000	10,000	3,109	10,000	10,000	0	0.00
314 TAX COLLECTOR FEES	27,320	28,535	28,535	27,522	28,541	28,541	0	0.00
316 DEED COMPLIANCE SVCS	5,107	4,455	4,455	2,988	4,184	10,721	6,537	156.24
319 OTHER PROFESSIONAL SVCS	21,670	34,974	32,329	20,204	24,292	24,292	0	0.00
322 AUDITING SERVICES	7,820	6,000	6,075	6,075	8,181	8,181	0	0.00
343 SYSTEMS MGMT SUPPORT	2,121	2,194	2,194	1,579	2,830	2,830	0	0.00
401 TRAVEL & PER DIEM	143	1,100	1,100	36	600	600	0	0.00
412 POSTAGE	0	300	300	0	0	0	0	0.00
431 ELECTRICITY	73,512	72,176	72,176	51,754	74,619	74,619	0	0.00
434 IRRIGATION WATER	36,773	51,509	51,509	25,607	40,000	40,000	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	94,807	231,761	189,706	95,214	182,579	171,170	(11,409)	(6.25)
463 LANDSCAPE MAINT-RECURRING	471,345	445,954	445,954	290,989	465,724	465,724	0	0.00
464 LANDSCAPE MAINT-NON RECURRING	77,099	88,500	85,500	38,004	75,000	75,000	0	0.00
468 IRRIGATION REPAIR	16,198	13,366	16,366	12,953	11,500	11,500	0	0.00
469 OTHER MAINTENANCE	178,462	151,943	196,643	93,580	134,952	134,952	0	0.00
471 PRINTING & BINDING	450	600	600	162	600	600	0	0.00
493 PERMITS & LICENSES	175	175	175	0	175	175	0	0.00
497 LEGAL ADVERTISING	3,784	1,500	1,500	889	3,800	3,800	0	0.00
522 OPERATING SUPPLIES	0	1,500	1,425	0	250	250	0	0.00
633 INFRASTRUCTURE	6,394	94,456	284,281	151,271	227,661	192,386	(35,275)	(15.49)
911 TRANS TO GENERAL R&R	50,000	50,000	50,000	37,502	230,000	230,000	0	0.00
TOTAL APPROPRIATIONS	1,238,503	1,423,771	1,613,596	955,168	1,646,496	1,606,349	(40,147)	(2.44)
NET OF REVENUES/APPROPRIATIONS - FUND 01.001	306,163	0	0	542,988	0	0	0	0.00

District 1
Adjustments Since Proposed Budget
FY 2026-27

Expenditures

- **316:** Deed Compliance Services – Increased $6,537 due to final cost allocation
- **462**: Building/Structure Maintenance – Decreased $11,409 due to new contractual rate for Wall Painting and Fence Painting contracts.
- **633**: Infrastructure – Decreased by $35,275 due to new contractual rate for Fence Replacement.

Proposed Budget	**1,646,496**
Deed Compliance Services	6,537
Building/Structure Maintenance	(11,409)
Infrastructure	(35,275)
Final Budget	**1,606,349**

DISTRICT 1 - WORKING CAPITAL / R & R FUND BALANCES

Working Capital (Unassigned)	Amended 2025-26	Final 2026-27	2027-28	2028-29	2029-30	2030-31
Beginning Balance	1,508,119	1,650,468	1,666,565	1,603,399	1,478,920	1,408,136
Deposits	1,471,664	1,430,060	1,430,060	1,430,060	1,430,060	1,430,060
Expenditures - Operating	1,201,815	1,054,483	1,202,250	1,217,191	1,337,049	1,360,371
Plant Replacements Non-Recurring	77,500	75,000	88,500	88,500	88,500	88,500
Maintenance Improvement Plan Expenditures	-	54,480	52,477	98,848	25,295	38,472
Transfer/ Deposit to R & R	50,000	230,000	150,000	150,000	50,000	50,000
Ending Balance	1,650,468	1,666,565	1,603,399	1,478,920	1,408,136	1,300,853

RESERVES

General R & R (Committed)	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Beginning Balance	543,176	308,895	346,509	362,792	409,314	459,314
Deposits	50,000	230,000	150,000	150,000	50,000	50,000
Capital Improvement Plan Expenditures	284,281	192,386	133,718	103,478	-	-
Ending Balance	308,895	346,509	362,792	409,314	459,314	509,314

Villa Roads R & R (Committed)	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Beginning Balance	561,534	561,534	561,534	561,534	190,441	190,441
Deposits	-	-	-	-	-	-
Capital Improvement Plan Expenditures	-	-	-	371,093	-	-
Ending Balance	561,534	561,534	561,534	190,441	190,441	190,441
Fund Balance	**$ 2,520,897**	**$ 2,574,608**	**$ 2,527,724**	**$ 2,078,674**	**$ 2,057,890**	**$ 2,000,607**

FY 25-26 Operating Budget	$ 1,279,315
3 Months	319,829
4 Months	426,438

Target Reserve Policy	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
35% of Revenues	515,082	500,521	500,521	500,521	500,521	500,521
4 Months of Operating Expenses	426,438	376,494	430,250	435,230	475,183	482,957
Target Reserve Fund Balance	941,521	877,015	930,771	935,751	975,704	983,478
Additional Reserves Above Target Minimum	**$ 1,579,376**	**$ 1,697,593**	**$ 1,596,953**	**$ 1,142,923**	**$ 1,082,186**	**$ 1,017,129**