RESOLUTION 2026-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7 ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (10^{th}) day in June, 2026, submitted to the Board of Supervisors ("**Board**") of the Village Community Development District No. 7 (**"District"**) proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("**Fiscal Year 2026/2027**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1^{st} of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7:

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Village Community Development District No. 7 for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026/2027, the sum of $ 2,921,834 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$ 3,688,316
DEBT SERVICE FUND(S)	$ 4,358,225
TOTAL ALL FUNDS	$ 8,046,541

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures greater than $0 within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Budget Officer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the change in the original appropriation item is less than $0 (ii) the adjustment is due to an account coding change or (iii) such expenditure is authorized by separate disbursement or spending resolution.

c. Budget amendments that increase the total appropriations of the fund shall be adopted by resolution and consistent with Florida law.

The District Manager or Budget Officer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 9th DAY OF September, 2026.

ATTEST:

Secretary/Assistant Secretary

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7

By: Jerry Vicente

Its: Jerry Vicenti, Chair

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: 07.001 GENERAL FUND					
ESTIMATED REVENUES					
325.211 MAINTENANCE ASSESSMENT	2,219,098	2,656,213	2,656,213	2,663,842	2,921,834
341.905 PROPERTY DAMAGE REIMBURSEMENTS	731	0	0	0	0
341.908 ELECTRIC REIMBURSEMENT	608	900	900	501	900
341.999 MISCELLANEOUS REVENUE	93	100	100	10	100
361.101 INT INCOME - CFB	9,673	6,000	6,000	6,353	2,400
361.102 INT INCOME - CASH EQUIV	70,369	46,000	46,000	47,147	41,500
361.105 INTEREST INCOME-TAX COLLECTOR	1,600	0	0	2,693	0
361.306 FLGIT-UNREALIZED GAIN/LOSS	87,979	0	0	28,135	0
361.307 LTP UNREALIZED GAIN/LOSS	90,662	0	0	12,466	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	(706)	0	0	(5,018)	0
361.407 LTP REALIZED GAIN/LOSS	42,906	100,000	100,000	106,487	30,000
361.409 FLFIT-REALIZED GAIN/LOSS	30,936	60,000	60,000	22,431	22,400
381.002 TRANSFER IN - DEBT SERVICE	11,000	0	0	0	0
669.901 (ADD)/USE-WORKING CAPITAL	0	167,541	167,541	0	(236,023)
669.903 (ADD)/USE-GENERAL R&R	0	32,105	32,105	0	8,965
669.904 (ADD)/USE-ROADS R&R	0	0	0	0	117,948
669.907 (ADD)/USE-CAP PROJ PHASE I	0	0	0	0	778,292
TOTAL ESTIMATED REVENUES	2,564,949	3,068,859	3,068,859	2,885,047	3,688,316
APPROPRIATIONS					
111 EXECUTIVE SALARIES	12,200	14,000	14,000	8,200	14,000
211 SOCIAL SECURITY TAXES	756	868	868	508	868
212 MEDICARE TAXES	177	203	203	119	203
241 WORKER'S COMPENSATION	19	25	25	25	25
311 MANAGEMENT FEES	245,739	229,209	229,209	171,909	235,532
312 ENGINEERING SERVICES	8,177	7,500	9,500	6,825	8,037
313 LEGAL SERVICES	32,791	30,000	30,000	31,622	33,000
314 TAX COLLECTOR FEES	44,382	55,338	55,338	53,277	60,872
316 DEED COMPLIANCE SVCS	586	419	419	1,451	671
319 OTHER PROFESSIONAL SVCS	2,822	6,110	5,110	1,610	5,402
322 AUDITING SERVICES	9,965	9,933	9,933	7,875	10,605
323 TRUSTEE SERVICES	0	8,620	8,620	0	0
343 SYSTEMS MGMT SUPPORT	824	1,308	1,308	670	775
401 TRAVEL & PER DIEM	212	1,100	1,100	155	600
412 POSTAGE	3,081	100	100	0	3,500
431 ELECTRICITY	364,358	486,219	486,219	298,840	399,758
434 IRRIGATION WATER	24,013	23,000	23,000	17,605	25,720
451 CASUALTY & LIABILITY INSUR	5,723	6,000	6,000	5,723	5,723
462 BUILDING/STRUCTURE MAINT	88,745	81,605	80,605	6,965	126,145
463 LANDSCAPE MAINT-RECURRING	254,416	255,356	255,356	185,936	267,102
464 LANDSCAPE MAINT-NON RECURRING	46,720	40,000	40,000	13,661	43,500
468 IRRIGATION REPAIR	11,984	14,205	14,205	144	14,160
469 OTHER MAINTENANCE	76,108	28,500	28,500	24,210	32,550
471 PRINTING & BINDING	1,090	100	100	0	2,100
493 PERMITS & LICENSES	175	175	175	0	175
497 LEGAL ADVERTISING	2,850	1,700	1,700	755	3,200
498 PROJECT WIDE FEES	1,766,766	1,766,766	1,766,766	1,325,073	1,802,101
522 OPERATING SUPPLIES	0	500	500	0	0
633 INFRASTRUCTURE	559,032	0	0	0	591,992
992 BAD DEBT EXPENSE - GOVT	731	0	0	0	0
TOTAL APPROPRIATIONS	3,564,442	3,068,859	3,068,859	2,163,158	3,688,316
NET OF REVENUES/APPROPRIATIONS - FUND 07.001	(999,493)	0	0	721,889	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: 07.201 DEBT SERVICE 1						
ESTIMATED REVENUES						
325.111	DEBT SERVICE ASSESSMENT(REG)	3,660,534	3,601,445	3,601,445	3,579,596	3,498,200
325.112	DEBT SERVICE ASSESSMENT(PRE-PA	576,942	900,000	900,000	678,158	900,000
361.103	INT INCOME - USB	121,192	105,000	105,000	85,360	80,000
361.105	INTEREST INCOME-TAX COLLECTOR	2,640	0	0	0	0
669.901	(ADD)/USE-WORKING CAPITAL	0	(169,626)	(169,626)	0	(119,975)
TOTAL ESTIMATED REVENUES		4,361,308	4,436,819	4,436,819	4,343,114	4,358,225
APPROPRIATIONS						
314	TAX COLLECTOR FEES	73,211	75,031	75,031	71,592	72,879
321	ACCOUNTING SERVICES	3,500	3,500	3,500	3,500	3,500
323	TRUSTEE SERVICES	8,620	0	8,620	8,620	8,620
324	ARBITRAGE SERVICES	3,000	600	600	0	600
710	PRINCIPAL	2,175,000	2,265,000	2,265,000	2,205,000	2,295,000
715	PRINCIPAL PREPAYMENT	725,000	900,000	891,380	970,000	900,000
720	INTEREST	1,286,244	1,191,688	1,191,688	1,169,844	1,073,126
730	MISC BOND EXPENSES	1,000	1,000	1,000	500	4,500
918	TRANS TO GENERAL FUND	11,000	0	0	0	0
TOTAL APPROPRIATIONS		4,286,575	4,436,819	4,436,819	4,429,056	4,358,225
NET OF REVENUES/APPROPRIATIONS - FUND 07.201		74,733	0	0	(85,942)	0

FOR INFORMATION ONLY

District 7 Board Supervisors,

Attached are additional items for your information:

A. 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.

B. List of adjustments made since Proposed Budget.

C. Maintenance Assessment Schedule.

D. Capital Projects List

E. Working Capital and Reserve spreadsheets.

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

Brandy

Exhibit A

FISCAL YEAR 2026-27 BUDGET REPORT

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY	2025-26 ORIGINAL BUDGET
Fund: 07.001 GENERAL FUND			
ESTIMATED REVENUES			
325.211	MAINTENANCE ASSESSMENT	2,219,098	2,656,213
341.905	PROPERTY DAMAGE REIMBURSEMENTS	731	0
341.908	ELECTRIC REIMBURSEMENT	608	900
341.999	MISCELLANEOUS REVENUE	93	100
361.101	INT INCOME - CFB	9,673	6,000
361.102	INT INCOME - CASH EQUIV	70,369	46,000
361.105	INTEREST INCOME-TAX COLLECTOR	1,600	0
361.306	FLGIT-UNREALIZED GAIN/LOSS	87,979	0
361.307	LTP UNREALIZED GAIN/LOSS	90,662	0
361.309	FLFIT-UNREALIZED GAIN/LOSS	(706)	0
361.407	LTP REALIZED GAIN/LOSS	42,906	100,000
361.409	FLFIT-REALIZED GAIN/LOSS	30,936	60,000
381.002	TRANSFER IN - DEBT SERVICE	11,000	0
669.901	(ADD)/USE-WORKING CAPITAL	0	167,541
669.903	(ADD)/USE-GENERAL R&R	0	32,105
669.904	(ADD)/USE-ROADS R&R	0	0
669.907	(ADD)/USE-CAP PROJ PHASE I	0	0
TOTAL ESTIMATED REVENUES		2,564,949	3,068,859
APPROPRIATIONS			
111	EXECUTIVE SALARIES	12,200	14,000
211	SOCIAL SECURITY TAXES	756	868
212	MEDICARE TAXES	177	203
241	WORKER'S COMPENSATION	[illegible]	[illegible]

District 7
Adjustments since Proposed Budget
Fiscal Year 2026-27

- **316:** Deed Compliance Services - Decreased $94 due to final cost allocation.
- **412:** Postage - Increased $400 due to higher postage fees for an anticipated Maintenance Assessment change for FY 27-28 which will be mailed in FY 26-27.
- **462:** Building/Structure Maintenance – Decreased by $9,928 based on new contract pricing for Fence Replacement and Painting and Wall Painting.

Proposed Budget	**$ 3,697,938**
Deed Compliance Services	(94)
Postage	400
Building/Structure Maintenance	(9,928)
Final Budget	**$ 3,688,316**

Exhibit C

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7
ANNUAL MAINTENANCE ASSESSMENT
10% Maintenance Assessment Increase

Village Name	Unit	Acres	# of Lots	FY2025-26	FY2026-27	$ Change	% Change
Maintenance Assessments Billed				**$ 2,766,888**	**$ 3,043,577**		
Hadley	132	46.33	201	$ 694.94	$ 764.43	$ 69.49	10%
Hadley	133	34.65	151	691.84	761.03	$ 69.19	10%
Hadley	133 Rec Tract D	0.55	1	1,658.23	1,824.05	$ 165.82	10%
Hadley	134	46.82	225	627.38	690.12	$ 62.74	10%
Hadley	135	73.78	341	652.33	717.56	$ 65.23	10%
Bonita	136	44.66	206	653.63	718.99	$ 65.36	10%
Hemingway	137	30.58	152	606.56	667.22	$ 60.66	10%
Hemingway	138	47.64	231	621.79	683.96	$ 62.17	10%
Hemingway	138 Rec Tract A	0.47	1	1,417.03	1,558.73	$ 141.70	10%
Hemingway	139	40.71	179	685.69	754.26	$ 68.57	10%
Bonita	140	18.02	81	670.74	737.81	$ 67.07	10%
Bonita	140 Rec Tract B	0.49	1	1,477.33	1,625.06	$ 147.73	10%
Bonita	141	74.98	345	655.25	720.78	$ 65.53	10%
Duval	142	38.84	196	597.45	657.20	$ 59.75	10%
Hemingway	143	34.38	146	709.96	780.96	$ 71.00	10%
Hemingway	144	18.21	77	713.02	784.32	$ 71.30	10%
Duval	145	38.28	197	585.85	644.44	$ 58.59	10%
Duval	146	82.92	406	615.76	677.34	$ 61.58	10%
Duval	147	51.83	245	637.82	701.60	$ 63.78	10%
Hemingway	172	29.27	136	648.88	713.77	$ 64.89	10%
Duval	702 Rosedale	12.82	96	402.62	442.88	$ 40.26	10%
Duval	703 Crestwood	7.00	61	345.98	380.58	$ 34.60	10%
Hadley	704 Grovewood	9.72	72	407.02	447.72	$ 40.70	10%
Duval	705 Holly Hill	11.81	111	320.78	352.86	$ 32.08	10%
Duval	706 Sandhill	7.29	62	354.50	389.95	$ 35.45	10%
Duval	707 Allandale	13.09	94	419.85	461.83	$ 41.98	10%
Hemingway	708 Seneca	7.93	58	412.22	453.44	$ 41.22	10%
Hemingway	709 Mariel	6.59	57	348.57	383.43	$ 34.86	10%
Hemingway	710 Margaux	8.39	73	346.51	381.17	$ 34.66	10%
Hemingway	711 Adriana	10.27	71	436.11	479.72	$ 43.61	10%
Bonita	712 Kenya	8.56	62	416.26	457.88	$ 41.62	10%
Hadley	713 Hillcrest	7.38	51	436.28	479.91	$ 43.63	10%
Duval	714 Double Palm	11.11	82	408.49	449.34	$ 40.85	10%
Hadley	715 Bainbridge	9.81	70	422.52	464.78	$ 42.26	10%
Hadley	716 Keystone	8.65	61	427.53	470.28	$ 42.75	10%
Bonita	717 Bonita	8.76	61	432.97	476.26	$ 43.29	10%
Bonita	800 Anita Villas	8.24	58	428.33	471.17	$ 42.84	10%
Bonita	801 Pilar	6.89	50	415.46	457.01	$ 41.55	10%
	Grand Total	**917.72**	**4768**				
	Budget - Revenue (96%)			**2,656,212**	**2,921,834**		
	Tax Collector (2%)			55,338	60,872		

Exhibit D

FY 2026-27
DISTRICT 7
CAPITAL PROJECTS

Account	Location	Description	Final
633	Bainbridge Villas	Road M&O	$139,056
633	Bonita Villas	Road M&O	129,886
633	Grovewood Villas	Road M&O	169,531
633	Hillcrest Villas	Road M&O	116,769
633	Mobilization	Road M&O	36,750
PW 633	466a Southside Fencing BVB-Morse	Fencing	186,300
	Total District 7 Capital Projects		$778,292

Exhibit E

DISTRICT # 7 - WORKING CAPITAL & R & R FUNDS BALANCES

10% MA Increase

Working Capital

Working Capital	2025-26 Amended	Final 2026-27	2027-28	2028-29	2029-30	2030-31
Beginning Balance	821,791	654,250	890,273	842,730	766,900	559,656
Deposits	2,869,213	3,019,134	3,019,134	3,019,134	3,019,134	3,019,134
Transfer from R&R	32,105	58,974	42,614	29,503	38,327	0
Expenditures - Operating	3,028,859	2,802,085	3,069,291	3,084,467	3,224,705	3,249,678
Plant Replacements Non-Recurring	40,000	40,000	40,000	40,000	40,000	40,000
Capital Improvement Plan Expenditures	0	0	0	0	0	0
Ending Balance	654,250	890,273	842,730	766,900	559,656	289,112

RESERVES

General R & R	2025-26 Amended	Final 2026-27	2027-28	2028-29	2029-30	2030-31
Beginning Balance	1,299,887	1,267,782	1,258,817	1,242,945	1,234,081	1,220,191
Deposits	0	0	0	0	0	0
Capital Improvement Plan Expenditures		8,965	15,872	8,864	13,890	11,657
Project Wide Fund Expenditures	0	0	0	0	0	0
Transfer/deposit- Working Capital	32,105	0	0	0	0	
Ending Balance	1,267,782	1,258,817	1,242,945	1,234,081	1,220,191	1,208,534

Road R & R	2025-26 Amended	Final 2026-27	2027-28	2028-29	2029-30	2030-31
Beginning Balance	866,084	866,084	748,136	662,908	603,902	576,254
Deposits	0	0	0	0	0	0
Capital Improvement Plan Expenditures	0	28,180	42,614	29,503	27,648	0
Project Wide Fund Expenditures	0	30,794	0	0	10,679	0
Transfer/deposit- Working Capital	0	58,974	42,614	29,503	38,327	
Ending Balance	866,084	748,136	662,908	603,902	576,254	576,254

Fund Balance	**2,788,116**	**2,897,226**	**2,748,583**	**2,604,883**	**2,356,101**	**2,073,900**

Restricted Capital Project 2015 Excess Revenue	2025-26 Amended	Final 2026-27	2027-28	2028-29	2029-30	2030-31
Beginning Balance	1,147,061	1,147,061	368,769	368,769	368,769	368,769
Deposits	0	0	0	0	0	0
Capital Improvement Plan Expenditures	0	591,992	0	0	0	0
Project Wide Fund Expenditures	0	186,300	0	0	0	0
Ending Balance	1,147,061	368,769	368,769	368,769	368,769	368,769

FY2025-26	$ 3,068,859
3 Months	$ 767,215
4 Months	$ 1,022,953

Target Reserve Policy	2025-26 Amended	Final 2026-27	2027-28	2028-29	2029-30	2030-31
35% of Revenues	1,004,225	1,056,697	1,056,697	1,056,697	1,056,697	1,056,697
4 Months of Operating Expenses	1,022,953	947,362	1,036,430	1,041,489	1,088,235	1,096,559
Target Reserve Fund Balance	2,027,178	2,004,059	2,093,127	2,098,186	2,144,932	2,153,256

Additional Reserves Above Target Minimum	**760,939**	**893,167**	**655,456**	**506,697**	**211,169**	**(79,356)**

DISTRICT #7: Debt Service Fund - 2015 Assessment Refunding Bonds

Debt Service

	2025-26 Amended	2026-27 Proposed Budget	2026-27 Final Budget
Beginning Balance	1,878,756	2,048,382	2,048,382
Deposits	4,606,445	4,478,200	4,478,200
Expenditures	4,436,819	4,358,225	4,358,225
Ending Balance	2,048,382	2,168,357	2,168,357