RESOLUTION 2024-13

A RESOLUTION ADOPTING THE FINAL BUDGET OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4 FOR FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors a Proposed Budget for the forthcoming Fiscal Year 2024-25; and

WHEREAS, the Board of Supervisors approved the Proposed Budget at a public meeting on June 14, 2024 and set September 13, 2024 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 2024-25 Proposed Annual 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 13th day of September, 2024 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. 4;

1. The Fiscal Year 2024-25 General Fund Budget proposed by the District Manager is hereby approved for the amount as listed below:

General Fund	**$ 5,051,554**

2. The Fiscal Year 2024-25 Budget for the Debt Service Funds proposed by the District Manager are hereby approved for the amounts as listed below:

2021 – Debt Service Fund	**$ 360,314**
2022 – Debt Service Fund	**$ 339,711**
2016 – Debt Service Fund	**$ 382,609**

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 13th day of September 2024.

VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 4

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Cliff Wiener, Chair

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Kenneth C. Blocker, Secretary

FISCAL YEAR 2024-25 BUDGET REPORT
Fund: 04.001 GENERAL FUND

ACCOUNT DESCRIPTION	2022-23 ACTIVITY	2023-24 ORIGINAL BUDGET	2023-24 AMENDED BUDGET	2023-24 ACTIVITY THRU 07/31/24	2024-25 FINAL BUDGET
ESTIMATED REVENUES					
325.116 DS ASSESSMNT PHIII	28,123	24,536	24,536	34,907	22,969
325.211 MAINTENANCE ASSESSMENT	3,130,970	3,903,584	3,903,584	3,914,110	3,903,584
337.402 MARION COUNTY HWY 42 AGREEMENT	56,733	75,109	75,109	61,483	89,533
337.403 PHILLIPS COURT AGREEMENT	837	817	817	479	1,311
338.095 REFUND - GENERAL FUND - VCCDD	168,535	-	-	-	-
341.908 ELECTRIC REIMBURSEMENT	1,458	-	-	966	1,000
341.999 MISCELLANEOUS REVENUE	628	3,000	3,000	226	3,000
354.001 DEED COMPLIANCE FINES	2,010	-	-	-	-
361.101 INT INCOME - CFB	5,708	10,000	10,000	5,796	10,000
361.102 INT INCOME - CASH EQUIV	49,314	80,000	80,000	99,967	100,000
361.105 INTEREST INCOME-TAX COLLECTOR	18,526	-	-	18,266	18,000
361.306 FLGIT-UNREALIZED GAIN/LOSS	26,206	-	-	31,378	20,000
361.307 LTP UNREALIZED GAIN/LOSS	78,114	-	-	18,127	30,000
361.309 FLFIT-UNREALIZED GAIN/LOSS	(635)	-	-	2,005	-
361.407 LTP REALIZED GAIN/LOSS	26,945	20,000	20,000	29,082	35,000
361.409 FLFIT-REALIZED GAIN/LOSS	34,399	45,000	45,000	16,103	20,000
366.001 CONTRIBUTIONS FROM DEVELOPER	302,800	-	-	-	-
381.002 TRANSFER IN - DEBT SERVICE	36,000	36,907	36,907	-	15,024
669.901 (ADD)/USE-WORKING CAPITAL	-	(347,533)	(347,533)	-	(56,903)
669.903 (ADD)/USE-GENERAL R&R	-	140,976	180,976	-	162,510
669.904 (ADD)/USE-ROADS R&R	-	552,130	552,130	-	691,550
669.907 (ADD)/USE-CAP PROJ PHASE I	-	-	-	-	(15,024)
669.909 (ADD)/USE-CAP PROJ PHASE II	-	52,246	52,246	-	-
TOTAL ESTIMATED REVENUES	**3,966,671**	**4,596,772**	**4,636,772**	**4,232,895**	**5,051,554**
APPROPRIATIONS					
111 EXECUTIVE SALARIES	13,000	15,000	15,000	11,600	15,000
211 SOCIAL SECURITY TAXES	806	930	930	719	930
212 MEDICARE TAXES	189	218	218	168	218
241 WORKER'S COMPENSATION	21	25	25	9	25
311 MANAGEMENT FEES	273,084	262,772	262,772	218,978	262,772
312 ENGINEERING SERVICES	23,690	28,600	31,380	12,964	21,989
313 LEGAL SERVICES	12,607	12,000	21,000	19,218	12,000
314 TAX COLLECTOR FEES	63,111	81,837	81,837	78,767	81,804
316 DEED COMPLIANCE SVCS	73,951	66,163	66,163	55,135	12,852
319 OTHER PROFESSIONAL SVCS	25,076	52,536	52,536	19,663	66,405
322 AUDITING SERVICES	9,536	9,500	9,720	7,232	9,933
343 SYSTEMS MGMT SUPPORT	3,898	5,364	5,364	3,694	5,358
401 TRAVEL & PER DIEM	-	-	-	-	1,100
412 POSTAGE	3,209	100	100	-	100
431 ELECTRICITY	214,550	217,630	217,630	163,183	411,220
434 IRRIGATION WATER	42,420	45,320	45,320	31,392	45,682
451 CASUALTY & LIABILITY INSUR	5,500	6,095	6,095	5,750	6,077
462 BUILDING/STRUCTURE MAINT	939,011	536,358	520,962	238,694	793,963
463 LANDSCAPE MAINT-RECURRING	1,080,823	1,139,340	1,111,675	928,636	1,101,653
464 LANDSCAPE MAINT-NON RECURRING	101,336	95,000	95,000	76,856	130,000
468 IRRIGATION REPAIR	41,966	40,348	42,348	20,247	50,435
469 OTHER MAINTENANCE	54,530	160,375	160,375	28,778	170,190
471 PRINTING & BINDING	-	500	500	-	300
493 PERMITS & LICENSES	175	175	175	175	175
496 CR 42 EXPENSES	84,677	112,103	112,103	57,046	121,823
497 LEGAL ADVERTISING	3,825	1,500	1,500	1,225	1,500
522 OPERATING SUPPLIES	143	700	700	27	1,500
622 BUILDINGS	-	165,000	205,000	-	185,000
633 INFRASTRUCTURE	2,119,839	841,283	870,344	229,656	691,550
642 CAPITAL FF&E	205,510	-	-	-	-
911 TRANS TO GENERAL R&R	-	-	-	-	50,000
912 TRANS TO OTHER ROADS	500,000	700,000	700,000	583,334	800,000
TOTAL APPROPRIATIONS	**5,896,483**	**4,596,772**	**4,636,772**	**2,793,146**	**5,051,554**

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4
ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed

Unit	Village Name	Acres	# of Lots	FY2022-23	FY2023-24	FY2024-25
				20%	25%	0%
				$ 3,252,986	$ 4,066,233	$ 4,066,233
Phase #1						
44	Piedmont	74.89	350	$ 651.05	$ 813.82	$ 813.82
46	Piedmont	30.32	139	663.71	829.63	829.63
47	Springdale	53.12	206	784.61	980.76	980.76
48	Springdale	32.98	155	647.41	809.27	809.27
49	Woodbury	27.00	114	720.64	900.81	900.81
50	Woodbury	28.20	133	645.15	806.43	806.43
51	Woodbury	39.38	187	640.76	800.95	800.95
52	Woodbury	51.60	256	613.30	766.62	766.62
53	Springdale	43.76	111	1,199.54	1,499.43	1,499.43
54	Briar Meadow	64.05	270	721.80	902.25	902.25
55	Briar Meadow	22.66	90	766.09	957.61	957.61
55G	55 Tract G	0.24	1	730.25	912.82	912.82
55H	55 Tract H	0.11	1	334.70	418.37	418.37
58	Piedmont	18.05	68	807.66	1,009.58	1,009.58
213	Villa Pinecrest	9.35	78	364.74	455.92	455.92
214	Villa Fairlawn	14.54	108	409.64	512.05	512.05
215	Villa Ivystone	11.17	82	414.48	518.10	518.10
216	Villa Chadwick	11.75	83	430.75	538.43	538.43
216A	Chadwick Tr A	0.76	1	2,312.47	2,890.58	2,890.58
217	Villa Waverly	10.44	87	365.13	456.41	456.41
218	Villa Greenbriar	17.55	122	437.70	547.13	547.13
218J	GB Tr J	0.71	1	2,160.33	2,700.41	2,700.41
218K	GB Tr K	0.61	1	1,856.06	2,320.07	2,320.07
219	Villa Quail Ridge	12.02	87	420.38	525.48	525.48
220	Villa Sunnyside	9.60	74	394.73	493.41	493.41
220D	220 Tr D	0.18	1	547.69	684.61	684.61
	Total Phase #1	585.04	2,806			
Phase #2						
45	Piedmont	32.38	159	$ 619.64	$ 774.55	$ 774.55
56	Calumet Grove	25.33	113	682.05	852.57	852.57
57	Calumet Grove	19.66	86	695.58	869.47	869.47
59	Chatham	29.48	144	622.91	778.64	778.64
60	Chatham	13.53	50	823.36	1,029.20	1,029.20
61	Chatham	29.67	155	582.44	728.04	728.04
62	Chatham	54.03	238	690.75	863.44	863.44
63	Chatham	28.49	127	682.58	853.22	853.22
64	Calumet Grove	22.75	101	685.36	856.71	856.71
65	Calumet Grove	48.37	224	657.04	821.30	821.30
65	Rec Tract	0.25	1	745.47	931.83	931.83
66	Piedmont	32.75	159	626.72	783.40	783.40
221	Villa Bromley	6.69	60	339.26	424.08	424.08
221	Bromley Tr C	0.16	1	486.84	608.54	608.54
222	Villa Sherwood	15.55	135	350.48	438.10	438.10
223	Villa Cameron	12.51	89	427.69	534.61	534.61
223	Cameron Tr D	0.31	1	943.24	1,179.05	1,179.05
224	Villa Morningview	12.14	88	419.76	524.70	524.70
225	Villa Greenwood	13.13	105	380.48	475.61	475.61
226	Villa Merryoak	13.44	115	355.60	444.50	444.50
227	Villa Ashleigh	7.34	56	398.81	498.52	498.52
	Total Phase #2	417.96	2,207			

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4
ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed				**FY2022-23**	**FY2023-24**	**FY2024-25**
				20%	**25%**	**0%**
Unit	**Village Name**	**Acres**	**# of Lots**	**$ 3,252,986**	**$ 4,066,233**	**$ 4,066,233**
Phase #3						
228	Villa Forsyth	8.64	56	$ 469.45	$ 586.81	$ 586.81
229	Villa Birchbrook	4.58	31	449.54	561.92	561.92
230	Villa Legacy	4.93	32	468.77	585.96	585.96
231	Villa Mayfield	1.95	9	659.26	824.07	824.07
	Total Phase #3	20.10	128			
Phase #4						
232	Villa Phillips	24.70	165	$ 455.49	$ 569.36	$ 569.36
232	Phillips Trac G	0.18	1	547.69	684.61	684.61
233	Villa Soulliere	20.92	135	471.51	589.39	589.39
233	Soulliere Tract B	0.21	1	638.97	798.71	798.71
	Total Phase #4	46.01	302			
	Grand Total	**1,069.11**	**5,443**			
	Budget - Revenue (96%)					**$ 3,903,584**
	Tax Collector Fees - 2%					$ 81,325

FISCAL YEAR 2024-25 BUDGET REPORT
Fund 04.201 - DEBT SERVICE 1

ACCOUNT DESCRIPTION	2022-23 ACTIVITY	2023-24 ORIGINAL BUDGET	2023-24 AMENDED BUDGET	2023-24 ACTIVITY THRU 07/31/24	2024-25 FINAL BUDGET
ESTIMATED REVENUES					
325.111 DEBT SERVICE ASSESSMENT(REG)	261,641	257,560	257,560	253,271	247,610
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	68,709	100,000	100,000	35,815	90,000
361.103 INT INCOME - USB	6,407	2,800	2,800	5,807	6,500
669.901 (ADD)/USE-WORKING CAPITAL	-	19,902	19,902	-	16,204
TOTAL ESTIMATED REVENUES	**336,757**	**380,262**	**380,262**	**294,893**	**360,314**
APPROPRIATIONS					
314 TAX COLLECTOR FEES	5,233	5,366	5,366	5,065	5,159
323 TRUSTEE SERVICES	4,041	4,041	4,041	4,041	4,041
710 PRINCIPAL	224,000	228,000	228,000	219,000	222,000
715 PRINCIPAL PREPAYMENT	56,000	100,000	100,000	64,000	90,000
720 INTEREST	30,551	27,194	27,194	26,476	23,090
730 MISC BOND EXPENSES	350	1,000	1,000	500	1,000
918 TRANS TO GENERAL FUND	32,000	14,661	14,661	-	15,024
TOTAL APPROPRIATIONS	**352,175**	**380,262**	**380,262**	**319,082**	**360,314**

FISCAL YEAR 2024-25 BUDGET REPORT
Fund 04.202 - DEBT SERVICE 2

ACCOUNT DESCRIPTION	2022-23 ACTIVITY	2023-24 ORIGINAL BUDGET	2023-24 AMENDED BUDGET	2023-24 ACTIVITY THRU 07/31/24	2024-25 FINAL BUDGET
ESTIMATED REVENUES					
325.111 DEBT SERVICE ASSESSMENT(REG)	263,787.0	260,102.0	260,102.0	256,901.0	250,534.0
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	61,126.0	90,000.0	90,000.0	52,498.0	80,000.0
361.103 INT INCOME - USB	4,265.0	1,500.0	1,500.0	5,054.0	4,000.0
669.901 (ADD)/USE-WORKING CAPITAL	-	5,785.0	5,785.0	-	5,177.0
TOTAL ESTIMATED REVENUES	**329,178.0**	**357,387.0**	**357,387.0**	**314,453.0**	**339,711.0**
APPROPRIATIONS					
314 TAX COLLECTOR FEES	5,276.0	5,419.0	5,419.0	5,138.0	5,220.0
323 TRUSTEE SERVICES	4,041.0	4,041.0	4,041.0	4,041.0	4,041.0
324 ARBITRAGE SERVICES	600.0	-	-	-	-
710 PRINCIPAL	215,316.0	219,183.0	219,183.0	212,774.0	216,596.0
715 PRINCIPAL PREPAYMENT	54,000.0	90,000.0	90,000.0	73,000.0	80,000.0
720 INTEREST	44,223.0	37,744.0	37,744.0	36,924.0	32,854.0
730 MISC BOND EXPENSES	350.0	1,000.0	1,000.0	500.0	1,000.0
918 TRANS TO GENERAL FUND	4,000.0	-	-	-	-
TOTAL APPROPRIATIONS	**327,806.0**	**357,387.0**	**357,387.0**	**332,377.0**	**339,711.0**

FISCAL YEAR 2024-25 BUDGET REPORT
Fund 04.204 - DEBT SERVICE 4

ACCOUNT DESCRIPTION	2022-23 ACTIVITY	2023-24 ORIGINAL BUDGET	2023-24 AMENDED BUDGET	2023-24 ACTIVITY THRU 07/31/24	2024-25 FINAL BUDGET
ESTIMATED REVENUES					
325.111 DEBT SERVICE ASSESSMENT(REG)	287,023	284,250	284,250	283,767	279,934
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	36,442	100,000	100,000	68,229	90,000
361.103 INT INCOME - USB	4,469	1,500	1,500	5,700	4,000
669.901 (ADD)/USE-WORKING CAPITAL	0	9,557	9,557	0	8,675
TOTAL ESTIMATED REVENUES	**327,934**	**395,307**	**395,307**	**357,696**	**382,609**
APPROPRIATIONS					
314 TAX COLLECTOR FEES	5,740	5,922	5,922	5,675	5,832
323 TRUSTEE SERVICES	4,041	4,041	4,041	4,041	4,041
710 PRINCIPAL	184,000	189,000	189,000	187,000	193,000
715 PRINCIPAL PREPAYMENT	39,000	100,000	100,000	58,000	90,000
720 INTEREST	100,979	95,344	95,344	94,430	88,736
730 MISC BOND EXPENSES	200	1,000	1,000	0	1,000
TOTAL APPROPRIATIONS	**333,960**	**395,307**	**395,307**	**349,146**	**382,609**