

University Village

Community Development District

Annual Operating Budget

Fiscal Year 2027

Proposed Budget

Approved

May 14, 2026

University Village Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2027 Annual Budget

General Fund

	<u>Actual</u> <u>FY 2024</u>	<u>Actual</u> <u>FY 2025</u> <u>UNAUDITED</u>	<u>Budget</u> <u>FY 2026</u>	<u>Actual</u> <u>OCT-MAR</u>	<u>Projected</u> <u>APR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2026</u>	<u>Budget</u> <u>FY 2027</u>
Revenues							
001.361001 Interest - Investments	-	1,072	-	2,299	-	2,299	2,500
001.363040 Special Assmnts - Off Roll	127,440	127,420	127,420	95,565	31,855	127,420	127,420
001.369900 Other Revenue	882	3	-	1,451	-	1,451	-
Total Revenues	128,322	128,495	127,420	99,315	31,855	131,170	129,920
Expenses							
Administrative							
001.511001 Payroll Wages	861	3,122	2,150	739	1,075	1,814	2,000
001.512004 Payroll - Fees	-	137	-	102	-	102	153
001.521001 Payroll - Taxes	-	257	-	122	-	122	300
001.531002 Profserv - Arbitrage Services	500	500	500	-	250	250	500
001.531013 Profserv - Engineering	4,353	1,791	5,000	123	2,500	2,623	5,000
001.531023 Profserv - Legal Service	1,663	5,198	5,000	700	2,500	3,200	5,000
001.531027 Profserv - Mgmt Consulting Svcs	35,000	40,400	35,000	23,300	17,500	40,800	36,100
001.531038 Profserv - Assmnt Roll Admin	2,500	1,875	2,500	-	1,250	1,250	-
001.531045 Profserv - Trustee Fees	4,246	4,246	4,300	4,246	2,150	6,396	4,300
001.531049 Compliance Services	-	300	-	600	-	600	600
001.532002 Profserv - Audit Services	4,400	4,500	5,000	-	2,500	2,500	5,000
001.541006 Postage & Shipping	35	178	100	-	50	50	-
001.545002 Insurance - Liability	5,481	5,700	6,030	3,021	3,015	6,036	6,100
001.545007 Insurance - Worker's Comp	-	1,708	-	850	-	850	850
001.548002 Legal Advertising	483	1	800	214	400	614	500
001.549900 Misc - Contingency	356	886	450	-	225	225	1,000
001.549915 Misc - Website & Email	905	479	915	-	458	458	-
001.554007 Special District Annual Fee	175	175	175	175	88	263	175
Total Administrative	60,958	71,453	67,920	34,192	33,960	68,152	67,578

Operations & Maintenance

001.534050 Contracts - Landscape	-	4,200	9,000	8,400	4,500	12,900	17,100
001.534073 Contracts - Irrigation	-	1,845	2,000	4,065	1,000	5,065	2,000
001.534076 Contracts - Preserve Maintenance	-	-	-	27,250	-	27,250	20,500
001.534084 Contracts - Lakes	-	1,062	-	2,188	-	2,188	3,528
001.543006 Electricity	13,926	10,966	14,000	5,903	7,000	12,903	14,000
001.546019 R&M - Stormwater/Drainage	4,125	48,687	32,000	-	16,000	16,000	2,214
001.546036 R&M - Landscape	7,975	7,490	500	27,204	250	27,454	500
001.546052 R&M - Irrigation Equipment		5,662	-	-	-	-	-
001.546114 R&M - Irrigation Distribution	290	4,314	-	637	-	637	500
001.546135 R&M - Streetlighting	-	-	1,000	2,140	2,640	4,780	1,000
001.546139 R&M - Roads	-	5,161	-	885	-	885	1,000
001.546001 R&M-General	137	-	1,000	-	-	-	-
Total Operations & Maintenance	26,453	89,387	59,500	78,672	31,390	109,177	62,342
Total Expenses	87,411	160,840	127,420	112,864	65,350	177,329	129,920
Excess Revenue Over (Under) Expenditures	40,911	(32,345)	-	(13,549)	(33,495)	(46,159)	(0)
Fund Balance Beginning	134,411	174,270	141,925			141,925	95,766
Fund Balance Ending	174,270	141,925	141,925			95,766	95,766

*Assessment revenue reflects gross amount assessed less projected discounts and commissions

University Village Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2027 Definitions

Professional Services

001.511001 Payroll Wages	Statorily set at \$200 per meeting (minus applicable taxes) of the Board not to exceed \$4,800 per fiscal year. The District anticipates 3 meetings in FY2027	<u>\$ 2,000.00</u>
001.521001 Payroll - Taxes	Premier District Management Fees include	<u>\$ 300.00</u>
001.531027 Profserv - Mgmt Consulting Svcs	management/accounting/recording services, assessment roll preparation, normal postage, printing and binding, website, and ADA compliance	<u>\$ 36,100.00</u>
001.531023 Profserv - Legal Service	Coleman, Yovanovich & Koester, P.A., provides the ongoing legal services to the District.	<u>\$ 5,000.00</u>
001.531013 Profserv - Engineering	Johnson Engineering provides engineering services to the District.	<u>\$ 5,000.00</u>
001.532002 Profserv - Audit Services	McDirmitt Davis has been contracted to perform the audit of the District as required by the State.	<u>\$ 5,000.00</u>
001.531002 Profserv - Arbitrage Services	LLS Tax Solutions has been contracted to provide arbitrage services for the District to fulfil statutory requirements.	<u>\$ 500.00</u>
001.531045 Profserv - Trustee Fees	US Bank National is the trustee for the District on the bonds issued to the District.	<u>\$ 4,300.00</u>
001.548002 Legal Advertising	Business Observer has been utilized to advertise all meetings, special meetings, public hearings, etc.	<u>\$ 500.00</u>
001.554007 Special District Annual Fee	Annual fees paid to the Department of Community Affairs.	<u>\$ 175.00</u>
001.545002 Insurance - Liability	The District carries General Liability and Public Officials and Employment Practices coverage.	<u>\$ 6,100.00</u>
001.545007 Insurance - Worker's Comp	The District carries Workers Compensation per Florida law.	<u>\$ 850.00</u>
001.549900 Misc - Contingency	Miscellaneous expenses incurred during the year.	<u>\$ 1,000.00</u>
Total Professional Services		<u><u>\$ 66,825.00</u></u>

Field Operations

001.546019 R&M - Stormwater/Drainage	The District operates and maintains the stormwater system consisting of 8 acres of ponds, 180 acres of preserves and the interconnecting pipes and control structures.	<u>\$ 2,214.00</u>
001.546036 R&M - Landscape	The District operates and maintains the landscaping within the Village South Blvd right of way and around the lakes.	<u>\$ 500.00</u>
001.534073 Contracts - Irrigation	The District operates and maintains the irrigation pump stations.	<u>\$ 2,000.00</u>

001.546114 R&M - Irrigation Distribution	The District operates and maintains the irrigation distribution system from the pumps to the sprinkler heads.	\$ 500.00
001.543006 Electricity	Electricity to support the pump stations.	<u>\$ 14,000.00</u>
001.546135 R&M - Streetlighting	The District operates and maintains the streetlighting along Village South Blvd.	\$ 1,000.00
Total Field Operations		<u>\$ 62,342.00</u>
Total Expenditures		<u><u>\$ 129,920.00</u></u>

University Village Community Development District
Proposed Debt Service Fund Budget - Series 2017
Fiscal Year 2027

	<u>Actual</u> <u>FY 2025</u> <u>(Unaudited)</u>	<u>Budget</u> <u>FY 2026</u>	<u>Actual</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2026</u>	<u>Proposed</u> <u>Budget</u> <u>FY 2027</u>
REVENUE						
202.361001 Interest-Investments	261	-	661	100	761	200
202.363040 Special Assmnts-Off Roll	605,430	725,312	121,968	603,344	725,312	725,312
202.369900 Other Revenue	1,799	-	-	-	-	-
Total Revenue	607,490	725,312	122,629	603,444	726,073	725,512
EXPENDITURES						
203.571001 Principal Debt Retirement	475,100	490,000	-	490,000	490,000	504,900
203.572001 Interest Expense	241,634	243,936	121,968	121,968	243,936	226,688
Total Expenditures	716,734	733,936	121,968	611,968	733,936	731,588
EXCESS REVENUE OVER (UNDER) EXPENDITURES	(109,244)	(8,624)	661	(8,524)	(7,863)	(6,076)

* Assessment revenue reflects gross amount assessed less projected discounts and commissions.