

***South Village  
Community Development District***

***Approved Proposed Budget  
FY 2026***



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## South Village CDD FY2026 Budget Summary

	Revenue	Expenses	Variance
<b>District Totals</b>	8,167,959	7,873,643	294,316

		Revenue	Expenses	Variance
<b>General Fund</b>	<b>Total</b>	<b>826,099</b>	<b>826,099</b>	<b>0</b>
<b>Rec Fund</b>	Assesments	1,227,655		1,227,655
	Athletic Center	103,350	418,130	(314,780)
	Pools	85,500	380,618	(295,118)
	Café	92,600	140,932	(48,332)
	Cabana Bar	140,500	99,811	40,689
	Kids Club/Lake House	57,550	78,610	(21,060)
	Admin	0	387,868	(387,868)
	Maint	0	201,186	(201,186)
	<b>Total</b>	<b>1,707,155</b>	<b>1,707,155</b>	<b>0</b>
<b>Golf Fund</b>	Golf Ops	2,317,644	947,136	1,370,508
	Golf F&B	1,903,640	1,971,215	(67,575)
	Golf Maint	0	1,080,986	(1,080,986)
	Club Maint	0	45,200	(45,200)
	Golf G&A	609,000	780,852	(171,852)
	<b>Total</b>	<b>4,830,284</b>	<b>4,825,389</b>	<b>4,895</b>
<b>Capital Reserve</b>	<b>Total</b>	<b>804,421</b>	<b>515,000</b>	<b>289,421</b>

		Revenue	Expenses	Variance
<b>Debt Service</b>	2016 A1/A2	1,477,362	1,456,609	20,753
	2016 A3	274,807	268,075	6,732
	2019	223,713	218,735	4,978

Summary of Assessments:				
FY2026	Net	Gross	Net Per Unit	Gross per Unit
General Fund	\$796,098.86	\$846,913.68	\$532.86	\$566.88
Capital Reserve	\$764,421.24	\$813,214.08	\$511.66	\$544.32
Golf - Included in CR	\$0.00	\$0.00	\$0.00	\$0.00
Rec Fund	\$1,227,655.00	\$1,306,015.96	\$821.72	\$874.17
<b>Total</b>	<b>\$2,788,175.10</b>	<b>\$2,966,143.72</b>	<b>\$1,866.25</b>	<b>\$1,985.37</b>
FY2025	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
<b>Total</b>	<b>\$2,619,656.30</b>	<b>\$2,786,868.40</b>	<b>\$1,753.45</b>	<b>\$1,865.37</b>
Increase/(Decrease)				
General Fund	\$0.00	\$0.00	\$0.00	\$0.00
Capital Reserve	\$84,262.80	\$89,641.27	\$56.40	\$60.00
Golf - Included in CR	\$0.00	\$0.00	\$0.00	\$0.00
Rec Fund	\$84,256.00	\$89,634.04	\$56.40	\$60.00
<b>Total</b>	<b>\$168,518.80</b>	<b>\$179,275.31</b>	<b>\$112.80</b>	<b>\$120.00</b>

**South Village**  
**Community Development District**  
**Approved Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
<b>REVENUES:</b>					
Special Assessments - On Roll	\$796,099	\$788,899	\$7,200	\$796,099	\$796,099
Interest Income	15,000	25,675	5,500	31,175	30,000
Other Income	-	1,613	-	1,613	-
<b>TOTAL REVENUES</b>	<b>\$811,099</b>	<b>\$816,187</b>	<b>\$12,700</b>	<b>\$828,887</b>	<b>\$826,099</b>
<b>EXPENDITURES:</b>					
<b>Administrative</b>					
Supervisor Fees	\$13,000	\$6,200	\$3,000	\$9,200	\$13,000
FICA Taxes	995	474	230	704	995
Engineering	10,000	2,451	4,902	7,353	10,000
Arbitrage Rebate	1,800	-	1,800	1,800	1,800
Dissemination Agent	9,551	5,571	3,979	9,550	10,029
Assessment Administration	5,955	5,955	-	5,955	6,253
Attorney	35,000	10,882	15,235	26,117	35,000
Annual Audit	8,500	-	8,000	8,000	8,500
Trustee Fees	14,650	4,041	9,783	13,824	14,840
Management Fees	58,427	34,082	24,344	58,426	61,348
Information Technology	2,022	1,180	843	2,023	2,123
Website Maintenance	1,272	742	530	1,272	1,336
Telephone	1,500	578	413	991	1,500
Postage & Delivery	1,000	199	142	341	1,000
Insurance General Liability	21,257	20,676	-	20,676	23,761
Printing & Binding	2,000	733	524	1,257	2,000
Legal Advertising	4,000	634	888	1,522	4,000
Other Current Charges	2,500	998	1,397	2,395	2,500
Office Supplies	100	10	14	24	100
Dues, Licenses & Subscriptions	175	175	-	175	175
Contingency	500	-	500	500	500
<b>TOTAL ADMINISTRATIVE</b>	<b>\$194,204</b>	<b>\$95,581</b>	<b>\$76,523</b>	<b>\$172,104</b>	<b>\$200,759</b>
<b>Operations &amp; Maintenance</b>					
Security	\$52,000	\$56,231	\$40,165	\$96,396	\$83,663
Utilities	118,233	32,558	58,604	91,162	118,223
Interlocal Agreement - MVCDD	36,000	39,299	-	39,299	-
Landscape - Contract	295,162	137,062	97,901	234,963	295,162
Landscape - Contingency	45,000	8,154	25,000	33,154	45,000
Landscape - Irrigation Repairs	10,500	2,050	7,500	9,550	15,000
Repairs & Maintenance	25,000	117	15,000	15,117	33,293
Lake - Contract	35,000	20,034	14,310	34,344	35,000
<b>TOTAL OPERATIONS &amp; MAINTENANCE</b>	<b>\$616,896</b>	<b>\$295,505</b>	<b>\$258,481</b>	<b>\$553,986</b>	<b>\$625,340</b>
<b>TOTAL EXPENDITURES</b>	<b>\$811,099</b>	<b>\$391,086</b>	<b>\$335,004</b>	<b>\$726,089</b>	<b>\$826,099</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$(0)</b>	<b>\$425,101</b>	<b>\$(322,304)</b>	<b>\$102,798</b>	<b>\$-</b>

# South Village

## Community Development District

### General Fund Fiscal Year 2026

#### 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 2026**

### 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.

Schedule	Time Period	Annual Hours	Rate	Total
Regular	Bi-weekly (85 hours)	2210	\$ 31.25	\$ 69,062.50
Holidays	Thanksgiving (Wed-Fri)	24	\$ 31.25	\$ 750.00
	Christmas Week	104	\$ 31.25	\$ 3,250.00
	Spring Break	40	\$ 31.25	\$ 1,250.00
Summer	Summer Break - every Thursday	56	\$ 31.25	\$ 1,750.00
		Contingency (10%)		\$ 7,600.00
				<u>\$ 83,662.50</u>

#### **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
			<u>\$3,258.16</u>	<u>\$39,097.92</u>

# South Village

## Community Development District

### General Fund Fiscal Year 2026

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
			<b>\$6,593.74</b>	<b>\$79,124.88</b>

#### Landscape

This represents landscape maintenance of all District property, to include mowing, weeding, trimming, pruning, fertilizing etc. The District is contracted with *Ruppert Companies, LLC*. 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 *Ruppert Companies, LLC*.

#### 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**  
**Recreation Center Fund**

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
<b>REVENUES:</b>					
<b>Athletic Center</b>					
Guest Fees	\$14,000	\$5,633	\$5,367	\$11,000	\$14,100
Pro shop	12,000	4,577	4,423	9,000	13,000
Fitness	8,000	7,800	(800)	7,000	8,000
Lessons & Clinics	78,000	19,889	47,111	67,000	78,000
Merch COGS	(7,500)	-	-	-	(9,750)
<b>Sub Total Athletic Center</b>	<b>\$104,500</b>	<b>\$37,899</b>	<b>\$56,101</b>	<b>\$94,000</b>	<b>\$103,350</b>
<b>Pools</b>					
Guest Fees	\$24,000	\$8,017	\$11,983	\$20,000	\$32,000
Swim Lessons	8,000	-	7,000	7,000	8,000
Rentals	4,000	-	4,000	4,000	-
Clubroom Rentals	26,000	12,941	12,059	25,000	30,000
Swim Team	15,000	-	15,000	15,000	15,500
<b>Sub Total Pools</b>	<b>\$77,000</b>	<b>\$20,958</b>	<b>\$50,042</b>	<b>\$71,000</b>	<b>\$85,500</b>
<b>Café:</b>					
Food	\$98,000	\$8,155	\$81,845	\$90,000	\$100,000
Café Beer	4,000	-	4,000	4,000	-
Staff Discount	(7,000)	(4,733)	(2,267)	(7,000)	(7,400)
<b>Sub Total Café:</b>	<b>\$95,000</b>	<b>\$3,422</b>	<b>\$83,578</b>	<b>\$87,000</b>	<b>\$92,600</b>
<b>Cabana Bar:</b>					
Cabana Bar Wine	3,000	290	1,710	2,000	3,000
Cabana Bar Liquor	95,000	16,267	73,733	90,000	102,500
Cabana Bar Beer	31,000	4,033	21,967	26,000	35,000
<b>Sub Total Cabana Bar:</b>	<b>\$129,000</b>	<b>\$20,590</b>	<b>\$97,410</b>	<b>\$118,000</b>	<b>\$140,500</b>
<b>Kids Club/Lake House:</b>					
Facility Rentals	\$1,000	\$-	\$1,000	\$1,000	\$1,000
Programs	17,000	-	12,000	12,000	21,750
Summer Camp	22,000	-	20,000	20,000	30,000
Social Programs	3,000	15	3,985	4,000	4,800
<b>Sub Total Kids Club/Lake House:</b>	<b>\$43,000</b>	<b>\$15</b>	<b>\$36,985</b>	<b>\$37,000</b>	<b>\$57,550</b>
<b>Non Operating Income:</b>					
Rec Fund Assessments	\$1,143,399	\$1,134,554	\$8,845	\$1,143,399	\$1,227,655
<b>Sub Total Non Operating Income:</b>	<b>\$1,143,399</b>	<b>\$1,134,554</b>	<b>\$8,845</b>	<b>\$1,143,399</b>	<b>\$1,227,655</b>
<b>TOTAL REVENUES</b>	<b>\$1,591,899</b>	<b>\$1,196,848</b>	<b>\$235,551</b>	<b>\$1,550,399</b>	<b>\$1,707,155</b>



**South Village**  
**Community Development District**  
**Approved Proposed Budget**  
**Recreation Center Fund**

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved Proposed Budget
Description	FY2025	4/30/25	5 Months	9/30/25	FY 2026

**OPERATING EXPENSES**

**Athletic Center**

Gross Payroll/DOL \$25k	\$285,000	\$111,349	\$163,651	\$275,000	\$279,279
Payroll Cost	54,000	25,121	26,879	52,000	53,142
Tourn Credit	600	(2,424)	3,024	600	600
Cable/TV/Music	6,000	2,512	2,488	5,000	6,000
Electric/Utilities	38,000	12,605	23,395	36,000	40,150
EQ Repairs and Maintenance	3,000	1,531	1,469	3,000	4,400
Court Maintenance	15,000	8,958	5,042	14,000	14,000
Waste Removal	-	-	8,000	8,000	6,000
Office Supplies/Paper/Stationary	2,000	2,488	4,012	6,500	1,959
Paper & Cleaning	7,000	-	7,000	7,000	7,000
Building Supplies	6,000	5,094	906	6,000	5,000
Rec Supplies	600	-	1,800	1,800	600
Merch - COGS	-	3,211	3,789	7,000	-
<b>Sub Total Athletic Center</b>	<b>\$417,200</b>	<b>\$170,445</b>	<b>\$251,455</b>	<b>\$421,900</b>	<b>\$418,130</b>

**Pool/Swim:**

Gross Payroll	\$190,000	\$67,146	\$107,854	\$175,000	\$208,042
Payroll Cost	32,000	22,825	5,175	28,000	34,166
Bank & CC Fees	3,600	-	3,600	3,600	3,960
Water & Sewer/Utilities	56,000	18,683	34,317	53,000	53,000
Gas	8,000	6,561	1,439	8,000	6,150
Repairs & Maint. Pool	12,000	1,261	10,739	12,000	12,000
Chemicals Pool	45,000	22,782	17,218	40,000	46,800
Miscellaneous Expenses	-	-	-	-	-
Contract Service	-	295	(295)	-	4,500
Cleaning Supplies	2,000	-	2,000	2,000	2,500
Swim Team Cost	4,000	-	4,000	4,000	4,000
Office Supplies	1,500	86	1,414	1,500	1,500
Recreational Supplies	1,000	-	1,000	1,000	3,000
Permits	1,000	-	1,000	1,000	1,000
<b>Sub Total Pool/Swim:</b>	<b>\$356,100</b>	<b>\$139,639</b>	<b>\$189,461</b>	<b>\$329,100</b>	<b>\$380,618</b>

**Café:**

Gross Payroll	\$52,000	\$16,310	\$55,690	\$72,000	\$62,226
Payroll Cost	8,400	4,727	9,273	14,000	5,100
Alcohol Surcharge	500	-	800	800	200
Pest Control	1,000	295	2,705	3,000	3,500
Cable/TV	-	283	1,717	2,000	2,000
Gas	4,000	789	3,211	4,000	4,532
Repairs & Maintenance	2,000	626	1,374	2,000	2,000
Bank CC Fees	2,000	-	1,700	1,700	2,074
Paper Goods Supplies	5,000	1,114	6,886	8,000	3,000
Rec Supplies/Cleaning Supplies/Waste	8,000	2,216	7,784	10,000	5,000
Food/Bev/Liquor COGS	45,000	21,879	61,121	83,000	50,500
Store Merchandise COGS	5,000	-	4,000	4,000	-
Staff Uniforms	750	-	1,000	1,000	300
Permits	500	-	500	500	500
<b>Sub Total Café:</b>	<b>\$134,150</b>	<b>\$48,239</b>	<b>\$157,761</b>	<b>\$206,000</b>	<b>\$140,932</b>

**South Village**  
**Community Development District**  
**Approved Proposed Budget**  
**Recreation Center Fund**

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
<b>Cabana Bar:</b>					
Gross Payroll	\$35,000	\$14,010	\$10,530	\$24,540	\$26,650
Payroll Cost	5,000	4,270	\$4,730	9,000	9,311
Alcohol Surcharge	500	-	\$600	600	600
Pest Control	1,000	-	\$500	500	2,500
Gas	500	-	\$-	-	-
Paper Goods Supplies	4,000	910	\$4,090	5,000	3,750
Rec Supplies/Cleaning Supplies/Waste	3,000	1,210	\$2,790	4,000	3,500
Food/Bev/Liquor COGS	53,900	16,644	\$22,356	39,000	52,800
Staff Uniforms	250	-	\$700	700	700
Permits	500	-	\$-	-	-
<b>Sub Total Cabana Bar:</b>	<b>\$103,650</b>	<b>\$37,044</b>	<b>\$46,296</b>	<b>\$83,340</b>	<b>\$99,811</b>
<b>Administrative</b>					
Gross Payroll	\$135,000	\$37,295	\$87,705	\$125,000	\$107,668
Payroll Cost	35,000	7,881	21,119	29,000	30,900
Bank CC Fees	12,000	6,950	3,050	10,000	12,000
Insurance	42,000	27,385	9,615	37,000	42,000
Resident Relations	45,000	32,329	50,671	83,000	60,000
Permits/Fees	1,000	-	1,000	1,000	1,000
Décor	2,000	938	1,062	2,000	2,000
Print/Paper/Stationary	4,000	860	2,140	3,000	4,000
Computer/Jonas	12,000	5,472	5,528	11,000	12,000
Operational Supplies All Areas	34,000	6,096	13,904	20,000	25,200
Telephone/internet	5,000	6,391	1,109	7,500	6,000
TV/Music	7,000	2,414	2,586	5,000	5,100
All Marketing/Managers Meal Program	18,000	6,599	12,401	19,000	24,000
Management Fees	56,000	27,600	26,400	54,000	56,000
Contingency	-	-	-	-	-
<b>Sub Total Administrative</b>	<b>\$408,000</b>	<b>\$168,210</b>	<b>\$238,290</b>	<b>\$406,500</b>	<b>\$387,868</b>
<b>Building Maintenance</b>					
Gross Payroll	\$90,000	\$50,009	\$34,991	\$85,000	\$143,214
Payroll Cost	19,000	11,239	5,711	16,950	27,482
Contract Service	3,000	3,108	(108)	3,000	3,600
Maint Building Kids/Lake	1,000	-	2,000	2,000	1,750
Repairs & Maintenance Athletic Center	3,000	-	2,000	2,000	17,990
Landscape	-	-	-	-	-
Building Repair Swim/Café/Cabana Bar	3,000	5,318	(2,318)	3,000	3,550
Equipment Repairs - Fitness	-	-	-	-	3,600
<b>Sub Total Building Maintenance</b>	<b>\$119,000</b>	<b>\$69,674</b>	<b>\$42,276</b>	<b>\$111,950</b>	<b>\$201,186</b>
<b>Lake House/Kids Club:</b>					
Gross Payroll	\$25,000	\$5,849	\$16,151	\$22,000	\$39,364
Payroll Cost	6,000	1,193	3,807	5,000	9,447
Bank CC Fees	99	-	99	99	99
Equipment Rental	700	-	700	700	700
Holiday Events	10,000	4,428	2,822	7,250	13,500
Summer Camp Expenses/Supplies	5,000	1,021	3,979	5,000	8,500
Social Events/Expenses	7,000	1,329	5,921	7,250	7,000
<b>Sub Total Lake House/Kids Club:</b>	<b>\$53,799</b>	<b>\$13,820</b>	<b>\$33,479</b>	<b>\$47,299</b>	<b>\$78,610</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$1,591,899</b>	<b>\$610,027</b>	<b>\$912,722</b>	<b>\$1,522,749</b>	<b>\$1,707,155</b>
Page 8					
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$-</b>	<b>\$586,821</b>	<b>\$ (677,171)</b>	<b>\$27,650</b>	<b>\$-</b>

**South Village**  
**Community Development District**  
**Recreation Center Fund**  
**Fiscal Year 2026**

REVENUES	DESCRIPTION
<b><u>Athletic Center</u></b>	
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.
<b><u>POOLS</u></b>	
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.
<b><u>CAFÉ</u></b>	
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.
<b><u>CABANA BAR</u></b>	
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.
<b><u>KIDS CLUB/LAKE HOUSE</u></b>	
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.
<b><u>MAINTENANCE ASSESSMENTS</u></b>	
	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 2026**

EXPENSES	DESCRIPTION
<b><u>Athletic Center</u></b>	
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.
<b><u>POOL/SWIM</u></b>	
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.
<b><u>CAFÉ</u></b>	
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
<b><u>CABANA BAR</u></b>	
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 2026**

EXPENSES	DESCRIPTION
<b><u>ADMINISTRATIVE</u></b>	
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 Pandora Music costs.
All Marketing/Manager Meals	Members First Website and various software subscriptions to create materials for marketing.
Management Fees	Management Fees to Troon.
<b><u>BUILDING MAINTENANCE</u></b>	
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
<b><u>LAKE HOUSE/KIDS CLUB</u></b>	
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**  
**Approved Proposed Budget**  
**Golf Fund**

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
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**REVENUES:**

**Golf Operations**

Guest Fees & Tournament Fees	\$1,640,200	\$744,870	\$835,130	\$1,580,000	\$1,752,414
Member Trail Fees	120,000	66,992	68,008	135,000	150,000
Pro shop Merch	222,270	107,890	82,110	190,000	224,130
Practice Range	66,000	27,018	32,982	60,000	72,000
Misc Revenues	13,800	969	24,031	25,000	14,100

<b>Sub Total Golf Operations</b>	<b>\$2,062,270</b>	<b>\$947,739</b>	<b>\$1,042,261</b>	<b>\$1,990,000</b>	<b>\$2,212,644</b>
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**Golf F&B**

F&B/Banquet Revenues	\$1,194,260	\$516,899	\$583,101	\$1,100,000	\$1,273,300
Beer	292,994	112,930	212,070	325,000	314,882
Wine	55,374	16,427	43,573	60,000	59,022
Alcohol	216,454	156,303	53,697	210,000	232,262
Misc/rentals	22,958	901	19,099	20,000	24,174

<b>Sub Total Golf F&amp;B</b>	<b>\$1,782,040</b>	<b>\$803,460</b>	<b>\$911,540</b>	<b>\$1,715,000</b>	<b>\$1,903,640</b>
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**Golf G&A**

All Member Dues	\$529,500	\$283,786	\$246,214	\$530,000	\$597,000
Initiation Fees	12,000	16,000	\$2,000	18,000	12,000

<b>Sub Total Golf G&amp;A</b>	<b>\$541,500</b>	<b>\$299,786</b>	<b>\$248,214</b>	<b>\$548,000</b>	<b>\$609,000</b>
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<b>TOTAL REVENUES</b>	<b>\$4,385,810</b>	<b>\$2,050,985</b>	<b>\$2,202,015</b>	<b>\$4,253,000</b>	<b>\$4,725,284</b>
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**OPERATING EXPENSES**

**Golf Operations**

Gross Payroll	\$381,000	\$189,355	\$200,645	\$390,000	\$440,402
Payroll Cost	60,150	31,855	38,145	70,000	69,060
COGS Merchandise	169,690	88,326	61,674	150,000	166,290
Bank & CC Fees	46,401	25,126	22,874	48,000	49,784
Cart Lease & Repairs & Supplies	142,700	77,550	62,450	140,000	146,400
Staff Dues & Handicap Fees	5,400	4,502	1,498	6,000	10,200
Paper Goods	11,750	4,298	5,702	10,000	12,000
Reservation/Tee Sheet Systems	10,500	4,425	5,575	10,000	10,500
Range Balls & Supplies	17,600	-	15,000	15,000	22,000
Scorecards & Pro Shop Supplies	12,300	6,298	10,702	17,000	17,500
Staff Uniforms	3,000	1,693	1,307	3,000	3,000

<b>Sub Total Golf Operations</b>	<b>\$860,491</b>	<b>\$433,428</b>	<b>\$425,572</b>	<b>\$859,000</b>	<b>\$947,136</b>
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**South Village**  
**Community Development District**  
**Approved Proposed Budget**  
**Golf Fund**

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
		-	-	-	
<b>Golf F&amp;B</b>					
Gross Payroll	\$757,000	\$374,685	\$405,315	\$780,000	\$926,267
Payroll Cost	231,000	114,091	70,909	185,000	189,781
COGS F&B	641,749	308,623	336,377	645,000	685,562
Alcohol Surcharge	4,160	-	4,000	4,000	4,464
CC Fees	43,766	22,561	21,439	44,000	47,591
China/Glass/Silver	4,000	2,147	1,853	4,000	6,000
Cleaning/Operating Supplies	14,689	3,091	11,909	15,000	19,250
Contract Service	2,800	292	2,708	3,000	9,000
Gas & Propane	30,000	11,036	19,964	31,000	33,000
Kitchen/Bar Supplies	6,600	-	4,000	4,000	8,400
Linen Service	18,000	4,704	17,296	22,000	18,600
Paper Goods	19,200	8,807	12,193	21,000	14,800
Staff Uniforms	4,000	446	2,554	3,000	4,000
Equipment Repairs/Rentals	4,000	1,299	1,701	3,000	4,500
Resident/Member Relations/Marketing	-	27	(27)	-	-
<b>Sub Total Golf F&amp;B</b>	<b>\$1,780,964</b>	<b>\$851,809</b>	<b>\$912,191</b>	<b>\$1,764,000</b>	<b>\$1,971,215</b>
		-	-	-	
<b>Golf Course Maintenance</b>					
Gross Payroll	\$462,000	\$202,479	\$247,521	\$450,000	\$510,466
Payroll Cost	87,300	44,645	35,355	80,000	101,770
Fert/Chem/Herb	134,500	125,943	39,057	165,000	151,500
Gas/Oil/Grease	42,000	15,471	34,529	50,000	43,600
Sand/Grave/\l/Top Dressing	8,000	5,568	4,432	10,000	10,000
Sod/Plants/Landscaping	6,000	14,392	(4,392)	10,000	3,500
Dues contractors	500	1,840	(840)	1,000	500
Straw /Mulch/Coquina/Color	4,000	1,445	10,555	12,000	4,000
Assessorries/Small Tools/supplies	4,500	123	7,877	8,000	3,500
Staff Uniforms/Dues	2,500	-	3,000	3,000	3,000
Waste Removal	6,000	-	7,000	7,000	9,000
Equipment Leases/Rentals/Repairs	148,100	43,252	61,748	105,000	180,000
Irrigation Repairs	10,850	24,627	5,373	30,000	12,850
Irrigation/Utilities/Telephone/Building Utilities	23,900	24,115	4,885	29,000	23,900
Water/Sewer	23,400	-	25,000	25,000	23,400
<b>Sub Total Golf Course Maintenance</b>	<b>\$963,550</b>	<b>\$503,900</b>	<b>\$481,100</b>	<b>\$985,000</b>	<b>\$1,080,986</b>
<b>Golf Clubhouse Maintenance</b>					
Gross Payroll	\$42,000	\$23,174	\$12,826	\$36,000	\$33,000
Payroll Cost	6,300	3,452	2,548	6,000	4,950
Contract Services	-	-	1,000	1,000	-
Holiday/Plants	1,250	51	1,949	2,000	1,250
Building Repairs Vendors	-	-	-	-	-
Misc Cleaning Supplies uniforms	1,200	85	915	1,000	3,600
Paper Supplies/Misc Supplies	1,200	962	38	1,000	2,400
Building Repairs In-House	-	178	4,822	5,000	-
<b>Sub Total Golf Clubhouse Maintenance</b>	<b>\$51,950</b>	<b>\$27,902</b>	<b>\$24,098</b>	<b>\$52,000</b>	<b>\$45,200</b>

**South Village**  
**Community Development District**  
**Approved Proposed Budget**  
**Golf Fund**

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
<b>Golf G&amp;A</b>					
Gross Payroll	\$136,087	\$75,309	\$64,691	\$140,000	\$155,828
Payroll Cost	31,213	17,500	10,500	28,000	29,374
Contract Service Cleaning	18,000	23,740	(2,740)	21,000	26,400
Misc/Dues/Subscriptions	4,750	-	3,000	3,000	2,050
Bank Fees/CC Fees	900	9,129	(2,429)	6,700	900
Equipment Rental	11,000	2,295	6,705	9,000	4,800
Flowers/Décor	3,000	64	1,936	2,000	3,000
Property Insurance	102,000	55,071	28,929	84,000	108,000
Legal Fees	3,000	-	5,500	5,500	3,000
Management Fees	126,000	70,280	55,720	126,000	132,000
Member Relations	10,000	23,336	1,664	25,000	10,000
Paper Supplies/Stationary/Office Supplies	24,000	8,494	9,506	18,000	27,300
Permits/Property Tax	43,300	17,280	24,720	42,000	43,300
Resident Appreciation	24,000	-	26,000	26,000	33,000
Software/Computer/Jonas	13,800	10,209	3,791	14,000	15,600
Office Supplies	12,000	942	8,058	9,000	12,000
Travel/Mileage/Staff Meals/Seminars	40,334	25,244	14,756	40,000	44,100
Telephone/Music/Dish	34,800	11,029	21,971	33,000	34,800
Utilities/Waste Removal/Pest Control	72,300	17,898	47,102	65,000	65,400
Staff Training/Uniforms	600	-	1,000	1,000	-
All Marketing Costs/Member Relations	17,700	7,145	14,855	22,000	30,000
<b>Sub Total Golf G&amp;A</b>	<b>\$728,784</b>	<b>\$374,965</b>	<b>\$345,235</b>	<b>\$720,200</b>	<b>\$780,852</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$4,385,739</b>	<b>\$2,192,004</b>	<b>\$2,188,196</b>	<b>\$4,380,200</b>	<b>\$4,825,389</b>
<b>NET OPERATING INCOME</b>	<b>\$71</b>	<b>\$(141,019)</b>	<b>\$13,819</b>	<b>\$(127,200)</b>	<b>\$(100,105)</b>
<b>Non-Operating Revenues/(Expenses)</b>					
Interfund Transfer	\$-	\$-	\$123,350	\$123,350	\$105,000
<b>TOTAL NON-OPERATING REVENUES/(EXPENSES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$123,350</b>	<b>\$123,350</b>	<b>\$105,000</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$71</b>	<b>\$(141,019)</b>	<b>\$137,169</b>	<b>\$(3,850)</b>	<b>\$4,895</b>



**South Village**  
Community Development District

**Golf Fund**  
Fiscal Year 2026

REVENUES	DESCRIPTION
<b><u>GOLF OPERATION</u></b>	
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.
<b><u>GOLF F&amp;B</u></b>	
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.
<b><u>GOLF COURSE &amp; CLUBHOUSE MAINTENANCE</u></b>	
Misc. Revenues/Equipment Trade-In	Revenue generated by any equipment sold.
<b><u>GOLF G&amp;A</u></b>	
All Member Dues	Golf Members and Player's Club Annual Dues.
Initiation Fees	Golf Member Initiation Fees.

EXPENSES	DESCRIPTION
<b><u>GOLF OPERATIONS</u></b>	
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.
<b><u>GOLF F&amp;B</u></b>	
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 2026**

EXPENSES	DESCRIPTION
<b><u>GOLF COURSE MAINTENANCE</u></b>	
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.
<b><u>GOLF CLUBHOUSE MAINTENANCE</u></b>	
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.
<b><u>GOLF G&amp;A</u></b>	
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**  
**Capital Reserve Fund**

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
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**REVENUES:**

Special Assessments - On Roll	\$679,710	\$674,897	4,813	\$679,710	\$764,421
Initiation Fees	50,000	15,500	5,000	20,500	40,000
Carry Forward Surplus	628,484	527,259	-	527,259	631,119
<b>TOTAL REVENUES</b>	<b>\$1,358,194</b>	<b>\$1,217,656</b>	<b>\$9,813</b>	<b>\$1,227,469</b>	<b>\$1,435,540</b>

**EXPENDITURES:**

Capital Outlay/Repair & Replacement	473,000	280,926	192,074	473,000	515,000
<b>TOTAL EXPENDITURES:</b>	<b>\$473,000</b>	<b>\$280,926</b>	<b>\$192,074</b>	<b>\$473,000</b>	<b>\$515,000</b>

**Other Sources/(Uses)**

Interfund Transfer In/(Out)	-	-	(123,350)	(123,350)	(105,000)
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$(123,350)</b>	<b>\$(123,350)</b>	<b>\$(105,000)</b>

<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$885,194</b>	<b>\$936,730</b>	<b>\$(305,611)</b>	<b>\$631,119</b>	<b>\$815,540</b>
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**FY2026 Proposed Projects**

Additional Equipment for Fitness	Vendor	\$	40,000
Locker Room Redo Fitness	Vendor	\$	10,000
Bridge/Monument Refurbishing	Vendor	\$	25,000
Parking Lot Patch/Repair/Seal/Striping Work	Vendor	\$	100,000
Repair/Replace Pool Pumps	Vendor	\$	10,000
Storm Water Repairs/Upkeep	Vendor	\$	15,000
Slide Recoat/Protect	Vendor	\$	9,000
Tree Work Throughout CDD Property	Vendor	\$	25,000
Special Projects/Needs for the Golf Course	Vendor	\$	20,000
Irrigation System Audit Upgrades Golf Course	Vendor	\$	15,000
Locker Room Redo Pools	Vendor	\$	15,000
New Security Cart For All CDD Property And Golf Course	Vendor	\$	12,000
Replace HVAC System REC	Vendor	\$	45,000
Replace HVAC System Golf	Vendor	\$	20,000
Paint Kids Club and Lake House	Vendor	\$	30,000
Additional Tables and Chairs For Pool Deck (Last Order)	Vendor	\$	15,000
Replace Light on Tennis Courts (4-Year Plan)	Vendor	\$	20,000
Golf Dumpster Gate Replacement	Vendor	\$	4,000
Cabinets/Tops all areas	Vendor	\$	10,000
Slide Support Structure Repair/Rebuild/Paint	Vendor	\$	10,000
Various small Projects During The Year REC	Staff	\$	25,000
Camera Improvements and Additions	Staff	\$	10,000
Golf Tracer Project Practice Range (Study/Bids 2026)	Vendor	\$	5,000
Various Golf Projects During The Year	Staff	\$	25,000
<b>Total Projects For Fiscal year 25/26</b>		<b>\$</b>	<b>515,000</b>

**South Village**  
**Community Development District**  
**Approved Proposed Budget**  
**Debt Service Series 2016 A1/A2 Special Assessment Refunding Bonds**

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved Proposed Budget
Description	FY2025	4/30/25	5 Months	9/30/25	FY 2026

**REVENUES:**

Special Assessments-On Roll	\$1,477,362	\$1,457,707	\$19,655	\$1,477,362	\$1,477,362
Prepayments	-	12,800	-	12,800	-
Interest Earnings	-	41,843	10,000	51,843	-
Carry Forward Surplus <sup>(1)</sup>	160,711	-	-	96,682	132,847
<b>TOTAL REVENUES</b>	<b>\$1,638,073</b>	<b>\$1,512,350</b>	<b>\$29,655</b>	<b>\$1,638,687</b>	<b>\$1,610,209</b>

**EXPENDITURES:**

**Series 2016 A1 - Refunding Bonds**

Interest - 11/1	\$148,094	\$148,094	\$-	\$148,094	\$138,584
Special Call - 11/1	-	35,000	-	35,000	-
Interest - 5/1	148,094	-	148,094	148,094	138,584
Principal - 5/1	660,000	-	660,000	660,000	680,000

**Series 2016 A1 - Revenue Bonds**

Interest - 11/1	56,625	56,625	-	56,625	56,344
Interest - 5/1	56,625	-	56,625	56,625	56,344

**Series 2016 A2 - Refunding Bonds**

Interest - 11/1	69,951	69,951	-	69,951	65,126
Special Call - 11/1	-	15,000	-	15,000	-
Interest - 5/1	69,951	-	69,951	69,951	65,126
Principal - 5/1	205,000	-	205,000	205,000	215,000

**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

<b>TOTAL EXPENDITURES</b>	<b>\$1,455,840</b>	<b>\$345,420</b>	<b>\$1,160,420</b>	<b>\$1,505,840</b>	<b>\$1,456,609</b>
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**Other Sources/(Uses)**

Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
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<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
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<b>TOTAL EXPENDITURES</b>	<b>\$1,455,840</b>	<b>\$345,420</b>	<b>\$1,160,420</b>	<b>\$1,505,840</b>	<b>\$1,456,609</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$182,233</b>	<b>\$1,166,930</b>	<b>\$(1,130,765)</b>	<b>\$132,847</b>	<b>\$153,600</b>
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<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26

2016 A1 Ref	\$128,384
2016 A1 Rev	\$56,344
2016 A2 Ref	\$60,450
2016 A2 Rev	\$20,750
	<u>\$128,384</u>

**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
05/01/25	8,615,000	2.500%	660,000	147,659	-
11/01/25	7,955,000	2.750%	-	138,584	946,243.76
05/01/26	7,955,000	2.750%	680,000	138,584	
11/01/26	7,275,000	3.000%	-	128,384	946,968.76
05/01/27	7,275,000	3.000%	700,000	128,384	
11/01/27	6,575,000	3.250%	-	117,009	945,393.76
05/01/28	6,575,000	3.250%	725,000	117,009	
11/01/28	5,850,000	3.500%	-	104,322	946,331.26
05/01/29	5,850,000	3.500%	750,000	104,322	
11/01/29	5,100,000	3.500%	-	91,197	945,518.76
05/01/30	5,100,000	3.500%	780,000	91,197	
11/01/30	4,320,000	3.500%	-	77,547	948,743.76
05/01/31	4,320,000	3.500%	805,000	77,547	
11/01/31	3,515,000	3.500%	-	63,459	946,006.26
05/01/32	3,515,000	3.500%	835,000	63,459	
11/01/32	2,680,000	3.625%	-	48,847	947,306.26
05/01/33	2,680,000	3.625%	865,000	48,847	
11/01/33	1,815,000	3.625%	-	33,169	947,015.63
05/01/34	1,815,000	3.625%	900,000	33,169	
11/01/34	915,000	3.625%	-	16,856	950,025.00
05/01/35	915,000	3.625%	930,000	16,856	-
					946,856.25
<b>Total</b>			<b>\$8,630,000</b>	<b>\$1,786,409</b>	<b>\$10,416,409</b>

\*\*Updated for 11/1/24 Special Call

**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
11/01/25	3,005,000	3.750%	-	56,344	56,343.75
05/01/26	3,005,000	3.750%	-	56,344	
11/01/26	3,005,000	3.750%	-	56,344	112,687.50
05/01/27	3,005,000	3.750%	-	56,344	
11/01/27	3,005,000	3.750%	-	56,344	112,687.50
05/01/28	3,005,000	3.750%	-	56,344	
11/01/28	3,005,000	3.750%	-	56,344	112,687.50
05/01/29	3,005,000	3.750%	-	56,344	
11/01/29	3,005,000	3.750%	-	56,344	112,687.50
05/01/30	3,005,000	3.750%	-	56,344	
11/01/30	3,005,000	3.750%	-	56,344	112,687.50
05/01/31	3,005,000	3.750%	-	56,344	
11/01/31	3,005,000	3.750%	-	56,344	112,687.50
05/01/32	3,005,000	3.750%	-	56,344	
11/01/32	3,005,000	3.750%	-	56,344	112,687.50
05/01/33	3,005,000	3.750%	-	56,344	
11/01/33	3,005,000	3.750%	-	56,344	112,687.50
05/01/34	3,005,000	3.750%	-	56,344	
11/01/34	3,005,000	3.750%	-	56,344	112,687.50
05/01/35	3,005,000	3.750%	-	56,344	
11/01/35	3,005,000	3.750%	-	56,344	112,687.50
05/01/36	3,005,000	3.750%	965,000	56,344	
11/01/36	2,040,000	3.750%	-	38,250	1,059,593.75
05/01/37	2,040,000	3.750%	1,000,000	38,250	
11/01/37	1,040,000	3.750%	-	19,500	1,057,750.00
05/01/38	1,040,000	3.750%	1,040,000	19,500	-
					1,059,500.00
<b>Total</b>			<b>\$3,005,000</b>	<b>\$1,411,406</b>	<b>\$4,416,406</b>

**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
11/01/25	2,710,000	4.350%	-	65,126	65,126.25
05/01/26	2,710,000	4.350%	215,000	65,126	
11/01/26	2,495,000	4.350%	-	60,450	340,576.25
05/01/27	2,495,000	4.875%	225,000	60,450	
11/01/27	2,270,000	4.875%	-	54,966	340,415.63
05/01/28	2,270,000	4.875%	235,000	54,966	
11/01/28	2,035,000	4.875%	-	49,238	339,203.13
05/01/29	2,035,000	4.875%	250,000	49,238	
11/01/29	1,785,000	4.875%	-	43,144	342,381.25
05/01/30	1,785,000	4.875%	260,000	43,144	
11/01/30	1,525,000	4.875%	-	36,806	339,950.00
05/01/31	1,525,000	4.875%	275,000	36,806	
11/01/31	1,250,000	4.875%	-	30,103	341,909.38
05/01/32	1,250,000	4.875%	290,000	30,103	
11/01/32	960,000	4.875%	-	23,034	343,137.51
05/01/33	960,000	4.875%	300,000	23,034	
11/01/33	660,000	4.875%	-	15,722	338,756.26
05/01/34	660,000	4.875%	315,000	15,722	
11/01/34	345,000	4.875%	-	8,044	338,765.63
05/01/35	345,000	4.875%	330,000	8,044	338,043.75
<b>Total</b>			<b>\$2,900,000</b>	<b>\$842,850</b>	<b>\$3,742,850</b>

**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
11/01/25	830,000	5.000%		20,750	20,750.00
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
<b>Total</b>			<b>\$830,000</b>	<b>\$520,000</b>	<b>\$1,350,000</b>



# South Village

## Community Development District

### Approved Proposed Budget Debt Service Series 2016 A3 Special Assessment Refunding Bonds

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved Proposed Budget
Description	FY2025	4/30/25	5 Months	9/30/25	FY 2026

#### **REVENUES:**

Special Assessments-On Roll	\$274,807	\$273,294	\$1,513	\$274,807	\$274,807
Interest Earnings	-	9,099	2,000	11,099	-
Carry Forward Surplus <sup>(1)</sup>	164,385	166,033	-	166,033	178,889
<b>TOTAL REVENUES</b>	<b>\$439,192</b>	<b>\$448,426</b>	<b>\$3,513</b>	<b>\$451,939</b>	<b>\$453,697</b>

#### **EXPENDITURES:**

##### **Series 2016 A3 - Refunding Bonds**

Interest - 11/1	38,025	38,025	-	38,025	35,538
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	38,025	-	38,025	38,025	35,538
Principal - 5/1	85,000	-	85,000	85,000	90,000

##### **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

<b>TOTAL EXPENDITURES</b>	<b>\$268,050</b>	<b>\$150,025</b>	<b>\$123,025</b>	<b>\$273,050</b>	<b>\$268,075</b>
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#### **Other Sources/(Uses)**

Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>

<b>TOTAL EXPENDITURES</b>	<b>\$268,050</b>	<b>\$150,025</b>	<b>\$123,025</b>	<b>\$273,050</b>	<b>\$268,075</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$171,142</b>	<b>\$298,401</b>	<b>\$(119,512)</b>	<b>\$178,889</b>	<b>\$185,622</b>
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<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Ref -Interest Due 11/1/26	\$33,063
Rev -Interest Due 11/1/26	\$53,500
	<u>\$86,563</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%	5,000	38,025	163,250.00
05/01/25	1,285,000	5.500%	85,000	37,875	
11/01/25	1,200,000	5.500%	-	35,538	158,412.50
05/01/26	1,200,000	5.500%	90,000	35,538	
11/01/26	1,110,000	5.500%	-	33,063	158,600.00
05/01/27	1,110,000	5.500%	95,000	35,538	
11/01/27	1,015,000	6.000%	-	30,450	160,987.50
05/01/28	1,015,000	6.000%	100,000	30,450	
11/01/28	915,000	6.000%	-	27,450	157,900.00
05/01/29	915,000	6.000%	110,000	27,450	
11/01/29	805,000	6.000%	-	24,150	161,600.00
05/01/30	805,000	6.000%	115,000	24,150	
11/01/30	690,000	6.000%	-	20,700	159,850.00
05/01/31	690,000	6.000%	120,000	20,700	
11/01/31	570,000	6.000%	-	17,100	157,800.00
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
<b>Total</b>			<b>\$1,370,000</b>	<b>\$589,425</b>	<b>\$1,959,425</b>

\*\*Updated for 11/1/24 Special Call

**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
<b>Total</b>			<b>\$2,140,000</b>	<b>\$1,978,000</b>	<b>\$4,118,000</b>

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

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
<b>REVENUES:</b>					
Special Assessments-On Roll	\$223,713	\$219,242	\$4,471	\$223,713	\$223,713
Interest Earnings	-	5,449	1,000	6,449	-
Carry Forward Surplus <sup>(1)</sup>	107,742	105,770	-	105,770	114,346
<b>TOTAL REVENUES</b>	<b>\$331,455</b>	<b>\$330,461</b>	<b>\$5,471</b>	<b>\$335,932</b>	<b>\$338,059</b>
<b>EXPENDITURES:</b>					
<b>Series 2019A</b>					
Interest - 11/1	80,793	80,793	-	80,793	79,368
Interest - 5/1	80,793	-	80,793	80,793	79,368
Principal - 5/1	60,000	-	60,000	60,000	60,000
<b>TOTAL EXPENDITURES</b>	<b>\$221,586</b>	<b>\$80,793</b>	<b>\$140,793</b>	<b>\$221,586</b>	<b>\$218,735</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$221,586</b>	<b>\$80,793</b>	<b>\$140,793</b>	<b>\$221,586</b>	<b>\$218,735</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$109,869</b>	<b>\$249,668</b>	<b>\$(135,322)</b>	<b>\$114,346</b>	<b>\$119,324</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	\$77,943
	<u>\$77,943</u>

**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
<b>Total</b>			<b>\$3,015,000</b>	<b>\$2,747,845</b>	<b>\$5,762,845</b>

**South Village**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2025-2026**

Neighborhood	O&M Units	Bonds 2016 A1/2	Bonds 2016 A3	Bonds 2019	Annual Maintenance Assessments						Annual Debt Assessments						Total Assessed Per Unit							
					FY2026		Gross	FY2025	Increase/ (decrease)	FY2026			FY2026			Increase/ (decrease)	FY2026			FY2026			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	
Platted Lots	1494	1063	197	162	\$1,438.00	\$0.00	\$544.32	\$1,982.32	\$1,862.00	\$120.32	\$1,470.05	\$1,484.00	\$1,469.09	\$1,470.05	\$1,484.00	\$1,469.09	\$0.00	\$3,452.37	\$3,466.32	\$3,451.41	\$3,332.05	\$3,346.00	\$3,331.09	\$120.32
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	\$3,946.43	\$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	\$0.00
Paid off	14																							
Total	1495	1136	197	162																				