

*South Village
Community Development District*

*Adopted Budget
FY 2025*



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South Village CDD FY2025 Budget Summary

	Revenue	Expenses	Variance
District Totals	7,518,518	7,261,737	256,781

	Revenue	Expenses	Variance
General Fund	811,099	811,099	0
Rec Fund			
Assesments	1,143,399		1,143,399
Athletic Center	104,500	417,200	(312,700)
Pools	77,000	356,100	(279,100)
Café	95,000	134,150	(39,150)
Cabana Bar	129,000	103,650	25,350
Kids Club/Lake House	43,000	53,799	(10,799)
Admin	0	408,000	(408,000)
Maint	0	119,000	(119,000)
Total	1,591,899	1,591,899	0
Golf Fund			
Golf Ops	2,062,270	860,491	1,201,779
Golf F&B	1,782,040	1,780,964	1,076
Golf Maint	0	963,550	(963,550)
Club Maint	0	51,950	(51,950)
Golf G&A	541,500	728,784	(187,284)
Total	4,385,810	4,385,739	71
Capital Reserve	729,710	473,000	256,710

	Revenue	Expenses	Variance
Debt Service			
2016 A1/A2	1,477,362	1,455,839	21,523
2016 A3	274,807	268,050	6,757
2019	223,713	221,585	2,128

Summary of Assessments:				
	Net	Gross	Net Per Unit	Gross per Unit
General Fund	\$796,098.86	\$846,913.68	\$532.86	\$566.88
Capital Reserve	\$680,158.44	\$723,572.81	\$455.26	\$484.32
Golf - Included in CR	\$0.00	\$0.00	\$0.00	\$0.00
Rec Fund	\$1,143,399.00	\$1,216,381.91	\$765.33	\$814.18
Total	\$2,619,656.30	\$2,786,868.40	\$1,753.45	\$1,865.37

South Village
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Special Assessments - On Roll	\$751,796	\$751,370	\$-	\$751,370	\$796,099
Interest Income	4,443	32,671	7,500	40,171	15,000
TOTAL REVENUES	\$756,239	\$784,041	\$7,500	\$791,541	\$811,099
EXPENDITURES:					
Administrative					
Supervisor Fees	\$14,000	\$7,000	\$3,000	\$10,000	\$13,000
FICA Taxes	1,071	536	230	766	995
Engineering	12,000	3,489	1,163	4,652	10,000
Arbitrage Rebate	1,800	-	1,800	1,800	1,800
Dissemination Agent	9,010	6,757	2,252	9,009	9,551
Assessment Administration	5,618	5,618	-	5,618	5,955
Attorney	40,000	16,076	8,038	24,114	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	41,340	13,780	55,120	58,427
Information Technology	1,908	1,431	477	1,908	2,022
Website Maintenance	1,200	900	300	1,200	1,272
Telephone	1,500	363	121	484	1,500
Postage & Delivery	1,000	362	121	483	1,000
Insurance General Liability	20,540	20,540	-	20,540	21,257
Printing & Binding	2,000	1,066	355	1,421	2,000
Legal Advertising	4,000	528	176	704	4,000
Other Current Charges	2,500	563	188	751	2,500
Office Supplies	100	25	25	50	100
Dues, Licenses & Subscriptions	175	175	-	175	175
Contingency	500	-	500	500	500
TOTAL ADMINISTRATIVE	\$199,542	\$110,810	\$49,308	\$160,117	\$194,204
Operations & Maintenance					
Security	\$52,000	\$38,463	12,821	\$51,284	\$ 52,000
Utilities	118,233	45,835	42,561	88,396	118,233
Interlocal Agreement - MVCDD	36,000	36,022	-	36,022	36,000
Landscape - Contract	234,964	182,802	58,741	241,543	295,162
Landscape - Contingency	45,000	2,255	25,000	27,255	45,000
Landscape - Irrigation Repairs	10,500	-	7,500	7,500	10,500
Phase 5&6 Maintenance	-	6,294	3,147	9,441	-
Repairs & Maintenance	25,000	45	15,000	15,045	25,000
Lake - Contract	35,000	25,758	8,586	34,344	35,000
TOTAL OPERATIONS & MAINTENANCE	\$556,697	\$337,474	\$173,356	\$510,830	\$616,895
TOTAL EXPENDITURES	\$756,239	\$448,284	\$222,663	\$670,947	\$811,099
EXCESS REVENUES (EXPENDITURES)	\$-	\$335,757	\$(215,163)	\$120,594	\$-

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 - Operations & Maintenance

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	Main Entrance Waterfall /landscape Lights	\$1,518.85	\$18,226.20
5929377	3935-2 Eagle Landing/St lights	Main Entrance Str/ Landscape Lights	\$169.44	\$2,033.28
6474431	4045-2 Eagle Crossing Dr	Restroom Bldg at the Sand Park EL/EC	\$83.83	\$1,005.96
8966959	1433-1 Eagle Crossing Dr - Restroom	Restroom Bldg on Eagle Crossing Hole #2	\$52.66	\$631.92
9121614	938 TB Restroom	Restroom Bldg at the Lake Park	\$46.22	\$554.64
9082354	875 TB Irrigation	Lake Park Fountain/Tunes Irr clock	\$582.58	\$6,990.96
9117336	992 TB Camera Station	Camera Stn - Two Creeks	\$41.95	\$503.40
9117339	749 TB Camera Station	Camera Stn - Grey Hawk	\$347.82	\$4,173.84
9117340	3853 Pines Dr Camera Station	Camera Stn - Laurel Valley @ Royal Pines	\$35.81	\$429.72
	Contingency		\$379.00	\$4,548.00
			\$3,258.16	\$39,097.92

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	R = Reclaimed, P = Potable	Avg/Month	Annual
213095	3924-1 Eagle Landing Pkwy	R - Main Front Entrance/EL Pkwy	\$590.60	\$7,087.20
213119	3988-1 Eagle Landing Parkway	R - EL Pkwy, Closest to Golf Club	\$175.07	\$2,100.84
215602	3968-1 Eagle Landing Parkway	R - EL Pkwy, Near Hole #11 Green	\$222.72	\$2,672.64
220803	3973 Eagle Landing Parkway	R - Near Sales Center	\$112.72	\$1,352.64
222067	3989 Eagle Landing Parkway	P - Golf Club	\$962.79	\$11,553.48
229064	3979-2 Eagle Landing Parkway	P - Irrigation and Tennis Court Irrigation	\$2,195.29	\$26,343.48
230632	3965-1 Eagle Landing Parkway	P - Pool Tank	\$167.86	\$2,014.32
230638	3965-2 Eagle Landing Parkway	P - Pool Deck Irrigation	\$107.19	\$1,286.28
230640	3965-3 Eagle Landing Parkway	P - Pool Tank	\$160.42	\$1,925.04
230641	3975 Eagle Landing Parkway	P - Resident's Club Building	\$255.62	\$3,067.44
230642	3979 Eagle Landing Parkway	P - Athletic Center Building	\$206.63	\$2,479.56
235500	4108-1 Eagle Landing Parkway Irr	R - Oakmont Pond Common Area	\$27.96	\$335.52
233750	1433-1 Eagle Landing Parkway	R - Eagle Crossing RR Common Area	\$106.70	\$1,280.40
502768	2180 Club Lake Drive Reclaimed Irr	R - Park w/ Jennings State Forest Entr	\$27.48	\$329.76
556739	1294 Autumn Pines Drive	R - Park with Shade Cover on AP	\$50.61	\$607.32
589114	932 Tynes Blvd	P - Lake Park Restroom Building	\$110.55	\$1,326.60
589118	932 Tynes Blvd - Recl Irr	R - Lake Park and Tynes Blvd	\$503.83	\$6,045.96
589635	988 Tynes Blvd - Recl Irr	R - Pocket Park closest to Two Creeks	\$85.46	\$1,025.52
589637	953 Tynes Blvd - Recl Irr	R - Pocket Park across from Lake Park	\$27.63	\$331.56
589665	1003 Oakland Hills - Recl Irr	R - Pocket Park on Oakland Hills/Spyglass	\$46.61	\$559.32
	Contingency		\$450.00	\$5,400.00
			\$6,593.74	\$79,124.88

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
Adopted Budget
Recreation Center Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Athletic Center					
Guest Fees	\$13,000	\$5,633	\$5,367	\$11,000	\$14,000
Pro shop	10,000	5,544	3,456	9,000	12,000
Fitness	6,000	4,116	2,884	7,000	8,000
Lessons & Clinics	85,000	28,999	38,001	67,000	78,000
Merch COGS	-	-	-	-	(7,500)
Sub Total Athletic Center	\$114,000	\$44,292	\$49,708	\$94,000	\$104,500
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	26,000
Swim Team	15,000	-	15,000	15,000	15,000
Sub Total Pools	\$77,000	\$23,663	\$47,337	\$71,000	\$77,000
Café:					
Food	\$120,000	\$9,587	\$80,413	\$90,000	\$98,000
Café Beer	4,000	323	3,677	4,000	4,000
Staff Discount	(7,000)	-	(7,000)	(7,000)	(7,000)
Sub Total Café:	\$117,000	\$9,910	\$77,090	\$87,000	\$95,000
Cabana Bar:					
Cabana Bar Wine	3,000	508	1,492	2,000	3,000
Cabana Bar Liquor	60,000	35,012	54,988	90,000	95,000
Cabana Bar Beer	26,000	6,421	19,579	26,000	31,000
Sub Total Cabana Bar:	\$89,000	\$41,941	\$76,059	\$118,000	\$129,000
Kids Club/Lake House:					
Facility Rentals	\$1,000	\$-	\$1,000	\$1,000	\$1,000
Programs	25,000	-	12,000	12,000	17,000
Summer Camp	15,000	-	20,000	20,000	22,000
Social Programs	3,000	15	3,985	4,000	3,000
Sub Total Kids Club/Lake House:	\$44,000	\$15	\$36,985	\$37,000	\$43,000
Non Operating Income:					
Rec Fund Assessments	\$1,070,200	\$1,060,290	\$9,910	\$1,070,200	\$1,143,399
Sub Total Non Operating Income:	\$1,070,200	\$1,060,290	\$9,910	\$1,070,200	\$1,143,399
TOTAL REVENUES	\$1,422,200	\$1,138,170	\$221,030	\$1,359,200	\$1,591,899

South Village
Community Development District
Adopted Budget
Recreation Center Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
OPERATING EXPENSES					
Athletic Center					
Gross Payroll/DOL \$25k	\$270,000	\$163,455	\$111,545	\$275,000	\$285,000
Payroll Cost	42,000	35,762	16,238	52,000	54,000
Tourn Credit	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 Maintenance	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	1,984	6,500	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	1,210	590	1,800	600
Merch - COGS	7,000	4,102	2,898	7,000	-
Sub Total Athletic Center	\$397,500	\$233,181	\$188,719	\$421,900	\$417,200
Pool/Swim:					
Gross Payroll	\$180,000	\$64,000	\$111,000	\$175,000	\$190,000
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	\$356,100
Café:					
Gross Payroll	\$70,000	\$15,676	\$56,324	\$72,000	\$52,000
Payroll Cost	13,000	4,567	9,433	14,000	8,400
Alcohol Surcharge	800	-	800	800	500
Pest Control	3,000	2,023	977	3,000	1,000
Cable/TV	2,000	1,012	988	2,000	-
Gas	3,500	1,654	2,346	4,000	4,000
Repairs & Maintenance	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	5,000
Rec Supplies/Cleaning Supplies/Waste	10,000	5,423	4,577	10,000	8,000
Food/Bev/Liquor COGS	75,000	32,123	50,877	83,000	45,000
Store Merchandise COGS	6,000	-	4,000	4,000	5,000
Staff Uniforms	1,000	-	1,000	1,000	750
Permits	500	-	500	500	500
Sub Total Café:	\$198,500	\$65,452	\$140,548	\$206,000	\$134,150

South Village
Community Development District
Adopted Budget
Recreation Center Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
Cabana Bar:					
Gross Payroll	\$-	\$-	\$-	\$-	\$35,000
Payroll Cost	-	-	-	-	5,000
Alcohol Surcharge	-	-	-	-	500
Pest Control	-	-	-	-	1,000
Gas	-	-	-	-	500
Paper Goods Supplies	-	-	-	-	4,000
Rec Supplies/Cleaning Supplies/Waste	-	-	-	-	3,000
Food/Bev/Liquor COGS	-	-	-	-	53,900
Staff Uniforms	-	-	-	-	250
Permits	-	-	-	-	500
Sub Total Cabana Bar:	\$-	\$-	\$-	\$-	\$103,650
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	2,262	7,500	5,000
TV/Music	5,000	2,986	2,014	5,000	7,000
All Marketing/Managers Meal Program	18,000	11,245	7,755	19,000	18,000
Management Fees	54,000	30,100	23,900	54,000	56,000
Sub Total Administrative	\$372,500	\$238,748	\$167,752	\$406,500	\$408,000
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 Athletic Center	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
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	\$1,513,224	\$744,129	\$778,620	\$1,522,749	\$1,591,899
EXCESS REVENUES (EXPENDITURES)	\$(91,024)	\$394,041	\$(557,590)	\$(163,549)	\$-

South Village
Community Development District
Recreation Center Fund
Fiscal Year 2025

REVENUES	DESCRIPTION
<u>Athletic Center</u>	
Guest Fees	Fees collected for non-resident usage of Athletic Center facilities, fitness & Athletic Center programs while accompanied with a resident.
Pro shop	The sale of drinks, Athletic Center 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, Athletic Center 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 Café Patio and Village Green for parties and events.
Clubroom Rentals	Funds collected from resident rentals of the Clubroom for parties and events.
Swim Team	Registration fees for our summer swim team Eagle Rays.
<u>CAFÉ</u>	
Food	Sales of food, drinks and ice cream.
Merchandise	Candy sales from the Village Store.
Cafe Beer	Beer sold from the Café.
Staff Discount	Discounts provided to Troon Staff while on duty.
<u>CABANA BAR</u>	
Cabana Bar Wine	Wine sales from the Cabana Bar.
Cabana Bar Liquor	Liquor based drinks sold from the Cabana Bar.
Cabana Bar Beer	Beer sold from the Cabana Bar.
<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 Center Fund
Fiscal Year 2025

EXPENSES	DESCRIPTION
<u>Athletic Center</u>	
Gross Payroll	Salaries for Athletic Center Director, Assistant Athletic Center 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.
<u>POOL/SWIM</u>	
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.
Water & Sewer/Utilities	CCUA water charges for the pools and Clay Electric service for the pools and Resident's Club.
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.
<u>CAFÉ</u>	
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 and Patio
Gas	Gas for kitchen provided by Sharp Energy. Propane tanks refilled for Cabana patio heaters.
Repairs & Maint.	Any repairs to café 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	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
Permits	Seating License and Liquor License for Café
<u>CABANA BAR</u>	
Gross Payroll	Wages for Cabana Bar bartender & bar back
Payroll Cost	Payroll processing fees including Benefits and 401k.
Alcohol Surcharge	Delivery and miscellaneous costs
Pest Control	Monthly pest control services for Cabana provided by Ecolab.
Gas	Propane tanks refilled for Cabana patio heaters.
Paper Goods Supplies	Cups, paper towels, food trays and utensils.
Rec Supplies/Cleaning Supplies	Sanitizers, soaps, small wares.
Food/Bev/Liquor COGS	Cost of food, NABV, and alcohol.
Staff Uniforms	Uniforms for Cabana Bar staff
Permits	Seating License and Liquor License for Cabana Bar.

South Village
Community Development District
Recreation Center Fund
Fiscal Year 2025

EXPENSES	DESCRIPTION
<u>ADMINISTRATIVE</u>	
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/Waste	Supplies and Waste Removal to support all REC operations.
Telephone/internet	RingCentral phone system and Comcast Internet.
TV/Music	Comcast TV services and Pandor Music costs.
All Marketing/Manager Meals	Members First Website and various software subscriptions to create materials for marketing.
Management Fees	Management Fees to Troon.
<u>BUILDING MAINTENANCE</u>	
Gross Payroll	Gross Payroll
Payroll Cost	Payroll Cost
Contract Service	Contract Service
Maint Building Kids/Lake	Maint Building Kids/Lake
Repairs & Maintenance Tennis	Repairs & Maintenance Tennis
Landscape	Landscape
Building Repair Swim/Café/Cabana Bar	Building Repair Swim/Café/Cabana Bar
Staff Uniforms	Staff Uniforms
<u>LAKE HOUSE/KIDS CLUB</u>	
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 Extravaganza.
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
Adopted Budget
Golf Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
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REVENUES:

Golf Operations

Guest Fees & Tournament Fees	\$1,617,431	\$869,749	\$695,251	\$1,565,000	\$1,640,200
Member Trail Fees	108,000	62,768	47,232	110,000	120,000
Pro shop Merch	199,020	117,866	82,134	200,000	222,270
Practice Range	61,200	34,009	25,991	60,000	66,000
Misc Revenues	13,800	1,000	14,000	15,000	13,800

Sub Total Golf Operations	\$1,999,451	\$1,085,392	\$864,608	\$1,950,000	\$2,062,270
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Golf F&B

F&B/Banquet Revenues	\$1,045,204	\$639,949	\$430,051	\$1,070,000	\$1,194,260
Beer	262,142	134,291	155,709	290,000	292,994
Wine	50,232	26,149	33,851	60,000	55,374
Alcohol	191,422	206,346	3,654	210,000	216,454
Misc/rentals	20,902	640	21,360	22,000	22,958

Sub Total Golf F&B	\$1,569,902	\$1,007,375	\$644,625	\$1,652,000	\$1,782,040
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Golf G&A

All Member Dues	\$417,000	\$272,822	\$187,178	\$460,000	\$529,500
Initiation Fees	13,000	1,757	13,243	15,000	12,000

Sub Total Golf G&A	\$430,000	\$274,579	\$200,421	\$475,000	\$541,500
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TOTAL REVENUES	\$3,999,353	\$2,367,346	\$1,709,654	\$4,077,000	\$4,385,810
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OPERATING EXPENSES

Golf Operations

Gross Payroll	\$372,000	\$198,382	\$173,618	\$370,000	\$381,000
Payroll Cost	75,000	42,832	27,168	70,000	60,150
COGS Merchandise	146,000	84,491	65,509	150,000	169,690
Bank & CC Fees	46,000	27,001	20,999	48,000	46,401
Cart Lease & Repairs & Supplies	116,000	54,231	60,769	115,000	142,700
Staff Dues & Handicap Fees	4,500	4,768	(768)	4,000	5,400
Paper Goods	9,400	6,412	3,588	10,000	11,750
Reservation/Tee Sheet Systems	10,500	6,983	3,017	10,000	10,500
Range Balls & Supplies	13,500	14,987	13	15,000	17,600
Scorecards & Pro Shop Supplies	7,000	6,071	10,929	17,000	12,300
Staff Uniforms	3,000	2,363	637	3,000	3,000

Sub Total Golf Operations	\$802,900	\$448,521	\$365,479	\$812,000	\$860,491
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South Village
Community Development District
Adopted Budget
Golf Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
		-	-	-	
Golf F&B					
Gross Payroll	\$643,000	\$438,573	\$256,427	\$695,000	\$757,000
Payroll Cost	160,000	138,088	46,912	185,000	231,000
COGS F&B	603,000	392,707	252,293	645,000	641,749
Alcohol Surcharge	4,000	-	4,000	4,000	4,160
CC Fees	32,000	26,133	17,867	44,000	43,766
China/Glass/Silver	4,000	3,275	725	3,000	4,000
Cleaning/Operating Supplies	15,000	7,123	7,877	15,000	14,689
Contract Service	3,000	-	3,000	3,000	2,800
Gas & Propane	30,000	17,297	13,703	31,000	30,000
Kitchen/Bar Supplies	5,000	478	3,522	4,000	6,600
Linen Service	29,000	7,812	14,188	22,000	18,000
Paper Goods	19,000	13,772	7,228	21,000	19,200
Staff Uniforms	4,000	1,107	1,893	3,000	4,000
Equipment Repairs/Rentals	4,000	2,378	622	3,000	4,000
Sub Total Golf F&B	\$1,555,000	\$1,048,743	\$630,257	\$1,678,000	\$1,780,964
		-	-	-	
Golf Course Maintenance					
Gross Payroll	\$471,000	\$206,330	\$243,670	\$450,000	\$462,000
Payroll Cost	92,000	38,463	41,537	80,000	87,300
Fert/Chem/Herb	135,000	74,000	51,000	125,000	134,500
Gas/Oil/Grease	35,000	36,890	13,110	50,000	42,000
Sand/Grave/1/Top Dressing	8,000	4,989	5,011	10,000	8,000
Sod/Plants/Landscaping	11,000	897	9,103	10,000	6,000
Dues contractors	500	-	1,000	1,000	500
Straw/Mulch/Coquina/Color	15,000	1,021	10,979	12,000	4,000
Assessories/Small Tools/supplies	9,000	498	7,502	8,000	4,500
Staff Uniforms/Dues	3,000	465	2,535	3,000	2,500
Waste Removal	6,000	2,842	4,158	7,000	6,000
Equipment Leases/Rentals/Repairs	104,000	27,837	77,163	105,000	148,100
Irrigation Repairs	11,000	7,038	1,962	9,000	10,850
Irrigation/Utilities/Telephone/Building Utilities	23,000	15,112	13,888	29,000	23,900
Water/Sewer	24,000	7,518	17,482	25,000	23,400
Sub Total Golf Course Maintenance	\$947,500	\$423,900	\$500,100	\$924,000	\$963,550
		-	-	-	
Golf Clubhouse Maintenance					
Gross Payroll	\$36,000	\$18,309	\$17,691	\$36,000	\$42,000
Payroll Cost	5,000	2,806	3,194	6,000	6,300
Contract Services	3,000	-	1,000	1,000	-
Holiday/Plants	6,500	-	2,000	2,000	1,250
Building Repairs Vendors	-	5,808	-	5,808	-
Misc Cleaning Supplies uniforms	2,800	124	876	1,000	1,200
Paper Supplies/Misc Supplies	2,000	202	798	1,000	1,200
Building Repairs In-House	2,400	123	4,877	5,000	-
Sub Total Golf Clubhouse Maintenance	\$57,700	\$27,372	\$30,436	\$57,808	\$51,950

South Village
Community Development District
Adopted Budget
Golf Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
Golf G&A					
Gross Payroll	\$133,000	\$75,416	\$57,584	\$133,000	\$136,087
Payroll Cost	28,000	18,139	9,861	28,000	31,213
Contract Service Cleaning	22,000	14,750	6,250	21,000	18,000
Misc/Dues/Subscriptions	5,000	1,897	1,103	3,000	4,750
Bank Fees/CC Fees	1,000	5,632	1,068	6,700	900
Equipment Rental	9,000	2,981	6,019	9,000	11,000
Flowers/Décor	5,000	989	4,011	5,000	3,000
Property Insurance	84,000	58,866	25,134	84,000	102,000
Legal Fees	3,000	4,946	554	5,500	3,000
Management Fees	126,000	80,767	45,233	126,000	126,000
Member Relations	9,000	-	5,000	5,000	10,000
Paper Supplies/Stationary/Office Supplies	21,000	13,011	10,989	24,000	24,000
Permits/Property Tax	42,000	26,007	15,993	42,000	43,300
Resident Appreciation	18,000	14,431	11,569	26,000	24,000
Software/Computer/Jonas	14,000	9,964	4,036	14,000	13,800
Office Supplies	24,000	-	-	-	12,000
Travel/Mileage/Staff Meals/Seminars	31,000	39,123	4,877	44,000	40,334
Telephone/Music/Dish	31,000	13,908	21,092	35,000	34,800
Utilities/Waste Removal/Pest Control	69,000	43,021	26,979	70,000	72,300
Staff Training/Uniforms	1,000	389	611	1,000	600
All Marketing Costs/Member Relations	23,000	14,285	7,715	22,000	17,700
Sub Total Golf G&A	\$699,000	\$438,522	\$265,678	\$704,200	\$728,784
TOTAL OPERATING EXPENSES	\$4,062,100	\$2,387,058	\$1,791,950	\$4,176,008	\$4,385,739
NET OPERATING INCOME	\$(62,747)	\$(19,712)	\$(82,296)	\$(99,008)	\$71
Non-Operating Revenues/(Expenses)					
Special Assessments	\$358,560	\$358,500	\$60	\$358,560	\$ -
Interfund Transfer	-	-	-	-	-
TOTAL NON-OPERATING REVENUES/(EXPENSES)	\$358,560	\$358,500	\$60	\$358,560	\$-
EXCESS REVENUES (EXPENDITURES)	\$295,813	\$338,788	\$(82,236)	\$259,552	\$71

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 grease 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.
Accessories/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
Adopted Budget
Capital Reserve Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Special Assessments - On Roll	\$280,872	\$272,962	7,910	\$280,872	\$679,710
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	\$1,358,194
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	\$885,194

South Village
Community Development District

Adopted Budget

Debt Service Series 2016 A1/A2 Special Assessment Refunding Bonds

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Special Assessments-On Roll	\$1,475,980	\$1,478,399	\$-	\$1,478,399	\$1,477,362
Prepayments	-	27,811	-	27,811	\$-
Interest Earnings	-	59,864	10,000	69,864	-
Carry Forward Surplus ⁽¹⁾	369,283	-	-	96,682	160,711
TOTAL REVENUES	\$1,845,263	\$1,566,074	\$10,000	\$1,672,756	\$1,638,073
EXPENDITURES:					
Series 2016 A1 - Refunding Bonds					
Interest - 11/1	156,719	156,719	-	156,719	148,094
Special Call - 11/1	-	25,000	-	25,000	-
Interest - 5/1	156,719	156,122	-	156,122	148,094
Principal - 5/1	650,000	650,000	-	650,000	660,000
Special Call - 5/1	-	5,000	-	5,000	-
Series 2016 A1 - Revenue Bonds					
Interest - 11/1	56,813	56,813	-	56,813	56,625
Interest - 5/1	56,813	56,813	-	56,813	56,625
Series 2016 A2 - Refunding Bonds					
Interest - 11/1	74,653	74,653	-	74,653	69,951
Special Call - 11/1	-	10,000	-	10,000	-
Interest - 5/1	74,653	74,426	-	74,426	69,951
Principal - 5/1	200,000	200,000	-	200,000	205,000
Special Call - 5/1	-	5,000	-	5,000	-
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	\$1,512,045	\$-	\$1,512,045	\$1,455,839
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$1,467,869	\$1,512,045	\$-	\$1,512,045	\$1,455,839
EXCESS REVENUES (EXPENDITURES)	\$377,394	\$54,029	\$10,000	\$160,711	\$182,234

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	
2016 A1 Ref	\$139,019
2016 A1 Rev	\$56,625
2016 A2 Ref	\$65,492
2016 A2 Rev	\$20,750
	\$139,019

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
11/01/24	8,650,000	2.500%	-	148,094	148,093.75
05/01/25	8,650,000	2.500%	660,000	148,094	
11/01/25	7,990,000	2.750%	-	139,019	947,112.50
05/01/26	7,990,000	2.750%	680,000	139,019	
11/01/26	7,310,000	3.000%	-	128,819	947,837.50
05/01/27	7,310,000	3.000%	705,000	128,819	
11/01/27	6,605,000	3.250%	-	117,363	951,181.25
05/01/28	6,605,000	3.250%	730,000	117,363	
11/01/28	5,875,000	3.500%	-	104,588	951,950.00
05/01/29	5,875,000	3.500%	755,000	104,588	
11/01/29	5,120,000	3.500%	-	91,375	950,962.50
05/01/30	5,120,000	3.500%	780,000	91,375	
11/01/30	4,340,000	3.500%	-	77,725	949,100.00
05/01/31	4,340,000	3.500%	810,000	77,725	
11/01/31	3,530,000	3.500%	-	63,550	951,275.00
05/01/32	3,530,000	3.500%	835,000	63,550	
11/01/32	2,695,000	3.625%	-	48,938	947,487.50
05/01/33	2,695,000	3.625%	865,000	48,938	
11/01/33	1,830,000	3.625%	-	33,259	947,196.88
05/01/34	1,830,000	3.625%	900,000	33,259	
11/01/34	930,000	3.625%	-	16,947	950,206.26
05/01/35	930,000	3.625%	935,000	16,947	951,946.88
Total			\$8,655,000	\$1,939,350	\$10,594,350

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
11/01/24	3,030,000	3.750%	-	56,625	56,625.00
05/01/25	3,030,000	3.750%	-	56,625	
11/01/25	3,030,000	3.750%	-	56,625	113,250.00
05/01/26	3,030,000	3.750%	-	56,625	
11/01/26	3,030,000	3.750%	-	56,625	113,250.00
05/01/27	3,030,000	3.750%	-	56,625	
11/01/27	3,030,000	3.750%	-	56,625	113,250.00
05/01/28	3,030,000	3.750%	-	56,625	
11/01/28	3,030,000	3.750%	-	56,625	113,250.00
05/01/29	3,030,000	3.750%	-	56,625	
11/01/29	3,030,000	3.750%	-	56,625	113,250.00
05/01/30	3,030,000	3.750%	-	56,625	
11/01/30	3,030,000	3.750%	-	56,625	113,250.00
05/01/31	3,030,000	3.750%	-	56,625	
11/01/31	3,030,000	3.750%	-	56,625	113,250.00
05/01/32	3,030,000	3.750%	-	56,625	
11/01/32	3,030,000	3.750%	-	56,625	113,250.00
05/01/33	3,030,000	3.750%	-	56,625	
11/01/33	3,030,000	3.750%	-	56,625	113,250.00
05/01/34	3,030,000	3.750%	-	56,625	
11/01/34	3,030,000	3.750%	-	56,625	113,250.00
05/01/35	3,030,000	3.750%	-	56,625	
11/01/35	3,030,000	3.750%	-	56,625	113,250.00
05/01/36	3,030,000	3.750%	970,000	56,625	
11/01/36	2,060,000	3.750%	-	38,438	1,065,062.50
05/01/37	2,060,000	3.750%	1,005,000	38,438	
11/01/37	1,055,000	3.750%	-	19,594	1,063,031.25
05/01/38	1,055,000	3.750%	1,045,000	19,594	1,064,593.75
Total			\$3,020,000	\$1,475,063	\$4,495,063

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
11/01/24	2,915,000	4.350%	-	69,951	69,950.63
05/01/25	2,915,000	4.350%	205,000	69,951	
11/01/25	2,710,000	4.350%	-	65,492	340,442.51
05/01/26	2,710,000	4.350%	215,000	65,492	
11/01/26	2,495,000	4.350%	-	60,816	341,307.51
05/01/27	2,495,000	4.875%	225,000	60,816	
11/01/27	2,270,000	4.875%	-	55,331	341,146.88
05/01/28	2,270,000	4.875%	235,000	55,331	
11/01/28	2,035,000	4.875%	-	49,603	339,934.38
05/01/29	2,035,000	4.875%	250,000	49,603	
11/01/29	1,785,000	4.875%	-	43,509	343,112.51
05/01/30	1,785,000	4.875%	260,000	43,509	
11/01/30	1,525,000	4.875%	-	37,172	340,681.26
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			\$2,915,000	\$919,748	\$3,834,748

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
11/01/24	830,000	5.000%		20,750	20,750.00
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	\$540,750	\$1,370,750

South Village
Community Development District
Adopted Budget

Debt Service Series 2016 A3 Special Assessment Refunding Bonds

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Special Assessments-On Roll	\$275,425	\$276,135	\$-	\$276,135	\$274,807
Interest Earnings	-	12,879	2,000	14,879	-
Carry Forward Surplus ⁽¹⁾	138,689	140,821	-	140,821	164,385
TOTAL REVENUES	\$414,114	\$429,835	\$2,000	\$431,835	\$439,192
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	\$267,450	\$-	\$267,450	\$268,050
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$267,450	\$267,450	\$-	\$267,450	\$268,050
EXCESS REVENUES (EXPENDITURES)	\$146,664	\$162,385	\$2,000	\$164,385	\$171,142

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Ref -Interest Due 11/1/25	\$35,688
Rev -Interest Due 11/1/25	\$53,500
	\$89,188

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
Adopted Budget
Debt Service Series 2019 Capital Improvement Bonds

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Special Assessments-On Roll	\$223,713	\$221,521	\$-	\$221,521	\$223,713
Interest Earnings	-	7,736	1,000	8,736	-
Carry Forward Surplus ⁽¹⁾	100,032	96,682	-	96,682	107,742
TOTAL REVENUES	\$323,745	\$325,939	\$1,000	\$326,939	\$331,455
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	\$219,198	\$-	\$219,198	\$221,585
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$219,198	\$219,198	\$-	\$219,198	\$221,585
EXCESS REVENUES (EXPENDITURES)	\$104,548	\$106,742	\$1,000	\$107,742	\$109,870

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$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				Gross	FY2024	Increase/(decrease)	FY 2025			FY2024			Increase/(decrease)	FY 2025			FY2024			Increase/(decrease)		
					O&M / Rec Center	Golf	Capital Reserve	Total			2016A1/2	2016A3	2019	2016A1/2	2016A3	2019		2016A1/2	2016A3	2019	2016A1/2	2016A3	2019	2016A1/2	2016A3	2019	
Platted Lots	1494	1063	197	162	\$1,378.00	\$0.00	\$484.00	\$1,862.00	\$1,749.00	\$113.00	\$1,470.05	\$1,484.00	\$1,469.09	\$1,470.05	\$1,484.00	\$1,469.09	\$0.00	\$3,332.05	\$3,346.00	\$3,331.09	\$3,219.05	\$3,233.00	\$3,218.09	\$113.00			
Platted Lot Partial	0	58	0	0	\$0.00	\$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	\$0.00	\$479.78	\$0.00	\$0.00	\$479.78	\$0.00	\$0.00	\$0.00	\$479.78	\$0.00	\$0.00	\$479.78	\$0.00	\$0.00	\$0.00			
Sales Center	1	0	0	0	\$3,946.43	\$0.00	\$0.00	\$3,946.43	\$3,586.43	\$360.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Paid off			14																								
Total	1495	1136	197	162																							