

*South Village
Community Development District*

*Approved Budget
FY 2027*



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South Village CDD FY2027 Budget Summary

	Revenue	Expenses	Variance
District Totals	8,448,414	8,125,452	322,962

	Revenue	Expenses	Variance
General Fund	840,972	840,972	0
Rec Fund			
Assesments	1,376,969	0	1,376,969
Athletic Center/Tennis	120,650	476,015	(355,365)
Pool/Swim	65,000	330,574	(265,574)
Village Café, Store & Cabana Bar	196,350	194,870	1,480
Kids Club/Lake House	60,625	59,791	834
Administrative	0	494,751	(494,751)
Building Maintenance	0	263,593	(263,593)
Total	1,819,594	1,819,594	0
Golf Fund			
Golf Ops	2,373,290	1,009,310	1,363,980
Golf F&B	1,879,826	1,891,956	(12,130)
Golf Maint	0	1,079,695	(1,079,695)
Club Maint	0	81,350	(81,350)
Golf G&A	646,049	744,075	(98,026)
Total	4,899,165	4,806,386	92,779
Capital Reserve	888,683	658,500	230,183

	Revenue	Expenses	Variance
Debt Service			
2016 A1/A2	1,477,362	1,456,256	21,105
2016 A3	274,807	267,825	6,982
2019	223,713	220,885	2,828

Summary of Assessments:

FY2027	Net	Gross	Net Per Unit	Gross per Unit
General Fund	\$796,097.45	\$846,912.18	\$532.86	\$566.88
Capital Reserve	\$848,682.84	\$902,854.08	\$568.06	\$604.32
Golf - <small>Included in CR</small>	\$0.00	\$0.00	\$0.00	\$0.00
Rec Fund	\$1,376,969.00	\$1,464,860.64	\$921.67	\$980.50
Total	\$3,021,749.29	\$3,214,626.90	\$2,022.59	\$2,151.69
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 - <small>Included in CR</small>	\$0.00	\$0.00	\$0.00	\$0.00
Rec Fund	\$1,143,399.00	\$1,216,381.91	\$821.72	\$874.17
Total	\$2,703,919.10	\$2,876,509.68	\$1,866.24	\$1,985.37
Increase/(Decrease)				
General Fund	\$0.00	\$0.00	\$0.00	\$0.00
Capital Reserve	\$84,261.60	\$89,640.00	\$56.40	\$60.00
Golf - <small>Included in CR</small>	\$0.00	\$0.00	\$0.00	\$0.00
Rec Fund	\$233,570.00	\$248,478.72	\$99.95	\$106.33
Total	\$317,831.60	\$338,118.72	\$156.35	\$166.32

South Village
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Approved Budget FY 2027
REVENUES:			
Special Assessments - On Roll	\$796,099	\$786,956	\$796,097
Interest Income	30,000	21,953	44,875
TOTAL REVENUES	\$826,099	\$808,909	\$840,972
EXPENDITURES:			
Administrative			
Supervisor Fees	\$13,000	\$5,600	\$13,000
FICA Taxes	995	428	995
Engineering	10,000	1,646	10,000
Arbitrage Rebate	1,800	-	1,800
Dissemination Agent	10,029	5,850	10,530
Assessment Administration	6,253	6,253	6,565
Attorney	35,000	11,291	35,000
Annual Audit	8,500	-	8,500
Trustee Fees	14,840	4,445	14,840
Management Fees	61,348	35,786	65,029
Information Technology	2,123	1,238	2,229
Website Maintenance	1,336	779	1,402
Telephone	1,500	219	1,500
Postage & Delivery	1,000	445	1,000
Insurance General Liability	23,761	21,917	24,949
Printing & Binding	2,000	456	2,000
Legal Advertising	4,000	334	4,000
Other Current Charges	2,500	998	2,500
Office Supplies	100	11	100
Dues, Licenses & Subscriptions	175	175	175
Contingency	500	-	500
TOTAL ADMINISTRATIVE	\$200,759	\$97,872	\$206,615
Operations & Maintenance			
Security	\$83,663	\$37,188	\$94,859
Utilities	118,223	38,339	106,768
Landscape - Contract	295,162	152,416	307,087
Landscape - Contingency	45,000	2,400	38,000
Landscape - Irrigation Repairs	15,000	600	15,000
Repairs & Maintenance	33,293	1,670	35,100
Lake - Contract	35,000	17,172	37,544
TOTAL OPERATIONS & MAINTENANCE	\$625,340	\$249,785	\$634,358
TOTAL EXPENDITURES	\$826,099	\$347,657	\$840,972
EXCESS REVENUES (EXPENDITURES)	\$0	\$461,252	\$-

South Village

Community Development District

General Fund
Fiscal Year 2027

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 2027

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 S3 Security for patrols of the CDD property. Amount includes contingency for extra holiday patrols.

Schedule	Time Period	Annual Hours	Rate	Total
Regular	Bi-weekly (98 hours)	2548	\$ 27.95	\$ 71,216.60
Holidays	\$125/day surcharge (days)		\$ 125.00	\$ 1,125.00
On-Site Vehicle	Monthly		\$ 1,500.00	\$ 18,000.00
		Contingency (5%)		\$ 4,517.08
				\$ 94,858.68

Utilities

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

Account #	Service Address	Avg/Month	Annual
8966956	1-886 Oakleaf Plantation Pkwy Irr	\$41.70	\$500.42
8966959	1433-1 Eagle Crossing Dr Restroom	\$58.17	\$698.03
9082354	875 TB Irrigation	\$344.48	\$4,133.76
9117336	992 TB Camera Station	\$41.70	\$500.38
9117339	749 TB Camera Station	\$43.02	\$516.18
9117340	3853 Pines Dr Camera Station	\$38.90	\$466.76
9121614	938 TB Restroom	\$47.64	\$571.68
9266469	3935-2 Eagle Landing/St lights	\$86.12	\$1,033.46
9266477	3935-1 Eagle Landing/Water Fall	\$1,366.55	\$16,398.65
9266478	4045-2 Eagle Crossing Dr	\$63.25	\$758.96
		\$2,131.52	\$25,578.28

South Village

Community Development District

General Fund Fiscal Year 2027

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	\$652.19	\$7,826.24
213119	3988-1 Eagle Landing Parkway	R - EL Pkwy, Closest to Golf Club	\$143.75	\$1,725.00
215602	3968-1 Eagle Landing Parkway	R - EL Pkwy, Near Hole #11 Green	\$182.82	\$2,193.85
220803	3973 Eagle Landing Parkway	R - Near Sales Center	\$336.57	\$4,038.86
222067	3989 Eagle Landing Parkway	P - Golf Club	\$1,138.46	\$13,661.50
229064	3979-2 Eagle Landing Parkway	P - Irrigation and Tennis Court Irrigation	\$1,448.74	\$17,384.84
230632	3965-1 Eagle Landing Parkway	P - Pool Tank	\$269.93	\$3,239.18
230638	3965-2 Eagle Landing Parkway	P - Pool Deck Irrigation	\$122.26	\$1,467.14
230640	3965-3 Eagle Landing Parkway	P - Pool Tank	\$144.02	\$1,728.18
230641	3975 Eagle Landing Parkway	P - Resident's Club Building	\$323.43	\$3,881.18
230642	3979 Eagle Landing Parkway	P - Athletic Center Building	\$243.55	\$2,922.55
235500	4108-1 Eagle Landing Parkway Irr	R - Oakmont Pond Common Area	\$114.85	\$1,378.18
233750	1433-1 Eagle Landing Parkway	R - Eagle Crossing RR Common Area	\$137.48	\$1,649.71
502768	2180 Club Lake Drive Reclaimed Irr	R - Park w/ Jennings State Forest Entr	\$40.42	\$485.08
556739	1294 Autumn Pines Drive	R - Park with Shade Cover on AP	\$0.00	\$0.00
589114	932 Tynes Blvd	P - Lake Park Restroom Building	\$30.18	\$362.19
589118	932 Tynes Blvd - Recl Irr	R - Lake Park and Tynes Blvd	\$141.02	\$1,692.21
589635	988 Tynes Blvd - Recl Irr	R - Pocket Park closest to Two Creeks	\$155.60	\$1,867.17
589637	953 Tynes Blvd - Recl Irr	R - Pocket Park across from Lake Park	\$126.53	\$1,518.38
589665	1003 Oakland Hills - Recl Irr	R - Pocket Park on Oakland Hills/Spyglass	\$49.94	\$599.28
	Contingency		\$155.23	\$1,862.79
			\$5,956.96	\$71,483.51

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 Budget
Recreation Center Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Approved Budget FY 2027
REVENUES:			
Athletic Center/Tennis			
Guest Fees	\$14,100	\$7,696	\$19,000
Pro shop	13,000	4,331	15,400
Fitness	8,000	4,343	17,750
Lessons & Clinics	78,000	15,152	68,500
Sub Total Athletic Center/Tennis	\$113,100	\$31,522	\$120,650
Swim Park & Resident Club			
Guest Fees	\$32,000	\$15,792	\$9,850
Swim Lessons	8,000	-	7,650
Clubroom Rentals	30,000	12,670	30,000
Swim Team	15,500	-	17,500
Sub Total Swim Park & Resident Club	\$85,500	\$28,462	\$65,000
Village Café, Store, and Cabana Bar			
Food	\$100,000	\$12,782	\$101,775
NA Other	-	-	6,375
Beer	35,000	3,680	21,375
Wine	3,000	91	1,375
Liquor	95,100	15,323	63,400
Merchandise	-	-	2,050
Sub Total Village Café, Store, and Cabana Bar	\$233,100	\$31,876	\$196,350
Kids Club/Lake House:			
Kids Club Rentals	\$1,000	\$-	\$3,775
Summer Camp and Kids Club Programs	56,550	2,621	56,850
Sub Total Kids Club/Lake House:	\$57,550	\$2,621	\$60,625
Non Operating Income:			
Rec Fund Assessments	\$1,227,655	\$1,227,655	\$1,376,969
Sub Total Non Operating Income:	\$1,227,655	\$1,227,655	\$1,376,969
TOTAL REVENUES	\$1,716,905	\$1,322,136	\$1,819,594

South Village
Community Development District
Approved Budget
Recreation Center Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Approved Budget FY 2027
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OPERATING EXPENSES

Athletic Center / Tennis

Payroll	\$279,279	\$142,150	\$266,151
Payroll Cost	53,142	29,666	124,952
COGS	9,750	771	8,509
Bank & CC Fees	-	-	2,243
Tournament Expense	600	149	2,300
Cleaning & Operating Supplies	24,959	20,234	11,690
Utilities, Telephone, & Internet	-	18,719	29,860
Cable TV & Music	6,000	4,884	4,200
Uniforms	-	-	850
R&M Courts, Equip. & Building	54,150	11,366	25,260

Sub Total Athletic Center / Tennis	\$427,880	\$227,939	\$476,015
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Pool/Swim:

Payroll	\$208,042	\$83,570	\$188,620
Payroll Cost	34,166	16,104	42,689
Bank & CC Fees	3,960	-	1,300
Utilities, Telephone, & Internet	53,000	16,541	18,830
Gas	6,150	13,145	4,350
R&M Pool, Equip. & Building	16,500	1,068	10,625
Chemicals	46,800	31,301	49,260
Uniforms	-	-	600
Cleaning & Operating Supplies	7,000	1,557	6,650
Swim Team Cost	4,000	728	6,300
Permits, Dues & License	1,000	-	1,350

Sub Total Pool/Swim:	\$380,618	\$164,014	\$330,574
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Village Café, Store, and Cabana Bar

Gross Payroll	\$88,876	\$25,216	\$79,206
Payroll Cost	14,411	5,024	15,445
COGS	103,300	8,441	76,487
Bank & CC Fees	2,074	-	3,927
Gas	6,532	518	2,550
R&M Equipment & Building	2,000	2,429	3,400
Professional Services	6,800	938	3,050
Cleaning & Operating Supplies	15,750	3,069	10,555
Uniforms	1,000	-	250

Sub Total Village Café, Store, and Cabana Bar	\$240,743	\$45,635	\$194,870
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South Village
Community Development District
Approved Budget
Recreation Center Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Approved Budget FY 2027
Administrative			
Gross Payroll	\$107,668	\$69,111	\$116,098
Payroll Cost	30,900	27,375	31,113
Bank CC Fees	12,000	5,277	2,700
Insurance	42,000	3,636	87,000
Professional Services	-	-	3,000
Employee Food Discounts	-	2,396	5,200
Dues & Subscriptions, Travel & Education	-	-	5,950
Fees, Permits, & Licenses	1,000	(30)	4,850
Plants, Flowers, & Decorations	2,000	117	1,600
Cleaning & Operating Supplies	29,200	10,819	6,530
Computer Related & IT	12,000	10,579	26,860
Waste Removal	-	4,825	12,900
Cable TV & Music	5,100	313	3,000
Utilities, Telephone, & Internet	6,000	14,682	35,950
Management Fees	56,000	76,298	97,330
Marketing & Member Relations	84,000	27,907	54,670
Sub Total Administrative	\$387,868	\$253,305	\$494,751
Building Maintenance			
Gross Payroll	\$143,214	\$72,266	\$175,232
Payroll Cost	27,482	12,122	39,301
Professional Services	3,600	2,971	25,060
Cleaning & Operating Supplies	-	-	4,500
T&E (Mileage)	-	-	1,800
R&M Electrical & Mechanical	19,740	8,586	13,200
R&M Paths, Walls, Community	7,150	1,600	2,000
Landscape	-	-	2,100
Uniforms	-	-	400
Sub Total Building Maintenance	\$201,186	\$97,545	\$263,593
Lake House/Kids Club:			
Gross Payroll	\$39,364	\$2,783	\$29,565
Payroll Cost	9,447	327	5,026
Uniforms	-	-	300
Equipment Rental & R&M	799	-	4,600
Member Relations	20,500	2,210	14,250
Cleaning & Operating Supplies	8,500	766	6,050
Sub Total Lake House/Kids Club:	\$78,610	\$6,086	\$59,791
TOTAL OPERATING EXPENSES	\$1,716,905	\$794,524	\$1,819,594
EXCESS REVENUES (EXPENDITURES)	\$-	\$527,612	\$-

South Village
Community Development District
Recreation Center Fund
Fiscal Year 2027

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

South Village
Community Development District
Recreation Center Fund
Fiscal Year 2027

EXPENSES	DESCRIPTION
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Athletic Center

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.

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	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.

CAFÉ

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

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	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 2027

EXPENSES	DESCRIPTION
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ADMINISTRATIVE

Gross Payroll	Salaries for Administrative Staff.
Payroll Cost	Payroll processing fees including Benefits and 401k.
Bank CC Fees	Fees due to credit card company for processing of charges.
Insurance	Amenity property insurance.
Resident Relations	Cost for resident mixers and other community events.
Permits/Fees	Music licensing permits
Décor	Seasonal Holiday Decorations.
Print/Paper/Stationary	Printing costs and office supplies.
Computer/Jonas	Fees for IT Support and Jonas POS software.
Operational Supplies All Areas/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	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

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.

South Village
Community Development District
Approved Budget
Golf Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Approved Budget FY 2027
REVENUES:			
Golf Operations			
Guest Fees & Tournament Fees	\$1,752,414	\$988,672	\$1,860,095
Member Trail Fees	150,000	78,945	197,100
Pro shop Merchandise	224,130	114,173	232,065
Driving Range, Rentals, and Misc.	86,100	43,340	84,030
		-	
Sub Total Golf Operations	\$2,212,644	\$1,225,130	\$2,373,290
Golf F&B			
Food	\$1,273,300	\$550,749	\$1,090,537
Beer	314,882	106,219	221,515
Wine	59,022	20,129	25,559
Liquor	232,262	193,165	340,793
NA & Tobacco	-	-	26,752
Banquet Gross Sales	24,174	94,390	156,370
Banquet Rental			18,300
Sub Total Golf F&B	\$1,903,640	\$964,652	\$1,879,826
Golf G&A			
All Member Dues	\$597,000	\$372,563	\$623,149
Initiation Fees	12,000	13,150	22,900
Sub Total Golf G&A	\$609,000	\$385,713	\$646,049
TOTAL REVENUES	\$4,725,284	\$2,575,495	\$4,899,165

OPERATING EXPENSES

Golf Operations			
Payroll	\$440,402	\$227,948	\$451,276
Payroll Costs	69,060	40,272	110,760
COGS	166,290	75,580	161,404
Bank & CC Fees	49,784	36,101	55,320
Cart Lease and R&M	146,400	97,765	152,250
Dues, Subscriptions, and Professional Fees	10,200	8,375	20,750
Tournament Expenses	12,000	6,530	19,200
Reservation/Tee Sheet Systems	10,500	6,638	9,000
Supplies and Misc.	39,500	20,446	26,000
Staff Uniforms	3,000	1,176	3,350
Sub Total Golf Operations	\$947,136	\$520,831	\$1,009,310

South Village
Community Development District
Approved Budget
Golf Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Approved Budget FY 2027
		-	
Golf F&B			
Payroll	\$871,613	\$513,847	\$833,804
Payroll Cost	180,353	149,896	211,719
COGS	666,551	390,390	693,046
Bank & CC Fees	51,767	35,835	56,057
Cleaning & Operating Supplies	33,650	15,692	21,450
Professional Services	9,000	4,029	2,000
Gas & Propane	33,000	18,530	33,200
Linen Service	18,600	12,580	21,350
Paper Goods	14,800	10,809	7,750
Staff Uniforms	4,000	923	2,400
Equipment Leases / R&M	4,500	4,247	9,180
Sub Total Golf F&B	\$1,887,834	\$1,156,778	\$1,891,956
		-	
Golf Course Maintenance			
Gross Payroll	\$510,466	\$262,256	\$512,368
Payroll Cost	101,770	58,162	121,657
Fertilizer & Chemicals	151,500	112,195	155,925
Gas	43,600	20,079	22,800
Sand & Gravel	10,000	14,901	8,250
Sod, Seed, & Mulch	3,500	10,349	13,000
Professional Services	500	-	14,500
Dues & Subscriptions	4,000	-	1,500
Operatings Supplies	3,500	1,063	9,365
Uniforms	3,000	267	1,700
Waste Removal	9,000	1,128	3,000
Equipment Lease and Rentals, R&M	192,850	99,327	166,150
Utilities	47,300	23,115	49,480
Sub Total Golf Course Maintenance	\$1,080,986	\$602,842	\$1,079,695
Golf Clubhouse Maintenance			
Payroll Cost	\$33,000	\$23,493	\$30,000
Payroll Cost	4,950	3,618	7,300
Professional Services	-	-	15,600
Plants, Flowers, Decorations	1,250	546	2,600
R&M Building & Equipment	-	-	3,900
Cleaning & Operating Supplies	6,000	3,019	21,950
Sub Total Golf Clubhouse Maintenance	\$45,200	\$30,676	\$81,350

South Village
Community Development District
Approved Budget
Golf Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Approved Budget FY 2027
Golf G&A			
Gross Payroll	\$155,828	\$89,932	\$189,672
Payroll Cost	29,374	26,811	45,323
Bank Fees & CC Fees	900	13,084	5,760
Pest Control & Waste Removal	26,400	4,170	18,900
Dues & Subscriptions, Travel & Education	46,150	11,512	6,775
Equipment Lease (Printer)	4,800	1,396	4,200
Insurance	108,000	40,187	129,000
Licenses, Permits, & Legal Fees	3,000	-	2,800
Management Fees	132,000	76,820	97,020
Property Tax	43,300	42,318	37,800
Computer Related & IT	15,600	21,940	14,835
Office Supplies, Printing, Postage, & Misc.	42,300	16,905	17,260
Employee Food Discounts		23,936	39,200
Utilities, Telephone, & Internet	34,800	14,407	50,400
Cable TV & Music	65,400	35,906	13,440
Marketing & Member Relations	73,000	18,158	71,690
Sub Total Golf G&A	\$780,852	\$437,482	\$744,075
TOTAL OPERATING EXPENSES	\$4,742,008	\$2,748,609	\$4,806,386
NET OPERATING INCOME	\$(16,724)	\$(173,114)	\$92,779
Non-Operating Revenues/(Expenses)			
Interfund Transfer	\$105,000	\$-	\$-
TOTAL NON-OPERATING REVENUES/(EXPENSES)	\$105,000	\$-	\$-
EXCESS REVENUES (EXPENDITURES)	\$88,276	\$(173,114)	\$92,779

South Village
Community Development District

Golf Fund
Fiscal Year 2027

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

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

South Village
Community Development District

Golf Fund
Fiscal Year 2027

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

South Village
Community Development District
Approved Budget
Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Approved Budget FY 2027
REVENUES:			
Special Assessments - On Roll	\$764,421	\$681,851	\$848,683
Initiation Fees	40,000	30,250	40,000
Carry Forward Surplus	618,180	527,259	618,180
TOTAL REVENUES	\$1,422,601	\$1,239,360	\$1,506,863
EXPENDITURES:			
Capital Outlay/Repair & Replacement	515,000	596,180	658,500
TOTAL EXPENDITURES:	\$515,000	\$596,180	\$658,500
Other Sources/(Uses)			
Interfund Transfer In/(Out)	(105,000)	-	-
TOTAL OTHER SOURCES/(USES)	\$(105,000)	\$-	\$-
EXCESS REVENUES (EXPENDITURES)	\$802,601	\$643,180	\$848,363

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
Total Projects For Fiscal year 25/26		\$	515,000

South Village
Community Development District

Approved Budget

Debt Service Series 2016 A1/A2 Special Assessment Refunding Bonds

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Approved Budget FY 2027
REVENUES:			
Special Assessments-On Roll	\$1,477,362	\$1,451,661	\$1,477,362
Prepayments	-	35,871	-
Interest Earnings	-	36,376	-
Carry Forward Surplus ⁽¹⁾	135,466	-	391,193
TOTAL REVENUES	\$1,612,828	\$1,523,908	\$1,868,555
EXPENDITURES:			
Series 2016 A1 - Refunding Bonds			
Interest - 11/1	\$138,406	\$138,406	\$128,206
Special Call - 11/1	-	5,000	-
Interest - 5/1	138,406	-	128,206
Principal - 5/1	680,000	-	700,000
Special Call - 5/1	-	-	-
Series 2016 A1 - Revenue Bonds			
Interest - 11/1	56,344	56,344	56,344
Interest - 5/1	56,344	-	56,344
Series 2016 A2 - Refunding Bonds			
Interest - 11/1	65,004	65,004	60,328
Special Call - 11/1	-	5,000	-
Interest - 5/1	65,004	-	60,328
Principal - 5/1	215,000	-	225,000
Special Call - 5/1	-	-	-
Series 2016 A2 - Revenue Bonds			
Interest - 11/1	20,750	20,750	20,750
Interest - 5/1	20,750	-	20,750
TOTAL EXPENDITURES	\$1,456,008	\$290,504	\$1,456,256
Other Sources/(Uses)			
Interfund transfer In/(Out)	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-
TOTAL EXPENDITURES	\$1,456,008	\$290,504	\$1,456,256
EXCESS REVENUES (EXPENDITURES)	\$156,820	\$1,233,404	\$412,298

⁽¹⁾ Carry Forward is Net of Reserve Requirement

\$116,831
\$56,344
\$54,844
\$20,750
<u>\$116,831</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
11/01/25	7,955,000	2.750%	-	138,406	946,065.63
05/01/26	7,955,000	2.750%	680,000	138,406	
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	
11/01/34	925,000	3.625%	-	16,856	944,934.38
05/01/35	925,000	3.625%	930,000	16,856	-
					946,856.25
Total			\$7,960,000	\$1,636,244	\$10,403,903

**Updated for 5/1/25 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
Total			\$3,005,000	\$1,355,063	\$4,360,063

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	2,710,000	4.350%	-	65,004	65,004.38
05/01/26	2,710,000	4.350%	215,000	65,004	
11/01/26	2,495,000	4.350%	-	60,328	340,332.51
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

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

South Village
Community Development District
Approved Budget

Debt Service Series 2016 A3 Special Assessment Refunding Bonds

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Approved Budget FY 2027
REVENUES:			
Special Assessments-On Roll	\$274,807	\$276,110	\$274,807
Interest Earnings	-	14,801	-
Carry Forward Surplus ⁽¹⁾	180,544	166,033	178,182
TOTAL REVENUES	\$455,351	\$456,944	\$452,989
EXPENDITURES:			
Series 2016 A3 - Refunding Bonds			
Interest - 11/1	35,388	38,025	32,913
Special Call - 11/1	-	5,000	-
Interest - 5/1	35,388	37,875	32,913
Principal - 5/1	90,000	85,000	95,000
Special Call - 5/1	-	5,000	-
Series 2016 A3 - Revenue Bonds			
Interest - 11/1	53,500	53,500	53,500
Interest - 5/1	53,500	53,500	53,500
TOTAL EXPENDITURES	\$267,775	\$277,900	\$267,825
Other Sources/(Uses)			
Interfund transfer In/(Out)	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-
TOTAL EXPENDITURES	\$267,775	\$277,900	\$267,825
EXCESS REVENUES (EXPENDITURES)	\$187,576	\$179,044	\$185,164

⁽¹⁾ Carry Forward is Net of Reserve Requirement

\$32,913
\$53,500
<u>\$86,413</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
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

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
11/01/25	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

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

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Approved Budget FY 2027
REVENUES:			
Special Assessments-On Roll	\$223,713	\$221,501	\$223,713
Interest Earnings	-	8,815	-
Carry Forward Surplus ⁽¹⁾	117,212	105,770	120,063
TOTAL REVENUES	\$340,925	\$336,086	\$343,776
EXPENDITURES:			
Series 2019A			
Interest - 11/1	79,368	80,793	77,943
Interest - 5/1	79,368	80,793	77,943
Principal - 5/1	60,000	60,000	65,000
TOTAL EXPENDITURES	\$218,735	\$221,586	\$220,885
Other Sources/(Uses)			
Interfund transfer In/(Out)	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-
TOTAL EXPENDITURES	\$218,735	\$221,586	\$220,885
EXCESS REVENUES (EXPENDITURES)	\$122,190	\$114,500	\$122,891

⁽¹⁾ Carry Forward is Net of Reserve Requirement

\$77,943
\$77,943

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

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

South Village
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Bonds 2016 A1/2	Bonds 2016 A3	Bonds 2019	Annual Maintenance Assessments						Annual Debt Assessments						Total Assessed Per Unit								
					FY2027				Gross	FY2026	Increase/(decrease)	FY2027			FY2026			Increase/(decrease)	FY2027			FY2026			Increase/(decrease)
					O&M / Rec Center	Golf	Capital Reserve	Total				2016A1/2	2016A3	2019	2016A1/2	2016A3	2019		2016A1/2	2016A3	2019				
Platted Lots	1494	1063	197	162	\$1,544.00	\$0.00	\$604.32	\$2,148.32	\$1,982.00	\$166.32	\$1,470.05	\$1,484.00	\$1,469.09	\$1,470.05	\$1,484.00	\$1,469.09	\$0.00	\$3,618.37	\$3,632.32	\$3,617.41	\$3,452.05	\$3,466.00	\$3,451.09	\$166.32	
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	\$3,923.46	\$0.00	\$0.00	\$3,923.46	\$3,923.46	\$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																					