RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7 APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Village Community Development District No. 7 (**"District"**) prior to June 15, 2025, proposed budgets (**"Proposed Budget"**) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (**"Fiscal Year 2025/2026"**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	September 4, 2025
HOUR:	8:00 a.m.
LOCATION:	Sea Breeze Recreation Center 2384 Buena Vista Blvd. The Villages, Florida 32162

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Sumter County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be provided in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS __5__ DAY OF __JUNE__, 2025.

ATTEST:

____
Secretary

VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 7

By: Jerry Vicente
Its: Jerry Vicenti, Chair

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: 07.001 GENERAL FUND					
ESTIMATED REVENUES					
325.211 MAINTENANCE ASSESSMENT	2,219,472	2,213,510	2,213,510	2,155,730	2,656,213
334.901 ST FEMA CLAIM REIM	0	0	50,533	0	0
341.908 ELECTRIC REIMBURSEMENT	714	2,000	2,000	608	900
341.999 MISCELLANEOUS REVENUE	69	500	500	40	100
354.001 DEED COMPLIANCE FINES	1,450	0	0	0	0
361.101 INT INCOME - CFB	6,831	10,000	10,000	4,240	6,000
361.102 INT INCOME - CASH EQUIV	66,668	80,000	80,000	41,814	46,000
361.105 INTEREST INCOME-TAX COLLECTOR	6,358	0	0	3,494	0
361.306 FLGIT-UNREALIZED GAIN/LOSS	134,635	40,000	40,000	36,754	0
361.307 LTP UNREALIZED GAIN/LOSS	135,962	50,000	50,000	(42,562)	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	15,924	0	0	(2,089)	0
361.407 LTP REALIZED GAIN/LOSS	86,214	100,000	100,000	28,665	100,000
361.409 FLFIT-REALIZED GAIN/LOSS	75,525	80,000	80,000	15,404	60,000
381.002 TRANSFER IN - DEBT SERVICE	0	237,594	237,594	0	0
669.901 (ADD)/USE-WORKING CAPITAL	0	(172,577)	(172,577)	0	(372,518)
669.903 (ADD)/USE-GENERAL R&R	0	518,166	518,166	0	482,105
669.904 (ADD)/USE-ROADS R&R	0	35,614	35,614	0	90,000
669.907 (ADD)/USE-CAP PROJ PHASE I	0	322,787	322,787	0	0
TOTAL ESTIMATED REVENUES	2,749,822	3,517,594	3,568,127	2,242,098	3,068,800
APPROPRIATIONS					
111 EXECUTIVE SALARIES	11,800	14,000	14,000	4,400	14,000
211 SOCIAL SECURITY TAXES	732	868	868	273	868
212 MEDICARE TAXES	171	203	203	64	203
241 WORKER'S COMPENSATION	9	25	25	18	25
311 MANAGEMENT FEES	245,739	245,739	245,739	122,871	229,209
312 ENGINEERING SERVICES	6,032	9,041	9,041	3,457	7,500
313 LEGAL SERVICES	40,765	40,000	40,000	9,517	30,000
314 TAX COLLECTOR FEES	44,389	46,115	46,115	43,115	55,338
316 DEED COMPLIANCE SVCS	55,006	360	360	203	360
319 OTHER PROFESSIONAL SVCS	2,011	3,708	3,708	996	6,110
322 AUDITING SERVICES	9,679	9,933	9,933	4,894	9,933
323 TRUSTEE SERVICES	0	0	0	0	8,620
343 SYSTEMS MGMT SUPPORT	832	792	792	648	1,308
401 TRAVEL & PER DIEM	0	1,100	1,100	25	1,100
412 POSTAGE	0	100	100	0	100
431 ELECTRICITY	133,363	273,430	273,430	181,869	486,219
434 IRRIGATION WATER	21,734	20,494	20,494	10,356	23,000
451 CASUALTY & LIABILITY INSUR	5,750	6,077	6,077	5,723	6,000
462 BUILDING/STRUCTURE MAINT	73,015	158,044	158,044	78,882	81,605
463 LANDSCAPE MAINT-RECURRING	254,557	255,356	255,356	146,784	255,356
464 LANDSCAPE MAINT-NON RECURRING	47,649	47,000	47,000	19,032	40,000
468 IRRIGATION REPAIR	6,530	22,350	22,350	2,480	14,205
469 OTHER MAINTENANCE	26,082	32,537	83,070	12,788	28,500
471 PRINTING & BINDING	0	500	500	17	100
493 PERMITS & LICENSES	175	175	175	175	175
497 LEGAL ADVERTISING	1,683	1,500	1,500	491	1,700
498 PROJECT WIDE FEES	1,633,810	1,766,766	1,766,766	883,380	1,766,766
522 OPERATING SUPPLIES	360	1,000	1,000	0	500
633 INFRASTRUCTURE	301,451	560,381	560,381	0	0
TOTAL APPROPRIATIONS	2,923,324	3,517,594	3,568,127	1,532,458	3,068,800
NET OF REVENUES/APPROPRIATIONS - FUND 07.001	(173,502)	0	0	709,640	0

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: 07.201 DEBT SERVICE 1					
ESTIMATED REVENUES					
325.111 DEBT SERVICE ASSESSMENT(REG)	3,775,300	3,702,273	3,702,273	3,539,102	3,601,445
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	890,096	850,000	850,000	261,655	900,000
361.103 INT INCOME - USB	141,094	120,000	120,000	51,976	105,000
669.901 (ADD)/USE-WORKING CAPITAL	0	57,184	57,184	0	(169,626)
TOTAL ESTIMATED REVENUES	4,806,490	4,729,457	4,729,457	3,852,733	4,436,819
APPROPRIATIONS					
314 TAX COLLECTOR FEES	75,506	77,131	77,131	70,782	75,031
321 ACCOUNTING SERVICES	3,500	3,500	3,500	0	3,500
323 TRUSTEE SERVICES	8,620	8,620	8,620	0	0
324 ARBITRAGE SERVICES	0	3,000	3,000	2,400	600
710 PRINCIPAL	2,145,000	2,235,000	2,235,000	0	2,265,000
715 PRINCIPAL PREPAYMENT	880,000	850,000	850,000	385,000	900,000
720 INTEREST	1,406,781	1,313,612	1,313,612	646,900	1,191,688
730 MISC BOND EXPENSES	1,000	1,000	1,000	0	1,000
918 TRANS TO GENERAL FUND	0	237,594	237,594	0	0
TOTAL APPROPRIATIONS	4,520,407	4,729,457	4,729,457	1,105,082	4,436,819
NET OF REVENUES/APPROPRIATIONS - FUND 07.201	286,083	0	0	2,747,651	0

FOR INFORMATION ONLY

Board Supervisors,

Attached are additional items for your information:

A. The Budget Report with the Requested, Recommended and Proposed columns 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.

B. Five-year Budget report.

C. Maintenance Assessment Schedule.

D. Working Capital and Reserves spreadsheets.

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

Exhibit A

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: 07.001 GENERAL FUND									
ESTIMATED REVENUES									
325.211 MAINTENANCE ASSESSMENT	2,219,472	2,213,510	2,213,510	2,155,730	2,545,537	2,545,537	2,656,213	110,676	4.35
334.901 ST FEMA CLAIM REIM	0	0	50,533	0	0	0	0	0	0.00
341.908 ELECTRIC REIMBURSEMENT	714	2,000	2,000	608	900	900	900	0	0.00
341.999 MISCELLANEOUS REVENUE	69	500	500	40	100	100	100	0	0.00
354.001 DEED COMPLIANCE FINES	1,450	0	0	0	0	0	0	0	0.00
361.101 INT INCOME - CFB	6,831	10,000	10,000	4,240	6,000	6,000	6,000	0	0.00
361.102 INT INCOME - CASH EQUIV	66,668	80,000	80,000	41,814	46,000	46,000	46,000	0	0.00
361.105 INTEREST INCOME-TAX COLLECTOR	6,358	0	0	3,494	0	0	0	0	0.00
361.306 FLGIT-UNREALIZED GAIN/LOSS	134,635	40,000	40,000	36,754	0	0	0	0	0.00
361.307 LTP UNREALIZED GAIN/LOSS	135,962	50,000	50,000	(42,562)	0	0	0	0	0.00
361.309 FLFIT-UNREALIZED GAIN/LOSS	15,924	0	0	(2,089)	0	0	0	0	0.00
361.407 LTP REALIZED GAIN/LOSS	86,214	100,000	100,000	28,665	100,000	100,000	100,000	0	0.00
361.409 FLFIT-REALIZED GAIN/LOSS	75,525	80,000	80,000	15,404	60,000	60,000	60,000	0	0.00
381.002 TRANSFER IN - DEBT SERVICE	0	237,594	237,594	0	0	0	0	0	0.00
669.901 (ADD)/USE-WORKING CAPITAL	0	(172,577)	(172,577)	0	(264,148)	(264,148)	(372,518)	(108,370)	41.03
669.903 (ADD)/USE-GENERAL R&R	0	518,166	518,166	0	482,105	482,105	482,105	0	0.00
669.904 (ADD)/USE-ROADS R&R	0	35,614	35,614	0	90,000	90,000	90,000	0	0.00
669.907 (ADD)/USE-CAP PROJ PHASE I	0	322,787	322,787	0	0	0	0	0	0.00
TOTAL ESTIMATED REVENUES	2,749,822	3,517,594	3,568,127	2,242,098	3,066,494	3,066,494	3,068,800	2,306	0.08
APPROPRIATIONS									
111 EXECUTIVE SALARIES	11,800	14,000	14,000	4,400	14,000	14,000	14,000	0	0.00
211 SOCIAL SECURITY TAXES	732	868	868	273	868	868	868	0	0.00
212 MEDICARE TAXES	171	203	203	64	203	203	203	0	0.00
241 WORKER'S COMPENSATION	9	25	25	18	25	25	25	0	0.00
311 MANAGEMENT FEES	245,739	245,739	245,739	122,871	229,209	229,209	229,209	0	0.00
312 ENGINEERING SERVICES	6,032	9,041	9,041	3,457	7,500	7,500	7,500	0	0.00
313 LEGAL SERVICES	40,765	40,000	40,000	9,517	30,000	30,000	30,000	0	0.00
314 TAX COLLECTOR FEES	44,389	46,115	46,115	43,115	53,032	53,032	55,338	2,306	4.35
316 DEED COMPLIANCE SVCS	55,006	360	360	203	360	360	360	0	0.00
319 OTHER PROFESSIONAL SVCS	2,011	3,708	3,708	996	6,110	6,110	6,110	0	0.00
322 AUDITING SERVICES	9,679	9,933	9,933	4,894	9,933	9,933	9,933	0	0.00
323 TRUSTEE SERVICES	0	0	0	0	8,620	8,620	8,620	0	0.00
343 SYSTEMS MGMT SUPPORT	832	792	792	648	1,308	1,308	1,308	0	0.00
401 TRAVEL & PER DIEM	0	1,100	1,100	25	1,100	1,100	1,100	0	0.00
412 POSTAGE	0	100	100	0	100	100	100	0	0.00
431 ELECTRICITY	133,363	273,430	273,430	181,869	486,219	486,219	486,219	0	0.00
434 IRRIGATION WATER	21,734	20,494	20,494	10,356	23,000	23,000	23,000	0	0.00
451 CASUALTY & LIABILITY INSUR	5,750	6,077	6,077	5,723	6,000	6,000	6,000	0	0.00
462 BUILDING/STRUCTURE MAINT	73,015	158,044	158,044	78,882	81,605	81,605	81,605	0	0.00
463 LANDSCAPE MAINT-RECURRING	254,557	255,356	255,356	146,784	255,356	255,356	255,356	0	0.00
464 LANDSCAPE MAINT-NON RECURRING	47,649	47,000	47,000	19,032	40,000	40,000	40,000	0	0.00
468 IRRIGATION REPAIR	6,530	22,350	22,350	2,480	14,205	14,205	14,205	0	0.00
469 OTHER MAINTENANCE	26,082	32,537	83,070	12,788	28,500	28,500	28,500	0	0.00
471 PRINTING & BINDING	0	500	500	17	100	100	100	0	0.00
493 PERMITS & LICENSES	175	175	175	175	175	175	175	0	0.00
497 LEGAL ADVERTISING	1,683	1,500	1,500	491	1,700	1,700	1,700	0	0.00
498 PROJECT WIDE FEES	1,633,810	1,766,766	1,766,766	883,380	1,766,766	1,766,766	1,766,766	0	0.00
522 OPERATING SUPPLIES	360	1,000	1,000	0	500	500	500	0	0.00
633 INFRASTRUCTURE	301,451	560,381	560,381	0	0	0	0	0	0.00
TOTAL APPROPRIATIONS	2,923,324	3,517,594	3,568,127	1,532,458	3,066,494	3,066,494	3,068,800	2,306	0.08
NET OF REVENUES/APPROPRIATIONS - FUND 07.001	(173,502)	0	0	709,640	0	0	0	0	0.00

Exhibit B

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: 07.001 GENERAL FUND							
ESTIMATED REVENUES							
325.211 MAINTENANCE ASSESSMENT	2,545,537	2,545,537	2,656,213	2,789,023	2,928,475	2,928,475	2,928,475
341.908 ELECTRIC REIMBURSEMENT	900	900	900	900	900	900	900
341.999 MISCELLANEOUS REVENUE	100	100	100	100	100	100	100
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	46,000	46,000	46,000	46,000	46,000	46,000	46,000
361.407 LTP REALIZED GAIN/LOSS	100,000	100,000	100,000	100,000	100,000	100,000	100,000
361.409 FLFIT-REALIZED GAIN/LOSS	60,000	60,000	60,000	60,000	60,000	60,000	60,000
669.901 (ADD)/USE-WORKING CAPITAL	(264,148)	(264,148)	(372,518)	(445,599)	(38,796)	(71,032)	135,111
669.903 (ADD)/USE-GENERAL R&R	482,105	482,105	482,105	155,927	34,591	39,405	56,261
669.904 (ADD)/USE-ROADS R&R	90,000	90,000	90,000	248,974	132,614	169,503	38,327
669.907 (ADD)/USE-CAP PROJ PHASE I	0	0	0	798,562	0	0	0
TOTAL ESTIMATED REVENUES	3,066,494	3,066,494	3,068,800	3,759,887	3,269,884	3,279,351	3,371,174
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	229,209	229,209	229,209	229,209	229,209	229,209	229,209
312 ENGINEERING SERVICES	7,500	7,500	7,500	7,950	8,427	8,933	9,469
313 LEGAL SERVICES	30,000	30,000	30,000	30,000	30,000	30,000	30,000
314 TAX COLLECTOR FEES	53,032	53,032	55,338	58,105	61,010	61,010	61,010
316 DEED COMPLIANCE SVCS	360	360	360	360	360	360	360
319 OTHER PROFESSIONAL SVCS	6,110	6,110	6,110	6,140	6,172	6,206	6,241
322 AUDITING SERVICES	9,933	9,933	9,933	9,933	9,933	9,933	9,933
323 TRUSTEE SERVICES	8,620	8,620	8,620	0	0	0	0
343 SYSTEMS MGMT SUPPORT	1,308	1,308	1,308	1,322	1,338	1,355	1,372
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	486,219	486,219	486,219	500,806	515,830	531,305	547,244
434 IRRIGATION WATER	23,000	23,000	23,000	23,690	24,401	25,133	25,887
451 CASUALTY & LIABILITY INSUR	6,000	6,000	6,000	6,300	6,615	6,946	7,293
462 BUILDING/STRUCTURE MAINT	81,605	81,605	81,605	122,147	166,301	120,577	136,168
463 LANDSCAPE MAINT-RECURRING	255,356	255,356	255,356	267,102	268,124	268,124	287,857
464 LANDSCAPE MAINT-NON RECURRING	40,000	40,000	40,000	40,000	40,000	40,000	40,000
468 IRRIGATION REPAIR	14,205	14,205	14,205	14,649	15,106	15,579	16,067
469 OTHER MAINTENANCE	28,500	28,500	28,500	29,310	30,144	31,004	31,889
471 PRINTING & BINDING	100	100	100	100	100	100	100
493 PERMITS & LICENSES	175	175	175	175	175	175	175
497 LEGAL ADVERTISING	1,700	1,700	1,700	1,700	1,700	1,700	1,700
498 PROJECT WIDE FEES	1,766,766	1,766,766	1,766,766	1,802,101	1,838,143	1,874,906	1,912,404
522 OPERATING SUPPLIES	500	500	500	500	500	500	500
633 INFRASTRUCTURE	0	0	0	591,992	0	0	0
TOTAL APPROPRIATIONS	3,066,494	3,066,494	3,068,800	3,759,887	3,269,884	3,279,351	3,371,174
NET OF REVENUES/APPROPRIATIONS - FUND 07.001	0	0	0	0	0	0	0

Exhibit C

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7
ANNUAL MAINTENANCE ASSESSMENT
20%-5%-5% Maintenance Assessment Increase

				FY2024-25	FY2025-26		
Maintenance Assessments Billed				**2,305,740**	**2,766,888**		
Village Name	**Unit**	**Acres**	**# of Lots**	**0%**	**20%**	**$ Change**	**% Change**
Hadley	132	46.33	201	$ 579.12	$ 694.94	$ 115.82	20%
Hadley	133	34.65	151	576.54	691.84	$ 115.30	20%
Hadley	133 Rec Tract D	0.55	1	1,381.86	1,658.23	$ 276.37	20%
Hadley	134	46.82	225	522.82	627.38	$ 104.56	20%
Hadley	135	73.78	341	543.61	652.33	$ 108.72	20%
Bonita	136	44.66	206	544.69	653.63	$ 108.94	20%
Hemingway	137	30.58	152	505.47	606.56	$ 101.09	20%
Hemingway	138	47.64	231	518.16	621.79	$ 103.63	20%
Hemingway	138 Rec Tract A	0.47	1	1,180.86	1,417.03	$ 236.17	20%
Hemingway	139	40.71	179	571.41	685.69	$ 114.28	20%
Bonita	140	18.02	81	558.95	670.74	$ 111.79	20%
Bonita	140 Rec Tract B	0.49	1	1,231.11	1,477.33	$ 246.22	20%
Bonita	141	74.98	345	546.04	655.25	$ 109.21	20%
Duval	142	38.84	196	497.88	597.45	$ 99.57	20%
Hemingway	143	34.38	146	591.63	709.96	$ 118.33	20%
Hemingway	144	18.21	77	594.18	713.02	$ 118.84	20%
Duval	145	38.28	197	488.21	585.85	$ 97.64	20%
Duval	146	82.92	406	513.14	615.76	$ 102.62	20%
Duval	147	51.83	245	531.51	637.82	$ 106.31	20%
Hemingway	172	29.27	136	540.73	648.88	$ 108.15	20%
Duval	702 Rosedale	12.82	96	335.52	402.62	$ 67.10	20%
Duval	703 Crestwood	7.00	61	288.32	345.98	$ 57.66	20%
Hadley	704 Grovewood	9.72	72	339.18	407.02	$ 67.84	20%
Duval	705 Holly Hill	11.81	111	267.32	320.78	$ 53.46	20%
Duval	706 Sandhill	7.29	62	295.42	354.50	$ 59.08	20%
Duval	707 Allandale	13.09	94	349.87	419.85	$ 69.98	20%
Hemingway	708 Seneca	7.93	58	343.51	412.22	$ 68.71	20%
Hemingway	709 Mariel	6.59	57	290.48	348.57	$ 58.09	20%
Hemingway	710 Margaux	8.39	73	288.76	346.51	$ 57.75	20%
Hemingway	711 Adriana	10.27	71	363.42	436.11	$ 72.69	20%
Bonita	712 Kenya	8.56	62	346.88	416.26	$ 69.38	20%
Hadley	713 Hillcrest	7.38	51	363.57	436.28	$ 72.71	20%
Duval	714 Double Palm	11.11	82	340.41	408.49	$ 68.08	20%
Hadley	715 Bainbridge	9.81	70	352.10	422.52	$ 70.42	20%
Hadley	716 Keystone	8.65	61	356.28	427.53	$ 71.25	20%
Bonita	717 Bonita	8.76	61	360.81	432.97	$ 72.16	20%
Bonita	800 Anita Villas	8.24	58	356.94	428.33	$ 71.39	20%
Bonita	801 Pilar	6.89	50	346.22	415.46	$ 69.24	20%
	Grand Total	**917.72**	**4768**				
	Budget - Revenue (96%)				**2,656,212**		
	Tax Collector (2%)				55,338		

Exhibit C

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7
ANNUAL MAINTENANCE ASSESSMENT
20%-5%-5% Maintenance Assessment Increase

				FY2024-25	FY2025-26	FY2026-27	FY2027-28
Maintenance Assessments Billed				**2,305,740**	**2,766,888**	**2,905,232**	**3,050,494**
Village Name	**Unit**	**Acres**	**# of Lots**	**0%**	**20%**	**5%**	**5%**
Hadley	132	46.33	201	$ 579.12	$ 694.94	$ 729.69	$ 766.17
Hadley	133	34.65	151	576.54	691.84	726.44	762.76
Hadley	133 Rec Tract D	0.55	1	1,381.86	1,658.23	1,741.14	1,828.20
Hadley	134	46.82	225	522.82	627.38	658.75	691.69
Hadley	135	73.78	341	543.61	652.33	684.94	719.19
Bonita	136	44.66	206	544.69	653.63	686.31	720.63
Hemingway	137	30.58	152	505.47	606.56	636.89	668.73
Hemingway	138	47.64	231	518.16	621.79	652.88	685.52
Hemingway	138 Rec Tract A	0.47	1	1,180.86	1,417.03	1,487.88	1,562.28
Hemingway	139	40.71	179	571.41	685.69	719.98	755.98
Bonita	140	18.02	81	558.95	670.74	704.27	739.49
Bonita	140 Rec Tract B	0.49	1	1,231.11	1,477.33	1,551.20	1,628.76
Bonita	141	74.98	345	546.04	655.25	688.01	722.41
Duval	142	38.84	196	497.88	597.45	627.33	658.69
Hemingway	143	34.38	146	591.63	709.96	745.46	782.73
Hemingway	144	18.21	77	594.18	713.02	748.67	786.10
Duval	145	38.28	197	488.21	585.85	615.14	645.90
Duval	146	82.92	406	513.14	615.76	646.55	678.88
Duval	147	51.83	245	531.51	637.82	669.71	703.19
Hemingway	172	29.27	136	540.73	648.88	681.33	715.39
Duval	702 Rosedale	12.82	96	335.52	402.62	422.75	443.89
Duval	703 Crestwood	7.00	61	288.32	345.98	363.28	381.44
Hadley	704 Grovewood	9.72	72	339.18	407.02	427.37	448.74
Duval	705 Holly Hill	11.81	111	267.32	320.78	336.82	353.66
Duval	706 Sandhill	7.29	62	295.42	354.50	372.23	390.84
Duval	707 Allandale	13.09	94	349.87	419.85	440.84	462.88
Hemingway	708 Seneca	7.93	58	343.51	412.22	432.83	454.47
Hemingway	709 Mariel	6.59	57	290.48	348.57	366.00	384.30
Hemingway	710 Margaux	8.39	73	288.76	346.51	363.84	382.03
Hemingway	711 Adriana	10.27	71	363.42	436.11	457.91	480.81
Bonita	712 Kenya	8.56	62	346.88	416.26	437.07	458.93
Hadley	713 Hillcrest	7.38	51	363.57	436.28	458.10	481.00
Duval	714 Double Palm	11.11	82	340.41	408.49	428.91	450.36
Hadley	715 Bainbridge	9.81	70	352.10	422.52	443.65	465.83
Hadley	716 Keystone	8.65	61	356.28	427.53	448.91	471.35
Bonita	717 Bonita	8.76	61	360.81	432.97	454.62	477.35
Bonita	800 Anita Villas	8.24	58	356.94	428.33	449.75	472.24
Bonita	801 Pilar	6.89	50	346.22	415.46	436.23	458.05
	Grand Total	**917.72**	**4768**				
	Budget - Revenue (96%)				**2,656,212**	**2,789,023**	**2,928,474**
	Tax Collector (2%)				55,338	58,105	61,010

Exhibit D

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

		20% MA	5% MA	5% MA		

Working Capital

Working Capital	2024-25 Amended	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	1,201,616	1,374,193	1,746,711	2,192,310	2,231,106	2,302,138
Deposits	2,626,543	2,869,213	3,002,023	3,141,475	3,141,475	3,141,475
Transfer from R&R	470,000	540,000	340,000	90,000	140,000	0
Expenditures - Operating	2,876,966	2,996,695	2,856,424	3,152,679	3,170,443	3,236,586
Plant Replacements Non-Recurring	47,000	40,000	40,000	40,000	40,000	40,000
Capital Improvement Plan Expenditures	0	0	0	0	0	0
Ending Balance	1,374,193	1,746,711	2,192,310	2,231,106	2,302,138	2,167,027

RESERVES

General R & R	2024-25 Amended	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	1,337,606	819,440	337,335	181,408	146,817	107,412
Deposits	0	0	0	0	0	0
Capital Improvement Plan Expenditures	48,166	32,105	5,927	34,591	39,405	56,261
Project Wide Fund Expenditures	0	0	0	0	0	0
Transfer/deposit- Working Capital	470,000	450,000	150,000	0	0	
Ending Balance	819,440	337,335	181,408	146,817	107,412	51,151

Road R & R	2024-25 Amended	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	900,000	864,386	774,386	525,412	392,798	223,295
Deposits	0	0	0	0	0	0
Capital Improvement Plan Expenditures	25,691	0	28,180	42,614	29,503	27,648
Project Wide Fund Expenditures	9,923	0	30,794	0	0	10,679
Transfer/deposit- Working Capital	0	90,000	190,000	90,000	140,000	0
Ending Balance	864,386	774,386	525,412	392,798	223,295	195,647

Fund Balance	**3,058,019**	**2,858,432**	**2,899,130**	**2,770,721**	**2,632,845**	**2,413,825**

Restricted Capital Project 2015 Excess Revenue	2024-25 Amended	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	1,695,093	1,372,306	1,372,306	573,744	573,744	573,744
Deposits	237,594					
Capital Improvement Plan Expenditures	560,381	0	591,992	0	0	0
Project Wide Fund Expenditures	0	0	206,570	0	0	0
Ending Balance	1,372,306	1,372,306	573,744	573,744	573,744	573,744

FY2023-24	$	2,923,966
3 Months	$	730,992
4 Months	$	974,655

Target Reserve Policy	2024-25 Amended	2025-26	2026-27	2027-28	2028-29	2029-30
35% of Revenues	919,290	1,004,225	1,050,708	1,099,516	1,099,516	1,099,516
4 Months of Operating Expenses	974,655	1,012,232	965,475	1,064,226	1,070,148	1,092,195
Target Reserve Fund Balance	1,893,945	2,016,456	2,016,183	2,163,743	2,169,664	2,191,712

Additional Reserves Above Target Minimum	**1,164,073**	**841,976**	**882,947**	**606,978**	**463,181**	**222,113**

Exhibit D

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

Debt Service

	2024-25 Amended	2025-26 Requested Budget	2025-26 Recommended Budget	2025-26 Proposed Budget
Beginning Balance	1,463,983	1,406,799	1,406,799	1,406,799
Deposits	4,672,273	4,606,445	4,606,445	4,606,445
Expenditures	4,729,457	4,436,819	4,436,819	4,436,819
Ending Balance	1,406,799	1,576,425	1,576,425	1,576,425