RESOLUTION 2025-08

A RESOLUTION APPROVING THE DISTRICT'S PROPOSED BUDGET OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4 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 of Supervisors, the District's proposed operating budget and debt service 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 13, 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. 4;

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	**$**	**5,183,506**

2. The budgets for the Debt Service Funds proposed by the District Manager for Fiscal Year 2025-26; are hereby approved for the amounts as listed below:

2021 – Debt Service Fund	**$**	**279,511**
2022 – Debt Service Fund	**$**	**341,741**
2016 – Debt Service Fund	**$**	**366,441**

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

Date:	September 12, 2025
Time:	1:30 p.m.
Place:	Savannah Recreation Center Ashley Wilkes Room 1545 Buena Vista Boulevard The Villages, Florida 32162

Adopted this 13th day of June, 2025.

VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 4

Cliff W

Cliff Wiener, Chair

Kenneth C. Blocker, Secretary

FISCAL YEAR 2025-26 BUDGET REPORT
FUND: 04.001 GENERAL FUND

ACCOUNT DESCRIPTION	2023-24 ACTIVITY	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	2024-25 ACTIVITY THRU 03/31/25	2025-26 PROPOSED BUDGET

Fund 04.001 - GENERAL FUND

ESTIMATED REVENUES

325.116 DS ASSESSMNT PHIII	37,722	22,969	22,969	27,896	35,000
325.211 MAINTENANCE ASSESSMENT	3,914,111	3,903,584	3,903,584	3,760,729	4,020,691
334.901 ST FEMA CLAIM REIM	0	0	30,218	0	0
337.402 MARION COUNTY HWY 42 AGREEMENT	52,239	89,533	89,533	40,810	83,115
337.403 PHILLIPS COURT AGREEMENT	686	1,311	1,311	308	1,449
341.908 ELECTRIC REIMBURSEMENT	966	1,000	1,000	831	1,500
341.999 MISCELLANEOUS REVENUE	287	3,000	3,000	13	300
361.101 INT INCOME - CFB	6,401	10,000	10,000	4,015	6,000
361.102 INT INCOME - CASH EQUIV	114,555	100,000	100,000	33,824	78,000
361.105 INTEREST INCOME-TAX COLLECTOR	18,266	18,000	18,000	15,993	18,000
361.306 FLGIT-UNREALIZED GAIN/LOSS	56,431	20,000	20,000	17,266	0
361.307 LTP UNREALIZED GAIN/LOSS	39,050	30,000	30,000	(17,711)	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	4,386	0	0	(2,308)	0
361.407 LTP REALIZED GAIN/LOSS	30,705	35,000	35,000	10,091	35,000
361.409 FLFIT-REALIZED GAIN/LOSS	20,712	20,000	20,000	12,563	21,000
381.002 TRANSFER IN - DEBT SERVICE	0	15,024	15,024	0	0
669.901 (ADD)/USE-WORKING CAPITAL	0	(56,903)	(56,903)	0	(191,663)
669.903 (ADD)/USE-GENERAL R&R	0	162,510	260,500	0	(34,563)
669.904 (ADD)/USE-ROADS R&R	0	691,550	691,550	0	1,109,677
669.907 (ADD)/USE-CAP PROJ PHASE I	0	(15,024)	(15,024)	0	0
TOTAL ESTIMATED REVENUES	**4,296,517**	**5,051,554**	**5,179,762**	**3,904,320**	**5,183,506**

APPROPRIATIONS

111 EXECUTIVE SALARIES	13,600	15,000	15,000	6,200	15,000
211 SOCIAL SECURITY TAXES	843	930	930	384	930
212 MEDICARE TAXES	197	218	218	90	218
241 WORKER'S COMPENSATION	9	25	25	18	25
311 MANAGEMENT FEES	262,772	262,772	262,772	131,390	246,851
312 ENGINEERING SERVICES	17,142	21,989	42,249	16,165	36,841
313 LEGAL SERVICES	21,898	12,000	12,000	7,574	25,000
314 TAX COLLECTOR FEES	78,767	81,804	81,804	75,633	84,244
316 DEED COMPLIANCE SVCS	66,163	12,852	12,852	5,424	12,852
319 OTHER PROFESSIONAL SVCS	28,812	66,405	71,373	15,983	50,718
322 AUDITING SERVICES	9,679	9,933	9,933	4,894	9,933
343 SYSTEMS MGMT SUPPORT	4,737	5,358	5,358	2,270	5,126
401 TRAVEL & PER DIEM	0	1,100	1,100	149	1,100
412 POSTAGE	0	100	100	0	100
431 ELECTRICITY	222,122	411,220	411,220	215,743	582,284
434 IRRIGATION WATER	42,517	45,682	45,682	22,031	49,200
451 CASUALTY & LIABILITY INSUR	5,750	6,077	6,077	5,723	6,000
462 BUILDING/STRUCTURE MAINT	409,568	793,963	640,995	290,338	542,572
463 LANDSCAPE MAINT-RECURRING	1,087,995	1,101,653	1,119,653	511,419	1,121,653
464 LANDSCAPE MAINT-NON RECURRING	94,386	130,000	130,000	40,640	105,000
468 IRRIGATION REPAIR	31,883	50,435	50,435	9,875	32,000
469 OTHER MAINTENANCE	77,070	170,190	310,148	131,046	163,855
471 PRINTING & BINDING	0	300	300	0	100
493 PERMITS & LICENSES	175	175	175	175	175
496 CR 42 EXPENSES	77,969	121,823	121,823	47,406	124,052
497 LEGAL ADVERTISING	1,604	1,500	1,500	688	2,000
522 OPERATING SUPPLIES	375	1,500	1,500	0	1,000
622 BUILDINGS	107,010	185,000	282,990	103,965	0
633 INFRASTRUCTURE	867,235	691,550	691,550	0	1,109,677
911 TRANS TO GENERAL R&R	0	50,000	50,000	25,004	75,000
912 TRANS TO OTHER ROADS	700,000	800,000	800,000	400,004	780,000
TOTAL APPROPRIATIONS	**4,230,278**	**5,051,554**	**5,179,762**	**2,070,231**	**5,183,506**

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4
ANNUAL MAINTENANCE ASSESSMENT

							3% Increase	
Maintenance Assessments Billed					**FY2024-25**		**FY2025-26**	
					0%		**3%**	
Unit	**Village Name**	**Acres**	**# of Lots**	**$**	**4,066,233**	**$**	**4,188,220**	**$ Change**
Phase #1								
44	Piedmont	74.89	350	$	813.82	$	838.23	$ 24.41
46	Piedmont	30.32	139		829.63		854.52	24.89
47	Springdale	53.12	206		980.76		1,010.18	29.42
48	Springdale	32.98	155		809.27		833.54	24.27
49	Woodbury	27.00	114		900.81		927.83	27.02
50	Woodbury	28.20	133		806.43		830.63	24.20
51	Woodbury	39.38	187		800.95		824.98	24.03
52	Woodbury	51.60	256		766.62		789.62	23.00
53	Springdale	43.76	111		1,499.43		1,544.41	44.98
54	Briar Meadow	64.05	270		902.25		929.32	27.07
55	Briar Meadow	22.66	90		957.61		986.34	28.73
55G	55 Tract G	0.24	1		912.82		940.20	27.38
55H	55 Tract H	0.11	1		418.37		430.93	12.56
58	Piedmont	18.05	68		1,009.58		1,039.87	30.29
213	Villa Pinecrest	9.35	78		455.92		469.60	13.68
214	Villa Fairlawn	14.54	108		512.05		527.41	15.36
215	Villa Ivystone	11.17	82		518.10		533.64	15.54
216	Villa Chadwick	11.75	83		538.43		554.59	16.16
216A	Chadwick Tr A	0.76	1		2,890.58		2,977.30	86.72
217	Villa Waverly	10.44	87		456.41		470.10	13.69
218	Villa Greenbriar	17.55	122		547.13		563.54	16.41
218J	GB Tr J	0.71	1		2,700.41		2,781.43	81.02
218K	GB Tr K	0.61	1		2,320.07		2,389.68	69.61
219	Villa Quail Ridge	12.02	87		525.48		541.25	15.77
220	Villa Sunnyside	9.60	74		493.41		508.22	14.81
220D	220 Tr D	0.18	1		684.61		705.15	20.54
	Total Phase #1	585.04	2,806					
Phase #2								
45	Piedmont	32.38	159	$	774.55	$	797.79	$ 23.24
56	Calumet Grove	25.33	113		852.57		878.14	25.57
57	Calumet Grove	19.66	86		869.47		895.56	26.09
59	Chatham	29.48	144		778.64		802.00	23.36
60	Chatham	13.53	50		1,029.20		1,060.08	30.88
61	Chatham	29.67	155		728.04		749.89	21.85
62	Chatham	54.03	238		863.44		889.34	25.90
63	Chatham	28.49	127		853.22		878.82	25.60
64	Calumet Grove	22.75	101		856.71		882.41	25.70
65	Calumet Grove	48.37	224		821.30		845.94	24.64
65	Rec Tract	0.25	1		931.83		959.79	27.96
66	Piedmont	32.75	159		783.40		806.91	23.51
221	Villa Bromley	6.69	60		424.08		436.80	12.72
221	Bromley Tr C	0.16	1		608.54		626.80	18.26
222	Villa Sherwood	15.55	135		438.10		451.24	13.14
223	Villa Cameron	12.51	89		534.61		550.65	16.04
223	Cameron Tr D	0.31	1		1,179.05		1,214.43	35.38
224	Villa Morningview	12.14	88		524.70		540.44	15.74
225	Villa Greenwood	13.13	105		475.61		489.87	14.26
226	Villa Merryoak	13.44	115		444.50		457.84	13.34
227	Villa Ashleigh	7.34	56		498.52		513.47	14.95
	Total Phase #2	417.96	2,207					

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4
ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed

Unit	Village Name	Acres	# of Lots		FY2024-25		FY2025-26	
					0%		3% Increase 3%	
Unit	**Village Name**	**Acres**	**# of Lots**	**$**	**4,066,233**	**$**	**4,188,220**	**$ Change**
Phase #3								
228	Villa Forsyth	8.64	56	$	586.81	$	604.41	$ 17.60
229	Villa Birchbrook	4.58	31		561.92		578.78	16.86
230	Villa Legacy	4.93	32		585.96		603.54	17.58
231	Villa Mayfield	1.95	9		824.07		848.79	24.72
	Total Phase #3	20.10	128					
Phase #4								
232	Villa Phillips	24.70	165	$	569.36	$	586.44	$ 17.08
232	Phillips Trac G	0.18	1		684.61		705.15	20.54
233	Villa Soulliere	20.92	135		589.39		607.07	17.68
233	Soulliere Tract B	0.21	1		798.71		822.68	23.97
	Total Phase #4	46.01	302					
	Grand Total	**1,069.11**	**5,443**					
	Budget - Revenue (96%)					**$**	**4,020,691**	
	Tax Collector Fees - 2%					$	83,765	

FISCAL YEAR 2025-26 BUDGET REPORT
FUND: 04.201 DEBT SERVICE 1

ACCOUNT DESCRIPTION	2023-24 ACTIVITY	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	2024-25 ACTIVITY THRU 03/31/25	2025-26 PROPOSED BUDGET
Fund 04.201 - DEBT SERVICE 1					
ESTIMATED REVENUES					
325.111 DEBT SERVICE ASSESSMENT(REG)	253,271	247,610	247,610	232,862	242,089
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	42,362	90,000	90,000	20,518	30,000
361.103 INT INCOME - USB	6,622	6,500	6,500	1,683	8,000
669.901 (ADD)/USE-WORKING CAPITAL	0	16,204	16,204	0	(578)
TOTAL ESTIMATED REVENUES	**302,255**	**360,314**	**360,314**	**255,063**	**279,511**
APPROPRIATIONS					
314 TAX COLLECTOR FEES	5,065	5,159	5,159	4,657	5,044
323 TRUSTEE SERVICES	4,041	4,041	4,041	0	4,041
710 PRINCIPAL	219,000	222,000	222,000	0	220,000
715 PRINCIPAL PREPAYMENT	64,000	90,000	90,000	16,000	30,000
720 INTEREST	26,476	23,090	23,090	11,367	19,426
730 MISC BOND EXPENSES	350	1,000	1,000	0	1,000
918 TRANS TO GENERAL FUND	0	15,024	15,024	0	0
TOTAL APPROPRIATIONS	**318,932**	**360,314**	**360,314**	**32,024**	**279,511**

FISCAL YEAR 2025-26 BUDGET REPORT
FUND: 04.202 DEBT SERVICE 2

ACCOUNT DESCRIPTION	2023-24 ACTIVITY	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	2024-25 ACTIVITY THRU 03/31/25	2025-26 PROPOSED BUDGET
Fund 04.202 - DEBT SERVICE 2					
ESTIMATED REVENUES					
325.111 DEBT SERVICE ASSESSMENT(REG)	256,901	250,534	250,534	234,940	242,734
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	56,955	80,000	80,000	39,739	90,000
361.103 INT INCOME - USB	5,702	4,000	4,000	1,371	8,000
669.901 (ADD)/USE-WORKING CAPITAL	0	5,177	5,177	0	1,007
TOTAL ESTIMATED REVENUES	**319,558**	**339,711**	**339,711**	**276,050**	**341,741**
APPROPRIATIONS					
314 TAX COLLECTOR FEES	5,138	5,220	5,220	4,699	5,057
323 TRUSTEE SERVICES	4,041	4,041	4,041	0	4,041
710 PRINCIPAL	212,774	216,596	216,596	0	213,557
715 PRINCIPAL PREPAYMENT	73,000	80,000	80,000	27,000	90,000
720 INTEREST	36,924	32,854	32,854	16,151	28,086
730 MISC BOND EXPENSES	500	1,000	1,000	0	1,000
TOTAL APPROPRIATIONS	**332,377**	**339,711**	**339,711**	**47,850**	**341,741**

FISCAL YEAR 2025-26 BUDGET REPORT
FUND: 04.204 DEBT SERVICE 4

ACCOUNT DESCRIPTION	2023-24 ACTIVITY	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	2024-25 ACTIVITY THRU 03/31/25	2025-26 PROPOSED BUDGET

Fund 04.204 - DEBT SERVICE 4

ESTIMATED REVENUES

325.111 DEBT SERVICE ASSESSMENT(REG)	283,767	279,934	279,934	270,478	272,314
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	68,229	90,000	90,000	42,479	80,000
361.103 INT INCOME - USB	6,517	4,000	4,000	1,507	8,000
669.901 (ADD)/USE-WORKING CAPITAL	0	8,675	8,675	0	6,127
TOTAL ESTIMATED REVENUES	**358,513**	**382,609**	**382,609**	**314,464**	**366,441**

APPROPRIATIONS

314 TAX COLLECTOR FEES	5,675	5,832	5,832	5,410	5,674
323 TRUSTEE SERVICES	4,041	4,041	4,041	4,041	4,041
324 ARBITRAGE SERVICES	0	0	0	0	600
710 PRINCIPAL	187,000	193,000	193,000	0	194,000
715 PRINCIPAL PREPAYMENT	58,000	90,000	90,000	24,000	80,000
720 INTEREST	94,430	88,736	88,736	43,690	81,126
730 MISC BOND EXPENSES	350	1,000	1,000	(350)	1,000
TOTAL APPROPRIATIONS	**349,496**	**382,609**	**382,609**	**76,791**	**366,441**

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 Original Budget column. The budget attachment with the resolution includes the Proposed column only.

2) Five Year Budget Reports for 1% MA Increases Annually, 2% MA Increases Every Other Year, and 3% MA Increases Every 3 Years

3) Working Capital/R&R Fund Balances for 1% MA Increases Annually, 2% MA Increases Every Other Year, and 3% MA Increases Every 3 Years

4) 5 Year Maintenance Assessment Schedules for 1% Increases Annually, 2% Increases Every Other Year, and 3% Increases Every 3 Years

5) Allocation agreements for 91st Street/Phillips Court and County Road 42

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

Brandy

FISCAL YEAR 2025-26 BUDGET REPORT
FUND: 04.001 GENERAL FUND
EXPANDED BUDGET REPORT

ACCOUNT 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 04.001 - GENERAL FUND									
ESTIMATED REVENUES									
325.116 DS ASSESSMNT PHIII	37,722	22,969	22,969	27,896	35,000	35,000	35,000	12,031	52.38
325.211 MAINTENANCE ASSESSMENT	3,914,111	3,903,584	3,903,584	3,760,729	3,903,584	3,903,584	4,020,691	117,107	3.00
334.901 ST FEMA CLAIM REIM	0	0	30,218	0	0	0	0	0	0.00
337.402 MARION COUNTY HWY 42 AGREEMENT	52,239	89,533	89,533	40,810	83,115	83,115	83,115	(6,418)	(7.17)
337.403 PHILLIPS COURT AGREEMENT	686	1,311	1,311	308	1,449	1,449	1,449	138	10.53
341.908 ELECTRIC REIMBURSEMENT	966	1,000	1,000	831	1,500	1,500	1,500	500	50.00
341.999 MISCELLANEOUS REVENUE	287	3,000	3,000	13	300	300	300	(2,700)	(90.00)
361.101 INT INCOME - CFB	6,401	10,000	10,000	4,015	6,000	6,000	6,000	(4,000)	(40.00)
361.102 INT INCOME - CASH EQUIV	114,555	100,000	100,000	33,824	78,000	78,000	78,000	(22,000)	(22.00)
361.105 INTEREST INCOME-TAX COLLECTOR	18,266	18,000	18,000	15,993	18,000	18,000	18,000	0	0.00
361.306 FLGIT-UNREALIZED GAIN/LOSS	56,431	20,000	20,000	17,266	0	0	0	(20,000)	(100.00)
361.307 LTP UNREALIZED GAIN/LOSS	39,050	30,000	30,000	(17,711)	0	0	0	(30,000)	(100.00)
361.309 FLFIT-UNREALIZED GAIN/LOSS	4,366	0	0	(2,308)	0	0	0	0	0.00
361.407 LTP REALIZED GAIN/LOSS	30,705	35,000	35,000	10,091	35,000	35,000	35,000	0	0.00
361.409 FLFIT-REALIZED GAIN/LOSS	20,712	20,000	20,000	12,563	21,000	21,000	21,000	1,000	5.00
381.002 TRANSFER IN - DEBT SERVICE	0	15,024	15,024	0	0	0	0	(15,024)	(100.00)
669.901 (ADD)/USE-WORKING CAPITAL	0	(56,903)	(56,903)	0	(76,996)	(76,996)	(191,663)	(134,760)	236.82
669.903 (ADD)/USE-GENERAL R&R	0	162,510	260,500	0	(34,563)	(34,563)	(34,563)	(197,073)	(121.27)
669.904 (ADD)/USE-ROADS R&R	0	691,550	691,550	0	1,109,677	1,109,677	1,109,677	418,127	60.46
669.907 (ADD)/USE-CAP PROJ PHASE I	0	(15,024)	(15,024)	0	0	0	0	15,024	(100.00)
TOTAL ESTIMATED REVENUES	**4,296,517**	**5,051,554**	**5,179,762**	**3,904,320**	**5,181,066**	**5,181,066**	**5,183,506**	**131,952**	**2.61**
APPROPRIATIONS									
111 EXECUTIVE SALARIES	13,600	15,000	15,000	6,200	15,000	15,000	15,000	0	0.00
211 SOCIAL SECURITY TAXES	843	930	930	384	930	930	930	0	0.00
212 MEDICARE TAXES	197	218	218	90	218	218	218	0	0.00
241 WORKER'S COMPENSATION	9	25	25	18	25	25	25	0	0.00
311 MANAGEMENT FEES	262,772	262,772	262,772	131,390	246,851	246,851	246,851	(15,921)	(6.06)
312 ENGINEERING SERVICES	17,142	21,989	42,249	16,165	36,841	36,841	36,841	14,852	67.54
313 LEGAL SERVICES	21,898	12,000	12,000	7,574	25,000	25,000	25,000	13,000	108.33
314 TAX COLLECTOR FEES	78,767	81,804	81,804	75,633	81,804	81,804	84,244	2,440	2.98
316 DEED COMPLIANCE SVCS	66,163	12,852	12,852	5,424	12,852	12,852	12,852	0	0.00
319 OTHER PROFESSIONAL SVCS	28,812	66,405	71,373	15,983	50,718	50,718	50,718	(15,687)	(23.62)
322 AUDITING SERVICES	9,679	9,933	9,933	4,894	9,933	9,933	9,933	0	0.00
343 SYSTEMS MGMT SUPPORT	4,737	5,358	5,358	2,270	5,126	5,126	5,126	(232)	(4.33)
401 TRAVEL & PER DIEM	0	1,100	1,100	149	1,100	1,100	1,100	0	0.00
412 POSTAGE	0	100	100	0	100	100	100	0	0.00
431 ELECTRICITY	222,122	411,220	411,220	215,743	582,284	582,284	582,284	171,064	41.60
434 IRRIGATION WATER	42,517	45,682	45,682	22,031	49,200	49,200	49,200	3,518	7.70
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	409,568	793,963	640,995	290,338	542,572	542,572	542,572	(251,391)	(31.66)
463 LANDSCAPE MAINT-RECURRING	1,087,995	1,101,653	1,119,653	511,419	1,121,653	1,121,653	1,121,653	20,000	1.82
464 LANDSCAPE MAINT-NON RECURRING	94,386	130,000	130,000	40,640	105,000	105,000	105,000	(25,000)	(19.23)
468 IRRIGATION REPAIR	31,883	50,435	50,435	9,875	32,000	32,000	32,000	(18,435)	(36.55)
469 OTHER MAINTENANCE	77,070	170,190	310,148	131,046	163,855	163,855	163,855	(6,335)	(3.72)
471 PRINTING & BINDING	0	300	300	0	100	100	100	(200)	(66.67)
493 PERMITS & LICENSES	175	175	175	175	175	175	175	0	0.00
496 CR 42 EXPENSES	77,969	121,823	121,823	47,406	124,052	124,052	124,052	2,229	1.83
497 LEGAL ADVERTISING	1,604	1,500	1,500	688	2,000	2,000	2,000	500	33.33
522 OPERATING SUPPLIES	375	1,500	1,500	0	1,000	1,000	1,000	(500)	(33.33)
622 BUILDINGS	107,010	185,000	282,990	103,965	0	0	0	(185,000)	(100.00)
633 INFRASTRUCTURE	867,235	691,550	691,550	0	1,109,677	1,109,677	1,109,677	418,127	60.46
911 TRANS TO GENERAL R&R	0	50,000	50,000	25,004	75,000	75,000	75,000	25,000	50.00
912 TRANS TO OTHER ROADS	700,000	800,000	800,000	400,004	780,000	780,000	780,000	(20,000)	(2.50)
TOTAL APPROPRIATIONS	**4,230,278**	**5,051,554**	**5,179,762**	**2,070,231**	**5,181,066**	**5,181,066**	**5,183,506**	**131,952**	**2.61**

FISCAL YEAR 2025-26 BUDGET REPORT
FUND: 04.001 GENERAL FUND
3% MAINTENANCE ASSESSMENT INCREASE EVERY 3 YEARS

ACCOUNT 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 04.001 - GENERAL FUND							
ESTIMATED REVENUES							
325.116 DS ASSESSMNT PHIII	35,000	35,000	35,000	35,000	35,000	35,000	35,000
325.211 MAINTENANCE ASSESSMENT	3,903,584	3,903,584	4,020,691	4,020,691	4,020,691	4,141,312	4,141,312
337.402 MARION COUNTY HWY 42 AGREEMENT	83,115	83,115	83,115	84,113	87,889	88,946	90,037
337.403 PHILLIPS COURT AGREEMENT	1,449	1,449	1,449	1,492	1,537	1,583	1,631
341.908 ELECTRIC REIMBURSEMENT	1,500	1,500	1,500	1,500	1,500	1,500	1,500
341.999 MISCELLANEOUS REVENUE	300	300	300	300	300	300	300
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	78,000	78,000	78,000	78,000	78,000	78,000	78,000
361.105 INTEREST INCOME-TAX COLLECTOR	18,000	18,000	18,000	18,000	18,000	18,000	18,000
361.407 LTP REALIZED GAIN/LOSS	35,000	35,000	35,000	35,000	35,000	35,000	35,000
361.409 FLFIT-REALIZED GAIN/LOSS	21,000	21,000	21,000	21,000	21,000	21,000	21,000
669.901 (ADD)/USE-WORKING CAPITAL	(76,996)	(76,996)	(191,663)	(214,092)	56,306	(125,160)	138,515
669.903 (ADD)/USE-GENERAL R&R	(34,563)	(34,563)	(34,563)	32,361	192,238	(17,257)	198,510
669.904 (ADD)/USE-ROADS R&R	1,109,677	1,109,677	1,109,677	525,150	857,052	805,517	810,189
TOTAL ESTIMATED REVENUES	**5,181,066**	**5,181,066**	**5,183,506**	**4,644,515**	**5,410,513**	**5,089,741**	**5,574,994**
APPROPRIATIONS							
111 EXECUTIVE SALARIES	15,000	15,000	15,000	15,000	15,000	15,000	15,000
211 SOCIAL SECURITY TAXES	930	930	930	930	930	930	930
212 MEDICARE TAXES	218	218	218	218	218	218	218
241 WORKER'S COMPENSATION	25	25	25	25	25	25	25
311 MANAGEMENT FEES	246,851	246,851	246,851	246,851	246,851	246,851	246,851
312 ENGINEERING SERVICES	36,841	36,841	36,841	37,851	38,923	40,058	41,261
313 LEGAL SERVICES	25,000	25,000	25,000	25,000	25,500	25,000	25,000
314 TAX COLLECTOR FEES	81,804	81,804	84,244	84,244	84,244	86,757	86,757
316 DEED COMPLIANCE SVCS	12,852	12,852	12,852	12,852	12,852	12,852	12,852
319 OTHER PROFESSIONAL SVCS	50,718	50,718	50,718	51,960	53,277	54,672	56,151
322 AUDITING SERVICES	9,933	9,933	9,933	9,933	9,933	9,933	9,933
343 SYSTEMS MGMT SUPPORT	5,126	5,126	5,126	5,155	5,437	5,437	5,253
401 TRAVEL & PER DIEM	1,100	1,100	1,100	1,100	1,100	1,100	1,100
412 POSTAGE	100	100	100	100	1,050	100	100
431 ELECTRICITY	582,284	582,284	582,284	599,753	617,746	636,278	655,366
434 IRRIGATION WATER	49,200	49,200	49,200	50,430	51,691	52,983	54,308
451 CASUALTY & LIABILITY INSUR	6,000	6,000	6,000	6,000	6,000	6,000	6,000
462 BUILDING/STRUCTURE MAINT	542,572	542,572	542,572	775,434	723,320	796,361	755,815
463 LANDSCAPE MAINT-RECURRING	1,121,653	1,121,653	1,121,653	1,121,653	1,208,422	1,208,422	1,208,422
464 LANDSCAPE MAINT-NON RECURRING	105,000	105,000	105,000	105,000	105,000	105,000	105,000
468 IRRIGATION REPAIR	32,000	32,000	32,000	32,200	32,300	32,400	32,500
469 OTHER MAINTENANCE	163,855	163,855	163,855	166,935	171,839	173,510	175,231
471 PRINTING & BINDING	100	100	100	100	3,600	100	100
493 PERMITS & LICENSES	175	175	175	175	175	175	175
496 CR 42 EXPENSES	124,052	124,052	124,052	125,542	131,177	132,756	134,384
497 LEGAL ADVERTISING	2,000	2,000	2,000	2,000	4,050	2,000	2,000
522 OPERATING SUPPLIES	1,000	1,000	1,000	1,000	1,000	1,000	1,000
633 INFRASTRUCTURE	1,109,677	1,109,677	1,109,677	592,074	883,853	822,823	1,043,262
642 CAPITAL FF&E	0	0	0	0	200,000	0	0
911 TRANS TO GENERAL R&R	75,000	75,000	75,000	75,000	75,000	71,000	150,000
912 TRANS TO OTHER ROADS	780,000	780,000	780,000	500,000	700,000	550,000	750,000
TOTAL APPROPRIATIONS	**5,181,066**	**5,181,066**	**5,183,506**	**4,644,515**	**5,410,513**	**5,089,741**	**5,574,994**

DISTRICT 4 - WORKING CAPITAL & R & R FUNDS BALANCES

3% Increase to Maintenance Assessments Every 3 Years

Working Capital (Unassigned)	Amended 2024-25	Projected 2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	1,539,695	1,539,695	1,757,989	1,949,652	2,163,744	2,107,438	2,232,598
Deposits	4,261,646	4,047,921	4,265,055	4,266,096	4,269,917	4,391,641	4,392,780
Less Expenditures - Operating	2,775,431	2,429,315	2,984,798	2,996,159	3,172,684	3,183,272	3,214,810
Less Plant Replacements Non-Recurring	130,000	101,000	105,000	105,000	105,000	105,000	105,000
Less Capital Improvement Plan Expenditures	449,312	449,312	128,594	375,845	273,539	357,209	311,485
Less Transfer to General R & R	50,000	50,000	75,000	75,000	75,000	71,000	150,000
Less Transfer to Road R & R	800,000	800,000	780,000	500,000	700,000	550,000	750,000
Ending Balance	1,596,598	1,757,989	1,949,652	2,163,744	2,107,438	2,232,598	2,094,083

RESERVES

General R & R (Committed)	Amended 2024-25	Projected 2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	309,728	309,728	111,319	220,882	263,521	146,283	234,540
Add Ph III Assessment Revenue	22,969	35,000	35,000	35,000	35,000	35,000	35,000
Deposits	50,000	50,000	75,000	75,000	75,000	71,000	150,000
Less Ph III Exp - Tax Collector Fees	479	419	437	437	437	437	437
Less Capital Improvement Plan Expenditures	282,990	282,990	0	66,924	226,801	17,306	233,073
Ending Balance	99,228	111,319	220,882	263,521	146,283	234,540	186,030

Road Maintenance R & R (Committed)	Amended 2024-25	Projected 2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	815,149	815,149	923,599	593,922	568,772	411,720	156,203
Add Deposits	800,000	800,000	780,000	500,000	700,000	550,000	750,000
Less Capital Improvement Plan Expenditures	691,550	691,550	1,109,677	525,150	857,052	805,517	810,189
Ending Balance	923,599	923,599	593,922	568,772	411,720	156,203	96,014

Working Capital/Reserves Grand Total	**2,619,425**	**2,792,907**	**2,764,456**	**2,996,037**	**2,665,441**	**2,623,341**	**2,376,127**

FY 24-25 Operating Budget	$ 2,905,431
3 Month	$ 726,358
4 Month	$ 968,477

Target Reserve Policy

Assets per Audit: 32,716,516	Amended 2024-25	Projected 2024-26	2025-26	2026-27	2027-28	2028-29	2029-30
2% of Assets	654,330	654,330	654,330	654,330	654,330	654,330	654,330
3 Months	726,358	632,579	772,450	775,290	819,421	822,068	829,953
Fund Balance Needed	1,380,688	1,286,909	1,426,780	1,429,620	1,473,751	1,476,398	1,484,283

Additional Reserves Above Target Minimum	**1,238,737**	**1,505,998**	**1,337,677**	**1,566,417**	**1,191,690**	**1,146,943**	**891,845**

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4
ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed				FY2024-25	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	
				0%	3%	0%	0%	3%	0%	
Unit	**Village Name**	**Acres**	**# of Lots**	**$ 4,066,233**	**$ 4,188,220**	**$ 4,188,220**	**$ 4,188,220**	**$ 4,313,867**	**$ 4,313,867**	**$ Change**
Phase #1										
44	Piedmont	74.89	350	$ 813.82	$ 838.23	$ 838.23	$ 838.23	$ 863.38	$ 863.38	$ 49.56
46	Piedmont	30.32	139	829.63	854.52	854.52	854.52	880.16	880.16	50.53
47	Springdale	53.12	206	980.76	1,010.18	1,010.18	1,010.18	1,040.49	1,040.49	59.73
48	Springdale	32.98	155	809.27	833.54	833.54	833.54	858.55	858.55	49.28
49	Woodbury	27.00	114	900.81	927.83	927.83	927.83	955.66	955.66	54.85
50	Woodbury	28.20	133	806.43	830.63	830.63	830.63	855.55	855.55	49.12
51	Woodbury	39.38	187	800.95	824.98	824.98	824.98	849.73	849.73	48.78
52	Woodbury	51.60	256	766.62	789.62	789.62	789.62	813.31	813.31	46.69
53	Springdale	43.76	111	1,499.43	1,544.41	1,544.41	1,544.41	1,590.75	1,590.75	91.32
54	Briar Meadow	64.05	270	902.25	929.32	929.32	929.32	957.20	957.20	54.95
55	Briar Meadow	22.66	90	957.61	986.34	986.34	986.34	1,015.93	1,015.93	58.32
55G	55 Tract G	0.24	1	912.82	940.20	940.20	940.20	968.41	968.41	55.59
55H	55 Tract H	0.11	1	418.37	430.93	430.93	430.93	443.85	443.85	25.48
58	Piedmont	18.05	68	1,009.58	1,039.87	1,039.87	1,039.87	1,071.06	1,071.06	61.48
213	Villa Pinecrest	9.35	78	455.92	469.60	469.60	469.60	483.69	483.69	27.77
214	Villa Fairlawn	14.54	108	512.05	527.41	527.41	527.41	543.23	543.23	31.18
215	Villa Ivystone	11.17	82	518.10	533.64	533.64	533.64	549.65	549.65	31.55
216	Villa Chadwick	11.75	83	538.43	554.59	554.59	554.59	571.22	571.22	32.79
216A	Chadwick Tr A	0.76	1	2,890.58	2,977.30	2,977.30	2,977.30	3,066.62	3,066.62	176.04
217	Villa Waverly	10.44	87	456.41	470.10	470.10	470.10	484.20	484.20	27.79
218	Villa Greenbriar	17.55	122	547.13	563.54	563.54	563.54	580.45	580.45	33.32
218J	GB Tr J	0.71	1	2,700.41	2,781.43	2,781.43	2,781.43	2,864.87	2,864.87	164.46
218K	GB Tr K	0.61	1	2,320.07	2,389.68	2,389.68	2,389.68	2,461.37	2,461.37	141.30
219	Villa Quail Ridge	12.02	87	525.48	541.25	541.25	541.25	557.48	557.48	32.00
220	Villa Sunnyside	9.60	74	493.41	508.22	508.22	508.22	523.46	523.46	30.05
220D	220 Tr D	0.18	1	684.61	705.15	705.15	705.15	726.30	726.30	41.69
	Total Phase #1	585.04	2,806							
Phase #2										
45	Piedmont	32.38	159	$ 774.55	$ 797.79	$ 797.79	$ 797.79	$ 821.72	$ 821.72	$ 47.17
56	Calumet Grove	25.33	113	852.57	878.14	878.14	878.14	904.49	904.49	51.92
57	Calumet Grove	19.66	86	869.47	895.56	895.56	895.56	922.43	922.43	52.96
59	Chatham	29.48	144	778.64	802.00	802.00	802.00	826.06	826.06	47.42
60	Chatham	13.53	50	1,029.20	1,060.08	1,060.08	1,060.08	1,091.88	1,091.88	62.68
61	Chatham	29.67	155	728.04	749.89	749.89	749.89	772.38	772.38	44.34
62	Chatham	54.03	238	863.44	889.34	889.34	889.34	916.02	916.02	52.58
63	Chatham	28.49	127	853.22	878.82	878.82	878.82	905.18	905.18	51.96
64	Calumet Grove	22.75	101	856.71	882.41	882.41	882.41	908.88	908.88	52.17
65	Calumet Grove	48.37	224	821.30	845.94	845.94	845.94	871.31	871.31	50.01
65	Rec Tract	0.25	1	931.83	959.79	959.79	959.79	988.58	988.58	56.75
66	Piedmont	32.75	159	783.40	806.91	806.91	806.91	831.11	831.11	47.71
221	Villa Bromley	6.69	60	424.08	436.80	436.80	436.80	449.91	449.91	25.83
221	Bromley Tr C	0.16	1	608.54	626.80	626.80	626.80	645.60	645.60	37.06
222	Villa Sherwood	15.55	135	438.10	451.24	451.24	451.24	464.78	464.78	26.68
223	Villa Cameron	12.51	89	534.61	550.65	550.65	550.65	567.17	567.17	32.56
223	Cameron Tr D	0.31	1	1,179.05	1,214.43	1,214.43	1,214.43	1,250.86	1,250.86	71.81
224	Villa Morningview	12.14	88	524.70	540.44	540.44	540.44	556.65	556.65	31.95
225	Villa Greenwood	13.13	105	475.61	489.87	489.87	489.87	504.57	504.57	28.96
226	Villa Merryoak	13.44	115	444.50	457.84	457.84	457.84	471.57	471.57	27.07
227	Villa Ashleigh	7.34	56	498.52	513.47	513.47	513.47	528.88	528.88	30.36
	Total Phase #2	417.96	2,207							
Phase #3										
228	Villa Forsyth	8.64	56	$ 586.81	$ 604.41	$ 604.41	$ 604.41	$ 622.55	$ 622.55	$ 35.74
229	Villa Birchbrook	4.58	31	561.92	578.78	578.78	578.78	596.14	596.14	34.22
230	Villa Legacy	4.93	32	585.96	603.54	603.54	603.54	621.65	621.65	35.69
231	Villa Mayfield	1.95	9	824.07	848.79	848.79	848.79	874.26	874.26	50.19
	Total Phase #3	20.10	128							
Phase #4										
232	Villa Phillips	24.70	165	$ 569.36	$ 586.44	$ 586.44	$ 586.44	$ 604.03	$ 604.03	$ 34.67
232	Phillips Trac G	0.18	1	684.61	705.15	705.15	705.15	726.30	726.30	41.69
233	Villa Soulliere	20.92	135	589.39	607.07	607.07	607.07	625.28	625.28	35.89
233	Soulliere Tract B	0.21	1	798.71	822.68	822.68	822.68	847.36	847.36	48.65
	Total Phase #4	46.01	302							
	Grand Total	**1,069.11**	**5,443**							
	Budget - Revenue (96%)				**$ 4,020,691**	**$ 4,020,691**	**$ 4,020,691**	**$ 4,141,312**	**$ 4,141,312**	
	Tax Collector Fees - 2%				$ 83,765	$ 83,765	$ 83,765	$ 86,278	$ 86,278	

FISCAL YEAR 2025-26 BUDGET REPORT
FUND: 04.001 GENERAL FUND
1% MAINTENANCE ASSESSMENT INCREASE ANNUALLY

ACCOUNT DESCRIPTION	2025-26 REQUESTED BUDGET	2025-26 RECMD BUDGET	2025-26 SCENARIO 1 BUDGET	2026-27 SCENARIO 1 BUDGET	2027-28 SCENARIO 1 BUDGET	2028-29 SCENARIO 1 BUDGET	2029-30 SCENARIO 1 BUDGET

Fund 04.001 - GENERAL FUND

ESTIMATED REVENUES

325.116 DS ASSESSMNT PHIII	35,000	35,000	35,000	35,000	35,000	35,000	35,000
325.211 MAINTENANCE ASSESSMENT	3,903,584	3,903,584	3,942,619	3,982,045	4,021,866	4,062,084	4,102,705
337.402 MARION COUNTY HWY 42 AGREEMENT	83,115	83,115	83,115	84,113	87,889	88,946	90,037
337.403 PHILLIPS COURT AGREEMENT	1,449	1,449	1,449	1,492	1,537	1,583	1,631
341.908 ELECTRIC REIMBURSEMENT	1,500	1,500	1,500	1,500	1,500	1,500	1,500
341.999 MISCELLANEOUS REVENUE	300	300	300	300	300	300	300
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	78,000	78,000	78,000	78,000	78,000	78,000	78,000
361.105 INTEREST INCOME-TAX COLLECTOR	18,000	18,000	18,000	18,000	18,000	18,000	18,000
361.407 LTP REALIZED GAIN/LOSS	35,000	35,000	35,000	35,000	35,000	35,000	35,000
361.409 FLFIT-REALIZED GAIN/LOSS	21,000	21,000	21,000	21,000	21,000	21,000	21,000
669.901 (ADD)/USE-WORKING CAPITAL	(76,996)	(76,996)	(108,218)	(169,251)	55,155	(40,583)	183,318
669.903 (ADD)/USE-GENERAL R&R	(34,563)	(34,563)	(34,563)	32,361	192,238	(17,257)	198,510
669.904 (ADD)/USE-ROADS R&R	1,109,677	1,109,677	1,109,677	525,150	857,052	805,517	810,189
TOTAL ESTIMATED REVENUES	**5,181,066**	**5,181,066**	**5,188,879**	**4,650,710**	**5,410,537**	**5,095,090**	**5,581,190**

APPROPRIATIONS

111 EXECUTIVE SALARIES	15,000	15,000	15,000	15,000	15,000	15,000	15,000
211 SOCIAL SECURITY TAXES	930	930	930	930	930	930	930
212 MEDICARE TAXES	218	218	218	218	218	218	218
241 WORKER'S COMPENSATION	25	25	25	25	25	25	25
311 MANAGEMENT FEES	246,851	246,851	246,851	246,851	246,851	246,851	246,851
312 ENGINEERING SERVICES	36,841	36,841	36,841	37,851	38,923	40,058	41,261
313 LEGAL SERVICES	25,000	25,000	25,500	25,500	25,500	25,500	25,500
314 TAX COLLECTOR FEES	81,804	81,804	82,617	83,439	84,268	85,106	85,953
316 DEED COMPLIANCE SVCS	12,852	12,852	12,852	12,852	12,852	12,852	12,852
319 OTHER PROFESSIONAL SVCS	50,718	50,718	50,718	51,960	53,277	54,672	56,151
322 AUDITING SERVICES	9,933	9,933	9,933	9,933	9,933	9,933	9,933
343 SYSTEMS MGMT SUPPORT	5,126	5,126	5,126	5,166	5,437	5,437	5,253
401 TRAVEL & PER DIEM	1,100	1,100	1,100	1,100	1,100	1,100	1,100
412 POSTAGE	100	100	1,050	1,050	1,050	1,050	1,050
431 ELECTRICITY	582,284	582,284	582,284	599,753	617,746	636,278	655,366
434 IRRIGATION WATER	49,200	49,200	49,200	50,430	51,691	52,983	54,308
451 CASUALTY & LIABILITY INSUR	6,000	6,000	6,000	6,000	6,000	6,000	6,000
462 BUILDING/STRUCTURE MAINT	542,572	542,572	542,572	775,434	723,320	796,361	755,815
463 LANDSCAPE MAINT-RECURRING	1,121,653	1,121,653	1,121,653	1,121,653	1,208,422	1,208,422	1,208,422
464 LANDSCAPE MAINT-NON RECURRING	105,000	105,000	105,000	105,000	105,000	105,000	105,000
468 IRRIGATION REPAIR	32,000	32,000	32,000	32,200	32,300	32,400	32,500
469 OTHER MAINTENANCE	163,855	163,855	163,855	166,935	171,839	173,510	175,231
471 PRINTING & BINDING	100	100	3,600	3,600	3,600	3,600	3,600
493 PERMITS & LICENSES	175	175	175	175	175	175	175
496 CR 42 EXPENSES	124,052	124,052	124,052	125,542	131,177	132,756	134,384
497 LEGAL ADVERTISING	2,000	2,000	4,050	4,050	4,050	4,050	4,050
522 OPERATING SUPPLIES	1,000	1,000	1,000	1,000	1,000	1,000	1,000
633 INFRASTRUCTURE	1,109,677	1,109,677	1,109,677	592,074	883,853	822,823	1,043,262
642 CAPITAL FF&E	0	0	0	0	200,000	0	0
911 TRANS TO GENERAL R&R	75,000	75,000	75,000	75,000	75,000	71,000	150,000
912 TRANS TO OTHER ROADS	780,000	780,000	780,000	500,000	700,000	550,000	750,000
TOTAL APPROPRIATIONS	**5,181,066**	**5,181,066**	**5,188,879**	**4,650,710**	**5,410,537**	**5,095,090**	**5,581,190**

DISTRICT 4 - WORKING CAPITAL & R & R FUNDS BALANCES

1% Increase to Maintenance Assessments Annually

Working Capital (Unassigned)	Amended 2024-25	Projected 2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	1,539,695	1,539,695	1,757,989	1,866,207	2,035,458	1,980,303	2,020,886
Deposits	4,261,646	4,047,921	4,186,983	4,227,450	4,271,092	4,312,413	4,354,173
Less Expenditures - Operating	2,775,431	2,429,315	2,990,171	3,002,354	3,172,708	3,188,621	3,221,006
Less Plant Replacements Non-Recurring	130,000	101,000	105,000	105,000	105,000	105,000	105,000
Less Capital Improvement Plan Expenditures	449,312	449,312	128,594	375,845	273,539	357,209	311,485
Less Transfer to General R & R	50,000	50,000	75,000	75,000	75,000	71,000	150,000
Less Transfer to Road R & R	800,000	800,000	780,000	500,000	700,000	550,000	750,000
Ending Balance	1,596,598	1,757,989	1,866,207	2,035,458	1,980,303	2,020,886	1,837,568

RESERVES

General R & R (Committed)	Amended 2024-25	Projected 2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	309,728	309,728	111,319	220,882	263,521	146,283	234,540
Add Ph III Assessment Revenue	22,969	35,000	35,000	35,000	35,000	35,000	35,000
Deposits	50,000	50,000	75,000	75,000	75,000	71,000	150,000
Less Ph III Exp - Tax Collector Fees	479	419	437	437	437	437	437
Less Capital Improvement Plan Expenditures	282,990	282,990	0	66,924	226,801	17,306	233,073
Ending Balance	99,228	111,319	220,882	263,521	146,283	234,540	186,030

Road Maintenance R & R (Committed)	Amended 2024-25	Projected 2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	815,149	815,149	923,599	593,922	568,772	411,720	156,203
Add Deposits	800,000	800,000	780,000	500,000	700,000	550,000	750,000
Less Capital Improvement Plan Expenditures	691,550	691,550	1,109,677	525,150	857,052	805,517	810,189
Ending Balance	923,599	923,599	593,922	568,772	411,720	156,203	96,014

Working Capital/Reserves Grand Total	**2,619,425**	**2,792,907**	**2,681,011**	**2,867,751**	**2,538,306**	**2,411,629**	**2,119,612**

FY 24-25 Operating Budget	$ 2,905,431
3 Month	$ 726,358
4 Month	$ 968,477

Target Reserve Policy

Assets per Audit: 32,716,516	Amended 2024-25	Projected 2024-26	2025-26	2026-27	2027-28	2028-29	2029-30
2% of Assets	654,330	654,330	654,330	654,330	654,330	654,330	654,330
3 Months	726,358	632,579	773,793	776,839	819,427	823,405	831,502
Fund Balance Needed	1,380,688	1,286,909	1,428,123	1,431,169	1,473,757	1,477,736	1,485,832

Additional Reserves Above Target Minimum	**1,238,737**	**1,505,998**	**1,252,888**	**1,436,583**	**1,064,549**	**933,894**	**633,781**

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4
ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed				FY2024-25	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	
				0%	1%	1%	1%	1%	1%	
Unit	**Village Name**	**Acres**	**# of Lots**	**$ 4,066,233**	**$ 4,106,895**	**$ 4,147,964**	**$ 4,189,444**	**$ 4,231,338**	**$ 4,273,651**	**$ Change**
Phase #1										
44	Piedmont	74.89	350	$ 813.82	$ 821.96	$ 830.18	$ 838.48	$ 846.86	$ 855.33	$ 41.51
46	Piedmont	30.32	139	829.63	837.93	846.31	854.77	863.32	871.95	42.32
47	Springdale	53.12	206	980.76	990.57	1,000.47	1,010.48	1,020.58	1,030.79	50.03
48	Springdale	32.98	155	809.27	817.36	825.53	833.79	842.12	850.55	41.28
49	Woodbury	27.00	114	900.81	909.81	918.91	928.10	937.38	946.75	45.94
50	Woodbury	28.20	133	806.43	814.50	822.64	830.87	839.18	847.57	41.14
51	Woodbury	39.38	187	800.95	808.96	817.05	825.22	833.47	841.81	40.86
52	Woodbury	51.60	256	766.62	774.29	782.03	789.85	797.75	805.73	39.11
53	Springdale	43.76	111	1,499.43	1,514.42	1,529.57	1,544.86	1,560.31	1,575.92	76.49
54	Briar Meadow	64.05	270	902.25	911.27	920.39	929.59	938.89	948.27	46.02
55	Briar Meadow	22.66	90	957.61	967.19	976.86	986.63	996.49	1,006.46	48.85
55G	55 Tract G	0.24	1	912.82	921.94	931.16	940.48	949.88	959.38	46.56
55H	55 Tract H	0.11	1	418.37	422.56	426.78	431.05	435.36	439.72	21.35
58	Piedmont	18.05	68	1,009.58	1,019.67	1,029.87	1,040.17	1,050.57	1,061.08	51.50
213	Villa Pinecrest	9.35	78	455.92	460.48	465.08	469.74	474.43	479.18	23.26
214	Villa Fairlawn	14.54	108	512.05	517.17	522.34	527.57	532.84	538.17	26.12
215	Villa Ivystone	11.17	82	518.10	523.28	528.51	533.80	539.13	544.53	26.43
216	Villa Chadwick	11.75	83	538.43	543.82	549.26	554.75	560.30	565.90	27.47
216A	Chadwick Tr A	0.76	1	2,890.58	2,919.49	2,948.68	2,978.17	3,007.95	3,038.03	147.45
217	Villa Waverly	10.44	87	456.41	460.97	465.58	470.24	474.94	479.69	23.28
218	Villa Greenbriar	17.55	122	547.13	552.60	558.13	563.71	569.34	575.04	27.91
218J	GB Tr J	0.71	1	2,700.41	2,727.42	2,754.69	2,782.24	2,810.06	2,838.16	137.75
218K	GB Tr K	0.61	1	2,320.07	2,343.27	2,366.71	2,390.37	2,414.28	2,438.42	118.35
219	Villa Quail Ridge	12.02	87	525.48	530.74	536.04	541.40	546.82	552.29	26.81
220	Villa Sunnyside	9.60	74	493.41	498.35	503.33	508.36	513.45	518.58	25.17
220D	220 Tr D	0.18	1	684.61	691.46	698.37	705.36	712.41	719.53	34.92
	Total Phase #1	585.04	2,806							
Phase #2										
45	Piedmont	32.38	159	$ 774.55	$ 782.30	$ 790.12	$ 798.02	$ 806.00	$ 814.06	$ 39.51
56	Calumet Grove	25.33	113	852.57	861.09	869.70	878.40	887.18	896.06	43.49
57	Calumet Grove	19.66	86	869.47	878.17	886.95	895.82	904.78	913.83	44.36
59	Chatham	29.48	144	778.64	786.43	794.29	802.23	810.26	818.36	39.72
60	Chatham	13.53	50	1,029.20	1,039.49	1,049.89	1,060.39	1,070.99	1,081.70	52.50
61	Chatham	29.67	155	728.04	735.32	742.68	750.10	757.61	765.18	37.14
62	Chatham	54.03	238	863.44	872.07	880.79	889.60	898.49	907.48	44.04
63	Chatham	28.49	127	853.22	861.75	870.37	879.07	887.86	896.74	43.52
64	Calumet Grove	22.75	101	856.71	865.27	873.93	882.67	891.49	900.41	43.70
65	Calumet Grove	48.37	224	821.30	829.51	837.80	846.18	854.64	863.19	41.89
65	Rec Tract	0.25	1	931.83	941.15	950.56	960.07	969.67	979.37	47.54
66	Piedmont	32.75	159	783.40	791.24	799.15	807.14	815.21	823.37	39.97
221	Villa Bromley	6.69	60	424.08	428.32	432.60	436.93	441.30	445.71	21.63
221	Bromley Tr C	0.16	1	608.54	614.63	620.78	626.98	633.25	639.59	31.05
222	Villa Sherwood	15.55	135	438.10	442.48	446.90	451.37	455.88	460.44	22.34
223	Villa Cameron	12.51	89	534.61	539.96	545.36	550.81	556.32	561.88	27.27
223	Cameron Tr D	0.31	1	1,179.05	1,190.84	1,202.75	1,214.78	1,226.93	1,239.20	60.15
224	Villa Morningview	12.14	88	524.70	529.94	535.24	540.60	546.00	551.46	26.76
225	Villa Greenwood	13.13	105	475.61	480.36	485.17	490.02	494.92	499.87	24.26
226	Villa Merryoak	13.44	115	444.50	448.95	453.44	457.97	462.55	467.18	22.68
227	Villa Ashleigh	7.34	56	498.52	503.50	508.54	513.62	518.76	523.95	25.43
	Total Phase #2	417.96	2,207							
Phase #3										
228	Villa Forsyth	8.64	56	$ 586.81	$ 592.68	$ 598.60	$ 604.59	$ 610.64	$ 616.74	$ 29.93
229	Villa Birchbrook	4.58	31	561.92	567.54	573.22	578.95	584.74	590.59	28.67
230	Villa Legacy	4.93	32	585.96	591.82	597.74	603.72	609.75	615.85	29.89
231	Villa Mayfield	1.95	9	824.07	832.31	840.63	849.04	857.53	866.11	42.04
	Total Phase #3	20.10	128							
Phase #4										
232	Villa Phillips	24.70	165	$ 569.36	$ 575.05	$ 580.80	$ 586.61	$ 592.48	$ 598.40	$ 29.04
232	Phillips Trac G	0.18	1	684.61	691.46	698.37	705.36	712.41	719.53	34.92
233	Villa Soulliere	20.92	135	589.39	595.28	601.23	607.24	613.32	619.45	30.06
233	Soulliere Tract B	0.21	1	798.71	806.70	814.77	822.92	831.14	839.46	40.75
	Total Phase #4	46.01	302							
	Grand Total	**1,069.11**	**5,443**							
	Budget - Revenue (96%)				**$ 3,942,619**	**$ 3,982,045**	**$ 4,021,866**	**$ 4,062,084**	**$ 4,102,705**	
	Tax Collector Fees - 2%				$ 82,138	$ 82,960	$ 83,789	$ 84,627	$ 85,474	

FISCAL YEAR 2025-26 BUDGET REPORT
FUND: 04.001 GENERAL FUND
2% MAINTENANCE ASSESSMENT INCREASE EVERY OTHER YEAR

Fund 04.001 - GENERAL FUND

ESTIMATED REVENUES

ACCOUNT DESCRIPTION	2025-26 REQUESTED BUDGET	2025-26 RECMD BUDGET	2025-26 SCENARIO 2 BUDGET	2026-27 SCENARIO 2 BUDGET	2027-28 SCENARIO 2 BUDGET	2028-29 SCENARIO 2 BUDGET	2029-30 SCENARIO 2 BUDGET
325.116 DS ASSESSMNT PHIII	35,000	35,000	35,000	35,000	35,000	35,000	35,000
325.211 MAINTENANCE ASSESSMENT	3,903,584	3,903,584	3,981,656	3,981,656	4,061,289	4,061,289	4,142,514
337.402 MARION COUNTY HWY 42 AGREEMENT	83,115	83,115	83,115	84,113	87,889	88,946	90,037
337.403 PHILLIPS COURT AGREEMENT	1,449	1,449	1,449	1,492	1,537	1,583	1,631
341.908 ELECTRIC REIMBURSEMENT	1,500	1,500	1,500	1,500	1,500	1,500	1,500
341.999 MISCELLANEOUS REVENUE	300	300	300	300	300	300	300
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	78,000	78,000	78,000	78,000	78,000	78,000	78,000
361.105 INTEREST INCOME-TAX COLLECTOR	18,000	18,000	18,000	18,000	18,000	18,000	18,000
361.407 LTP REALIZED GAIN/LOSS	35,000	35,000	35,000	35,000	35,000	35,000	35,000
361.409 FLFIT-REALIZED GAIN/LOSS	21,000	21,000	21,000	21,000	21,000	21,000	21,000
669.901 (ADD)/USE-WORKING CAPITAL	(76,996)	(76,996)	(153,441)	(168,870)	9,554	(39,804)	137,338
669.903 (ADD)/USE-GENERAL R&R	(34,563)	(34,563)	(34,563)	32,361	192,238	(17,257)	198,510
669.904 (ADD)/USE-ROADS R&R	1,109,677	1,109,677	1,109,677	525,150	857,052	805,517	810,189
TOTAL ESTIMATED REVENUES	**5,181,066**	**5,181,066**	**5,182,693**	**4,650,702**	**5,404,359**	**5,095,074**	**5,575,019**

APPROPRIATIONS

ACCOUNT DESCRIPTION	2025-26 REQUESTED BUDGET	2025-26 RECMD BUDGET	2025-26 SCENARIO 2 BUDGET	2026-27 SCENARIO 2 BUDGET	2027-28 SCENARIO 2 BUDGET	2028-29 SCENARIO 2 BUDGET	2029-30 SCENARIO 2 BUDGET
111 EXECUTIVE SALARIES	15,000	15,000	15,000	15,000	15,000	15,000	15,000
211 SOCIAL SECURITY TAXES	930	930	930	930	930	930	930
212 MEDICARE TAXES	218	218	218	218	218	218	218
241 WORKER'S COMPENSATION	25	25	25	25	25	25	25
311 MANAGEMENT FEES	246,851	246,851	246,851	246,851	246,851	246,851	246,851
312 ENGINEERING SERVICES	36,841	36,841	36,841	37,851	38,923	40,058	41,261
313 LEGAL SERVICES	25,000	25,000	25,000	25,500	25,000	25,500	25,000
314 TAX COLLECTOR FEES	81,804	81,804	83,431	83,431	85,090	85,090	86,782
316 DEED COMPLIANCE SVCS	12,852	12,852	12,852	12,852	12,852	12,852	12,852
319 OTHER PROFESSIONAL SVCS	50,718	50,718	50,718	51,960	53,277	54,672	56,151
322 AUDITING SERVICES	9,933	9,933	9,933	9,933	9,933	9,933	9,933
343 SYSTEMS MGMT SUPPORT	5,126	5,126	5,126	5,155	5,437	5,437	5,253
401 TRAVEL & PER DIEM	1,100	1,100	1,100	1,100	1,100	1,100	1,100
412 POSTAGE	100	100	100	1,050	100	1,050	100
431 ELECTRICITY	582,284	582,284	582,284	599,753	617,746	636,278	655,366
434 IRRIGATION WATER	49,200	49,200	49,200	50,430	51,691	52,983	54,308
451 CASUALTY & LIABILITY INSUR	6,000	6,000	6,000	6,000	6,000	6,000	6,000
462 BUILDING/STRUCTURE MAINT	542,572	542,572	542,572	775,434	723,320	796,361	755,815
463 LANDSCAPE MAINT-RECURRING	1,121,653	1,121,653	1,121,653	1,121,653	1,208,422	1,208,422	1,208,422
464 LANDSCAPE MAINT-NON RECURRING	105,000	105,000	105,000	105,000	105,000	105,000	105,000
468 IRRIGATION REPAIR	32,000	32,000	32,000	32,200	32,300	32,400	32,500
469 OTHER MAINTENANCE	163,855	163,855	163,855	166,935	171,839	173,510	175,231
471 PRINTING & BINDING	100	100	100	3,600	100	3,600	100
493 PERMITS & LICENSES	175	175	175	175	175	175	175
496 CR 42 EXPENSES	124,052	124,052	124,052	125,542	131,177	132,756	134,384
497 LEGAL ADVERTISING	2,000	2,000	2,000	4,050	2,000	4,050	2,000
522 OPERATING SUPPLIES	1,000	1,000	1,000	1,000	1,000	1,000	1,000
633 INFRASTRUCTURE	1,109,677	1,109,677	1,109,677	592,074	883,853	822,823	1,043,262
642 CAPITAL FF&E	0	0	0	0	200,000	0	0
911 TRANS TO GENERAL R&R	75,000	75,000	75,000	75,000	75,000	71,000	150,000
912 TRANS TO OTHER ROADS	780,000	780,000	780,000	500,000	700,000	550,000	750,000
TOTAL APPROPRIATIONS	**5,181,066**	**5,181,066**	**5,182,693**	**4,650,702**	**5,404,359**	**5,095,074**	**5,575,019**

DISTRICT 4 - WORKING CAPITAL & R & R FUNDS BALANCES

2% Increase to Maintenance Assessments Every Other Year

Working Capital (Unassigned)	Amended 2024-25	Projected 2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	1,539,695	1,539,695	1,757,989	1,911,430	2,080,300	2,070,746	2,110,550
Deposits	4,261,646	4,047,921	4,226,020	4,227,061	4,310,515	4,311,618	4,393,982
Less Expenditures - Operating	2,775,431	2,429,315	2,983,985	3,002,346	3,166,530	3,188,605	3,214,835
Less Plant Replacements Non-Recurring	130,000	101,000	105,000	105,000	105,000	105,000	105,000
Less Capital Improvement Plan Expenditures	449,312	449,312	128,594	375,845	273,539	357,209	311,485
Less Transfer to General R & R	50,000	50,000	75,000	75,000	75,000	71,000	150,000
Less Transfer to Road R & R	800,000	800,000	780,000	500,000	700,000	550,000	750,000
Ending Balance	1,596,598	1,757,989	1,911,430	2,080,300	2,070,746	2,110,550	1,973,212

RESERVES

General R & R (Committed)	Amended 2024-25	Projected 2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	309,728	309,728	111,319	220,882	263,521	146,283	234,540
Add Ph III Assessment Revenue	22,969	35,000	35,000	35,000	35,000	35,000	35,000
Deposits	50,000	50,000	75,000	75,000	75,000	71,000	150,000
Less Ph III Exp - Tax Collector Fees	479	419	437	437	437	437	437
Less Capital Improvement Plan Expenditures	282,990	282,990	0	66,924	226,801	17,306	233,073
Ending Balance	99,228	111,319	220,882	263,521	146,283	234,540	186,030

Road Maintenance R & R (Committed)	Amended 2024-25	Projected 2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	815,149	815,149	923,599	593,922	568,772	411,720	156,203
Add Deposits	800,000	800,000	780,000	500,000	700,000	550,000	750,000
Less Capital Improvement Plan Expenditures	691,550	691,550	1,109,677	525,150	857,052	805,517	810,189
Ending Balance	923,599	923,599	593,922	568,772	411,720	156,203	96,014

Working Capital/Reserves Grand Total	**2,619,425**	**2,792,907**	**2,726,234**	**2,912,593**	**2,628,749**	**2,501,293**	**2,255,256**

FY 24-25 Operating Budget	$ 2,905,431
3 Month	$ 726,358
4 Month	$ 968,477

Target Reserve Policy

Assets per Audit: 32,716,516	Amended 2024-25	Projected 2024-26	2025-26	2026-27	2027-28	2028-29	2029-30
2% of Assets	654,330	654,330	654,330	654,330	654,330	654,330	654,330
3 Months	726,358	632,579	772,246	776,837	817,883	823,401	829,959
Fund Balance Needed	1,380,688	1,286,909	1,426,577	1,431,167	1,472,213	1,477,732	1,484,289

Additional Reserves Above Target Minimum	**1,238,737**	**1,505,998**	**1,299,658**	**1,481,427**	**1,156,537**	**1,023,562**	**770,967**

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4
ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed				FY2024-25	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	
				0%	2%	0%	2%	0%	2%	
Unit	**Village Name**	**Acres**	**# of Lots**	**$ 4,066,233**	**$ 4,147,558**	**$ 4,147,558**	**$ 4,230,509**	**$ 4,230,509**	**$ 4,315,119**	**$ Change**
Phase #1										
44	Piedmont	74.89	350	$ 813.82	$ 830.10	$ 830.10	$ 846.70	$ 846.70	$ 863.63	$ 49.81
46	Piedmont	30.32	139	829.63	846.23	846.23	863.15	863.15	880.41	50.78
47	Springdale	53.12	206	980.76	1,000.38	1,000.38	1,020.38	1,020.38	1,040.79	60.03
48	Springdale	32.98	155	809.27	825.45	825.45	841.96	841.96	858.80	49.53
49	Woodbury	27.00	114	900.81	918.82	918.82	937.20	937.20	955.94	55.13
50	Woodbury	28.20	133	806.43	822.56	822.56	839.02	839.02	855.80	49.37
51	Woodbury	39.38	187	800.95	816.97	816.97	833.31	833.31	849.98	49.03
52	Woodbury	51.60	256	766.62	781.96	781.96	797.59	797.59	813.55	46.93
53	Springdale	43.76	111	1,499.43	1,529.42	1,529.42	1,560.01	1,560.01	1,591.21	91.78
54	Briar Meadow	64.05	270	902.25	920.30	920.30	938.70	938.70	957.48	55.23
55	Briar Meadow	22.66	90	957.61	976.76	976.76	996.30	996.30	1,016.22	58.61
55G	55 Tract G	0.24	1	912.82	931.07	931.07	949.69	949.69	968.69	55.87
55H	55 Tract H	0.11	1	418.37	426.74	426.74	435.28	435.28	443.98	25.61
58	Piedmont	18.05	68	1,009.58	1,029.77	1,029.77	1,050.37	1,050.37	1,071.37	61.79
213	Villa Pinecrest	9.35	78	455.92	465.04	465.04	474.34	474.34	483.83	27.91
214	Villa Fairlawn	14.54	108	512.05	522.29	522.29	532.74	532.74	543.39	31.34
215	Villa Ivystone	11.17	82	518.10	528.46	528.46	539.03	539.03	549.81	31.71
216	Villa Chadwick	11.75	83	538.43	549.20	549.20	560.19	560.19	571.39	32.96
216A	Chadwick Tr A	0.76	1	2,890.58	2,948.40	2,948.40	3,007.36	3,007.36	3,067.51	176.93
217	Villa Waverly	10.44	87	456.41	465.54	465.54	474.85	474.85	484.34	27.93
218	Villa Greenbriar	17.55	122	547.13	558.07	558.07	569.23	569.23	580.62	33.49
218J	GB Tr J	0.71	1	2,700.41	2,754.42	2,754.42	2,809.51	2,809.51	2,865.70	165.29
218K	GB Tr K	0.61	1	2,320.07	2,366.48	2,366.48	2,413.80	2,413.80	2,462.08	142.01
219	Villa Quail Ridge	12.02	87	525.48	535.99	535.99	546.71	546.71	557.64	32.16
220	Villa Sunnyside	9.60	74	493.41	503.28	503.28	513.35	513.35	523.61	30.20
220D	220 Tr D	0.18	1	684.61	698.30	698.30	712.27	712.27	726.52	41.91
	Total Phase #1	585.04	2,806							
Phase #2										
45	Piedmont	32.38	159	$ 774.55	$ 790.04	$ 790.04	$ 805.85	$ 805.85	$ 821.96	$ 47.41
56	Calumet Grove	25.33	113	852.57	869.62	869.62	887.01	887.01	904.75	52.18
57	Calumet Grove	19.66	86	869.47	886.86	886.86	904.60	904.60	922.69	53.22
59	Chatham	29.48	144	778.64	794.21	794.21	810.10	810.10	826.30	47.66
60	Chatham	13.53	50	1,029.20	1,049.78	1,049.78	1,070.78	1,070.78	1,092.20	63.00
61	Chatham	29.67	155	728.04	742.61	742.61	757.46	757.46	772.61	44.57
62	Chatham	54.03	238	863.44	880.70	880.70	898.32	898.32	916.28	52.84
63	Chatham	28.49	127	853.22	870.28	870.28	887.69	887.69	905.44	52.22
64	Calumet Grove	22.75	101	856.71	873.84	873.84	891.32	891.32	909.14	52.43
65	Calumet Grove	48.37	224	821.30	837.72	837.72	854.48	854.48	871.57	50.27
65	Rec Tract	0.25	1	931.83	950.47	950.47	969.48	969.48	988.87	57.04
66	Piedmont	32.75	159	783.40	799.07	799.07	815.05	815.05	831.36	47.96
221	Villa Bromley	6.69	60	424.08	432.56	432.56	441.21	441.21	450.04	25.96
221	Bromley Tr C	0.16	1	608.54	620.71	620.71	633.13	633.13	645.79	37.25
222	Villa Sherwood	15.55	135	438.10	446.86	446.86	455.79	455.79	464.91	26.81
223	Villa Cameron	12.51	89	534.61	545.30	545.30	556.21	556.21	567.34	32.73
223	Cameron Tr D	0.31	1	1,179.05	1,202.63	1,202.63	1,226.69	1,226.69	1,251.22	72.17
224	Villa Morningview	12.14	88	524.70	535.19	535.19	545.89	545.89	556.81	32.11
225	Villa Greenwood	13.13	105	475.61	485.12	485.12	494.82	494.82	504.72	29.11
226	Villa Merryoak	13.44	115	444.50	453.39	453.39	462.46	462.46	471.71	27.21
227	Villa Ashleigh	7.34	56	498.52	508.49	508.49	518.66	518.66	529.03	30.51
	Total Phase #2	417.96	2,207							
Phase #3										
228	Villa Forsyth	8.64	56	$ 586.81	$ 598.55	$ 598.55	$ 610.52	$ 610.52	$ 622.73	$ 35.92
229	Villa Birchbrook	4.58	31	561.92	573.16	573.16	584.62	584.62	596.32	34.40
230	Villa Legacy	4.93	32	585.96	597.68	597.68	609.63	609.63	621.83	35.87
231	Villa Mayfield	1.95	9	824.07	840.55	840.55	857.36	857.36	874.51	50.44
	Total Phase #3	20.10	128							
Phase #4										
232	Villa Phillips	24.70	165	$ 569.36	$ 580.74	$ 580.74	$ 592.36	$ 592.36	$ 604.21	$ 34.85
232	Phillips Trac G	0.18	1	684.61	698.30	698.30	712.27	712.27	726.52	41.91
233	Villa Soulliere	20.92	135	589.39	601.17	601.17	613.20	613.20	625.46	36.07
233	Soulliere Tract B	0.21	1	798.71	814.69	814.69	830.98	830.98	847.60	48.89
	Total Phase #4	46.01	302							
	Grand Total	**1,069.11**	**5,443**							
Budget - Revenue (96%)					**$ 3,981,656**	**$ 3,981,656**	**$ 4,061,289**	**$ 4,061,289**	**$ 4,142,514**	
Tax Collector Fees - 2%					$ 82,952	$ 82,952	$ 84,611	$ 84,611	$ 86,303	

DISTRICT #4 - 2021 ASSESSMENT BONDS

2021 ASSESSMENT BONDS

Debt Service	2024-25 Amended	2025-26 Requested Budget	2025-26 Recommended Budget	2025-26 Proposed Budget
Beginning Balance	77,470	93,674	93,674	93,674
Deposits	376,518	280,089	280,089	280,089
Expenditures	360,314	279,511	279,511	279,511
Ending Balance	93,674	94,252	94,252	94,252

DISTRICT #4 - 2022 ASSESSMENT BONDS

2022 ASSESSMENT BONDS

Debt Service

	2024-25 Amended	2025-26 Requested Budget	2025-26 Recommended Budget	2025-26 Proposed Budget
Beginning Balance	61,481	66,658	66,658	66,658
Deposits	344,888	340,734	340,734	340,734
Expenditures	339,711	341,741	341,741	341,741
Ending Balance	66,658	65,651	65,651	65,651

DISTRICT #4 - 2016 ASSESSMENT BONDS

2016 ASSESSMENT BONDS

Debt Service	2024-25 Amended	2025-26 Requested Budget	2025-26 Recommended Budget	2025-26 Proposed Budget
Beginning Balance	74,967	74,967	74,967	74,967
Deposits	382,609	360,314	360,314	360,314
Expenditures	382,609	366,441	366,441	366,441
Ending Balance	74,967	68,840	68,840	68,840

NOTE:

The audited ending balance is typically reduced by the Due to Developer amount for budget purposes. Per the FY 2023-24 audit report the ending balance is ($11,426) and the Due to Developer is $86393. However, payments are made to the Developer when funds are available throughout the bond life.

FY 2025-26 SE 91st Street/Phillips Court Allocation

FY 25-26 EST. EXPENDITURES		FY25-26 BUDGET	FY 24-25 BUDGET
Seco Expenses (Note 1)	3,915		3,544
Total Est. Expenditures	$ 3,915		$ 3,544
FY 23-24 ALLOCATION			
Est. Costs to be Allocated		$ 3,915	2,208
	% per Agreement		
District 4	63%	2,466	2,232.72
NexGen	37%	1,449	1,311.28
	100%	3,915	3,544.00
D4 Revenue 04.001.00.00.000341.905		$ 1,449	$ 1,311

FY 2025-26 COUNTY ROAD 42 ALLOCATION

EXPENDITURES		FY 25-26 BUDGET	FY 24-25 ORIGINAL BUDGET
Landscaping/pinestraw/plant repl (Note 1)	$ 48,059		$ 48,528.00
Seco Expenses (Note 2)	43,653		44,944.00
Pond/fountain maint.	11,340		11,340.00
Traffic Signal	5,000		6,192.00
Other Maint. (Note 3)	16,000		22,627.00
Total Est. Expenditures	$ 124,052		$ 133,631
ALLOCATION			
Est. Costs to be Allocated		$ 124,052	$ 133,631
	% per Agreement		
District 4	33%	40,937	$ 44,098
Village of Lake-Sumter	18%	22,329	24,054
Village Center CDD	16%	19,848	21,381
Mulberry Grove Prof. Plaza	5%	6,203	6,682
Mulberry Grove East POA	28%	34,735	37,417
	100%	124,052	$ 133,631
#4 Revenue 337.402		$ 83,115	$ 89,533

NOTES: (from Account Detail)

1)Landscaping/Pinestraw/Plant Replacement (496)			
Landscaping	$ 37,996		$ 37,996
Pinestraw	3,063		3,532
Plant Replacement	7,000		7,000
	$ 48,059		$ 48,528
2) Seco Costs (496)			
West Entry Wall 8010925500	$ 727		$ 598
Entry Bldg. 8011438801	$ 5,681		7,002
Entry Sign @ CR 42 9604498102	$ 577		587
Median Lights BVB Lights 8011639700 (electricity)	$ 36,668		36,757
	$ 43,653		$ 44,944
3) Other Maintenance			
Entry Wall Repairs	$ 2,500		$ 2,477
Light Sweeps	1,500		2,477
Pressure Washing	4,000		5,824
Irrigation recurring charges - Maxicom	2,000		5,000
Irrigation system upgrade	-		-
Painting - Entry Bldg/Sign Walls	-		-
Tree Maintenance	5,000		4,000
Replace Wall Lighting Fixtures	-		-
Misc.	1,000		2,849
	$ 16,000		$ 22,627