RESOLUTION 2024-07

A RESOLUTION APPROVING THE DISTRICT'S PROPOSED BUDGET OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 FOR FISCAL YEAR 2025-25 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 Budget for the forthcoming Fiscal Year 2025-26; 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. 12;

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 schedule:

General Fund	**$**	**4,211,238**

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

2016– Debt Service Fund	**$**	**3,786,890**
2018– Debt Service Fund	**$**	**6,859,569**
2019– Debt Service Fund	**$**	**194,428**

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

Date:	September 11, 2025
Time:	10:30 a.m.
Place:	Everglades Recreation Center 5497 Marsh Bend Trail The Villages, Florida 32163

Adopted this 12th day of June 2024.

VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 12

Jon Roudabush, 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: 12.001 GENERAL FUND					
ESTIMATED REVENUES					
325.211 MAINTENANCE ASSESSMENT	3,605,636	3,885,771	3,885,771	3,808,716	4,041,202
334.901 ST FEMA CLAIM REIM	0	0	64,348	0	0
341.999 MISCELLANEOUS REVENUE	183	0	0	12	0
361.101 INT INCOME - CFB	9,800	18,000	18,000	7,206	10,000
361.102 INT INCOME - CASH EQUIV	95,583	160,000	160,000	49,542	64,000
361.105 INTEREST INCOME-TAX COLLECTOR	12,836	0	0	7,301	0
361.306 FLGIT-UNREALIZED GAIN/LOSS	98,072	0	0	27,681	0
361.307 LTP UNREALIZED GAIN/LOSS	137,686	0	0	(38,909)	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	15,246	0	0	(2,881)	0
361.407 LTP REALIZED GAIN/LOSS	42,148	0	0	25,566	45,000
361.409 FLFIT-REALIZED GAIN/LOSS	71,020	0	0	24,961	48,000
669.901 (ADD)/USE-WORKING CAPITAL	0	91,482	91,482	0	(76,644)
669.903 (ADD)/USE-GENERAL R&R	0	0	0	0	79,680
TOTAL ESTIMATED REVENUES	4,088,210	4,155,253	4,219,601	3,909,195	4,211,238
APPROPRIATIONS					
111 EXECUTIVE SALARIES	11,600	14,000	14,000	4,800	14,000
211 SOCIAL SECURITY TAXES	719	868	868	298	868
212 MEDICARE TAXES	168	203	203	70	203
241 WORKER'S COMPENSATION	9	25	25	18	25
311 MANAGEMENT FEES	330,188	330,188	330,188	165,098	320,926
312 ENGINEERING SERVICES	8,692	13,788	13,788	5,886	10,000
313 LEGAL SERVICES	7,197	7,000	7,000	1,652	7,500
314 TAX COLLECTOR FEES	72,113	80,954	80,954	76,413	84,192
316 DEED COMPLIANCE SVCS	183,043	10,763	10,763	6,958	10,763
319 OTHER PROFESSIONAL SVCS	22,681	36,751	36,751	8,474	38,490
322 AUDITING SERVICES	9,679	14,935	14,935	4,894	9,933
343 SYSTEMS MGMT SUPPORT	14,888	16,117	16,117	6,420	16,215
412 POSTAGE	3,474	0	0	0	0
431 ELECTRICITY	8,698	7,229	7,229	4,136	11,330
434 IRRIGATION WATER	102,649	109,202	109,202	93,614	125,500
451 CASUALTY & LIABILITY INSUR	5,750	6,077	6,077	5,723	6,000
462 BUILDING/STRUCTURE MAINT	10,193	25,572	25,572	4,345	31,500
463 LANDSCAPE MAINT-RECURRING	701,200	1,039,709	1,035,309	427,784	1,053,960
464 LANDSCAPE MAINT-NON RECURRING	69,087	55,000	37,002	34,048	68,500
468 IRRIGATION REPAIR	42,564	29,601	51,999	41,719	53,800
469 OTHER MAINTENANCE	24,311	38,738	103,086	8,459	27,000
471 PRINTING & BINDING	1,025	500	500	0	500
491 BANK CHARGES	24	0	0	0	0
493 PERMITS & LICENSES	175	175	175	175	175
497 LEGAL ADVERTISING	3,440	1,500	1,500	597	4,000
498 PROJECT WIDE FEES	2,141,123	2,315,358	2,315,358	1,157,682	2,315,358
522 OPERATING SUPPLIES	5	1,000	1,000	17	500
911 TRANS TO GENERAL R&R	300,000	0	0	0	0
TOTAL APPROPRIATIONS	4,074,695	4,155,253	4,219,601	2,059,280	4,211,238
NET OF REVENUES/APPROPRIATIONS - FUND 12.001	13,515	0	0	1,849,915	0

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12
ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed				FY2023-24 0%	FY2024-25 8%	FY2025-26 4%
Unit	Village Name	Acres	# of Lots	$3,747,850	$4,047,678	$4,209,585
Phase I						
1F	Fenney	31.02	129	$ 749.18	$ 809.12	$ 841.48
1 - Recr Tract D	Fenney	1.12	1	3,489.42	3,768.57	3,919.31
1 - Recr Tract F	Fenney	0.16	1	498.49	538.37	559.90
2F	Fenney	25.70	125	640.56	691.80	719.47
3F	Fenney	21.75	99	684.48	739.23	768.80
3 - Recr Tract E	Fenney	0.41	1	1,277.38	1,379.57	1,434.75
4F	Fenney	31.42	130	753.00	813.24	845.77
4 - Recr Tract D	Fenney	1.05	1	3,271.33	3,533.03	3,674.35
5F	DeSoto	25.04	108	722.35	780.13	811.34
5 - Rec Tract N	DeSoto	0.44	1	1,370.84	1,480.51	1,539.73
6F	DeSoto	26.70	123	676.30	730.41	759.62
7F	DeSoto	27.81	126	687.65	742.66	772.36
8F	Fenney	17.21	76	705.51	761.95	792.43
9F	Veranda Garden	24.97	139	559.68	604.45	628.63
10F	Fenney	30.85	143	672.13	725.90	754.94
11F	Fenney	21.99	94	728.84	787.15	818.63
12F	Fenney	26.73	124	671.60	725.33	754.34
13F	Fenney	27.50	91	941.51	1,016.83	1,057.51
613	Villa Bougainvillea	6.66	46	451.08	487.16	506.65
614	Villa Sand Pine	7.30	60	379.06	409.38	425.76
615	Villa Longleaf	7.29	63	360.51	389.35	404.93
616	Villa Hyacinth	9.18	62	461.30	498.21	518.13
617	Villa Honeysuckle	7.98	55	452.04	488.20	507.73
618	Villa Spartina	7.66	69	345.87	373.54	388.48
619	Villa Lantana	11.06	78	441.77	477.11	496.19
620	Villa Tupelo	9.22	62	463.31	500.38	520.39
Tupelo - Recr Tr	DeSoto	-	-	-	-	-
621	Villa Live Oak	9.63	66	454.59	490.95	510.59
622	Villa Magnolia	9.41	80	366.47	395.78	411.62
623	Villa Cypress	5.62	45	389.10	420.23	437.03
624	Villa Sweetgum	6.93	58	372.25	402.03	418.12
625	Villa Mockingbird	7.57	53	444.99	480.59	499.82
626	Villa Palmetto	8.38	55	474.70	512.67	533.18
627	Villa Swallowtail	9.20	80	358.29	386.95	402.43
628	Villa Sugarberry	8.84	58	474.85	512.84	533.35
Total Phase I		**473.80**	**2,502**			

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12
ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed				FY2023-24	FY2024-25	FY2025-26
				0%	8%	4%
Unit	**Village Name**	**Acres**	**# of Lots**	**$3,747,850**	**$4,047,678**	**$4,209,585**
Phase II						
14V	McClure	18.97	85	$ 695.32	$ 750.94	$ 780.98
15V	McClure	23.51	104	704.29	760.64	791.06
16V	Veranda New Hampton	15.32	84	568.22	613.67	638.22
17V	McClure	10.07	49	640.28	691.50	719.16
17V - Rec Tract	McClure	0.40	1	1,246.22	1,345.92	1,399.75
18V	McClure	15.90	79	627.05	677.22	704.31
19V	McClure	18.28	81	703.11	759.36	789.74
20V	Marsh Bend	22.99	101	709.17	765.91	796.54
21V	Marsh Bend	12.00	36	1,038.52	1,121.60	1,166.46
22V	Marsh Bend	8.56	43	620.21	669.83	696.62
23V	Marsh Bend	14.84	55	840.63	907.88	944.20
24V	Marsh Bend	7.97	24	1,034.62	1,117.39	1,162.09
25V	Marsh Bend	23.98	103	725.35	783.38	814.71
26V	Marsh Bend	17.58	76	720.68	778.33	809.46
27V	Marsh Bend	7.18	36	621.38	671.09	697.93
28V	Marsh Bend	19.07	79	752.07	812.24	844.72
29V	Marsh Bend	18.23	81	701.19	757.29	787.58
30V	Deluna	3.00	14	$ 667.62	$ 721.03	$ 749.87
31V	Deluna	33.36	130	799.50	863.46	898.00
32V	Deluna	20.46	69	923.83	997.73	1,037.64
33V	Linden	20.17	90	698.23	754.09	784.25
34V	Linden	3.54	21	525.19	567.21	589.90
35V	Linden	22.14	94	733.81	792.52	824.22
Rec Tract A	Deluna	0.19	1	591.95	639.31	664.88
36V	Monarch Grove	23.49	111	659.32	712.06	740.55
37V	Monarch Grove	6.54	31	657.28	709.86	738.26
38V	Monarch Grove	21.52	86	779.61	841.98	875.66
Rec Tract G	Monarch Grove	0.46	1	1,433.15	1,547.80	1,609.72
Rec Tract I	Monarch Grove	0.25	1	778.89	841.20	874.85
39V	Monarch Grove	22.71	104	680.33	734.75	764.14
40V	Monarch Grove	26.34	112	732.71	791.33	822.98
41V	Monarch Grove	16.71	91	572.10	617.86	642.58
42V	Monarch Grove	20.18	88	714.45	771.61	802.47
43V	Linden	20.83	99	655.52	707.97	736.28
629	Villa Redbud	12.49	80	486.42	525.33	546.34
718	Villa Keller	8.45	54	487.53	526.53	547.59
719	Villa Carla	11.84	79	466.94	504.29	524.46
720	Villa Haven	7.16	60	371.79	401.53	417.59
721	Villa Laine	5.91	50	368.26	397.72	413.63
722	Villa Patricia	9.52	61	486.23	525.13	546.13
723	Villa Samuel	9.19	60	477.20	515.37	535.99
724	Villa Kate	10.80	64	525.75	567.81	590.52

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12
ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed				FY2023-24	FY2024-25	FY2025-26
				0%	8%	4%
Unit	**Village Name**	**Acres**	**# of Lots**	**$3,747,850**	**$4,047,678**	**$4,209,585**
Phase II continued						
725	Villa Ryan	7.66	64	372.89	402.72	418.83
726	Villa Cade	8.01	50	499.11	539.04	560.60
727	Villa Lee	5.38	45	372.48	402.28	418.37
728	Villa Ava	9.17	59	484.23	522.97	543.89
729	Villa Marja	7.81	53	459.10	495.83	515.66
730	Villa Tate Gregory	7.63	67	354.80	383.18	398.51
731	Villa Christopher	8.25	53	484.97	523.76	544.72
732	Villa Preston	8.89	57	485.92	524.79	545.78
733	Villa Rhett	6.40	56	356.06	384.55	399.93
734	Villa Taylor	7.82	49	497.22	536.99	558.47
735	Villa Blake	6.29	53	369.75	399.33	415.30
736	Villa Lilly	10.43	66	492.35	531.74	553.01
737	Villa Glenda	8.26	56	459.54	496.31	516.16
738	Villa James	5.34	42	396.12	427.81	444.92
739	Villa Chase	6.63	56	368.86	398.37	414.30
740	Villa Cliff	8.72	56	485.14	523.95	544.90
Total Phase II		**714.79**	**3,650**			
Phase III						
30A	DeLuna	9.01	27	$ 1,039.67	$ 1,122.84	$ 1,167.76
36A	Monarch Grove	5.35	32	520.88	562.55	585.05
Total Phase III		**14.36**	**59**			
Grand Total		**1,202.95**	**6,211**			
		Budget Revenue (96%)				**$ 4,041,202**
		Tax Collector (2%)				$ 84,192

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: 12.201 DEBT SERVICE 1						
ESTIMATED REVENUES						
325.111	DEBT SERVICE ASSESSMENT(REG)	3,103,475	3,081,694	3,081,694	3,004,045	3,050,072
325.112	DEBT SERVICE ASSESSMENT(PRE-PA	525,449	850,000	850,000	225,689	700,000
361.103	INT INCOME - USB	151,491	60,000	60,000	4,223	85,000
381.002	TRANSFER IN - DEBT SERVICE	27,174	0	0	49,577	0
669.901	(ADD)/USE-WORKING CAPITAL	0	(22,684)	(22,684)	0	(48,182)
TOTAL ESTIMATED REVENUES		3,807,589	3,969,010	3,969,010	3,283,534	3,786,890
APPROPRIATIONS						
314	TAX COLLECTOR FEES	62,070	64,202	64,202	60,081	63,544
321	ACCOUNTING SERVICES	3,500	3,500	3,500	0	3,500
323	TRUSTEE SERVICES	8,620	8,620	8,620	10,420	8,620
324	ARBITRAGE SERVICES	0	0	0	0	600
710	PRINCIPAL	1,250,000	1,290,000	1,290,000	0	1,320,000
715	PRINCIPAL PREPAYMENT	380,000	850,000	850,000	325,000	700,000
720	INTEREST	1,795,422	1,751,688	1,751,688	871,691	1,689,626
730	MISC BOND EXPENSES	1,000	1,000	1,000	0	1,000
TOTAL APPROPRIATIONS		3,500,612	3,969,010	3,969,010	1,267,192	3,786,890
NET OF REVENUES/APPROPRIATIONS - FUND 12.201		306,977	0	0	2,016,342	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: 12.202 DEBT SERVICE 2					
ESTIMATED REVENUES					
325.111 DEBT SERVICE ASSESSMENT(REG)	5,271,963	5,210,982	5,210,982	5,074,498	5,159,147
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	1,029,216	1,800,000	1,800,000	403,953	1,700,000
361.103 INT INCOME - USB	324,148	160,000	160,000	(198,899)	158,000
381.002 TRANSFER IN - DEBT SERVICE	194,718	0	0	0	0
669.901 (ADD)/USE-WORKING CAPITAL	0	(143,537)	(143,537)	0	(157,578)
TOTAL ESTIMATED REVENUES	6,820,045	7,027,445	7,027,445	5,279,552	6,859,569
APPROPRIATIONS					
314 TAX COLLECTOR FEES	105,439	108,563	108,563	101,490	107,483
321 ACCOUNTING SERVICES	1,000	1,000	1,000	0	1,000
323 TRUSTEE SERVICES	8,620	8,620	8,620	0	8,620
324 ARBITRAGE SERVICES	0	0	0	600	600
710 PRINCIPAL	1,685,000	1,750,000	1,750,000	0	1,795,000
715 PRINCIPAL PREPAYMENT	1,330,000	1,800,000	1,800,000	440,000	1,700,000
720 INTEREST	3,436,196	3,358,262	3,358,262	1,665,003	3,245,866
730 MISC BOND EXPENSES	1,000	1,000	1,000	0	1,000
919 TRANS TO MISCELLANEOUS	0	0	0	1,037,195	0
TOTAL APPROPRIATIONS	6,567,255	7,027,445	7,027,445	3,244,288	6,859,569
NET OF REVENUES/APPROPRIATIONS - FUND 12.202	252,790	0	0	2,035,264	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: 12.203 DEBT SERVICE 3					
ESTIMATED REVENUES					
325.111 DEBT SERVICE ASSESSMENT(REG)	111,569	112,208	112,208	109,569	107,947
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	0	100,000	100,000	38,424	75,000
361.103 INT INCOME - USB	3,512	0	0	1,297	4,000
669.901 (ADD)/USE-WORKING CAPITAL	0	6,359	6,359	0	7,481
TOTAL ESTIMATED REVENUES	115,081	218,567	218,567	149,290	194,428
APPROPRIATIONS					
314 TAX COLLECTOR FEES	2,231	2,338	2,338	2,191	2,249
323 TRUSTEE SERVICES	4,579	4,579	4,579	0	4,579
324 ARBITRAGE SERVICES	2,400	0	0	0	600
710 PRINCIPAL	50,000	53,000	53,000	0	56,000
715 PRINCIPAL PREPAYMENT	29,000	100,000	100,000	0	75,000
720 INTEREST	60,875	57,650	57,650	28,825	55,000
730 MISC BOND EXPENSES	250	1,000	1,000	0	1,000
TOTAL APPROPRIATIONS	149,335	218,567	218,567	31,016	194,428
NET OF REVENUES/APPROPRIATIONS - FUND 12.203	(34,254)	0	0	118,274	0

FOR INFORMATION ONLY

Board Supervisors,

Attached are additional items for your information:

1) The Budget Report with the Requested, Recommended and Proposed columns which reflect 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.

2) Five Year Budget Report.

3) Working Capital and Reserve spreadsheets.

4) Examples of 1%, 2% and 3% maintenance assessments increases.

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

Brandy

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: 12.001 GENERAL FUND										
ESTIMATED REVENUES										
325.211	MAINTENANCE ASSESSMENT	3,605,636	3,885,771	3,885,771	3,808,716	3,885,771	3,885,771	4,041,202	155,431	4.00
334.901	ST FEMA CLAIM REIM	0	0	64,348	0	0	0	0	(64,348)	(100.00)
341.999	MISCELLANEOUS REVENUE	183	0	0	12	0	0	0	0	0.00
361.101	INT INCOME - CFB	9,800	18,000	18,000	7,206	10,000	10,000	10,000	(8,000)	(44.44)
361.102	INT INCOME - CASH EQUIV	95,583	160,000	160,000	49,542	64,000	64,000	64,000	(96,000)	(60.00)
361.105	INTEREST INCOME-TAX COLLECTOR	12,836	0	0	7,301	0	0	0	0	0.00
361.306	FLGIT-UNREALIZED GAIN/LOSS	98,072	0	0	27,681	0	0	0	0	0.00
361.307	LTP UNREALIZED GAIN/LOSS	137,686	0	0	(38,909)	0	0	0	0	0.00
361.309	FLFIT-UNREALIZED GAIN/LOSS	15,246	0	0	(2,881)	0	0	0	0	0.00
361.407	LTP REALIZED GAIN/LOSS	42,148	0	0	25,566	45,000	45,000	45,000	45,000	0.00
361.409	FLFIT-REALIZED GAIN/LOSS	71,020	0	0	24,961	48,000	48,000	48,000	48,000	0.00
669.901	(ADD)/USE-WORKING CAPITAL	0	91,482	91,482	0	75,549	75,549	(76,644)	(168,126)	(183.78)
669.903	(ADD)/USE-GENERAL R&R	0	0	0	0	79,680	79,680	79,680	79,680	0.00
TOTAL ESTIMATED REVENUES		4,088,210	4,155,253	4,219,601	3,909,195	4,208,000	4,208,000	4,211,238	(8,363)	(0.20)
APPROPRIATIONS										
111	EXECUTIVE SALARIES	11,600	14,000	14,000	4,800	14,000	14,000	14,000	0	0.00
211	SOCIAL SECURITY TAXES	719	868	868	298	868	868	868	0	0.00
212	MEDICARE TAXES	168	203	203	70	203	203	203	0	0.00
241	WORKER'S COMPENSATION	9	25	25	18	25	25	25	0	0.00
311	MANAGEMENT FEES	330,188	330,188	330,188	165,098	320,926	320,926	320,926	(9,262)	(2.81)
312	ENGINEERING SERVICES	8,692	13,788	13,788	5,886	10,000	10,000	10,000	(3,788)	(27.47)
313	LEGAL SERVICES	7,197	7,000	7,000	1,652	7,500	7,500	7,500	500	7.14
314	TAX COLLECTOR FEES	72,113	80,954	80,954	76,413	80,954	80,954	84,192	3,238	4.00
316	DEED COMPLIANCE SVCS	183,043	10,763	10,763	6,958	10,763	10,763	10,763	0	0.00
319	OTHER PROFESSIONAL SVCS	22,681	36,751	36,751	8,474	38,490	38,490	38,490	1,739	4.73
322	AUDITING SERVICES	9,679	14,935	14,935	4,894	9,933	9,933	9,933	(5,002)	(33.49)
343	SYSTEMS MGMT SUPPORT	14,888	16,117	16,117	6,420	16,215	16,215	16,215	98	0.61
412	POSTAGE	3,474	0	0	0	0	0	0	0	0.00
431	ELECTRICITY	8,698	7,229	7,229	4,136	11,330	11,330	11,330	4,101	56.73
434	IRRIGATION WATER	102,649	109,202	109,202	93,614	125,500	125,500	125,500	16,298	14.92
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	10,193	25,572	25,572	4,345	31,500	31,500	31,500	5,928	23.18
463	LANDSCAPE MAINT-RECURRING	701,200	1,039,709	1,035,309	427,784	1,053,960	1,053,960	1,053,960	18,651	1.80
464	LANDSCAPE MAINT-NON RECURRING	69,087	55,000	37,002	34,048	68,500	68,500	68,500	31,498	85.13
468	IRRIGATION REPAIR	42,564	29,601	51,999	41,719	53,800	53,800	53,800	1,801	3.46
469	OTHER MAINTENANCE	24,311	38,738	103,086	8,459	27,000	27,000	27,000	(76,086)	(73.81)
471	PRINTING & BINDING	1,025	500	500	0	500	500	500	0	0.00
491	BANK CHARGES	24	0	0	0	0	0	0	0	0.00
493	PERMITS & LICENSES	175	175	175	175	175	175	175	0	0.00
497	LEGAL ADVERTISING	3,440	1,500	1,500	597	4,000	4,000	4,000	2,500	166.67
498	PROJECT WIDE FEES	2,141,123	2,315,358	2,315,358	1,157,682	2,315,358	2,315,358	2,315,358	0	0.00
522	OPERATING SUPPLIES	5	1,000	1,000	17	500	500	500	(500)	(50.00)
911	TRANS TO GENERAL R&R	300,000	0	0	0	0	0	0	0	0.00
TOTAL APPROPRIATIONS		4,074,695	4,155,253	4,219,601	2,059,280	4,208,000	4,208,000	4,211,238	(8,363)	(0.20)
NET OF REVENUES/APPROPRIATIONS - FUND 12.001		13,515	0	0	1,849,915	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: 12.001 GENERAL FUND							
ESTIMATED REVENUES							
325.211 MAINTENANCE ASSESSMENT	3,885,771	3,885,771	4,041,202	4,122,026	4,204,467	4,288,556	4,374,327
361.101 INT INCOME - CFB	10,000	10,000	10,000	10,000	10,000	10,000	10,000
361.102 INT INCOME - CASH EQUIV	64,000	64,000	64,000	64,000	64,000	64,000	64,000
361.407 LTP REALIZED GAIN/LOSS	45,000	45,000	45,000	45,000	45,000	45,000	45,000
361.409 FLFIT-REALIZED GAIN/LOSS	48,000	48,000	48,000	48,000	48,000	48,000	48,000
669.901 (ADD)/USE-WORKING CAPITAL	75,549	75,549	(76,644)	(43,000)	10,282	(12,819)	(36,158)
669.903 (ADD)/USE-GENERAL R&R	79,680	79,680	79,680	42,444	0	0	0
TOTAL ESTIMATED REVENUES	4,208,000	4,208,000	4,211,238	4,288,470	4,381,749	4,442,737	4,505,169
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	320,926	320,926	320,926	320,926	320,926	320,926	320,926
312 ENGINEERING SERVICES	10,000	10,000	10,000	10,600	11,236	11,910	12,625
313 LEGAL SERVICES	7,500	7,500	7,500	7,500	7,500	7,500	7,500
314 TAX COLLECTOR FEES	80,954	80,954	84,192	85,876	87,593	89,345	91,132
316 DEED COMPLIANCE SVCS	10,763	10,763	10,763	10,763	10,763	10,763	10,763
319 OTHER PROFESSIONAL SVCS	38,490	38,490	38,490	40,590	42,816	45,176	47,677
322 AUDITING SERVICES	9,933	9,933	9,933	9,933	9,933	9,933	9,933
343 SYSTEMS MGMT SUPPORT	16,215	16,215	16,215	16,258	16,280	16,303	16,327
431 ELECTRICITY	11,330	11,330	11,330	11,670	12,020	12,381	12,752
434 IRRIGATION WATER	125,500	125,500	125,500	129,265	133,143	137,138	141,252
451 CASUALTY & LIABILITY INSUR	6,000	6,000	6,000	6,300	6,615	6,946	7,293
462 BUILDING/STRUCTURE MAINT	31,500	31,500	31,500	50,950	32,414	32,891	33,383
463 LANDSCAPE MAINT-RECURRING	1,053,960	1,053,960	1,053,960	1,053,960	1,106,659	1,106,659	1,106,659
464 LANDSCAPE MAINT-NON RECURRING	68,500	68,500	68,500	68,500	68,500	68,500	68,500
468 IRRIGATION REPAIR	53,800	53,800	53,800	55,678	57,629	59,654	61,758
469 OTHER MAINTENANCE	27,000	27,000	27,000	27,765	28,553	29,365	30,200
471 PRINTING & BINDING	500	500	500	500	500	500	500
493 PERMITS & LICENSES	175	175	175	175	175	175	175
497 LEGAL ADVERTISING	4,000	4,000	4,000	4,000	4,000	4,000	4,000
498 PROJECT WIDE FEES	2,315,358	2,315,358	2,315,358	2,361,665	2,408,898	2,457,076	2,506,218
522 OPERATING SUPPLIES	500	500	500	500	500	500	500
TOTAL APPROPRIATIONS	4,208,000	4,208,000	4,211,238	4,288,470	4,381,749	4,442,737	4,505,169
NET OF REVENUES/APPROPRIATIONS - FUND 12.001	0	0	0	0	0	0	0

DISTRICT # 12 - WORKING CAPITAL AND R & R FUNDS BALANCES

Working Capital (Unassigned)	2024-25 Amended	4% Inc 2025-26	2% Inc 2026-27	2% Inc 2027-28	2% Inc 2028-29	2% Inc 2029-30
Beginning Balance	2,854,205	2,762,723	2,839,367	2,882,367	2,872,085	2,884,904
Deposits	4,128,119	4,208,202	4,289,026	4,371,467	4,455,556	4,541,327
Expenditures - Operating	4,182,599	4,063,058	4,177,526	4,313,249	4,374,237	4,436,669
Plant Replacements Non-Recurring	37,002	68,500	68,500	68,500	68,500	68,500
Ending Balance	2,762,723	2,839,367	2,882,367	2,872,085	2,884,904	2,921,062

RESERVES

General R & R (Committed)	2024-25 Amended	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	1,800,000	1,800,000	1,720,320	1,677,876	1,677,876	1,677,876
Deposits	0	0	0	0	0	0
Expenditures	0	79,680	42,444	0	0	0
Ending Balance	1,800,000	1,720,320	1,677,876	1,677,876	1,677,876	1,677,876
Fund Balance	**4,562,723**	**4,559,687**	**4,560,243**	**4,549,961**	**4,562,780**	**4,598,938**

FY24-25 Operating Budget	$4,131,558
3 Months	$1,032,890
4 Months	$1,377,186

Target Reserve Policy	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
35% of Revenues	1,444,842	1,472,871	1,501,159	1,530,013	1,559,445	1,589,464
4 Months of Operating Expenses	1,406,534	1,377,186	1,415,342	1,460,583	1,480,912	1,501,723
Target Reserve Fund Balance	2,851,375	2,850,057	2,916,501	2,990,596	3,040,357	3,091,187
Additional Reserves Above Target Minimum	**1,711,348**	**1,709,630**	**1,643,742**	**1,559,365**	**1,522,423**	**1,507,751**

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12
ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed				**FY2024-25**	**FY2025-26**			
				8%	**4%**	**1%**	**2%**	**3%**
Unit	**Village Name**	**Acres**	**# of Lots**	**$4,047,678**	**$4,209,585**	**$4,088,155**	**$4,128,632**	**$4,169,108**
Phase I								
1F	Fenney	31.02	129	$ 809.12	$ 841.48	$ 817.21	$ 825.30	$ 833.39
1 - Recr Tract D	Fenney	1.12	1	3,768.57	3,919.31	3,806.25	$ 3,843.94	$ 3,881.63
1 - Recr Tract F	Fenney	0.16	1	538.37	559.90	543.75	$ 549.13	$ 554.52
2F	Fenney	25.70	125	691.80	719.47	698.72	$ 705.64	$ 712.56
3F	Fenney	21.75	99	739.23	768.80	746.63	$ 754.02	$ 761.41
3 - Recr Tract E	Fenney	0.41	1	1,379.57	1,434.75	1,393.36	$ 1,407.16	$ 1,420.95
4F	Fenney	31.42	130	813.24	845.77	821.38	$ 829.51	$ 837.64
4 - Recr Tract D	Fenney	1.05	1	3,533.03	3,674.35	3,568.36	$ 3,603.69	$ 3,639.02
5F	DeSoto	25.04	108	780.13	811.34	787.93	$ 795.74	$ 803.54
5 - Rec Tract N	DeSoto	0.44	1	1,480.51	1,539.73	1,495.31	$ 1,510.12	$ 1,524.92
6F	DeSoto	26.70	123	730.41	759.62	737.71	$ 745.01	$ 752.32
7F	DeSoto	27.81	126	742.66	772.36	750.08	$ 757.51	$ 764.94
8F	Fenney	17.21	76	761.95	792.43	769.57	$ 777.19	$ 784.81
9F	Veranda Garden	24.97	139	604.45	628.63	610.50	$ 616.54	$ 622.59
10F	Fenney	30.85	143	725.90	754.94	733.16	$ 740.42	$ 747.68
11F	Fenney	21.99	94	787.15	818.63	795.02	$ 802.89	$ 810.76
12F	Fenney	26.73	124	725.33	754.34	732.58	$ 739.84	$ 747.09
13F	Fenney	27.50	91	1,016.83	1,057.51	1,027.00	$ 1,037.17	$ 1,047.34
613	Villa Bougainvillea	6.66	46	487.16	506.65	492.04	$ 496.91	$ 501.78
614	Villa Sand Pine	7.30	60	409.38	425.76	413.48	$ 417.57	$ 421.66
615	Villa Longleaf	7.29	63	389.35	404.93	393.25	$ 397.14	$ 401.04
616	Villa Hyacinth	9.18	62	498.21	518.13	503.19	$ 508.17	$ 513.15
617	Villa Honeysuckle	7.98	55	488.20	507.73	493.08	$ 497.96	$ 502.85
618	Villa Spartina	7.66	69	373.54	388.48	377.28	$ 381.01	$ 384.75
619	Villa Lantana	11.06	78	477.11	496.19	481.88	$ 486.65	$ 491.42
620	Villa Tupelo	9.22	62	500.38	520.39	505.38	$ 510.38	$ 515.39
Tupelo - Recr Tr	DeSoto	-	-	-	-	-	-	-
621	Villa Live Oak	9.63	66	490.95	510.59	495.86	$ 500.77	$ 505.68
622	Villa Magnolia	9.41	80	395.78	411.62	399.74	$ 403.70	$ 407.66
623	Villa Cypress	5.62	45	420.23	437.03	424.43	$ 428.63	$ 432.83
624	Villa Sweetgum	6.93	58	402.03	418.12	406.06	$ 410.08	$ 414.10
625	Villa Mockingbird	7.57	53	480.59	499.82	485.40	$ 490.21	$ 495.01
626	Villa Palmetto	8.38	55	512.67	533.18	517.80	$ 522.93	$ 528.05
627	Villa Swallowtail	9.20	80	386.95	402.43	390.82	$ 394.69	$ 398.56
628	Villa Sugarberry	8.84	58	512.84	533.35	517.97	$ 523.10	$ 528.23
Total Phase I		**473.80**	**2,502**					
Phase II								
14V	McClure	18.97	85	$ 750.94	$ 780.98	$ 758.45	$ 765.96	$ 773.47
15V	McClure	23.51	104	760.64	791.06	768.24	$ 775.85	$ 783.46
16V	Veranda New Hampton	15.32	84	613.67	638.22	619.81	$ 625.95	$ 632.08
17V	McClure	10.07	49	691.50	719.16	698.41	$ 705.33	$ 712.24
17V - Rec Tract	McClure	0.40	1	1,345.92	1,399.75	1,359.38	$ 1,372.84	$ 1,386.29
18V	McClure	15.90	79	677.22	704.31	683.99	$ 690.76	$ 697.53
19V	McClure	18.28	81	759.36	789.74	766.96	$ 774.55	$ 782.14
20V	Marsh Bend	22.99	101	765.91	796.54	773.57	$ 781.23	$ 788.88
21V	Marsh Bend	12.00	36	1,121.60	1,166.46	1,132.81	$ 1,144.03	$ 1,155.25
22V	Marsh Bend	8.56	43	669.83	696.62	676.53	$ 683.23	$ 689.92
23V	Marsh Bend	14.84	55	907.88	944.20	916.96	$ 926.04	$ 935.12
24V	Marsh Bend	7.97	24	1,117.39	1,162.09	1,128.57	$ 1,139.74	$ 1,150.91
25V	Marsh Bend	23.98	103	783.38	814.71	791.21	$ 799.04	$ 806.88
26V	Marsh Bend	17.58	76	778.33	809.46	786.11	$ 793.90	$ 801.68
27V	Marsh Bend	7.18	36	671.09	697.93	677.80	$ 684.51	$ 691.22
28V	Marsh Bend	19.07	79	812.24	844.72	820.36	$ 828.48	$ 836.60
29V	Marsh Bend	18.23	81	757.29	787.58	764.86	$ 772.43	$ 780.00
30V	Deluna	3.00	14	$ 721.03	$ 749.87	$ 728.24	$ 735.45	$ 742.66
31V	Deluna	33.36	130	863.46	898.00	872.09	$ 880.73	$ 889.36
32V	Deluna	20.46	69	997.73	1,037.64	1,007.71	$ 1,017.69	$ 1,027.67
33V	Linden	20.17	90	754.09	784.25	761.63	$ 769.17	$ 776.71
34V	Linden	3.54	21	567.21	589.90	572.88	$ 578.55	$ 584.22
35V	Linden	22.14	94	792.52	824.22	800.44	$ 808.37	$ 816.29

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12
ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed				FY2024-25	FY2025-26			
				8%	4%	1%	2%	3%
Unit	**Village Name**	**Acres**	**# of Lots**	**$4,047,678**	**$4,209,585**	**$4,088,155**	**$4,128,632**	**$4,169,108**
Phase II continued								
Rec Tract A	Deluna	0.19	1	639.31	664.88	645.70	$ 652.10	$ 658.49
36V	Monarch Grove	23.49	111	712.06	740.55	719.18	$ 726.30	$ 733.42
37V	Monarch Grove	6.54	31	709.86	738.26	716.96	$ 724.06	$ 731.16
38V	Monarch Grove	21.52	86	841.98	875.66	850.40	$ 858.82	$ 867.24
Rec Tract G	Monarch Grove	0.46	1	1,547.80	1,609.72	1,563.28	$ 1,578.76	$ 1,594.24
Rec Tract I	Monarch Grove	0.25	1	841.20	874.85	849.61	$ 858.02	$ 866.43
39V	Monarch Grove	22.71	104	734.75	764.14	742.10	$ 749.45	$ 756.80
40V	Monarch Grove	26.34	112	791.33	822.98	799.24	$ 807.15	$ 815.07
41V	Monarch Grove	16.71	91	617.86	642.58	624.04	$ 630.22	$ 636.40
42V	Monarch Grove	20.18	88	771.61	802.47	779.32	$ 787.04	$ 794.76
43V	Linden	20.83	99	707.97	736.28	715.05	$ 722.13	$ 729.21
629	Villa Redbud	12.49	80	525.33	546.34	530.58	$ 535.83	$ 541.09
718	Villa Keller	8.45	54	526.53	547.59	531.79	$ 537.06	$ 542.32
719	Villa Carla	11.84	79	504.29	524.46	509.34	$ 514.38	$ 519.42
720	Villa Haven	7.16	60	401.53	417.59	405.55	$ 409.56	$ 413.58
721	Villa Laine	5.91	50	397.72	413.63	401.70	$ 405.67	$ 409.65
722	Villa Patricia	9.52	61	525.13	546.13	530.38	$ 535.63	$ 540.88
723	Villa Samuel	9.19	60	515.37	535.99	520.53	$ 525.68	$ 530.84
724	Villa Kate	10.80	64	567.81	590.52	573.49	$ 579.17	$ 584.84
725	Villa Ryan	7.66	64	402.72	418.83	406.75	$ 410.78	$ 414.81
726	Villa Cade	8.01	50	539.04	560.60	544.43	$ 549.82	$ 555.21
727	Villa Lee	5.38	45	402.28	418.37	406.30	$ 410.33	$ 414.35
728	Villa Ava	9.17	59	522.97	543.89	528.20	$ 533.43	$ 538.66
729	Villa Marja	7.81	53	495.83	515.66	500.79	$ 505.75	$ 510.71
730	Villa Tate Gregory	7.63	67	383.18	398.51	387.02	$ 390.85	$ 394.68
731	Villa Christopher	8.25	53	523.76	544.72	529.00	$ 534.24	$ 539.48
732	Villa Preston	8.89	57	524.79	545.78	530.04	$ 535.29	$ 540.53
733	Villa Rhett	6.40	56	384.55	399.93	388.39	$ 392.24	$ 396.08
734	Villa Taylor	7.82	49	536.99	558.47	542.36	$ 547.73	$ 553.10
735	Villa Blake	6.29	53	399.33	415.30	403.32	$ 407.32	$ 411.31
736	Villa Lilly	10.43	66	531.74	553.01	537.06	$ 542.37	$ 547.69
737	Villa Glenda	8.26	56	496.31	516.16	501.27	$ 506.23	$ 511.20
738	Villa James	5.34	42	427.81	444.92	432.09	$ 436.37	$ 440.64
739	Villa Chase	6.63	56	398.37	414.30	402.35	$ 406.33	$ 410.32
740	Villa Cliff	8.72	56	523.95	544.90	529.19	$ 534.43	$ 539.66
Total Phase II		**714.79**	**3,650**			665.53	$ 672.12	$ 678.71
Phase III								
30A	DeLuna	9.01	27	$ 1,122.84	$ 1,167.76	$ 1,134.07	$ 1,145.30	$ 1,156.53
36A	Monarch Grove	5.35	32	562.55	585.05	568.18	$ 573.80	$ 579.43
Total Phase III		**14.36**	**59**					
Grand Total		**1,202.95**	**6,211**					
		Budget Revenue (96%)			**$ 4,041,202**	**$ 3,924,629**	**$ 3,963,487**	**$ 4,002,344**
		Tax Collector (2%)			$ 84,192	$ 81,763	$ 82,573	$ 83,382

DISTRICT #12 - DEBT SERVICE FUND - 2016 ASSESSMENT BONDS

Debt Service	2024-25 Amended	2025-26 Requested Budget	2025-26 Recommended Budget	2025-26 Proposed Budget
Beginning Balance	2,280,542	2,303,226	2,303,226	2,303,226
Deposits	3,991,694	3,835,072	3,835,072	3,835,072
Expenditures	3,969,010	3,786,890	3,786,890	3,786,890
Ending Balance	2,303,226	2,351,408	2,351,408	2,351,408

DISTRICT #12 - DEBT SERVICE FUND - 2018 ASSESSMENT BONDS

Debt Service	2024-25 Amended	2025-26 Requested Budget	2025-26 Recommended Budget	2025-26 Proposed Budget
Beginning Balance	3,178,520	3,322,057	3,322,057	3,322,057
Deposits	7,170,982	7,017,147	7,017,147	7,224,027
Expenditures	7,027,445	6,859,569	6,859,569	6,859,569
Ending Balance	3,322,057	3,479,635	3,479,635	3,686,515

DISTRICT #12 - DEBT SERVICE FUND - 2019 ASSESSMENT BONDS

Debt Service	2024-25 Amended	2025-26 Requested Budget	2025-26 Recommended Budget	2025-26 Proposed Budget
Beginning Balance	16,269	22,628	22,628	22,628
Deposits	224,926	186,947	186,947	186,947
Expenditures	218,567	194,428	194,428	194,428
Ending Balance	22,628	15,147	15,147	15,147