RESOLUTION 2025-08

A RESOLUTION APPROVING THE DISTRICT'S PROPOSED BUDGET OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 2 FOR FISCAL YEAR 2025-26 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, the District's proposed operating budget for the forthcoming Fiscal Year 2025-26; and

WHEREAS, the Board of Supervisors has reviewed and discussed the budget during a public budget workshop held on May 9, 2025; 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. 2;

1. The operating budget proposed by the District Manager for Fiscal Year 2025-26 is hereby approved for the amount as listed below along with the proposed maintenance assessment rates based on the attached schedules:

General Fund	**$ 1,254,565**

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

Date:	September 12, 2025
Time:	9:30 a.m.
Place:	Savannah Recreation Center 1545 Buena Vista Blvd The Villages, Florida 32162

Adopted this 13th day of June, 2025.

VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 2

Dennis Ricahrds, Chair

Kenneth C. Blocker, Secretary

FISCAL YEAR 2025-26 BUDGET REPORT

GL NUMBER DESCRIPTION	2023-24 ACTIVITY	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	2024-25 ACTIVITY THRU 03/31/25	2025-26 PROPOSED BUDGET
Fund: 02.001 GENERAL FUND					
ESTIMATED REVENUES					
325.211 MAINTENANCE ASSESSMENT	1,323,106	1,318,185	1,318,185	1,276,386	1,318,185
334.901 ST FEMA CLAIM REIM	0	0	25,657	0	0
341.905 PROPERTY DAMAGE REIMBURSEMENTS	0	0	0	223	0
341.908 ELECTRIC REIMBURSEMENT	369	0	0	302	0
341.999 MISCELLANEOUS REVENUE	128	0	0	438	0
354.001 DEED COMPLIANCE FINES	3,450	0	0	0	0
361.101 INT INCOME - CFB	3,179	5,000	5,000	1,986	6,000
361.102 INT INCOME - CASH EQUIV	33,954	26,700	26,700	18,751	22,000
361.105 INTEREST INCOME-TAX COLLECTOR	1,402	0	0	785	0
361.306 FLGIT-UNREALIZED GAIN/LOSS	57,156	0	0	15,103	0
361.307 LTP UNREALIZED GAIN/LOSS	48,750	0	0	(18,345)	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	6,784	0	0	(2,390)	0
361.407 LTP REALIZED GAIN/LOSS	44,537	0	0	12,471	0
361.409 FLFIT-REALIZED GAIN/LOSS	32,149	0	0	17,621	0
669.901 (ADD)/USE-WORKING CAPITAL	0	169,888	324,888	0	(91,620)
TOTAL ESTIMATED REVENUES	1,554,964	1,519,773	1,700,430	1,323,331	1,254,565
APPROPRIATIONS					
111 EXECUTIVE SALARIES	10,600	14,000	14,000	7,000	14,000
211 SOCIAL SECURITY TAXES	657	868	868	434	868
212 MEDICARE TAXES	154	203	203	102	203
241 WORKER'S COMPENSATION	9	25	25	18	25
311 MANAGEMENT FEES	164,503	159,491	159,491	79,751	91,298
312 ENGINEERING SERVICES	12,921	12,581	19,981	9,855	12,808
313 LEGAL SERVICES	10,322	6,300	6,300	8,168	16,000
314 TAX COLLECTOR FEES	26,462	27,463	27,463	25,528	27,463
316 DEED COMPLIANCE SVCS	41,827	13,330	13,330	4,092	5,720
319 OTHER PROFESSIONAL SVCS	19,706	57,495	58,117	6,148	45,870
322 AUDITING SERVICES	7,642	7,842	7,842	3,864	7,842
343 SYSTEMS MGMT SUPPORT	2,601	2,741	2,741	1,377	2,728
401 TRAVEL & PER DIEM	0	1,100	1,100	52	1,100
412 POSTAGE	0	100	100	0	100
431 ELECTRICITY	33,666	52,120	52,120	25,328	66,900
434 IRRIGATION WATER	9,317	9,300	9,300	5,237	10,609
451 CASUALTY & LIABILITY INSUR	5,750	6,077	6,077	5,723	6,000
462 BUILDING/STRUCTURE MAINT	30,006	339,166	331,144	9,849	202,074
463 LANDSCAPE MAINT-RECURRING	404,368	475,417	475,417	185,141	406,466
464 LANDSCAPE MAINT-NON RECURRING	60,016	84,000	84,000	54,366	84,500
468 IRRIGATION REPAIR	8,713	9,239	9,239	2,936	9,575
469 OTHER MAINTENANCE	109,158	197,540	378,197	163,056	198,641
471 PRINTING & BINDING	0	200	200	23	100
493 PERMITS & LICENSES	175	175	175	175	175
497 LEGAL ADVERTISING	1,551	1,500	1,500	573	2,000
522 OPERATING SUPPLIES	604	1,500	1,500	0	1,500
911 TRANS TO GENERAL R&R	0	20,000	20,000	10,004	20,000
912 TRANS TO OTHER ROADS	40,000	20,000	20,000	10,004	20,000
TOTAL APPROPRIATIONS	1,000,728	1,519,773	1,700,430	618,804	1,254,565
NET OF REVENUES/APPROPRIATIONS - FUND 02.001	554,236	0	0	704,527	0

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 2
ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed

Unit	Village Name	Acres	# of Lots	FY2024-25 0% $1,373,109	FY2025-26 0% $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

Board Supervisors,

Attached are additional items for your information:

1) The Budget form with the Proposed columns which reflects the changes made throughout the budget process thus far. Also shown are the dollar/percentage variance columns comparing the FY25-26 Proposed Budget column to the FY24-25 Amended Budget column. The budget attachment with the resolution includes the Proposed column only.

2) Five Year Budget Report.

3) Working Capital / R&R Fund Balances.

Please feel free to contact me if you have any questions!

Brandy

FISCAL YEAR 2025-26 BUDGET REPORT

GL NUMBER DESCRIPTION	2023-24 ACTIVITY	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	2024-25 ACTIVITY THRU 03/31/25	2025-26 REQUESTED BUDGET	2025-26 RECMD BUDGET	2025-26 PROPOSED BUDGET	2025-26 PROPOSED AMT CHANGE	2025-26 PROPOSED % CHANGE
Fund: 02.001 GENERAL FUND									
ESTIMATED REVENUES									
325.211 MAINTENANCE ASSESSMENT	1,323,106	1,318,185	1,318,185	1,276,386	1,318,185	1,318,185	1,318,185	0	0.00
334.901 ST FEMA CLAIM REIM	0	0	25,657	0	0	0	0	(25,657)	(100.00)
341.905 PROPERTY DAMAGE REIMBURSEMENTS	0	0	0	223	0	0	0	0	0.00
341.908 ELECTRIC REIMBURSEMENT	369	0	0	302	0	0	0	0	0.00
341.999 MISCELLANEOUS REVENUE	128	0	0	438	0	0	0	0	0.00
354.001 DEED COMPLIANCE FINES	3,450	0	0	0	0	0	0	0	0.00
361.101 INT INCOME - CFB	3,179	5,000	5,000	1,986	6,000	6,000	6,000	1,000	20.00
361.102 INT INCOME - CASH EQUIV	33,954	26,700	26,700	18,751	22,000	22,000	22,000	(4,700)	(17.60)
361.105 INTEREST INCOME-TAX COLLECTOR	1,402	0	0	785	0	0	0	0	0.00
361.306 FLGIT-UNREALIZED GAIN/LOSS	57,156	0	0	15,103	0	0	0	0	0.00
361.307 LTP UNREALIZED GAIN/LOSS	48,750	0	0	(18,345)	0	0	0	0	0.00
361.309 FLFIT-UNREALIZED GAIN/LOSS	6,784	0	0	(2,390)	0	0	0	0	0.00
361.407 LTP REALIZED GAIN/LOSS	44,537	0	0	12,471	0	0	0	0	0.00
361.409 FLFIT-REALIZED GAIN/LOSS	32,149	0	0	17,621	0	0	0	0	0.00
669.901 (ADD)/USE-WORKING CAPITAL	0	169,888	324,888	0	(91,620)	(91,620)	(91,620)	(416,508)	(128.20)
TOTAL ESTIMATED REVENUES	1,554,964	1,519,773	1,700,430	1,323,331	1,254,565	1,254,565	1,254,565	(445,865)	(26.22)
APPROPRIATIONS									
111 EXECUTIVE SALARIES	10,600	14,000	14,000	7,000	14,000	14,000	14,000	0	0.00
211 SOCIAL SECURITY TAXES	657	868	868	434	868	868	868	0	0.00
212 MEDICARE TAXES	154	203	203	102	203	203	203	0	0.00
241 WORKER'S COMPENSATION	9	25	25	18	25	25	25	0	0.00
311 MANAGEMENT FEES	164,503	159,491	159,491	79,751	91,298	91,298	91,298	(68,193)	(42.76)
312 ENGINEERING SERVICES	12,921	12,581	19,981	9,855	12,808	12,808	12,808	(7,173)	(35.90)
313 LEGAL SERVICES	10,322	6,300	6,300	8,168	16,000	16,000	16,000	9,700	153.97
314 TAX COLLECTOR FEES	26,462	27,463	27,463	25,528	27,463	27,463	27,463	0	0.00
316 DEED COMPLIANCE SVCS	41,827	13,330	13,330	4,092	5,720	5,720	5,720	(7,610)	(57.09)
319 OTHER PROFESSIONAL SVCS	19,706	57,495	58,117	6,148	45,870	45,870	45,870	(12,247)	(21.07)
322 AUDITING SERVICES	7,642	7,842	7,842	3,864	7,842	7,842	7,842	0	0.00
343 SYSTEMS MGMT SUPPORT	2,601	2,741	2,741	1,377	2,728	2,728	2,728	(13)	(0.47)
401 TRAVEL & PER DIEM	0	1,100	1,100	52	1,100	1,100	1,100	0	0.00
412 POSTAGE	0	100	100	0	100	100	100	0	0.00
431 ELECTRICITY	33,666	52,120	52,120	25,328	66,900	66,900	66,900	14,780	28.36
434 IRRIGATION WATER	9,317	9,300	9,300	5,237	10,609	10,609	10,609	1,309	14.08
451 CASUALTY & LIABILITY INSUR	5,750	6,077	6,077	5,723	6,000	6,000	6,000	(77)	(1.27)
462 BUILDING/STRUCTURE MAINT	30,006	339,166	331,144	9,849	202,074	202,074	202,074	(129,070)	(38.98)
463 LANDSCAPE MAINT-RECURRING	404,368	475,417	475,417	185,141	406,466	406,466	406,466	(68,951)	(14.50)
464 LANDSCAPE MAINT-NON RECURRING	60,016	84,000	84,000	54,366	84,500	84,500	84,500	500	0.60
468 IRRIGATION REPAIR	8,713	9,239	9,239	2,936	9,575	9,575	9,575	336	3.64
469 OTHER MAINTENANCE	109,158	197,540	378,197	163,056	198,641	198,641	198,641	(179,556)	(47.48)
471 PRINTING & BINDING	0	200	200	23	100	100	100	(100)	(50.00)
493 PERMITS & LICENSES	175	175	175	175	175	175	175	0	0.00
497 LEGAL ADVERTISING	1,551	1,500	1,500	573	2,000	2,000	2,000	500	33.33
522 OPERATING SUPPLIES	604	1,500	1,500	0	1,500	1,500	1,500	0	0.00
911 TRANS TO GENERAL R&R	0	20,000	20,000	10,004	20,000	20,000	20,000	0	0.00
912 TRANS TO OTHER ROADS	40,000	20,000	20,000	10,004	20,000	20,000	20,000	0	0.00
TOTAL APPROPRIATIONS	1,000,728	1,519,773	1,700,430	618,804	1,254,565	1,254,565	1,254,565	(445,865)	(26.22)
NET OF REVENUES/APPROPRIATIONS - FUND 02.001	554,236	0	0	704,527	0	0	0	0	0.00

FISCAL YEAR 2025-26 BUDGET REPORT

GL NUMBER DESCRIPTION	2025-26 REQUESTED BUDGET	2025-26 RECMD BUDGET	2025-26 PROPOSED BUDGET	2026-27 BUDGET	2027-28 BUDGET	2028-29 BUDGET	2029-30 BUDGET
Fund: 02.001 GENERAL FUND							
ESTIMATED REVENUES							
325.211 MAINTENANCE ASSESSMENT	1,318,185	1,318,185	1,318,185	1,318,185	1,318,185	1,318,185	1,318,185
361.101 INT INCOME - CFB	6,000	6,000	6,000	6,000	6,000	6,000	6,000
361.102 INT INCOME - CASH EQUIV	22,000	22,000	22,000	22,000	22,000	22,000	22,000
669.901 (ADD)/USE-WORKING CAPITAL	(91,620)	(91,620)	(91,620)	(95,287)	35,322	(5,296)	35,377
669.903 (ADD)/USE-GENERAL R&R	0	0	0	488,370	68,915	0	195,327
669.909 (ADD)/USE-CAP PROJ PHASE II	0	0	0	2,552	0	0	0
TOTAL ESTIMATED REVENUES	1,254,565	1,254,565	1,254,565	1,741,820	1,450,422	1,340,889	1,576,889
APPROPRIATIONS							
111 EXECUTIVE SALARIES	14,000	14,000	14,000	14,000	14,000	14,000	14,000
211 SOCIAL SECURITY TAXES	868	868	868	868	868	868	868
212 MEDICARE TAXES	203	203	203	203	203	203	203
241 WORKER'S COMPENSATION	25	25	25	25	25	25	25
311 MANAGEMENT FEES	91,298	91,298	91,298	91,298	91,298	91,298	91,298
312 ENGINEERING SERVICES	12,808	12,808	12,808	13,043	13,284	13,532	13,788
313 LEGAL SERVICES	16,000	16,000	16,000	16,000	16,000	16,000	16,000
314 TAX COLLECTOR FEES	27,463	27,463	27,463	27,463	27,463	27,463	27,463
316 DEED COMPLIANCE SVCS	5,720	5,720	5,720	5,720	5,720	5,720	5,720
319 OTHER PROFESSIONAL SVCS	45,870	45,870	45,870	46,408	46,979	47,583	48,224
322 AUDITING SERVICES	7,842	7,842	7,842	7,842	7,842	7,842	7,842
343 SYSTEMS MGMT SUPPORT	2,728	2,728	2,728	2,738	2,747	2,758	2,769
401 TRAVEL & PER DIEM	1,100	1,100	1,100	1,100	1,100	1,100	1,100
412 POSTAGE	100	100	100	100	100	100	100
431 ELECTRICITY	66,900	66,900	66,900	68,907	70,975	73,104	75,297
434 IRRIGATION WATER	10,609	10,609	10,609	10,609	10,609	10,609	10,609
451 CASUALTY & LIABILITY INSUR	6,000	6,000	6,000	6,300	6,615	6,946	7,293
462 BUILDING/STRUCTURE MAINT	202,074	202,074	202,074	189,877	275,024	230,402	266,951
463 LANDSCAPE MAINT-RECURRING	406,466	406,466	406,466	406,466	437,899	437,899	437,899
464 LANDSCAPE MAINT-NON RECURRING	84,500	84,500	84,500	84,500	84,500	84,500	84,500
468 IRRIGATION REPAIR	9,575	9,575	9,575	9,880	10,194	10,520	10,856
469 OTHER MAINTENANCE	198,641	198,641	198,641	203,766	214,272	214,622	214,982
471 PRINTING & BINDING	100	100	100	100	100	100	100
493 PERMITS & LICENSES	175	175	175	175	175	175	175
497 LEGAL ADVERTISING	2,000	2,000	2,000	2,000	2,000	2,000	2,000
522 OPERATING SUPPLIES	1,500	1,500	1,500	1,510	1,515	1,520	1,500
633 INFRASTRUCTURE	0	0	0	215,922	68,915	0	195,327
642 CAPITAL FF&E	0	0	0	275,000	0	0	0
911 TRANS TO GENERAL R&R	20,000	20,000	20,000	20,000	20,000	20,000	20,000
912 TRANS TO OTHER ROADS	20,000	20,000	20,000	20,000	20,000	20,000	20,000
TOTAL APPROPRIATIONS	1,254,565	1,254,565	1,254,565	1,741,820	1,450,422	1,340,889	1,576,889
NET OF REVENUES/APPROPRIATIONS - FUND 02.001	0	0	0	0	0	0	0

DISTRICT 2 - WORKING CAPITAL / R & R FUNDS BALANCES

Working Capital (Unassigned)

	2024-25 Amended	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	1,464,971	1,140,083	1,231,703	1,326,990	1,291,668	1,296,964
Deposits	1,375,542	1,346,185	1,346,185	1,346,185	1,346,185	1,346,185
Expenditures - Operating	1,396,038	1,085,394	1,102,893	1,138,268	1,141,208	1,147,893
Plant Replacements Non-Recurring	84,000	84,500	84,500	84,500	84,500	84,500
Pine Straw Remediation	51,154	0	0	0	0	0
Capital Improvement Plan Expenditures	129,238	44,671	23,505	118,739	75,181	109,169
Transfer/ Deposit to Road R & R	40,000	40,000	40,000	40,000	40,000	40,000
Ending Balance	1,140,083	1,231,703	1,326,990	1,291,668	1,296,964	1,261,587

RESERVES

General R & R (Committed)

	2024-25 Amended	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	646,455	666,455	686,455	218,085	169,170	189,170
Deposits	20,000	20,000	20,000	20,000	20,000	20,000
Capital Improvement Plan Expenditures	0	0	488,370	68,915	0	195,327
Ending Balance	666,455	686,455	218,085	169,170	189,170	13,843

Villa Road R & R (Committed)

	2024-25 Amended	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	303,528	323,528	343,528	363,528	383,528	403,528
Deposits	20,000	20,000	20,000	20,000	20,000	20,000
Capital Improvement Plan Expenditures	0	0	0	0	0	0
Ending Balance	323,528	343,528	363,528	383,528	403,528	423,528

Working Capital/Reserves Grand Total	**2,130,066**	**2,261,686**	**1,908,603**	**1,844,366**	**1,889,662**	**1,698,958**

Restricted Capital Project Phase II

	2024-25 Amended	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	2,552	2,552	2,552	0	0	0
Deposits	0	0	0	0	0	0
Capital Improvement Plan Expenditures	0	0	2,552	0	0	0
Ending Balance	2,552	2,552	0	0	0	0

FY 24-25 Operating Budget	$ 1,480,038
3 Months	$ 370,010
4 Months	$ 493,346

Target Reserve Policy

	2024-25 Amended	2025-26	2026-27	2027-28	2028-29	2029-30
35% of Revenues	481,440	471,165	471,165	471,165	471,165	471,165
4 Months of Operating Expenses	493,346	418,298	424,131	435,923	436,903	410,798
Target Reserve Fund Balance	974,786	889,463	895,296	907,087	908,067	881,962

Additional Reserves Above Target Minimum	**$ 1,155,280**	**$ 1,372,223**	**$ 1,013,307**	**$ 937,279**	**$ 981,595**	**$ 816,996**