

*South Village
Community Development District*

June 18, 2024

AGENDA

South Village Community Development District

475 West Town Place
Suite 114
St. Augustine, Florida 32092

District Website: www.SouthVillageCDD.com

June 11, 2024

Board of Supervisors
South Village Community Development District

Dear Board Members:

The South Village Community Development District Continued Meeting is scheduled for **Tuesday, June 18, 2024 at 6:30 p.m. at the Eagle Landing Residents Club, 3975 Eagle Landing Parkway, Orange Park, Florida 32065.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments
- III. Discussion of Fiscal Year 2025 Approved Budget
- IV. Discussion of South Village Amenity Policies
 - A. Amenity Policies
 - B. Golf Club & Restaurant Policies
 - C. Overnight Parking & Towing Policies
 - D. Service Animal Policies
- V. Supervisor's Requests
- VI. Audience Comments
- VII. Next Scheduled Meeting: July 2, 2024 @ 6:30 p.m. @ Eagle Landing Residents Club
- VIII. Adjournment

Board Oversight

- A. *Chairman Payton* – Landscape Maintenance & Parks
- B. *Vice Chairman Warren* – Golf
- C. *Supervisor Frechette* – Food & Beverage
- D. *Supervisor Brink* – Aquatics Center
- E. *Supervisor Osbeck* - Athletics

THIRD ORDER OF BUSINESS

*South Village
Community Development District*

*Approved Proposed Budget
FY 2025*



Table of Contents

1-4	General Fund
5-9	Golf Fund
10-15	Swim/Tennis Fund
16	Capital Reserve Fund
17	Debt Service Funds 2016A1/A2
18-21	Debt Service Amortization schedules 2016 A1/A2
22	Debt Service Funds 2016 A3
23-24	Debt Service Amortization schedule 2016 A3
25	Debt Service Funds 2019
26	Debt Service Amortization schedule 2019
27	Assessments

South Village
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Proposed Budget FY 2025
REVENUES:					
Special Assessments - On Roll	\$751,796	\$742,499	\$9,297	\$751,796	\$796,099
Interest Income	4,443	23,544	7,500	31,044	15,000
TOTAL REVENUES	\$756,239	\$766,043	\$16,797	\$782,840	\$811,099
EXPENDITURES:					
Administrative					
Supervisor Fees	\$14,000	\$4,600	\$5,000	\$9,600	\$13,000
FICA Taxes	1,071	352	383	735	995
Engineering	12,000	2,516	1,797	4,313	10,000
Arbitrage Rebate	1,800	-	1,800	1,800	1,800
Dissemination Agent	9,010	5,256	3,754	9,010	9,551
Assessment Administration	5,618	5,618	-	5,618	5,955
Attorney	40,000	12,087	12,087	24,174	35,000
Annual Audit	8,500	-	7,000	7,000	8,500
Trustee Fees	17,000	4,041	9,782	13,823	14,650
Management Fees	55,120	32,153	22,966	55,119	58,427
Information Technology	1,908	1,113	795	1,908	2,022
Website Maintenance	1,200	700	500	1,200	1,272
Telephone	1,500	243	174	417	1,500
Postage & Delivery	1,000	263	188	451	1,000
Insurance General Liability	20,540	20,540	-	20,540	21,257
Printing & Binding	2,000	589	421	1,010	2,000
Legal Advertising	4,000	440	314	754	4,000
Other Current Charges	2,500	563	402	965	2,500
Office Supplies	100	1	25	26	100
Dues, Licenses & Subscriptions	175	175	-	175	175
Contingency	500	-	500	500	500
TOTAL ADMINISTRATIVE	\$199,542	\$91,250	\$67,888	\$159,138	\$194,204
Operations & Maintenance					
Community Appearance					
Security	\$ 52,000	\$29,000	\$20,714	\$49,714	\$ 52,000
Utilities	118,233	37,334	40,445	77,779	118,233
Interlocal Agreement - MVCDD	36,000	36,022	-	36,022	36,000
Landscape - Contract	234,964	143,641	97,901	241,542	295,162
Landscape - Contingency	45,000	2,030	20,000	22,030	45,000
Landscape - Irrigation Repairs	10,500	-	7,500	7,500	10,500
Phase 5&6 Maintenance	-	4,784	3,417	8,201	-
Repairs & Maintenance	25,000	45	10,000	10,045	25,000
Lake - Contract	35,000	20,034	14,310	34,344	35,000
TOTAL COMMUNITY APPEARANCE	\$556,697	\$272,890	\$214,288	\$487,178	\$616,895
TOTAL EXPENDITURES	\$756,239	\$364,140	\$282,176	\$646,315	\$811,099
EXCESS REVENUES (EXPENDITURES)	\$-	\$401,903	\$(265,379)	\$136,525	\$-

South Village

Community Development District

General Fund

Fiscal Year 2025

REVENUES

Special Assessments - On Roll

The District will levy a Non-Ad Valorem assessment on all the platted lots within the District to pay all of the operating expenses for the Fiscal Year in accordance with the adopted budget.

Interest Income

Interest income on funds in operating account and excess funds in the State Board of Administration.

Expenditures - Administrative

Supervisors Fees

The District anticipates 12 meetings per year with all five board members in attendance and each receiving \$200.00 per meeting plus payroll taxes.

FICA Taxes

Represents the taxes on board payroll.

Engineering

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, and various projects assigned as directed by the board of supervisors.

District Attorney

The District's legal counsel, **Kutak Rock LLP**, will be providing general legal services to the District, including attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District is currently contracted with **Berger, Toombs, Elam, Gaines & Frank, CPA** for the audit engagement.

Assessment Roll

Assessment Roll administrative services are provided by **GMS, LLC** for updating the districts' tax roll, certifying the annual assessments and collection of prepaid assessments.

Arbitrage Rebate

The District is required to have an Arbitrage Rebate Calculation on the District's Series 2014 A1/A2 and A3 Special Assessment Revenue Refunding Bonds.

Dissemination Agent

The District has contracted with **GMS, LLC** to act as the Dissemination Agent for the District to prepare the Annual Disclosure Report required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District's Series 2016A1/A2, A3 and 2019 Special Assessment Revenue Refunding Bonds are held by a Trustee at **U.S. Bank**. The amount represents the fee for the administration of the District's bond issue.

District Management/Administration Fees

The District receives Management, Accounting and Administrative services from their CDD employed **District Manager** and as part of an Administrative Agreement with **Governmental Management Services, LLC**.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by **Governmental Management Services – South Florida, LLC**.

South Village

Community Development District

General Fund

Fiscal Year 2025

Expenditures - Administrative (continued)

Website Administration

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Telephone

This item includes telephone and fax service.

Postage and Delivery

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance General Liability

The District's General Liability & Public Officials Liability and Property Insurance policies are with **Egis Insurance and Risk Advisors**. They specialize in providing insurance coverage to governmental agencies. This expense is shared with the Water/Sewer Fund and the Golf Course Fund.

Printing and Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc. with **Clay Today**.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to Florida Commerce for \$175.

Expenditures - Community Appearance

Security

The District has contracted with Viewpoint Security for patrols of the CDD property. Amount includes contingency for extra holiday patrols.

Interlocal Agreement - Middle Village CDD

The District has entered into an agreement with Middle Village CDD for the maintenance and repair of certain landscape areas and associated irrigation systems which are located within the Right-of-Way of Oakleaf Plantation Boulevard.

Utilities

The District currently has the following accounts with *Clay Electric Cooperative* for electric service:

Account #	Service Address	Avg/Month	Annual
5875489	3935-1 Eagle Landing/Water Fall	\$1,518.85	\$18,226.19
5929377	3935-2 Eagle Landing/St lights	\$169.44	\$2,033.23
6474431	4045-2 Eagle Crossing Dr	\$83.83	\$1,006.00
9121614	938 TB Restroom	\$46.22	\$554.65
9082354	875 TB Irrigation	\$582.58	\$6,990.98
9117336	992 TB Camera Station	\$41.95	\$503.38
9117339	749 TB Camera Station	\$347.82	\$4,173.87
9117340	3853 Pines Dr Camera Station	\$35.81	\$429.66
	Contingency	\$282.65	\$3,391.80
		\$3,109.15	\$37,309.76

South Village
Community Development District
General Fund
Fiscal Year 2025

In addition, the District has the following accounts with *Clay County Utility Authority* for water, sewer and reuse service:

Account #	Service Address	Avg/Month	Annual
213095	3924-1 Eagle Landing Pkwy	\$590.60	\$7,087.24
213119	3988-1 Eagle Landing Parkway	\$175.07	\$2,100.82
215602	3968-1 Eagle Landing Parkway	\$222.72	\$2,672.67
220803	3973 Eagle Landing Parkway	\$112.72	\$1,352.68
222067	3989 Eagle Landing Parkway	\$962.79	\$11,553.47
229064	3979-2 Eagle Landing Parkway	\$2,195.29	\$26,343.50
230632	3965-1 Eagle Landing Parkway	\$167.86	\$2,014.28
230638	3965-2 Eagle Landing Parkway	\$107.19	\$1,286.26
230640	3965-3 Eagle Landing Parkway	\$160.42	\$1,925.00
230641	3975 Eagle Landing Parkway	\$255.62	\$3,067.43
230642	3979 Eagle Landing Parkway	\$206.63	\$2,479.53
235500	4108-1 Eagle Landing Parkway Irr	\$27.96	\$335.56
233750	1433-1 Eagle Landing Parkway	\$106.70	\$1,280.43
502768	2180 Club Lake Drive Reclaimed Irr	\$27.48	\$329.73
556739	1294 Autumn Pines Drive	\$37.36	\$448.30
589114	932 Tynes Blvd	\$110.55	\$1,326.66
589118	932 Tynes Blvd - Recl Irr	\$503.83	\$6,045.98
589635	988 Tynes Blvd - Recl Irr	\$85.46	\$1,025.50
589637	953 Tynes Blvd - Recl Irr	\$27.63	\$331.53
589665	1003 Oakland Hills - Recl Irr	\$46.61	\$559.31
	Contingency	\$613.05	\$7,356.59
		\$6,743.54	\$80,922.47

Landscape

This represents landscape maintenance of all District property, to include mowing, weeding, trimming, pruning, fertilizing etc. The District is contracted with *Tree Amigos Outdoor Services*. Amount budgeted includes a contingency.

Landscape - Irrigation Repairs

This represents repairs to the District's irrigation systems which are not already included in contract with *Tree Amigos*.

Lake Maintenance

The District has contracted with *The Lake Doctors* for the maintenance of the CDD lakes.

South Village
Community Development District
Approved Proposed Budget
Golf Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Proposed Budget FY 2025
REVENUES:					
Golf Operations					
Guest Fees & Tournament Fees	\$1,617,000	\$869,749	\$695,251	\$1,565,000	\$1,640,000
Member Trail Fees	108,000	62,768	47,232	110,000	114,000
Pro shop Merch	199,000	117,866	82,134	200,000	222,000
Practice Range	62,000	34,009	25,991	60,000	66,000
Misc Revenues	12,000	1,000	14,000	15,000	14,417
Sub Total Golf Operations	\$1,998,000	\$1,085,392	\$864,608	\$1,950,000	\$2,056,417
Golf F&B					
F&B/Banquet Revenues	\$1,050,000	\$639,949	\$430,051	\$1,070,000	\$1,134,840
Beer	260,000	134,291	155,709	290,000	290,600
Wine	50,000	26,149	33,851	60,000	54,998
Alcohol	205,000	206,346	3,654	210,000	214,725
Misc/rentals	6,000	640	21,360	22,000	22,875
Sub Total Golf F&B	\$1,571,000	\$1,007,375	\$644,625	\$1,652,000	\$1,718,038
Golf Course & Clubhouse Maintenance					
Misc Revenues/Equipment Trade-In	\$-	\$-	\$-	\$-	\$-
Sub Total Golf Course & Clubhouse Maintenance	\$-	\$-	\$-	\$-	\$-
Golf G&A					
All Member Dues	\$420,000	\$272,822	\$187,178	\$460,000	\$495,000
Initiation Fees	10,000	1,757	13,243	15,000	13,000
Sub Total Golf G&A	\$430,000	\$274,579	\$200,421	\$475,000	\$508,000
TOTAL REVENUES	\$3,999,000	\$2,367,346	\$1,709,654	\$4,077,000	\$4,282,455

OPERATING EXPENSES

Golf Operations					
Gross Payroll	\$372,000	\$198,382	\$173,618	\$370,000	\$422,000
Payroll Cost	68,000	42,832	27,168	70,000	64,000
COGS Merchandise	145,000	84,491	65,509	150,000	170,000
Bank & CC Fees	44,000	27,001	20,999	48,000	47,000
Cart Lease & Repairs & Supplies	115,700	54,231	60,769	115,000	143,000
Staff Dues & Handicap Fees	4,000	4,768	(768)	4,000	4,000
Paper Goods	11,000	6,412	3,588	10,000	13,000
Reservation/Tee Sheet Systems	10,000	6,983	3,017	10,000	12,500
Range Balls & Supplies	15,800	14,987	13	15,000	12,000
Scorecards & Pro Shop Supplies	6,000	6,071	10,929	17,000	13,000
Staff Uniforms	2,500	2,363	637	3,000	3,000
Member Relations	-	-	-	-	-
Sub Total Golf Operations	\$794,000	\$448,521	\$365,479	\$812,000	\$903,500

South Village
Community Development District
Approved Proposed Budget
Golf Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Proposed Budget FY 2025
		-	-	-	
Golf F&B					
Gross Payroll	\$643,000	\$438,573	\$204,427	\$695,000	\$748,000
Payroll Cost	149,000	138,088	46,912	185,000	199,490
COGS F&B	615,000	392,707	252,293	645,000	650,000
Alcohol Surcharge	4,000	-	4,000	4,000	4,000
CC Fees	32,000	26,133	17,867	44,000	43,000
China/Glass/Silver	3,000	3,275	(275)	3,000	4,000
Cleaning/Operating Supplies	13,000	7,123	7,877	15,000	14,000
Contract Service	3,000	-	3,000	3,000	3,000
Gas & Propane	30,000	17,297	13,703	31,000	30,000
Kitchen/Bar Supplies	7,000	478	3,522	4,000	6,000
Linen Service	29,000	7,812	14,188	22,000	29,000
Paper Goods	19,000	13,772	7,228	21,000	21,000
Staff Uniforms	4,000	-	3,000	3,000	4,000
Equipment Repairs/Rentals	4,000	1,107	1,893	3,000	4,000
Resident/Member Relations/Marketing	2,000	2,378	-	2,378	-
Utilities	-	-	-	-	-
Sub Total Golf F&B	\$1,557,000	\$1,048,743	\$579,635	\$1,680,378	\$1,759,490
Golf Course Maintenance					
Gross Payroll	\$471,000	\$206,330	\$264,670	\$450,000	\$484,000
Payroll Cost	95,000	38,463	41,537	80,000	86,000
Fert/Chem/Herb	140,000	74,000	51,000	125,000	135,000
Gas/Oil/Grease	39,000	36,890	13,110	50,000	35,000
Sand/Grave/\l/Top Dressing	8,000	4,989	5,011	10,000	8,000
Sod/Plants/Landscaping	7,000	897	9,103	10,000	14,000
Dues contractors	-	-	1,000	1,000	500
Straw/Mulch/Coquina/Color	8,000	1,021	10,979	12,000	7,000
Assessorries/Small Tools/supplies	7,000	498	7,502	8,000	8,000
Staff Uniforms/Dues	3,000	465	2,535	3,000	3,000
Waste Removal	8,000	2,842	4,158	7,000	6,000
Equipment Leases/Rentals	42,000	27,837	77,163	105,000	148,950
Equipment/Irrigation Repairs	73,000	7,038	1,962	9,000	11,000
Irrigation Utilities/Telephone/Building Utilities	35,000	15,112	13,888	29,000	24,000
Water/Sewer	21,000	7,518	17,482	25,000	23,000
Utilities	-	-	-	-	-
Sub Total Golf Course Maintenance	\$957,000	\$423,900	\$521,100	\$924,000	\$993,450
Golf Clubhouse Maintenance					
Gross Payroll	\$36,000	\$18,309	\$17,691	\$36,000	\$39,000
Payroll Cost	5,000	2,806	3,194	6,000	6,000
Contract Services	3,000	-	1,000	1,000	1,000
Holiday/Plants	4,000	-	2,000	2,000	1,000
Building Repairs Vendors	5,000	5,808	(5,808)	-	-
Misc Cleaning Supplies uniforms	3,000	124	876	1,000	1,500
Paper Supplies/Misc Supplies	2,540	202	798	1,000	1,500
Building Repairs In-House	2,500	123	4,877	5,000	1,000
Sub Total Golf Clubhouse Maintenance	\$61,040	\$27,372	\$24,628	\$52,000	\$51,000

South Village
Community Development District
Approved Proposed Budget
Golf Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Proposed Budget FY 2025
Golf G&A					
Gross Payroll	\$133,000	\$75,416	\$57,584	\$133,000	\$133,000
Payroll Cost	25,000	18,139	9,861	28,000	25,000
Contract Service Cleaning	37,000	14,750	6,250	21,000	21,000
Misc/Dues/Subscriptions	5,000	1,897	1,103	3,000	5,000
Bank Fees/CC Fees	10,000	5,632	(3,632)	2,000	1,000
Equipment Rental	11,000	2,981	6,019	9,000	11,000
Flowers/Décor	5,000	989	4,011	5,000	5,000
Property Insurance	63,000	58,866	27,134	86,000	100,000
Legal Fees	3,000	4,946	(1,946)	3,000	3,000
Management Fees	130,000	80,767	49,233	130,000	130,000
Member Relations	6,000		5,000	5,000	6,000
Paper Supplies/Stationary/Office Supplies	25,000	13,011	10,989	24,000	24,000
Permits/Property Tax	28,000	26,007	15,993	42,000	42,500
Resident Appreciation	28,000	14,431	11,569	26,000	28,000
Software/Computer/Jonas	14,000	9,964	4,036	14,000	14,000
Office Supplies	12,000		-	-	12,000
Travel/Mileage/Staff Meals/Seminars	31,000	39,123	(8,123)	31,000	31,000
Telephone/Music/Dish	35,000	13,908	21,092	35,000	39,000
Utilities/Waste Removal/Pest Control	70,000	43,021	26,979	70,000	74,500
Staff Training/Uniforms	1,000	389	611	1,000	1,000
All Marketing Costs/Member Relations	20,000	14,285	7,715	22,000	21,000
Sub Total Golf G&A	\$692,000	\$438,522	\$251,478	\$690,000	\$727,000
TOTAL OPERATING EXPENSES	\$4,061,040	\$2,387,058	\$1,742,320	\$4,158,378	\$4,434,440
NET OPERATING INCOME	\$(62,040)	\$(19,712)	\$(32,666)	\$(81,378)	\$(151,985)
Non-Operating Expenses					
Special Assessments	\$ 358,560	\$358,500	\$60	\$358,560	\$ 358,112
Interfund Transfer	-	-	-	-	-
TOTAL NON-OPERATING EXPENSES	\$358,560	\$358,500	\$60	\$358,560	\$358,112
EXCESS REVENUES (EXPENDITURES)	\$296,520	\$338,788	\$(32,606)	\$277,182	\$206,127

South Village
Community Development District

Golf Fund
Fiscal Year 2025

REVENUES	DESCRIPTION
<u>GOLF OPERATION</u>	
Guest Fees & Tournament Fees	Greens Fees, Tournament Fees, Public Cart Rentals, and Events.
Member Trail Fees	All Member Trail Fees, Annual and Monthly.
Pro Shop Merchandise	All Golf Shop Merchandise Sales.
Practice Range	All Public Driving Range Sales.
Misc. Revenues	All Miscellaneous Income, Club Rentals, Lessons.
<u>GOLF F&B</u>	
F&B/Banquet Revenues	Food and Beverage Golf & Social Event Sales.
Beer	All Beer Sales.
Wine	All Wine Sales.
Alcohol	All Liquor Sales.
Misc./rentals	Room Fees, Misc. Revenues.
<u>GOLF COURSE & CLUBHOUSE MAINTENANCE</u>	
Misc. Revenues/Equipment Trade-In	Revenue generated by any equipment sold.
<u>GOLF G&A</u>	
All Member Dues	Golf Members and Player's Club Annual Dues.
Initiation Fees	Golf Member Initiation Fees.

EXPENSES	DESCRIPTION
<u>GOLF OPERATIONS</u>	
Gross Payroll	Salaries related to all management staff, salary, hourly, gratuities, incentives.
Payroll Cost	Monthly fees related to the processing of all payroll, benefits, 401K.
COGS Merchandise	Cost of golf shop merchandise sold.
Bank & CC Fees	Fees due to credit card company for processing of charges.
Cart Lease & Repairs & Supplies	Lease of golf carts from EZGO, cart repairs.
Staff Dues & Handicap Fees	PGA, agronomy, professional dues and member handicap fees.
Paper Goods	Operational paper supplies such as paper towels, plates, napkins, toilet paper, etc.
Reservation/Tee Sheet Systems	License cost for point of sale, web-site, Jonas software, and reservation system.
Range Balls & Supplies	Driving range operating supplies, range balls, ball washer, misc. supplies.
Scorecards & Pro Shop Supplies	Golf course scorecards, misc hardware, fixtures, display units.
Staff Uniforms	Staff uniforms for all areas and staff.
Member Relations	Cost related to all annual promotions for residents in tennis, swim, golf, and park.
<u>GOLF F&B</u>	
Gross Payroll	Salaries related to all management staff, salary, hourly, gratuities, incentives.
Payroll Cost	Monthly fees related to the processing of all payroll, benefits, 401K.
COGS F&B	Cost of all food and beverage, beer, wine, liquor sold.
Alcohol Surcharge	Delivery and misc cost.
Bank & CC Fees	Fees due to credit card company for processing of charges.
China/Glass/Silver	Replacement china, glass, and silverware, new purchases.
Cleaning/Operating Supplies	General clubhouse related cleaning supplies all areas.
Contract Service	Contract Service to clean greese traps, vents, ice machines.
Gas & Propane	Natural gas a propane, patio heaters, kitchen equipment.
Kitchen/Bar Supplies	General cleaning supplies, service items, hardware.
Linen Service	Rental costs for linen and laundry related to cloth napkins, table cloths, etc.
Paper Goods	Operational paper supplies such as paper towels, plates, napkins, toilet paper, etc.
Staff Uniforms	Staff uniforms for all areas and staff.
Equipment Repairs/Rentals	Repair and maintenance of all kitchen equipment.
Resident/Member Relations/Marketing	Cost related to all annual promotions for residents in tennis, swim, golf, and park.
Utilities	Electricity for all areas.

South Village
Community Development District

Golf Fund
Fiscal Year 2025

EXPENSES	DESCRIPTION
<u>GOLF COURSE MAINTENANCE</u>	
Gross Payroll	Salaries related to all management staff, salary, hourly, incentives.
Payroll Cost	Monthly fees related to the processing of all payroll, benefits, 401K.
Fert/Chem/Herb	Turf related fertilizers, chemicals, pesticides, herbicides.
Gas/Oil/Grease	Gasoline and oil purchase and disposal for all maintenance equipment.
Sand/Grave/\l/Top Dressing	Sand for bunkers maintenance, greens topdressing, pine straw and coquina.
Sod/Plants/Landscaping	Sod and seed related to needed turf repair.
Straw/Mulch/Coquina/Color	Pine straw, stone, and coquina.
Assessories/Small Tools	On course items such as tee markers, flags, cups.
Staff Uniforms/Dues	Staff uniforms for all areas and staff.
Waste Removal	Monthly charges trash bins at clubhouse and maintenance yard for disposal.
Equipment Leases/Rentals	Lease of golf course maintenance equipment.
Equipment/Irrigation Repairs	Repair and maintenance of golf course irrigation system.
Irrigation Utilities/Telephone/Building Utilities	Electricity to operate irrigation pump, buildings, offices.
Water/Sewer	Irrigation and potable water expense.
<u>GOLF CLUBHOUSE MAINTENANCE</u>	
Gross Payroll	Salaries related to all management staff, salary, hourly, incentives.
Payroll Cost	Monthly fees related to the processing of all payroll, benefits, 401K.
Contract Services	Contract Service for additional projects.
Holiday/Plants	All holiday & seasonal décor for clubhouse.
Building Repairs Vendors	Repair and maintenance of golf clubhouse.
Misc Cleaning Supplies	General clubhouse related cleaning supplies.
Paper Supplies/Misc Supplies	Operational paper supplies such as paper towels, toilet paper, etc.
Building Repairs In-House	Repair and maintenance of the clubhouse.
<u>GOLF G&A</u>	
Gross Payroll	Salaries related to all management staff, salary, hourly, incentives.
Payroll Cost	Monthly fees related to the processing of all payroll, benefits, 401K.
Contract Service Cleaning	Contract Service to Clean Clubhouse, HVAC, windows.
Misc/Dues/Subscriptions	Various dues for staff and print material.
Bank Fees/CC Fees	Fees due to credit card company for processing of charges.
Equipment Rental	Service agreement for copier, misc rentals.
Flowers/Décor	All holiday & seasonal décor for clubhouse.
Property Insurance	Property and casualty insurance for the property.
Legal Fees	Management of licenses, permits, and other legal matters.
Management Fees	Annual management fees for golf operations.
Member Relations	Cost related to all annual promotions for golf memberships.
Paper Supplies/Stationary/Office Supplies	General office supplies for G&A, golf, and F&B.
Permits/Property Tax	Tax related to golf clubs personal property and various permits.
Resident Appreciation	Cost related to all annual promotions for residents in tennis, swim, golf, and park.
Software/Computer/Jonas	Internet provider and all hardware for computers, point of sale stations.
Travel/Mileage/Staff Meals/Seminars	Travel expense for staff business related to the operation.
Telephone/Music/Dish	All telephone hardware and service costs.
Utilities/Waste Removal/Pest Control	Electricity for all areas, waste pickup, and pest control.
Staff Training/Cost/Meals/Uniforms	Related cost for all staff training, daily meals and uniforms.
All Marketing Costs/Member Relations	Various marketing expenses and promotions for golf and social events.

South Village

Community Development District

Approved Proposed Budget Recreation Center Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Proposed Budget FY 2025
REVENUES:					
Tennis					
Guest Fees	\$13,000	\$5,633	\$5,367	\$11,000	\$14,000
Pro shop	10,000	5,544	3,456	9,000	10,000
Fitness	6,000	4,116	2,884	7,000	8,000
Lessons & Clinics	85,000	28,999	38,001	67,000	75,000
Merch COGS	(7,000)	-	-	-	(7,500)
Sub Total Tennis	\$107,000	\$44,292	\$49,708	\$94,000	\$99,500
Pools					
Guest Fees	\$20,000	\$8,735	\$11,265	\$20,000	\$24,000
Swim Lessons	8,000	1,987	5,013	7,000	8,000
Rentals	4,000	-	4,000	4,000	4,000
Clubroom Rentals	30,000	12,941	12,059	25,000	25,000
Swim Team	15,000	-	15,000	15,000	15,000
Sub Total Pools	\$77,000	\$23,663	\$47,337	\$71,000	\$76,000
Café/Cabana Bar:					
Food	\$110,000	\$8,000	\$82,000	\$90,000	\$95,000
Merchandise	10,000	-	-	-	-
Wine	3,000	-	2,000	2,000	3,000
Liquor	60,000	30,000	60,000	90,000	95,000
Beer	30,000	5,000	25,000	30,000	35,000
Staff Discount	(7,000)	-	(7,000)	(7,000)	(7,000)
Sub Total Café/Cabana Bar:	\$206,000	\$43,000	\$162,000	\$205,000	\$221,000
Kids Club/Lake House:					
Facility Rentals	\$1,000	\$9,587	\$(8,587)	\$1,000	\$1,000
Programs	25,000	-	12,000	12,000	17,000
Summer Camp	15,000	-	20,000	20,000	20,000
Social Programs	3,000	\$35,012	(31,012)	4,000	3,000
Holiday Events	-	\$6,744	(6,744)	-	-
Sub Total Kids Club/Lake House:	\$44,000	\$51,343	\$(14,343)	\$37,000	\$41,000
Non Operating Income:					
Rec Fund Assessments	\$1,070,200	\$1,060,290	\$9,910	\$1,070,200	\$1,070,200
Interfund Transfer In	-	-	-	-	-
Interest Income	-	-	-	-	-
Sub Total Non Operating Income:	\$1,070,200	\$1,060,290	\$9,910	\$1,070,200	\$1,070,200
TOTAL REVENUES	\$1,504,200	\$1,222,588	\$254,612	\$1,477,200	\$1,507,700

South Village

Community Development District

Approved Proposed Budget Recreation Center Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Proposed Budget FY 2025
<u>OPERATING EXPENSES</u>					
Tennis					
Gross Payroll	\$270,000	\$163,455	\$111,545	\$275,000	\$310,000
Payroll Cost	42,000	35,762	16,238	52,000	54,000
Bank CC Fees	600	(15,000)	15,600	600	600
Cable/TV/Music	5,000	3,979	1,021	5,000	6,000
Electric/Utilities	38,000	12,426	23,574	36,000	38,000
EQ Repairs and Maintenance	3,000	2,684	316	3,000	3,000
Court Maint.	12,000	9,383	4,617	14,000	15,000
Waste Removal	6,000	5,688	2,312	8,000	-
Office Supplies/Paper/Stationary	1,300	4,516	(3,216)	1,300	2,000
Paper & Cleaning	6,000	4,976	2,024	7,000	7,000
Building Supplies	6,000	-	6,000	6,000	6,000
Rec Supplies	600	4,102	(4,102)	-	600
Tournament Expense	-	1,210	(610)	600	-
Sub Total Tennis	\$390,500	\$233,181	\$175,319	\$408,500	\$442,200
Pool/Swim:					
Gross Payroll	\$180,000	\$64,000	\$111,000	\$175,000	\$195,000
Payroll Cost	27,000	12,598	15,402	28,000	32,000
Bank & CC Fees	3,600		3,600	3,600	3,600
Water & Sewer/Utilities	55,000	27,642	25,358	53,000	56,000
Gas	8,000		8,000	8,000	8,000
Repairs & Maint. Pool	22,000	1,545	10,455	12,000	12,000
Chemicals Pool	35,000	24,987	15,013	40,000	45,000
Miscellaneous Expenses	1,000		-	-	-
Contract Service	4,500		-	-	-
Cleaning Supplies	2,700		2,000	2,000	2,000
Swim Team Cost	4,000		4,000	4,000	4,000
Office Supplies	1,500	450	1,050	1,500	1,500
Recreational Supplies	1,000	452	548	1,000	1,000
Permits	1,000	-	1,000	1,000	1,000
Sub Total Pool/Swim:	\$346,300	\$131,674	\$197,426	\$329,100	\$361,100
Café/Cabana Bar:					
Gross Payroll	\$70,000	\$15,676	\$56,324	\$72,000	\$78,000
Payroll Cost	13,000	4,567	9,433	14,000	14,000
Alcohol Surcharge	800		800	800	800
Pest Control	3,000	2,023	977	3,000	3,000
Cable/TV	2,000	1,012	988	2,000	2,000
Gas	3,500	1,654	2,346	4,000	4,500
Repairs & Maint.	2,000	989	1,011	2,000	2,000
Bank CC Fees	1,700		1,700	1,700	2,000
Paper Goods Supplies	10,000	1,985	6,015	8,000	9,000
Rec Supplies/Cleaning Supplies/Waste	10,000	5,423	4,577	10,000	11,000
Food/Bev/Liquor COGS	75,000	32,123	50,877	83,000	98,000
Store Merchandise COGS	6,000		4,000	4,000	5,000
Staff Uniforms	1,000	-	1,000	1,000	1,000
Permits	500	-	500	500	500
Sub Total Café/Cabana Bar:	\$198,500	\$65,452	\$140,548	\$206,000	\$230,800

South Village

Community Development District

Approved Proposed Budget Recreation Center Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Proposed Budget FY 2025
Administrative					
Gross Payroll	\$135,000	\$66,900	\$58,100	\$125,000	\$135,000
Payroll Cost	35,000	15,138	13,862	29,000	35,000
Bank CC Fees	10,000	6,754	3,246	10,000	12,000
Insurance	37,000	30,402	6,598	37,000	42,000
Resident Relations	45,000	50,856	32,144	83,000	45,000
Permits/Fees	1,000		1,000	1,000	1,000
Décor	2,000	498	1,502	2,000	2,000
Print/Paper/Stationary	4,000	1,289	1,711	3,000	4,000
Computer/Jonas	7,500	7,456	3,544	11,000	12,000
Operational Supplies All Areas	15,000	9,886	10,114	20,000	34,000
Telephone/internet	4,000	5,238	(238)	5,000	5,000
TV/Music	5,000	2,986	2,014	5,000	5,000
All Marketing	18,000	11,245	7,755	19,000	26,000
Management Fees	54,000	30,100	23,900	54,000	56,000
Sub Total Administrative	\$372,500	\$238,748	\$165,252	\$404,000	\$414,000
Building Maintenance					
Gross Payroll	\$85,000	\$48,575	\$36,425	\$85,000	\$90,000
Payroll Cost	18,000	11,401	5,549	16,950	19,000
Contract Service	6,000	1,000	2,000	3,000	3,000
Maint Building Kids/Lake	1,200	1,998	2	2,000	1,000
Repairs & Maintenance Tennis	4,200	1,004	996	2,000	3,000
Landscape	1,800		-	-	-
Building Repair Swim/Café/Cabana Bar	6,000	1,951	1,049	3,000	3,000
Staff Uniforms	-	-	-	-	-
Sub Total Building Maintenance	\$122,200	\$65,929	\$46,021	\$111,950	\$119,000
Lake House/Kids Club:					
Gross Payroll	\$42,500	\$1,939	\$20,061	\$22,000	\$25,000
Payroll Cost	6,375	428	4,572	5,000	6,000
Bank CC Fees	99		99	99	99
Equipment Rental	700		700	700	700
Holiday Events	14,300	4,428	2,822	7,250	10,000
Summer Camp Expenses/Supplies	5,000	1,021	3,979	5,000	5,000
Social Events/Expenses	7,250	1,329	5,921	7,250	7,000
		-	-	-	
Sub Total Lake House/Kids Club:	\$76,224	\$9,145	\$38,154	\$47,299	\$53,799
TOTAL OPERATING EXPENSES	\$1,506,224	\$744,129	\$762,720	\$1,506,849	\$1,620,899
NET OPERATING INCOME	\$(2,024)	\$478,459	\$(508,108)	\$(29,649)	\$(113,199)
Non-Operating Expenses					
Interfund Transfer	-	-	-	-	-
TOTAL NON-OPERATING EXPENSES	\$-	\$-	\$-	\$-	\$-
EXCESS REVENUES (EXPENDITURES)	\$(2,024)	\$478,459	\$(508,108)	\$(29,649)	\$(113,199)

South Village

Community Development District

Recreation Fund

Fiscal Year 2025

REVENUES	DESCRIPTION
<u>TENNIS</u>	
Guest Fees	Fees collected for non-resident usage of Athletic Center facilities, fitness & tennis programs while accompanied with a resident.
Pro shop	The sale of drinks, tennis balls, apparel and equipment.
Fitness	Rental funds collected from vendors: Ship Shape Strong, LLC for TRX classes, Spincitas for Spin classes, Dance Fitness and TyFit for Boot Camp.
Lessons & Clinics	Funds collected from patrons of private tennis/pickleball lessons & group clinics given by Troon staff.
Merch COGS	Cost of goods sold for drinks, tennis balls, apparel and equipment.
<u>POOLS</u>	
Guest Fees	Funds collected for non-resident usage of the Swim Park while accompanied with a resident.
Swim Lessons	Funds collected for private, semi-private and group swim lessons given by Troon staff.
Rentals	Funds collected from resident rentals of the Clubroom, Café Patio and Village Green for parties and events.
Clubroom Rentals	Funds collected from resident rentals of the Clubroom, Café Patio and Village Green for parties and events.
Swim Team	Registration fees for our summer swim team Eagle Rays.
<u>CAFE/CABANA BAR</u>	
Food	Sales of food, drinks and ice cream.
Merchandise	Candy sales from the Village Store.
Wine	Wine sales from the Café and Cabana Bar.
Liquor	Liquor based drinks sold from the Café and Cabana Bar.
Beer	Beer sold from the Café and Cabana Bar.
Staff Discount	Discounts provided to Troon Staff while on duty.
<u>KIDS CLUB/LAKE HOUSE</u>	
Facility Rentals	Funds collected from resident rentals of the Kids Club for parties and events.
Programs	Fees collected from kid events such as Kids Only Parties.
Summer Camp	Funds collected for camp participants while school is not in session.
Social Programs	Funds collected from certain Family Events.
Holiday Events	Easter basket delivery, candy grams and other Holiday events with a fee.
<u>MAINTENANCE ASSESSMENTS</u>	
	The District will assess the platted lots within the District to fund a portion of the District's Operating Budget for the fiscal year.

South Village

Community Development District

Recreation Fund

Fiscal Year 2025

EXPENSES	DESCRIPTION
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TENNIS

Gross Payroll	Salaries for Tennis Director, Assistant Tennis Pro, Pickleball Director, Front Desk, Floating Position and Social Membership Coordinator.
Payroll Cost	Payroll processing fees including Benefits and 401k.
Bank CC Fees	Fees due to credit card company for processing of charges.
Cable/TV/Music	Monthly charges for Comcast MDTA, Youtube TV and Pandora.
Electric/Utilities	Electricity for the Athletic Center, Clay Electric.
EQ Repairs and Maintenance	Repair costs for fitness equipment.
Court Maint.	Costs for clay, windscreens, nets/posts, various equipment/tools and light bulbs on the court.
Waste Removal	Dumpster service through GFL.
Office Supplies/Paper/Stationary	Pens, paper, printing supplies, folders and small equipment.
Paper & Cleaning	Cleaning solutions, paper towels, toilet paper and equipment wipes.
Building Supplies	Various needs to operated the Athletic Center.
Rec Supplies	Replacements basketball nets, balls, racquets.

POOL/SWIM

Gross Payroll	Salaries for Aquatics Coordinator, Front Desk, Lifeguards, Swim Coaches and Instructors.
Payroll Cost	Payroll processing fees including Benefits and 401k.
Bank & CC Fees	Fees due to credit card company for processing of charges. CCUA water charges for the pools and Clay Electric service for the pools and Resident's Club.
Water & Sewer/Utilities	
Gas	Sharp Energy Gas charges to heat the Adult Pool.
Repairs & Maint. Pool	Repairs made to pool equipment, the pools, waterslide/diving boards.
Chemicals Pool	Agreement with Poolsure to provide chemicals and feed equipment.
Miscellaneous Expenses	Any odd expense that doesn't fit appropriately elsewhere.
Contract Service	Charges for when vendors are needed.
Cleaning Supplies	Paper towels, toilet paper, hand soap, cleaning solutions and equipment.
Swim Team Cost	T-shirts, caps, trophies, banquet food and software/equipment, league fees to First Coast Summer Swim League for Eagle Rays summer swim team.
Office Supplies	Pens, receipt paper, ink, tape, envelopes, etc.
Recreational Supplies	Pool floats, balls, toys, ping pong and billiard equipment.
Uniforms	Uniforms and equipment needed for Lifeguards and staff.
Permits	Pool Operating permit fees for four pools through State of FL DOH.

CAFE/CABANA BAR

Gross Payroll	Wages for Café/Store counter staff, cooks and Cabana Bar bartender & bar back.
Payroll Cost	Payroll processing fees including Benefits and 401k.
Alcohol Surcharge	
Pest Control	Monthly pest control services for Café provided by Ecolab.
Cable/TV	Comcast cable service to Café, patio and Cabana Bar.
Gas	Gas for kitchen provided by Sharp Energy. Propane tanks refilled for Cabana patio heaters.
Repairs & Maint.	Any repairs to café/cabana area and equipment.
Bank CC Fees	Fees due to credit card company for processing of charges.
Paper Goods Supplies	Cups, paper towels, food trays and utensils.
Rec Supplies/Cleaning Supplies/Waste	Sanitizers, soaps, small wares. GFL provides dumpster services.
Food/Bev/Liquor COGS	Cost of food, NABV, and alcohol.
Store Merchandise COGS	Cost of Candy for Village Store.
Staff Uniforms	Uniforms for Café Staff and Cabana Bar.
Permits	Seating License and Liquor License for Café/Cabana Bar.

South Village

Community Development District

Recreation Fund

Fiscal Year 2025

EXPENSES	DESCRIPTION
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ADMINISTRATIVE

Gross Payroll	Salaries for Administrative Staff.
Payroll Cost	Payroll processing fees including Benefits and 401k.
Bank CC Fees	Fees due to credit card company for processing of charges.
Insurance	Amenity property insurance.
Resident Relations	Cost for resident mixers and other community events.
Permits/Fees	Music licensing permits.
Décor	Seasonal Holiday Decorations.
Print/Paper/Stationary	Printing costs and office supplies.
Computer/Jonas	Fees for IT Support and Jonas POS software.
Operational Supplies All Areas	Supplies to support all REC operations.
Telephone/internet	RingCentral phone system and Comcast Internet.
TV/Music	Comcast TV services and Pandora Music costs.
All Marketing	Members First Website and various software subscriptions to create materials for marketing.
Management Fees	Management Fees to Troon.

BUILDING MAINTENANCE

Gross Payroll	Salaries for Director of Maintenance and part time staff.
Payroll Cost	Payroll processing fees including Benefits and 401k.
Contract Service	Quarterly HVAC services provided by WW Gay.
Maint Building Kids/Lake	Repair costs for the Kids Club and Lakehouse.
Repairs & Maintenance Tennis	Repair costs for the Athletic Center.
Landscape	Miscellaneous Landscape costs.
Building Repair Swim/Café/Cabana Bar	Repair costs for the Resident's Club, Café and Cabana Bar.
Staff Uniforms	Uniforms for Maintenance Staff.

LAKE HOUSE/KIDS CLUB

Gross Payroll	Salaries for Camp Counselors and Event Staff.
Payroll Cost	Payroll processing fees including Benefits and 401k.
Bank CC Fees	Fees due to credit card company for processing of charges.
Equipment Rental	Helium tank rental to fill balloons for events.
Holiday Events	Costs for major Holiday events including Christmas Carnival and Easter Eggstravaganza.
Summer Camp Expenses/Supplies	Costs for Summer Camp supplies including crafts, games and snacks.
Social Events/Expenses	Costs for all other events and parties throughout the year.

South Village

Community Development District

Approved Proposed Budget Capital Reserve Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Proposed Budget FY 2025
REVENUES:					
Special Assessments - On Roll	\$280,872	\$272,962	7,910	\$280,872	\$280,872
Initiation Fees	40,000	24,000	26,000	50,000	50,000
Transfer from Golf	150,000	-	-	-	-
Carry Forward Surplus	655,075	692,926	-	692,926	628,484
TOTAL REVENUES	\$1,125,947	\$989,888	\$33,910	\$1,023,798	\$959,356
EXPENDITURES:					
Capital Outlay/Repair & Replacement	192,000	230,600	164,714	395,314	473,000
TOTAL EXPENDITURES:	\$192,000	\$230,600	\$164,714	\$395,314	\$473,000
Other Sources/(Uses)					
Interfund Transfer In/(Out)	-	-	-	-	-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
EXCESS REVENUES (EXPENDITURES)	\$933,947	\$759,288	\$(130,805)	\$628,484	\$486,356

South Village

Community Development District

Approved Proposed Budget Debt Service Series 2016 A1/A2 Special Assessment Refunding Bonds

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Special Assessments-On Roll	\$1,475,980	\$1,460,944	\$15,036	\$1,475,980	\$1,490,047
Prepayments	-	13,905	-	13,905	\$-
Interest Earnings	-	45,826	15,000	60,826	-
Carry Forward Surplus ⁽¹⁾	369,283	-	-	96,682	179,524
TOTAL REVENUES	\$1,845,263	\$1,520,675	\$30,036	\$1,647,393	\$1,669,571
EXPENDITURES:					
Series 2016 A1 - Refunding Bonds					
Interest - 11/1	156,719	156,719	-	156,719	148,594
Interest - 5/1	156,719	-	156,719	156,719	148,594
Principal - 5/1	650,000	-	650,000	650,000	665,000
Series 2016 A1 - Revenue Bonds					
Interest - 11/1	56,813	56,813	-	56,813	56,813
Interest - 5/1	56,813	-	56,813	56,813	56,813
Series 2016 A2 - Refunding Bonds					
Interest - 11/1	74,653	74,653	-	74,653	70,303
Interest - 5/1	74,653	-	74,653	74,653	70,303
Principal - 5/1	200,000	-	200,000	200,000	210,000
Series 2016 A2 - Revenue Bonds					
Interest - 11/1	20,750	20,750	-	20,750	20,750
Interest - 5/1	20,750	-	20,750	20,750	20,750
TOTAL EXPENDITURES	\$1,467,869	\$308,935	\$1,158,935	\$1,467,869	\$1,467,919
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$1,467,869	\$308,935	\$1,158,935	\$1,467,869	\$1,467,919
EXCESS REVENUES (EXPENDITURES)	\$377,394	\$1,211,740	\$(1,128,899)	\$179,524	\$201,652

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	
2016 A1 Ref	\$139,450
2016 A1 Rev	\$56,813
2016 A2 Ref	\$65,736
2016 A2 Rev	\$20,750
	\$139,450

South Village
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2016 A1 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/23	\$9,335,000	2.375%	\$-	156,719	156,718.75
05/01/24	9,335,000	2.375%	650,000	156,719	
11/01/24	8,685,000	2.500%	-	148,594	955,312.50
05/01/25	8,685,000	2.500%	665,000	148,594	
11/01/25	8,020,000	2.750%	-	139,450	953,043.75
05/01/26	8,020,000	2.750%	685,000	139,450	
11/01/26	7,335,000	3.000%	-	129,175	953,625.00
05/01/27	7,335,000	3.000%	705,000	129,175	
11/01/27	6,630,000	3.250%	-	117,719	951,893.75
05/01/28	6,630,000	3.250%	730,000	117,719	
11/01/28	5,900,000	3.500%	-	104,944	952,662.50
05/01/29	5,900,000	3.500%	755,000	104,944	
11/01/29	5,145,000	3.500%	-	91,731	951,675.00
05/01/30	5,145,000	3.500%	785,000	91,731	
11/01/30	4,360,000	3.500%	-	77,994	954,725.00
05/01/31	4,360,000	3.500%	810,000	77,994	
11/01/31	3,550,000	3.500%	-	63,819	951,812.50
05/01/32	3,550,000	3.500%	840,000	63,819	
11/01/32	2,710,000	3.625%	-	49,119	952,937.50
05/01/33	2,710,000	3.625%	870,000	49,119	
11/01/33	1,840,000	3.625%	-	33,350	952,468.75
05/01/34	1,840,000	3.625%	905,000	33,350	
11/01/34	935,000	3.625%	-	16,947	955,296.88
05/01/35	935,000	3.625%	935,000	16,947	951,946.88
Total			\$9,335,000	\$2,259,119	\$11,594,119

South Village

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2016 A1 Special Assessment Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/23	\$3,030,000	3.750%	\$-	\$56,813	56,812.50
05/01/24	3,030,000	3.750%	-	56,813	
11/01/24	3,030,000	3.750%	-	56,813	113,625.00
05/01/25	3,030,000	3.750%	-	56,813	
11/01/25	3,030,000	3.750%	-	56,813	113,625.00
05/01/26	3,030,000	3.750%	-	56,813	
11/01/26	3,030,000	3.750%	-	56,813	113,625.00
05/01/27	3,030,000	3.750%	-	56,813	
11/01/27	3,030,000	3.750%	-	56,813	113,625.00
05/01/28	3,030,000	3.750%	-	56,813	
11/01/28	3,030,000	3.750%	-	56,813	113,625.00
05/01/29	3,030,000	3.750%	-	56,813	
11/01/29	3,030,000	3.750%	-	56,813	113,625.00
05/01/30	3,030,000	3.750%	-	56,813	
11/01/30	3,030,000	3.750%	-	56,813	113,625.00
05/01/31	3,030,000	3.750%	-	56,813	
11/01/31	3,030,000	3.750%	-	56,813	113,625.00
05/01/32	3,030,000	3.750%	-	56,813	
11/01/32	3,030,000	3.750%	-	56,813	113,625.00
05/01/33	3,030,000	3.750%	-	56,813	
11/01/33	3,030,000	3.750%	-	56,813	113,625.00
05/01/34	3,030,000	3.750%	-	56,813	
11/01/34	3,030,000	3.750%	-	56,813	113,625.00
05/01/35	3,030,000	3.750%	-	56,813	
11/01/35	3,030,000	3.750%	-	56,813	113,625.00
05/01/36	3,030,000	3.750%	970,000	56,813	
11/01/36	2,060,000	3.750%	-	38,625	1,065,437.50
05/01/37	2,060,000	3.750%	1,010,000	38,625	
11/01/37	1,050,000	3.750%	-	19,688	1,068,312.50
05/01/38	1,050,000	3.750%	1,050,000	19,688	1,069,687.50
Total			\$3,030,000	\$1,593,750	\$4,623,750

South Village
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2016 A2 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/23	3,130,000	4.350%	-	74,653	74,653.13
05/01/24	3,130,000	4.350%	200,000	74,653	
11/01/24	2,930,000	4.350%	-	70,303	344,956.26
05/01/25	2,930,000	4.350%	210,000	70,303	
11/01/25	2,720,000	4.350%	-	65,736	346,038.76
05/01/26	2,720,000	4.350%	215,000	65,736	
11/01/26	2,505,000	4.350%	-	61,059	341,795.01
05/01/27	2,505,000	4.875%	225,000	61,059	
11/01/27	2,280,000	4.875%	-	55,575	341,634.38
05/01/28	2,280,000	4.875%	240,000	55,575	
11/01/28	2,040,000	4.875%	-	49,725	345,300.00
05/01/29	2,040,000	4.875%	250,000	49,725	
11/01/29	1,790,000	4.875%	-	43,631	343,356.25
05/01/30	1,790,000	4.875%	265,000	43,631	
11/01/30	1,525,000	4.875%	-	37,172	345,803.13
05/01/31	1,525,000	4.875%	275,000	37,172	
11/01/31	1,250,000	4.875%	-	30,469	342,640.63
05/01/32	1,250,000	4.875%	290,000	30,469	
11/01/32	960,000	4.875%	-	23,400	343,868.75
05/01/33	960,000	4.875%	305,000	23,400	
11/01/33	655,000	4.875%	-	15,966	344,365.63
05/01/34	655,000	4.875%	320,000	15,966	
11/01/34	335,000	4.875%	-	8,166	344,131.26
05/01/35	335,000	4.875%	335,000	8,166	343,165.63
Total			\$3,130,000	\$1,071,709	\$4,201,709

South Village

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2016 A2 Special Assessment Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/23	\$830,000	5.000%		\$20,750	20,750.00
05/01/24	830,000	5.000%	-	20,750	
11/01/24	830,000	5.000%		20,750	41,500.00
05/01/25	830,000	5.000%	-	20,750	
11/01/25	830,000	5.000%		20,750	41,500.00
05/01/26	830,000	5.000%	-	20,750	
11/01/26	830,000	5.000%		20,750	41,500.00
05/01/27	830,000	5.000%	-	20,750	
11/01/27	830,000	5.000%		20,750	41,500.00
05/01/28	830,000	5.000%	-	20,750	
11/01/28	830,000	5.000%		20,750	41,500.00
05/01/29	830,000	5.000%	-	20,750	
11/01/29	830,000	5.000%		20,750	41,500.00
05/01/30	830,000	5.000%	-	20,750	
11/01/30	830,000	5.000%		20,750	41,500.00
05/01/31	830,000	5.000%	-	20,750	
11/01/31	830,000	5.000%		20,750	41,500.00
05/01/32	830,000	5.000%	-	20,750	
11/01/32	830,000	5.000%		20,750	41,500.00
05/01/33	830,000	5.000%	-	20,750	
11/01/33	830,000	5.000%		20,750	41,500.00
05/01/34	830,000	5.000%	-	20,750	
11/01/34	830,000	5.000%		20,750	41,500.00
05/01/35	830,000	5.000%	-	20,750	
11/01/35	830,000	5.000%		20,750	41,500.00
05/01/36	830,000	5.000%	265,000	20,750	
11/01/36	565,000	5.000%	-	14,125	299,875.00
05/01/37	565,000	5.000%	275,000	14,125	
11/01/37	290,000	5.000%	-	7,250	296,375.00
05/01/38	290,000	5.000%	290,000	7,250	297,250.00
Total			\$830,000	\$582,250	\$1,412,250

South Village
Community Development District
Approved Proposed Budget
Debt Service Series 2016 A3 Special Assessment Refunding Bonds

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Budget FY2025
REVENUES:					
Special Assessments-On Roll	\$275,425	\$272,874	\$2,551	\$275,425	\$274,807
Interest Earnings	-	9,806	3,500	13,306	-
Carry Forward Surplus ⁽¹⁾	138,689	140,821	-	140,821	162,102
TOTAL REVENUES	\$414,114	\$423,501	\$6,051	\$429,552	\$436,909
EXPENDITURES:					
Series 2016 A3 - Refunding Bonds					
Interest - 11/1	40,225	40,225	-	40,225	38,025
Interest - 5/1	40,225	-	40,225	40,225	38,025
Principal - 5/1	80,000	-	80,000	80,000	85,000
Series 2016 A3 - Revenue Bonds					
Interest - 11/1	53,500	53,500	-	53,500	53,500
Interest - 5/1	53,500	-	53,500	53,500	53,500
TOTAL EXPENDITURES	\$267,450	\$93,725	\$173,725	\$267,450	\$268,050
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$267,450	\$93,725	\$173,725	\$267,450	\$268,050
EXCESS REVENUES (EXPENDITURES)	\$146,664	\$329,776	\$(167,674)	\$162,102	\$168,859

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Ref -Interest Due 11/1/25	\$35,688
Rev -Interest Due 11/1/25	\$53,500
	<u>\$35,688</u>

South Village
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2016 A3 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
08/01/22	1,490,000	5.500%	35,000	43,575	78,575.00
05/01/23	1,455,000	5.500%	85,000	43,575	
11/01/23	1,370,000	5.500%	-	40,225	40,225.00
05/01/24	1,370,000	5.500%	80,000	40,225	
11/01/24	1,290,000	5.500%	-	38,025	158,250.00
05/01/25	1,290,000	5.500%	85,000	38,025	
11/01/25	1,205,000	5.500%	-	35,688	158,712.50
05/01/26	1,205,000	5.500%	90,000	35,688	
11/01/26	1,115,000	5.500%	-	33,213	158,900.00
05/01/27	1,115,000	5.500%	95,000	33,213	
11/01/27	1,020,000	6.000%	-	30,600	158,812.50
05/01/28	1,020,000	6.000%	100,000	30,600	
11/01/28	920,000	6.000%	-	27,600	158,200.00
05/01/29	920,000	6.000%	110,000	27,600	
11/01/29	810,000	6.000%	-	24,300	161,900.00
05/01/30	810,000	6.000%	115,000	24,300	
11/01/30	695,000	6.000%	-	20,850	160,150.00
05/01/31	695,000	6.000%	125,000	20,850	
11/01/31	570,000	6.000%	-	17,100	162,950.00
05/01/32	570,000	6.000%	130,000	17,100	
11/01/32	440,000	6.000%	-	13,200	160,300.00
05/01/33	440,000	6.000%	140,000	13,200	
11/01/33	300,000	6.000%	-	9,000	162,200.00
05/01/34	300,000	6.000%	145,000	9,000	
11/01/34	155,000	6.000%	-	4,650	158,650.00
05/01/35	155,000	6.000%	155,000	4,650	159,650.00
Total			\$1,370,000	\$588,900	\$1,958,900

South Village

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2016 A3 Special Assessment Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/23	\$2,140,000	5.000%		\$53,500	53,500.00
05/01/24	2,140,000	5.000%	-	53,500	
11/01/24	2,140,000	5.000%		53,500	107,000.00
05/01/25	2,140,000	5.000%	-	53,500	
11/01/25	2,140,000	5.000%		53,500	107,000.00
05/01/26	2,140,000	5.000%	-	53,500	
11/01/26	2,140,000	5.000%		53,500	107,000.00
05/01/27	2,140,000	5.000%	-	53,500	
11/01/27	2,140,000	5.000%		53,500	107,000.00
05/01/28	2,140,000	5.000%	-	53,500	
11/01/28	2,140,000	5.000%		53,500	107,000.00
05/01/29	2,140,000	5.000%	-	53,500	
11/01/29	2,140,000	5.000%		53,500	107,000.00
05/01/30	2,140,000	5.000%	-	53,500	
11/01/30	2,140,000	5.000%		53,500	107,000.00
05/01/31	2,140,000	5.000%	-	53,500	
11/01/31	2,140,000	5.000%		53,500	107,000.00
05/01/32	2,140,000	5.000%	-	53,500	
11/01/32	2,140,000	5.000%		53,500	107,000.00
05/01/33	2,140,000	5.000%	-	53,500	
11/01/33	2,140,000	5.000%		53,500	107,000.00
05/01/34	2,140,000	5.000%	-	53,500	
11/01/34	2,140,000	5.000%		53,500	107,000.00
05/01/35	2,140,000	5.000%	-	53,500	
11/01/35	2,140,000	5.000%		53,500	107,000.00
05/01/36	2,140,000	5.000%	150,000	53,500	
11/01/36	1,990,000	5.000%	-	49,750	253,250.00
05/01/37	1,990,000	5.000%	160,000	49,750	
11/01/37	1,830,000	5.000%	-	45,750	255,500.00
05/01/38	1,830,000	5.000%	165,000	45,750	
11/01/38	1,665,000	5.000%	-	41,625	252,375.00
05/01/39	1,665,000	5.000%	175,000	41,625	
11/01/39	1,490,000	5.000%	-	37,250	253,875.00
05/01/40	1,490,000	5.000%	185,000	37,250	
11/01/40	1,305,000	5.000%	-	32,625	254,875.00
05/01/41	1,305,000	5.000%	190,000	32,625	
11/01/41	1,115,000	5.000%	-	27,875	250,500.00
05/01/42	1,115,000	5.000%	200,000	27,875	
11/01/42	915,000	5.000%	-	22,875	250,750.00
05/01/43	915,000	5.000%	210,000	22,875	
11/01/43	705,000	5.000%	-	17,625	250,500.00
05/01/44	705,000	5.000%	225,000	17,625	
11/01/44	480,000	5.000%	-	12,000	254,625.00
05/01/45	480,000	5.000%	235,000	12,000	
11/01/45	245,000	5.000%	-	6,125	253,125.00
05/01/46	245,000	5.000%	245,000	6,125	251,125.00
Total			\$2,140,000	\$1,978,000	\$4,118,000

South Village
Community Development District
Approved Proposed Budget
Debt Service Series 2019 Capital Improvement Bonds

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Special Assessments-On Roll	\$223,713	\$218,905	\$4,808	\$223,713	\$223,713
Interest Earnings	-	5,607	1,500	7,107	-
Carry Forward Surplus ⁽¹⁾	100,032	96,682	-	96,682	108,305
TOTAL REVENUES	\$323,745	\$321,194	\$6,308	\$327,502	\$332,018
EXPENDITURES:					
Series 2019A					
Interest - 11/1	82,099	82,099	-	82,099	80,793
Interest - 5/1	82,099	-	82,099	82,099	80,793
Principal - 5/1	55,000	-	55,000	55,000	60,000
TOTAL EXPENDITURES	\$219,198	\$82,099	\$137,099	\$219,198	\$221,585
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$219,198	\$82,099	\$137,099	\$219,198	\$221,585
EXCESS REVENUES (EXPENDITURES)	\$104,548	\$239,095	\$(130,791)	\$108,305	\$110,433

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$79,368
	\$79,368
	\$79,368

South Village
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2019 A Capital Improvement Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/23	\$3,015,000	4.750%	\$-	\$82,099	82,098.75
05/01/24	3,015,000	4.750%	55,000	82,099	
11/01/24	2,960,000	4.750%	-	80,793	217,891.25
05/01/25	2,960,000	4.750%	60,000	80,793	
11/01/25	2,900,000	4.750%	-	79,368	220,160.00
05/01/26	2,900,000	4.750%	60,000	79,368	
11/01/26	2,840,000	4.750%	-	77,943	217,310.00
05/01/27	2,840,000	4.750%	65,000	77,943	
11/01/27	2,775,000	4.750%	-	76,399	219,341.25
05/01/28	2,775,000	4.750%	65,000	76,399	
11/01/28	2,710,000	4.750%	-	74,855	216,253.75
05/01/29	2,710,000	4.750%	70,000	74,855	
11/01/29	2,640,000	5.450%	-	73,193	218,047.50
05/01/30	2,640,000	5.450%	75,000	73,193	
11/01/30	2,565,000	5.450%	-	71,149	219,341.25
05/01/31	2,565,000	5.450%	80,000	71,149	
11/01/31	2,485,000	5.450%	-	68,969	220,117.50
05/01/32	2,485,000	5.450%	85,000	68,969	
11/01/32	2,400,000	5.450%	-	66,653	220,621.25
05/01/33	2,400,000	5.450%	90,000	66,653	
11/01/33	2,310,000	5.450%	-	64,200	220,852.50
05/01/34	2,310,000	5.450%	90,000	64,200	
11/01/34	2,220,000	5.450%	-	61,748	215,947.50
05/01/35	2,220,000	5.450%	100,000	61,748	
11/01/35	2,120,000	5.450%	-	59,023	220,770.00
05/01/36	2,120,000	5.450%	105,000	59,023	
11/01/36	2,015,000	5.450%	-	56,161	220,183.75
05/01/37	2,015,000	5.450%	110,000	56,161	
11/01/37	1,905,000	5.450%	-	53,164	219,325.00
05/01/38	1,905,000	5.450%	115,000	53,164	
11/01/38	1,790,000	5.450%	-	50,030	218,193.75
05/01/39	1,790,000	5.450%	120,000	50,030	
11/01/39	1,670,000	5.600%	-	46,760	216,790.00
05/01/40	1,670,000	5.600%	130,000	46,760	
11/01/40	1,540,000	5.600%	-	43,120	219,880.00
05/01/41	1,540,000	5.600%	135,000	43,120	
11/01/41	1,405,000	5.600%	-	39,340	217,460.00
05/01/42	1,405,000	5.600%	145,000	39,340	
11/01/42	1,260,000	5.600%	-	35,280	219,620.00
05/01/43	1,260,000	5.600%	150,000	35,280	
11/01/43	1,110,000	5.600%	-	31,080	216,360.00
05/01/44	1,110,000	5.600%	160,000	31,080	
11/01/44	950,000	5.600%	-	26,600	217,680.00
05/01/45	950,000	5.600%	170,000	26,600	
11/01/45	780,000	5.600%	-	21,840	218,440.00
05/01/46	780,000	5.600%	180,000	21,840	
11/01/46	600,000	5.600%	-	16,800	218,640.00
05/01/47	600,000	5.600%	190,000	16,800	
11/01/47	410,000	5.600%	-	11,480	218,280.00
05/01/48	410,000	5.600%	200,000	11,480	
11/01/48	210,000	5.600%	-	5,880	217,360.00
05/01/49	210,000	5.600%	210,000	5,880	215,880.00
Total			\$3,015,000	\$2,747,845	\$5,762,845

South Village
Community Development District
Non-Ad Valorem Assessments Comparison
2024-2025

Neighborhood	O&M Units	Bonds 2016 A1/2	Bonds 2016 A3	Bonds 2019	Annual Maintenance Assessments					Annual Debt Assessments					Total Assessed Per Unit								
					FY 2025			FY2024	Increase/(decrease)	FY 2025			FY2024			Increase/(decrease)	FY 2025			FY2024			Increase/(decrease)
					O&M / Rec Center	Golf	Capital Reserve			2016A1/2	2016A3	2019	2016A1/2	2016A3	2019		2016A1/2	2016A3	2019	2016A1/2	2016A3	2019	
Platted Lots	1494	1072	197	162	\$1,326.00	\$255.00	\$200.00	\$1,691.76	\$89.24	\$1,470.05	\$1,484.00	\$1,469.09	\$1,470.05	\$1,484.00	\$1,469.09	\$0.00	\$3,251.05	\$3,265.00	\$3,250.09	\$3,161.81	\$3,175.76	\$3,160.85	\$89.24
Platted Lots no Debt	0	59	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$146.87	\$0.00	\$0.00	\$146.87	\$0.00	\$0.00	\$0.00	\$146.87	\$0.00	\$0.00	\$146.87	\$0.00	\$0.00	\$0.00
Platted Lot Partial	0	1	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$597.53	\$0.00	\$0.00	\$597.53	\$0.00	\$0.00	\$0.00	\$597.53	\$0.00	\$0.00	\$597.53	\$0.00	\$0.00	\$0.00
Total	1494	1132	197	162																			

FOURTH ORDER OF BUSINESS

A.



EAGLE LANDING

A T O A K L E A F P L A N T A T I O N

South Village Community Development District

Eagle Landing Amenity Policies

Revised: April 2023

Purpose & Introduction. This document outlines uniform policies for use of facilities located on the property owned by the South Village Community Development District (“District”) including the Residents’ Club, Aquatics Facility, Kids’ Club, Lake House, Athletic Center, Tennis Courts, Amphitheatre, Golf Garden, Eagle Landing Golf Club, and Encompassing Parks within the Eagle Landing community.

Specific Authority: Chapter 190.035; 190.011; 190.012; 120.54, Florida Statutes Law
Implements: Chapter 190.011; 190.012; 190.035, Florida Statutes

Information contained in this manual is current as of the date of the publication.

Definitions

Adult Caregiver is a designated caregiver that assists a Resident or Annual Pass Holder with disabilities or chronic conditions in the tasks of daily life.

Amenity Access is maintained via our Digital Membership Database. Resident families will be entered into the database during initial registration.

Annual Pass Holder is a nonresident of the District who pays an annual fee to obtain user privileges of the Facilities & Amenities for himself and members of his household, except in cases that mandate a rental fee as specified in these policies and special events in which an Annual Pass Holder can participate on a space available basis. An Annual Pass Holder is not entitled to a Golf Club membership without separate payment.

Attendees are Residents, Annual Pass Holders, Guests, Spectators, and Staff present at a facility, recreation area, or function on the District’s property.

Facilities & Amenities include all of the areas known as the Village Green, Encompassing Parks and Golf Club. The Village Green consists of the Residents’ Club, Kid’s Club, Aquatics Facility, Athletic Center, Amphitheater, Tennis Center, Lake House, and Golf Garden.

Golf Cart Decal is a sticker or other indicator placed on a golf cart that signifies that the golf cart has been registered with Management. Golf carts must be properly registered and must display Golf Cart Decals to be operated on Facilities & Amenities property, with the exception of the Golf Club which requires additional registration.

Golf Club is the 18-hole Eagle Landing Golf Course and the related practice facilities. The District shall adopt rules establishing the rates, fees, and charges pertaining to use of the Golf Club.

Guest is someone who is not a Resident or Annual Pass Holder who is accompanied by a Resident or Annual Pass Holder in order to use the Facilities & Amenities. Annual Pass Holders or Residents must always accompany Guests.

Initial Registration If you are a new resident, please contact Rachael MacNabb with Membership Services at rmacnabb@troon.com or stop by the Athletic Center to secure your temporary pass to the amenities (swim, tennis, fitness), New Resident Packet and to make an appointment for your new member set-up. All family members must be present at time of appointment (about 10-15 minutes).

Please bring a copy of your closing statement as proof of residency for the amenities and the Golf Club when acquiring a temporary pass. Temporary passes are non-renewable. The Release form includes: Release of Amenity Privileges at the Golf Club and/or the amenities.

What to Expect at Your Appointment: Please bring the completed membership documents received at the time you made your appointment in entirety to your set-up appointment. At that time, all family members 3 years of age or older are photographed and entered into our computer system for access to the CDD facilities.

Changes in Ownership/Residency: It is the property owners' responsibility to inform Membership Services of any changes to your account that should occur, including but not limited to: address, phone number or house hold number changes. Failure to do so could result in suspension of privileges.

Rental Property: If you own rental property in Eagle Landing, it is your responsibility to notify Membership Services of tenant termination and provides new tenant information. You have one of two options concerning Amenity Privileges:

1. Fill out the Homeowners Release of Amenities Privilege form, giving rights to the facilities and charging privileges to renters.
2. As the homeowner, you have the option to keep your privileges to use the facilities and NOT give them to your renters. Should you decide to retain these privileges, please notify your renters that they cannot use the amenities nor have charging privileges.

If a rent/lease agreement is extended, the renters should provide a copy of the new agreement to Membership services in order to continue their privileges associated with their Resident Account.

Houseguest is a category of a guest who resides outside the 40-mile radius surrounding the District and is a short-term overnight visitor of a Resident or Annual Pass Holder.

Houseguest Pass is a weekly admission pass that may be purchased for a Houseguest to gain user privileges to the Facilities & Amenities, excluding the Golf Club.

Management is the designated management staff of the current management company(ies) operating the Facilities & Amenities on behalf of the District.

Nanny is a caregiver designated by a Resident or Annual Pass Holder to accompany a Resident or Annual Pass Holder's children under the age of 13 in use of the Facilities & Amenities. A Nanny must be at least 14 years of age.

Operating Hours are designated in this document at each facility, but may change according to need, season or usage.

Participant is a Non-Resident/Pass holder entering a District Aquatics Facility, Tennis Center, or Golf Club to participate in an activity or event such as league or clinic. Use of the District facility is restricted to the duration of the activity only. Participants must leave the facility at the conclusion of the activity unless otherwise registered as a guest.

Patron is an owner of assessable real property within the District on which no residence has been constructed. For purposes of interpreting these policies and unless otherwise indicated, a Patron shall be treated as a Resident.

Resident is an individual who maintains his or her residence in a home within the District as a property owner, renter, or a member of a property owner's or a renter's immediate household. Residents have rights to user privileges of the Facilities & Amenities except in cases that mandate a rental fee as specified in these policies. Proof of Residency is required, by driver's license or signed affidavit.

Spectator is a person entering a District Aquatics Facility, Tennis Center, or Golf Club to observe an activity or event such as a swim meet, tennis match, golf tournament, or practice.

Staff is an employee of the current management company(ies) operating the Facilities & Amenities on behalf of the District.

Policies

Access Privileges. A Patron who is attempting to sell its property may temporarily assign its Patron status to prospective purchasers thereof after Patron enters into an Agreement Regarding Assignment of Patron Status with the District, in a form prescribed by the District. Each Attendee must check-in prior to entering the Facilities. At the time of check-in, each person shall identify themselves for the staff to record the visit into the database.

Residents and Annual Pass Holders must have digital photos taken by Staff at a District Facility. This digital photo will appear on the computer monitor screen each visit at the time of check-in. No one may check-in as a Resident or Annual Pass Holder if the digital photo on the computer's monitor screen does not match the person attempting to check-in.

Except as noted below, Resident's children and grandchildren who do not reside within the District, who are 14 – 23 years old and who may not be household members, may utilize the Facilities & Amenities at no cost if they are checked in by a Resident or Annual Pass Holder. To be

unaccompanied by the Resident, the children and grandchildren must reside outside of the 40 mile radius of Eagle Landing.

Children 5 years of age or younger may utilize the Facilities & Amenities at no cost if a Resident, Annual Pass Holder, or registered Nanny accompanies them. Children older than 5 years of age will be charged Guest Fees in accordance with the adopted rates, unless otherwise provided for herein.

Upon check-in, a Nanny is allowed unlimited visits to the Facilities & Amenities without paying a Guest Daily Fee when accompanying Resident or Annual Pass Holder's children under the age of 13. A Nanny is not allowed to utilize the Facilities & Amenities without the Resident or Annual Pass Holder's children. With the exception of his or her children, a Nanny may not bring guests to the Facilities & Amenities. A Nanny may bring his or her own children to the Facilities & Amenities when accompanying a Resident or Annual Pass Holder's children, but the Nanny will be required to pay a Guest Fee for each child above the age of 5 years old.

Upon check-in, an Adult Caregiver is allowed unlimited visits to the Facilities & Amenities without paying a Guest Daily Fee when accompanying a Resident or Annual Pass Holder with a documented necessity for the services of an Adult Caregiver. An Adult Caregiver may not bring guests to the Facilities & Amenities.

If a Resident or Annual Pass Holder is accompanied by a caregiver other than someone who qualifies as a Nanny or an Adult Caregiver, Management may, at its sole discretion, permit the caregiver to visit the Facilities & Amenities without paying a Guest Daily Fee when accompanying the Resident or Annual Pass Holder's children. The permission will be subject to any terms or conditions imposed by Management.

Spectators for activities such as swim meets, tennis matches or practices shall check-in prior to entering the facility. Admission of a Spectator to a facility does not grant user privileges to the Spectator for the Aquatics Facility, Tennis Center, or Golf Club.

FOR THE PURPOSES OF THIS DEFINITION, ACCESS PRIVILEGES DO NOT EXTEND TO THE GOLF CLUB. SEPARATE FEES APPLY.

Alcohol. State law stipulates that no one under the age of 21 may consume, buy, or otherwise possess any alcoholic beverages. This rule is strictly enforced on the premises of any District property.

Annual Pass. Non-residents may purchase an Annual Pass to use the Facilities & Amenities on a regular basis. Pass fees allow for usage for a single fiscal year from October 1st to September 30, and are not prorated. The Annual Pass entitles the non-resident and members of the nonresident's household to use the Facilities & Amenities of the District. Annual Pass Holders are also entitled to participate in functions and activities that Management conducts on a space- available basis.

Bathing Loads. The bathing loads, listed below, are capacities set by Clay County:

<u>Fun Pool</u>	<u>Competition Pool</u>	<u>Lap Pool</u>	<u>Wading Pool</u>
93 persons	113 persons	21 persons	16 persons

(*Please note: children under 18 years of age are not permitted to enter the lap pool area during the Summer Season, however, they are permitted to utilize the lap lanes during the Winter Season).

Children. Any child not potty-trained (including those using pull-up diapers) must wear an approved swimsuit diaper that fits snugly around the waist and legs. Also, any child wearing a disposable swimsuit diaper must also wear a swimsuit over the swimsuit diaper. Diapers shall only be changed in the restrooms on the changing tables, and not on the pool deck, tables, or chairs.

Children under the age of 10 must always be accompanied and supervised by a companion who is at least 14 years of age.

Suspension and Termination of Access Rule. In accordance with Chapters 190 and 120 of the Florida Statutes, and on April 4, 2023 at a duly noticed public meeting, the Board of Supervisors (“Board”) of the South Village Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the Amenity Center and other properties owned and managed by the District (“Amenities” or “Amenity”).

General Rule. All persons using the Amenities and entering District properties are responsible for compliance with the rules and policies established for the safe operations of the District’s Amenities.

Access Cards / Key Fobs. Access cards and key fobs are the property of the District. The District may request surrender of, or may deactivate, a person’s access card or key fob for violation of the District’s rules and policies established for the safe operations of the District’s Amenities.

Suspension and Termination of Rights. The District shall have the right to restrict, suspend, or terminate the Amenity access of any person and members of their household to use all or a portion of the Amenities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;

- c. Permitting the unauthorized use of a key fob or access card or otherwise facilitates or allows unauthorized use of the Amenities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., South Village CDD Policies);
- g. Treating the District's staff, contractors, representatives, residents, landowners, Patrons or guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
- i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons or guests;
- k. Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, landowners, patrons or guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's guest or a member of their household commits any of the above Violations.

Termination of Amenity access shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons or guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of Amenity access.

Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or

termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

Property Damage Reimbursement. If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property (“Property Damage Reimbursement”). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

Removal from Amenities. The District Manager, General Manager, Amenity Manager and onsite staff each have the independent ability to remove any person from the Amenities if a Violation occurs, or if in his or her discretion, it is in the District’s best interest to do so.

Initial Suspension from Amenities. The District Manager, General Manager, Amenity Manager or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to a Violation, any person’s access to the Amenities until a date not later than the next regularly scheduled meeting date of the Board that is scheduled to occur at least twenty-one (21) days after the date of initial suspension. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District’s rules and policies violated, the time, date, and location of the next regular Board meeting where the person’s suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

- a. At the Board meeting referenced in the letter sent under Section 8 above, or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, a hearing shall be held at which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing.
- b. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person’s escalation or de-escalation of the situation, and any prior Violations and/or suspensions.

- c. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- d. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- e. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.

Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 8, and the hearing shall be conducted in accordance with Section 9.

Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.

Appeal of Board Suspension. After the hearing held by the Board required by Section 9, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 9(e), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination, and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at an Amenity Facility, such Person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenities after expiration of a suspension imposed by the District.

Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.

Diving Boards. All pool use policies apply to the diving boards at the Aquatics Facility and for all diving boards that may be installed in the future.

- Only one person is permitted on the board at a time.
- Only one bounce is permitted on the board before entering the pool.
- Attendees must dive straight off the board (not off the side).
- Attendees must not dive off the board until the person before he or she is at the side of the pool. Parents or guardians must wait for children at the side of the pool only.
- Floatation devices are not permitted on the diving boards.
- There is no swimming in the diving well unless a lifeguard or pool attendant closes it to divers and allows non-diving use of it.
- Diving boards are open only when a lifeguard is on duty.
- Children must be capable of swimming on their own.

Dog Park. The Dog Park is not staffed and shall be used at the user's own risk. The voluntarily use of the Dog Park evidences a waiver of any claims against the South Village Community Development District resulting from activities occurring at the Dog Park. The South Village Community Development District is not responsible for any injury or harm to Residents, Patrons, Guests or their dogs caused by use of the Dog Park.

- The Dog Park is restricted to use only by Residents, Patrons, and their Guests. All other persons are considered trespassing and may be prosecuted as such under Florida law.

- The current entry code is available in the member's area of the resident website (App), and should not be shared.
- The Dog Park's operating hours are dawn to dusk.
- Dogs must be on leashes at all times, except within the Dog Park area.
- Dog handler must have the leash with them at all times.
- Dogs inside the Dog Park must be under voice control by their handler at all times. If voice control is not possible, do not enter the Dog Park.
- Dogs may not be left unattended and must be within unobstructed sight of the dog handler.
- Dog handlers are responsible for the behavior of their animals.
- Limit three dogs per dog handler, which handler must be at least 16 years of age.
- Children under 12 must be accompanied by an adult and supervised at all times.
- Dogs must be vaccinated and wear a visible rabies and license tag at all times.
- Puppies under four months of age should not enter the Dog Park.
- Aggressive dogs are not allowed in the Dog Park. Any dog showing signs of aggression should be removed from the Dog Park immediately.
- Female dogs in heat are not permitted in the Dog Park.
- Human or dog food inside the Dog Park is prohibited.
- Any dog toys inside the Dog Park are prohibited.
- Dog handlers must clean up any dog droppings made by their pets.
- Dog handlers must fill in any holes made by their pets.
- Please don't brush or groom pets inside the Dog Park. The Dog Park is for play time.
- Dog trainers are prohibited at the Dog Park.
- The Dog Park is designated a "No Smoking" area.

Employee User Privileges. Any Staff who are also Residents retain user privileges as a Resident and are subject to such policies for Residents.

Employees of the current Management Company who work at a facility within the District may use the Facilities & Amenities at the location where they work. Any use of other Facilities & Amenities within the District, but outside their department, must be pre-arranged by their department's manager.

Family members of the staff may use the Facilities & Amenities, no more than one time per week with prior approval of the department supervisor and are on a space available basis. The staff member must accompany the family members and may not be on duty at the time. Immediate family members will not be charged and extended family must pay the current guest fee.

Fitness Center Use. Use of Fitness Center is at each attendee's own risk. In consideration of each attendee, all Fitness Center users must adhere to the following policies:

- All Residents, Pass Holders, Guests, Participants, and Spectators are required to check-in at the desk upon arrival to a District facility. The visit to the facility must be recorded by amenity staff. No one may check-in as a Resident or Annual Pass Holder if the digital photo on the computer's monitor screen does not match the person attempting to check-in.
- A Resident or Annual Pass Holder must accompany their Guest at the time of check-in and during the time of their guest usage, and will be required to pay the appropriate guest fee.
- Attendees should wear proper fitness attire. No open toe shoes. Shirts must be worn at all times.
- Proper facility use and etiquette recommendations (such as wiping sweat from machines after use) will be posted inside the facility as a reminder to attendees.
- Only Residents and Annual Pass Holders age 14 and older will be permitted to use the fitness center.
- Early/Late access is permitted to those 18 years and older with an access card. Early access begins at 4 am, Late access ends at 11 pm. All users must exit the facility at 11 pm.

Food/Beverages. No glass containers of any type are permitted in any District facility. No personal coolers, thermal bags, or picnic baskets are permitted in the Aquatic Facilities or Resident's Club. All persons using the pool or park areas must keep the area clean by properly disposing trash or debris.

At the Aquatic Facilities, Resident's Club, and Golf Club, only foods and beverages purchased from the Eagle Landing Food and Beverage Service are permitted. This policy extends to private parties that may be held at the facility.

Alcoholic beverages will not be served or sold, nor permitted to be consumed, on District property during hours prohibited by law. Alcoholic beverages will not be served or sold to any person not permitted to purchase the same under the laws of the State of Florida. No person under 21 may possess an alcoholic beverage of any kind on any property owned by the District.

Residents and Annual Pass Holders may initiate and maintain a charge account for purchases at all Village Green facilities, provided they furnish valid bank account information to the Management's representative. Account holders will also be required to update their information periodically.

Golf Cart Use. Golf carts may only be present at or operated on the property where the Facilities & Amenities are located, including driveways and parking facilities, if they are properly registered and display a Golf Cart Decal. Additional registration may be necessary for usage at Golf Club. Golf carts may be registered and more information about the rules relating to golf cart use may be obtained by contacting Management.

Golf carts being used on the property where the Facilities & Amenities are located, including driveways and parking facilities, must display a Golf Cart Decal, must be driven by a person at least 14 years old, and must be used in accordance with Florida and Clay County laws and ordinances and with the District's policies.

Individuals who operate golf carts in a manner that is contrary to these policies may be denied entry to the Facilities & Amenities or may be subject to other disciplinary actions described in the section on Disciplinary Actions, Suspension & Termination of Privileges.

All individuals who operate or ride in golf carts do so at their own risk and peril, and should be observant of, and attentive to the safety of themselves and others, including passengers, other motorists, bicyclists and pedestrians. Please note, however, that Management and Staff's enforcement of the rules and disciplinary policies relating to golf carts is limited to the property where the Facilities & Amenities are located. This includes driveways and parking facilities, but does not include the roadways within Eagle Landing or the District.

Parks. All Attendees must observe the policies listed below otherwise they will be issued a trespass warning and will be subject to ejection from the premises. Management may close a Park if public safety is threatened by any activity on the premises.

- Park hours of operation are sunrise to sunset.
- No person shall be intoxicated and cause a public disturbance in a park.
- Roller blades and bikes are permitted on sidewalks only.
- No parking is allowed on park premises, outside of marked parking locations.

An Attendee may reserve the Village Green pavilion for special events, provided they make the reservation with Management at least 7 days in advance; the event is for ten people or more; and they reserve the pavilion for at least 3 hours. If the pavilion is not reserved for a special event, it will be available to Attendees on a first-come, first-served basis.

Guest Policy. Guests are welcome to use the Facilities & Amenities to include the Village Green, Dog Park, Lake Park, and the Athletic Field when accompanied by a Resident or Annual Pass Holder, 14 years of age or older. A Resident or Annual Pass Holder under 14 years old may accompany a single Guest so long as a registered Nanny remains present at all times. Residents and Annual Pass Holders under 21 years of age may accompany no more than 2 Guests per visit. Residents and Annual Pass Holders 21 years old and older may accompany no more than 6 Guests per visit. Neither Residents nor Annual Pass Holders may accompany Guests whom they do not know personally.

The number of Guests permitted to use the Athletic Center and Aquatic Facilities per week is tied to each Resident / Pass Holder with a maximum of 15 visits per 7-day week, which runs from 12:00 a.m. Monday until 11:59 p.m. Sunday. Example: Participation in any aquatic or fitness activity, such as water aerobics, counts as one use.

Guest Daily Fees. It is necessary for the District to adopt rules to establish rates, fees, and charges pertaining to the user fees at the Aquatic Facilities, Athletic Center, and Golf Club. The fees established in the rules of the District shall include Guest Fees for Weekdays, Weekends, and Holidays for the Facilities & Amenities.

*Holidays are New Year's Day, Martin Luther King, Jr. Day, Presidents' Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Thanksgiving Day, and the Friday after Thanksgiving Day. If a holiday falls on a weekend, holiday guest fees will apply.

Gymnasium Use/Restrictions. Use of Gymnasium is at each attendee's own risk.

- All Residents, Pass Holders, Guests, Participants, and Spectators are required to check-in at the desk upon arrival to a District facility. The visit to the facility must be recorded by amenity staff. No one may check-in as a Resident or Annual Pass Holder if the digital photo on the computer's monitor screen does not match the person attempting to check-in.
- A Resident or Annual Pass Holder must accompany their Guest at the time of check-in and during the time of their guest usage, and will be required to pay the appropriate guest fee.
- Attendees should wear proper fitness attire.
- Children under the age of 10 must always be accompanied and supervised by a companion who is at least 14 years of age.

Houseguest Pass. may be purchased for a 7-day admission to the Aquatic Facilities and Tennis Center. Houseguests with a Houseguest Pass are not required to be accompanied by Annual Pass Holders or Residents. The Resident or Annual Pass Holder must accompany their Houseguest at the time of purchase of a Houseguest Pass. Photo Identification is required by the Houseguest to purchase a Houseguest Pass. The status of Houseguest only applies during the term of their visit which they possess a valid Houseguest Pass.

Lakes & Ponds. Fishing, wading and swimming in District lakes, ponds and other District stormwater management facilities are prohibited.

Noise. Attendees shall not make, cause or permit, if within his or her control, any artificially amplified sound or noise of a continuous duration, which shall disturb the peace, quiet, and repose of any other persons of reasonable and ordinary sensibilities (consistent with Sec. 15-5(b), Clay County Code).

Pets. Are generally not allowed at any of the District owned recreational or amenity facilities*, including but not limited to Village Green, Residents' Club, Kid's Club, Aquatics Facility, Athletic Center, Amphitheater (Village Green), Tennis Center, Lake House, Golf Course, Golf Clubhouse and Open Play Fields, except when participating in a special pet themed event. Pets are allowed in the Parks (with the exception of the fenced playground area), including the Dog Park. Attendees must clean up after their animals.

*With the exception of service animals.

Pool Hours. Management may adjust the hours of operation as needed for special events, parties, operational and maintenance requirements and severe weather conditions.

Pool Use is always at the individual's own risk, even when a lifeguard is present. Attendees must observe the following policies at all Aquatic Facilities.

- All Residents, Pass Holders, Guests, Participants, and Spectators are required to check-in at the desk upon arrival to a District facility. The visit to the facility must be recorded by amenity staff. No one may check-in as a Resident or Annual Pass Holder if the digital photo on the computer's monitor screen does not match the person attempting to check-in.
- Everyone must shower before entering the pool.
- Talking to an on-duty lifeguard is not permitted, except in emergency situations.
- Persons with documented or visible skin disorders or other maladies that are potentially harmful to others will be denied the use of Aquatic Facilities.
- Pool chairs may not be placed in the pool.

- All swimmers must wear proper swimming attire. No cut-offs or shorts with buckles or rivets are allowed in the pool.
- Playing is not allowed in the lap lanes. Jumping off starting blocks, hanging on lane lines, and unauthorized diving is prohibited.
- Management reserves the right to halt the use of play equipment such as large floats and rafts if usage inhibits others' enjoyment or becomes detrimental to attendee comfort.
- Scuba equipment is not allowed in the pool unless approved by Management in advance.
- The District is not responsible for lost or stolen items.
- Persons entering the pool after closing time will be considered trespassing and will be subject to arrest.
- Out of consideration for others, radios must be kept at low levels.
- Running, ball playing, and noisy or hazardous activity, is not permitted in the pool area. This includes pushing, dunking, and dangerous games.

Private Functions, Rentals, Competitions, and Instructions shall be held before or after operating hours, if at all possible, so as not to interfere with the daily operation or to restrict access to the Facilities & Amenities by Residents, Annual Pass Holders, and their Guests. Local school groups, philanthropic or charity organizations may utilize the Facilities & Amenities for league play, lessons, tournaments, meets, matches, practices, etc. All groups shall have an agreement with the District governing such use.

Residents and Annual Pass Holders may hold private parties, provided they are in good standing with the District, they present their Amenity Pass or Annual Pass, and they are present for the duration of the event. Management provides Staff for events based on the number of persons expected to attend. Renters must submit non-refundable deposits and rental contracts to the District two weeks prior to the date of the event. If the event is cancelled, a 1-week notice must be given or the security deposit is forfeited.

Any and all event rentals must be approved by management for all District facilities including the Golf Club House.

Rental Property. The property owners within the District may relinquish their rights, in writing, to Resident user privileges at the Facilities & Amenities to the renter of the property if it is the primary residency of the renter. Rental Amenity Pass shall expire annually on September 30th and can be renewed upon re-verification of residency.

Tennis Center. For maximum enjoyment of everyone, Attendees must observe the following policies and etiquette at all times. The Disciplinary Policies enclosed in this document apply to all Eagle Landing tennis courts.

- All Residents, Pass Holders, Guests, Participants, and Spectators are required to check-in at the desk upon arrival to a District facility. The visit to the facility must be recorded by amenity staff. No one may check-in as a Resident or Annual Pass Holder if the digital photo on the computer's monitor screen does not match the person attempting to check-in.
- A Resident or Annual Pass Holder must accompany their Guest at the time of check-in and during the time of their guest usage, and will be required to pay the appropriate guest fee.
- Proper tennis attire consists of tennis shoes (not cross-trainers or jogging shoes) and tennis clothing (athletic apparel manufactured expressly for tennis). Street trousers, jeans, bathing or beach attire is not allowed.
- Courtesy and consideration should be observed at all times. Attendees shall not walk across or behind a court while a point is being played. No one shall enter the court when play is in progress, but must enter in the appropriate area closest to the back of the court while courts are in use. Excessive noise, racquet throwing, and profanity are not permitted at any time. Disregard for court courtesy should be reported to the Management.
- Players without a prearranged game are encouraged to contact the Management who will assist in forming matches. Players may also make court reservations by calling the pro shop during operating hours or by reserving courts on the district website in advance of the desired court time.
- Singles and doubles may reserve a court 1.5 hours, except during certain times designated by the Management. Players may either call or arrive in person to reserve court time. Prior to play each player must check in at the pro shop. Players who do not appear for scheduled reservations lose their court reservation 15 minutes after the appointment commencement.
- Participation on an Adult team, in an Adult league or in an Adult clinic is open to Residents and Annual Pass Holders only. Non-Resident/Pass Holder Participants will be allowed to join in leagues or clinics at Management discretion if the inclusion of these participants would be at the benefit of residents/pass holders. However, this participation in any league or clinic does not afford the participant any resident like privileges. Participants must leave the facility at the conclusion of the activity unless otherwise registered as a guest and having paid required guest fees.

- The Eagle Landing Junior Tennis program is open to Residents and Annual Pass Holders only. Non-Resident/Pass Holder Participants will be allowed to join in junior leagues or clinics at Management discretion if the inclusion of these participants would be at the benefit of residents/pass holders. However, this participation in any junior league or clinic does not afford the participant any resident like privileges. Participants must leave the facility at the conclusion of the activity unless otherwise registered as a guest and having paid required quest fees.
- Court lights are turned on at dusk and remain on till 10:00 p.m. If no one is using the courts, lights will be turned off.
- Non-Playing children under the age of 10 shall be directly supervised by a person over the age of 14.
- Players under the age of 14 may utilize courts on a space available basis, as determined by Management.
- Bikes, skateboards, skates and scooters are not permitted to be ridden within the Tennis Center.

Wading Pools. All pools use policies apply to the wading pool. These pools are limited to children 6 years old and younger. Lifeguards are not responsible for the supervision of the wading pool, except to enforce aquatic policy. No diving is allowed in any of the wading pools.

Water Slides. All pool use policies apply to the slide. Additionally,

- Flotation devices are not permitted on the slide.
- Children 3 years and younger may slide only in a guardian's lap who is 14 years of age or older. Children over 3 years old may slide alone only if: (1) they are capable of swimming in 4 feet of water and (2) they are over 48 inches tall. Otherwise, these children are prohibited from sliding.
- Only one slider is allowed at a time. No "chains" of people may slide.
- Slides must be ridden feet first, lying on backs, or in sitting positions.
- Every Attendee must keep arms and hands inside the flumes at all times.
- Do not run, dive, stand, kneel, rotate, or stop in the slide.
- Obey all instructions by the lifeguard or pool attendant at the end of the slide and exit quickly.

- Do not block the end of the slide.
- Swimsuits with exposed zippers, buckles, rivets, or metal ornamentation are not permitted.
- Pregnant women and those with heart conditions are not permitted to use the slide.

Golf Club. For maximum enjoyment of everyone, Attendees must observe the following policies and etiquette at all times. The Disciplinary Policies enclosed in this document apply to all Eagle Landing Golf Club facilities.

- Check-in is required at the Pro Shop desk upon arrival to the Golf facility.
- Proper golf attire consists of golf slacks or full-length trousers, or golf shorts or skirts that reach mid-thigh length, and golf or athletic shoes. Street trousers, jeans, bathing or beach attire is not allowed.
- Courtesy and consideration should be observed at all times. Excessive noise and profanity are not permitted at any time. Disregard for course courtesy should be reported to the Management.
- Players must arrange for tee time reservations by calling the pro shop during operating hours or making a tee-time online or arriving in person in advance of the desired tee time. Players who do not appear for scheduled reservations will lose their tee time reservation 10 minutes after the reserved tee time.
- Children under (16) years of age are permitted at the Golf Club Facilities only if accompanied or supervised by an adult or are attending a designated junior event at the Golf Club Facilities.

Recreational Facilities – User Rates & Fees

ANNUAL PASSHOLDER		\$4,000-\$5,000
GUEST FEES		
Weekday Guest – Residents Club		\$4-\$10
Weekend Guest – Residents Club		\$10-\$30
Holiday Guest – Residents Club		\$15-\$40
Weekday Guest – Athletic Center		\$4-\$10
Weekend Guest – Athletic Center		\$10-\$30
Holiday Guest – Athletic Center		\$15-\$40
Houseguest – (one week pass)		\$20-\$60
RENTAL FEES/DEPOSITS (Facilities only rented to Residents/Passholders)		
Rental Deposit (non-refundable, applied to fee)		\$50
Club Room, Café Patio, Village Green		\$150-\$250
Kids Club		\$175-\$275
Gymnasium (3 hrs. rental min/each additional hour)		\$300 / \$100
Half-court Gymnasium court rental		\$30-\$70
Canoes, Garden Golf, Billiards, Ping-Pong, etc.		Complimentary for Residents & Patrons
Event Food Truck		\$250-\$350
Vendor Booth Fee		\$50-\$75
Special Event Guest Fee		\$10-\$50
Lake Park Rentals (Pavilion, Field)		\$50-\$300
ATHLETIC CLUB (Rates are for Residents/Passholders unless otherwise specified)		
Tennis/Pickleball Lessons – Full Hour		\$40-\$80
- Non-Resident participants		Resident Rate + \$2-\$15
Tennis/Pickleball Lessons – Half Hour		\$30-\$45
- Non-Residents participants		Resident Rate + \$2-\$15
Tennis/Pickleball Clinics – Full Hour		\$10-\$20
- Non-Resident participants		Resident Rate + \$2-\$15
Tennis/Pickleball Clinics – Full Hour & Half		\$15-\$30
- Non-Resident participants		Resident Rate + \$2-\$15

Personal Training (per session, if available)		\$25-\$50
Group Fitness (per class, if available)		\$5-\$10
Tennis Camp		\$10-\$200
Non-Resident Tennis Membership		\$750-\$1,000 Ind / \$1,000-\$1,500 Family
KID'S CLUB (Slash "/" denotes additional sibling discount, if applicable)		
School's Out (per session, Resident/Passholders only)		\$25-\$50 / \$20-\$40
Kids Only Party (per session)		\$20-\$40 / \$15-\$30
Day of		\$35-\$50 / \$30-\$40
Non-Resident and/or Guests		\$20-\$60
Day of		\$40-\$60
Teen/Adult/Family Events		Based on Event
Summer Camp (per week, Residents/Passholders only)		\$150-\$250 / \$100-\$200
Swim Lessons (Private - 4 lessons, Residents/Passholders only)		\$125-\$175 / \$100-\$150
Swim Lessons (Group - 4 lessons, Residents/Passholders only)		\$100-\$150 / \$65-\$150
Swim Team Participation (per season, Residents/Passholders only)		\$125-\$250
PROMOTIONAL RATES		
The District may, upon approval of the Chairman, adopt temporary rates and fees ("Promotional Rates") for use of the recreational facilities in a manner not currently contemplated. These Promotional Rates shall be in place for no longer than 90 days, and shall be designed to meet customer demand, promote additional revenues, and enhance operations of the recreational facilities.		

Eagle Landing Golf Club – User Rates & Fees

Golf Club Passes & Fees			
Pass Type	Initiation Fee	Annual Fee	Monthly Fee
Social Pass	\$400 - \$600	\$240 - \$360 + Plus Tax	\$20 - \$30 + Tax
Player's Club		\$312 - \$700/Individual	\$26 - \$65 / 1 st Individual \$15 - \$45 / 2 nd Individual \$8 - \$35 / 3 rd Individual
Annual Golf Pass		\$1800 - \$2400/Individual \$2060 - \$3200/Couple	
Full Golf Pass	\$1000 - \$5000		\$175 - \$350 / Individual \$185 - \$450 / Family \$100 - \$250 Junior \$1100 - \$3500 Seasonal (6 Months)
Trails Pass		\$1050 - \$1500/Individual \$1300 - \$1800/Family	
Club Cart		\$1700 - \$2000 Single \$2300 - \$2800 Family	

Pay to Play Rates & Other Charges	
Greens	\$20 - \$100 / 18 Holes \$14 - \$60 / 9 Holes
Cart Rentals	\$20 - \$50/ 18 Holes \$10 - \$40 / 9 Holes
Driving Range	\$4 - \$25
Handicap Card Fees	\$20 - \$40
Rental Clubs	\$15 - \$75
Promotional	\$15 - \$90
Employees	\$25 - \$35
Golf Lessons – Individual	\$25 - \$100
Golf Lessons – Group	\$40 - \$200
Golf Lessons – Series	\$120 - \$500
Golf Lessons – Playing	\$50 - \$200
Clinics & Camps	\$75 - \$600

B.



EAGLE LANDING

A T O A K L E A F P L A N T A T I O N

**Eagle Landing Golf Club
and Restaurant
Policies and Procedures**

Last Updated: May 3, 2022

Table of Contents

General Club Rules	3
Golf Memberships: Privileges, Resignation, Suspension and Termination	5
Loss or Destruction of Property or Instances of Personal Injury	6
Attire	7
Club Services and Activities	7
Golf Rules.....	8
Hours of Play	10
Golf Starting Times	10
Registration	11
Practice Range	11
Golf Cart Rules	11
Golf Course Etiquette	12

Eagle Landing Golf Club and Restaurant General Club Rules

It is the intent of management of the Club to limit these Rules and Regulation to the minimum required for the mutual enjoyment of the Club by all its members, their guests, and the visiting public. The obligation of enforcing these Rules and Regulations for the good of all patrons is placed primarily in the hands of a carefully selected and trained staff. It is the duty of the members, their guests, and the visiting public of the Club to know these Rules and Regulations, and to cooperate in the enforcement thereof.

1. The facilities of the Eagle Landing Golf Club and Restaurant (the "Club"), shall be open on the days and during the hours established from time to time by the Club and duly posted throughout the facilities considering the season of the year and other circumstances.
2. Performance by entertainers will be permitted on the Club Facilities only with the permission of the General Manager and upon completion of any documents required by the Club.
3. Alcoholic beverages will not be served or sold, nor permitted to be consumed, on the Club's premises during hours prohibited by law. Alcoholic beverages will not be served or sold to any person not permitted to purchase the same under the laws of the State of Florida.
4. Smoking or vaping is only permitted in the outside areas of the club, smoking is prohibited in the designated non-smoking area of the club patio.
5. Commercial advertisements shall not be posted or circulated in the Club nor shall business of any kind be solicited or transacted on the property of the Club nor upon the Club stationery without the prior approval of the General Manager.
6. Petitions may not be originated, solicited, circulated or posted on any property of the Club without the prior approval of the General Manager.
7. Parents/Guardians are responsible for and must control their children with due regard to the wishes and comfort of other patrons. Children shall not be permitted to run unattended about the facilities of the Club.
8. There will be no excessive "lounging" or "loitering" in the Golf Shop, Restaurant, Patio, or Lobby areas or other facilities of the Club.
9. The playing of outside music is prohibited, to insure the comfort of all patrons.
10. Skateboards, motorized scooters, roller skates, Frisbees or the like are not permitted on the Club Facilities at any time.

11. It is contrary to the policy of the Club to have its facilities used for functions which in any way relate to past, present or future fund-raising efforts for the benefit of a political cause without the prior approval of the General Manager.
12. All food and beverage consumed on the Club Facilities must be furnished by the Club, unless otherwise permitted by the General Manager. Outside catering may be permitted at the discretion of the General Manager.
13. Patrons must not request special personal services from employees of the Club.
14. Patrons may not abuse any of the Club's employees, verbally or otherwise. All service employees of the Club are under the supervision of the General Manager and no member or guest shall reprimand or discipline any employee or send any employee off the Club Facilities for any reason. Any employee not rendering courteous and prompt service should be reported to the General Manager immediately.
15. Slow, unsatisfactory or improper service shall be immediately reported to the manager on ordinary occasions so that responsibility can be assessed and the problem resolved immediately. All serious complaints should be made in writing.
16. Vehicles must be parked in the areas designated by the Club from time to time. Vehicles should not be parked on grass lawns, at the front entrance, in delivery areas or in any way which blocks the normal flow of traffic, unless specifically authorized by the General Manager. Do not park in fire lanes.
17. No Patrons are allowed in the service or kitchen areas of the Club.
18. The roster or list of members in the Club shall be considered the private property of the Club and shall not be used or given to anyone by a member of the Club for any reason whatsoever and may be furnished to members at the discretion of the Club. Unauthorized release of the membership roster is viewed as a very serious breach of Club policy. Violations will be reviewed by the Club and may result in immediate expulsion or other disciplinary action.
19. All complaints, criticisms or suggestions relating to the operations of the Club must be in writing, signed and addressed to the General Manager.
20. Violation of any of these rules or conduct in a manner prejudicial to the best interest of the Club will subject the person in violation to the disciplinary action deemed appropriate by the Club. Any violations of these rules should be reported to the General Manager.
21. The board of the South Village CDD (SVCDD) reserves the right to amend or modify these rules when necessary and will make these rules available to Club members and the general public.

Golf Memberships Social Privileges, Resignation, Suspension, & Termination

1. Each Golf member is responsible for filing with the Membership Office in writing, preferable on a form provided, the mailing address and any changes thereto, to which the member wishes all notices and invoices of the Club be sent. A member shall be deemed to have received mailings from the Club ten days after they have been mailed to the address on file with the Membership Office. In the absence of an address filing with the Membership Office, any Club mailing may, with the same effect as described above, be addressed as the General Manager may think is most likely to cause its prompt delivery.
2. Social Memberships are included with each household in Eagle Landing. Social Memberships include Club charging privileges, 4 complimentary rounds of golf, and 12 medium baskets of range balls per year. After initial registration with the amenity's membership coordinator, residents can collect social passes at the Golf Pro Shop. Social golf rounds can be used anytime during the week and after 2pm on the weekends/holidays.
3. A member may resign Golf membership privileges in the Club by delivering to the Membership Office written notice of resignation. Upon receipt of the written resignation, and settlement of the Club account, the Club will send a written acknowledgment of the membership resignation. Until these requirements are fulfilled and the written acknowledgment has been received, the member will continue to be responsible for all dues and charges associated with the membership. Notwithstanding any resignation, suspension or termination of membership privileges, the member and the member's spouse shall remain liable for any amounts unpaid on the member's Club account.
4. Membership privileges may be suspended or terminated by the Club in its sole discretion if the member:
 - a. submits false information on the application for membership, which if had been truthfully disclosed, would have rendered the applicant ineligible for membership;
 - b. submits false information regarding an application for use of privileges by a guest of the member;
 - c. permits the unauthorized use of a member's membership card or club account;
 - d. exhibits unsatisfactory behavior, deportment or appearance;
 - e. fails to pay dues, fees, charges or any other amount owed to the Club in a proper and timely manner;
 - f. fails to abide by these Rules and Regulations established for use of the Club Facilities;
 - g. treats the personnel or employees of the Club in an unreasonable or abusive manner;
 - h. engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the Club or its members.

5. The Club may at any time, and from time to time, restrict, suspend or terminate, for cause or causes described in the preceding paragraph, any member's privilege to use any or all the Club Facilities. No such member shall on account of any such suspension or termination be entitled to a refund of any membership fee, duties or any other fees. During the restriction or suspension, dues and other charges shall continue to accrue and shall be paid in full prior to reinstatement as a member in good standing.
6. Members may request, in writing, to suspend their membership due to Military Duty Deployment/Transfer, with the proper government documents/paperwork. A member must receive approval from either the Membership Director or the General Manager and the account suspension will be effective beginning on the date of approval. There is no reactivation deadline for a member when it relates to military deployment/transfer.
7. Members may also request, in writing, to suspend their membership, due to a "Medical Condition", with clear medical documents from a doctor. The membership suspension can last for up to six (6) months. After six (6) months if the membership has not been reactivated, Management will terminate the membership and the member will be required to pay a new Initiation Fee to rejoin the Club. There can only be one "Medical Condition" suspension per membership. A member must receive approval from either the Membership Director or the General Manager and the account suspension will be effective beginning on the date of approval.
8. Any member that cancels their membership for any reason other than conditions stated above will be required to pay a new Initiation Fee to rejoin the club.

Loss/Destruction of Property or Instances of Personal Injury

1. Each member, their guests, and the visiting public assume sole responsibility for his or her property. The Club shall not be responsible for any loss or damage to any private property used or stored on the Club Facilities.
2. Property or furniture belonging to the Club shall not be removed from the room in which it is placed or from the Club Facilities, without proper authorization. Every patron of the Club shall be liable for any property damage and/or personal injury at the Club, or at any activity or function operated, organized, arranged or sponsored by the Club, caused by the patron, any family member or guest of the patron. The cost of any damage shall be charged to the member's club account when applicable.
3. Any members, their guests, or visiting public who, in any manner, makes use of, or accepts, the use of, any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the Club, including without limitation the use of golf carts, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the Club, either on or off the club Facilities, shall do so at his or her own risk. The patron shall indemnify and hold harmless South Village Community District ("SVCDD") and the Club Management and their respective partners, directors, officers, shareholder, employees, affiliates,

representatives, and agents from any and all loss, cost, claim, injury, damage or liability sustained or incurred by the member, any family members, or guest, resulting there from and/or from any act or omission of any partner, director, officer, shareholder, employee, affiliate, representative or agent of SVCDD and Club Management .

4. Should any patron bring suit against SVCDD, Club Management and/or the Club for any claim and fail to obtain judgment therein against them, the patron shall be liable to each respective entity and the Club for all costs and expenses incurred in the defense of such suit, including reasonable attorneys' fees.

Attire

1. It is expected that members, their guests, and visiting public will choose to dress in a fashion befitting the surroundings and atmosphere provided in the setting of our Club.
2. Attire in the Restaurant is informal. Shirts and shoes are required throughout the Club.

Club Services & Activities

1. The Club desires to encourage the use of the facilities at the Club for private parties, on any day or evening, provided it does not interfere with the normal operation of the Club or with the services regularly available. Contact the Clubhouse at 904.291.5600 for available dates and arrangements.
2. Private parties are not permitted on the Club Facilities unless prior approval is obtained from the General Manager. The Club may require the advance payment of a security deposit by the person assuming responsibility for the party. The person sponsoring the private party shall be responsible for the conduct of guests and for any expense and damage resulting from the party, including damage caused by the installation of party décor and shall be responsible for the removal of all such party décor.

Golf Rules

General Golf Rules

1. The rules of golf of the United State Golf Association (U.S.G.A.) together with the Rules of Etiquette as adopted by the U.S.G.A. shall be the rules of the Club, except when in conflict with local rules.
2. All players must register in the Golf Shop before beginning play. All play shall begin at the #1 tee unless otherwise directed by the Golf Shop.
3. “Cutting-in” is not permitted at any time. All players must check in with the starter. Under no circumstances are players permitted to start play from residences.
4. Practice is not allowed on the golf course. The practice facilities must be used for all practice.
5. If a foursome or other group of players fails to keep its place on the course and loses more than one clear hole on the players in front, they must allow the following group to play through. If the group is still unable to hold its position on the course, the Club reserves the right to require the group to skip any holes necessary to bring the group back up to speed.
6. All players who stop after playing nine holes for any reason must occupy the next tee before the following players arrive at the tee or they will lose their position on the golf course and must get permission from the Golf Shop to resume play.
7. All tournament play must be approved in advance by the Director of Golf.
8. Players are requested to pick up tees after driving. Players should be careful in discarding broken tees since the tees damage the mowers and puncture golf cart tires.
9. Enter and leave bunkers at the nearest level point to the green. Smooth sand over with rake upon leaving.
10. Repair all ball marks on the green.
11. Fill all divots with sand provided.
12. Searching for golf balls by non-golfers is not permitted on the course at any time. Wading in lakes, marshes and ditches is not permitted by both golfers and non-golfers.
13. Golf rangers may be on duty to help regulate play and enforce golf cart regulations. The golf rangers have full authority on the golf course to enforce all rules and speed of play. Your cooperation is appreciated.

- 14. Each player must have his or her own set of golf clubs. Rental clubs are available in the Golf Shop.
- 15. Appropriate golf attire is required at all times on the golf course and practice areas. Members are expected to ensure that their family members and guest adhere to such rules.

Acceptable

Not Acceptable

Gentlemen: Shirts with collars and sleeves, slacks, Bermuda-style shorts are considered appropriate attire.

Gentlemen: Tank tops, tee shirts, fishnet tops, cut-offs, jams, sweatpants, blue jeans, bathing suits, athletic short and short shorts are not permitted.

Ladies: Dresses, skirts, slacks, golf shorts and blouses. Fashion golf tee-shirts are considered appropriate attire

Ladies: Halter tops, tee shirts, fishnet tops, cut-offs, bathing suites, sweatpants, blue jeans, athletic shorts and short shorts are not permitted.

Shoes: Soft soled shoes are required and golf shoes are preferred. Golf shoes are required to have soft-spikes.

Shoes: Use of shoes other than golf shoes must be approved by the Golf Shop. Football spikes and baseball spikes are not permitted.

This dress code is mandatory for all players. Improperly dressed golfers will be asked to change before playing. If you are in doubt concerning your attire, please check with the Golf Shop before starting play.

- 16. The golf course is restricted to use by “golfers” only and may not be used for any purpose except golf without the approval of the Club.
- 17. Children under the age of sixteen (16) must be accompanied by an adult unless playing in a Club sponsored tournament. Children aged twelve to sixteen may be allowed use of the golf facilities after successfully completing a Junior Development Course administered by the Golf Professional. Juniors, sixteen years of age and over, may be required to complete the Junior Development Course if they, in the view of the golf Professional, do not possess the adequate knowledge of golf and its rules of etiquette. The Club reserves the right to permit Juniors to walk during certain periods of play and to restrict access during certain periods of play.
- 18. If lightning is in the area, all play shall cease and players shall seek appropriate shelters immediately.

19. Club management may close the golf course to play from time to time for maintenance, special events or whenever the grounds could be damaged by play.
20. No outside alcoholic beverages are permitted on the golf course.
21. When rains prevail and cause termination of play, it is the responsibility of the player to apply for a rain check at the Golf Shop.
22. The priority of groups is foursomes, threesomes, twosomes and singles. Groups of five or more players have no standing and shall be permitted on the golf course only with the permission of the Head Golf Professional.

Hours of Play

The hours of play and Golf Shop hours will be posted in the Golf Shop. The golf course superintendent is authorized to determine when the golf course is fit for play. His decision shall be final. In his absence, the Golf Professional on duty shall make this decision.

Golf Starting Times

1. All players must have a starting time reserved through the Golf Shop. The staff will assign the starting time depending on availability.
2. Starting times may be made by phone during Golf Shop hours.
3. Group captains must give their name and the names of the players in their group at time of reservation.
4. Starting time changes must be approved by the Golf Shop.
5. Players who fail to cancel their tee time 24-hours prior to their scheduled tee time may be charged a no-show fee established by the Club.
6. Please notify the Golf Shop of any cancellations as soon as possible.

Registration

1. All players, including all members, must register in the Golf Shop before beginning play.
2. Failure to check in and register ten minutes prior to a reserved starting time may cause cancellation or set back.
3. Players late for their starting time lose their right to the starting time and shall begin play only at the discretion of the Golf Shop.

Practice Range

1. The practice range is open during normal operating hours as posted in the Golf Shop. From time to time the practice range will be closed for general maintenance; times will be posted in the Golf Shop.
2. Range balls are for use on the practice range only. Range balls are not to be used on the golf course.
3. Players using the practice range may obtain range balls at the Golf Shop or Range ball dispenser.
4. Golf carts are not permitted on any tee area. Parking of golf carts is allowed in designated areas only.
5. Balls must be hit from designated areas only. No hitting is permitted from the rough or sides of the practice range.
6. Proper golf attire is required on the practice range.

Golf Cart Rules

1. Golf carts shall not be used by a member or guest on the Club Facilities without proper assignment and registration in the Golf Shop. The Club reserves the right to establish rules relating to walking on the golf course in its sole discretion.
2. Each operator of a golf cart must be at least sixteen (16) years of age and have a valid automobile driver's license.
3. Club provided golf carts cannot be used off the golf course.
4. Only two (2) persons and two (2) sets of golf clubs are permitted per golf cart.

5. All golf carts must stay on paths around tees and greens. Golf cart users must abide by all directional signs and should make note of cart path conditions before play. Club management reserves the right to set rules for use of cart paths.
6. Never drive a golf cart through a hazard.
7. Be careful to avoid soft areas on fairways, especially after rains. Use the rough whenever possible.
8. Operation of a golf cart is at the risk of the operator. Patrons using a golf cart shall be fully responsible for any and all damages, including damages to the golf cart, that are caused by the misuse of the golf cart and shall reimburse SVCDD, Club Management, and the Club for any and all damages they may sustain by reason of such misuse. Cost of repair to a golf cart which is damaged by a member or any family member shall be charged to the member or, in the case of damage by a guest, to the sponsoring member.
9. The patron using a golf cart accepts and assumes all responsibility for liability connected with operation of the golf cart. The patron also expressly indemnifies and agrees to hold harmless SVCDD, Club Management, and the Club and their respective partners, directors, officers, shareholders, employees, affiliates, representatives and agents, from any and all damages, whether direct or consequential, arising from or related to the use and operation of the golf cart.
10. Golf carts shall be driven on the golf course only when the course is open for play.
11. Violations of the golf cart rules may result in loss of golf cart privileges and /or playing privileges.

Golf Course Etiquette

Persons using the golf facilities should do their part to make a round of golf at Eagle Landing Golf Club a pleasant experience for everyone. Here are some guidelines with which members must adhere:

1. Do not waste time. Anticipate the club or clubs you may need and go directly to your ball. Always be near your ball to play promptly when it is your turn. If a player is delayed in making his/her shot, it would be courteous for such player to indicate to another player to play.
2. The time required to hole out on and around the green is a chief cause of slow play. Study and clear the line of your putt while others are doing the same. Be ready to putt when it is your turn.
3. Be sociable, but reserve your extended conversations for the 19th hole.
4. Put trash in proper receptacles.

5. When approaching a green, park your golf cart on the cart path on the best direct line to the next tee. This can save about one-half hour per round. Never leave the golf cart in front of the green where you will have to go back to get it, while the following players wait for you to get out of the way.
6. When play of a hole is completed, leave the green promptly and proceed to the next tee without delay. Do the scoring for the completed hole while the others in your group are playing from the next tee.
7. If you are not holding your place on the course (see General Golf Rules #5), allow the players behind to play through. Do the same if you stop to search for a lost ball.
8. Repair your ball marks on the greens. If you see unrepaired marks, repair them also. Remind your playing partners to observe this courtesy.

C.

SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT
RULE RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on May 7, 2024, at a duly noticed public meeting, the Board of Supervisors of the South Village Community Development District (the “District”) adopted the following policy to govern overnight parking and parking enforcement on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Vehicles or Vessels (hereinafter defined) on certain of its property Overnight (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This policy is intended to provide the District with a means to remove Vehicles and Vessels from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto.

SECTION 2. DEFINITIONS.

- A.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- B.** *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- C.** *Parked.* A Vehicle or Vessel left unattended by its owner or user.
- D.** *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.
- E.** *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Those areas within the District's boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow-Away Zones" during Overnight hours for all Vehicles and Vessels, as set forth in Sections 4 and 5 herein ("**Tow Away Zone**").

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. The areas set forth in **Exhibit A** attached hereto are declared a Tow Away Zone.

SECTION 5. EXCEPTIONS.

A. VENDORS/CONTRACTORS. The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by an Overnight Parking Pass.

SECTION 6. TOWING/REMOVAL PROCEDURES.

A. SIGNAGE AND LANGUAGE REQUIREMENTS. Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.

B. TOWING/REMOVAL AUTHORITY. To effect towing/removal of a Vehicle or Vessel, the District Manager or his/her designee must verify that the subject Vehicle or Vessel was not authorized to park under this rule and then must contact a firm authorized by Florida law to tow/remove Vehicles or Vessels for the removal of such unauthorized Vehicle or Vessel at the owner's expense. The Vehicle or Vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.

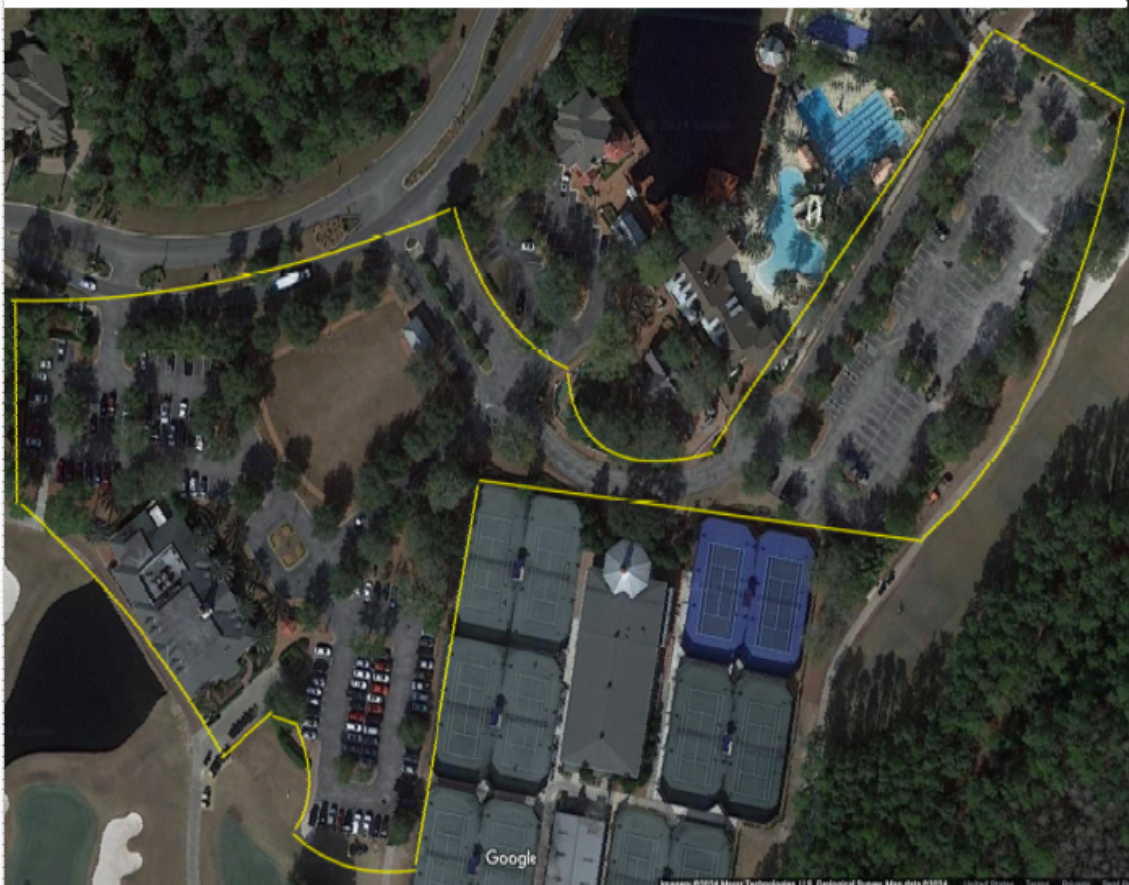
C. AGREEMENT WITH AUTHORIZED TOWING SERVICE. The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles or Vessels may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

EXHIBIT A – *Tow Away Zones*

Effective date: May 7, 2024

EXHIBIT A
TOW AWAY ZONE
AMENITY CENTER, SWIM PARK, ATHLETIC CENTER, GOLF CLUB PARKING LOTS



**EXHIBIT A-1
TOW AWAY ZONE
SOCCER FIELD PARKING LOT**



D.

EXHIBIT A

SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of “Service Animal(s)” trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, amenity buildings (offices, social halls and fitness center), pools, tennis courts, basketball courts, playgrounds, parking lots, open spaces and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.