

RESOLUTION 2026-07

**A RESOLUTION ADOPTING THE FINAL BUDGET OF
THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
NO. 6 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 10, 2026, and set September 9, 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 9th 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. 6;**

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	\$ 4,703,291
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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:

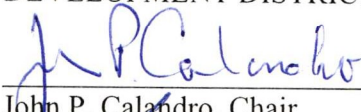
Ph 1 Debt Service Fund	\$ 2,396,048
Ph 2 Debt Service Fund	\$ 2,225,109

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 9th day of September 2026

VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 6



John P. Calandro, 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: 06.001 GENERAL FUND						
ESTIMATED REVENUES						
325.211 MAINTENANCE ASSESSMENT		3,177,394	3,168,731	3,168,731	3,179,473	3,327,167
341.908 ELECTRIC REIMBURSEMENT		941	1,000	1,000	772	1,000
341.999 MISCELLANEOUS REVENUE		262	0	0	9	0
361.101 INT INCOME - CFB		11,551	7,000	7,000	6,611	2,400
361.102 INT INCOME - CASH EQUIV		197,862	126,000	126,000	96,384	108,500
361.105 INTEREST INCOME-TAX COLLECTOR		2,291	0	0	2,968	0
361.306 FLGIT-UNREALIZED GAIN/LOSS		163,446	0	0	77,356	0
361.307 LTP UNREALIZED GAIN/LOSS		219,385	0	0	36,191	0
361.309 FLFIT-UNREALIZED GAIN/LOSS		(2,944)	0	0	(22,839)	0
361.407 LTP UNREALIZED GAIN/LOSS		105,408	200,000	200,000	253,702	75,000
361.409 FLFIT-REALIZED GAIN/LOSS		134,432	160,000	160,000	102,087	106,100
669.901 (ADD)/USE-WORKING CAPITAL		0	1,068,809	1,068,809	0	(116,876)
669.903 (ADD)/USE-GENERAL R&R		0	0	0	0	1,200,000
TOTAL ESTIMATED REVENUES		4,010,028	4,731,540	4,731,540	3,732,714	4,703,291
APPROPRIATIONS						
111 EXECUTIVE SALARIES		8,800	11,200	11,200	5,400	11,200
211 SOCIAL SECURITY TAXES		546	694	694	335	694
212 MEDICARE TAXES		128	162	162	78	162
241 WORKER'S COMPENSATION		19	25	25	25	25
311 MANAGEMENT FEES		337,396	337,396	337,396	253,048	347,778
312 ENGINEERING SERVICES		8,586	7,400	11,400	8,418	8,449
313 LEGAL SERVICES		6,060	7,000	7,000	2,005	7,000
314 TAX COLLECTOR FEES		63,548	66,016	66,016	63,589	69,316
316 DEED COMPLIANCE SVCS		6,850	14,124	14,124	3,915	13,774
319 OTHER PROFESSIONAL SVCS		15,812	15,554	13,554	4,964	14,239
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		971	1,095	1,095	816	1,073
401 TRAVEL & PER DIEM		0	1,100	1,100	0	600
412 POSTAGE		0	0	0	0	1,500
431 ELECTRICITY		644,257	723,854	723,854	473,628	728,730
434 IRRIGATION WATER		44,158	55,000	55,000	26,517	46,449
451 CASUALTY & LIABILITY INSUR		5,723	6,000	6,000	5,723	5,723
462 BUILDING/STRUCTURE MAINT		191,795	164,433	164,433	146,328	47,000
463 LANDSCAPE MAINT-RECURRING		392,957	394,608	394,608	286,159	412,544
464 LANDSCAPE MAINT-NON RECURRING		68,076	65,000	63,000	49,712	47,500
468 IRRIGATION REPAIR		18,556	24,251	24,251	10,139	24,492
469 OTHER MAINTENANCE		118,179	51,500	51,500	41,091	70,500
471 PRINTING & BINDING		48	100	100	17	4,000
493 PERMITS & LICENSES		175	175	175	0	175
497 LEGAL ADVERTISING		1,792	1,650	1,650	745	1,650
498 PROJECT WIDE FEES		2,772,170	2,772,170	2,772,170	2,079,128	2,827,613
522 OPERATING SUPPLIES		0	500	500	0	500
TOTAL APPROPRIATIONS		4,716,567	4,731,540	4,731,540	3,469,655	4,703,291
NET OF REVENUES/APPROPRIATIONS - FUND 06.001		(706,539)	0	0	263,059	0

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 6
ANNUAL MAINTENANCE ASSESSMENT**

Maintenance Assessment Billed				FY2025-26		FY2026-27			
				0%		5.00%			
Unit	Village Name	Acres	# of Lots	\$	3,300,761	\$	3,465,799	\$ Change	% Change
Phase #1									
101	Tall Trees	46.62	191	\$	559.37	\$	587.34	\$ 27.97	5.00%
104	Tall Trees	27.75	124		512.86		538.50	25.64	5.00%
105	Bridgeport @ Lake Sumter	120.48	246		1,122.37		1,178.49	56.12	5.00%
106	Virginia Trace	27.47	126		499.63		524.61	24.98	5.00%
107	Virginia Trace	39.37	167		540.27		567.28	27.01	5.00%
108	Virginia Trace	33.62	145		531.36		557.93	26.57	5.00%
108 Rec Trac A	Virginia Trace	0.47	1		1,077.10		1,130.95	53.85	5.00%
109	Virginia Trace	31.06	146		487.54		511.91	24.37	5.00%
110	Caroline	29.65	133		510.89		536.44	25.55	5.00%
111	Caroline	32.29	144		513.88		539.58	25.70	5.00%
111 Rec Trac C	Caroline	0.50	1		1,145.85		1,203.14	57.29	5.00%
112	Caroline	33.35	169		452.24		474.85	22.61	5.00%
113	Caroline	10.83	42		590.93		620.48	29.55	5.00%
114	Caroline	27.72	127		500.20		525.21	25.01	5.00%
115	Mallory Square	71.24	327		499.27		524.23	24.96	5.00%
116	Mallory Square	38.04	183		476.37		500.19	23.82	5.00%
116 Rec Trac A	Mallory Square	0.46	1		1,054.18		1,106.89	52.71	5.00%
117	Mallory Square	31.06	143		497.76		522.65	24.89	5.00%
118	Sabal Chase	42.74	211		464.21		487.42	23.21	5.00%
118 Rec Trac A	Sabal Chase	0.46	1		1,054.18		1,106.89	52.71	5.00%
119	Sabal Chase	16.44	85		443.24		465.40	22.16	5.00%
120	Sabal Chase	32.79	152		494.37		519.09	24.72	5.00%
121	Sabal Chase	27.34	131		478.28		502.20	23.92	5.00%
123	Largo	20.81	90		529.89		556.39	26.50	5.00%
125	Caroline	30.58	122		574.43		603.15	28.72	5.00%
657 Lake Shore	Bridgeport @ Lake Shore Cottages	10.15	48		484.60		508.83	24.23	5.00%
657 Lake Shore Cottages Trac D	Rec Trac D	0.15	1		343.76		360.94	17.18	5.00%
663 Richmond	Virginia Trace	10.61	79		307.78		323.17	15.39	5.00%
664 Kaylee	Caroline	8.31	71		268.23		281.64	13.41	5.00%
665 Stillwater	Virginia Trace	10.18	78		299.10		314.05	14.95	5.00%
667 Virginia Vine	Virginia Trace	8.03	58		317.28		333.15	15.87	5.00%
668 Elizabeth	Caroline	10.52	75		321.45		337.52	16.07	5.00%
669 Emmalee	Mallory Square	12.38	109		260.29		273.30	13.01	5.00%
670 Katherine	Caroline	10.71	89		275.78		289.57	13.79	5.00%
671 Carlton	Sabal Chase	10.30	76		310.59		326.12	15.53	5.00%
672 Alexa	Mallory Square	9.29	66		322.57		338.70	16.13	5.00%
673 Newport	Largo	10.43	74		323.01		339.16	16.15	5.00%
673 Newport Rec Trac A	Rec Trac A	0.58	1		1,329.19		1,395.65	66.46	5.00%
674 Janeann	Mallory Square	8.30	57		333.70		350.39	16.69	5.00%
675 Natalie	Mallory Square	9.84	75		300.67		315.70	15.03	5.00%
676 Hampton	Sabal Chase	10.54	75		322.06		338.16	16.10	5.00%
677 Tanglewood	Sabal Chase	9.02	67		308.52		323.95	15.43	5.00%
681 Cherry Vale	Tall Trees	9.35	68		315.11		330.86	15.75	5.00%
682 Oak Bend	Tall Trees	9.42	83		260.09		273.10	13.01	5.00%
701 Oleander	Sabal Chase	11.37	101		257.99		270.89	12.90	5.00%
802 Edgewater Bungalows	Bridgeport @ Creekside Landing	16.76	87		441.48		463.56	22.08	5.00%
Total Phase #1		969.38	4,646						
Phase #2									
122	Largo	70.50	341	\$	473.80	\$	497.49	\$ 23.69	5.00%
124	Largo	17.25	67		590.03		619.53	29.50	5.00%
126	Mallory Square	60.85	283		492.76		517.39	24.63	5.00%
127	Amelia	65.81	300		502.72		527.86	25.14	5.00%
128	Amelia	40.57	181		513.67		539.35	25.68	5.00%
129	Amelia	53.77	253		487.05		511.41	24.36	5.00%
130	Amelia	31.60	147		492.64		517.27	24.63	5.00%
131	Amelia	42.46	209		465.58		488.86	23.28	5.00%
171	Bridgeport @ Miona Shores	69.84	145		1,103.81		1,159.00	55.19	5.00%
171 Rec Trac D	Bridgeport @ Miona Shores	0.19	1		435.42		457.19	21.77	5.00%
678 Madison	Mallory Square	7.70	55		320.84		336.88	16.04	5.00%
700 Audrey	Amelia	10.39	76		313.30		328.96	15.66	5.00%
Total Phase #2		470.93	2,058						
Grand Total		1,440.31	6,704						
Budget - Revenue (96%)				\$	3,168,731	\$	3,327,167		
Tax Collector (2%)				\$	66,016	\$	69,316		

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: 06.201 DEBT SERVICE 1						
ESTIMATED REVENUES						
325.111	DEBT SERVICE ASSESSMENT(REG)	1,955,489	1,916,853	1,916,853	1,904,353	1,876,765
325.112	DEBT SERVICE ASSESSMENT(PRE-PA	429,256	750,000	750,000	256,164	500,000
361.103	INT INCOME - USB	77,967	70,000	70,000	50,597	50,000
361.105	INTEREST INCOME-TAX COLLECTOR	1,410	0	0	0	0
669.901	(ADD)/USE-WORKING CAPITAL	0	(31,275)	(31,275)	0	(30,717)
TOTAL ESTIMATED REVENUES		2,464,122	2,705,578	2,705,578	2,211,114	2,396,048
APPROPRIATIONS						
314	TAX COLLECTOR FEES	39,110	39,935	39,935	38,087	39,099
321	ACCOUNTING SERVICES	0	1,000	1,000	0	1,000
323	TRUSTEE SERVICES	5,904	5,927	5,927	0	5,927
324	ARBITRAGE SERVICES	500	0	0	0	0
710	PRINCIPAL	1,476,000	1,512,000	1,512,000	1,465,000	1,499,000
715	PRINCIPAL PREPAYMENT	403,000	750,000	750,000	444,000	500,000
720	INTEREST	432,306	395,716	395,716	386,751	349,022
730	MISC BOND EXPENSES	500	1,000	1,000	500	2,000
TOTAL APPROPRIATIONS		2,357,320	2,705,578	2,705,578	2,334,338	2,396,048
NET OF REVENUES/APPROPRIATIONS - FUND 06.201		106,802	0	0	(123,224)	0

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: 06.202 DEBT SERVICE 2						
ESTIMATED REVENUES						
325.111	DEBT SERVICE ASSESSMENT(REG)	1,851,440	1,828,474	1,828,474	1,800,052	1,764,891
325.112	DEBT SERVICE ASSESSMENT(PRE-PA	437,557	700,000	700,000	344,905	500,000
361.103	INT INCOME - USB	90,817	57,000	57,000	58,634	50,000
361.105	INTEREST INCOME-TAX COLLECTOR	1,335	0	0	0	0
669.901	(ADD)/USE-WORKING CAPITAL	0	(93,740)	(93,740)	0	(89,782)
TOTAL ESTIMATED REVENUES		2,381,149	2,491,734	2,491,734	2,203,591	2,225,109
APPROPRIATIONS						
314	TAX COLLECTOR FEES	37,029	38,094	38,094	36,001	36,769
321	ACCOUNTING SERVICES	0	0	1,000	0	0
323	TRUSTEE SERVICES	5,780	6,690	5,690	5,250	6,690
324	ARBITRAGE SERVICES	2,300	0	0	0	0
710	PRINCIPAL	1,060,000	1,105,000	1,105,000	1,065,000	1,105,000
715	PRINCIPAL PREPAYMENT	455,000	700,000	700,000	575,000	500,000
720	INTEREST	685,638	639,950	639,950	623,063	574,650
730	MISC BOND EXPENSES	1,500	2,000	2,000	1,500	2,000
TOTAL APPROPRIATIONS		2,247,247	2,491,734	2,491,734	2,305,814	2,225,109
NET OF REVENUES/APPROPRIATIONS - FUND 06.202		133,902	0	0	(102,223)	0

FOR INFORMATION ONLY

District 6 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 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 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	
Fund: 06.001 GENERAL FUND				
ESTIMATED REVENUES				
325.211	MAINTENANCE ASSESSMENT	3,177,393	3,168,731	3
341.908	ELECTRIC REIMBURSEMENT	941	1,000	
341.999	MISCELLANEOUS REVENUE	262	0	
361.101	INT INCOME - CFB	11,551	7,000	
361.102	INT INCOME - CASH EQUIV	197,862	126,000	
361.105	INTEREST INCOME-TAX COLLECTOR	2,291	0	
361.306	FLGIT-UNREALIZED GAIN/LOSS	163,446	0	
361.307	LTP UNREALIZED GAIN/LOSS	219,385	0	
361.309	FLFIT-UNREALIZED GAIN/LOSS	(2,944)	0	
361.407	LTP REALIZED GAIN/LOSS	105,408	200,000	
361.409	FLFIT-REALIZED GAIN/LOSS	134,432	160,000	
669.901	(ADD)/USE-WORKING CAPITAL	0	1,068,809	1
669.903	(ADD)/USE-GENERAL R&R	0	0	
TOTAL ESTIMATED REVENUES		4,010,027	4,731,540	4
APPROPRIATIONS				
111	EXECUTIVE SALARIES	8,800	11,200	
211	SOCIAL SECURITY TAXES	546	694	
212	MEDICARE TAXES	128	162	
241	WORKER'S COMPENSATION	19	25	
311	MANAGEMENT FEES	337,396	337,396	
312	ENGINEERING SERVICES	8,586	7,400	
313	LEGAL SERVICES			

District 6
Adjustments since Proposed Budget
Fiscal Year 2026-27

- **316:** Deed Compliance Services – Decreased \$3,681 based on final cost allocation.
- **412:** Postage - Increased \$1,500 due to anticipated Maintenance Assessment Increase for FY 27-28 which will be mailed in FY 26-27.
- **471:** Printing & Binding – Increased \$3,900 due to anticipated Maintenance Assessment Increase for FY 27-28 which will be mailed in FY 26-27.

Proposed Budget	4,701,572
Deed Compliance Services	(3,681)
Postage	1,500
Printing & Binding	3,900
Final Budget	4,703,291

DISTRICT 6 - WORKING CAPITAL & R & R FUNDS BAL

Working Capital (Unassigned)

Amended
2025-26

59

2026

Beginning Balance	2,554,507	1,4
Deposits	3,662,731	3,0
Transfer from R&R	0	1,2
Expenditures - Operating	4,561,107	4,0
Plant Replacements Non-Recurring	65,000	
Capital Improv Plan Expenditures	105,433	
Transfer to R & R	0	
Ending Balance	1,485,698	1,0

RESERVES

General R & R (Committed)

2025-26

2026

Beginning Balance	9,191,753	9,1
Deposits	0	
Capital Improv Plan Expenditures	0	
Transfer/ Deposit to Working Capital	0	1,2
Ending Balance	9,191,753	7,9

Total Reserves & Working Capital	10,677,451	9,5
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DISTRICT #6 - 2022 BOND RESERVE

Debt Service	2025-26 Amended Budget	2026-27 Proposed Budget	2026-27 Final Budget
Beginning Balance	1,224,195	1,255,470	1,255,470
Deposits	2,736,853	2,426,765	2,426,765
Expenditures	2,705,578	2,396,048	2,396,048
Ending Balance	1,255,470	1,286,187	1,286,187

DISTRICT #6 - 2017 BOND RESERVE

Debt Service	2025-26 Amended Budget	2026-27 Proposed Budget	2026-27 Final Budget
Beginning Balance	1,635,592	1,729,332	1,729,332
Deposits	2,585,474	2,314,891	2,314,891
Expenditures	2,491,734	2,225,109	2,225,109
Ending Balance	1,729,332	1,819,114	1,819,114