Adopted Budget FY 2026



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South Village CDD FY2026 Budget Summary

	Revenue	Expenses	Variance
District Totals	8,167,959	7,895,262	272,697

		Revenue	Expenses	Variance
General Fund	Total	826,099	826,099	0
Rec Fund	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)
	Total	1,707,155	1,707,155	0
Golf Fund	Golf Ops	2,317,644	947,136	1,370,508
	Golf F&B	1,903,640	1,887,834	15,806
	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)
	Total	4,830,284	4,742,008	88,276
Capital Reserve	Total	804,421	620,000	184,421

		Revenue	Expenses	Variance
Debt Service	2016 A1/A2	1,477,362	1,456,009	21,353
	2016 A3	274,807	267,775	7,032
	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		
Total	\$2,788,175.10	\$2,966,143.72	\$1,866.25	\$1,985.37		
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		
Total	\$2,619,656.30	\$2,786,868.40	\$1,753.45	\$1,865.37		
	Increas	e/(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		
Total	\$168,518.80	\$179,275.31	\$112.80	\$120.00		

South Village Community Development District Adopted Budget

General Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Adopted Budget
Description	FY2025	6/30/25	3 Months	9/30/25	FY 2026
REVENUES:					
Special Assessments - On Roll	\$796,099	\$797,027	\$-	\$797,027	\$796,099
Interest Income	15,000	34,645	5,500	40,145	30,000
Other Income	-	1,613	-	1,613	-
TOTAL REVENUES	\$811,099	\$833,285	\$5,500	\$838,785	\$826,099
EXPENDITURES:					
Administrative					
Supervisor Fees	\$13,000	\$8,400	\$1,600	\$10,000	\$13,000
FICA Taxes	995	643	122	765	995
Engineering	10,000	8,471	2,824	11,295	10,000
Arbitrage Rebate	1,800	-	1,800	1,800	1,800
Dissemination Agent	9,551	7,163	2,388	9,551	10,029
Assessment Administration	5,955	5,955	-	5,955	6,253
Attorney	35,000	21,843	7,281	29,124	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	43,820	14,607	58,427	61,348
Information Technology	2,022	1,517	506	2,023	2,123
Website Maintenance	1,272	954	318	1,272	1,336
Telephone	1,500	721	240	961	1,500
Postage & Delivery	1,000	2,649	883	3,532	1,000
Insurance General Liability	21,257	20,676	-	20,676	23,761
Printing & Binding	2,000	1,073	358	1,431	2,000
Legal Advertising	4,000	711	995	1,706	4,000
Other Current Charges	2,500	1,348	449	1,797	2,500
Office Supplies	100	10	25	35	100
Dues, Licenses & Subscriptions	175	175	-	175	175
Contingency	500	-	500	500	500
TOTAL ADMINISTRATIVE	\$194,204	\$130,170	\$52,679	\$182,848	\$200,759
Operations & Maintenance					
Security	\$52,000	\$72,544	\$24,181	\$96,725	\$83,663
Utilities	118,233	50,134	25,067	75,201	118,223
Interlocal Agreement - MVCDD	36,000	39,299	-	39,299	-
Landscape - Contract	295,162	156,642	58,741	215,383	295,162
Landscape - Contingency	45,000	8,154	25,000	33,154	45,000
Landscape - Irrigation Repairs	10,500	4,953	7,500	12,453	15,000
Repairs & Maintenance	25,000	117	15,000	15,117	33,293
Lake - Contract	35,000	22,896	8,586	31,482	35,000
TOTAL OPERATIONS & MAINTENANCE	\$616,896	\$354,739	\$164,075	\$518,814	\$625,340
TOTAL EXPENDITURES	\$811,099	\$484,909	\$216,754	\$701,663	\$826,099
EXCESS REVENUES (EXPENDITURES)	\$(0)	\$348,376	\$(211,254)	\$137,122	\$ -
	4(0)				-

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.

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
					\$ 83,662.50

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

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	7,178	\$450.00	\$5,400.00
			\$6,593.74	\$79,124.88
			φυ,υ 20.74	ψ/ 2,1 4 T. 00

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 Adopted Budget

Recreation Center Fund

	Adopted	Actuals Thru	Projected Next	Projected Thr <u>u</u>	Adopted
Description	Budget	(/20/25	211	0/20/25	Budget
Description	FY2025	6/30/25	3 Months	9/30/25	FY 2026
REVENUES:					
Athletic Center					
Guest Fees	\$14,000	\$7,218	\$3,782	\$11,000	\$14,100
Pro shop	12,000	7,840	1,160	9,000	13,000
Fitness	8,000	15,605	8,895	24,500	8,000
Lessons & Clinics	78,000	30,102	29,398	59,500	78,000
Merch COGS	(7,500)	(3,211)	(2,889)	(6,100)	(9,750)
Sub Total Athletic Center	\$104,500	\$57,554	\$40,346	\$97,900	\$103,350
Pools					
Guest Fees	\$24,000	\$49,561	\$9,639	\$59,200	\$32,000
Swim Lessons	8,000	3,000	4,000	7,000	8,000
Rentals	4,000	-	4,000	4,000	-
Clubroom Rentals	26,000	13,426	7,574	21,000	30,000
Swim Team	15,000	-	15,000	15,000	15,500
Swiff reali	15,000		13,000	15,000	15,500
Sub Total Pools	\$77,000	\$65,987	\$40,213	\$106,200	\$85,500
Café:					
Food	\$98,000	\$46,482	\$15,518	\$62,000	\$100,000
Café Beer	4,000	8,988	2,012	11,000	-
Staff Discount	(7,000)	(6,263)	(737)	(7,000)	(7,400)
Sub Total Café:	\$95,000	\$49,207	\$16,793	\$66,000	\$92,600
Cabana Bar:					
Cabana Bar Wine	3,000	586	1,414	2,000	3,000
Cabana Bar Liquor	95,000	31,780	30,220	62,000	102,500
Cabana Bar Beer	31,000	8,988	10,012	19,000	35,000
Sub Total Cabana Bar:	\$129,000	\$41,354	\$41,646	\$83,000	\$140,500
	<u> </u>				,
Kids Club/Lake House:	44.000		44.000	#4.000	44.000
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	11	3,989	4,000	4,800
Sub Total Kids Club/Lake House:	\$43,000	\$11	\$36,989	\$37,000	\$57,550
Non Operating Income:					
Rec Fund Assessments	\$1,143,399	\$1,143,782	\$(383)	\$1,143,399	\$1,227,655
Sub Total Non Operating Income:	\$1,143,399	\$1,143,782	\$(383)	\$1,143,399	\$1,227,655
TOTAL REVENUES	\$1,591,899	\$1,316,541	\$133,958	\$1,533,499	\$1,707,155

Community Development District

Adopted Budget Recreation Center Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Adopted Budget
Description	FY2025	6/30/25	3 Months	9/30/25	FY 2026
OPERATING EXPENSES					
Athletic Center					
Gross Payroll/DOL \$25k	\$285,000	\$176,528	\$98,472	\$275,000	\$279,279
Payroll Cost	54,000	37,744	14,256	52,000	53,142
Tourn Credit	600	(6,110)	6,710	600	600
Cable/TV/Music	6,000	3,669	1,331	5,000	6,000
Electric/Utilities	38,000	19,042	14,958	34,000	40,150
EQ Repairs and Maintenance	3,000	3,736	764	4,500	4,400
Court Maintenance	15,000	14,206	2,294	16,500	14,000
Waste Removal	-	-	8,000	8,000	6,000
Office Supplies/Paper/Stationary	2,000	580	620	1,200	1,959
Paper & Cleaning	7,000	2,488	2,012	4,500	7,000
Building Supplies	6,000	8,579	1,921	10,500	5,000
Rec Supplies	600	-	-	-	600
Merch - COGS	-	4,900	1,300	6,200	-
Sub Total Athletic Center	\$417,200	\$265,362	\$152,638	\$418,000	\$418,130
	,	-	-	-	
Pool/Swim:	# 4.00.000	#4.25 coo	# 60 000	# 4.00.000	# 200.042
Gross Payroll	\$190,000	\$125,692	\$63,308	\$189,000	\$208,042
Payroll Cost	32,000	33,277	4,523	37,800	34,166
Bank & CC Fees	3,600	-	45450	-	3,960
Water & Sewer/Utilities	56,000	28,850	15,150	44,000	53,000
Gas	8,000	7,741	1,259	9,000	6,150
Repairs & Maint. Pool	12,000	3,025	6,475	9,500	12,000
Chemicals Pool	45,000	34,389	10,611	45,000	46,800
Miscellaneous Expenses	-	- 507	412	1,000	4.500
Contract Service	-	587	413	1,000	4,500
Cleaning Supplies	2,000	915	285	1,200	2,500
Swim Team Cost	4,000	2,078	1,922	4,000	4,000
Office Supplies	1,500	380	370	750	1,500
Recreational Supplies	1,000	1,014	186	1,200	3,000
Permits	1,000	-	1,000	1,000	1,000
Sub Total Pool/Swim:	\$356,100	\$237,948	\$105,502	\$343,450	\$380,618
2.5′		-	-	-	
Café:	¢52,000	¢20.267	¢21.722	¢52.000	¢(2,22(
Gross Payroll	\$52,000	\$30,267	\$21,733	\$52,000	\$62,226
Payroll Cost	8,400	7,362	1,638	9,000	5,100
Alcohol Surcharge	500	4.40	-	4 000	200
Pest Control	1,000	443	557	1,000	3,500
Cable/TV	4.000	619	1,381	2,000	2,000
Gas	4,000	464 2.041	536 959	1,000	4,532
Repairs & Maintenance	2,000	3,041		4,000	2,000
Bank CC Fees	2,000	17	- 2 172	17	2,074
Paper Goods Supplies	5,000	1,827	2,173	4,000	3,000
Rec Supplies/Cleaning Supplies/Waste	8,000	1,852	4,648	6,500	5,000
Food/Bev/Liquor COGS	45,000	25,529	14,221	39,750	50,500
Store Merchandise COGS	5,000	(0.50)	500	500	<u>-</u>
Staff Uniforms	750	(253)	1,253	1,000	300
Permits	500	150	-	150	500

Adopted Budget
Recreation Center Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Adopted Budget
Description	FY2025	6/30/25	3 Months	9/30/25	FY 2026
Cabana Bar:					
	\$35,000	\$20.177	¢0 222	\$20,400	¢26.6E0
Gross Payroll		\$20,177	\$9,223 \$1,846	\$29,400	\$26,650
Payroll Cost	5,000	3,154	\$1,040	5,000	9,31
Alcohol Surcharge	500	-		4 000	60
Pest Control	1,000	443	\$557	1,000	2,50
Gas	500	464	\$36	500	0 ==
Paper Goods Supplies	4,000	1,828	\$672	2,500	3,75
Rec Supplies/Cleaning Supplies/Waste	3,000	1,852	\$1,148	3,000	3,50
Food/Bev/Liquor COGS	53,900	30,579	\$11,421	42,000	52,80
Staff Uniforms	250	-	\$700	700	70
Permits	500	138	\$-	138	
ub Total Cabana Bar:	\$103,650	\$58,635	\$25,603	\$84,238	\$99,81
dministrative					
Gross Payroll	\$135,000	\$64,523	\$60,477	\$125,000	\$107,66
Payroll Cost	35,000	16,915	16,585	33,500	30,90
Bank CC Fees	12,000	12,302	1,898	14,200	12,00
Insurance	42,000	41,078	922	42,000	42,00
Resident Relations	45,000	55,849	1,151	57,000	60,00
	1,000	(216)	1,216	1,000	
Permits/Fees Décor		938	1,062	2,000	1,00
	2,000	2,513	1,487	4,000	2,00
Print/Paper/Stationary	4,000		2,972		4,00
Computer/Jonas	12,000	9,028		12,000	12,00
Operational Supplies All Areas	34,000	25,058	10,942	36,000	25,20
Telephone/internet	5,000	8,893	1,107	10,000	6,00
TV/Music	7,000	4,520	1,680	6,200	5,10
All Marketing/Managers Meal Program	18,000	8,891	3,109	12,000	24,00
Management Fees	56,000	41,400	14,600	56,000	56,00
Contingency	-	-	-	-	
ub Total Administrative	\$408,000	\$291,692	\$119,208	\$410,900	\$387,86
Building Maintenance					
Gross Payroll	\$90,000	\$75,234	\$19,766	\$95,000	\$143,21
Payroll Cost	19,000	15,973	2,777	18,750	27,48
Contract Service	3,000	4,843	807	5,650	3,60
Maint Building Kids/Lake	1,000	500	1,000	1,500	1,75
Repairs & Maintenance Athletic Center	3,000	1,264	1,936	3,200	17,99
Landscape	-	-	-	-	1,,,,,
Building Repair Swim/Café/Cabana Bar	3,000	5,949	1,051	7,000	3,55
Equipment Repairs - Fitness	-	-	-	-	3,60
Sub Total Building Maintenance	\$119,000	\$103,763	\$27,337	\$131,100	\$201,180
.ake House/Kids Club:	¢25.000	#2 <i>4</i>	ф т 2.65	¢42.000	#20.2 6
Gross Payroll	\$25,000	\$34,633	\$7,367	\$42,000	\$39,36
Payroll Cost	6,000	5,796	1,104	6,900	9,44
Bank CC Fees	99	455	99	99	9
Equipment Rental	700	175	525	700	70
Holiday Events	10,000	1,637	3,163	4,800	13,50
Summer Camp Expenses/Supplies	5,000	1,197	3,003	4,200	8,50
Social Events/Expenses	7,000	107	1,243	1,350	7,00
ub Total Lake House/Kids Club:	\$53,799	\$43,545	\$16,504	\$60,049	\$78,61
db Total Lake House/ Rids club.					
TOTAL OPERATING EXPENSES	\$1,591,899	\$1,013,628	\$470,788	\$1,484,416	\$1,707,15

Community Development District

Recreation Center Fund

Fiscal Year 2026

REVENUES DESCRIPTION

Athletic Center

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.

POOLS

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.

CAFÉ

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.

CABANA BAR

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.

KIDS CLUB/LAKE HOUSE

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.

 $\underline{\textbf{MAINTENANCE ASSESSMENTS}} \qquad \qquad \textbf{The District will assess the platted lots within the District to fund a portion of the District's}$

Operating Budget for the fiscal year.

Community Development District

Recreation Center Fund

Fiscal Year 2026

EXPENSES DESCRIPTION

Athletic Center

 $Salaries \ for \ Athletic \ Center \ Director, Assistant \ Athletic \ Center \ Pro, Pickleball \ Director, Front$

Gross Payroll

Desk, Floating Position and Social Membership Coordinator.

Payroll Cost

Payroll processing fees including Benefits and 401k.

Bank CC Fees

Fees due to credit card company for processing of charges.

Cable/TV/Music

Monthly charges for Comcast MDTA, YouTube TV and Pandora.

Electric/Utilities Electricity for the Athletic Center, Clay Electric.

EQ Repairs and Maintenance Repair costs for fitness equipment.

Court Maint. Costs for clay, windscreens, nets/posts, various equipment/tools and light bulbs on the court.

Waste Removal Dumpster service through GFL.

Office Supplies/Paper/Stationary Pens, paper, printing supplies, folders and small equipment.

Paper & Cleaning Cleaning Solutions, paper towels, toilet paper and equipment wipes.

Building Supplies Various needs to operated the Athletic Center.
Rec Supplies Replacements basketball nets, balls, racquets.

POOL/SWIM

Gross Payroll Salaries for Aquatics Coordinator, Front Desk, Lifeguards, Swim Coaches and Instructors.

Payroll Cost Payroll processing fees including Benefits and 401k.

Bank & CC Fees Fees due to credit card company for processing of charges.

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.

 $Swim \, Team \, Cost \qquad \qquad T-shirts, caps, trophies, banquet food and software/equipment, league fees to \, First \, Coast$

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 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.

 $Rec\ Supplies/Cleaning\ Supplies \qquad Sanitizers, soaps, small\ wares.\ GFL\ provides\ dumpster\ services.$

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

CABANA BAR

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
Food/Bev/Liquor COGS
Staff Uniforms
Sanitizers, soaps, small wares.
Cost of food, NABV, and alcohol.
Uniforms for Cabana Bar staff

Permits Seating License and Liquor License for Cabana Bar.

Community Development District

Recreation Center Fund

Fiscal Year 2026

EXPENSES DESCRIPTION

ADMINISTRATIVE

Gross Payroll Salaries for Administrative Staff.

Payroll Cost Payroll processing fees including Benefits and 401k.

Bank CC Fees Fees due to credit card company for processing of charges.

Insurance Amenity property insurance.

Resident Relations Cost for resident mixers and other community events.

 Permits/Fees
 Music licensing permits

 Décor
 Seasonal Holiday Decorations.

 Print/Paper/Stationary
 Printing costs and office supplies.

Computer/Jonas Fees for IT Support and Jonas POS software.

Operational Supplies All Areas/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.

BUILDING MAINTENANCE

Gross Payroll
Payroll Cost
Contract Service
Maint Building Kids/Lake
Repairs & Maintenance Tennis
Gross Payroll
Payroll Cost
Contract Service
Maint Building Kids/Lake
Repairs & Maintenance Tennis

Landscape Landscape

Building Repair Swim/Café/Cabana Bar Building Repair Swim/Café/Cabana Bar

Staff Uniforms Staff Uniforms

LAKE HOUSE/KIDS CLUB

Gross Payroll Salaries for Camp Counselors and Event Staff.

Payroll Cost Payroll processing fees including Benefits and 401k.

Bank CC Fees Fees due to credit card company for processing of charges.

Equipment Rental Helium tank rental to fill balloons for events.

Holiday Events Costs for major Holiday events including Christmas Carnival and Easter 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.

Adopted Budget Golf Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Adopted Budget
Description	FY2025	6/30/25	3 Months	9/30/25	FY 2026
REVENUES:					
Golf Operations					
Guest Fees & Tournament Fees	\$1,640,200	\$1,091,177	\$488,823	\$1,580,000	\$1,752,414
Member Trail Fees	120,000	188,433	31,567	220,000	150,000
Pro shop Merch	222,270	151,469	60,531	212,000	224,130
Practice Range	66,000	44,038	23,962	68,000	72,000
Misc Revenues	13,800	8,041	4,209	12,250	14,100
Sub Total Golf Operations	\$2,062,270	\$1,483,158	\$609,092	\$2,092,250	\$2,212,644
Golf F&B					
F&B/Banquet Revenues	\$1,194,260	\$828,173	\$271,827	\$1,100,000	\$1,273,300
Beer	292,994	174,134	165,866	340,000	314,882
Wine	55,374	24,298	18,202	42,500	59,022
Alcohol	216,454	251,407	40,093	291,500	232,262
Misc/rentals	22,958	2,953	4,797	7,750	24,174
Sub Total Golf F&B	\$1,782,040	\$1,280,965	\$500,785	\$1,781,750	\$1,903,640
Golf G&A					
All Member Dues	\$529,500	\$443,184	\$131,616	\$574,800	\$597,000
Initiation Fees	12,000	10,000	\$6,000	16,000	12,000
Sub Total Golf G&A	\$541,500	\$453,184	\$137,616	\$590,800	\$609,000
TOTAL REVENUES	\$4,385,810	\$3,217,307	\$1,247,493	\$4,464,800	\$4,725,284
OPERATING EXPENSES					
Golf Operations					
Golf Operations Gross Payroll	\$381,000	\$300,449	\$87,051	\$387,500	\$440,402
-	\$381,000 60,150	\$300,449 50,119	\$87,051 14,881	\$387,500 65,000	\$440,402 69,060
Gross Payroll					
Gross Payroll Payroll Cost	60,150	50,119	14,881	65,000	69,060
Gross Payroll Payroll Cost COGS Merchandise	60,150 169,690	50,119 129,768	14,881 38,732	65,000 168,500	69,060 166,290
Gross Payroll Payroll Cost COGS Merchandise Bank & CC Fees	60,150 169,690 46,401	50,119 129,768 40,440	14,881 38,732 7,560	65,000 168,500 48,000	69,060 166,290 49,784
Gross Payroll Payroll Cost COGS Merchandise Bank & CC Fees Cart Lease & Repairs & Supplies	60,150 169,690 46,401 142,700	50,119 129,768 40,440 117,612 7,666 9,764	14,881 38,732 7,560 22,388	65,000 168,500 48,000 140,000	69,060 166,290 49,784 146,400
Gross Payroll Payroll Cost COGS Merchandise Bank & CC Fees Cart Lease & Repairs & Supplies Staff Dues & Handicap Fees	60,150 169,690 46,401 142,700 5,400	50,119 129,768 40,440 117,612 7,666	14,881 38,732 7,560 22,388 1,434	65,000 168,500 48,000 140,000 9,100	69,060 166,290 49,784 146,400 10,200
Gross Payroll Payroll Cost COGS Merchandise Bank & CC Fees Cart Lease & Repairs & Supplies Staff Dues & Handicap Fees Paper Goods	60,150 169,690 46,401 142,700 5,400 11,750	50,119 129,768 40,440 117,612 7,666 9,764	14,881 38,732 7,560 22,388 1,434 2,486	65,000 168,500 48,000 140,000 9,100 12,250	69,060 166,290 49,784 146,400 10,200 12,000
Gross Payroll Payroll Cost COGS Merchandise Bank & CC Fees Cart Lease & Repairs & Supplies Staff Dues & Handicap Fees Paper Goods Reservation/Tee Sheet Systems	60,150 169,690 46,401 142,700 5,400 11,750	50,119 129,768 40,440 117,612 7,666 9,764 6,638	14,881 38,732 7,560 22,388 1,434 2,486 3,362	65,000 168,500 48,000 140,000 9,100 12,250 10,000	69,060 166,290 49,784 146,400 10,200 12,000 10,500
Gross Payroll Payroll Cost COGS Merchandise Bank & CC Fees Cart Lease & Repairs & Supplies Staff Dues & Handicap Fees Paper Goods Reservation/Tee Sheet Systems Range Balls & Supplies	60,150 169,690 46,401 142,700 5,400 11,750 10,500 17,600	50,119 129,768 40,440 117,612 7,666 9,764 6,638 25,526	14,881 38,732 7,560 22,388 1,434 2,486 3,362 1,474	65,000 168,500 48,000 140,000 9,100 12,250 10,000 27,000	69,060 166,290 49,784 146,400 10,200 12,000 10,500 22,000

South Village Community Development District Adopted Budget

Golf Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Adopted Budget
Description	FY2025	6/30/25	3 Months	9/30/25	FY 2026
Golf F&B		-	-	-	
Gross Payroll	\$757,000	\$557,499	\$217,501	\$775,000	\$871,613
Payroll Cost	231,000	176,744	44,256	221,000	180,353
COGS F&B	641,749	489,167	155,833	645,000	666,551
Alcohol Surcharge	4,160	-	4,000	4,000	4,176
CC Fees	43,766	38,585	8,915	47,500	47,591
China/Glass/Silver	4,000	4,232	3,518	7,750	6,000
Cleaning/Operating Supplies	14,689	9,286	7,214	16,500	19,250
Contract Service	2,800	1,460	1,540	3,000	9,000
Gas & Propane	30,000	21,988	11,512	33,500	33,000
Kitchen/Bar Supplies	6,600	4,722	478	5,200	8,400
Linen Service	18,000	13,447	5,803	19,250	18,600
Paper Goods	19,200	12,438	8,562	21,000	14,800
Staff Uniforms	4,000	1,555	2,445	4,000	4,000
Equipment Repairs/Rentals	4,000	3,555	1,145	4,700	4,500
Resident/Member Relations/Marketing	-	27	-	27	-
Utilities	-	495	-	495	-
I m . I c Knop	#4 # 00 0 4	#4 00E 000	*450 500	#4 00 2 000	#4 00 5 004
Sub Total Golf F&B	\$1,780,964	\$1,335,200	\$472,722	\$1,807,922	\$1,887,834
Golf Course Maintenance		-	-	-	
Gross Payroll	\$462,000	\$305,496	\$115,504	\$421,000	\$510,466
Payroll Cost	87,300	68,393	13,107	81,500	101,770
Fert/Chem/Herb	134,500	125,484	26,016	151,500	151,500
Gas/Oil/Grease	42,000	24,149	15,601	39,750	43,600
Sand/Grave/\l/Top Dressing	8,000	12,456	1,794	14,250	10,000
Sod/Plants/Landscaping	6,000	4,535	1,215	5,750	3,500
Dues contractors	500	1,444	56	1,500	500
Straw/Mulch/Coquina/Color	4,000	2,682	3,568	6,250	4,000
Assessories/Small Tools/supplies	4,500	14,869	1,631	16,500	3,500
Staff Uniforms/Dues	2,500	-	2,000	2,000	3,000
Waste Removal	6,000	-	3,000	3,000	9,000
Equipment Leases/Rentals/Repairs	148,100	49,970	87,530	137,500	180,000
Irrigation Repairs	10,850	21,860	8,140	30,000	12,850
Irrigation/Utilities/Telephone/Building Utilities	23,900	32,615	8,885	41,500	23,900
Water/Sewer	23,400	11,668	9,582	21,250	23,400
	¢0.02.550	# (## (04	\$20F (20	¢052.250	¢4 000 000
ub Total Golf Course Maintenance	\$963,550	\$675,621	\$297,629	\$973,250	\$1,080,986
olf Clubhouse Maintenance					
Gross Payroll	\$42,000	\$12,652	\$23,348	\$36,000	\$33,000
Payroll Cost	6,300	6,645	1,305	7,950	4,950
Contract Services	-	360	-	360	_
Holiday/Plants	1,250	51	949	1,000	1,250
Building Repairs Vendors	-	3,520	1,480	5,000	-
Misc Cleaning Supplies uniforms	1,200	194	806	1,000	3,600
Paper Supplies/Misc Supplies	1,200	1,925	325	2,250	2,400
Building Repairs In-House	-	178		178	-,130
ub Total Golf Clubhouse Maintenance	\$51,950	\$25,525	\$28,213	\$53,738	\$45,200

Adopted Budget Golf Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Adopted Budget
Description	FY2025	6/30/25	3 Months	9/30/25	FY 2026
Golf G&A					
Gross Payroll	\$136,087	\$120,799	\$29,201	\$150,000	\$155,828
Payroll Cost	31,213	27,823	6,677	34,500	29,374
Contract Service Cleaning	18,000	34,523	4,977	39,500	26,400
Misc/Dues/Subscriptions	4,750	92	1,408	1,500	2,050
Bank Fees/CC Fees	900	14,205	795	15,000	900
Equipment Rental	11,000	2,614	1,886	4,500	4,800
Flowers/Décor	3,000	64	936	1,000	3,000
Property Insurance	102,000	82,606	22,394	105,000	108,000
Legal Fees	3,000	-	-	-	3,000
Management Fees	126,000	105,419	20,581	126,000	132,000
Member Relations	10,000	26,703	1,297	28,000	10,000
Paper Supplies/Stationary/Office Supplies	24,000	16,113	3,887	20,000	27,300
Permits/Property Tax	43,300	17,340	24,660	42,000	43,300
Resident Appreciation	24,000	-	- 1,550	-	33,000
Software/Computer/Jonas	13,800	14,340	2,110	16,450	15,600
Office Supplies	12,000	942	3,558	4,500	12,000
Travel/Mileage/Staff Meals/Seminars	40,334	41,983	17,517	59,500	44,100
Telephone/Music/Dish	34,800	2,105	7,395	9,500	34,800
Utilities/Waste Removal/Pest Control	72,300	40,195	24,805	65,000	65,400
Staff Training/Uniforms	600	290	310	600	-
All Marketing Costs/Member Relations	17,700	10,493	6,407	16,900	30,000
The Figure 1 to the state of th	1,,,00	,_,	2,207		55,500
Sub Total Golf G&A	\$728,784	\$558,649	\$180,801	\$739,450	\$780,852
TOTAL ODEDATING EVDENGES	¢4 205 720	\$2.20F.0C0	¢1 161 F43	¢4.44C.C10	¢4.742.000
TOTAL OPERATING EXPENSES	\$4,385,739	\$3,285,068	\$1,161,542	\$4,446,610	\$4,742,008
NET OPERATING INCOME	\$71	\$(67,761)	\$85,951	\$18,190	\$(16,724)
		•			
Non-Operating Revenues/(Expenses)					
Interfund Transfer	\$-	\$-	\$-	\$-	\$105,000
TOTAL NON-OPERATING REVENUES/(EXPENSES)	\$ -	\$ -	\$-	\$ -	\$105,000
10 1AL NON-OPERATING REVENUES/ (EAPENSES)	\$-		⊅-		\$105,000
EXCESS REVENUES (EXPENDITURES)	\$71	\$(67,761)	\$85,951	\$18,190	\$88,276

Community Development District

Golf Fund

Fiscal Year 2026

REVENUES **DESCRIPTION**

GOLF OPERATION

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.

GOLF F&B

Food and Beverage Golf & Social Event Sales. F&B/Banquet Revenues

Beer All Beer Sales. Wine All Wine Sales. Alcohol All Liquor Sales.

Misc./rentals Room Fees, Misc. Revenues.

GOLF COURSE & CLUBHOUSE MAINTENANCE

Misc. Revenues/Equipment Trade-In Revenue generated by any equipment sold.

GOLF G&A

All Member Dues Golf Members and Player's Club Annual Dues.

Initiation Fees Golf Member Initiation Fees.

EXPENSES DESCRIPTION

GOLF OPERATIONS

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. $Driving \ range \ operating \ supplies, \ range \ balls, \ ball \ washer, \ misc. \ supplies.$ Range Balls & 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.

GOLF F&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.

Community Development District

Golf Fund

Fiscal Year 2026

EXPENSES DESCRIPTION

GOLF COURSE MAINTENANCE

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.

 $\label{lem:equipment} \mbox{Equipment Leases/Rentals} \qquad \qquad \mbox{Lease of golf course maintenance equipment.}$

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.

GOLF CLUBHOUSE MAINTENANCE

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.

GOLF G&A

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 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.

 $Resident \, Appreciation \qquad \qquad Cost \, related \, to \, all \, annual \, promotions \, for \, residents \, in \, tennis, \, swim, \, golf, \, and \, park.$

 $Software/Computer/Jonas \qquad \qquad Internet \, provider \, and \, all \, hardware \, for \, computers, \, point \, of \, sale \, stations.$

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.

Community Development District

Adopted Budget Capital Reserve Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Adopted Budget
Description	FY2025	6/30/25	3 Months	9/30/25	FY 2026
REVENUES:					
Special Assessments - On Roll	\$679,710	\$680,386	-	\$680,386	\$764,421
Initiation Fees	50,000	18,750	5,000	23,750	40,000
Carry Forward Surplus	628,484	527,259	-	527,259	738,817
TOTAL REVENUES	\$1,358,194	\$1,226,395	\$5,000	\$1,231,395	\$1,543,238
EXPENDITURES:					
Capital Outlay/Repair & Replacement	473,000	462,578	30,000	492,578	515,000
TOTAL EXPENDITURES:	\$473,000	\$462,578	\$30,000	\$492,578	\$515,000
Other Sources/(Uses) Interfund Transfer In/(Out)	-	-	-	-	(105,000)
Interfuliu Transier III/(Out)					
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$(105,000)
EXCESS REVENUES (EXPENDITURES)	\$885,194	\$763,817	\$(25,000)	\$738,817	\$923,238
EAGLES REVEROLS (EAT ENDITORES)	\$005,17 4	\$703,017	\$(23,000)	ψ/30,01/	\$7 2 3,230
FY2026 Proposed Projec	ts				
Additional Equipment for Fitness	Vendor	\$ 40,000			
Locker Room Redo Fitness	Vendor	\$ 10,000			
		4 10,000			
Bridge/Monument Refurbishing	Vendor	\$ 25,000			
Bridge/Monument Refurbishing Parking Lot Patch/Repair/Seal/Striping Work	Vendor Vendor				
0,		\$ 25,000			
Parking Lot Patch/Repair/Seal/Striping Work	Vendor	\$ 25,000 \$ 100,000			
Parking Lot Patch/Repair/Seal/Striping Work Repair/Replace Pool Pumps	Vendor Vendor	\$ 25,000 \$ 100,000 \$ 10,000			
Parking Lot Patch/Repair/Seal/Striping Work Repair/Replace Pool Pumps Storm Water Repairs/Upkeep	Vendor Vendor Vendor	\$ 25,000 \$ 100,000 \$ 10,000 \$ 15,000			
Parking Lot Patch/Repair/Seal/Striping Work Repair/Replace Pool Pumps Storm Water Repairs/Upkeep Slide Recoat/Protect	Vendor Vendor Vendor Vendor	\$ 25,000 \$ 100,000 \$ 10,000 \$ 15,000 \$ 9,000			
Parking Lot Patch/Repair/Seal/Striping Work Repair/Replace Pool Pumps Storm Water Repairs/Upkeep Slide Recoat/Protect Tree Work Throughout CDD Property	Vendor Vendor Vendor Vendor Vendor	\$ 25,000 \$ 100,000 \$ 10,000 \$ 15,000 \$ 9,000 \$ 25,000			
Parking Lot Patch/Repair/Seal/Striping Work Repair/Replace Pool Pumps Storm Water Repairs/Upkeep Slide Recoat/Protect Tree Work Throughout CDD Property Special Projects/Needs for the Golf Course	Vendor Vendor Vendor Vendor Vendor Vendor	\$ 25,000 \$ 100,000 \$ 10,000 \$ 15,000 \$ 9,000 \$ 25,000 \$ 20,000			
Parking Lot Patch/Repair/Seal/Striping Work Repair/Replace Pool Pumps Storm Water Repairs/Upkeep Slide Recoat/Protect Tree Work Throughout CDD Property Special Projects/Needs for the Golf Course Irrigation System Audit Upgrades Golf Course	Vendor Vendor Vendor Vendor Vendor Vendor Vendor	\$ 25,000 \$ 100,000 \$ 10,000 \$ 15,000 \$ 9,000 \$ 25,000 \$ 20,000 \$ 15,000			
Parking Lot Patch/Repair/Seal/Striping Work Repair/Replace Pool Pumps Storm Water Repairs/Upkeep Slide Recoat/Protect Tree Work Throughout CDD Property Special Projects/Needs for the Golf Course Irrigation System Audit Upgrades Golf Course Locker Room Redo Pools New Security Cart For All CDD Property And Golf Course Replace HVAC System REC	Vendor Vendor Vendor Vendor Vendor Vendor Vendor Vendor	\$ 25,000 \$ 100,000 \$ 10,000 \$ 15,000 \$ 9,000 \$ 25,000 \$ 20,000 \$ 15,000 \$ 15,000 \$ 12,000 \$ 45,000			
Parking Lot Patch/Repair/Seal/Striping Work Repair/Replace Pool Pumps Storm Water Repairs/Upkeep Slide Recoat/Protect Tree Work Throughout CDD Property Special Projects/Needs for the Golf Course Irrigation System Audit Upgrades Golf Course Locker Room Redo Pools New Security Cart For All CDD Property And Golf Course	Vendor Vendor Vendor Vendor Vendor Vendor Vendor Vendor Vendor	\$ 25,000 \$ 100,000 \$ 10,000 \$ 15,000 \$ 9,000 \$ 25,000 \$ 20,000 \$ 15,000 \$ 15,000 \$ 12,000			
Parking Lot Patch/Repair/Seal/Striping Work Repair/Replace Pool Pumps Storm Water Repairs/Upkeep Slide Recoat/Protect Tree Work Throughout CDD Property Special Projects/Needs for the Golf Course Irrigation System Audit Upgrades Golf Course Locker Room Redo Pools New Security Cart For All CDD Property And Golf Course Replace HVAC System REC	Vendor	\$ 25,000 \$ 100,000 \$ 10,000 \$ 15,000 \$ 9,000 \$ 25,000 \$ 20,000 \$ 15,000 \$ 15,000 \$ 12,000 \$ 45,000			
Parking Lot Patch/Repair/Seal/Striping Work Repair/Replace Pool Pumps Storm Water Repairs/Upkeep Slide Recoat/Protect Tree Work Throughout CDD Property Special Projects/Needs for the Golf Course Irrigation System Audit Upgrades Golf Course Locker Room Redo Pools New Security Cart For All CDD Property And Golf Course Replace HVAC System REC Replace HVAC System Golf	Vendor	\$ 25,000 \$ 100,000 \$ 10,000 \$ 15,000 \$ 9,000 \$ 25,000 \$ 20,000 \$ 15,000 \$ 15,000 \$ 12,000 \$ 45,000 \$ 20,000			
Parking Lot Patch/Repair/Seal/Striping Work Repair/Replace Pool Pumps Storm Water Repairs/Upkeep Slide Recoat/Protect Tree Work Throughout CDD Property Special Projects/Needs for the Golf Course Irrigation System Audit Upgrades Golf Course Locker Room Redo Pools New Security Cart For All CDD Property And Golf Course Replace HVAC System REC Replace HVAC System Golf Paint Kids Club and Lake House	Vendor	\$ 25,000 \$ 100,000 \$ 10,000 \$ 15,000 \$ 9,000 \$ 25,000 \$ 20,000 \$ 15,000 \$ 12,000 \$ 45,000 \$ 20,000 \$ 30,000			
Parking Lot Patch/Repair/Seal/Striping Work Repair/Replace Pool Pumps Storm Water Repairs/Upkeep Slide Recoat/Protect Tree Work Throughout CDD Property Special Projects/Needs for the Golf Course Irrigation System Audit Upgrades Golf Course Locker Room Redo Pools New Security Cart For All CDD Property And Golf Course Replace HVAC System REC Replace HVAC System Golf Paint Kids Club and Lake House Additional Tables and Chairs For Pool Deck (Last Order) Replace Light on Tennis Courts (4-Year Plan) Golf Dumpster Gate Replacement	Vendor	\$ 25,000 \$ 100,000 \$ 10,000 \$ 15,000 \$ 9,000 \$ 25,000 \$ 20,000 \$ 15,000 \$ 12,000 \$ 45,000 \$ 20,000 \$ 30,000 \$ 15,000 \$ 20,000 \$ 4,000			
Parking Lot Patch/Repair/Seal/Striping Work Repair/Replace Pool Pumps Storm Water Repairs/Upkeep Slide Recoat/Protect Tree Work Throughout CDD Property Special Projects/Needs for the Golf Course Irrigation System Audit Upgrades Golf Course Locker Room Redo Pools New Security Cart For All CDD Property And Golf Course Replace HVAC System REC Replace HVAC System Golf Paint Kids Club and Lake House Additional Tables and Chairs For Pool Deck (Last Order) Replace Light on Tennis Courts (4-Year Plan) Golf Dumpster Gate Replacement Cabinets/Tops all areas	Vendor	\$ 25,000 \$ 100,000 \$ 10,000 \$ 15,000 \$ 9,000 \$ 25,000 \$ 20,000 \$ 15,000 \$ 12,000 \$ 45,000 \$ 20,000 \$ 30,000 \$ 15,000 \$ 20,000 \$ 4,000 \$ 4,000			
Parking Lot Patch/Repair/Seal/Striping Work Repair/Replace Pool Pumps Storm Water Repairs/Upkeep Slide Recoat/Protect Tree Work Throughout CDD Property Special Projects/Needs for the Golf Course Irrigation System Audit Upgrades Golf Course Locker Room Redo Pools New Security Cart For All CDD Property And Golf Course Replace HVAC System REC Replace HVAC System Golf Paint Kids Club and Lake House Additional Tables and Chairs For Pool Deck (Last Order) Replace Light on Tennis Courts (4-Year Plan) Golf Dumpster Gate Replacement Cabinets/Tops all areas Slide Support Structure Repair/Rebuild/Paint	Vendor	\$ 25,000 \$ 100,000 \$ 10,000 \$ 15,000 \$ 9,000 \$ 25,000 \$ 20,000 \$ 15,000 \$ 12,000 \$ 45,000 \$ 20,000 \$ 30,000 \$ 15,000 \$ 20,000 \$ 10,000 \$ 10,000			
Parking Lot Patch/Repair/Seal/Striping Work Repair/Replace Pool Pumps Storm Water Repairs/Upkeep Slide Recoat/Protect Tree Work Throughout CDD Property Special Projects/Needs for the Golf Course Irrigation System Audit Upgrades Golf Course Locker Room Redo Pools New Security Cart For All CDD Property And Golf Course Replace HVAC System REC Replace HVAC System Golf Paint Kids Club and Lake House Additional Tables and Chairs For Pool Deck (Last Order) Replace Light on Tennis Courts (4-Year Plan) Golf Dumpster Gate Replacement Cabinets/Tops all areas Slide Support Structure Repair/Rebuild/Paint Various small Projects During The Year REC	Vendor	\$ 25,000 \$ 100,000 \$ 10,000 \$ 15,000 \$ 9,000 \$ 25,000 \$ 20,000 \$ 15,000 \$ 12,000 \$ 45,000 \$ 20,000 \$ 30,000 \$ 15,000 \$ 20,000 \$ 10,000 \$ 10,000 \$ 10,000 \$ 25,000			
Parking Lot Patch/Repair/Seal/Striping Work Repair/Replace Pool Pumps Storm Water Repairs/Upkeep Slide Recoat/Protect Tree Work Throughout CDD Property Special Projects/Needs for the Golf Course Irrigation System Audit Upgrades Golf Course Locker Room Redo Pools New Security Cart For All CDD Property And Golf Course Replace HVAC System REC Replace HVAC System Golf Paint Kids Club and Lake House Additional Tables and Chairs For Pool Deck (Last Order) Replace Light on Tennis Courts (4-Year Plan) Golf Dumpster Gate Replacement Cabinets/Tops all areas Slide Support Structure Repair/Rebuild/Paint	Vendor	\$ 25,000 \$ 100,000 \$ 10,000 \$ 15,000 \$ 9,000 \$ 25,000 \$ 20,000 \$ 15,000 \$ 12,000 \$ 45,000 \$ 20,000 \$ 30,000 \$ 15,000 \$ 20,000 \$ 10,000 \$ 10,000 \$ 10,000 \$ 10,000			
Parking Lot Patch/Repair/Seal/Striping Work Repair/Replace Pool Pumps Storm Water Repairs/Upkeep Slide Recoat/Protect Tree Work Throughout CDD Property Special Projects/Needs for the Golf Course Irrigation System Audit Upgrades Golf Course Locker Room Redo Pools New Security Cart For All CDD Property And Golf Course Replace HVAC System REC Replace HVAC System Golf Paint Kids Club and Lake House Additional Tables and Chairs For Pool Deck (Last Order) Replace Light on Tennis Courts (4-Year Plan) Golf Dumpster Gate Replacement Cabinets/Tops all areas Slide Support Structure Repair/Rebuild/Paint Various small Projects During The Year REC Camera Improvements and Additions Golf Tracer Project Practice Range (Study/Bids 2026)	Vendor	\$ 25,000 \$ 100,000 \$ 10,000 \$ 15,000 \$ 9,000 \$ 25,000 \$ 20,000 \$ 15,000 \$ 12,000 \$ 45,000 \$ 20,000 \$ 30,000 \$ 15,000 \$ 20,000 \$ 10,000 \$ 10,000 \$ 10,000 \$ 10,000 \$ 5,000			
Parking Lot Patch/Repair/Seal/Striping Work Repair/Replace Pool Pumps Storm Water Repairs/Upkeep Slide Recoat/Protect Tree Work Throughout CDD Property Special Projects/Needs for the Golf Course Irrigation System Audit Upgrades Golf Course Locker Room Redo Pools New Security Cart For All CDD Property And Golf Course Replace HVAC System REC Replace HVAC System Golf Paint Kids Club and Lake House Additional Tables and Chairs For Pool Deck (Last Order) Replace Light on Tennis Courts (4-Year Plan) Golf Dumpster Gate Replacement Cabinets/Tops all areas Slide Support Structure Repair/Rebuild/Paint Various small Projects During The Year REC Camera Improvements and Additions	Vendor	\$ 25,000 \$ 100,000 \$ 10,000 \$ 15,000 \$ 9,000 \$ 25,000 \$ 20,000 \$ 15,000 \$ 12,000 \$ 45,000 \$ 20,000 \$ 30,000 \$ 15,000 \$ 20,000 \$ 10,000 \$ 10,000 \$ 10,000 \$ 10,000	_		

South Village Community Development District Adopted Budget

Debt Service Series 2016 A1/A2 Special Assessment Refunding Bonds

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Adopted Budget
Description	FY2025	6/30/25	3 Months	9/30/25	FY 2026
REVENUES:					
Special Assessments-On Roll	\$1,477,362	\$1,472,726	\$4,636	\$1,477,362	\$1,477,362
Prepayments	-	12,800	-	12,800	-
Interest Earnings	-	53,700	7,500	61,200	-
Carry Forward Surplus ⁽¹⁾	160,711	-	-	96,682	123,192
TOTAL REVENUES	\$1,638,073	\$1,539,226	\$12,136	\$1,648,044	\$1,600,554
EXPENDITURES:	. , , , , , , , , , , , , , , , , , , ,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Series 2016 A1 - Refunding Bonds	#140004	#4.40.00.4	φ.	#4.40.00A	#420.40 <i>c</i>
Interest - 11/1	\$148,094	\$148,094	\$-	\$148,094	\$138,406
Special Call - 11/1	-	35,000	-	35,000	-
Interest - 5/1	148,094	147,472	-	147,472	138,406
Principal - 5/1	660,000	660,000	-	660,000	680,000
Special Call - 5/1	-	15,000	-	15,000	-
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	65,004
Special Call - 11/1	-	15,000	_	15,000	-
Interest - 5/1	69,951	69,585	_	69,585	65,004
Principal - 5/1	205,000	205,000	_	205,000	215,000
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
	20,700	20,700		20,700	
TOTAL EXPENDITURES	\$1,455,840	\$1,524,852	\$-	\$1,524,852	\$1,456,009
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$1,455,840	\$1,524,852	\$-	\$1,524,852	\$1,456,009
TOTAL EXPENDITURES					
TOTAL EXPENDITURES EXCESS REVENUES (EXPENDITURES)	\$182,233	\$1,524,852 \$14,374	\$- \$12,136	\$123,192	\$144,545
TOTAL EXPENDITURES	\$182,233			\$123,192 Interest Due 11/1	\$144,545 /26
TOTAL EXPENDITURES EXCESS REVENUES (EXPENDITURES)	\$182,233			\$123,192 Interest Due 11/1 2016 A1 Ref	\$144,545 /26 \$128,206
TOTAL EXPENDITURES EXCESS REVENUES (EXPENDITURES)	\$182,233			\$123,192 Interest Due 11/1	\$144,545
TOTAL EXPENDITURES EXCESS REVENUES (EXPENDITURES)	\$182,233			\$123,192 Interest Due 11/1 2016 A1 Ref	\$144,545 /26 \$128,206
TOTAL EXPENDITURES EXCESS REVENUES (EXPENDITURES)	\$182,233			\$123,192 Interest Due 11/1 2016 A1 Ref 2016 A1 Rev	\$144,545 /26 \$128,206 \$56,344

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2016 A1 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	7,955,000	2.750%		138,406	946,065.63
			600,000	ŕ	940,003.03
05/01/26	7,955,000	2.750%	680,000	138,406	046.649.50
11/01/26	7,275,000	3.000%	-	128,206	946,612.50
05/01/27	7,275,000	3.000%	700,000	128,206	
11/01/27	6,575,000	3.250%	-	116,831	945,037.50
05/01/28	6,575,000	3.250%	725,000	116,831	
11/01/28	5,850,000	3.500%	-	104,144	945,975.00
05/01/29	5,850,000	3.500%	750,000	104,144	
11/01/29	5,100,000	3.500%	-	91,019	945,162.50
05/01/30	5,100,000	3.500%	775,000	91,019	
11/01/30	4,325,000	3.500%	-	77,456	943,475.00
05/01/31	4,325,000	3.500%	805,000	77,456	·
11/01/31	3,520,000	3.500%	-	63,369	945,825.00
05/01/32	3,520,000	3.500%	835,000	63,369	,
11/01/32	2,685,000	3.625%	-	48,756	947,125.00
05/01/33	2,685,000	3.625%	865,000	48,756	,
11/01/33	1,820,000	3.625%	-	33,078	946,834.38
05/01/34	1,820,000	3.625%	895,000	33,078	1 11,11 1100
11/01/34	925,000	3.625%	-	16,856	944,934.38
05/01/35	925,000	3.625%	930,000	16,856	
03/01/33	723,000	3.02370	750,000	10,030	946,856.25
Total			\$7,960,000	\$1,636,244	\$10,403,903

^{**}Updated for 5/1/25 Special Call

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
Total			\$3,005,000	\$1,355,063	\$4,360,063

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%		65,004	65,004.38
05/01/26	2,710,000	4.350%	215,000	65,004	03,004.30
	2,495,000	4.350%	213,000	60,328	340,332.51
11/01/26	• •		225,000	•	340,332.31
05/01/27	2,495,000	4.875%	225,000	60,328	
11/01/27	2,270,000	4.875%	-	54,844	340,171.88
05/01/28	2,270,000	4.875%	235,000	54,844	
11/01/28	2,035,000	4.875%	-	49,116	338,959.38
05/01/29	2,035,000	4.875%	250,000	49,116	
11/01/29	1,785,000	4.875%	-	43,022	342,137.51
05/01/30	1,785,000	4.875%	260,000	43,022	
11/01/30	1,525,000	4.875%	-	36,684	339,706.26
05/01/31	1,525,000	4.875%	275,000	36,684	
11/01/31	1,250,000	4.875%	-	29,981	341,665.63
05/01/32	1,250,000	4.875%	285,000	29,981	
11/01/32	965,000	4.875%	-	23,034	338,015.63
05/01/33	965,000	4.875%	300,000	23,034	
11/01/33	665,000	4.875%	-	15,722	338,756.26
05/01/34	665,000	4.875%	315,000	15,722	,
11/01/34	350,000	4.875%	-	8,044	338,765.63
05/01/35	350,000	4.875%	330,000	8,044	338,043.75
Total			\$2,690,000	\$771,559	\$3,461,559

^{**}Updated for 5/1/25 Special Call

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
Total			\$830,000	\$499,250	\$1,329,250

Adopted Budget

Debt Service Series 2016 A3 Special Assessment Refunding Bonds

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Adopted Budget
Description	FY2025	6/30/25	3 Months	9/30/25	FY 2026
REVENUES:					
Special Assessments-On Roll	\$274,807	\$276,110	\$-	\$276,110	\$274,807
Interest Earnings	-	11,713	1,500	13,213	-
Carry Forward Surplus ⁽¹⁾	164,385	166,033	-	166,033	177,456
TOTAL REVENUES	\$439,192	\$453,856	\$1,500	\$455,356	\$452,264
EXPENDITURES:					
Series 2016 A3 - Refunding Bonds					
Interest - 11/1	38,025	38,025	-	38,025	35,388
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	38,025	37,875	-	37,875	35,388
Principal - 5/1	85,000	85,000	-	85,000	90,000
SpeciaL Call - 5/1	-	5,000	-	5,000	-
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	\$268,050	\$277,900	\$-	\$277,900	\$267,775
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$ -
TOTAL EXPENDITURES	\$268,050	\$277,900	\$-	\$277,900	\$267,775
EXCESS REVENUES (EXPENDITURES)	\$171,142	\$175,956	\$1,500	\$177,456	\$184,489
⁽¹⁾ Carry Forward is Net of Reserve Req	uirement		Dof Interest	t Due 11/1/26	¢22.012
dairy ronward is net of heserve heq	an cincin			t Due 11/1/26 t Due 11/1/26	\$32,913 \$53,500
			Kev -Interes	. Due 11/1/20 _	\$86,413
				=	ψ00,413

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2016 A3 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11 /01 /05	1 200 000	F F000/		25 200	25 207 50
11/01/25	1,200,000	5.500%	-	35,388	35,387.50
05/01/26	1,200,000	5.500%	90,000	35,388	
11/01/26	1,110,000	5.500%	-	32,913	158,300.00
05/01/27	1,110,000	5.500%	95,000	32,913	
11/01/27	1,015,000	6.000%	-	30,300	158,212.50
05/01/28	1,015,000	6.000%	100,000	30,300	
11/01/28	915,000	6.000%	-	27,300	157,600.00
05/01/29	915,000	6.000%	110,000	27,300	
11/01/29	805,000	6.000%	-	24,000	161,300.00
05/01/30	805,000	6.000%	115,000	24,000	
11/01/30	690,000	6.000%	-	20,550	159,550.00
05/01/31	690,000	6.000%	120,000	20,550	
11/01/31	570,000	6.000%	-	16,950	157,500.00
05/01/32	570,000	6.000%	130,000	16,950	
11/01/32	440,000	6.000%	-	13,050	160,000.00
05/01/33	440,000	6.000%	135,000	13,050	
11/01/33	305,000	6.000%	-	9,000	157,050.00
05/01/34	305,000	6.000%	145,000	9,000	
11/01/34	160,000	6.000%	-	4,650	158,650.00
05/01/35	160,000	6.000%	155,000	4,650	
					159,650.00
Total			\$1,195,000	\$428,200	\$1,623,200

^{**}Updated for 5/1/25 Special Call

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2016 A3 Special Assessment Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	2,140,000	5.000%		53,500	53,500.00
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	\$1,764,000	\$3,904,000

Community Development District

Adopted Budget

Debt Service Series 2019 Capital Improvement Bonds

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Adopted Budget	
Description	FY2025	6/30/25	3 Months	9/30/25	FY 2026	
REVENUES:						
Special Assessments-On Roll	\$223,713	\$221,501	\$2,212	\$223,713	\$223,713	
Interest Earnings	-	7,059	500	7,559	-	
Carry Forward Surplus ⁽¹⁾	107,742	105,770	-	105,770	115,456	
TOTAL REVENUES	\$331,455	\$334,330	\$2,712	\$337,042	\$339,169	
EXPENDITURES:						
Series 2019A						
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	
TOTAL EXPENDITURES	\$221,586	\$221,586	\$-	\$221,586	\$218,735	
Other Sources/(Uses)						
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-	
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$ -	\$-	\$-	
TOTAL EXPENDITURES	\$221,586	\$221,586	\$-	\$221,586	\$218,735	
EXCESS REVENUES (EXPENDITURES)	\$109,869	\$112,744	\$2,712	\$115,456	\$120,434	
(1) Carry Forward is Net of Reserve Requ	Interest D	Interest Due 11/1/26				

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	217,071.20		
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	220,100.00		
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	217,310.00		
11/01/27	2,775,000	4.750%	03,000	76,399	219,341.25		
05/01/28	2,775,000	4.750%	65,000	76,399 76,399	217,341.23		
11/01/28	2,710,000	4.750%	05,000	74,855	216,253.75		
05/01/29	2,710,000	4.750%	70,000	74,855	210,233.73		
11/01/29	2,640,000	5.450%	70,000	73,193	218,047.50		
05/01/30	2,640,000	5.450%	75,000	73,193	210,017.50		
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	213,611.26		
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	220,117.00		
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	0.4.7. (0.0.0.0		
11/01/44	950,000	5.600%	170.000	26,600	217,680.00		
05/01/45	950,000	5.600%	170,000	26,600	210 110 00		
11/01/45	780,000	5.600%	100.000	21,840	218,440.00		
05/01/46	780,000	5.600%	180,000	21,840	210 640 00		
11/01/46	600,000	5.600%	100.000	16,800	218,640.00		
05/01/47	600,000 410,000	5.600%	190,000	16,800	210 200 00		
11/01/47		5.600% 5.600%	200,000	11,480	218,280.00		
05/01/48 11/01/48	410,000 210,000	5.600% 5.600%	200,000	11,480 5,880	217,360.00		
05/01/49	210,000	5.600%	210,000	5,880 5,880	217,360.00		
	210,000	5.000%0	210,000	3,000	213,000.00		
Total			\$3,015,000	\$2,747,845	\$5,762,845		

Community Development District Non-Ad Valorem Assessments Comparison 2025-2026

Neighborhood	O&M Units	Bonds 2016 A1/2		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																					