

RESOLUTION 2026-05

**A RESOLUTION ADOPTING THE FINAL BUDGET OF
THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
NO. 2 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 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 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 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. 2;**

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

General Fund	\$ 1,398,203
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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.

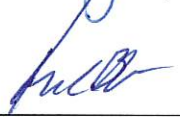
3. A verified copy of said Final Budget shall be attached as an exhibit to this Resolution in the District's "Official Record of Proceedings."

Adopted this 11th day of September, 2026.

VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 2



Dennis Richards, 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: 02.001 GENERAL FUND						
ESTIMATED REVENUES						
325.211	MAINTENANCE ASSESSMENT	1,322,271	1,318,185	1,318,185	1,323,306	1,318,185
341.905	PROPERTY DAMAGE REIMBURSEMENTS	223	0	0	0	0
341.908	ELECTRIC REIMBURSEMENT	302	0	0	226	0
341.999	MISCELLANEOUS REVENUE	1,464	0	0	9	0
361.101	INT INCOME - CFB	6,975	6,000	6,000	3,409	2,400
361.102	INT INCOME - CASH EQUIV	29,395	22,000	22,000	23,580	17,800
361.105	INTEREST INCOME-TAX COLLECTOR	953	0	0	570	0
361.306	FLGIT-UNREALIZED GAIN/LOSS	38,795	0	0	18,361	0
361.307	LTP UNREALIZED GAIN/LOSS	37,286	0	0	27,459	0
361.309	FLFIT-UNREALIZED GAIN/LOSS	(808)	0	0	(5,009)	0
361.407	LTP REALIZED GAIN/LOSS	18,749	0	0	24,820	12,500
361.409	FLFIT-REALIZED GAIN/LOSS	35,388	0	0	22,503	24,200
669.901	(ADD)/USE-WORKING CAPITAL	0	(89,806)	(89,806)	0	(138,446)
669.903	(ADD)/USE-GENERAL R&R	0	0	0	0	159,012
669.909	(ADD)/USE-CAP PROJ PHASE II	0	0	0	0	2,552
TOTAL ESTIMATED REVENUES		1,490,993	1,256,379	1,256,379	1,439,234	1,398,203
APPROPRIATIONS						
111	EXECUTIVE SALARIES	11,400	14,000	14,000	8,400	14,000
211	SOCIAL SECURITY TAXES	707	868	868	521	868
212	MEDICARE TAXES	165	203	203	122	203
241	WORKER'S COMPENSATION	19	25	25	25	25
311	MANAGEMENT FEES	159,491	91,298	91,298	68,474	90,716
312	ENGINEERING SERVICES	26,783	12,808	30,708	9,939	18,305
313	LEGAL SERVICES	13,555	16,000	16,000	3,281	16,000
314	TAX COLLECTOR FEES	26,445	27,463	27,463	26,466	27,463
316	DEED COMPLIANCE SVCS	3,307	2,971	2,971	1,660	2,959
319	OTHER PROFESSIONAL SVCS	27,888	45,870	42,830	27,453	30,240
322	AUDITING SERVICES	7,820	7,842	7,842	6,075	8,181
343	SYSTEMS MGMT SUPPORT	2,621	2,728	2,728	1,928	2,938
401	TRAVEL & PER DIEM	324	1,100	1,100	358	600
412	POSTAGE	0	100	100	0	0
431	ELECTRICITY	64,182	66,900	66,900	50,726	66,122
434	IRRIGATION WATER	10,890	10,609	10,609	9,555	11,703
451	CASUALTY & LIABILITY INSUR	5,723	6,000	6,000	5,723	5,723
462	BUILDING/STRUCTURE MAINT	236,511	202,074	187,214	79,220	161,300
463	LANDSCAPE MAINT-RECURRING	455,955	406,466	406,466	266,067	406,466
464	LANDSCAPE MAINT-NON RECURRING	81,675	84,500	84,500	58,671	95,000
468	IRRIGATION REPAIR	7,384	9,575	9,575	4,599	9,913
469	OTHER MAINTENANCE	355,714	203,204	203,204	77,719	225,488
471	PRINTING & BINDING	23	100	100	0	100
493	PERMITS & LICENSES	175	175	175	0	175
497	LEGAL ADVERTISING	1,575	2,000	2,000	890	2,000
522	OPERATING SUPPLIES	0	1,500	1,500	0	250
633	INFRASTRUCTURE	0	0	0	0	161,465
911	TRANS TO GENERAL R&R	20,000	20,000	20,000	15,002	20,000
912	TRANS TO OTHER ROADS	20,000	20,000	20,000	15,002	20,000
TOTAL APPROPRIATIONS		1,540,332	1,256,379	1,256,379	737,876	1,398,203
NET OF REVENUES/APPROPRIATIONS - FUND 02.001		(49,339)	0	0	701,358	0

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 2 ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed

				FY2025-26	FY2026-27
				0%	0%
Unit	Village Name	Acres	# of Lots	\$1,373,109	\$1,373,109
Phase #1					
18	Santo Domingo	32.81	147	\$ 397.11	\$ 397.11
19	Santo Domingo	38.56	187	\$ 366.87	\$ 366.87
20	Santo Domingo	25.85	113	\$ 407.00	\$ 407.00
21	Palo Alto	28.70	135	\$ 378.24	\$ 378.24
22	Santo Domingo	63.75	253	\$ 448.31	\$ 448.31
23	Santo Domingo	55.07	241	\$ 406.55	\$ 406.55
24	Alhambra	32.24	147	\$ 390.21	\$ 390.21
24-A	Tract A	0.31	1	\$ 551.54	\$ 551.54
25	Santo Domingo	33.46	145	\$ 410.56	\$ 410.56
26	Santo Domingo	52.89	249	\$ 377.91	\$ 377.91
600	Villa Vera Cruz	14.61	123	\$ 211.33	\$ 211.33
600H	Vera Cruz Tract-H	2.33	1	\$ 4,145.46	\$ 4,145.46
601	Villa De Leon	18.49	161	\$ 204.33	\$ 204.33
602	Villa De La Ramona	9.70	70	\$ 246.54	\$ 246.54
603	Villa Del Canto	20.48	168	\$ 216.89	\$ 216.89
604	Villa Santa Domingo	6.91	52	\$ 236.42	\$ 236.42
604A	Santa Domingo-A	0.26	1	\$ 462.58	\$ 462.58
Total Phase #1		436.42	2,194		
Phase #2					
27	Santiago	53.53	221	\$ 430.95	\$ 430.95
28	Santiago	35.78	160	\$ 397.87	\$ 397.87
28	Tract-A	1.49	1	\$ 2,650.96	\$ 2,650.96
29	Santiago	38.20	165	\$ 411.90	\$ 411.90
30	Santiago	65.94	311	\$ 377.23	\$ 377.23
31	Alhambra	38.01	182	\$ 371.57	\$ 371.57
32	Harmeswood	59.70	66	\$ 1,609.34	\$ 1,609.34
605	Villa La Crescenta	16.86	153	\$ 196.06	\$ 196.06
606	Villa San Leandro	13.16	111	\$ 210.94	\$ 210.94
607	Villa Escandido	12.68	108	\$ 208.89	\$ 208.89
Total Phase #2		335.35	1,478		
Grand Total		771.77	3,672		
Budget - Revenue (96%)					\$ 1,318,185
Tax Collector (2%)					\$ 27,463

FOR INFORMATION ONLY

District 2 Board Supervisors,

Attached are additional items for your information:

- 1) The General Fund Budget Report 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) Capital Projects List
- 4) Working Capital and Reserves Spreadsheet

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: 02.001 GENERAL FUND									
ESTIMATED REVENUES									
325.211 MAINTENANCE ASSESSMENT		1,322,271	1,318,185	1,318,185	1,323,306	1,318,185	1,318,185	0	0.00
341.905 PROPERTY DAMAGE REIMBURSEMENTS		223	0	0	0	0	0	0	0.00
341.908 ELECTRIC REIMBURSEMENT		302	0	0	226	0	0	0	0.00
341.999 MISCELLANEOUS REVENUE		1,464	0	0	9	0	0	0	0.00
361.101 INT INCOME - CFB		6,975	6,000	6,000	3,409	2,400	2,400	0	0.00
361.102 INT INCOME - CASH EQUIV		29,395	22,000	22,000	23,580	17,800	17,800	0	0.00
361.105 INTEREST INCOME-TAX COLLECTOR		953	0	0	570	0	0	0	0.00
361.306 FLGIT-UNREALIZED GAIN/LOSS		38,795	0	0	18,361	0	0	0	0.00
361.307 LTP UNREALIZED GAIN/LOSS		37,286	0	0	27,459	0	0	0	0.00
361.309 FLFIT-UNREALIZED GAIN/LOSS		(808)	0	0	(5,009)	0	0	0	0.00
361.407 LTP REALIZED GAIN/LOSS		18,749	0	0	24,820	12,500	12,500	0	0.00
361.409 FLFIT-REALIZED GAIN/LOSS		35,388	0	0	22,503	24,200	24,200	0	0.00
669.901 (ADD)/USE-WORKING CAPITAL		0	(89,806)	(89,806)	0	(136,488)	(138,446)	(1,958)	1.43
669.903 (ADD)/USE-GENERAL R&R		0	0	0	0	181,723	159,012	(22,711)	(12.50)
669.909 (ADD)/USE-CAP PROJ PHASE II		0	0	0	0	2,552	0	0	0.00
TOTAL ESTIMATED REVENUES		1,490,993	1,256,379	1,256,379	1,439,234	1,422,872	1,398,203	(24,669)	(1.73)
APPROPRIATIONS									
111 EXECUTIVE SALARIES		11,400	14,000	14,000	8,400	14,000	14,000	0	0.00
211 SOCIAL SECURITY TAXES		707	868	868	521	868	868	0	0.00
212 MEDICARE TAXES		165	203	203	122	203	203	0	0.00
241 WORKER'S COMPENSATION		19	25	25	25	25	25	0	0.00
311 MANAGEMENT FEES		159,491	91,298	91,298	68,474	90,716	90,716	0	0.00
312 ENGINEERING SERVICES		26,783	12,808	30,708	9,940	18,305	18,305	0	0.00
313 LEGAL SERVICES		13,555	16,000	16,000	3,281	16,000	16,000	0	0.00
314 TAX COLLECTOR FEES		26,445	27,463	27,463	26,466	27,463	27,463	0	0.00
316 DEED COMPLIANCE SVCS		3,307	2,971	2,971	1,660	2,686	2,959	273	10.16
319 OTHER PROFESSIONAL SVCS		27,888	45,870	42,830	27,453	30,240	30,240	0	0.00
322 AUDITING SERVICES		7,820	7,842	7,842	6,075	8,181	8,181	0	0.00
343 SYSTEMS MGMT SUPPORT		2,621	2,728	2,728	1,928	2,938	2,938	0	0.00
401 TRAVEL & PER DIEM		324	1,100	1,100	358	600	600	0	0.00
412 POSTAGE		0	100	100	0	0	0	0	0.00
431 ELECTRICITY		64,182	66,900	66,900	50,726	66,122	66,122	0	0.00
434 IRRIGATION WATER		10,890	10,609	10,609	9,555	11,703	11,703	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		236,511	202,074	187,214	79,220	163,432	161,300	(2,132)	(1.30)
463 LANDSCAPE MAINT-RECURRING		455,955	406,466	406,466	266,067	406,466	406,466	0	0.00
464 LANDSCAPE MAINT-NON RECURRING		81,675	84,500	84,500	58,671	95,000	95,000	0	0.00
468 IRRIGATION REPAIR		7,384	9,575	9,575	4,599	9,913	9,913	0	0.00
469 OTHER MAINTENANCE		355,714	203,204	203,204	77,721	225,488	225,488	0	0.00
471 PRINTING & BINDING		23	100	100	0	100	100	0	0.00
493 PERMITS & LICENSES		175	175	175	0	175	175	0	0.00
497 LEGAL ADVERTISING		1,575	2,000	2,000	890	2,000	2,000	0	0.00
522 OPERATING SUPPLIES		0	1,500	1,500	0	250	250	0	0.00
633 INFRASTRUCTURE		0	0	0	0	184,275	161,465	(22,810)	(12.38)
911 TRANS TO GENERAL R&R		20,000	20,000	20,000	15,002	20,000	20,000	0	0.00
912 TRANS TO OTHER ROADS		20,000	20,000	20,000	15,002	20,000	20,000	0	0.00
TOTAL APPROPRIATIONS		1,540,332	1,256,379	1,256,379	737,879	1,422,872	1,398,203	(24,669)	(1.73)
NET OF REVENUES/APPROPRIATIONS - FUND 02.001		(49,339)	0	0	701,355	0	0	0	0.00

District 2
Adjustments since Proposed Budget
Fiscal Year 2026-27

- **316:** Deed Compliance Services - Increased \$273 due to final cost allocation
- **462:** Building/Structure Maintenance - Decreased \$2,132 due to new contract pricing for Fence Painting and Wall Painting.
- **633:** Infrastructure - Decreased \$22,810 due to new contract pricing for Fence Replacement.

Proposed Budget	\$ 1,422,872
Deed Compliance Services	273
Infrastructure	(22,810)
Building/Structure Maintenance	(2,132)
Final Budget	\$ 1,398,203

**FY 2026-27
DISTRICT 2
CAPITAL PROJECTS**

Account	Location	Description	Final	Funding Source
633	El Camino Real - Unit 24	Fence Replacement	\$32,404	General R&R
633	El Camino Real - Unit 31	Fence Replacement	28,060	General R&R
633	Harold S. Schwartz Preserve	Fence Replacement	101,001	General R&R
	Total District 2 Capital Projects		\$161,465	

DISTRICT 2 - WORKING CAPITAL / R & R FUNDS BALANCES

Working Capital (Unassigned)

	2025-26 Amended	2026-27	2027-28	2028-29	2029-30	2030-31
Beginning Balance	1,415,629	1,505,435	1,643,683	1,495,814	1,394,064	1,246,261
Deposits	1,346,185	1,375,085	1,375,085	1,375,085	1,375,085	1,375,085
Expenditures - Operating	1,087,035	1,064,350	1,268,984	1,244,473	1,266,316	1,316,567
Plant Replacements Non-Recurring	84,500	95,000	84,500	84,500	84,500	84,500
Capital Improvement Plan Expenditures	44,844	37,487	69,470	47,862	52,072	45,144
Transfer/ Deposit to R & R	40,000	40,000	100,000	100,000	120,000	20,000
Ending Balance	1,505,435	1,643,683	1,495,814	1,394,064	1,246,261	1,155,135

RESERVES

General R & R (Committed)

	2025-26 Amended	2026-27	2027-28	2028-29	2029-30	2030-31
Beginning Balance	666,455	686,455	547,542	83,867	183,867	61,458
Deposits	20,000	20,000	100,000	100,000	120,000	20,000
Capital Improvement Plan Expenditures	0	158,913	563,675	0	242,409	13,958
Ending Balance	686,455	547,542	83,867	183,867	61,458	67,500

Villa Road R & R (Committed)

	2025-26 Amended	2026-27	2027-28	2028-29	2029-30	2030-31
Beginning Balance	323,528	343,528	363,528	363,528	363,528	363,528
Deposits	20,000	20,000	0	0	0	0
Capital Improvement Plan Expenditures	0	0	0	0	0	0
Ending Balance	343,528	363,528	363,528	363,528	363,528	363,528

Working Capital/Reserves Grand Total	2,535,417	2,554,752	1,943,208	1,941,458	1,671,246	1,586,162
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Restricted Capital Project Phase II

	2025-26 Amended	2026-27	2027-28	2028-29	2029-30	2030-31
Beginning Balance	2,552	2,552	0	0	0	0
Deposits	0	0	0	0	0	0
Capital Improvement Plan Expenditures	0	2,552	0	0	0	0
Ending Balance	2,552	0	0	0	0	0

FY25-26 Operating Budget	\$ 1,087,035
3 Months	\$ 271,759
4 Months	\$ 362,345

Target Reserve Policy

35% of Revenues	471,165	481,280	481,280	481,280	481,280	481,280
4 Months of Operating Expenses	418,845	414,783	479,495	442,991	450,272	467,022
Target Reserve Fund Balance	890,010	896,063	960,774	924,271	931,552	948,302

Additional Reserves Above Target Minimum	\$ 1,645,408	\$ 1,658,689	\$ 982,434	\$ 1,017,188	\$ 739,695	\$ 637,860
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