



4B Community Development Corporation FY 2025-2026 Proposed Budget

PRESENTED TO THE 4B BOARD, AUGUST 18, 2025

4B Fund Highlights

- 4B Fund Supports:
 - Parks Administration
 - Subsidizes Parks Performance Fund operations
 - Subsidizes Golf Fund operations
 - Parks Capital Improvement Plan
- 4B Fund Highlights
 - FY2026 Beginning Balance \$5,768,762
 - Revenues \$8,157,339
 - Expenses \$9,152,049
 - Ending Balance \$4,774,052

4B Recommended Supplemental Requests

4B Parks Fund

DISCRETIONARY

DEPARTMENT	REQUEST SUMMARY	FTE	DISCRETIONARY ONE TIME	DISCRETIONARY ONGOING	Revenue/Offset	FY25-26 BUDGET
4B Parks	Icy breeze misters		1,000			1,000
4B Parks	Canopies Special Events		1,000			1,000
TOTAL		-	\$ 2,000		\$ \$ -	\$ 2,000

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4B Three-Year Summary

MAJOR GOVERNMENTAL FUND					
4B SALES TAX REVENUE					
	2023-24 ACTUAL	2024-25 ORIGINAL BUDGET	2024-25 REVISED BUDGET	2024-25 ESTIMATE	2025-26 PROPOSED BUDGET
Beginning fund balance/ working capital	\$ 5,340,055	\$ 5,035,601	\$ 5,035,601	\$ 5,084,986	\$ 5,768,762
Revenues					
Sales & Use Taxes	7,462,408	7,643,839	7,643,839	7,760,905	7,993,732
Investment Earnings	211,004	130,000	130,000	120,000	117,600
Miscellaneous	28,490	41,467	41,467	44,667	46,007
Total Revenues	7,701,902	7,815,306	7,815,306	7,925,572	8,157,339
Expenditures					
Salaries	257,234	253,462	253,462	253,323	259,665
Benefits	109,964	94,271	94,271	106,114	110,683
Personnel Developmnt	2,913	4,865	4,865	4,865	4,865
Supplies	-	900	3,400	2,500	4,500
Minor Furn & Equip	18,786	32,000	32,000	32,000	32,900
Outside Services	25,388	20,000	20,517	20,517	30,000
Infr Maint & Repair	-	-	-	-	-
Utilities	23,502	52,600	52,600	52,600	52,600
Contribution To Isf	30,592	36,510	36,510	36,510	5,402
Misc	180,473	143,940	140,923	140,923	141,440
Cost Allocation Exp	102,250	105,320	105,320	105,320	105,320
Capital Expenditures	-	50,000	70,148	70,148	50,000
Eco Dev Incentive	725,000	136,150	136,150	23,289	39,203
Tranfers Out	6,480,870	7,451,587	7,451,587	6,393,686	8,315,470
Total Expenditures	7,956,972	8,381,605	8,401,753	7,241,795	9,152,049
Change in fund balance	(255,069)	(566,299)	(586,447)	683,777	(994,710)
Ending fund balance/ working capital	\$ 5,084,986	\$ 4,469,302	\$ 4,449,154	\$ 5,768,762	\$ 4,774,052

4B Financial Overview

	FY 23-24 Actual	FY 24-25 Adopted	FY 24-25 Revised	FY 24-25 Year- End Est	FY 25-26 Projected	FY 26-27 Projected	FY 27-28 Projected	FY 28-29 Projected	FY 29-30 Projected
Beginning Fund Balance	\$ 5,340,055	\$ 5,035,601	\$ 5,035,601	\$ 5,084,986	\$ 5,768,762	\$ 4,774,052	\$ 4,415,635	\$ 3,997,825	\$ 4,284,874
Revenue									
Sales & Use Taxes	7,462,408	7,643,839	7,643,839	7,760,905	7,993,732	8,233,544	8,480,550	8,734,967	8,997,016
Other Revenue	239,494	171,467	171,467	164,667	163,607	141,467	124,073	124,032	124,065
Total Revenue	7,701,902	7,815,306	7,815,306	7,925,572	8,157,339	8,375,011	8,604,623	8,858,999	9,121,081
Expenditures									
Personnel	367,198	347,733	347,733	359,437	370,348	381,140	394,887	409,162	423,987
Base Expenses	383,904	446,135	466,283	465,383	425,027	382,054	389,301	396,777	404,492
Incentives (ED)	725,000	136,150	136,150	23,289	39,203	40,379	49,925	60,333	62,143
Existing Debt Service	1,797,632	3,035,774	3,035,774	3,025,483	3,034,600	2,866,250	2,872,725	2,031,275	2,032,800
Future Debt Service	-	-	-	-	606,478	703,444	817,382	1,006,763	1,302,419
Golf Transfer	1,230,004	1,165,865	1,165,865	942,810	1,155,874	1,041,899	1,074,682	1,109,188	1,145,510
PPF Transfer	3,453,234	3,249,948	3,249,948	2,425,393	3,518,518	3,318,263	3,423,531	3,558,451	3,673,243
One-Time Supplementals					2,000				
Total Expenditures	7,956,972	8,381,605	8,401,753	7,241,795	9,152,049	8,733,429	9,022,433	8,571,949	9,044,594
Change in Fund Balance	\$ (255,069)	\$ (566,299)	\$ (586,447)	\$ 683,777	\$ (994,710)	\$ (358,418)	\$ (417,810)	\$ 287,049	\$ 76,486
Ending Fund Balance	\$ 5,084,986	\$ 4,469,302	\$ 4,449,154	\$ 5,768,762	\$ 4,774,052	\$ 4,415,635	\$ 3,997,825	\$ 4,284,874	\$ 4,361,360
FB % of Expenditure	63.91%	53.32%	52.96%	79.66%	52.16%	50.56%	44.31%	49.99%	48.22%

4B CIP FY26-30

4B Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
Warren Park-Study		\$75,075					\$75,075
Mistletoe Hill - Bathroom Addition			\$163,375				\$163,375
Green Ribbon	\$90,000	\$120,750					\$120,750
BRiCk - Dry Sauna		\$444,087					\$444,087
Russell Farm - Domestic Water		\$21,000					\$21,000
Russell Farm - Bathroom at Chesapeake Building		\$75,448					\$75,448
Russell Farm - Master Plan		\$32,051					\$32,051
Golf - Fence		\$262,500					\$262,500
Golf - Additional Well		\$183,750					\$183,750
Bailey Lake - New Playground			\$523,687				\$523,687
Mistletoe Hill			\$614,250				\$614,250
Golf - Pond Renovation			\$99,419				\$99,419
New Community Park - Playground				\$787,500			\$787,500
Bartlett - Playground Replacement				\$441,000			\$441,000
Heberle - Park Improvements				\$352,800			\$352,800
Elk Ridge Park - Bathroom Addition				\$170,336			\$170,336
Golf - Greens Resurface				\$460,156			\$460,156
Chisenhall - Playground Replacement					\$546,000		\$546,000
Warren Park - Park Improvements					\$1,312,500		\$1,312,500
Bailey Lake - Low Water Crossing					\$231,000		\$231,000
BRiCk Roof Replacement					\$1,260,000		\$1,260,000
Claudia's Playground - Bathroom Addition						\$180,556	\$180,556
Total	\$90,000	\$1,214,661	\$1,400,731	\$2,211,792	\$3,349,500	\$180,556	\$8,357,240

Options

- Recommend approval of 4B FY 2026 proposed budget
- Not recommend approval of FY 2026 proposed budget
- Staff recommends approval

QUESTIONS/COMMENTS