

**UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026
ADOPTED BUDGET
Approved August 14, 2025**

**prepared by Wrathell, Hunt and
Associates, LLC**

**UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
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**UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Off-roll assessment	\$ 127,420	\$ 63,710	\$ 63,710	\$ 127,420	\$ 127,420
Interest and miscellaneous	-	10	-	10	-
Total revenues	<u>127,420</u>	<u>63,720</u>	<u>63,710</u>	<u>127,430</u>	<u>127,420</u>
EXPENDITURES					
Professional & administrative fees					
Supervisors	2,150	861	1,289	2,150	2,150
Management/accounting/recording	35,000	17,500	17,500	35,000	35,000
Legal	5,000	735	4,265	5,000	5,000
Engineering	5,000	-	5,000	5,000	5,000
Audit	5,000	-	5,000	5,000	5,000
Assessment roll preparation	2,500	1,250	1,250	2,500	2,500
Arbitrage rebate calculation	500	-	500	500	500
Trustee fees	4,300	4,246	-	4,246	4,300
Postage	100	68	32	100	100
Legal advertising	800	627	173	800	800
Annual district filing fee	175	175	-	175	175
Insurance	6,030	5,700	-	5,700	6,030
Contingencies	450	-	450	450	450
Website hosting and maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Total professional	<u>67,920</u>	<u>31,867</u>	<u>35,669</u>	<u>67,536</u>	<u>67,920</u>
Field operations					
Stormwater					
Maintenance, monitoring & reporting	32,000	1,770	30,230	32,000	32,000
Landscape					
Maintenance & sprinkler management	9,000	725	8,275	9,000	9,000
Miscellaneous	500	-	500	500	500
Irrigation					
Preventative maintenance & repair	2,000	790	1,210	2,000	2,000
Electricity	14,000	4,695	9,305	14,000	14,000
Streetlighting					
Preventative maintenance & repair	1,000	-	1,000	1,000	1,000
Contingencies	1,000	685	315	1,000	1,000
Total field operations	<u>59,500</u>	<u>8,665</u>	<u>50,835</u>	<u>59,500</u>	<u>59,500</u>
Total expenditures	<u>127,420</u>	<u>40,532</u>	<u>86,504</u>	<u>127,036</u>	<u>127,420</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	23,188	(22,794)	394	-
Fund balance - beginning (unaudited)	148,062	174,269	197,457	174,269	174,663
Fund balance - ending (projected)	<u>\$ 148,062</u>	<u>\$ 197,457</u>	<u>\$ 174,663</u>	<u>\$ 174,663</u>	<u>\$ 174,663</u>

# Units	Per Unit Assessment		
	FY 2024	FY 2025	Revenue
87.94	1,449.17	\$ 1,448.94	\$ 127,420

**UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional Services

Supervisors	\$ 2,150
Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors, not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	35,000
Wrathell, Hunt and Associates, LLC , specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the community. The \$35,000 annual fee is inclusive of district management, general fund accounting and recording services.	
Legal	5,000
As a local government attorney, Coleman, Yovanovich and Koester, PA provides on-going representation specializing in legal issues concerning public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances, contracts, infrastructure and community development.	
Engineering	5,000
Hole Montes, Inc., provides a broad array of engineering, consulting and construction services to the District, which assists the District in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,000
Statutorily required for the District to undertake an independent examination of its books,	
Assessment roll preparation	2,500
The District has a contract with Wrathell, Hunt and Associates, LLC to prepare the annual assessment roll.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all Tax Regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Trustee fees	4,300
Annual Fee paid to Wachovia Bank for the service provided as Trustee, Paying Agent and Registrar.	
Postage	100
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	800
These expenditures relate to advertisements for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual district filing fee	175
Annual fee paid to the Department of Economic Opportunity.	
Insurance	6,030
The District carries public officials and general liability insurance . The limit of liability is set at \$1,000,000 per occurrence.	
Contingencies	450
Bank charges, automated AP and other miscellaneous expenses incurred during the year.	
Website hosting and maintenance	705
Cost to maintain required website and URL.	
Website ADA compliance	210
Total professional services	<u>67,920</u>

**UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations

Stormwater

Maintenance, monitoring & reporting 32,000

The District utilizes the services of licensed and qualified contractor(s) to manage it's 8 acres of storm water ponds, 180 acres of preserves and associated interconnecting pipes and control structures and perform the monitoring and reporting requirements related to the success of the preserve area maintenance and replanting.

Maintenance	25,000	
Monitoring and reporting	<u>10,000</u>	
Total		35,000

Landscape

Maintenance & sprinkler management 9,000

The District utilizes the services of licensed and qualified contractor(s) to maintain it's landscaping within the Village South Boulevard right of way and around the stormwater ponds that are note adjacent to residential or commercial properties.

Miscellaneous 500

Intended to cover plant replacements and sprinkler system repairs.

Irrigation

Preventative maintenance & repair 2,000

The District utilizes the services of two qualified and licensed contractors for the maintenance and repairs of its two irrigation pump stations and in-take piping.

Preventative Maintenance	1,100	
Repairs	<u>900</u>	
		2,000

Electricity 14,000

Intended to cover the cost of electricity for irrigation pump station.

Streetlighting

Preventative maintenance & repair 1,000

The District utilizes the services of a licensed and qualified electrician to maintain its street lighting system within the Village South Boulevard right of way, which consists of 60 double head street lighting poles utilizing LED technology.

Contingencies		<u>1,000</u>
Total field operations		<u>59,500</u>
Total expenditures		<u><u>\$ 127,420</u></u>

**UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017
FISCAL YEAR 2026**

	Fiscal Year 2025			Total Actual & Projected	Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025		
REVENUE					
Special assessment: off-roll	\$ 741,641	\$ -	\$ 741,641	\$ 741,641	\$ 725,312
Interest	-	641	-	641	-
Total revenue	<u>741,641</u>	<u>641</u>	<u>741,641</u>	<u>742,282</u>	<u>725,312</u>
EXPENDITURES					
Principal	475,100	-	475,100	475,100	490,000
Interest	252,577	111,304	141,273	252,577	243,936
Total expenditures	<u>727,677</u>	<u>111,304</u>	<u>616,373</u>	<u>727,677</u>	<u>733,936</u>
Net increase/(decrease) in fund balance	13,964	(110,663)	125,268	14,605	(8,624)
Beginning fund balance (unaudited)	208,004	224,652	113,989	224,652	239,257
Ending fund balance (projected)	<u>\$221,968</u>	<u>\$ 113,989</u>	<u>\$ 239,257</u>	<u>\$ 239,257</u>	<u>230,633</u>

Use of fund balance:

Debt service reserve account balance (required)	(101,094)
Principal and Interest expense - November 1, 2026	(113,344)
Projected fund balance surplus/(deficit) as of September 30, 2026	<u>\$ 16,195</u>

**UNIVERSITY VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2017 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Balance
11/01/25		3.52%	121,968.00	121,968.00	6,930,000
05/01/26	490,000	3.52%	121,968.00	611,968.00	6,440,000
11/01/26		3.52%	113,344.00	113,344.00	6,440,000
05/01/27	504,900	3.52%	113,344.00	618,244.00	5,935,100
11/01/27		3.52%	104,457.76	104,457.76	5,935,100
05/01/28	520,000	3.52%	104,457.76	624,457.76	5,415,100
11/01/28		3.52%	95,305.76	95,305.76	5,415,100
05/01/29	535,100	3.52%	95,305.76	630,405.76	4,880,000
11/01/29		3.52%	85,888.00	85,888.00	4,880,000
05/01/30	549,900	3.52%	85,888.00	635,788.00	4,330,100
11/01/30		3.52%	76,209.76	76,209.76	4,330,100
05/01/31	565,000	3.52%	76,209.76	641,209.76	3,765,100
11/01/31		3.52%	66,265.76	66,265.76	3,765,100
05/01/32	3,765,100	3.52%	66,265.76	3,831,365.76	-
Total	10,000,000		3,233,431.86	13,233,431.86	