RESOLUTION 2025-11

A RESOLUTION ADOPTING THE FINAL BUDGET OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4 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 Annual 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. 4;

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

General Fund	**$ 5,178,212**

2. The Fiscal Year 2025-26 Budget for the Debt Service Funds proposed by the District Manager 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. 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.

4. 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. 4

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 07/31/25	2025-26 FINAL BUDGET
ESTIMATED REVENUES					
325.116 DS ASSESSMNT PHIII	37,722	22,969	22,969	29,640	35,000
325.211 MAINTENANCE ASSESSMENT	3,914,111	3,903,584	3,903,584	3,916,985	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	81,620	83,115
337.403 PHILLIPS COURT AGREEMENT	686	1,311	1,311	944	1,449
341.905 PROPERTY DAMAGE REIMBURSEMENTS	0	0	0	1,050	0
341.908 ELECTRIC REIMBURSEMENT	966	1,000	1,000	831	1,500
341.999 MISCELLANEOUS REVENUE	287	3,000	3,000	3,959	300
361.101 INT INCOME - CFB	6,401	10,000	10,000	7,698	6,000
361.102 INT INCOME - CASH EQUIV	114,555	100,000	100,000	68,111	78,000
361.105 INTEREST INCOME-TAX COLLECTOR	18,266	18,000	18,000	22,227	18,000
361.306 FLGIT-UNREALIZED GAIN/LOSS	56,431	20,000	20,000	31,824	0
361.307 LTP UNREALIZED GAIN/LOSS	39,050	30,000	30,000	16,259	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	4,386	0	0	(2,802)	0
361.407 LTP REALIZED GAIN/LOSS	30,705	35,000	35,000	14,541	35,000
361.409 FLFIT-REALIZED GAIN/LOSS	20,712	20,000	20,000	19,845	21,000
381.002 TRANSFER IN - DEBT SERVICE	0	15,024	15,024	0	0
669.901 (ADD)/USE-WORKING CAPITAL	0	(56,903)	142,598	0	(196,957)
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**	**5,379,263**	**4,212,732**	**5,178,212**
APPROPRIATIONS					
111 EXECUTIVE SALARIES	13,600	15,000	15,000	10,800	15,000
211 SOCIAL SECURITY TAXES	843	930	930	670	930
212 MEDICARE TAXES	197	218	218	157	218
241 WORKER'S COMPENSATION	9	25	25	18	25
311 MANAGEMENT FEES	262,772	262,772	262,772	218,978	246,851
312 ENGINEERING SERVICES	17,142	21,989	50,344	38,447	36,841
313 LEGAL SERVICES	21,898	12,000	19,800	16,084	25,000
314 TAX COLLECTOR FEES	78,767	81,804	81,804	78,793	84,244
316 DEED COMPLIANCE SVCS	66,163	12,852	12,852	8,206	5,408
319 OTHER PROFESSIONAL SVCS	28,812	66,405	70,033	26,790	50,718
322 AUDITING SERVICES	9,679	9,933	9,933	7,340	9,933
343 SYSTEMS MGMT SUPPORT	4,737	5,358	5,358	3,606	5,126
401 TRAVEL & PER DIEM	0	1,100	1,100	295	1,100
412 POSTAGE	0	100	3,517	0	100
431 ELECTRICITY	222,122	411,220	411,220	385,901	582,284
434 IRRIGATION WATER	42,517	45,682	45,682	39,021	49,200
451 CASUALTY & LIABILITY INSUR	5,750	6,077	6,077	5,723	6,000
462 BUILDING/STRUCTURE MAINT	409,568	793,963	636,888	434,482	542,572
463 LANDSCAPE MAINT-RECURRING	1,087,995	1,101,653	1,119,653	814,262	1,121,653
464 LANDSCAPE MAINT-NON RECURRING	94,386	130,000	129,000	84,225	105,000
468 IRRIGATION REPAIR	31,883	50,435	50,435	19,770	32,000
469 OTHER MAINTENANCE	77,070	170,190	496,071	187,567	166,005
471 PRINTING & BINDING	0	300	1,013	45	100
493 PERMITS & LICENSES	175	175	175	175	175
496 CR 42 EXPENSES	77,969	121,823	121,823	87,101	124,052
497 LEGAL ADVERTISING	1,604	1,500	1,500	1,116	2,000
522 OPERATING SUPPLIES	375	1,500	1,500	0	1,000
622 BUILDINGS	107,010	185,000	282,990	109,009	0
633 INFRASTRUCTURE	867,235	691,550	691,550	685,158	1,109,677
911 TRANS TO GENERAL R&R	0	50,000	50,000	41,668	75,000
912 TRANS TO OTHER ROADS	700,000	800,000	800,000	666,668	780,000
TOTAL APPROPRIATIONS	**4,230,278**	**5,051,554**	**5,379,263**	**3,972,075**	**5,178,212**

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4
ANNUAL MAINTENANCE ASSESSMENT

Maintenance Assessments Billed				FY2023-24	FY2024-25	FY2025-26		
				25%	0%	3%		
Unit	Village Name	Acres	# of Lots	$ 4,066,233	$ 4,066,233	$ 4,188,220	$ Change	% Change
Phase #1								
44	Piedmont	74.89	350	$ 813.82	$ 813.82	$ 838.23	$ 24.41	3%
46	Piedmont	30.32	139	829.63	829.63	854.52	24.89	3%
47	Springdale	53.12	206	980.76	980.76	1,010.18	29.42	3%
48	Springdale	32.98	155	809.27	809.27	833.54	24.27	3%
49	Woodbury	27.00	114	900.81	900.81	927.83	27.02	3%
50	Woodbury	28.20	133	806.43	806.43	830.63	24.20	3%
51	Woodbury	39.38	187	800.95	800.95	824.98	24.03	3%
52	Woodbury	51.60	256	766.62	766.62	789.62	23.00	3%
53	Springdale	43.76	111	1,499.43	1,499.43	1,544.41	44.98	3%
54	Briar Meadow	64.05	270	902.25	902.25	929.32	27.07	3%
55	Briar Meadow	22.66	90	957.61	957.61	986.34	28.73	3%
55G	55 Tract G	0.24	1	912.82	912.82	940.20	27.38	3%
55H	55 Tract H	0.11	1	418.37	418.37	430.93	12.56	3%
58	Piedmont	18.05	68	1,009.58	1,009.58	1,039.87	30.29	3%
213	Villa Pinecrest	9.35	78	455.92	455.92	469.60	13.68	3%
214	Villa Fairlawn	14.54	108	512.05	512.05	527.41	15.36	3%
215	Villa Ivystone	11.17	82	518.10	518.10	533.64	15.54	3%
216	Villa Chadwick	11.75	83	538.43	538.43	554.59	16.16	3%
216A	Chadwick Tr A	0.76	1	2,890.58	2,890.58	2,977.30	86.72	3%
217	Villa Waverly	10.44	87	456.41	456.41	470.10	13.69	3%
218	Villa Greenbriar	17.55	122	547.13	547.13	563.54	16.41	3%
218J	GB Tr J	0.71	1	2,700.41	2,700.41	2,781.43	81.02	3%
218K	GB Tr K	0.61	1	2,320.07	2,320.07	2,389.68	69.61	3%
219	Villa Quail Ridge	12.02	87	525.48	525.48	541.25	15.77	3%
220	Villa Sunnyside	9.60	74	493.41	493.41	508.22	14.81	3%
220D	220 Tr D	0.18	1	684.61	684.61	705.15	20.54	3%
	Total Phase #1	585.04	2,806					
Phase #2								
45	Piedmont	32.38	159	$ 774.55	$ 774.55	$ 797.79	$ 23.24	3%
56	Calumet Grove	25.33	113	852.57	852.57	878.14	25.57	3%
57	Calumet Grove	19.66	86	869.47	869.47	895.56	26.09	3%
59	Chatham	29.48	144	778.64	778.64	802.00	23.36	3%
60	Chatham	13.53	50	1,029.20	1,029.20	1,060.08	30.88	3%
61	Chatham	29.67	155	728.04	728.04	749.89	21.85	3%
62	Chatham	54.03	238	863.44	863.44	889.34	25.90	3%
63	Chatham	28.49	127	853.22	853.22	878.82	25.60	3%
64	Calumet Grove	22.75	101	856.71	856.71	882.41	25.70	3%
65	Calumet Grove	48.37	224	821.30	821.30	845.94	24.64	3%
65	Rec Tract	0.25	1	931.83	931.83	959.79	27.96	3%
66	Piedmont	32.75	159	783.40	783.40	806.91	23.51	3%
221	Villa Bromley	6.69	60	424.08	424.08	436.80	12.72	3%
221	Bromley Tr C	0.16	1	608.54	608.54	626.80	18.26	3%
222	Villa Sherwood	15.55	135	438.10	438.10	451.24	13.14	3%
223	Villa Cameron	12.51	89	534.61	534.61	550.65	16.04	3%
223	Cameron Tr D	0.31	1	1,179.05	1,179.05	1,214.43	35.38	3%
224	Villa Morningview	12.14	88	524.70	524.70	540.44	15.74	3%
225	Villa Greenwood	13.13	105	475.61	475.61	489.87	14.26	3%
226	Villa Merryoak	13.44	115	444.50	444.50	457.84	13.34	3%
227	Villa Ashleigh	7.34	56	498.52	498.52	513.47	14.95	3%
	Total Phase #2	417.96	2,207					
Phase #3								
228	Villa Forsyth	8.64	56	$ 586.81	$ 586.81	$ 604.41	$ 17.60	3%
229	Villa Birchbrook	4.58	31	561.92	561.92	578.78	16.86	3%
230	Villa Legacy	4.93	32	585.96	585.96	603.54	17.58	3%
231	Villa Mayfield	1.95	9	824.07	824.07	848.79	24.72	3%
	Total Phase #3	20.10	128					
Phase #4								
232	Villa Phillips	24.70	165	$ 569.36	$ 569.36	$ 586.44	$ 17.08	3%
232	Phillips Trac G	0.18	1	684.61	684.61	705.15	20.54	3%
233	Villa Soulliere	20.92	135	589.39	589.39	607.07	17.68	3%
233	Soulliere Tract B	0.21	1	798.71	798.71	822.68	23.97	3%
	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 07/31/25	2025-26 FINAL BUDGET
ESTIMATED REVENUES					
325.111 DEBT SERVICE ASSESSMENT(REG)	253,271	247,610	247,610	245,552	242,089
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	42,362	90,000	90,000	47,953	30,000
361.103 INT INCOME - USB	6,622	6,500	6,500	3,943	8,000
669.901 (ADD)/USE-WORKING CAPITAL	0	16,204	16,204	0	(578)
TOTAL ESTIMATED REVENUES	**302,255**	**360,314**	**360,314**	**297,448**	**279,511**
APPROPRIATIONS					
314 TAX COLLECTOR FEES	5,065	5,159	5,159	4,911	5,044
323 TRUSTEE SERVICES	4,041	4,041	4,041	4,041	4,041
710 PRINCIPAL	219,000	222,000	222,000	217,000	220,000
715 PRINCIPAL PREPAYMENT	64,000	90,000	90,000	39,000	30,000
720 INTEREST	26,476	23,090	23,090	22,621	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**	**287,573**	**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 07/31/25	2025-26 FINAL BUDGET
ESTIMATED REVENUES					
325.111 DEBT SERVICE ASSESSMENT(REG)	256,901	250,534	250,534	248,404	242,734
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	56,955	80,000	80,000	73,879	90,000
361.103 INT INCOME - USB	5,702	4,000	4,000	3,417	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**	**325,700**	**341,741**
APPROPRIATIONS					
314 TAX COLLECTOR FEES	5,138	5,220	5,220	4,968	5,057
323 TRUSTEE SERVICES	4,041	4,041	4,041	4,041	4,041
710 PRINCIPAL	212,774	216,596	216,596	209,789	213,557
715 PRINCIPAL PREPAYMENT	73,000	80,000	80,000	67,000	90,000
720 INTEREST	36,924	32,854	32,854	32,061	28,086
730 MISC BOND EXPENSES	500	1,000	1,000	0	1,000
TOTAL APPROPRIATIONS	**332,377**	**339,711**	**339,711**	**317,859**	**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 07/31/25	2025-26 FINAL BUDGET
ESTIMATED REVENUES					
325.111 DEBT SERVICE ASSESSMENT(REG)	283,767	279,934	279,934	276,200	272,314
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	68,229	90,000	90,000	86,745	80,000
361.103 INT INCOME - USB	6,517	4,000	4,000	3,704	8,000
361.105 INTEREST INCOME-TAX COLLECTOR	0	0	0	901	0
669.901 (ADD)/USE-WORKING CAPITAL	0	8,675	8,675	0	6,127
TOTAL ESTIMATED REVENUES	**358,513**	**382,609**	**382,609**	**367,550**	**366,441**
APPROPRIATIONS					
314 TAX COLLECTOR FEES	5,675	5,832	5,832	5,524	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	188,000	194,000
715 PRINCIPAL PREPAYMENT	58,000	90,000	90,000	66,000	80,000
720 INTEREST	94,430	88,736	88,736	87,025	81,126
730 MISC BOND EXPENSES	350	1,000	1,000	(350)	1,000
TOTAL APPROPRIATIONS	**349,496**	**382,609**	**382,609**	**350,240**	**366,441**

FOR INFORMATION ONLY

District 4 Board Supervisors,

Attached are additional items for your information:

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

2) List of adjustments made since Proposed Budget

3) Capital Project List

4) County Road 42 and Phillips Agreement Allocations

5) Working Capital and Reserve spreadsheets

Please feel free to contact me at 352-751-3939 if you have any questions!

Brandy

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 07/31/24	2025-26 PROPOSED BUDGET	2025-26 FINAL BUDGET	2025-26 FINAL AMT CHANGE	2025-26 FINAL % CHANGE
ESTIMATED REVENUES								
325.116 DS ASSESSMNT PHIII	37,722	22,969	22,969	29,640	35,000	35,000	-	-
325.211 MAINTENANCE ASSESSMENT	3,914,110	3,903,584	3,903,584	3,916,985	4,020,691	4,020,691	-	-
334.901 ST FEMA CLAIM REIM	-	-	30,218	-	-	-	-	-
337.402 MARION COUNTY HWY 42 AGREEMENT	52,239	89,533	89,533	81,620	83,115	83,115	-	-
337.403 PHILLIPS COURT AGREEMENT	686	1,311	1,311	944	1,449	1,449	-	-
341.905 PROPERTY DAMAGE REIMBURSEMENTS	-	-	-	1,050	-	-	-	-
341.908 ELECTRIC REIMBURSEMENT	966	1,000	1,000	831	1,500	1,500	-	-
341.999 MISCELLANEOUS REVENUE	287	3,000	3,000	3,959	300	300	-	-
361.101 INT INCOME - CFB	6,401	10,000	10,000	7,698	6,000	6,000	-	-
361.102 INT INCOME - CASH EQUIV	114,555	100,000	100,000	68,111	78,000	78,000	-	-
361.105 INTEREST INCOME-TAX COLLECTOR	18,266	18,000	18,000	22,227	18,000	18,000	-	-
361.306 FLGIT-UNREALIZED GAIN/LOSS	56,431	20,000	20,000	31,824	-	-	-	-
361.307 LTP UNREALIZED GAIN/LOSS	39,050	30,000	30,000	16,259	-	-	-	-
361.309 FLFIT-UNREALIZED GAIN/LOSS	4,386	-	-	(2,802)	-	-	-	-
361.407 LTP REALIZED GAIN/LOSS	30,705	35,000	35,000	14,541	35,000	35,000	-	-
361.409 FLFIT-REALIZED GAIN/LOSS	20,712	20,000	20,000	19,845	21,000	21,000	-	-
381.002 TRANSFER IN - DEBT SERVICE	-	15,024	15,024	-	-	-	-	-
669.901 (ADD)/USE-WORKING CAPITAL	-	(56,903)	142,598	-	(191,663)	(196,957)	(5,294)	2.8%
669.903 (ADD)/USE-GENERAL R&R	-	162,510	260,500	-	(34,563)	(34,563)	-	-
669.904 (ADD)/USE-ROADS R&R	-	691,550	691,550	-	1,109,677	1,109,677	-	-
669.907 (ADD)/USE-CAP PROJ PHASE I	-	(15,024)	(15,024)	-	-	-	-	-
TOTAL ESTIMATED REVENUES	**4,296,516**	**5,051,554**	**5,379,263**	**4,212,732**	**5,183,506**	**5,178,212**	**(5,294)**	**2.8%**
APPROPRIATIONS								
111 EXECUTIVE SALARIES	13,600	15,000	15,000	10,800	15,000	15,000	-	-
211 SOCIAL SECURITY TAXES	843	930	930	670	930	930	-	-
212 MEDICARE TAXES	197	218	218	157	218	218	-	-
241 WORKER'S COMPENSATION	9	25	25	18	25	25	-	-
311 MANAGEMENT FEES	262,772	262,772	262,772	218,978	246,851	246,851	-	-
312 ENGINEERING SERVICES	17,142	21,989	50,344	38,448	36,841	36,841	-	-
313 LEGAL SERVICES	21,898	12,000	19,800	16,084	25,000	25,000	-	-
314 TAX COLLECTOR FEES	78,767	81,804	81,804	78,793	84,244	84,244	-	-
316 DEED COMPLIANCE SVCS	66,163	12,852	12,852	8,206	12,852	5,408	(7,444)	-57.9%
319 OTHER PROFESSIONAL SVCS	28,812	66,405	70,033	26,790	50,718	50,718	-	-
322 AUDITING SERVICES	9,679	9,933	9,933	7,340	9,933	9,933	-	-
343 SYSTEMS MGMT SUPPORT	4,737	5,358	5,358	3,606	5,126	5,126	-	-
401 TRAVEL & PER DIEM	-	1,100	1,100	295	1,100	1,100	-	-
412 POSTAGE	-	100	3,517	-	100	100	-	-
431 ELECTRICITY	222,122	411,220	411,220	385,901	582,284	582,284	-	-
434 IRRIGATION WATER	42,517	45,682	45,682	39,021	49,200	49,200	-	-
451 CASUALTY & LIABILITY INSUR	5,750	6,077	6,077	5,723	6,000	6,000	-	-
462 BUILDING/STRUCTURE MAINT	409,568	793,963	636,888	434,482	542,572	542,572	-	-
463 LANDSCAPE MAINT-RECURRING	1,087,995	1,101,653	1,119,653	814,262	1,121,653	1,121,653	-	-
464 LANDSCAPE MAINT-NON RECURRING	94,386	130,000	129,000	84,225	105,000	105,000	-	-
468 IRRIGATION REPAIR	31,883	50,435	50,435	19,770	32,000	32,000	-	-
469 OTHER MAINTENANCE	77,070	170,190	496,071	187,567	163,855	166,005	2,150	-
471 PRINTING & BINDING	-	300	1,013	45	100	100	-	-
493 PERMITS & LICENSES	175	175	175	175	175	175	-	-
496 CR 42 EXPENSES	77,969	121,823	121,823	87,101	124,052	124,052	-	-
497 LEGAL ADVERTISING	1,604	1,500	1,500	1,116	2,000	2,000	-	-
522 OPERATING SUPPLIES	375	1,500	1,500	-	1,000	1,000	-	-
622 BUILDINGS	107,010	185,000	282,990	109,009	-	-	-	-
633 INFRASTRUCTURE	867,235	691,550	691,550	685,158	1,109,677	1,109,677	-	-
911 TRANS TO GENERAL R&R	-	50,000	50,000	41,668	75,000	75,000	-	-
912 TRANS TO OTHER ROADS	700,000	800,000	800,000	666,668	780,000	780,000	-	-
TOTAL APPROPRIATIONS	**4,230,278**	**5,051,554**	**5,379,263**	**3,972,076**	**5,183,506**	**5,178,212**	**(5,294)**	**-0.1%**

District 4
Adjustments since Proposed Budget
Fiscal Year 2025-26

- **316:** Deed Compliance Services - Decreased $7,444 due to Final cost allocation adjustments.
- **469:** Other Maintenance - Increased by $2,150 due to a new contract price for Aquatic Weed Control.

Proposed Budget	**$ 5,183,506**
Deed Compliance Services	(7,444)
Other Maintenance	2,150
Final Budget	**$ 5,178,212**

FY2025-26
DISTRICT 4
CAPITAL PROJECTS

Account	Location	Description	Proposed	Final	Funding Source
	Infrastructure				
04.001.50.00.600.539.633	Unit 62	M&O - UNIT 62	493,510	493,510	Road R&R
04.001.50.00.600.539.633	Unit 63	M&O - UNIT 63	317,623	317,623	Road R&R
04.001.50.00.600.539.633	Unit 64	M&O - UNIT 64	263,544	263,544	Road R&R
04.001.50.00.600.539.633	Mobilization	All M&O projects	35,000	35,000	Road R&R
		Total Infrastructure	1,109,677	1,109,677	
		Total Capital Projects	**$ 1,109,677**	**$ 1,109,677**	

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)	FY 25-26	FY 24-25
Landscaping	$ 37,996	$ 37,996
Pinestraw	3,063	3,532
Plant Replacement	7,000	7,000
	$ 48,059	$ 48,528

2) Seco Costs (496)	FY 25-26	FY 24-25
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	FY 25-26	FY 24-25
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

DISTRICT 4 - WORKING CAPITAL & R & R FUNDS BALANCES

3% Increase to Maintenance Assessments

Working Capital (Unassigned)	Amended 2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	1,539,695	1,397,097	1,594,054	1,797,501	1,741,466	1,865,203
Deposits	4,261,646	4,265,055	4,266,096	4,269,917	4,391,641	4,392,780
Less Expenditures - Operating	2,974,932	2,979,504	3,006,804	3,172,413	3,184,695	3,219,078
Less Plant Replacements Non-Recurring	130,000	105,000	105,000	105,000	105,000	105,000
Less Capital Improvement Plan Expenditures	449,312	128,594	375,845	273,539	357,209	311,485
Less Transfer to General R & R	50,000	75,000	75,000	75,000	71,000	150,000
Less Transfer to Road R & R	800,000	780,000	500,000	700,000	550,000	750,000
Ending Balance	1,397,097	1,594,054	1,797,501	1,741,466	1,865,203	1,722,420

RESERVES

General R & R (Committed)	Amended 2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	309,728	99,228	208,791	251,430	134,192	222,449
Add Ph III Assessment Revenue	22,969	35,000	35,000	35,000	35,000	35,000
Deposits	50,000	75,000	75,000	75,000	71,000	150,000
Less Ph III Exp - Tax Collector Fees	479	437	437	437	437	437
Less Capital Improvement Plan Expenditures	282,990	0	66,924	226,801	17,306	233,073
Ending Balance	99,228	208,791	251,430	134,192	222,449	173,939

Road Maintenance R & R (Committed)	Amended 2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Beginning Balance	815,149	923,599	593,922	568,772	411,720	156,203
Add Deposits	800,000	780,000	500,000	700,000	550,000	750,000
Less Capital Improvement Plan Expenditures	691,550	1,109,677	525,150	857,052	805,517	810,189
Ending Balance	923,599	593,922	568,772	411,720	156,203	96,014
Working Capital/Reserves Grand Total	**2,419,924**	**2,396,767**	**2,617,703**	**2,287,378**	**2,243,855**	**1,992,373**

FY 24-25 Operating Budget	$ 3,104,932
3 Month	$ 776,233
4 Month	$ 1,034,977

Target Reserve Policy

	Amended 2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Assets per Audit: 32,716,516						
2% of Assets	654,330	654,330	654,330	654,330	654,330	654,330
3 Months	776,233	771,126	777,951	819,353	822,424	831,020
Fund Balance Needed	1,430,563	1,425,456	1,432,281	1,473,684	1,476,754	1,485,350
Additional Reserves Above Target Minimum	**989,361**	**971,311**	**1,185,422**	**813,695**	**767,101**	**507,024**

DISTRICT #4 - 2021 ASSESSMENT BONDS

2021 ASSESSMENT BONDS

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

DISTRICT #4 - 2022 ASSESSMENT BONDS

2022 ASSESSMENT BONDS

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

DISTRICT #4 - 2016 ASSESSMENT BONDS

2016 ASSESSMENT BONDS

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