RESOLUTION 2025-09

A RESOLUTION ADOPTING THE FINAL BUDGET OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 2 FOR FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors a Proposed Budget for the forthcoming Fiscal Year 2025-26; and

WHEREAS, the Board of Supervisors approved the Proposed Budget at a public meeting on June 13, 2025, and set September 12, 2025, as the date for a public hearing with notice of the budget hearing published pursuant to section 190.008(2) (a), Florida Statutes; and

WHEREAS, the District Board of Supervisors submitted to the local governing authorities, for purposes of disclosure and information only, the Fiscal Year 2025-26 Proposed Budget at least 60 days prior to approval; and

WHEREAS, Section 190.021 Florida Statutes provides that a Maintenance Special Assessment and Benefit Special Assessments may be assessed upon each piece of property within the boundaries of the District benefited by the approved maintenance and capital improvement program of the District, such levy representing the amount of assessments for District purposes necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District; and

WHEREAS, a public hearing has been held on this 12th day of September 2025, at which members of the general public were accorded the opportunity to speak prior to the approval of the Final Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 2;

1. The operating budget proposed by the District Manager for Fiscal Year 2025-26 is hereby approved for the amount as listed below:

General Fund **$ 1,256,379**

2. The Maintenance assessment shall be levied at a rate based on the schedule attached as an exhibit to this resolution in the District's "Official Record of Proceedings." The annual Maintenance assessment is based on net assessable acres and platted lots.

3. A verified copy of said Final Budget shall be attached as an exhibit to this Resolution in the District's "Official Record of Proceedings."

Adopted this 12th day of September, 2025.

VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 2

Dennis Richards, 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 07/31/25	2025-26 FINAL BUDGET
Fund: 02.001 GENERAL FUND					
ESTIMATED REVENUES					
325.211 MAINTENANCE ASSESSMENT	1,323,106	1,318,185	1,318,185	1,322,271	1,318,185
334.901 ST FEMA CLAIM REIM	0	0	25,657	0	0
341.905 PROPERTY DAMAGE REIMBURSEMENTS	0	0	0	223	0
341.908 ELECTRIC REIMBURSEMENT	369	0	0	302	0
341.999 MISCELLANEOUS REVENUE	128	0	0	448	0
354.001 DEED COMPLIANCE FINES	3,450	0	0	0	0
361.101 INT INCOME - CFB	3,179	5,000	5,000	5,345	6,000
361.102 INT INCOME - CASH EQUIV	33,954	26,700	26,700	27,632	22,000
361.105 INTEREST INCOME-TAX COLLECTOR	1,402	0	0	953	0
361.306 FLGIT-UNREALIZED GAIN/LOSS	57,156	0	0	27,838	0
361.307 LTP UNREALIZED GAIN/LOSS	48,750	0	0	14,537	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	6,784	0	0	(3,194)	0
361.407 LTP REALIZED GAIN/LOSS	44,537	0	0	17,251	0
361.409 FLFIT-REALIZED GAIN/LOSS	32,149	0	0	29,460	0
669.901 (ADD)/USE-WORKING CAPITAL	0	169,888	324,888	0	(89,806)
TOTAL ESTIMATED REVENUES	1,554,964	1,519,773	1,700,430	1,443,066	1,256,379
APPROPRIATIONS					
111 EXECUTIVE SALARIES	10,600	14,000	14,000	10,000	14,000
211 SOCIAL SECURITY TAXES	657	868	868	620	868
212 MEDICARE TAXES	154	203	203	145	203
241 WORKER'S COMPENSATION	9	25	25	18	25
311 MANAGEMENT FEES	164,503	159,491	159,491	132,911	91,298
312 ENGINEERING SERVICES	12,921	12,581	24,711	20,648	12,808
313 LEGAL SERVICES	10,322	6,300	16,300	10,918	16,000
314 TAX COLLECTOR FEES	26,462	27,463	27,463	26,445	27,463
316 DEED COMPLIANCE SVCS	41,827	13,330	13,330	3,505	2,971
319 OTHER PROFESSIONAL SVCS	19,706	57,495	43,617	23,904	45,870
322 AUDITING SERVICES	7,642	7,842	7,842	5,795	7,842
343 SYSTEMS MGMT SUPPORT	2,601	2,741	2,741	2,051	2,728
401 TRAVEL & PER DIEM	0	1,100	1,100	222	1,100
412 POSTAGE	0	100	100	0	100
431 ELECTRICITY	33,666	52,120	61,120	46,939	66,900
434 IRRIGATION WATER	9,317	9,300	11,300	8,899	10,609
451 CASUALTY & LIABILITY INSUR	5,750	6,077	6,077	5,723	6,000
462 BUILDING/STRUCTURE MAINT	30,006	339,166	307,091	166,574	202,074
463 LANDSCAPE MAINT-RECURRING	404,368	475,417	465,917	323,875	406,466
464 LANDSCAPE MAINT-NON RECURRING	60,016	84,000	88,500	77,243	84,500
468 IRRIGATION REPAIR	8,713	9,239	14,239	6,321	9,575
469 OTHER MAINTENANCE	109,158	197,540	391,020	270,317	203,204
471 PRINTING & BINDING	0	200	200	23	100
493 PERMITS & LICENSES	175	175	175	175	175
497 LEGAL ADVERTISING	1,551	1,500	1,500	922	2,000
522 OPERATING SUPPLIES	604	1,500	1,500	0	1,500
911 TRANS TO GENERAL R&R	0	20,000	20,000	16,668	20,000
912 TRANS TO OTHER ROADS	40,000	20,000	20,000	16,668	20,000
TOTAL APPROPRIATIONS	1,000,728	1,519,773	1,700,430	1,177,529	1,256,379
NET OF REVENUES/APPROPRIATIONS - FUND 02.001	554,236	0	0	265,537	0

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 2
ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed

Unit	Village Name	Acres	# of Lots	FY2024-25 0% $1,373,109	FY2025-26 0% $1,373,109
Phase #1					
18	Santo Domingo	32.81	147	$ 397.11	$ 397.11
19	Santo Domingo	38.56	187	$ 366.87	$ 366.87
20	Santo Domingo	25.85	113	$ 407.00	$ 407.00
21	Palo Alto	28.70	135	$ 378.24	$ 378.24
22	Santo Domingo	63.75	253	$ 448.31	$ 448.31
23	Santo Domingo	55.07	241	$ 406.55	$ 406.55
24	Alhambra	32.24	147	$ 390.21	$ 390.21
24-A	Tract A	0.31	1	$ 551.54	$ 551.54
25	Santo Domingo	33.46	145	$ 410.56	$ 410.56
26	Santo Domingo	52.89	249	$ 377.91	$ 377.91
600	Villa Vera Cruz	14.61	123	$ 211.33	$ 211.33
600H	Vera Cruz Tract-H	2.33	1	$ 4,145.46	$ 4,145.46
601	Villa De Leon	18.49	161	$ 204.33	$ 204.33
602	Villa De La Ramona	9.70	70	$ 246.54	$ 246.54
603	Villa Del Canto	20.48	168	$ 216.89	$ 216.89
604	Villa Santa Domingo	6.91	52	$ 236.42	$ 236.42
604A	Santa Domingo-A	0.26	1	$ 462.58	$ 462.58
	Total Phase #1	436.42	2,194		
Phase #2					
27	Santiago	53.53	221	$ 430.95	$ 430.95
28	Santiago	35.78	160	$ 397.87	$ 397.87
28	Tract-A	1.49	1	$ 2,650.96	$ 2,650.96
29	Santiago	38.20	165	$ 411.90	$ 411.90
30	Santiago	65.94	311	$ 377.23	$ 377.23
31	Alhambra	38.01	182	$ 371.57	$ 371.57
32	Harmeswood	59.70	66	$ 1,609.34	$ 1,609.34
605	Villa La Crescenta	16.86	153	$ 196.06	$ 196.06
606	Villa San Leandro	13.16	111	$ 210.94	$ 210.94
607	Villa Escandido	12.68	108	$ 208.89	$ 208.89
	Total Phase #2	335.35	1,478		
	Grand Total	**771.77**	**3,672**		
	Budget - Revenue (96%)				**$ 1,318,185**
	Tax Collector (2%)				$ 27,463

FOR INFORMATION ONLY

District 2 Board Supervisors,

Attached are additional items for your information:

1) The General Fund Budget Report with the Proposed and Final columns which reflect the changes made throughout the budget process. The accounts with changes since the Proposed Budget are highlighted in yellow.

2) List of adjustments made since Proposed Budget

3) Working Capital and Reserve Spreadsheet

Please feel free to contact me at 751-3939 if you have any questions!

Brandy

FISCAL YEAR 2025-26 BUDGET REPORT

GL NUMBER DESCRIPTION	2023-24 ACTIVITY	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	2024-25 ACTIVITY THRU 07/31/25	2025-26 PROPOSED BUDGET	2025-26 FINAL BUDGET	2025-26 FINAL AMT CHANGE	2025-26 FINAL % CHANGE
Fund: 02.001 GENERAL FUND								
ESTIMATED REVENUES								
325.211 MAINTENANCE ASSESSMENT	1,323,106	1,318,185	1,318,185	1,322,271	1,318,185	1,318,185	0	0.00
334.901 ST FEMA CLAIM REIM	0	0	25,657	0	0	0	0	0.00
341.905 PROPERTY DAMAGE REIMBURSEMENTS	0	0	0	223	0	0	0	0.00
341.908 ELECTRIC REIMBURSEMENT	369	0	0	302	0	0	0	0.00
341.999 MISCELLANEOUS REVENUE	128	0	0	448	0	0	0	0.00
354.001 DEED COMPLIANCE FINES	3,450	0	0	0	0	0	0	0.00
361.101 INT INCOME - CFB	3,179	5,000	5,000	5,345	6,000	6,000	0	0.00
361.102 INT INCOME - CASH EQUIV	33,954	26,700	26,700	27,632	22,000	22,000	0	0.00
361.105 INTEREST INCOME-TAX COLLECTOR	1,402	0	0	953	0	0	0	0.00
361.306 FLGIT-UNREALIZED GAIN/LOSS	57,156	0	0	27,838	0	0	0	0.00
361.307 LTP UNREALIZED GAIN/LOSS	48,750	0	0	14,537	0	0	0	0.00
361.309 FLFIT-UNREALIZED GAIN/LOSS	6,784	0	0	(3,194)	0	0	0	0.00
361.407 LTP REALIZED GAIN/LOSS	44,537	0	0	17,251	0	0	0	0.00
361.409 FLFIT-REALIZED GAIN/LOSS	32,149	0	0	29,460	0	0	0	0.00
669.901 (ADD)/USE-WORKING CAPITAL	0	169,888	324,888	0	(91,620)	(89,806)	1,814	(1.98)
TOTAL ESTIMATED REVENUES	1,554,964	1,519,773	1,700,430	1,443,066	1,254,565	1,256,379	1,814	0.14
APPROPRIATIONS								
111 EXECUTIVE SALARIES	10,600	14,000	14,000	10,000	14,000	14,000	0	0.00
211 SOCIAL SECURITY TAXES	657	868	868	620	868	868	0	0.00
212 MEDICARE TAXES	154	203	203	145	203	203	0	0.00
241 WORKER'S COMPENSATION	9	25	25	18	25	25	0	0.00
311 MANAGEMENT FEES	164,503	159,491	159,491	132,911	91,298	91,298	0	0.00
312 ENGINEERING SERVICES	12,921	12,581	24,711	20,648	12,808	12,808	0	0.00
313 LEGAL SERVICES	10,322	6,300	16,300	10,918	16,000	16,000	0	0.00
314 TAX COLLECTOR FEES	26,462	27,463	27,463	26,445	27,463	27,463	0	0.00
316 DEED COMPLIANCE SVCS	41,827	13,330	13,330	3,505	5,720	2,971	(2,749)	(48.06)
319 OTHER PROFESSIONAL SVCS	19,706	57,495	43,617	23,904	45,870	45,870	0	0.00
322 AUDITING SERVICES	7,642	7,842	7,842	5,795	7,842	7,842	0	0.00
343 SYSTEMS MGMT SUPPORT	2,601	2,741	2,741	2,051	2,728	2,728	0	0.00
401 TRAVEL & PER DIEM	0	1,100	1,100	222	1,100	1,100	0	0.00
412 POSTAGE	0	100	100	0	100	100	0	0.00
431 ELECTRICITY	33,666	52,120	61,120	46,939	66,900	66,900	0	0.00
434 IRRIGATION WATER	9,317	9,300	11,300	8,899	10,609	10,609	0	0.00
451 CASUALTY & LIABILITY INSUR	5,750	6,077	6,077	5,723	6,000	6,000	0	0.00
462 BUILDING/STRUCTURE MAINT	30,006	339,166	307,091	166,574	202,074	202,074	0	0.00
463 LANDSCAPE MAINT-RECURRING	404,368	475,417	465,917	323,875	406,466	406,466	0	0.00
464 LANDSCAPE MAINT-NON RECURRING	60,016	84,000	88,500	77,243	84,500	84,500	0	0.00
468 IRRIGATION REPAIR	8,713	9,239	14,239	6,321	9,575	9,575	0	0.00
469 OTHER MAINTENANCE	109,158	197,540	391,020	270,317	198,641	203,204	4,563	2.30
471 PRINTING & BINDING	0	200	200	23	100	100	0	0.00
493 PERMITS & LICENSES	175	175	175	175	175	175	0	0.00
497 LEGAL ADVERTISING	1,551	1,500	1,500	922	2,000	2,000	0	0.00
522 OPERATING SUPPLIES	604	1,500	1,500	0	1,500	1,500	0	0.00
911 TRANS TO GENERAL R&R	0	20,000	20,000	16,668	20,000	20,000	0	0.00
912 TRANS TO OTHER ROADS	40,000	20,000	20,000	16,668	20,000	20,000	0	0.00
TOTAL APPROPRIATIONS	1,000,728	1,519,773	1,700,430	1,177,529	1,254,565	1,256,379	1,814	0.14
NET OF REVENUES/APPROPRIATIONS - FUND 02.001	554,236	0	0	265,537	0	0	0	0.00

District 2
Adjustments since Proposed Budget
Fiscal Year 2025-26

- **316:** Deed Compliance Services - Decreased $2,749 due to Final cost allocation adjustment.
- **460:** Other Maintenance - Increased $4,563 due to a increase in the Aquatic Weed Control Contract.

Proposed Budget	**$ 1,254,565**
Deed Compliance Services	(2,749)
Other Maintenance	4,563
Final Budget	**$ 1,256,379**

DISTRICT 2 - WORKING CAPITAL / R & R FUNDS BALANCES

Working Capital (Unassigned)

	2024-25 Amended	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	1,464,971	1,140,083	1,229,889	1,323,808	1,289,061	1,291,338
Deposits	1,375,542	1,346,185	1,346,185	1,346,185	1,346,185	1,346,185
Expenditures - Operating	1,396,038	1,087,208	1,104,261	1,137,693	1,144,227	1,156,950
Plant Replacements Non-Recurring	84,000	84,500	84,500	84,500	84,500	84,500
Pine Straw Remediation	51,154	0	0	0	0	0
Capital Improvement Plan Expenditures	129,238	44,671	23,505	118,739	75,181	109,169
Transfer/ Deposit to Road R & R	40,000	40,000	40,000	40,000	40,000	40,000
Ending Balance	1,140,083	1,229,889	1,323,808	1,289,061	1,291,338	1,246,904

RESERVES

General R & R (Committed)

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

Villa Road R & R (Committed)

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

Working Capital/Reserves Grand Total	**2,130,066**	**2,259,872**	**1,905,421**	**1,841,759**	**1,884,036**	**1,684,275**

Restricted Capital Project Phase II

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

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

Target Reserve Policy

		2024-25 Amended	2025-26	2026-27	2027-28	2028-29	2029-30
35% of Revenues		481,440	471,165	471,165	471,165	471,165	471,165
4 Months of Operating Expenses		493,346	418,903	424,587	435,731	437,909	413,817
Target Reserve Fund Balance		974,786	890,067	895,752	906,896	909,074	884,981

Additional Reserves Above Target Minimum	**$ 1,155,280**	**$ 1,369,805**	**$ 1,009,669**	**$ 934,863**	**$ 974,962**	**$ 799,294**