

RESOLUTION 2026-04

A RESOLUTION APPROVING THE DISTRICT'S PROPOSED BUDGET OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4 FOR FISCAL YEAR 2026-27 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 of Supervisors, the District's proposed operating budget and debt service budget for the forthcoming Fiscal Year 2026-27; and

WHEREAS, the Board of Supervisors has reviewed and discussed the budget during a public budget workshop held on May 13, 2026; 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. 4;

1. The operating budget proposed by the District Manager for Fiscal Year 2026-27; is hereby approved for the amount as listed below along with the proposed maintenance assessment rates based on the attached schedules:

General Fund	\$	5,248,420
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2. The budgets for the Debt Service Funds proposed by the District Manager for Fiscal Year 2026-27; 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. A public hearing on said approved Budget is hereby declared and set for the following date, hour and place:


Date: September 11, 2026
Time: 1:30 p.m.
Place: Savannah Recreation Center
Ashley Wilkes Room
1545 Buena Vista Boulevard
The Villages, Florida 32162

Adopted this 12th day of June, 2026.

VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 4



Cliff Wiener, Chair



Kenneth C. Blocker, Secretary

FISCAL YEAR 2026-27 BUDGET REPORT
FUND: 04.001 GENERAL FUND

ACCOUNT DESCRIPTION	2024-25 ACTIVITY	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 03/31/26	2026-27 PROPOSED BUDGET
Fund 04.001 - GENERAL FUND					
ESTIMATED REVENUES					
325.116 DS ASSESSMNT PHIII	29,640	35,000	35,000	21,464	20,935
325.211 MAINTENANCE ASSESSMENT	3,917,798	4,020,691	4,020,691	3,851,758	5,025,864
337.402 MARION COUNTY HWY 42 AGREEMENT	76,361	83,115	83,115	41,558	84,113
337.403 PHILLIPS COURT AGREEMENT	1,273	1,449	1,449	336	1,492
341.905 PROPERTY DAMAGE REIMBURSEMENTS	1,050	0	0	0	0
341.908 ELECTRIC REIMBURSEMENT	831	1,500	1,500	691	1,500
341.999 MISCELLANEOUS REVENUE	4,001	300	300	9	300
361.101 INT INCOME - CFB	9,391	6,000	6,000	4,671	2,400
361.102 INT INCOME - CASH EQUIV	76,245	78,000	78,000	24,820	40,300
361.105 INTEREST INCOME-TAX COLLECTOR	12,499	18,000	18,000	12,604	18,000
361.306 FLGIT-UNREALIZED GAIN/LOSS	44,350	0	0	14,558	0
361.307 LTP UNREALIZED GAIN/LOSS	39,463	0	0	(17,955)	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	(1,335)	0	0	(1,507)	0
361.407 LTP REALIZED GAIN/LOSS	16,071	35,000	35,000	19,129	12,500
361.409 FLFIT-REALIZED GAIN/LOSS	23,491	21,000	21,000	10,570	15,900
669.901 (ADD)/USE-WORKING CAPITAL	0	(196,957)	14,705	0	(1,028,329)
669.903 (ADD)/USE-GENERAL R&R	0	(34,563)	143,869	0	528,295
669.904 (ADD)/USE-ROADS R&R	0	1,109,677	1,109,677	0	525,150
TOTAL ESTIMATED REVENUES	4,251,129	5,178,212	5,568,306	3,982,706	5,248,420

APPROPRIATIONS					
111 EXECUTIVE SALARIES	12,800	15,000	15,000	6,000	15,000
211 SOCIAL SECURITY TAXES	794	930	930	372	930
212 MEDICARE TAXES	186	218	218	87	218
241 WORKER'S COMPENSATION	19	25	25	25	25
311 MANAGEMENT FEES	262,772	246,851	246,851	123,431	248,495
312 ENGINEERING SERVICES	44,030	36,841	36,841	9,060	40,275
313 LEGAL SERVICES	20,289	25,000	25,000	7,464	25,000
314 TAX COLLECTOR FEES	78,810	84,244	84,244	77,413	105,143
316 DEED COMPLIANCE SVCS	11,673	5,408	5,408	3,026	11,704
319 OTHER PROFESSIONAL SVCS	42,782	50,718	53,593	19,120	34,910
322 AUDITING SERVICES	9,965	9,933	9,933	7,875	10,605
343 SYSTEMS MGMT SUPPORT	4,807	5,126	5,126	1,953	3,115
401 TRAVEL & PER DIEM	405	1,100	1,100	268	600
412 POSTAGE	3,517	100	100	0	0
431 ELECTRICITY	519,513	582,284	582,284	275,741	595,000
434 IRRIGATION WATER	48,696	49,200	49,200	21,855	51,268
451 CASUALTY & LIABILITY INSUR	5,723	6,000	6,000	5,723	5,723
462 BUILDING/STRUCTURE MAINT	513,442	542,572	576,562	254,647	612,728
463 LANDSCAPE MAINT-RECURRING	1,116,884	1,121,653	1,121,653	434,813	1,121,653
464 LANDSCAPE MAINT-NON RECURRING	126,237	105,000	105,000	77,255	110,000
468 IRRIGATION REPAIR	31,810	32,000	32,000	18,195	35,988
469 OTHER MAINTENANCE	382,468	166,005	340,802	51,467	161,394
471 PRINTING & BINDING	1,013	100	100	55	100
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	41,024	114,479
497 LEGAL ADVERTISING	3,472	2,000	2,000	400	2,000
522 OPERATING SUPPLIES	0	1,000	999	0	500
622 BUILDINGS	109,440	0	178,432	178,000	166,000
633 INFRASTRUCTURE	685,158	1,109,677	1,109,677	0	617,204
642 CAPITAL FF&E	0	0	0	0	290,739
911 TRANS TO GENERAL R&R	50,000	75,000	75,000	37,500	500,000
912 TRANS TO OTHER ROADS	800,000	780,000	780,000	390,000	300,000
917 TRANS TO DEBT SERVICE	0	0	0	0	67,449
TOTAL APPROPRIATIONS	5,000,852	5,178,212	5,568,306	2,042,769	5,248,420

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

Maintenance Assessments Billed				FY2025-26	25.00%	Average	Amt
Unit	Village Name	Acres	# of Lots	3%	Per Unit	184.97	984,231
				\$ 4,188,220	\$ 5,235,275	\$ Change	% Change
Phase #1							
44	Piedmont	74.89	350	\$ 838.23	\$ 1,047.79	209.56	25%
46	Piedmont	30.32	139	854.52	1,068.15	213.63	25%
47	Springdale	53.12	206	1,010.18	1,262.73	252.55	25%
48	Springdale	32.98	155	833.54	1,041.93	208.39	25%
49	Woodbury	27.00	114	927.83	1,159.79	231.96	25%
50	Woodbury	28.20	133	830.63	1,038.29	207.66	25%
51	Woodbury	39.38	187	824.98	1,031.22	206.24	25%
52	Woodbury	51.60	256	789.62	987.03	197.41	25%
53	Springdale	43.76	111	1,544.41	1,930.52	386.11	25%
54	Briar Meadow	64.05	270	929.32	1,161.65	232.33	25%
55	Briar Meadow	22.66	90	986.34	1,232.92	246.58	25%
55G	55 Tract G	0.24	1	940.20	1,175.25	235.05	25%
55H	55 Tract H	0.11	1	430.93	538.66	107.73	25%
58	Piedmont	18.05	68	1,039.87	1,299.83	259.96	25%
213	Villa Pinecrest	9.35	78	469.60	587.00	117.40	25%
214	Villa Fairlawn	14.54	108	527.41	659.26	131.85	25%
215	Villa Ivystone	11.17	82	533.64	667.05	133.41	25%
216	Villa Chadwick	11.75	83	554.59	693.23	138.64	25%
216A	Chadwick Tr A	0.76	1	2,977.30	3,721.63	744.33	25%
217	Villa Waverly	10.44	87	470.10	587.63	117.53	25%
218	Villa Greenbriar	17.55	122	563.54	704.43	140.89	25%
218J	GB Tr J	0.71	1	2,781.43	3,476.78	695.35	25%
218K	GB Tr K	0.61	1	2,389.68	2,987.09	597.41	25%
219	Villa Quail Ridge	12.02	87	541.25	676.56	135.31	25%
220	Villa Sunnyside	9.60	74	508.22	635.27	127.05	25%
220D	220 Tr D	0.18	1	705.15	881.44	176.29	25%
	Total Phase #1	585.04	2,806				
Phase #2							
45	Piedmont	32.38	159	\$ 797.79	\$ 997.24	199.45	25%
56	Calumet Grove	25.33	113	878.14	1,097.68	219.54	25%
57	Calumet Grove	19.66	86	895.58	1,119.45	223.89	25%
59	Chatham	29.48	144	802.00	1,002.50	200.50	25%
60	Chatham	13.53	50	1,060.08	1,325.09	265.01	25%
61	Chatham	29.67	155	749.89	937.36	187.47	25%
62	Chatham	54.03	238	889.34	1,111.67	222.33	25%
63	Chatham	28.49	127	878.82	1,098.52	219.70	25%
64	Calumet Grove	22.75	101	882.41	1,103.01	220.60	25%
65	Calumet Grove	48.37	224	845.94	1,057.42	211.48	25%
65	Rec Tract	0.25	1	959.79	1,199.73	239.94	25%
66	Piedmont	32.75	159	806.91	1,008.63	201.72	25%
221	Villa Bromley	6.69	60	436.80	546.00	109.20	25%
221	Bromley Tr C	0.16	1	626.80	783.50	156.70	25%
222	Villa Sherwood	15.55	135	451.24	564.05	112.81	25%
223	Villa Cameron	12.51	89	550.65	688.31	137.66	25%
223	Cameron Tr D	0.31	1	1,214.43	1,518.03	303.60	25%
224	Villa Morningview	12.14	88	540.44	675.55	135.11	25%
225	Villa Greenwood	13.13	105	489.87	612.34	122.47	25%
226	Villa Merryoak	13.44	115	457.84	572.30	114.46	25%
227	Villa Ashleigh	7.34	56	513.47	641.84	128.37	25%
	Total Phase #2	417.96	2,207				
Phase #3							
228	Villa Forsyth	8.64	56	\$ 604.41	\$ 755.52	151.11	25%
229	Villa Birchbrook	4.58	31	578.78	723.47	144.69	25%
230	Villa Legacy	4.93	32	603.54	754.43	150.89	25%
231	Villa Mayfield	1.95	9	848.79	1,060.99	212.20	25%
	Total Phase #3	20.10	128				
Phase #4							
232	Villa Phillips	24.70	165	\$ 586.44	\$ 733.05	146.61	25%
232	Phillips Trac G	0.18	1	705.15	881.44	176.29	25%
233	Villa Soulliere	20.92	135	607.07	758.83	151.76	25%
233	Soulliere Tract B	0.21	1	822.68	1,028.34	205.66	25%
	Total Phase #4	46.01	302				
	Grand Total	1,069.11	5,443				
Budget - Revenue (96%)				\$ 4,020,691	\$ 5,025,864	\$ 1,005,173	
Tax Collector Fees - 2%				\$ 83,765	\$ 104,706	\$ 20,942	
Maintenance assessment is calculated as follows:					\$ 4,921,158		

FISCAL YEAR 2026-27 BUDGET REPORT
FUND: 04.202 DEBT SERVICE 2

ACCOUNT DESCRIPTION	2024-25 ACTIVITY	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 03/31/26	2026-27 PROPOSED BUDGET
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Fund 04.202 - DEBT SERVICE 2

ESTIMATED REVENUES

325.111 DEBT SERVICE ASSESSMENT(REG)	248,404	242,734	242,734	223,101	228,262
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	81,360	90,000	90,000	31,053	70,000
361.103 INT INCOME - USB	4,057	8,000	8,000	1,191	5,000
361.105 INTEREST INCOME-TAX COLLECTOR	3,600	0	0	595	0
669.901 (ADD)/USE-WORKING CAPITAL	0	1,007	1,007	0	3,814
TOTAL ESTIMATED REVENUES	337,421	341,741	341,741	255,940	307,076

APPROPRIATIONS

314 TAX COLLECTOR FEES	4,968	5,057	5,057	4,462	4,755
323 TRUSTEE SERVICES	4,041	4,041	4,041	0	4,041
710 PRINCIPAL	209,789	213,557	213,557	0	204,442
715 PRINCIPAL PREPAYMENT	67,000	90,000	90,000	54,000	70,000
720 INTEREST	32,061	28,086	28,086	13,687	22,838
730 MISC BOND EXPENSES	250	1,000	1,000	250	1,000
TOTAL APPROPRIATIONS	318,109	341,741	341,741	72,399	307,076

FISCAL YEAR 2026-27 BUDGET REPORT
FUND: 04.204 DEBT SERVICE 4

ACCOUNT DESCRIPTION	2024-25 ACTIVITY	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 03/31/26	2026-27 PROPOSED BUDGET
Fund 04.204 - DEBT SERVICE 4					
ESTIMATED REVENUES					
325.111 DEBT SERVICE ASSESSMENT(REG)	276,200	272,314	272,314	258,984	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	1,270	5,000
361.105 INTEREST INCOME-TAX COLLECTOR	3,571	0	0	698	0
669.901 (ADD)/USE-WORKING CAPITAL	0	6,127	6,127	0	(26,723)
TOTAL ESTIMATED REVENUES	390,739	366,441	366,441	270,736	312,857
APPROPRIATIONS					
314 TAX COLLECTOR FEES	5,524	5,674	5,674	5,180	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	0	160,000
715 PRINCIPAL PREPAYMENT	66,000	80,000	80,000	71,000	70,000
720 INTEREST	87,025	81,126	81,126	39,943	72,304
730 MISC BOND EXPENSES	(100)	1,000	1,000	250	1,000
TOTAL APPROPRIATIONS	350,490	366,441	366,441	120,414	312,857

FOR INFORMATION ONLY

Board Supervisors,

Attached are additional items for your information:

- 1) The Budget form with the Proposed columns which reflects the changes made throughout the budget process thus far. Also shown are the dollar/percentage variance columns comparing the FY2026-27 Proposed Budget column to the FY2025-26 Original Budget column. The budget attachment with the resolution includes the Proposed column only.
- 2) Five Year Budget Report along with the Working Capital and Reserves Fund Balance Report showing a 25% increase in Maintenance Assessment rates in FY2026-27 and another one-time 3% increase in FY2028-29.
- 3) A 5-Year Maintenance Assessment Schedules showing a 25% increase in Maintenance Assessment rates in FY2026-27, and a one-time 3% increase in FY2028-29.
- 4) Allocation agreements for 91st Street/Phillips Court and County Road 42.

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

Brandy

FISCAL YEAR 2026-27 BUDGET REPORT
FUND: 04.001 GENERAL FUND
EXPANDED BUDGET REPORT

ACCOUNT DESCRIPTION	2024-26 ACTIVITY	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 03/31/26	2026-27 RECMD BUDGET	2026-27 PROPOSED BUDGET	2026-27 PROPOSED AMT CHANGE	2026-27 PROPOSED % CHANGE
Fund 04.001 - GENERAL FUND								
ESTIMATED REVENUES								
325.116 DS ASSESSMNT PHII	29,640	35,000	35,000	21,464	20,935	20,935	(14,065)	(40.19)
325.211 MAINTENANCE ASSESSMENT	3,917,798	4,020,691	4,020,691	3,851,758	4,020,691	5,025,864	1,005,173	25.00
337.402 MARION COUNTY HWY 42 AGREEMENT	76,361	83,115	83,115	41,558	84,113	84,113	998	1.20
337.403 PHILLIPS COURT AGREEMENT	1,273	1,449	1,449	336	1,492	1,492	43	2.97
341.905 PROPERTY DAMAGE REIMBURSEMENTS	1,050	0	0	0	0	0	0	0.00
341.908 ELECTRIC REIMBURSEMENT	831	1,500	1,500	691	1,500	1,500	0	0.00
341.999 MISCELLANEOUS REVENUE	4,001	300	300	9	300	300	0	0.00
361.101 INT INCOME - CFB	9,391	6,000	6,000	4,671	2,400	2,400	(3,600)	(60.00)
361.102 INT INCOME - CASH EQUIV	76,245	78,000	78,000	24,820	40,300	40,300	(37,700)	(48.33)
361.105 INTEREST INCOME-TAX COLLECTOR	12,499	18,000	18,000	12,604	18,000	18,000	0	0.00
361.306 FLGIT-UNREALIZED GAIN/LOSS	44,350	0	0	14,558	0	0	0	0.00
361.307 LTP UNREALIZED GAIN/LOSS	39,463	0	0	(17,955)	0	0	0	0.00
361.309 FLFIT-UNREALIZED GAIN/LOSS	(1,335)	0	0	(1,507)	0	0	0	0.00
361.407 LTP REALIZED GAIN/LOSS	16,071	35,000	35,000	19,129	12,500	12,500	(22,500)	(64.29)
361.409 FLFIT-REALIZED GAIN/LOSS	23,491	21,000	21,000	10,570	15,900	15,900	(5,100)	(24.29)
669.901 (ADD)/USE-WORKING CAPITAL	0	(196,957)	14,705	0	(48,306)	(1,028,329)	(831,372)	422.11
669.903 (ADD)/USE-GENERAL R&R	0	(34,563)	143,869	0	528,295	528,295	562,858	(1,628.50)
669.904 (ADD)/USE-ROADS R&R	0	1,109,677	1,109,677	0	525,150	525,150	(584,527)	(52.68)
TOTAL ESTIMATED REVENUES	4,251,129	5,178,212	5,568,306	3,982,706	5,223,270	5,248,420	70,208	1.36

APPROPRIATIONS								
111 EXECUTIVE SALARIES	12,800	15,000	15,000	6,000	15,000	15,000	0	0.00
211 SOCIAL SECURITY TAXES	794	930	930	372	930	930	0	0.00
212 MEDICARE TAXES	186	218	218	87	218	218	0	0.00
241 WORKER'S COMPENSATION	19	25	25	25	25	25	0	0.00
311 MANAGEMENT FEES	262,772	246,851	246,851	123,431	243,138	248,495	1,644	0.67
312 ENGINEERING SERVICES	44,030	36,841	36,841	9,060	40,275	40,275	3,434	9.32
313 LEGAL SERVICES	20,289	25,000	25,000	7,464	25,000	25,000	0	0.00
314 TAX COLLECTOR FEES	78,810	84,244	84,244	77,413	84,202	105,143	20,899	24.81
316 DEED COMPLIANCE SVCS	11,673	5,408	5,408	3,026	12,852	11,704	6,296	116.42
319 OTHER PROFESSIONAL SVCS	42,782	50,718	53,593	19,120	34,910	34,910	(15,808)	(31.17)
322 AUDITING SERVICES	9,965	9,933	9,933	7,875	10,605	10,605	672	6.77
324 ARBITRAGE SERVICES	0	0	0	0	67,449	0	0	0.00
343 SYSTEMS MGMT SUPPORT	4,807	5,126	5,126	1,953	3,115	3,115	(2,011)	(39.23)
401 TRAVEL & PER DIEM	405	1,100	1,100	268	600	600	(500)	(45.45)
412 POSTAGE	3,517	100	100	0	0	0	(100)	(100.00)
431 ELECTRICITY	519,513	582,284	582,284	275,741	595,000	595,000	12,716	2.18
434 IRRIGATION WATER	48,696	49,200	49,200	21,855	51,268	51,268	2,068	4.20
451 CASUALTY & LIABILITY INSUR	5,723	6,000	6,000	5,723	5,723	5,723	(277)	(4.62)
462 BUILDING/STRUCTURE MAINT	513,442	542,572	576,562	254,647	612,728	612,728	70,156	12.93
463 LANDSCAPE MAINT-RECURRING	1,116,884	1,121,653	1,121,653	434,813	1,121,653	1,121,653	0	0.00
464 LANDSCAPE MAINT-NON RECURRING	126,237	105,000	105,000	77,255	110,000	110,000	5,000	4.76
468 IRRIGATION REPAIR	31,810	32,000	32,000	18,195	35,988	35,988	3,988	12.46
469 OTHER MAINTENANCE	382,468	166,005	340,802	51,467	161,394	161,394	(4,611)	(2.78)
471 PRINTING & BINDING	1,013	100	100	55	100	100	0	0.00
493 PERMITS & LICENSES	175	175	175	0	175	175	0	0.00
494 OVERAGE & SHORTAGE	0	0	1	0	0	0	0	0.00
496 CR 42 EXPENSES	113,972	124,052	124,052	41,024	114,479	114,479	(9,573)	(7.72)
497 LEGAL ADVERTISING	3,472	2,000	2,000	400	2,000	2,000	0	0.00
522 OPERATING SUPPLIES	0	1,000	999	0	500	500	(500)	(50.00)
622 BUILDINGS	109,440	0	178,432	178,000	166,000	166,000	166,000	0.00
633 INFRASTRUCTURE	685,158	1,109,677	1,109,677	0	617,204	617,204	(492,473)	(44.38)
642 CAPITAL FF&E	0	0	0	0	290,739	290,739	290,739	0.00
911 TRANS TO GENERAL R&R	50,000	75,000	75,000	37,500	500,000	500,000	425,000	566.67
912 TRANS TO OTHER ROADS	800,000	780,000	780,000	390,000	300,000	300,000	(480,000)	(61.54)
917 TRANS TO DEBT SERVICE	0	0	0	0	0	67,449	67,449	0.00
TOTAL APPROPRIATIONS	5,000,852	5,178,212	5,568,306	2,042,769	5,223,270	5,248,420	70,208	1.36

FISCAL YEAR 2026-27 BUDGET REPORT
FUND: 04.001 GENERAL FUND
FIVE-YEAR BUDGET REPORT

ACCOUNT DESCRIPTION	2026-27 RECMD BUDGET	2026-27 PROPOSED BUDGET	2027-28 BUDGET	2028-29 BUDGET	2029-30 BUDGET	2030-31 BUDGET
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Fund 04.001 - GENERAL FUND

ESTIMATED REVENUES

325.116 DS ASSESSMNT PHII	20,935	20,935	20,935	20,935	20,935	20,935
325.211 MAINTENANCE ASSESSMENT	4,020,691	5,025,864	5,025,864	5,176,640	5,176,640	5,176,640
337.402 MARION COUNTY HWY 42 AGREEMENT	84,113	84,113	87,889	88,946	90,037	90,037
337.403 PHILLIPS COURT AGREEMENT	1,492	1,492	1,537	1,583	1,631	1,683
341.908 ELECTRIC REIMBURSEMENT	1,500	1,500	1,500	1,500	1,500	1,500
341.999 MISCELLANEOUS REVENUE	300	300	300	300	300	300
361.101 INT INCOME - CFB	2,400	2,400	2,400	2,400	2,400	2,400
361.102 INT INCOME - CASH EQUIV	40,300	40,300	40,300	40,300	40,300	40,300
361.105 INTEREST INCOME-TAX COLLECTOR	18,000	18,000	18,000	18,000	18,000	18,000
361.407 LTP REALIZED GAIN/LOSS	12,500	12,500	12,500	12,500	12,500	12,500
361.409 FLFIT-REALIZED GAIN/LOSS	15,900	15,900	15,900	15,900	15,900	15,900
669.901 (ADD)/USE-WORKING CAPITAL	(48,306)	(1,028,329)	(720,170)	(618,442)	(779,655)	(1,035,628)
669.903 (ADD)/USE-GENERAL R&R	528,295	528,295	8,041	(2,120)	237,562	(20,498)
669.904 (ADD)/USE-ROADS R&R	525,150	525,150	857,052	805,517	810,189	570,709
TOTAL ESTIMATED REVENUES	5,223,270	5,248,420	5,372,048	5,563,959	5,648,239	4,894,778

APPROPRIATIONS

111 EXECUTIVE SALARIES	15,000	15,000	15,000	15,000	15,000	15,000
211 SOCIAL SECURITY TAXES	930	930	930	930	930	930
212 MEDICARE TAXES	218	218	218	218	218	218
241 WORKER'S COMPENSATION	25	25	25	25	25	25
311 MANAGEMENT FEES	243,138	248,495	265,964	277,592	278,402	281,667
312 ENGINEERING SERVICES	40,275	40,275	42,136	44,085	46,125	48,260
313 LEGAL SERVICES	25,000	25,000	25,500	25,000	25,000	25,000
314 TAX COLLECTOR FEES	84,202	105,143	105,143	108,284	108,284	108,284
316 DEED COMPLIANCE SVCS	12,852	11,704	12,128	12,574	13,040	13,530
319 OTHER PROFESSIONAL SVCS	34,910	34,910	40,819	41,763	42,746	43,767
322 AUDITING SERVICES	10,605	10,605	10,605	10,605	10,605	10,605
324 ARBITRAGE SERVICES	67,449	0	0	0	0	0
343 SYSTEMS MGMT SUPPORT	3,115	3,115	8,406	8,522	8,587	8,655
401 TRAVEL & PER DIEM	600	600	1,100	1,100	1,100	1,100
412 POSTAGE	0	0	1,000	0	0	0
431 ELECTRICITY	595,000	595,000	575,186	603,945	634,142	665,849
434 IRRIGATION WATER	51,268	51,268	53,831	56,523	59,349	62,316
451 CASUALTY & LIABILITY INSUR	5,723	5,723	5,895	5,895	5,895	5,895
462 BUILDING/STRUCTURE MAINT	612,728	612,728	598,813	693,906	650,440	558,776
463 LANDSCAPE MAINT-RECURRING	1,121,653	1,121,653	1,349,028	1,349,028	1,349,028	1,421,667
464 LANDSCAPE MAINT-NON RECURRING	110,000	110,000	120,000	130,000	140,000	150,000
468 IRRIGATION REPAIR	35,988	35,988	37,128	38,304	39,518	40,770
469 OTHER MAINTENANCE	161,394	161,394	207,444	212,298	213,882	222,184
471 PRINTING & BINDING	100	100	4,000	100	100	100
493 PERMITS & LICENSES	175	175	175	175	175	175
496 CR 42 EXPENSES	114,479	114,479	126,418	130,662	134,853	136,733
497 LEGAL ADVERTISING	2,000	2,000	4,050	2,000	2,000	2,000
522 OPERATING SUPPLIES	500	500	515	530	546	563
622 BUILDINGS	166,000	166,000	0	0	0	0
633 INFRASTRUCTURE	617,204	617,204	885,591	823,895	1,068,249	570,709
642 CAPITAL FF&E	290,739	290,739	0	0	0	0
911 TRANS TO GENERAL R&R	500,000	500,000	75,000	71,000	0	0
912 TRANS TO OTHER ROADS	300,000	300,000	800,000	900,000	800,000	500,000
917 TRANS TO DEBT SERVICE	0	67,449	0	0	0	0
TOTAL APPROPRIATIONS	5,223,270	5,248,420	5,372,048	5,563,959	5,648,239	4,894,778

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

Maintenance Assessments Billed				FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2029-30
Unit	Village Name	Acres	# of Lots	3%	25%	0%	3%	0%	0%
				\$ 4,188,220	\$ 5,235,275	\$ 5,235,275	\$ 5,392,333	\$ 5,392,333	\$ 5,392,333
Phase #1									
44	Piedmont	74.89	350	\$ 838.23	\$ 1,047.79	\$ 1,047.79	\$ 1,079.23	\$ 1,079.23	\$ 1,079.23
46	Piedmont	30.32	139	854.52	1,068.15	1,068.15	1,100.20	1,100.20	1,100.20
47	Springdale	53.12	206	1,010.18	1,262.73	1,262.73	1,300.61	1,300.61	1,300.61
48	Springdale	32.98	155	833.54	1,041.93	1,041.93	1,073.19	1,073.19	1,073.19
49	Woodbury	27.00	114	927.83	1,159.79	1,159.79	1,194.58	1,194.58	1,194.58
50	Woodbury	28.20	133	830.63	1,038.29	1,038.29	1,069.43	1,069.43	1,069.43
51	Woodbury	39.38	187	824.98	1,031.22	1,031.22	1,062.16	1,062.16	1,062.16
52	Woodbury	51.60	256	789.62	987.03	987.03	1,016.64	1,016.64	1,016.64
53	Springdale	43.76	111	1,544.41	1,930.52	1,930.52	1,988.43	1,988.43	1,988.43
54	Briar Meadow	64.05	270	929.32	1,161.65	1,161.65	1,196.50	1,196.50	1,196.50
55	Briar Meadow	22.66	90	986.34	1,232.92	1,232.92	1,269.91	1,269.91	1,269.91
55G	55 Tract G	0.24	1	940.20	1,175.25	1,175.25	1,210.51	1,210.51	1,210.51
55H	55 Tract H	0.11	1	430.93	538.66	538.66	554.82	554.82	554.82
58	Piedmont	18.05	68	1,039.87	1,299.83	1,299.83	1,338.83	1,338.83	1,338.83
213	Villa Pinecrest	9.35	78	469.60	587.00	587.00	604.61	604.61	604.61
214	Villa Fairlawn	14.54	108	527.41	659.26	659.26	679.04	679.04	679.04
215	Villa Ivystone	11.17	82	533.64	667.05	667.05	687.06	687.06	687.06
216	Villa Chadwick	11.75	83	554.59	693.23	693.23	714.03	714.03	714.03
216A	Chadwick Tr A	0.76	1	2,977.30	3,721.63	3,721.63	3,833.27	3,833.27	3,833.27
217	Villa Waverly	10.44	87	470.10	587.63	587.63	605.25	605.25	605.25
218	Villa Greenbriar	17.55	122	563.54	704.43	704.43	725.56	725.56	725.56
218J	GB Tr J	0.71	1	2,781.43	3,476.78	3,476.78	3,581.09	3,581.09	3,581.09
218K	GB Tr K	0.61	1	2,389.68	2,987.09	2,987.09	3,076.71	3,076.71	3,076.71
219	Villa Quail Ridge	12.02	87	541.25	676.56	676.56	696.85	696.85	696.85
220	Villa Sunnyside	9.60	74	508.22	635.27	635.27	654.33	654.33	654.33
220D	220 Tr D	0.18	1	705.15	881.44	881.44	907.88	907.88	907.88
Total Phase #1		585.04	2,806						
Phase #2									
45	Piedmont	32.38	159	\$ 797.79	\$ 997.24	\$ 997.24	\$ 1,027.16	\$ 1,027.16	\$ 1,027.16
56	Calumet Grove	25.33	113	878.14	1,097.68	1,097.68	1,130.61	1,130.61	1,130.61
57	Calumet Grove	19.66	86	895.56	1,119.45	1,119.45	1,153.03	1,153.03	1,153.03
59	Chatham	29.48	144	802.00	1,002.50	1,002.50	1,032.57	1,032.57	1,032.57
60	Chatham	13.53	50	1,060.08	1,325.09	1,325.09	1,364.85	1,364.85	1,364.85
61	Chatham	29.67	155	749.89	937.36	937.36	965.48	965.48	965.48
62	Chatham	54.03	238	889.34	1,111.67	1,111.67	1,145.02	1,145.02	1,145.02
63	Chatham	28.49	127	878.82	1,098.52	1,098.52	1,131.48	1,131.48	1,131.48
64	Calumet Grove	22.75	101	882.41	1,103.01	1,103.01	1,136.10	1,136.10	1,136.10
65	Calumet Grove	48.37	224	845.94	1,057.42	1,057.42	1,089.14	1,089.14	1,089.14
65	Rec Tract	0.25	1	959.79	1,199.73	1,199.73	1,235.73	1,235.73	1,235.73
66	Piedmont	32.75	159	806.91	1,008.63	1,008.63	1,038.89	1,038.89	1,038.89
221	Villa Bromley	6.69	60	436.80	546.00	546.00	562.38	562.38	562.38
221	Bromley Tr C	0.16	1	626.80	783.50	783.50	807.01	807.01	807.01
222	Villa Sherwood	15.55	135	451.24	564.05	564.05	580.97	580.97	580.97
223	Villa Cameron	12.51	89	550.65	688.31	688.31	708.96	708.96	708.96
223	Cameron Tr D	0.31	1	1,214.43	1,518.03	1,518.03	1,563.57	1,563.57	1,563.57
224	Villa Morningview	12.14	88	540.44	675.55	675.55	695.81	695.81	695.81
225	Villa Greenwood	13.13	105	489.87	612.34	612.34	630.71	630.71	630.71
226	Villa Merryoak	13.44	115	457.84	572.30	572.30	589.46	589.46	589.46
227	Villa Ashleigh	7.34	56	513.47	641.84	641.84	661.10	661.10	661.10
Total Phase #2		417.96	2,207						
Phase #3									
228	Villa Forsyth	8.64	56	\$ 604.41	\$ 755.52	\$ 755.52	\$ 778.18	\$ 778.18	\$ 778.18
229	Villa Birchbrook	4.58	31	578.78	723.47	723.47	745.18	745.18	745.18
230	Villa Legacy	4.93	32	603.54	754.43	754.43	777.06	777.06	777.06
231	Villa Mayfield	1.95	9	848.79	1,060.99	1,060.99	1,092.82	1,092.82	1,092.82
Total Phase #3		20.10	128						
Phase #4									
232	Villa Phillips	24.70	165	\$ 586.44	\$ 733.05	\$ 733.05	\$ 755.04	\$ 755.04	\$ 755.04
232	Phillips Trac G	0.18	1	705.15	881.44	881.44	907.88	907.88	907.88
233	Villa Soulliere	20.92	135	607.07	758.83	758.83	781.60	781.60	781.60
233	Soulliere Tract B	0.21	1	822.68	1,028.34	1,028.34	1,059.19	1,059.19	1,059.19
Total Phase #4		46.01	302						
Grand Total		1,069.11	5,443						
Budget - Revenue (96%)				\$ 4,020,691	\$ 5,025,864	\$ 5,025,864	\$ 5,176,640	\$ 5,176,640	\$ 5,176,640
Tax Collector Fees - 2%				\$ 83,765	\$ 104,706	\$ 104,706	\$ 107,847	\$ 107,847	\$ 107,847

Maintenance assessment is calculated as follows:

DISTRICT 4 - WORKING CAPITAL & R & R FUNDS BALANCES

Working Capital (Unassigned)	Amended	Projected	25%	0%	3%	0%	0%
	2025-26	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Beginning Balance	1,550,934	1,550,934	992,048	2,020,377	2,740,547	3,358,989	4,138,644
Deposits	4,265,055	4,265,055	5,202,369	5,206,190	5,358,069	5,359,208	5,359,260
Less Expenditures - Operating	3,191,166	3,735,347	2,982,675	3,217,481	3,279,760	3,337,121	3,485,858
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	281,365	273,539	358,867	302,432	187,774
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	800,000	900,000	800,000	500,000
Ending Balance	1,536,229	992,048	2,020,377	2,740,547	3,358,989	4,138,644	5,174,272

RESERVES

General R & R (Committed)	Amended	Projected					
	2025-26	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Beginning Balance	283,925	283,925	215,056	186,761	253,720	326,840	89,278
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	548,793	28,539	18,378	258,060	0
Ending Balance	215,056	215,056	186,761	253,720	326,840	89,278	109,776

Road Maintenance R & R (Committed)	Amended	Projected					
	2025-26	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Beginning Balance	929,991	929,991	600,314	375,164	318,112	412,595	402,406
Add Deposits	780,000	780,000	300,000	800,000	900,000	800,000	500,000
Less Capital Improvement Plan Expenditures	1,109,677	1,109,677	525,150	857,052	805,517	810,189	570,709
Ending Balance	600,314	600,314	375,164	318,112	412,595	402,406	331,697

Working Capital/Reserves Grand Total	2,351,599	1,807,418	2,582,302	3,312,379	4,098,424	4,630,328	5,615,745
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FY 25-26 Operating Budget	\$ 3,296,166
3 Month	\$ 824,042
4 Month	\$ 1,098,722

Target Reserve Policy

Assets per Audit:	31,612,036	Amended	Projected					
		2025-26	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
2% of Assets		632,241	632,241	632,241	632,241	632,241	632,241	632,241
3 Months		824,042	960,087	773,169	834,370	852,440	869,280	908,965
Fund Balance Needed		1,456,282	1,592,327	1,405,409	1,466,611	1,484,681	1,501,521	1,541,205

Additional Reserves Above Target Minimum	895,317	215,091	1,176,893	1,845,768	2,613,743	3,128,807	4,074,540
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DISTRICT #4 - 2021 ASSESSMENT BONDS

2021 ASSESSMENT BONDS

Debt Service	2025-26 Amended Budget	2026-27 Recommended Budget	2026-27 Proposed 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 Recommended Budget	2026-27 Proposed 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 Recommended Budget	2026-27 Proposed Budget
Beginning Balance	28,824	22,697	28,824
Deposits	360,314	339,580	339,580
Expenditures	366,441	312,857	312,857
Ending Balance	22,697	49,420	55,547

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

FY 26-27 EST. EXPENDITURES		FY26-27 BUDGET	FY 25-26 BUDGET
Seco Expenses (Note 1)	4,033		4,784
Total Est. Expenditures	\$ 4,033		\$ 4,784
FY 23-24 ALLOCATION			
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%	4,033	4,784.00
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
	\$ 4,033		\$ 4,784
<u>2) Road Maintenance</u>			
Rejuvenator	\$ -		\$ -
	-		-
	\$ -		\$ -

FY 2026-27 COUNTY ROAD 42 ALLOCATION

EXPENDITURES		FY 26-27 BUDGET	FY 25-26 ORIGINAL BUDGET
Landscaping/pinestraw/plant repl (Note 1)	\$ 48,059		\$ 48,059.00
Seco Expenses (Note 2)	44,963		43,653.00
Pond/fountain maint.	11,340		11,340.00
Traffic Signal	5,000		5,000.00
Other Maint. (Note 3)	16,180		16,000.00
Total Est. Expenditures	\$ 125,542		\$ 124,052
ALLOCATION			
Est. Costs to be Allocated		\$ 125,542	\$ 124,052
	% per Agreement		
District 4	33%	41,429	\$ 40,937
Village of Lake-Sumter	18%	22,597	22,329
Village Center CDD	16%	20,087	19,848
Mulberry Grove Prof. Plaza	5%	6,277	6,203
Mulberry Grove East POA	28%	35,152	34,735
	100%	<u>125,542</u>	<u>\$ 124,052</u>
#4 Revenue 337.402		\$ 84,113	\$ 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>