



4B Community Development Corporation FY 2026-2027 Proposed Budget

PRESENTED TO THE 4B BOARD, AUGUST 17, 2026

4B Fund Highlights

- 4B Fund Supports:
 - Parks Administration
 - Subsidizes Parks Performance Fund operations
 - Subsidizes Golf Fund operations
 - Parks Capital Improvement Plan
- 4B Fund Highlights
 - FY 2027 Beginning Balance \$4,125,441
 - Revenues \$8,438,102
 - Expenses \$9,254,251
 - Ending Balance \$3,309,292

4B Recommended Supplemental Requests

4B FUND

DISCRETIONARY

DEPARTMENT	FUNCTION	REQUEST SUMMARY	FTE	DISCRETIONARY ONE-TIME	DISCRETIONARY ONGOING	REVENUE/OFFSET	FY26-27 BUDGET
All	All	Restore Merit to October 1	-	-	6,709	-	6,709
Parks	Parks & Recreation	Park Lighting	-	49,000	-	-	49,000
Parks	Parks & Recreation	Stump Grinder	-	27,523	5,500	-	33,023
Parks	Parks & Recreation	Walk Behind Trencher	-	17,147	2,143	-	19,290
Parks	Parks & Recreation	Texas A&M Forest Service	-	20,000	-	20,000	-
Parks	Parks & Recreation	Shared Use Path Trail Striping	-	5,006	-	-	5,006
Parks	Parks & Recreation	Mowing Trailers	-	13,500	-	-	13,500
TOTAL			-	132,176	14,352	20,000	126,528

4B Fund Three-Year Summary

	MAJOR GOVERNMENTAL FUND BCDC 4B SALES TAX SRF				
	2024-25 ACTUAL	2025-26 ORIGINAL BUDGET	2025-26 REVISED BUDGET	2025-26 ESTIMATE	2026-27 PROPOSED BUDGET
Beginning fund balance/ working capital	\$ 5,084,985	\$ 5,768,762	\$ 5,768,762	\$ 5,654,728	\$ 4,125,441
Revenues					
Sales & Use Taxes	7,731,931	7,993,732	7,993,732	7,993,732	8,233,546
Investment Earnings	147,016	117,600	117,600	147,420	140,049
Miscellaneous	45,906	46,007	74,007	44,507	44,507
Total Revenues	7,924,852	8,157,339	8,185,339	8,185,659	8,438,102
Expenditures					
Salaries	254,876	259,665	259,665	244,270	758,312
Benefits	109,645	110,683	110,683	82,776	300,110
Personnel Developmnt	3,182	4,865	4,865	4,865	6,420
Supplies	2,119	4,500	4,500	4,500	13,440
Minor Furn & Equip	31,024	32,900	32,900	32,900	4,600
Outside Services	41,441	30,000	30,000	30,000	30,000
Infr Maint & Repair	-	-	28,000	-	43,308
Equip Maint & Repair	-	-	-	-	3,000
Utilities	-	52,600	52,600	52,600	183,920
Contribution To Isf	36,510	5,402	5,402	5,402	322,290
Misc	145,683	141,440	216,440	215,940	140,589
Cost Allocation Exp	105,320	105,320	105,320	105,320	173,510
Incentives (ED)	23,293	39,203	39,203	-	-
Capital Expenditures	39,773	50,000	51,300	50,000	50,000
Transfers Out	6,562,242	8,315,470	9,371,288	8,886,374	7,078,224
Total Base Budget	7,355,109	9,152,048	10,312,166	9,714,946	9,107,723
FY27 Supplementals					
One-time	-	-	-	-	132,176
Recurring	-	-	-	-	14,352
FY27 Supplementals Total	-	-	-	-	146,528
Total Expenditures	7,355,109	9,152,048	10,312,166	9,714,946	9,254,251
 Change in fund balance	 569,743	 (994,709)	 (2,126,827)	 (1,529,287)	 (816,149)
 Ending fund balance/ working capital	 \$ 5,654,728	 \$ 4,774,052	 \$ 3,641,934	 \$ 4,125,441	 \$ 3,309,292

4B Financial Overview

	FY 2025 Actual	FY 2026 Adopted	FY 2026 Revised	FY 2026 Year-End Estimate	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected	FY 2031 Projected
Beginning Fund Balance	5,084,985	5,768,762	5,768,762	5,654,728	4,125,441	3,309,292	2,743,820	3,004,999	3,215,085
Revenue									
Sales & Use Taxes	7,731,931	7,993,732	7,993,732	7,993,732	8,233,546	8,480,552	8,734,969	8,997,018	9,266,929
Other Revenue	192,921	163,607	191,607	191,927	204,556	176,153	177,470	178,799	178,799
Total Revenue	7,924,852	8,157,339	8,185,339	8,185,659	8,438,102	8,656,705	8,912,438	9,175,817	9,445,728
Expenditures									
Personnel	364,521	370,348	370,348	327,046	1,058,422	1,096,177	1,135,364	1,176,043	1,218,272
Base Expenses	405,052	427,027	531,327	501,527	971,077	949,974	979,874	1,010,814	1,042,836
Incentives (Ed)	23,293	39,203	39,203	-	-	-	-	-	-
Current Debt Service Charges	3,025,483	3,641,078	3,641,078	3,628,794	3,459,125	3,463,600	2,624,525	2,627,675	2,632,300
New Debt Service Charges	-	-	-	-	79,230	350,383	461,487	611,122	625,566
Transfer to PPF	2,818,816	3,518,518	3,411,233	3,591,403	2,631,045	2,406,415	2,498,006	2,593,401	2,693,187
Transfer to Golf	717,943	1,155,874	1,155,874	835,732	532,226	522,955	544,706	567,648	591,861
Transfer to Bartlett	-	-	195,607	195,607	63,177	63,275	64,230	64,571	64,881
Transfer to Chisenhall	-	-	967,496	634,837	313,421	185,600	153,755	119,465	82,584
Recurring Supplementals					14,352	183,799	189,313	194,992	200,842
One-Time Supplementals					132,176				
Total Expenditures	7,355,109	9,152,048	10,312,166	9,714,946	9,254,251	9,222,177	8,651,259	8,965,731	9,152,330
Change in Fund Balance	569,743	(994,709)	(2,126,827)	(1,529,287)	(816,149)	(565,472)	261,179	210,086	293,398
Ending Fund Balance	5,654,728	4,774,053	3,641,935	4,125,441	3,309,292	2,743,820	3,004,999	3,215,085	3,508,483
FB% of Expenditure	76.88%	52.16%	35.32%	42.46%	35.76%	29.75%	34.73%	35.86%	38.33%

Parks Projects CIP FY 2027-2031

PARKS PROJECTS												
Project #	Project Information	Project Phase	Prior Allocations	5-Year Capital Improvement Plan						Total Programmed Project Cost	Unprogrammed Project Cost	Total Project Cost
				Budgeted FY 27	Planned FY 28	Planned FY 29	Planned FY 30	Planned FY 31	5-yr Total Project Cost			
PK2311	Burleson Legacy Park Project Limits: Burleson Legacy Site at NE corner of Hulen and Abbots Project Description: First phase development of the Burleson Legacy Park site	Study / Planning	-	-	-	-	-	-	-	-	-	-
		Design	635,729	-	-	-	-	-	-	635,729	-	635,729
		Construction	11,550,616	42,274	-	-	-	-	42,274	11,592,890	-	11,592,890
		Owner ED&P	229,888	-	-	-	-	-	-	229,888	-	229,888
		Right of Way / Land	3,217,689	-	-	-	-	-	-	3,217,689	-	3,217,689
		Total Cost	15,633,922	42,274	-	-	-	-	42,274	15,676,195	-	15,676,195
PC2601	Green Ribbon Phase 2 Project Limits: John Jones Dr from Greenridge to Hillside Project Description: Median landscape improvements	Study / Planning	-	-	-	-	-	-	-	-	-	-
		Design	115,000	-	-	-	-	-	-	115,000	-	115,000
		Construction	-	650,000	-	-	-	-	650,000	650,000	-	650,000
		Owner ED&P	5,750	-	-	-	-	-	-	5,750	-	5,750
		Right of Way / Land	-	-	-	-	-	-	-	-	-	-
		Total Cost	120,750	650,000	-	-	-	-	650,000	770,750	-	770,750
PC2707	BRICK - Locker Room Remodel Project Limits: Burleson Recreation Center Project Description: Replacement of partitions, toilets, tile, showers, and benches in male and female locker rooms	Study / Planning	-	-	-	-	-	-	-	-	-	-
		Design	-	78,000	-	-	-	-	78,000	78,000	-	78,000
		Construction	-	649,000	-	-	-	-	649,000	649,000	-	649,000
		Owner ED&P	-	36,350	-	-	-	-	36,350	36,350	-	36,350
		Right of Way / Land	-	-	-	-	-	-	-	-	-	-
		Total Cost	-	763,350	-	-	-	-	763,350	763,350	-	763,350
PC2708	BRICK - Outdoor Pool Replaster and Tile Project Limits: Burleson Recreation Center Project Description: Replacement of plaster and surrounding tile at outdoor pool	Study / Planning	-	-	-	-	-	-	-	-	-	-
		Design	-	23,000	-	-	-	-	23,000	23,000	-	23,000
		Construction	-	202,650	-	-	-	-	202,650	202,650	-	202,650
		Owner ED&P	-	11,000	-	-	-	-	11,000	11,000	-	11,000
		Right of Way / Land	-	-	-	-	-	-	-	-	-	-
		Total Cost	-	236,650	-	-	-	-	236,650	236,650	-	236,650
PC2709	Burleson Legacy Park - Playground Project Limits: New Community Park Project Description: Construction of an all inclusive play area, connector paths, shade, surfacing, perimeter fencing, signage and furnishings, in partnership with TPWD	Study / Planning	-	-	-	-	-	-	-	-	-	-
		Design	-	203,000	-	-	-	-	203,000	203,000	-	203,000
		Construction	-	2,822,712	-	-	-	-	2,822,712	2,822,712	-	2,822,712
		Owner ED&P	-	113,700	-	-	-	-	113,700	113,700	-	113,700
		Right of Way / Land	-	-	-	-	-	-	-	-	-	-
		Total Cost	-	3,139,412	-	-	-	-	3,139,412	3,139,412	-	3,139,412

Parks Projects CIP FY 2027-2031

PARKS PROJECTS												
Project #	Project Information	Project Phase	Prior Allocations	5-Year Capital Improvement Plan						Total Programmed Project Cost	Unprogrammed Project Cost	Total Project Cost
				Budgeted FY 27	Planned FY 28	Planned FY 29	Planned FY 30	Planned FY 31	5-yr Total Project Cost			
PC2710	Russell Farm - Boren Home Fireplace Repair Project Limits: Russell Farm Project Description: The project includes the structural repair and foundation stabilization of the fireplace in the Boren Home at Russell Farm.	Study / Planning	-	-	-	-	-	-	-	-	-	-
		Design	-	17,000	-	-	-	-	17,000	17,000	-	17,000
		Construction	-	85,000	-	-	-	-	85,000	85,000	-	85,000
		Owner ED&P	-	5,100	-	-	-	-	5,100	5,100	-	5,100
		Right of Way / Land	-	-	-	-	-	-	-	-	-	-
		Total Cost	-	107,100	-	-	-	-	107,100	107,100	-	107,100
PC2711	Village Creek Trail e/o I35W (Town Creek Sewer) Project Limits: Village Creek Trail e/o I35W Project Description: The project includes the design, right-of-way and future construction of the Village Creek Trail extension e/o I35W.	Study / Planning	-	-	-	-	-	-	-	-	-	-
		Design	-	140,000	-	-	-	-	140,000	140,000	-	140,000
		Construction	-	160,000	-	-	-	-	160,000	160,000	1,000,000	1,160,000
		Owner ED&P	-	21,689	-	-	-	-	21,689	21,689	50,000	71,689
		Right of Way / Land	-	110,000	-	-	-	-	110,000	110,000	-	110,000
		Total Cost	-	431,689	-	-	-	-	431,689	431,689	1,050,000	1,481,689
PC2712	BRiCk - Alarm System Phase 2 Project Limits: BRiCk Project Description: This phase would replace the remaining components of the system and add a voice capability, bringing the system in line with current fire code standards and best practices.	Study / Planning	-	-	-	-	-	-	-	-	-	-
		Design	-	12,000	-	-	-	-	12,000	12,000	-	12,000
		Construction	-	95,000	-	-	-	-	95,000	95,000	-	95,000
		Owner ED&P	-	5,300	-	-	-	-	5,300	5,300	-	5,300
		Right of Way / Land	-	-	-	-	-	-	-	-	-	-
		Total Cost	-	112,300	-	-	-	-	112,300	112,300	-	112,300
PC2802	Bartlett - Playground Replacement Project Limits: Bartlett Park Project Description: Replacement of existing play structure, new surfacing, shade and furniture.	Study / Planning	-	-	-	-	-	-	-	-	-	-
		Design	-	-	56,000	-	-	-	56,000	56,000	-	56,000
		Construction	-	-	364,000	-	-	-	364,000	364,000	-	364,000
		Owner ED&P	-	-	21,000	-	-	-	21,000	21,000	-	21,000
		Right of Way / Land	-	-	-	-	-	-	-	-	-	-
		Total Cost	-	-	441,000	-	-	-	441,000	441,000	-	441,000
PC2808	Green Ribbon Phase 3 Project Limits: John Jones Dr from Hillside to Project Description: Median landscape improvements.	Study / Planning	-	-	-	-	-	-	-	-	-	-
		Design	-	-	125,000	-	-	-	125,000	125,000	-	125,000
		Construction	-	-	-	-	-	-	-	-	650,000	650,000
		Owner ED&P	-	-	6,250	-	-	-	6,250	6,250	-	6,250
		Right of Way / Land	-	-	-	-	-	-	-	-	-	-
		Total Cost	-	-	131,250	-	-	-	131,250	131,250	650,000	781,250

Parks Projects CIP FY 2027-2031

PARKS PROJECTS												
Project #	Project Information	Project Phase	Prior Allocations	5-Year Capital Improvement Plan						Total Programmed Project Cost	Unprogrammed Project Cost	Total Project Cost
				Budgeted FY 27	Planned FY 28	Planned FY 29	Planned FY 30	Planned FY 31	5-yr Total Project Cost			
PC2809	Mistletoe Hill	Study / Planning	--	--	--	--	--	--	--	--	--	--
	Project Limits: Mistletoe Hill Park	Design	--	--	96,600	--	--	--	96,600	96,600	--	96,600
		Construction	--	--	681,356	--	--	--	681,356	681,356	--	681,356
	Project Description: Replacement of existing play structure, surfacing, shade and fitness equipment and Addition of a single stall family restroom	Owner EDBP	--	--	38,588	--	--	--	38,588	38,588	--	38,588
		Right of Way / Land	--	--	--	--	--	--	--	--	--	--
		Total Cost	--	--	816,544	--	--	--	816,544	816,544	--	816,544
PC2901	Chisenhall - Playground Replacement	Study / Planning	--	--	--	--	--	--	--	--	--	--
	Project Limits: Chisenhall Fields	Design	--	--	--	56,000	--	--	56,000	56,000	--	56,000
		Construction	--	--	--	465,000	--	--	465,000	465,000	--	465,000
	Project Description: Replacement of play structure, shade, surfacing and furniture	Owner EDBP	--	--	--	25,000	--	--	25,000	25,000	--	25,000
		Right of Way / Land	--	--	--	--	--	--	--	--	--	--
		Total Cost	--	--	--	546,000	--	--	546,000	546,000	--	546,000
PC2904	BRiCK Roof Replacement	Study / Planning	--	--	--	--	--	--	--	--	--	--
	Project Limits: BRiCKs	Design	--	--	--	--	--	--	--	--	--	--
		Construction	--	--	--	1,428,600	--	--	1,428,600	1,428,600	--	1,428,600
	Project Description: Replacement of the roof	Owner EDBP	--	--	--	71,400	--	--	71,400	71,400	--	71,400
		Right of Way / Land	--	--	--	--	--	--	--	--	--	--
		Total Cost	--	--	--	1,500,000	--	--	1,500,000	1,500,000	--	1,500,000
PC2906	Heberle - Park Improvements	Study / Planning	--	--	--	--	--	--	--	--	--	--
	Project Limits: Heberle Park	Design	--	--	--	44,100	--	--	44,100	44,100	--	44,100
		Construction	--	--	--	309,540	--	--	309,540	309,540	--	309,540
	Project Description: Replacement of existing play structure, surfacing, shade and furniture	Owner EDBP	--	--	--	16,800	--	--	16,800	16,800	--	16,800
		Right of Way / Land	--	--	--	--	--	--	--	--	--	--
		Total Cost	--	--	--	370,440	--	--	370,440	370,440	--	370,440
PC3001	Claudia's Playground - Bathroom Addition	Study / Planning	--	--	--	--	--	--	--	--	--	--
	Project Limits: Claudia's Playground	Design	--	--	--	--	20,000	--	20,000	20,000	--	20,000
		Construction	--	--	--	--	152,056	--	152,056	152,056	--	152,056
	Project Description: Addition of a single stall family restroom	Owner EDBP	--	--	--	--	8,500	--	8,500	8,500	--	8,500
		Right of Way / Land	--	--	--	--	--	--	--	--	--	--
		Total Cost	--	--	--	--	180,556	--	180,556	180,556	--	180,556
Parks Total Fiscal Year Cost:			15,734,672	5,482,775	1,388,794	2,416,440	180,556	--	9,468,565	25,223,236	1,700,000	26,923,236

Options

- Recommend approval of 4B Fund FY 2027 proposed budget
- Not recommend approval of 4B Fund FY 2027 proposed budget
- Staff recommends approval

QUESTIONS/COMMENTS