

**The Villages®**  
**Community Development Districts**  
**District 1**

**AGENDA REQUEST**

**TO:** Board of Supervisors  
Village Community Development District 1

**FROM:** Brandy L. Cook, Budget Director

**DATE:** 6/10/2022

**SUBJECT:** Adoption of Resolution 2022-08: FY2022-23 Proposed Budget

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**ISSUE:**

Adoption of Resolution 2022-08 to approve the Fiscal Year 2022-23 Proposed Budget and to set the public hearing to adopt the Fiscal Year 2022-23 Final Budget.

**ANALYSIS/INFORMATION:**

In accordance with Chapter 190, the District must approve by June 15<sup>th</sup> a proposed budget, proposed maintenance assessment rates and adopt a resolution to set the public hearing for the budget adoption. Once approved, the Proposed Budget will be submitted to Sumter County for a 60-day review and comment period prior to the budget adoption. The approved Proposed Budget will also be made available on the District's website and at the Village Community Development District Administration Office.

The Board of Supervisors has reviewed and discussed the Fiscal Year 2022-23 Recommended Budget and Capital Improvement Plan during the public budget workshop held on May 18, 2022. The attached proposed operating budget of \$1,591,957 is a decrease of \$6,729 or 1% from the current year amended budget. Based on direction at the budget workshop, staff has included a 15% increase to the maintenance assessment rates.

**STAFF RECOMMENDATION:**

Staff is recommending adoption of Resolution 2022-08 to approve the Fiscal Year 2022-23 Proposed Budget and to set the public hearing to adopt the Fiscal Year 2022-23 Final Budget. The date of the public hearing is September 9, 2022, 8:00 a.m. at the Savannah Recreation Center.

**MOTION:**

Move to adopt Resolution 2022-08 to approve the Fiscal Year 2022-23 Proposed Budget and to set the public hearing to adopt the Fiscal Year 2022-23 Final Budget for September 9, 2022, 8:00 a.m. at the Savannah Recreation Center.

**ATTACHMENTS:**

Description	Type
□ <a href="#">Resolution 2022-08: FY2022-23 Proposed Budget</a>	Cover Memo

**RESOLUTION 2022-08**

**A RESOLUTION APPROVING THE DISTRICT'S PROPOSED  
BUDGET OF THE VILLAGE COMMUNITY DEVELOPMENT  
DISTRICT NO. 1 FOR FISCAL YEAR 2022-23 IN ACCORDANCE  
WITH CHAPTER 190 F.S. AND SETTING A PUBLIC HEARING  
THEREON PURSUANT TO FLORIDA LAW**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors, the District's proposed operating budget and debt service budget for the forthcoming Fiscal Year 2022-23; and

**WHEREAS**, the Board of Supervisors has reviewed and discussed the budget during a public budget workshop held on May 18, 2022; and

**WHEREAS**, the Board of Supervisors has accepted said Proposed Budget and desires to set the required public hearing hereon;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE VILLAGE COMMUNITY DEVELOPMENT  
DISTRICT NO. 1;**

1. The operating budget proposed by the District Manager for Fiscal Year 2022-23 is hereby approved for the amount as listed below along with the proposed maintenance assessment rates based on the attached schedules:

**General Fund**

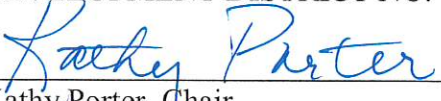
**\$ 1,591,957**

2. A public hearing on said approved Budget is hereby declared and set for the following date, hour and place:

Date: September 9, 2022  
Time: 8:00 a.m.  
Place: Savannah Recreation Center  
Ashley Wilkes Room  
1545 Buena Vista Boulevard  
The Villages, Florida 32162

Adopted this 10th day of June, 2022.

VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT NO. 1

  
Kathy Porter, Chair

  
Kenneth C. Blocker, Secretary

## FISCAL YEAR 2022-23 BUDGET REPORT

GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ORIGINAL BUDGET	2021-22 AMENDED BUDGET	2021-22 ACTIVITY THRU 04/30/22	2022-23 PROPOSED BUDGET
Fund: 01.001 GENERAL FUND						
ESTIMATED REVENUES						
325.211 MAINTENANCE ASSESSMENT		1,090,839	1,085,531	1,085,531	1,071,460	1,248,361
341.908 ELECTRIC REIMBURSEMENT		50	0	0	1,037	0
341.999 MISCELLANEOUS REVENUE		1,018	750	750	194	0
361.101 INT INCOME - CFB		3	0	0	0	0
361.102 INT INCOME - CASH EQUIV		1,459	2,200	2,200	1,245	0
361.306 FLGIT-UNREALIZED GAIN/LOSS		1,232	900	900	(12,932)	0
361.307 LTP UNREALIZED GAIN/LOSS		26,745	34,000	34,000	(40,623)	0
361.309 FLFIT-UNREALIZED GAIN/LOSS		(375)	0	0	(3,758)	0
361.310 VANGUARD-UNREALIZED GAIN/LOSS		(1,647)	0	0	0	0
361.407 LTP REALIZED GAIN/LOSS		33,604	0	0	32,822	0
361.409 FLFIT-REALIZED GAIN/LOSS		2,174	1,100	1,100	1,237	0
361.410 VANGUARD-REALIZED GAIN/LOSS		635	0	0	(3,709)	0
669.901 (ADD)/USE-WORKING CAPITAL		0	62,472	81,473	0	162,096
669.903 (ADD)/USE-GENERAL R&R		0	0	0	0	181,500
669.904 (ADD)/USE-ROADS R&R		0	392,732	392,732	0	0
TOTAL ESTIMATED REVENUES		1,155,737	1,579,685	1,598,686	1,046,973	1,591,957
APPROPRIATIONS						
111 EXECUTIVE SALARIES		10,800	16,000	16,000	7,000	16,000
211 SOCIAL SECURITY TAXES		670	992	992	434	992
212 MEDICARE TAXES		157	232	232	102	232
241 WORKER'S COMPENSATION		22	27	27	80	27
311 MANAGEMENT FEES		172,593	172,593	172,593	100,683	172,593
312 ENGINEERING SERVICES		8,014	14,100	14,100	5,114	125,450
313 LEGAL SERVICES		6,109	5,000	5,000	2,908	5,000
314 TAX COLLECTOR FEES		21,808	22,616	22,616	21,421	26,008
316 DEED COMPLIANCE SVCS		41,593	32,250	32,250	18,810	39,425
319 OTHER PROFESSIONAL SVCS		12,408	21,281	21,281	5,387	22,956
322 AUDITING SERVICES		7,500	7,500	7,500	5,625	7,500
343 SYSTEMS MGMT SUPPORT		2,533	3,034	3,034	1,428	2,242
344 PAYROLL SERVICES		162	352	352	0	162
412 POSTAGE		0	100	100	0	100
431 ELECTRICITY		42,506	59,593	59,593	24,542	45,724
434 IRRIGATION WATER		29,473	22,532	22,532	21,182	32,032
442 EQUIPMENT RENTAL		0	500	500	0	0
451 CASUALTY & LIABILITY INSUR		5,895	6,650	6,650	5,500	5,830
461 EQUIPMENT MAINTENANCE		0	500	500	0	0
462 BUILDING/STRUCTURE MAINT		49,592	144,670	160,671	50,705	211,623
463 LANDSCAPE MAINT-RECURRING		251,252	256,690	253,190	145,428	252,795
464 LANDSCAPE MAINT-NON RECURRING		51,348	50,500	61,000	56,327	65,000
468 IRRIGATION REPAIR		18,402	32,675	28,675	13,367	23,521
469 OTHER MAINTENANCE		100,490	88,316	88,316	25,791	127,570
471 PRINTING & BINDING		132	500	500	17	500
493 PERMITS & LICENSES		175	250	250	175	175
497 LEGAL ADVERTISING		1,432	2,000	2,000	588	1,500
522 OPERATING SUPPLIES		0	500	500	0	500
633 INFRASTRUCTURE		185,026	392,732	392,732	339,779	0
642 CAPITAL FF&E		0	0	0	0	181,500
912 TRANS TO OTHER ROADS		225,000	225,000	225,000	131,250	225,000
TOTAL APPROPRIATIONS		1,245,092	1,579,685	1,598,686	983,643	1,591,957
NET OF REVENUES/APPROPRIATIONS - FUND 01.001		(89,355)	0	0	63,330	0

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**  
**ANNUAL MAINTENANCE ASSESSMENT**

**15% MAINTENANCE ASSESSMENT INCREASE**

Maintenance Assessments Billed			\$ 1,130,762	\$ 1,130,762	\$ 1,300,376	
			0%	0%	15%	
Village Name	Acres	# of Lots	2020-21	2021-22	2022-23	Change
Rio Grande	34.64	168	\$ 336.20	\$ 336.20	\$ 386.63	50.43
Rio Grande	58.31	276	\$ 344.48	\$ 344.48	\$ 396.15	51.67
Rio Grande	12.29	44	\$ 455.43	\$ 455.43	\$ 523.75	68.32
Rio Ponderosa	74.59	338	\$ 359.82	\$ 359.82	\$ 413.80	53.98
De La Vista	18.20	69	\$ 430.08	\$ 430.08	\$ 494.59	64.51
Rio Grande	5.07	17	\$ 486.28	\$ 486.28	\$ 559.22	72.94
Hacienda	35.16	136	\$ 421.54	\$ 421.54	\$ 484.77	63.23
De Allende	14.85	24	\$ 1,008.88	\$ 1,008.88	\$ 1,160.21	151.33
Rio Grande Villas	10.30	80	\$ 209.93	\$ 209.93	\$ 241.42	31.49
San Pedro Villas	9.54	72	\$ 216.04	\$ 216.04	\$ 248.45	32.41
DeLaguna Villas	8.54	51	\$ 273.03	\$ 273.03	\$ 313.99	40.96
De La Mesa Villas	21.34	139	\$ 250.32	\$ 250.32	\$ 287.87	37.55
Patio Villas	13.45	112	\$ 195.81	\$ 195.81	\$ 225.18	29.37
De La Vista North Villas	8.15	60	\$ 221.48	\$ 221.48	\$ 254.70	33.22
De La Vista South Villas	10.03	75	\$ 218.05	\$ 218.05	\$ 250.76	32.71
De Laguna West Villas	6.48	39	\$ 270.92	\$ 270.92	\$ 311.55	40.63
<b>Total Phase #1</b>	<b>340.94</b>	<b>1700</b>				
Hacienda	10.28	40	\$ 419.04	\$ 419.04	\$ 481.90	62.86
Hacienda	47.46	200	\$ 386.92	\$ 386.92	\$ 444.96	58.04
TRACT J	1.85	1	\$ 3,016.45	\$ 3,016.45	\$ 3,468.92	452.47
TRACT T	0.02	1	\$ 32.61	\$ 32.61	\$ 37.50	4.89
TRACT U	0.32	1	\$ 521.76	\$ 521.76	\$ 600.03	78.27
Rio Ranchero	37.04	167	\$ 361.64	\$ 361.64	\$ 415.89	54.25
Palo Alto	11.50	54	\$ 347.24	\$ 347.24	\$ 399.33	52.09
Palo Alto	6.46	29	\$ 363.21	\$ 363.21	\$ 417.69	54.48
Palo Alto	54.20	243	\$ 363.68	\$ 363.68	\$ 418.23	54.55
TRACT C	1.39	1	\$ 2,266.41	\$ 2,266.41	\$ 2,606.38	339.97
De La Vista	45.31	205	\$ 360.38	\$ 360.38	\$ 414.44	54.06
TRACT I	0.30	1	\$ 489.15	\$ 489.15	\$ 562.53	73.38
TRACT R	0.11	1	\$ 179.36	\$ 179.36	\$ 206.26	26.90
TRACT T	0.13	1	\$ 211.97	\$ 211.97	\$ 243.76	31.79
De La Vista	18.72	85	\$ 359.10	\$ 359.10	\$ 412.96	53.86
Tierra Del Sol	22.80	87	\$ 427.31	\$ 427.31	\$ 491.40	64.09
Tierra Del Sol	26.21	100	\$ 427.36	\$ 427.36	\$ 491.46	64.10
San Antonio Villas	10.17	80	\$ 207.28	\$ 207.28	\$ 238.37	31.09
Valdez Villas	9.26	78	\$ 193.57	\$ 193.57	\$ 222.61	29.04
San Miguel Villas	7.46	55	\$ 221.16	\$ 221.16	\$ 254.33	33.17
De La Vista West Villas	19.54	158	\$ 201.65	\$ 201.65	\$ 231.89	30.24
Tierra Grande Villas	11.45	58	\$ 321.89	\$ 321.89	\$ 370.17	48.28
La Paloma Villas	10.58	81	\$ 212.97	\$ 212.97	\$ 244.92	31.95
<b>Total Phase #2</b>	<b>352.56</b>	<b>1727</b>				
<b>Grand Total</b>	<b>693.50</b>	<b>3,427</b>				
<b>Budget - Revenue (96%)</b>					<b>\$ 1,248,361</b>	
Tax Collector (2%)					\$ 26,008	