

***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/1/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.
Assessoris/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
----------	-------------

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
----------	-------------

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																			