

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.

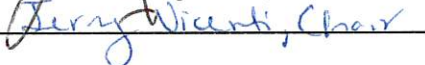
PASSED AND ADOPTED THIS 5 DAY OF JUNE, 2025.

ATTEST:



Secretary

**VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 7**

By: 
Its: 

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

GL NUMBER	DESCRIPTION	2023-24	2024-25	2024-25	2024-25	2025-26	2025-26	2025-26	2025-26	2025-26
		ACTIVITY	ORIGINAL BUDGET	AMENDED BUDGET	ACTIVITY THRU 03/31/25	REQUESTED BUDGET	RECMD BUDGET	PROPOSED BUDGET	PROPOSED AMT CHANGE	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

FISCAL YEAR 2025-26 BUDGET REPORT

		2025-26	2025-26	2025-26	2026-27	2027-28	2028-29	2029-30
		REQUESTED	RECMD	PROPOSED				
GL NUMBER	DESCRIPTION	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	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

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

Maintenance Assessments Billed				FY2024-25 2,305,740	FY2025-26 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	

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7
ANNUAL MAINTENANCE ASSESSMENT

20%-5%-5% Maintenance Assessment Increase

Maintenance Assessments Billed				FY2024-25 2,305,740	FY2025-26 2,766,888	FY2026-27 2,905,232	FY2027-28 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

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

	20% MA	5% MA	5% MA			
	2024-25					
Working Capital	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

	2024-25					
General R & R	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	0
Ending Balance	819,440	337,335	181,408	146,817	107,412	51,151

	2024-25					
Road R & R	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
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Restricted Capital Project 2015	2024-25					
Excess Revenue	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	0	0	0	0	0
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

FY2024-25	\$ 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

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

	2024-25 Amended	2025-26 Requested Budget	2025-26 Recommended Budget	2025-26 Proposed Budget
Debt Service				
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