

**RESOLUTION 2024-09**

**A RESOLUTION APPROVING THE DISTRICT'S PROPOSED BUDGET OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4 FOR FISCAL YEAR 2024-25 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 2024-25; and

**WHEREAS**, the Board of Supervisors has reviewed and discussed the budget during a public budget workshop held on May 21, 2024; 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 2024-25; is hereby approved for the amount as listed below along with the proposed maintenance assessment rates based on the attached schedules:

<b>General Fund</b>	<b>\$</b>	<b>5,310,700</b>
---------------------	-----------	------------------

2. The budgets for the Debt Service Funds proposed by the District Manager for Fiscal Year 2024-25; are hereby approved for the amounts as listed below:

<b>2021 – Debt Service Fund</b>	<b>\$</b>	<b>360,314</b>
<b>2022 – Debt Service Fund</b>	<b>\$</b>	<b>339,711</b>
<b>2016 – Debt Service Fund</b>	<b>\$</b>	<b>382,609</b>

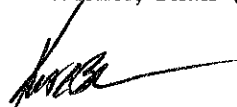
3. A public hearing on said approved Budget is hereby declared and set for the following date, hour and place:

Date: September 13, 2024  
Time: 1:30 p.m.  
Place: Savannah Recreation Center  
Ashley Wilkes Room  
1545 Buena Vista Boulevard  
The Villages, Florida 32162

Adopted this 14th day of June, 2024.

VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT NO. 4

  
\_\_\_\_\_  
Cliff Wiener, Chair *vice chair*

  
\_\_\_\_\_  
Kenneth C. Blocker, Secretary

**FISCAL YEAR 2024-25 BUDGET REPORT**  
**FUND: 04.001 GENERAL FUND**

ACCOUNT DESCRIPTION	2022-23 ACTIVITY	2023-24 ORIGINAL BUDGET	2023-24 AMENDED BUDGET	2023-24 ACTIVITY THRU 03/31/24	2024-25 PROPOSED BUDGET
<b>ESTIMATED REVENUES</b>					
325.116 DS ASSESSMNT PHIII	28,123	24,536	24,536	29,522	22,969
325.211 MAINTENANCE ASSESSMENT	3,130,971	3,903,584	3,903,584	3,758,936	3,903,584
337.402 MARION COUNTY HWY 42 AGREEMENT	56,733	75,109	75,109	32,149	89,533
337.403 PHILLIPS COURT AGREEMENT	837	817	817	146	1,770
338.095 REFUND - GENERAL FUND - VCCDD	168,535	0	0	0	0
341.908 ELECTRIC REIMBURSEMENT	1,458	0	0	966	1,000
341.999 MISCELLANEOUS REVENUE	628	3,000	3,000	121	3,000
354.001 DEED COMPLIANCE FINES	2,010	0	0	0	0
361.101 INT INCOME - CFB	5,708	10,000	10,000	4,659	10,000
361.102 INT INCOME - CASH EQUIV	49,314	80,000	80,000	57,093	100,000
361.105 INTEREST INCOME-TAX COLLECTOR	18,526	0	0	15,883	18,000
361.306 FLGIT-UNREALIZED GAIN/LOSS	26,206	0	0	17,472	20,000
361.307 LTP UNREALIZED GAIN/LOSS	78,114	0	0	8,232	30,000
361.309 FLFIT-UNREALIZED GAIN/LOSS	-635	0	0	496	0
361.407 LTP REALIZED GAIN/LOSS	26,945	20,000	20,000	26,731	35,000
361.409 FLFIT-REALIZED GAIN/LOSS	34,399	45,000	45,000	6,882	20,000
366.001 CONTRIBUTIONS FROM DEVELOPER	302,800	0	0	0	0
381.002 TRANSFER IN - DEBT SERVICE	36,000	36,907	36,907	0	15,024
669.901 (ADD)/USE-WORKING CAPITAL	0	-347,533	-347,533	0	141,739
669.903 (ADD)/USE-GENERAL R&R	0	140,976	165,766	0	162,510
669.904 (ADD)/USE-ROADS R&R	0	552,130	552,130	0	751,595
669.907 (ADD)/USE-CAP PROJ PHASE I	0	0	0	0	-15,024
669.909 (ADD)/USE-CAP PROJ PHASE II	0	52,246	52,246	0	0
<b>TOTAL ESTIMATED REVENUES</b>	<b>3,966,672</b>	<b>4,596,772</b>	<b>4,621,562</b>	<b>3,959,288</b>	<b>5,310,700</b>
<b>APPROPRIATIONS</b>					
111 EXECUTIVE SALARIES	13,000	15,000	15,000	6,800	15,000
211 SOCIAL SECURITY TAXES	806	930	930	422	930
212 MEDICARE TAXES	189	218	218	99	218
241 WORKER'S COMPENSATION	21	25	25	9	25
311 MANAGEMENT FEES	273,084	262,772	262,772	131,390	262,772
312 ENGINEERING SERVICES	23,690	28,600	31,380	5,883	21,989
313 LEGAL SERVICES	12,607	12,000	12,000	15,157	12,000
314 TAX COLLECTOR FEES	63,111	81,837	81,837	75,619	81,804
316 DEED COMPLIANCE SVCS	73,951	66,163	66,163	33,079	12,852
319 OTHER PROFESSIONAL SVCS	25,076	52,536	52,536	8,883	66,405
322 AUDITING SERVICES	9,536	9,500	9,720	7,232	9,933
343 SYSTEMS MGMT SUPPORT	3,898	5,364	5,364	2,303	5,358
401 TRAVEL & PER DIEM	0	0	0	0	1,100
412 POSTAGE	3,209	100	100	0	100
431 ELECTRICITY	214,550	217,630	217,630	79,372	583,389
434 IRRIGATION WATER	42,420	45,320	45,320	18,669	45,682
461 CASUALTY & LIABILITY INSUR	5,500	6,095	6,095	5,750	6,077
462 BUILDING/STRUCTURE MAINT	939,011	536,358	531,858	178,604	793,963
463 LANDSCAPE MAINT-RECURRING	1,080,823	1,139,340	1,111,675	550,146	1,116,777
464 LANDSCAPE MAINT-NON RECURRING	101,336	95,000	95,000	17,942	130,000
468 IRRIGATION REPAIR	41,966	40,348	40,348	9,429	50,435
469 OTHER MAINTENANCE	54,530	160,375	160,375	3,789	170,190
471 PRINTING & BINDING	0	500	500	0	300
493 PERMITS & LICENSES	175	175	175	175	175
496 CR 42 EXPENSES	84,677	112,103	112,103	32,107	133,631

**FISCAL YEAR 2024-25 BUDGET REPORT**  
**FUND: 04.001 GENERAL FUND**

<b>ACCOUNT DESCRIPTION</b>	<b>2022-23 ACTIVITY</b>	<b>2023-24 ORIGINAL BUDGET</b>	<b>2023-24 AMENDED BUDGET</b>	<b>2023-24 ACTIVITY THRU 03/31/24</b>	<b>2024-25 PROPOSED BUDGET</b>
497 LEGAL ADVERTISING	3,825	1,500	1,500	657	1,500
522 OPERATING SUPPLIES	143	700	700	27	1,500
622 BUILDINGS	0	165,000	189,790	0	185,000
633 INFRASTRUCTURE	2,119,839	841,283	870,448	227,710	751,595
642 CAPITAL FF&E	205,510	0	0	0	0
911 TRANS TO GENERAL R&R	0	0	0	0	50,000
912 TRANS TO OTHER ROADS	500,000	700,000	700,000	350,002	800,000
<b>TOTAL APPROPRIATIONS</b>	<b>5,896,483</b>	<b>4,596,772</b>	<b>4,621,562</b>	<b>1,761,255</b>	<b>5,310,700</b>

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

Maintenance Assessments Billed				FY2022-23	FY2023-24	FY2024-25
Unit	Village Name	Acres	# of Lots	20%	25%	0%
				\$ 3,252,986	\$ 4,066,233	\$ 4,066,233
<b>Phase #1</b>						
44	Piedmont	74.89	350	\$ 651.05	\$ 813.82	\$ 813.82
46	Piedmont	30.32	139	663.71	829.63	829.63
47	Springdale	53.12	206	784.61	980.76	980.76
48	Springdale	32.98	155	647.41	809.27	809.27
49	Woodbury	27.00	114	720.64	900.81	900.81
50	Woodbury	28.20	133	645.15	806.43	806.43
51	Woodbury	39.38	187	640.76	800.95	800.95
52	Woodbury	51.60	256	613.30	766.62	766.62
53	Springdale	43.76	111	1,199.54	1,499.43	1,499.43
54	Briar Meadow	64.05	270	721.80	902.25	902.25
55	Briar Meadow	22.66	90	766.09	957.61	957.61
55G	55 Tract G	0.24	1	730.25	912.82	912.82
55H	55 Tract H	0.11	1	334.70	418.37	418.37
58	Piedmont	18.05	68	807.66	1,009.58	1,009.58
213	Villa Pinecrest	9.35	78	364.74	455.92	455.92
214	Villa Fairlawn	14.54	108	409.64	512.05	512.05
215	Villa Ivystone	11.17	82	414.48	518.10	518.10
216	Villa Chadwick	11.75	83	430.75	538.43	538.43
216A	Chadwick Tr A	0.76	1	2,312.47	2,890.58	2,890.58
217	Villa Waverly	10.44	87	365.13	456.41	456.41
218	Villa Greenbriar	17.55	122	437.70	547.13	547.13
218J	GB Tr J	0.71	1	2,160.33	2,700.41	2,700.41
218K	GB Tr K	0.61	1	1,856.06	2,320.07	2,320.07
219	Villa Quail Ridge	12.02	87	420.38	525.48	525.48
220	Villa Sunnyside	9.60	74	394.73	493.41	493.41
220D	220 Tr D	0.18	1	547.69	684.61	684.61
<b>Total Phase #1</b>		<b>585.04</b>	<b>2,806</b>			
<b>Phase #2</b>						
45	Piedmont	32.38	159	\$ 619.64	\$ 774.55	\$ 774.55
56	Calumet Grove	25.33	113	682.05	852.57	852.57
57	Calumet Grove	19.66	86	695.58	869.47	869.47
59	Chatham	29.48	144	622.91	778.64	778.64
60	Chatham	13.53	50	823.36	1,029.20	1,029.20
61	Chatham	29.67	155	582.44	728.04	728.04
62	Chatham	54.03	238	690.75	863.44	863.44
63	Chatham	28.49	127	682.58	853.22	853.22
64	Calumet Grove	22.75	101	685.36	856.71	856.71
65	Calumet Grove	48.37	224	657.04	821.30	821.30
65	Rec Tract	0.25	1	745.47	931.83	931.83
66	Piedmont	32.75	159	626.72	783.40	783.40
221	Villa Bromley	6.69	60	339.26	424.08	424.08
221	Bromley Tr C	0.16	1	486.84	608.54	608.54
222	Villa Sherwood	15.55	135	350.48	438.10	438.10
223	Villa Cameron	12.51	89	427.69	534.61	534.61
223	Cameron Tr D	0.31	1	943.24	1,179.05	1,179.05
224	Villa Morningview	12.14	88	419.76	524.70	524.70
225	Villa Greenwood	13.13	105	380.48	475.61	475.61
226	Villa Merryoak	13.44	115	355.60	444.50	444.50
227	Villa Ashleigh	7.34	56	398.81	498.52	498.52
<b>Total Phase #2</b>		<b>417.96</b>	<b>2,207</b>			

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

Maintenance Assessments Billed				FY2022-23	FY2023-24	FY2024-25
Unit	Village Name	Acres	# of Lots	20%	25%	0%
				\$ 3,252,986	\$ 4,066,233	\$ 4,066,233
<b>Phase #3</b>						
228	Villa Forsyth	8.64	56	\$ 469.45	\$ 586.81	\$ 586.81
229	Villa Birchbrook	4.58	31	449.54	561.92	561.92
230	Villa Legacy	4.93	32	468.77	585.96	585.96
231	Villa Mayfield	1.95	9	659.26	824.07	824.07
<b>Total Phase #3</b>		20.10	128			
<b>Phase #4</b>						
232	Villa Phillips	24.70	165	\$ 455.49	\$ 569.36	\$ 569.36
232	Phillips Trac G	0.18	1	547.69	684.61	684.61
233	Villa Soulliere	20.92	135	471.51	589.39	589.39
233	Soulliere Tract B	0.21	1	638.97	798.71	798.71
<b>Total Phase #4</b>		46.01	302			
<b>Grand Total</b>		<b>1,069.11</b>	<b>5,443</b>			
<b>Budget - Revenue (96%)</b>						<b>\$ 3,903,584</b>
Tax Collector Fees - 2%						\$ 81,325

**FISCAL YEAR 2024-25 BUDGET REPORT  
FUND: 04.201 DEBT SERVICE 1**

<b>GL NUMBER</b>	<b>2022-23 ACTIVITY</b>	<b>2023-24 ORIGINAL BUDGET</b>	<b>2023-24 AMENDED BUDGET</b>	<b>2023-24 ACTIVITY THRU 03/31/24</b>	<b>2024-25 PROPOSED BUDGET</b>
<b>ESTIMATED REVENUES</b>					
325.111 DEBT SERVICE ASSESSMENT(REG)	261,641	257,560	257,560	241,383	247,610
325.112 DEBT SERVICE ASSESSMENT(PRE-PA)	68,709	100,000	100,000	24,302	90,000
361.103 INT INCOME - USB	6,407	2,800	2,800	2,938	6,500
669.901 (ADD)/USE-WORKING CAPITAL	0	19,902	19,902	0	16,204
<b>TOTAL ESTIMATED REVENUES</b>	<b>336,757</b>	<b>380,262</b>	<b>380,262</b>	<b>268,623</b>	<b>360,314</b>
<b>APPROPRIATIONS</b>					
314 TAX COLLECTOR FEES	5,233	5,366	5,366	4,828	5,159
323 TRUSTEE SERVICES	4,041	4,041	4,041	0	4,041
710 PRINCIPAL	224,000	228,000	228,000	0	222,000
715 PRINCIPAL PREPAYMENT	56,000	100,000	100,000	39,000	90,000
720 INTEREST	30,551	27,194	27,194	13,376	23,090
730 MISC BOND EXPENSES	350	1,000	1,000	0	1,000
918 TRANS TO GENERAL FUND	32,000	14,661	14,661	0	15,024
<b>TOTAL APPROPRIATIONS</b>	<b>352,175</b>	<b>380,262</b>	<b>380,262</b>	<b>57,204</b>	<b>360,314</b>

**FISCAL YEAR 2024-25 BUDGET REPORT**  
**FUND: 04.202 DEBT SERVICE 2**

<b>ACCOUNT DESCRIPTION</b>	<b>2022-23 ACTIVITY</b>	<b>2023-24 ORIGINAL BUDGET</b>	<b>2023-24 AMENDED BUDGET</b>	<b>2023-24 ACTIVITY THRU 03/31/24</b>	<b>2024-25 PROPOSED BUDGET</b>
<b>ESTIMATED REVENUES</b>					
325.111 DEBT SERVICE ASSESSMENT(REG)	263,787	260,102	260,102	241,879	250,534
325.112 DEBT SERVICE ASSESSMENT(PRE-PA)	61,126	90,000	90,000	30,163	80,000
361.103 INT INCOME - USB	4,265	1,500	1,500	2,557	4,000
669.901 (ADD)/USE-WORKING CAPITAL	0	5,785	5,785	0	5,177
<b>TOTAL ESTIMATED REVENUES</b>	<b>329,178</b>	<b>357,387</b>	<b>357,387</b>	<b>274,599</b>	<b>339,711</b>
<b>APPROPRIATIONS</b>					
314 TAX COLLECTOR FEES	5,276	5,419	5,419	4,838	5,220
323 TRUSTEE SERVICES	4,041	4,041	4,041	0	4,041
324 ARBITRAGE SERVICES	600	0	0	0	0
710 PRINCIPAL	215,316	219,183	219,183	0	216,596
715 PRINCIPAL PREPAYMENT	54,000	90,000	90,000	42,000	80,000
720 INTEREST	44,223	37,744	37,744	18,694	32,854
730 MISC BOND EXPENSES	350	1,000	1,000	0	1,000
918 TRANS TO GENERAL FUND	4,000	0	0	0	0
<b>TOTAL APPROPRIATIONS</b>	<b>327,806</b>	<b>357,387</b>	<b>357,387</b>	<b>65,532</b>	<b>339,711</b>



**FISCAL YEAR 2024-25 BUDGET REPORT**  
**FUND: 04.204 DEBT SERVICE 4**

ACCOUNT DESCRIPTION	2022-23 ACTIVITY	2023-24 ORIGINAL BUDGET	2023-24 AMENDED BUDGET	2023-24 ACTIVITY THRU 03/31/24	2024-25 PROPOSED BUDGET
<b>ESTIMATED REVENUES</b>					
325.111 DEBT SERVICE ASSESSMENT(REG)	287,023	284,250	284,250	274,501	279,934
325.112 DEBT SERVICE ASSESSMENT(PRE-PA	36,442	100,000	100,000	56,808	90,000
361.103 INT INCOME - USB	4,469	1,500	1,500	2,713	4,000
669.901 (ADD)/USE-WORKING CAPITAL	0	9,557	9,557	0	8,675
<b>TOTAL ESTIMATED REVENUES</b>	<b>327,934</b>	<b>395,307</b>	<b>395,307</b>	<b>334,022</b>	<b>382,609</b>
<b>APPROPRIATIONS</b>					
314 TAX COLLECTOR FEES	5,740	5,922	5,922	5,490	5,832
323 TRUSTEE SERVICES	4,041	4,041	4,041	4,041	4,041
710 PRINCIPAL	184,000	189,000	189,000	0	193,000
715 PRINCIPAL PREPAYMENT	39,000	100,000	100,000	12,000	90,000
720 INTEREST	100,979	95,344	95,344	47,303	88,736
730 MISC BOND EXPENSES	200	1,000	1,000	0	1,000
<b>TOTAL APPROPRIATIONS</b>	<b>333,960</b>	<b>395,307</b>	<b>395,307</b>	<b>68,834</b>	<b>382,609</b>

# 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 FY24-25 Proposed Budget column to the FY23-24 Original Budget column. The budget attachment with the resolution includes the Proposed column only.
- 2) The General Fund Budget Form with the Recommended and Proposed columns which reflect the changes made throughout the budget process. The changes since the Recommended Budget are highlighted in yellow.
- 3) List of adjustments made since Recommended Budget
- 4) Estimate from SECO Energy regarding pole rental rate increase.
- 5) FY24-25 Capital List
- 6) Working Capital and Reserve spreadsheets.

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

Brandy

**FISCAL YEAR 2024-25 BUDGET REPORT**  
**FUND: 04.001 GENERAL FUND**

ACCOUNT DESCRIPTION	2022-23 ACTIVITY	2023-24 ORIGINAL BUDGET	2023-24 AMENDED BUDGET	2023-24 ACTIVITY THRU 03/31/24	2024-25 REQUESTED BUDGET	2024-25 RECMD BUDGET	2024-25 PROPOSED BUDGET	2024-25 PROPOSED AMT CHANGE	2024-25 PROPOSED % CHANGE
<b>ESTIMATED REVENUES</b>									
325.116 DS ASSESSMNT PHIII	28,123	24,536	24,536	29,522	22,969	22,969	22,969	-1,667	-6.39
325.211 MAINTENANCE ASSESSMENT	3,130,971	3,903,584	3,903,584	3,758,936	3,903,584	3,903,584	3,903,584	0	0
337.402 MARION COUNTY HWY 42 AGREEMENT	56,733	75,109	75,109	32,149	74,339	74,339	89,533	14,424	19.2
337.403 PHILLIPS COURT AGREEMENT	837	817	817	146	852	852	1,770	953	116.65
338.095 REFUND - GENERAL FUND - VCCDD	168,535	0	0	0	0	0	0	0	0
341.908 ELECTRIC REIMBURSEMENT	1,458	0	0	966	0	0	1,000	1,000	0
341.999 MISCELLANEOUS REVENUE	628	3,000	3,000	121	3,000	3,000	3,000	0	0
354.001 DEED COMPLIANCE FINES	2,010	0	0	0	0	0	0	0	0
361.101 INT INCOME - CFB	5,708	10,000	10,000	4,659	10,000	10,000	10,000	0	0
361.102 INT INCOME - CASH EQUIV	49,314	80,000	80,000	57,093	100,000	100,000	100,000	20,000	25
361.105 INTEREST INCOME-TAX COLLECTOR	18,626	0	0	16,883	0	0	18,000	18,000	0
361.306 FLGIT-UNREALIZED GAIN/LOSS	26,206	0	0	17,472	0	0	20,000	20,000	0
361.307 LTP UNREALIZED GAIN/LOSS	78,114	0	0	8,232	0	0	30,000	30,000	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	-635	0	0	496	0	0	0	0	0
361.407 LTP REALIZED GAIN/LOSS	26,945	20,000	20,000	26,731	35,808	35,000	35,000	15,000	75
361.409 FLFIT-REALIZED GAIN/LOSS	34,399	45,000	45,000	6,882	20,000	20,000	20,000	-25,000	-55.56
366.001 CONTRIBUTIONS FROM DEVELOPER	302,800	0	0	0	0	0	0	0	0
381.002 TRANSFER IN - DEBT SERVICE	36,000	36,907	36,907	0	15,024	15,024	15,024	-21,883	-59.29
669.901 (ADD)/USE-WORKING CAPITAL	0	-347,533	-347,533	0	-340,166	-340,166	141,739	489,272	-140.78
669.903 (ADD)/USE-GENERAL R&R	0	140,976	165,766	0	162,510	162,510	162,510	-3,256	-1.98
669.904 (ADD)/USE-ROADS R&R	0	552,130	552,130	0	751,595	751,595	751,595	199,465	36.13
669.907 (ADD)/USE-CAP PROJ PHASE I	0	0	0	0	-15,024	-15,024	-15,024	-15,024	0
669.909 (ADD)/USE-CAP PROJ PHASE II	0	52,246	52,246	0	0	0	0	-52,246	-100
<b>TOTAL ESTIMATED REVENUES</b>	<b>3,966,672</b>	<b>4,596,772</b>	<b>4,621,562</b>	<b>3,959,286</b>	<b>4,743,683</b>	<b>4,743,683</b>	<b>5,310,700</b>	<b>689,138</b>	<b>14.91</b>
<b>APPROPRIATIONS</b>									
111 EXECUTIVE SALARIES	13,000	15,000	15,000	8,800	15,000	15,000	15,000	0	0
211 SOCIAL SECURITY TAXES	806	930	930	422	930	930	930	0	0
212 MEDICARE TAXES	189	218	218	99	218	218	218	0	0
241 WORKER'S COMPENSATION	21	25	25	9	25	25	25	0	0
311 MANAGEMENT FEES	273,084	262,772	262,772	131,390	262,772	262,772	262,772	0	0
312 ENGINEERING SERVICES	23,690	28,600	31,380	5,883	21,989	21,989	21,989	-9,391	-29.93
313 LEGAL SERVICES	12,607	12,000	12,000	15,157	12,000	12,000	12,000	0	0
314 TAX COLLECTOR FEES	63,111	81,837	81,837	76,619	81,804	81,804	81,804	-33	-0.04
316 DEED COMPLIANCE SVCS	73,951	66,163	66,163	33,079	12,852	12,852	12,852	-53,311	-80.58
319 OTHER PROFESSIONAL SVCS	25,076	52,536	52,536	8,883	68,405	68,405	68,405	13,869	28.4
322 AUDITING SERVICES	9,536	9,600	9,720	7,232	9,933	9,933	9,933	213	2.19
343 SYSTEMS MGMT SUPPORT	3,898	5,364	5,364	2,303	5,358	5,358	5,358	-6	-0.11
401 TRAVEL & PER DIEM	0	0	0	0	1,100	1,100	1,100	1,100	0
412 POSTAGE	3,209	100	100	0	100	100	100	0	0
431 ELECTRICITY	214,550	217,630	217,630	79,372	239,050	239,050	583,389	365,759	168.06
434 IRRIGATION WATER	42,420	45,320	45,320	16,689	45,682	45,682	45,682	362	0.8
451 CASUALTY & LIABILITY INSUR	5,500	6,095	6,095	5,750	6,077	6,077	6,077	-18	-0.3
462 BUILDING/STRUCTURE MAINT	939,011	538,358	531,858	178,604	793,963	793,963	793,963	262,105	48.28
483 LANDSCAPE MAINT-RECURRING	1,080,823	1,139,340	1,111,876	550,146	1,116,777	1,116,777	1,116,777	5,102	0.46
484 LANDSCAPE MAINT-NON RECURRING	101,336	95,000	95,000	17,942	130,000	130,000	130,000	35,000	36.84
468 IRRIGATION REPAIR	41,966	40,348	40,348	9,428	50,435	50,435	50,435	10,087	25
469 OTHER MAINTENANCE	54,530	150,375	150,375	3,789	170,190	170,190	170,190	9,815	6.12
471 PRINTING & BINDING	0	500	500	0	300	300	300	-200	-40
493 PERMITS & LICENSES	175	175	175	175	175	175	175	0	0
496 CR 42 EXPENSES	84,677	112,103	112,103	32,107	110,953	110,953	133,631	21,628	19.2
497 LEGAL ADVERTISING	3,825	1,500	1,500	657	1,500	1,500	1,500	0	0
522 OPERATING SUPPLIES	143	700	700	27	1,500	1,500	1,500	800	114.29
622 BUILDINGS	0	185,000	189,790	0	185,000	185,000	185,000	-4,790	-2.52
633 INFRASTRUCTURE	2,119,839	841,283	870,448	227,710	751,595	751,595	751,595	-118,853	-13.66
642 CAPITAL FF&E	205,510	0	0	0	0	0	0	0	0
911 TRANS TO GENERAL R&R	0	0	0	0	50,000	50,000	50,000	50,000	0
912 TRANS TO OTHER ROADS	500,000	700,000	700,000	360,002	600,000	600,000	800,000	100,000	14.29
<b>TOTAL APPROPRIATIONS</b>	<b>6,896,483</b>	<b>4,596,772</b>	<b>4,621,562</b>	<b>1,761,255</b>	<b>4,743,683</b>	<b>4,743,683</b>	<b>5,310,700</b>	<b>689,138</b>	<b>14.91</b>

**FISCAL YEAR 2024-25 BUDGET REPORT**  
**FUND: 04.001 GENERAL FUND**

ACCOUNT DESCRIPTION	2022-23 ACTIVITY	2023-24 ORIGINAL BUDGET	2023-24 AMENDED BUDGET	2023-24 ACTIVITY THRU 03/31/24	2024-25 RECMD BUDGET	2024-25 PROPOSED BUDGET	2024-25 PROPOSED AMT CHANGE	2024-25 PROPOSED % CHANGE
<b>ESTIMATED REVENUES</b>								
325.116 DS ASSESSMNT PHIII	28,123	24,536	24,536	29,522	22,969	22,969	0	0
325.211 MAINTENANCE ASSESSMENT	3,130,970	3,903,584	3,903,584	3,758,936	3,903,584	3,903,584	0	0
337.402 MARION COUNTY HWY 42 AGREEMENT	56,733	75,109	75,109	32,149	74,339	89,533	15,194	20.44
337.403 PHILLIPS COURT AGREEMENT	837	817	817	146	852	1,770	918	107.75
338.095 REFUND - GENERAL FUND - VCCDD	168,535	0	0	0	0	0	0	0
341.908 ELECTRIC REIMBURSEMENT	1,458	0	0	966	0	1,000	1,000	0
341.999 MISCELLANEOUS REVENUE	628	3,000	3,000	121	3,000	3,000	0	0
354.001 DEED COMPLIANCE FINES	2,010	0	0	0	0	0	0	0
361.101 INT INCOME - CFB	5,708	10,000	10,000	4,659	10,000	10,000	0	0
361.102 INT INCOME - CASH EQUIV	49,314	80,000	80,000	57,093	100,000	100,000	0	0
361.105 INTEREST INCOME-TAX COLLECTOR	18,526	0	0	15,883	0	18,000	18,000	0
361.306 FLGIT-UNREALIZED GAIN/LOSS	26,206	0	0	17,472	0	20,000	20,000	0
361.307 LTP UNREALIZED GAIN/LOSS	78,114	0	0	8,232	0	30,000	30,000	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	-835	0	0	496	0	0	0	0
361.407 LTP REALIZED GAIN/LOSS	26,945	20,000	20,000	26,731	35,000	35,000	0	0
361.409 FLFIT-REALIZED GAIN/LOSS	34,399	45,000	45,000	6,882	20,000	20,000	0	0
368.001 CONTRIBUTIONS FROM DEVELOPER	302,800	0	0	0	0	0	0	0
381.002 TRANSFER IN - DEBT SERVICE	36,000	36,907	36,907	0	15,024	15,024	0	0
669.901 (ADD)/USE-WORKING CAPITAL	0	-347,533	-347,533	0	-340,166	141,739	481,905	-141.67
669.903 (ADD)/USE-GENERAL R&R	0	140,976	165,766	0	162,510	162,510	0	0
669.904 (ADD)/USE-ROADS R&R	0	552,130	562,130	0	751,595	751,595	0	0
669.907 (ADD)/USE-CAP PROJ PHASE I	0	0	0	0	-15,024	-15,024	0	0
669.909 (ADD)/USE-CAP PROJ PHASE II	0	52,246	52,246	0	0	0	0	0
<b>TOTAL ESTIMATED REVENUES</b>	<b>3,966,671</b>	<b>4,596,772</b>	<b>4,621,562</b>	<b>3,959,288</b>	<b>4,743,683</b>	<b>5,310,700</b>	<b>567,017</b>	<b>11.95</b>
<b>APPROPRIATIONS</b>								
111 EXECUTIVE SALARIES	13,000	15,000	15,000	6,800	15,000	15,000	0	0
211 SOCIAL SECURITY TAXES	806	930	930	422	930	930	0	0
212 MEDICARE TAXES	189	218	218	99	218	218	0	0
241 WORKER'S COMPENSATION	21	25	25	9	25	25	0	0
311 MANAGEMENT FEES	273,084	262,772	262,772	131,390	262,772	262,772	0	0
312 ENGINEERING SERVICES	23,690	26,600	31,380	5,883	21,989	21,989	0	0
313 LEGAL SERVICES	12,607	12,000	12,000	15,157	12,000	12,000	0	0
314 TAX COLLECTOR FEES	63,111	81,837	81,837	75,619	81,804	81,804	0	0
316 DEED COMPLIANCE SVCS	73,951	66,163	66,163	33,079	12,852	12,852	0	0
319 OTHER PROFESSIONAL SVCS	25,076	52,536	52,536	8,883	66,405	66,405	0	0
322 AUDITING SERVICES	9,536	9,500	9,720	7,232	9,933	9,933	0	0
343 SYSTEMS MGMT SUPPORT	3,898	5,364	5,364	2,303	5,358	5,358	0	0
401 TRAVEL & PER DIEM	0	0	0	0	1,100	1,100	0	0
412 POSTAGE	3,209	100	100	0	100	100	0	0
431 ELECTRICITY	214,560	217,630	217,630	79,372	239,060	583,389	344,339	144.04
434 IRRIGATION WATER	42,420	45,320	45,320	18,669	45,682	45,682	0	0
451 CASUALTY & LIABILITY INSUR	5,500	6,095	6,095	5,750	6,077	6,077	0	0
462 BUILDING/STRUCTURE MAINT	939,011	536,358	531,858	178,604	793,963	793,963	0	0
463 LANDSCAPE MAINT-RECURRING	1,080,823	1,139,340	1,111,675	550,146	1,116,777	1,116,777	0	0
464 LANDSCAPE MAINT-NON RECURRING	101,336	95,000	95,000	17,942	130,000	130,000	0	0
468 IRRIGATION REPAIR	41,966	40,348	40,348	9,429	50,435	50,435	0	0
469 OTHER MAINTENANCE	54,530	160,375	160,375	3,789	170,190	170,190	0	0
471 PRINTING & BINDING	0	500	500	0	300	300	0	0
493 PERMITS & LICENSES	175	175	175	175	175	175	0	0
496 CR-42 EXPENSES	84,677	112,103	112,103	32,107	110,953	133,631	22,678	20.44
497 LEGAL ADVERTISING	3,825	1,500	1,500	657	1,500	1,500	0	0
522 OPERATING SUPPLIES	143	700	700	27	1,500	1,500	0	0
622 BUILDINGS	0	165,000	189,790	0	185,000	185,000	0	0
633 INFRASTRUCTURE	2,119,839	841,283	870,448	227,710	751,595	751,595	0	0
642 CAPITAL FF&E	205,510	0	0	0	0	0	0	0
911 TRANS TO GENERAL R&R	0	0	0	0	50,000	50,000	0	0
912 TRANS TO OTHER ROADS	500,000	700,000	700,000	350,002	600,000	800,000	200,000	33.33
<b>TOTAL APPROPRIATIONS</b>	<b>6,896,483</b>	<b>4,596,772</b>	<b>4,621,562</b>	<b>1,761,255</b>	<b>4,743,683</b>	<b>5,310,700</b>	<b>567,017</b>	<b>11.95</b>

**District 4**  
**Adjustments since Recommended**  
**Budget FY 2024-25**

**Expenditures**

- **431:** Electricity increased \$344,339 due to SECO pole rental rate increase (detailed in estimate from SECO included in packet)
- **496:** CR 42 expenses increased \$22,678 due to SECO pole rental rate increase for poles that are on CR 42
- **912:** Trans to Other Roads increased \$200,000 to ensure there are adequate funds available in Road R&R to fund capital Mill and Overlay projects as detailed in the CIP

\*Note: Unit 46 Mill and Overlay was moved from FY28-29 to FY29-30, and Unit 65 Mill and Overlay was moved from FY27-28 to FY28-29. These changes will be reflected in the Final CIP included in the Final Budget packet if approved.

<b>Recommended Budget</b>	<b>\$ 4,743,683</b>
Electricity	344,339
CR42 Expenses	22,678
Trans to Other Roads	200,000
<b>Proposed Budget</b>	<b>\$ 5,310,700</b>



## RATE TARIFF ESTIMATE

Recently, your Key Accounts Consultant provided a high-level estimate for SECO Energy's upcoming pole rental rate adjustment that will affect your account(s). Please review the yearly estimate below that you can use for budgetary planning\*.

Name: **Village Community Development District 4**      Customer number: 1034272701

CONCRETE POLE: QTY - 684	Current Cost \$44,323.20	Estimated New Cost \$327,499.20
FIBERGLASS POLE: QTY - 146	Current Cost \$9,460.80	Estimated New Cost \$69,904.80
ALUMINUM POLE: QTY - 67	Current Cost \$24,120.00	Estimated New Cost \$47,516.40

**Grand Total:**  
**Current Cost: \$77,904.00**  
**Estimated New Cost (eff. Oct 2024): \$444,920.40**

*Estimate*

\*The estimate provided is for general budget planning only, based on 30-day billing cycles. The actual amount may vary.

Should you have any questions or concerns, please consult your SECO Energy Key Accountant Consultant, Dustin Merritt by calling 352-303-3183 or emailing [dustin.merritt@secoenergy.com](mailto:dustin.merritt@secoenergy.com).

**FY2024-25  
DISTRICT 4  
CAPITAL PROJECTS**

Location	Description	Requested	Recommend	Proposed	Funding Source
<b>Buildings</b>					
MC-24 WELL SITE	WATER RESOURCES - ROOF REPLACEMENTS	\$ 185,000	\$ 185,000	\$ 185,000	General R & R
	<b>Total Buildings</b>	<b>185,000</b>	<b>185,000</b>	<b>185,000</b>	
<b>Infrastructure</b>					
Unit 54	M&O - UNIT 54	751,595	751,595	751,595	Road R&R
	<b>Total Infrastructure</b>	<b>751,595</b>	<b>751,595</b>	<b>751,595</b>	
	<b>Total Capital Projects</b>	<b>\$ 936,595</b>	<b>\$ 936,595</b>	<b>\$ 936,595</b>	

**DISTRICT 4 - WORKING CAPITAL & R & R FUNDS BALANCES**

Working Capital (Unassigned)	Amend					
	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Beginning Balance	766,103	1,113,636	971,897	1,055,810	1,091,625	1,157,833
Deposits	4,137,510	4,231,887	4,231,887	4,231,887	4,231,887	4,231,887
Less Expenditures - Operating	2,717,954	2,944,314	3,009,380	3,037,163	3,057,271	3,187,322
Less Plant Replacements Non-Recurring	95,000	130,000	130,000	130,000	130,000	130,000
Less Capital Improvement Plan Expenditures	277,023	449,312	128,594	378,909	278,408	363,152
Less Transfer to General R & R	0	50,000	100,000	150,000	0	10,000
Less Transfer to Road R & R	700,000	800,000	780,000	500,000	700,000	761,000
Ending Balance	1,113,636	971,897	1,055,810	1,091,625	1,157,833	938,246

**RESERVES**

General R & R (Committed)	Amend					
	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Beginning Balance	379,501	198,525	86,015	43,505	15,995	38,485
Add Ph III Assessment Revenue	24,536	22,969	22,969	22,969	22,969	22,969
Deposits	0	50,000	100,000	150,000	0	10,000
Less Ph III Exp - Tax Collector Fees	512	479	479	479	479	479
Less Capital Improvement Plan Expenditures	205,000	185,000	165,000	200,000	0	0
Ending Balance	198,525	86,015	43,505	15,995	38,485	70,975

Road Maintenance R & R (Committed)	Amend					
	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Beginning Balance	718,728	826,106	874,511	412,784	394,352	173,601
Add Deposits	700,000	800,000	780,000	500,000	700,000	761,000
Less Capital Improvement Plan Expenditures	592,622	751,595	1,241,727	518,432	920,751	933,807
Ending Balance	826,106	874,511	412,784	394,352	173,601	794

<b>Working Capital/Reserves Grand Total</b>	<b>2,138,267</b>	<b>1,932,423</b>	<b>1,512,099</b>	<b>1,501,972</b>	<b>1,369,919</b>	<b>1,010,015</b>
---	------------------	------------------	------------------	------------------	------------------	------------------

Restricted Capital Project 2021 - Phase I Excess Revenue	Amend					
	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Beginning Balance	0	0	15,024	30,433	0	0
Add Deposits based upon availability	14,661	15,024	15,409	15,797	16,195	16,613
Less Capital Improvement Plan Expenditures	14,661	0	0	46,230	16,195	16,613
Ending Balance	0	15,024	30,433	0	0	0

Restricted Capital Project 2022 - Phase II Excess Revenue	Amend					
	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Beginning Balance	34,000	0	0	0	0	0
Add Deposits based upon availability	0	0	0	0	0	0
Less Capital Improvement Plan Expenditures	34,000	0	0	0	0	0
Ending Balance	0	0	0	0	0	0

FY 23-24 Operating Budget	\$ 2,812,954
3 Month	\$ 703,239
4 Month	\$ 937,651



**DISTRICT #4 - 2021 ASSESSMENT BONDS**

**2021 ASSESSMENT BONDS**

<b>Debt Service</b>	<b>2023-24 Amended</b>	<b>2024-25 Requested Budget</b>	<b>2024-25 Recommnd Budget</b>	<b>2024-25 Proposed Budget</b>
Beginning Balance	94,146	74,244	74,244	74,244
Deposits	360,360	344,110	344,110	344,110
Expenditures	380,262	360,314	360,314	360,314
Ending Balance	74,244	58,040	58,040	58,040

**DISTRICT #4 - 2022 ASSESSMENT BONDS**

**2022 ASSESSMENT BONDS**

<b>Debt Service</b>	<b>2023-24 Amended</b>	<b>2024-25 Requested Budget</b>	<b>2024-25 Recommnd Budget</b>	<b>2024-25 Proposed Budget</b>
Beginning Balance	74,299	68,514	68,514	68,514
Deposits	351,602	334,534	334,534	334,534
Expenditures	357,387	339,711	339,711	339,711
Ending Balance	68,514	63,337	63,337	63,337

**DISTRICT #4 - 2016 ASSESSMENT BONDS**

**2016 ASSESSMENT BONDS**

<b>Debt Service</b>	<b>2023-24 Amended</b>	<b>2024-25 Requested Budget</b>	<b>2024-25 Recommnd Budget</b>	<b>2024-25 Proposed Budget</b>
Beginning Balance	58,913	49,356	49,356	49,356
Deposits	385,750	373,934	373,934	373,934
Expenditures	395,307	382,609	382,609	382,609
Ending Balance	49,356	40,681	40,681	40,681

**NOTE:**

The audited ending balance is typically reduced by the Due to Developer amount for budget purposes. Per the FY 2022-23 audit report the ending balance is (\$20,444) and the Due to Developer is \$79,357. However, payments are made to the Developer when funds are available throughout the bond life.