

RESOLUTION 2026-11

A RESOLUTION ADOPTING THE FINAL BUDGET OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4 FOR FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors a Proposed Budget for the forthcoming Fiscal Year 2026-27; and

WHEREAS, the Board of Supervisors approved the Proposed Budget at a public meeting on June 12, 2026 and set September 11, 2026 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 2026-27 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 11th day of September, 2026 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 2026-27 General Fund Budget proposed by the District Manager is hereby approved for the amount as listed below:

General Fund	\$ 4,636,361
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2. The Fiscal Year 2026-27 Budget for the Debt Service Funds proposed by the District Manager are hereby approved for the amounts as listed below:

2021 – Debt Service Fund	\$ 296,261
2022 – Debt Service Fund	\$ 307,076
2016 – Debt Service Fund	\$ 312,857

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 11th day of September 2026.

VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 4


Cliff Wiener, Chair


Kenneth C. Blocker, Secretary

GL NUMBER	2024-25 ACTIVITY	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 07/31/26	2026-27 FINAL BUDGET
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Fund 04.001 - GENERAL FUND

ESTIMATED REVENUES

325.116 DS ASSESSMNT PHII	29,640	35,000	35,000	28,992	20,935
325.211 MAINTENANCE ASSESSMENT	3,917,798	4,020,691	4,020,691	4,034,870	4,623,795
337.402 MARION COUNTY HWY 42 AGREEMENT	76,361	83,115	83,115	83,116	76,701
337.403 PHILLIPS COURT AGREEMENT	1,273	1,449	1,449	1,042	1,492
341.905 PROPERTY DAMAGE REIMBURSEMENTS	1,050	0	0	70	0
341.908 ELECTRIC REIMBURSEMENT	831	1,500	1,500	691	1,500
341.999 MISCELLANEOUS REVENUE	4,001	300	300	14	300
361.101 INT INCOME - CFB	9,391	6,000	6,000	5,811	2,400
361.102 INT INCOME - CASH EQUIV	76,245	78,000	78,000	52,014	40,300
361.105 INTEREST INCOME-TAX COLLECTOR	12,499	18,000	18,000	17,434	18,000
361.306 FLGIT-UNREALIZED GAIN/LOSS	44,350	0	0	21,667	0
361.307 LTP UNREALIZED GAIN/LOSS	39,463	0	0	21,650	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	(1,335)	0	0	(4,549)	0
361.407 LTP REALIZED GAIN/LOSS	16,071	35,000	35,000	25,865	12,500
361.409 FLFIT- REALIZED GAIN/LOSS	23,491	21,000	21,000	17,567	15,900
669.901 (ADD)/USE-WORKING CAPITAL	0	(196,957)	903,186	0	(675,539)
669.903 (ADD)/USE-GENERAL R&R	0	(34,563)	143,869	0	498,077
669.904 (ADD)/USE-ROADS R&R	0	1,109,677	1,109,677	0	0
TOTAL ESTIMATED REVENUES	4,251,129	5,178,212	6,456,787	4,306,254	4,636,361

APPROPRIATIONS

111 EXECUTIVE SALARIES	12,800	15,000	15,000	10,600	15,000
211 SOCIAL SECURITY TAXES	794	930	930	657	930
212 MEDICARE TAXES	186	218	218	154	218
241 WORKER'S COMPENSATION	19	25	25	25	25
311 MANAGEMENT FEES	262,772	246,851	246,851	205,711	248,495
312 ENGINEERING SERVICES	44,030	36,841	36,841	12,738	40,275
313 LEGAL SERVICES	20,289	25,000	25,000	13,350	25,000
314 TAX COLLECTOR FEES	78,810	84,244	80,744	81,119	96,767
316 DEED COMPLIANCE SVCS	11,673	5,408	5,408	5,669	22,554
319 OTHER PROFESSIONAL SVCS	42,782	50,718	57,093	29,269	34,910
322 AUDITING SERVICES	9,965	9,933	10,605	7,875	10,605
343 SYSTEMS MGMT SUPPORT	4,807	5,126	5,126	3,680	3,115
401 TRAVEL & PER DIEM	405	1,100	1,100	366	600
412 POSTAGE	3,517	100	4,300	177	4,000
431 ELECTRICITY	519,513	582,284	555,284	460,875	595,000
434 IRRIGATION WATER	48,696	49,200	49,200	40,592	51,268
451 CASUALTY & LIABILITY INSUR	5,723	6,000	6,000	5,723	5,723
462 BUILDING/STRUCTURE MAINT	513,442	542,572	1,650,083	683,780	548,663
463 LANDSCAPE MAINT-RECURRING	1,116,884	1,121,653	1,115,853	813,268	1,121,653
464 LANDSCAPE MAINT-NON RECURRING	126,237	105,000	99,566	94,097	110,000
468 IRRIGATION REPAIR	31,810	32,000	40,800	27,728	35,988
469 OTHER MAINTENANCE	382,468	166,005	280,802	90,506	161,394
471 PRINTING & BINDING	1,013	100	1,400	55	1,000
493 PERMITS & LICENSES	175	175	175	0	175
494 OVERAGE & SHORTAGE	0	0	1	0	0
496 CR 42 EXPENSES	113,972	124,052	124,052	84,095	114,479
497 LEGAL ADVERTISING	3,472	2,000	2,000	3,065	2,000
522 OPERATING SUPPLIES	0	1,000	327	0	500
622 BUILDINGS	109,440	0	178,432	178,000	166,000
633 INFRASTRUCTURE	685,158	1,109,677	1,008,571	1,008,569	61,836
642 CAPITAL FF&E	0	0	0	0	290,739
911 TRANS TO GENERAL R&R	50,000	75,000	75,000	62,500	500,000
912 TRANS TO OTHER ROADS	800,000	780,000	780,000	650,000	300,000
917 TRANS TO DEBT SERVICE	0	0	0	0	67,449
TOTAL APPROPRIATIONS	5,000,852	5,178,212	6,456,787	4,574,243	4,636,361

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4
ANNUAL MAINTENANCE ASSESSMENT**

Maintenance Assessments Billed

Unit	Village Name	Acres	# of Lots	\$	FY2025-26	FY2026-27	\$ Change	% Change
					3%	15%		
					4,188,220	4,816,453		
Phase #1								
44	Piedmont	74.89	350	\$	838.23	\$ 963.97	\$ 125.74	15%
46	Piedmont	30.32	139		854.52	982.70	\$ 128.18	15%
47	Springdale	53.12	206		1,010.18	1,161.71	\$ 151.53	15%
48	Springdale	32.98	155		833.54	958.57	\$ 125.03	15%
49	Woodbury	27.00	114		927.83	1,067.00	\$ 139.17	15%
50	Woodbury	28.20	133		830.63	955.22	\$ 124.59	15%
51	Woodbury	39.38	187		824.98	948.73	\$ 123.75	15%
52	Woodbury	51.60	256		789.62	908.06	\$ 118.44	15%
53	Springdale	43.76	111		1,544.41	1,776.07	\$ 231.66	15%
54	Briar Meadow	64.05	270		929.32	1,068.72	\$ 139.40	15%
55	Briar Meadow	22.66	90		986.34	1,134.29	\$ 147.95	15%
55G	55 Tract G	0.24	1		940.20	1,081.23	\$ 141.03	15%
55H	55 Tract H	0.11	1		430.93	495.56	\$ 64.63	15%
58	Piedmont	18.05	68		1,039.87	1,195.85	\$ 155.98	15%
213	Villa Pinecrest	9.35	78		469.60	540.04	\$ 70.44	15%
214	Villa Fairlawn	14.54	108		527.41	606.52	\$ 79.11	15%
215	Villa Ivystone	11.17	82		533.64	613.69	\$ 80.05	15%
216	Villa Chadwick	11.75	83		554.59	637.77	\$ 83.18	15%
216A	Chadwick Tr A	0.76	1		2,977.30	3,423.90	\$ 446.60	15%
217	Villa Waverly	10.44	87		470.10	540.62	\$ 70.52	15%
218	Villa Greenbriar	17.55	122		563.54	648.07	\$ 84.53	15%
218J	GB Tr J	0.71	1		2,781.43	3,198.64	\$ 417.21	15%
218K	GB Tr K	0.61	1		2,389.68	2,748.13	\$ 358.45	15%
219	Villa Quail Ridge	12.02	87		541.25	622.43	\$ 81.18	15%
220	Villa Sunnyside	9.60	74		508.22	584.45	\$ 76.23	15%
220D	220 Tr D	0.18	1		705.15	810.92	\$ 105.77	15%
Total Phase #1		585.04	2,806					
Phase #2								
45	Piedmont	32.38	159	\$	797.79	\$ 917.46	\$ 119.67	15%
56	Calumet Grove	25.33	113	\$	878.14	\$ 1,009.87	\$ 131.73	15%
57	Calumet Grove	19.66	86	\$	895.56	\$ 1,029.89	\$ 134.33	15%
59	Chatham	29.48	144	\$	802.00	\$ 922.30	\$ 120.30	15%
60	Chatham	13.53	50	\$	1,060.08	\$ 1,219.09	\$ 159.01	15%
61	Chatham	29.67	155	\$	749.89	\$ 862.37	\$ 112.48	15%
62	Chatham	54.03	238	\$	889.34	\$ 1,022.74	\$ 133.40	15%
63	Chatham	28.49	127	\$	878.82	\$ 1,010.64	\$ 131.82	15%
64	Calumet Grove	22.75	101	\$	882.41	\$ 1,014.77	\$ 132.36	15%
65	Calumet Grove	48.37	224	\$	845.94	\$ 972.83	\$ 126.89	15%
65	Rec Tract	0.25	1	\$	959.79	\$ 1,103.76	\$ 143.97	15%
66	Piedmont	32.75	159	\$	806.91	\$ 927.94	\$ 121.03	15%
221	Villa Bromley	6.69	60	\$	436.80	\$ 502.32	\$ 65.52	15%
221	Bromley Tr C	0.16	1	\$	626.80	\$ 720.82	\$ 94.02	15%
222	Villa Sherwood	15.55	135	\$	451.24	\$ 518.92	\$ 67.68	15%
223	Villa Cameron	12.51	89	\$	550.65	\$ 633.25	\$ 82.60	15%
223	Cameron Tr D	0.31	1	\$	1,214.43	\$ 1,396.59	\$ 182.16	15%
224	Villa Morningview	12.14	88	\$	540.44	\$ 621.50	\$ 81.06	15%
225	Villa Greenwood	13.13	105	\$	489.87	\$ 563.36	\$ 73.49	15%
226	Villa Merryoak	13.44	115	\$	457.84	\$ 526.51	\$ 68.67	15%
227	Villa Ashleigh	7.34	56	\$	513.47	\$ 590.49	\$ 77.02	15%
Total Phase #2		417.96	2,207					
Phase #3								
228	Villa Forsyth	8.64	56	\$	604.41	\$ 695.08	\$ 90.67	15%
229	Villa Birchbrook	4.58	31		578.78	665.60	\$ 86.82	15%
230	Villa Legacy	4.93	32		603.54	694.07	\$ 90.53	15%
231	Villa Mayfield	1.95	9		848.79	976.11	\$ 127.32	15%
Total Phase #3		20.10	128					
Phase #4								
232	Villa Phillips	24.70	165	\$	586.44	\$ 674.40	\$ 87.96	15%
232	Phillips Trac G	0.18	1		705.15	810.92	\$ 105.77	15%
233	Villa Soulliere	20.92	135		607.07	698.13	\$ 91.06	15%
233	Soulliere Tract B	0.21	1		822.68	946.08	\$ 123.40	15%
Total Phase #4		46.01	302					
Grand Total		1,069.11	5,443					
Budget - Revenue (96%)				\$	4,020,691	\$ 4,623,795		
Tax Collector Fees - 2%				\$	83,765	\$ 96,330		

Fiscal Year 2026-27 Budget Report: Debt Service Funds

GL NUMBER	2024-25 ACTIVITY	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 06/30/26	2026-27 FINAL BUDGET
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Fund 04.201 - DEBT SERVICE 1

ESTIMATED REVENUES

325.111 DEBT SERVICE ASSESSMENT(REG)	245,862	242,089	242,089	236,857	229,633
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	56,713	30,000	30,000	38,288	60,000
361.103 INT INCOME - USB	4,752	8,000	8,000	3,304	5,000
361.105 INTEREST INCOME-TAX COLLECTOR	3,593	0	0	971	0
669.901 (ADD)/USE-WORKING CAPITAL	0	(578)	(578)	0	1,628
TOTAL ESTIMATED REVENUES	310,920	279,511	279,511	279,420	296,261

APPROPRIATIONS

314 TAX COLLECTOR FEES	4,917	5,044	5,044	4,737	4,784
323 TRUSTEE SERVICES	4,041	4,041	4,041	4,041	4,041
710 PRINCIPAL	217,000	220,000	220,000	208,000	211,000
715 PRINCIPAL PREPAYMENT	39,000	30,000	30,000	83,000	60,000
720 INTEREST	22,621	19,426	19,426	18,744	15,436
730 MISC BOND EXPENSES	250	1,000	1,000	250	1,000
TOTAL APPROPRIATIONS	287,829	279,511	279,511	318,772	296,261

Fund 04.202 - DEBT SERVICE 2

ESTIMATED REVENUES

325.111 DEBT SERVICE ASSESSMENT(REG)	248,404	242,734	242,734	235,507	228,262
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	81,360	90,000	90,000	56,684	70,000
361.103 INT INCOME - USB	4,057	8,000	8,000	2,874	5,000
361.105 INTEREST INCOME-TAX COLLECTOR	3,600	0	0	900	0
669.901 (ADD)/USE-WORKING CAPITAL	0	1,007	1,007	0	3,814
TOTAL ESTIMATED REVENUES	337,421	341,741	341,741	295,965	307,076

APPROPRIATIONS

314 TAX COLLECTOR FEES	4,968	5,057	5,057	4,710	4,755
323 TRUSTEE SERVICES	4,041	4,041	4,041	4,041	4,041
710 PRINCIPAL	209,789	213,557	213,557	200,835	204,442
715 PRINCIPAL PREPAYMENT	67,000	90,000	90,000	87,000	70,000
720 INTEREST	32,061	28,086	28,086	26,894	22,838
730 MISC BOND EXPENSES	250	1,000	1,000	250	1,000
TOTAL APPROPRIATIONS	318,109	341,741	341,741	323,730	307,076

Fund 04.204 - DEBT SERVICE 4

ESTIMATED REVENUES

325.111 DEBT SERVICE ASSESSMENT(REG)	276,200	272,314	272,314	267,377	264,580
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	106,348	80,000	80,000	9,784	70,000
361.103 INT INCOME - USB	4,620	8,000	8,000	2,966	5,000
361.105 INTEREST INCOME-TAX COLLECTOR	3,571	0	0	886	0
669.901 (ADD)/USE-WORKING CAPITAL	0	6,127	6,127	0	(26,723)
TOTAL ESTIMATED REVENUES	390,739	366,441	366,441	281,013	312,857

APPROPRIATIONS

314 TAX COLLECTOR FEES	5,524	5,674	5,674	5,348	5,512
323 TRUSTEE SERVICES	4,041	4,041	4,041	4,041	4,041
324 ARBITRAGE SERVICES	0	600	600	0	0
710 PRINCIPAL	188,000	194,000	194,000	186,000	160,000
715 PRINCIPAL PREPAYMENT	66,000	80,000	80,000	84,000	70,000
720 INTEREST	87,025	81,126	81,126	78,839	72,304
730 MISC BOND EXPENSES	(100)	1,000	1,000	250	1,000
TOTAL APPROPRIATIONS	350,490	366,441	366,441	358,478	312,857

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 including Multiple Scenarios for Board Consideration

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

Brandy

GL NUMBER	2024-25 ACTIVITY	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 07/31/26	2026-27 PROPOSED BUDGET	2026-27 FINAL BUDGET	2026-27 FINAL AMT CHANGE	2026-27 FINAL % CHANGE
Fund 04.001 - GENERAL FUND								
ESTIMATED REVENUES								
325.116 DS ASSESSMNT PHII	29,640	35,000	35,000	28,992	20,935	20,935	0	0
325.211 MAINTENANCE ASSESSMENT	3,917,798	4,020,691	4,020,691	4,034,870	5,025,864	4,623,795	(402,069)	-8.0%
337.402 MARION COUNTY HWY 42 AGREEMENT	76,361	83,115	83,115	83,116	84,113	76,701	(7,412)	-8.8%
337.403 PHILLIPS COURT AGREEMENT	1,273	1,449	1,449	1,042	1,492	1,492	0	0
341.905 PROPERTY DAMAGE REIMBURSEMENTS	1,050	0	0	70	0	0	0	0
341.908 ELECTRIC REIMBURSEMENT	831	1,500	1,500	691	1,500	1,500	0	0
341.999 MISCELLANEOUS REVENUE	4,001	300	300	14	300	300	0	0
361.101 INT INCOME - CFB	9,391	6,000	6,000	5,811	2,400	2,400	0	0
361.102 INT INCOME - CASH EQUIV	76,245	78,000	78,000	52,014	40,300	40,300	0	0
361.105 INTEREST INCOME-TAX COLLECTOR	12,499	18,000	18,000	17,434	18,000	18,000	0	0
361.306 FLGIT-UNREALIZED GAIN/LOSS	44,350	0	0	21,667	0	0	0	0
361.307 LTP UNREALIZED GAIN/LOSS	39,463	0	0	21,650	0	0	0	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	(1,335)	0	0	(4,549)	0	0	0	0
361.407 LTP REALIZED GAIN/LOSS	16,071	35,000	35,000	25,865	12,500	12,500	0	0
361.409 FLFIT- REALIZED GAIN/LOSS	23,491	21,000	21,000	17,567	15,900	15,900	0	0
669.901 (ADD)/USE-WORKING CAPITAL	0	(196,957)	993,186	0	(1,028,329)	(675,539)	352,790	-34.3%
669.903 (ADD)/USE-GENERAL R&R	0	(34,563)	143,869	0	528,295	498,077	(30,218)	-5.7%
669.904 (ADD)/USE-ROADS R&R	0	1,109,677	1,109,677	0	525,150	0	(525,150)	-100.0%
TOTAL ESTIMATED REVENUES	4,251,129	5,178,212	6,456,787	4,306,254	5,248,420	4,636,361	(612,059)	-11.7%

APPROPRIATIONS

111 EXECUTIVE SALARIES	12,800	15,000	15,000	10,600	15,000	15,000	0	0
211 SOCIAL SECURITY TAXES	794	930	930	657	930	930	0	0
212 MEDICARE TAXES	186	218	218	154	218	218	0	0
241 WORKER'S COMPENSATION	19	25	25	25	25	25	0	0
311 MANAGEMENT FEES	262,772	246,851	246,851	205,711	248,495	248,495	0	0
312 ENGINEERING SERVICES	44,031	36,841	36,841	12,738	40,275	40,275	0	0
313 LEGAL SERVICES	20,289	25,000	25,000	13,350	25,000	25,000	0	0
314 TAX COLLECTOR FEES	78,809	84,244	80,744	81,119	105,143	96,767	(8,376)	-8.0%
316 DEED COMPLIANCE SVCS	11,673	5,408	5,408	5,669	11,704	22,554	10,850	92.7%
319 OTHER PROFESSIONAL SVCS	42,783	50,718	57,093	29,269	34,910	34,910	0	0
322 AUDITING SERVICES	9,965	9,933	10,605	7,875	10,605	10,605	0	0
343 SYSTEMS MGMT SUPPORT	4,807	5,126	5,126	3,680	3,115	3,115	0	0
401 TRAVEL & PER DIEM	405	1,100	1,100	366	600	600	0	0
412 POSTAGE	3,517	100	4,300	177	0	4,000	4,000	#DIV/0!
431 ELECTRICITY	519,513	582,284	555,284	460,875	595,000	595,000	0	0
434 IRRIGATION WATER	48,696	49,200	49,200	40,592	51,268	51,268	0	0
451 CASUALTY & LIABILITY INSUR	5,723	6,000	6,000	5,723	5,723	5,723	0	0
462 BUILDING/STRUCTURE MAINT	513,443	542,572	1,650,083	683,780	612,728	548,663	(64,065)	-10.5%
463 LANDSCAPE MAINT-RECURRING	1,116,884	1,121,653	1,115,853	813,268	1,121,653	1,121,653	0	0
464 LANDSCAPE MAINT-NON RECURRING	126,237	105,000	99,566	94,097	110,000	110,000	0	0
468 IRRIGATION REPAIR	31,810	32,000	40,800	27,728	35,988	35,988	0	0
469 OTHER MAINTENANCE	382,468	166,005	280,802	90,507	161,394	161,394	0	0
471 PRINTING & BINDING	1,013	100	1,400	65	100	1,000	900	900.0%
493 PERMITS & LICENSES	175	175	175	0	175	175	0	0
494 OVERAGE & SHORTAGE	0	0	1	0	0	0	0	0
496 CR 42 EXPENSES	113,972	124,052	124,052	84,095	114,479	114,479	0	0
497 LEGAL ADVERTISING	3,472	2,000	2,000	3,065	2,000	2,000	0	0
522 OPERATING SUPPLIES	0	1,000	327	0	500	500	0	0
622 BUILDINGS	109,440	0	178,432	178,000	166,000	166,000	0	0
633 INFRASTRUCTURE	685,158	1,109,677	1,008,571	1,008,569	617,204	61,836	(555,368)	-90.0%
642 CAPITAL FF&E	0	0	0	0	290,739	290,739	0	0
911 TRANS TO GENERAL R&R	50,000	75,000	75,000	62,500	500,000	500,000	0	0
912 TRANS TO OTHER ROADS	800,000	780,000	780,000	650,000	300,000	300,000	0	0
917 TRANS TO DEBT SERVICE	0	0	0	0	67,449	67,449	0	0
TOTAL APPROPRIATIONS	5,000,854	5,178,212	6,456,787	4,574,244	5,248,420	4,636,361	(612,059)	-11.7%

District 4
Adjustments since Proposed Budget
Fiscal Year 2026-27

- **314:** Tax Collector Fees – Decreased \$8,376 as increase to Maintenance Assessment is 15% as opposed to 25%
- **316:** Deed Compliance Services - Increased \$10,850 due to final cost allocation.
- **412:** Postage - Increased \$4,000 due to potential FY 27-28 Maintenance Assessment change.
- **462:** Building/Structure Maintenance - Decreased by \$64,065 due to a new contract price for Fence Painting and Wall Painting.
- **471:** Printing & Binding - Increased by \$900 due to possible change in Maintenance Assessments in FY27-28.
- **633:** Infrastructure - Decreased by \$555,368 due to a new contract price for Fence Installation and deferring Unit 52 M&O by one year.

Proposed Budget	\$ 5,248,420
Tax Collector Fees	(8,376)
Deed Compliance Services	10,850
Postage	4,000
Building/Structure Maintenance	(64,065)
Printing & Binding	900
Infrastructure	(555,368)
Final Budget	\$ 4,636,361

**FY 2026-27
DISTRICT 4
CAPITAL PROJECTS**

Account	Location	Description	Proposed	Final	Funding Source
633	Unit 44 Along Buena Vista Blvd	Fence Replacement	71,262	61,836	General R&R
633	MC-24	Skid Replacement	290,739	290,739	General R&R
633	MC-24	Roof Replacement	166,000	166,000	General R&R
633	Unit 52	Mill & Overlay	525,150	0	Road R&R
	Total District 4 Capital Projects		\$1,053,151	\$518,575	

FY 2026-27 SE 91st Street/Phillips Court Allocation

<u>FY 26-27 EST. EXPENDITURES</u>		<u>FY26-27 BUDGET</u>	<u>FY 25-26 BUDGET</u>
Seco Expenses (Note 1)	4,033		4,784
Total Est. Expenditures	<u>\$ 4,033</u>		<u>\$ 4,784</u>
<u>ALLOCATION</u>			
Est. Costs to be Allocated		\$ 4,033	4,784
	% per Agreement		
District 4	63%	2,541	3,013.92
NexGen	37%	1,492	1,770.08
	100%	<u>4,033</u>	<u>4,784.00</u>
D4 Revenue 04.001.00.00.000341.905		\$ 1,492	\$ 1,449
NOTES:			
<u>1) Seco Costs</u>			
Street Lights - Electricity	4,033		4,784
	<u>\$ 4,033</u>		<u>\$ 4,784</u>
<u>2) Road Maintenance</u>			
Rejuvenator	\$ -		\$ -
	<u>\$ -</u>		<u>\$ -</u>

FY 2026-27 COUNTY ROAD 42 ALLOCATION

		FY 26-27 BUDGET	FY 25-26 ORIGINAL BUDGET
EXPENDITURES			
Landscaping/pinestraw/plant repl (Note 1)	\$ 51,496		\$ 48,059.00
Seco Expenses (Note 2)	32,340		43,653.00
Pond/fountain maint.	11,340		11,340.00
Traffic Signal	5,000		5,000.00
Other Maint. (Note 3)	11,803		16,000.00
Total Est. Expenditures	\$ 114,479		\$ 124,052
ALLOCATION			
Est. Costs to be Allocated		\$ 114,479	\$ 124,052
	% per Agreement		
District 4	33%	37,778	\$ 40,937
Village of Lake-Sumter	18%	20,606	22,329
Village Center CDD	16%	18,317	19,848
Mulberry Grove Prof. Plaza	5%	5,724	6,203
Mulberry Grove East POA	28%	32,054	34,735
	100%	<u>114,479</u>	<u>\$ 124,052</u>
#4 Revenue 337.402		\$ 76,701	\$ 83,115
NOTES: (from Account Detail)			
<u>1) Landscaping/Pinestraw/Plant Replacement (496)</u>			
Landscaping	\$ 37,996		\$ 37,996
Pinestraw	3,063		3,063
Plant Replacement	7,000		7,000
	<u>\$ 48,059</u>		<u>\$ 48,059</u>
<u>2) Seco Costs (496)</u>			
West Entry Wall 8010925500	\$ 749		\$ 727
Entry Bldg. 8011438801	\$ 5,851		5,681
Entry Sign @ CR 42 9604498102	\$ 594		577
Median Lights BVB Lights 8011639700 (electricity)	\$ 37,768		36,668
	<u>\$ 44,963</u>		<u>\$ 43,653</u>
<u>3) Other Maintenance</u>			
Entry Wall Repairs	\$ 2,500		\$ 2,500
Light Sweeps	1,500		1,500
Pressure Washing	4,120		4,000
Irrigation recurring charges - Maxicom	2,060		2,000
Irrigation system upgrade	-		-
Painting - Entry Bldg/Sign Walls	-		-
Tree Maintenance	5,000		5,000
Replace Wall Lighting Fixtures	-		-
Misc.	1,000		1,000
	<u>\$ 16,180</u>		<u>\$ 16,000</u>

DISTRICT 4 - WORKING CAPITAL & R & R FUNDS BALANCES - 1 YR ROAD CIP DEFERRAL

	Amended 2025-26	Projected 2025-26	15% 2026-27	0% 2027-28	-5% 2028-29	-5% 2029-30	0% 2030-31
Working Capital (Unassigned)							
Beginning Balance	1,550,934	1,550,934	101,897	777,436	1,401,909	740,369	795,581
Deposits	4,265,055	4,265,055	4,792,888	4,804,121	4,574,034	4,355,543	4,355,595
Less Expenditures - Operating	3,535,347	4,625,498	2,990,049	3,236,329	4,103,182	3,105,112	3,116,626
Less Plant Replacements Non-Recurring	105,000	105,000	110,000	120,000	130,000	140,000	150,000
Less Capital Improvement Plan Expenditures	128,594	128,594	217,300	248,319	331,392	255,219	184,631
Less Soulliere Drainage	0	0	0	0	0	0	0
Less Transfer to General R & R	75,000	75,000	500,000	75,000	71,000	0	0
Less Transfer to Road R & R	780,000	780,000	300,000	500,000	600,000	800,000	800,000
Ending Balance	1,192,048	101,897	777,436	1,401,909	740,369	795,581	899,919

RESERVES

	Amended 2025-26	Projected 2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
General R & R (Committed)							
Beginning Balance	283,925	283,925	215,056	216,979	287,714	363,165	128,296
Add Ph III Assessment Revenue	35,000	35,000	20,935	20,935	20,935	20,935	20,935
Deposits	75,000	75,000	500,000	75,000	71,000	0	0
Less Ph III Exp - Tax Collector Fees	437	437	437	437	437	437	437
Less Capital Improvement Plan Expenditures	178,432	178,432	518,575	24,763	16,047	255,367	0
Ending Balance	215,056	215,056	216,979	287,714	363,165	128,296	148,794

	Amended 2025-26	Projected 2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Road Maintenance R & R (Committed)							
Beginning Balance	929,991	929,991	600,314	900,314	875,164	818,112	812,595
Add Deposits	780,000	780,000	300,000	500,000	800,000	800,000	800,000
Less Capital Improvement Plan Expenditures	1,109,677	1,109,677	0	525,150	857,052	805,517	810,189
Ending Balance	600,314	600,314	900,314	875,164	818,112	812,595	802,406

Working Capital/Reserves Grand Total	2,007,418	917,267	1,894,729	2,564,787	1,921,646	1,736,472	1,851,119
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FY 25-26 Operating Budget	\$ 3,640,347
3 Month	\$ 910,087
4 Month	\$ 1,213,449

Target Reserve Policy

	Amended 2025-26	Projected 2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Assets per Audit: 38,708,445							
2% of Assets	774,169	774,169	774,169	774,169	774,169	774,169	774,169
3 Months	910,087	1,182,625	775,012	839,082	1,058,296	811,278	816,657
Fund Balance Needed	1,684,256	1,956,793	1,549,181	1,613,251	1,832,464	1,585,447	1,590,825

Additional Reserves Above Target Minimum	323,162	(1,039,526)	345,548	951,536	89,182	151,025	260,294
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DISTRICT #4 - 2021 ASSESSMENT BONDS**2021 ASSESSMENT BONDS**

Debt Service	2025-26 Amended Budget	2026-27 Proposed Budget	2026-27 Final Budget
Beginning Balance	100,560	101,138	101,138
Deposits	280,089	294,633	294,633
Expenditures	279,511	296,261	296,261
Ending Balance	101,138	99,510	99,510

DISTRICT #4 - 2022 ASSESSMENT BONDS

2022 ASSESSMENT BONDS

Debt Service	2025-26 Amended Budget	2026-27 Proposed Budget	2026-27 Final Budget
Beginning Balance	80,791	80,791	80,791
Deposits	340,734	303,262	303,262
Expenditures	341,741	307,076	307,076
Ending Balance	79,784	76,977	76,977

DISTRICT #4 - 2016 ASSESSMENT BONDS

2016 ASSESSMENT BONDS

Debt Service	2025-26 Amended Budget	2026-27 Proposed Budget	2026-27 Final Budget
Beginning Balance	28,824	28,824	28,824
Deposits	360,314	339,580	339,580
Expenditures	366,441	312,857	312,857
Ending Balance	22,697	55,547	55,547