South Village
Community Development District

Adopted Budget
FY 2027

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South Village CDD FY2027 Budget Summary

		Revenue	Expenses	Variance
District Totals		8,449,776	8,126,308	323,467

		Revenue	Expenses	Variance
General Fund	**Total**	**842,872**	**842,872**	**0**
Rec Fund	Assesments	1,356,424	0	1,356,424
	Athletic Center/Tennis	120,650	453,137	(332,487)
	Pool/Swim	65,000	323,417	(258,417)
	Village Café, Store & Cabana Bar	196,350	190,536	5,814
	Kids Club/Lake House	60,624	59,791	833
	Administrative	0	508,574	(508,574)
	Building Maintenance	0	263,593	(263,593)
	Total	**1,799,048**	**1,799,048**	**0**
Golf Fund	Golf Ops	2,374,228	953,990	1,420,238
	Golf F&B	1,898,860	1,843,176	55,684
	Golf Maint	0	1,079,695	(1,079,695)
	Club Maint	0	81,350	(81,350)
	Golf G&A	686,000	867,677	(181,677)
	Total	**4,959,088**	**4,825,888**	**133,200**
Capital Reserve	**Total**	**848,767**	**658,500**	**190,267**

		Revenue	Expenses	Variance
Debt Service	2016 A1/A2	1,477,362	1,454,250	23,112
	2016 A3	274,807	267,225	7,582
	2019	223,713	220,885	2,828

Summary of Assessments:

FY2027	Net	Gross	Net Per Unit	Gross per Unit
General Fund	$812,872.45	$864,757.93	$544.09	$578.82
Capital Reserve	$848,767.10	$902,943.72	$568.12	$604.38
Golf - Included in CR	$0.00	$0.00	$0.00	$0.00
Rec Fund	$1,356,424.00	$1,443,004.26	$907.91	$965.87
Total	**$3,018,063.55**	**$3,210,705.90**	**$2,020.12**	**$2,149.07**
FY2026	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	$511.66	$544.32
Golf - Included in CR	$0.00	$0.00	$0.00	$0.00
Rec Fund	$1,143,399.00	$1,216,381.91	$821.72	$871.54
Total	**$2,619,656.30**	**$2,786,868.40**	**$1,866.24**	**$1,982.74**
Increase/(Decrease)				
General Fund	$16,773.59	$17,844.24	$11.23	$11.94
Capital Reserve	$168,608.66	$179,370.91	$56.46	$60.06
Golf - Included in CR	$0.00	$0.00	$0.00	$0.00
Rec Fund	$213,025.00	$226,622.34	$86.19	$94.33
Total	**$398,407.25**	**$423,837.50**	**$153.88**	**$166.33**

South Village
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:				
Special Assessments - On Roll	$796,099	$797,438	$797,438	$812,872
Interest Income	30,000	29,917	32,000	30,000
TOTAL REVENUES	**$826,099**	**$827,355**	**$829,438**	**$842,872**
EXPENDITURES:				
Administrative				
Supervisor Fees	$13,000	$7,000	$9,400	$13,000
FICA Taxes	995	536	720	995
Engineering	10,000	4,981	6,641	10,000
Arbitrage Rebate	1,800	-	1,800	1,800
Dissemination Agent	10,029	7,522	10,029	10,530
Assessment Administration	6,253	6,253	6,253	6,565
Attorney	35,000	17,672	28,717	35,000
Annual Audit	8,500	-	8,500	8,500
Trustee Fees	14,840	4,445	14,228	14,840
Management Fees	61,348	46,011	61,348	65,029
Information Technology	2,123	1,592	2,123	2,229
Website Maintenance	1,336	1,002	1,336	1,402
Telephone	1,500	268	357	1,500
Postage & Delivery	1,000	3,497	4,663	1,000
Insurance General Liability	23,761	21,917	21,917	24,949
Printing & Binding	2,000	659	879	2,000
Legal Advertising	4,000	711	3,211	4,000
Other Current Charges	2,500	1,710	2,280	2,500
Office Supplies	100	11	36	100
Dues, Licenses & Subscriptions	175	175	175	175
Contingency	500	-	500	500
TOTAL ADMINISTRATIVE	**$200,759**	**$125,962**	**$185,112**	**$206,615**
Operations & Maintenance				
Security	$83,663	$55,988	$74,651	$94,859
Utilities	118,223	63,967	103,946	106,768
Landscape - Contract	295,162	152,416	302,949	307,087
Landscape - Contingency	45,000	2,400	27,400	40,000
Landscape - Irrigation Repairs	15,000	600	8,100	15,000
Repairs & Maintenance	33,293	8,294	23,294	35,000
Lake - Contract	35,000	25,758	34,344	37,544
TOTAL OPERATIONS & MAINTENANCE	**$625,340**	**$309,423**	**$574,684**	**$636,258**
TOTAL EXPENDITURES	**$826,099**	**$435,385**	**$759,796**	**$842,872**
EXCESS REVENUES (EXPENDITURES)	**$0**	**$391,970**	**$69,642**	**$-**

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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.

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

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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

Adopted Budget

Recreation Center Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:				
Athletic Center/Tennis				
Guest Fees	$14,100	$13,708	$15,000	$19,000
Pro shop	13,000	5,566	10,000	15,400
Fitness	8,000	7,449	13,400	17,750
Lessons & Clinics	78,000	22,981	45,000	68,500
Merch COGS	(9,750)	-	-	-
Sub Total Athletic Center/Tennis	**$103,350**	**$49,704**	**$83,400**	**$120,650**
Swim Park & Resident Club				
Guest Fees	$32,000	$15,479	$24,000	$9,850
Swim Lessons	8,000	3,260	40,000	7,650
Clubroom Rentals	30,000	3,893	4,500	30,000
Swim Team	15,500	15,010	22,000	17,500
Sub Total Swim Park & Resident Club	**$85,500**	**$37,642**	**$90,500**	**$65,000**
Village Café, Store, and Cabana Bar				
Food	$100,000	$35,857	$71,300	$101,775
NA Other	-	80	500	6,375
Beer	35,000	6,315	18,500	21,375
Wine	3,000	260	650	1,375
Liquor	95,100	26,644	52,000	63,400
Merchandise	-	-	500	2,050
Sub Total Village Café, Store, and Cabana Bar	**$233,100**	**$69,156**	**$143,450**	**$196,350**
Kids Club/Lake House:				
Kids Club Rentals	$1,000	$-	$-	$3,774
Summer Camp and Kids Club Programs	56,550	27,261	53,250	56,850
Sub Total Kids Club/Lake House:	**$57,550**	**$27,261**	**$53,250**	**$60,624**
Non Operating Income:				
Rec Fund Assessments	$1,227,655	$1,230,422	$1,230,422	$1,356,424
Sub Total Non Operating Income:	**$1,227,655**	**$1,230,422**	**$1,230,422**	**$1,356,424**
TOTAL REVENUES	**$1,707,155**	**$1,414,185**	**$1,601,022**	**$1,799,048**

South Village

Community Development District

Adopted Budget

Recreation Center Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Thru 9/30/26	Adopted Budget FY 2027
OPERATING EXPENSES				
Athletic Center / Tennis				
Payroll	$279,279	$190,742	$275,000	$305,309
Payroll Cost	53,142	40,068	60,000	65,159
COGS	-	1,314	3,700	8,509
Tournament Expense	600	21,602	5,000	2,300
Cleaning & Operating Supplies	24,959	16,363	16,500	11,690
Utilities, Telephone, & Internet	-	27,096	29,000	29,860
Cable TV & Music	6,000	5,114	8,000	4,200
Uniforms	-	269	800	850
R&M Courts, Equip. & Building	54,150	21,132	44,000	25,260
Sub Total Athletic Center / Tennis	**$418,130**	**$323,700**	**$442,000**	**$453,137**
		-	-	
Swim Park & Resident Club				
Payroll	$208,042	$138,928	$210,428	$188,000
Payroll Cost	34,166	26,584	46,294	37,452
Bank & CC Fees	3,960	-	-	-
Utilities, Telephone, & Internet	53,000	23,143	27,000	18,830
Gas	6,150	13,391	16,200	4,350
R&M Pool, Equip. & Building	16,500	4,455	16,500	10,625
Chemicals	46,800	39,594	57,594	49,260
Uniforms	-	639	639	600
Cleaning & Operating Supplies	7,000	7,428	9,000	6,650
Swim Team Cost	4,000	3,258	3,500	6,300
Permits, Dues & License	1,000	-	1,000	1,350
Sub Total Swim Park & Resident Club	**$380,618**	**$257,420**	**$388,155**	**$323,417**
		-	-	
Village Café, Store, and Cabana Bar				
Gross Payroll	$88,876	$47,425	$80,000	$78,861
Payroll Cost	14,411	10,003	15,000	15,383
COGS	103,300	28,817	59,500	76,487
Bank & CC Fees	2,074	-	-	-
Gas	6,532	518	3,000	2,550
R&M Equipment & Building	2,000	2,006	3,800	3,400
Professional Services	6,800	3,112	5,000	3,050
Cleaning & Operating Supplies	15,750	5,074	11,500	10,555
Uniforms	1,000	201	701	250
Sub Total Village Café, Store, and Cabana Bar	**$240,743**	**$97,156**	**$178,501**	**$190,536**

South Village

Community Development District

Adopted Budget

Recreation Center Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Thru 9/30/26	Adopted Budget FY 2027
Administrative				
Gross Payroll	$107,668	$89,856	$111,000	$116,098
Payroll Cost	30,900	31,571	37,000	29,372
Bank CC Fees	12,000	8,859	18,500	13,270
Insurance	42,000	3,636	40,000	87,000
Professional Services	-	6,817	7,500	3,000
Employee Food Discounts	-	2,872	3,500	5,200
Dues & Subscriptions, Travel & Education	-	-	1,000	5,950
Fees, Permits, & Licenses	1,000	1,860	2,700	4,850
Plants, Flowers, & Decorations	2,000	117	800	1,600
Cleaning & Operating Supplies	29,200	5,872	10,000	6,530
Computer Related & IT	12,000	27,097	31,000	26,860
Waste Removal	-	8,297	12,750	12,900
Cable TV & Music	5,100	2,810	4,500	3,000
Utilities, Telephone, & Internet	6,000	13,271	17,500	35,950
Management Fees	56,000	80,033	87,000	102,324
Marketing & Member Relations	84,000	41,330	67,000	54,670
Sub Total Administrative	**$387,868**	**$324,298**	**$451,750**	**$508,574**
Building Maintenance				
Gross Payroll	$143,214	$105,607	$139,700	$175,232
Payroll Cost	27,482	17,477	30,734	39,301
Professional Services	3,600	4,285	6,500	25,060
Cleaning & Operating Supplies	-	5,146	6,000	4,500
T&E (Mileage)	-	-	-	1,800
R&M Electrical & Mechanical	19,740	9,305	13,500	13,200
R&M Paths, Walls, Community	7,150	2,911	5,000	2,000
Landscape	-	-	-	2,100
Uniforms	-	200	500	400
Sub Total Building Maintenance	**$201,186**	**$144,931**	**$201,934**	**$263,593**
Lake House/Kids Club:				
Gross Payroll	$39,364	$15,732	$39,500	$29,565
Payroll Cost	9,447	2,402	9,875	5,026
Uniforms	-	-	200	300
Equipment Rental & R&M	799	-	750	4,600
Member Relations	20,500	3,740	12,500	14,250
Cleaning & Operating Supplies	8,500	4,421	7,000	6,050
Sub Total Lake House/Kids Club:	**$78,610**	**$26,295**	**$69,825**	**$59,791**
TOTAL OPERATING EXPENSES	**$1,707,155**	**$1,173,800**	**$1,732,165**	**$1,799,048**
EXCESS REVENUES (EXPENDITURES)	**$-**	**$240,385**	**$(131,143)**	**$-**

South Village

Community Development District

Recreation Center Fund

Fiscal Year 2027

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.
MAINTENANCE ASSESSMENTS	The District will assess the platted lots within the District to fund a portion of the District's Operating Budget for the fiscal year.

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Recreation Center Fund

Fiscal Year 2027

EXPENSES	DESCRIPTION
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
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

Adopted Budget

Golf Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:				
Golf Operations				
Guest Fees & Tournament Fees	$1,752,414	$1,263,850	$1,724,000	$1,861,033
Member Trail Fees	150,000	104,568	137,500	197,100
Pro shop Merchandise	224,130	150,952	203,500	232,065
Driving Range, Rentals, and Misc.	86,100	61,312	89,400	84,030
		-		
Sub Total Golf Operations	**$2,212,644**	**$1,580,682**	**$2,154,400**	**$2,374,228**
Golf F&B				
Food	$1,273,300	$710,971	$1,008,000	$1,090,537
Beer	314,882	135,798	191,500	221,515
Wine	59,022	26,804	34,500	25,559
Liquor	232,262	255,205	341,600	340,793
NA & Tobacco	-	-	-	26,752
Banquet Gross Sales	24,174	116,819	135,000	175,404
Banquet Rental		4,096	4,000	18,300
Sub Total Golf F&B	**$1,903,640**	**$1,249,693**	**$1,714,600**	**$1,898,860**
Golf G&A				
All Member Dues	$597,000	$502,835	$691,000	$655,850
Initiation Fees	12,000	19,733	24,500	30,150
Sub Total Golf G&A	**$609,000**	**$522,568**	**$715,500**	**$686,000**
TOTAL REVENUES	**$4,725,284**	**$3,352,943**	**$4,584,500**	**$4,959,088**
OPERATING EXPENSES				
Golf Operations				
Payroll	$440,402	$299,085	$422,500	$451,276
Payroll Costs	69,060	53,831	66,500	110,760
COGS	166,290	98,248	122,100	161,404
Bank & CC Fees	49,784	-	-	-
Cart Lease and R&M	146,400	109,147	146,700	152,250
Dues, Subscriptions, and Professional Fees	10,200	8,375	10,500	20,750
Tournament Expenses	12,000	13,858	18,201	19,200
Reservation/Tee Sheet Systems	10,500	8,113	11,100	9,000
Supplies and Misc.	39,500	18,223	36,000	26,000
Staff Uniforms	3,000	1,384	2,250	3,350
Sub Total Golf Operations	**$947,136**	**$610,264**	**$835,851**	**$953,990**

South Village

Community Development District

Adopted Budget

Golf Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Thru 9/30/26	Adopted Budget FY 2027
		-	-	
Golf F&B				
Payroll	$871,613	$650,427	$845,000	$833,804
Payroll Cost	180,353	190,862	253,500	211,719
COGS	666,551	496,017	668,694	700,323
Bank & CC Fees	51,767	-	-	-
Cleaning & Operating Supplies	33,650	18,310	28,400	21,450
Professional Services	9,000	4,279	8,500	2,000
Gas & Propane	33,000	21,819	26,500	33,200
Linen Service	18,600	14,422	20,500	21,350
Paper Goods	14,800	13,330	18,900	7,750
Staff Uniforms	4,000	1,605	3,500	2,400
Equipment Leases / R&M	4,500	4,758	5,900	9,180
Sub Total Golf F&B	**$1,887,834**	**$1,415,829**	**$1,879,394**	**$1,843,176**
		-	-	
Golf Course Maintenance				
Gross Payroll	$510,466	$339,227	$435,000	$512,368
Payroll Cost	101,770	71,921	87,000	121,657
Fertilizer & Chemicals	151,500	143,414	170,000	155,925
Gas	43,600	20,825	34,500	22,800
Sand & Gravel	10,000	14,901	15,500	8,250
Sod, Seed, & Mulch	3,500	14,589	16,000	13,000
Professional Services	500	346	4,000	14,500
Dues & Subscriptions	4,000	601	601	1,500
Operatings Supplies	3,500	11,824	15,000	9,365
Uniforms	3,000	745	1,500	1,700
Waste Removal	9,000	1,128	6,900	3,000
Equipment Lease and Rentals, R&M	192,850	129,457	169,500	166,150
Utilities	47,300	29,999	41,500	49,480
Sub Total Golf Course Maintenance	**$1,080,986**	**$778,977**	**$997,001**	**$1,079,695**
Golf Clubhouse Maintenance				
Payroll Cost	$33,000	$28,652	$36,700	$30,000
Payroll Cost	4,950	4,362	5,505	7,300
Professional Services	-	-	-	15,600
Plants, Flowers, Decorations	1,250	552	1,800	2,600
R&M Building & Equipment	-	1,495	-	3,900
Cleaning & Operating Supplies	6,000	4,311	6,750	21,950
Sub Total Golf Clubhouse Maintenance	**$45,200**	**$39,372**	**$50,755**	**$81,350**

South Village

Community Development District

Adopted Budget

Golf Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Thru 9/30/26	Adopted Budget FY 2027
Golf G&A				
Gross Payroll	$155,828	$115,253	$154,900	$189,672
Payroll Cost	29,374	34,517	46,470	45,323
Bank Fees & CC Fees	900	112,237	137,535	117,817
Pest Control & Waste Removal	26,400	15,269	20,050	18,900
Dues & Subscriptions, Travel & Education	46,150	4,852	5,350	8,775
Equipment Lease (Printer)	4,800	634	3,100	4,200
Insurance	108,000	45,638	110,000	129,000
Licenses, Permits, & Legal Fees	3,000	2,700	2,700	2,800
Management Fees	132,000	85,221	128,800	102,567
Property Tax	43,300	41,000	41,000	37,800
Computer Related & IT	15,600	14,293	16,800	14,835
Office Supplies, Printing, Postage, & Misc.	42,300	27,040	31,500	17,260
Employee Food Discounts	-	34,028	41,000	39,200
Utilities, Telephone, & Internet	34,800	37,247	46,000	50,400
Cable TV & Music	65,400	7,796	12,400	13,440
Marketing & Member Relations	73,000	26,354	59,500	75,688
Sub Total Golf G&A	**$780,852**	**$604,079**	**$857,105**	**$867,677**
TOTAL OPERATING EXPENSES	**$4,742,008**	**$3,448,521**	**$4,620,106**	**$4,825,888**
NET OPERATING INCOME	**$(16,724)**	**$(95,578)**	**$(35,606)**	**$133,200**
Non-Operating Revenues/(Expenses)				
Interfund Transfer	$105,000	$-	$-	$-
TOTAL NON-OPERATING REVENUES/(EXPENSES)	**$105,000**	**$-**	**$-**	**$-**
EXCESS REVENUES (EXPENDITURES)	**$88,276**	**$(95,578)**	**$(35,606)**	**$133,200**

South Village

Community Development District

Golf Fund

Fiscal Year 2027

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	
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.
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.
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.
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.

South Village

Community Development District

Golf Fund

Fiscal Year 2027

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.
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.
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 Cleaning	Contract Service to Clean Clubhouse, HVAC, windows.
Misc./Dues/Subscriptions	Various dues for staff and print material.
Bank Fees/CC Fees	Fees due to credit card company for processing of charges.
Equipment Rental	Service agreement for copier, misc. rentals.
Flowers/Décor	All holiday & seasonal décor for clubhouse.
Property Insurance	Property and casualty insurance for the property.
Legal Fees	Management of licenses, permits, and other legal matters.
Management Fees	Annual management fees for golf operations.
Member Relations	Cost related to all annual promotions for golf memberships.
Paper Supplies/Stationary/Office Supplies	General office supplies for G&A, golf, and F&B.
Permits/Property Tax	Tax related to golf clubs personal property and various permits.
Resident Appreciation	Cost related to all annual promotions for residents in tennis, swim, golf, and park.
Software/Computer/Jonas	Internet provider and all hardware for computers, point of sale stations.
Travel/Mileage/Staff Meals/Seminars	Travel expense for staff business related to the operation.
Telephone/Music/Dish	All telephone hardware and service costs.
Utilities/Waste Removal/Pest Control	Electricity for all areas, waste pickup, and pest control.
Staff Training/Cost/Meals/Uniforms	Related cost for all staff training, daily meals and uniforms.
All Marketing Costs/Member Relations	Various marketing expenses and promotions for golf and social events.

South Village

Community Development District

Adopted Budget

Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:				
Special Assessments - On Roll	$764,421	$766,593	$766,593	$848,767
Initiation Fees	40,000	-	-	-
Carry Forward Surplus	618,180	527,259	527,259	778,852
TOTAL REVENUES	**$1,422,601**	**$1,293,852**	**$1,293,852**	**$1,627,619**
EXPENDITURES:				
Capital Outlay/Repair & Replacement	515,000	386,143	515,000	658,500
TOTAL EXPENDITURES:	**$515,000**	**$386,143**	**$515,000**	**$658,500**
Other Sources/(Uses)				
Interfund Transfer In/(Out)	(105,000)	-	-	-
TOTAL OTHER SOURCES/(USES)	**$(105,000)**	**$-**	**$-**	**$-**
EXCESS REVENUES (EXPENDITURES)	**$802,601**	**$907,709**	**$778,852**	**$969,119**

South Village

Community Development District

Adopted Budget

Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Thru 9/30/26	Adopted Budget FY 2027

FY2027 Proposed Projects		
Additional Equipment for Fitness	Athletic Center	11,500.00
Annual Tree elevation and deadwood removal - 3 zones	CDD	15,000.00
Lake Bulkhead Oak Tree	CDD	60,000.00
Waterfall Pump Enclosure Remediation	CDD	12,000.00
Wood Deck - Canoe Launch, Lakefront pier, General Store	CDD	32,000.00
Cabana Bar Painting and Woodwork	CDD	10,000.00
Bollards Golf Cart Parking at Swim	CDD	4,000.00
EL PKWY & EL Crossing Playground	CDD	12,500.00
EL PKWAY & EL Crossing Building Asphalt Shingle Roof R	CDD	15,000.00
Lake House Sign	CDD	3,500.00
Lakeside Walkway Ropes	CDD	6,000.00
Halloween Security	CDD	2,000.00
Christmas Lights	CDD	10,000.00
Dumpster Enclosure Gates	CDD	18,000.00
Computer for Direc. of Maintenance	IT	1,200.00
Clubhouse Bathroom Vanities	Clubhouse	14,000.00
Touchscren EOL POS	F&B	1,800.00
Range and Oven Unit	F&B	5,000.00
Bunker Drainage repair - Two	Golf	8,000.00
Driving Range Mats	Golf	7,500.00
Sod Nursery	Golf	15,000.00
Par 3 tee box Remediation	Golf	19,000.00
Driving Range Remediation	Golf	18,000.00
4 Water Cooler Stations	Golf	8,500.00
Concrete pad and mats at Member Range. Two Hitting are	Golf	11,000.00
Kids Club Cabinets & Countertop	Kids Club	13,000.00
Tree House Re-build	REC	16,000.00
Vinyl Ranch Fence - Mini Golf	REC	13,000.00
HVAC Store Unit #1 AH&CU	REC	22,000.00
Tables & Chairs Residents Club	REC	16,000.00
General Store Cashwrap/countertop	Café/Store	12,000.00
Large Waterslide Paint	Swim	15,000.00
Reception Desk Refurbishment - Swim	Swim	2,500.00
Swim Club/Cabana Restroom Building Paint exterior	Swim	14,000.00
High Dive Diving Stand 3m	Swim	30,000.00
Pool Pump - Allowance	Swim	10,000.00
Large Waterslide Preseason & Late Summer Waxing	Swim	10,000.00
Handicapped Pool Chair Replacement	Swim	6,000.00
Men's Pool Bathroom Door Panel	Swim	3,000.00
Shade Canvas - Tennis & Pickleball Courts	Tennis	18,000.00
Paint Pickleball Courts	Tennis	11,000.00
Windscreen - Tennis	Tennis	6,000.00
Tennis Courts Fill	Tennis	68,000.00
Capital Contingency - Athletic Center	Cont.	7,500.00
Capital Contingency - Community	Cont.	10,000.00
Capital Contingency - F&B	Cont.	7,500.00
Capital Contingency - Golf Operations and Clubhouse	Cont.	7,500.00
Capital Contingency - Recreation	Cont.	10,000.00
Capital Contingency - Golf Course	Cont.	10,000.00
FY2027 Proposed Projects Total		**658,500.00**

South Village

Community Development District

Adopted Budget

Debt Service Series 2016 A1/A2 Special Assessment Refunding Bonds

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:				
Special Assessments-On Roll	$1,477,362	$1,470,997	$1,477,362	$1,477,362
Prepayments	-	35,871	35,871	-
Interest Earnings	-	46,501	51,001	-
Carry Forward Surplus (1)	135,466	-	96,682	155,117
TOTAL REVENUES	**$1,612,828**	**$1,553,369**	**$1,660,916**	**$1,632,479**
EXPENDITURES:				
Series 2016 A1 - Refunding Bonds				
Interest - 11/1	$138,406	$138,406	$138,406	127,850
Special Call - 11/1	-	5,000	5,000	-
Interest - 5/1	138,406	138,319	138,319	127,850
Principal - 5/1	680,000	680,000	680,000	700,000
Special Call - 5/1	-	30,000	30,000	-
Series 2016 A1 - Revenue Bonds				
Interest - 11/1	56,344	56,344	56,344	56,063
Interest - 5/1	56,344	56,344	56,344	56,063
Series 2016 A2 - Refunding Bonds				
Interest - 11/1	65,004	65,004	65,004	59,963
Special Call - 11/1	-	5,000	5,000	-
Interest - 5/1	65,004	64,883	64,883	59,963
Principal - 5/1	215,000	215,000	215,000	225,000
Special Call - 5/1	-	10,000	10,000	-
Series 2016 A2 - Revenue Bonds				
Interest - 11/1	20,750	20,750	20,750	20,750
Interest - 5/1	20,750	20,750	20,750	20,750
TOTAL EXPENDITURES	**$1,456,008**	**$1,505,799**	**$1,505,799**	**$1,454,250**
Other Sources/(Uses)				
Interfund transfer In/(Out)	$-	$-	$-	$-
TOTAL OTHER SOURCES/(USES)	**$-**	**$-**	**$-**	**$-**
TOTAL EXPENDITURES	**$1,456,008**	**$1,505,799**	**$1,505,799**	**$1,454,250**
EXCESS REVENUES (EXPENDITURES)	**$156,820**	**$47,570**	**$155,117**	**$178,229**

(1) Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	
2016 A1 Ref	$116,475
2016 A1 Rev	$56,063
2016 A2 Ref	$54,478
2016 A2 Rev	$20,750
	$116,475

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
11/01/26	7,260,000	3.000%	-	127,850	946,256.25
05/01/27	7,260,000	3.000%	700,000	127,850	
11/01/27	6,560,000	3.250%	-	116,475	944,325.00
05/01/28	6,560,000	3.250%	725,000	116,475	
11/01/28	5,835,000	3.500%	-	103,788	945,262.50
05/01/29	5,835,000	3.500%	750,000	103,788	
11/01/29	5,085,000	3.500%	-	90,663	944,450.00
05/01/30	5,085,000	3.500%	775,000	90,663	
11/01/30	4,310,000	3.500%	-	77,100	942,762.50
05/01/31	4,310,000	3.500%	800,000	77,100	
11/01/31	3,510,000	3.500%	-	63,100	940,200.00
05/01/32	3,510,000	3.500%	830,000	63,100	
11/01/32	2,680,000	3.625%	-	48,575	941,675.00
05/01/33	2,680,000	3.625%	860,000	48,575	
11/01/33	1,820,000	3.625%	-	32,988	941,562.50
05/01/34	1,820,000	3.625%	895,000	32,988	
11/01/34	925,000	3.625%	-	16,766	944,753.13
05/01/35	925,000	3.625%	925,000	16,766	-
					941,765.63
Total			**$7,260,000**	**$1,354,606**	**$8,614,606**

**Updated for 5/1/26 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	2,990,000	3.750%	-	56,063	112,406.25
05/01/27	2,990,000	3.750%	-	56,063	
11/01/27	2,990,000	3.750%	-	56,063	112,125.00
05/01/28	2,990,000	3.750%	-	56,063	
11/01/28	2,990,000	3.750%	-	56,063	112,125.00
05/01/29	2,990,000	3.750%	-	56,063	
11/01/29	2,990,000	3.750%	-	56,063	112,125.00
05/01/30	2,990,000	3.750%	-	56,063	
11/01/30	2,990,000	3.750%	-	56,063	112,125.00
05/01/31	2,990,000	3.750%	-	56,063	
11/01/31	2,990,000	3.750%	-	56,063	112,125.00
05/01/32	2,990,000	3.750%	-	56,063	
11/01/32	2,990,000	3.750%	-	56,063	112,125.00
05/01/33	2,990,000	3.750%	-	56,063	
11/01/33	2,990,000	3.750%	-	56,063	112,125.00
05/01/34	2,990,000	3.750%	-	56,063	
11/01/34	2,990,000	3.750%	-	56,063	112,125.00
05/01/35	2,990,000	3.750%	-	56,063	
11/01/35	2,990,000	3.750%	-	56,063	112,125.00
05/01/36	2,990,000	3.750%	960,000	56,063	
11/01/36	2,030,000	3.750%	-	38,063	1,054,125.00
05/01/37	2,030,000	3.750%	995,000	38,063	
11/01/37	1,035,000	3.750%	-	19,406	1,052,468.75
05/01/38	1,035,000	3.750%	1,035,000	19,406	-
					1,054,406.25
Total			**$2,990,000**	**$1,236,188**	**$4,226,188**

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
11/01/26	2,460,000	4.350%	-	59,963	59,962.50
05/01/27	2,460,000	4.875%	225,000	59,963	
11/01/27	2,235,000	4.875%	-	54,478	339,440.63
05/01/28	2,235,000	4.875%	235,000	54,478	
11/01/28	2,000,000	4.875%	-	48,750	338,228.13
05/01/29	2,000,000	4.875%	245,000	48,750	
11/01/29	1,755,000	4.875%	-	42,778	336,528.13
05/01/30	1,755,000	4.875%	255,000	42,778	
11/01/30	1,500,000	4.875%	-	36,563	334,340.63
05/01/31	1,500,000	4.875%	270,000	36,563	
11/01/31	1,230,000	4.875%	-	29,981	336,543.75
05/01/32	1,230,000	4.875%	285,000	29,981	
11/01/32	945,000	4.875%	-	23,034	338,015.63
05/01/33	945,000	4.875%	300,000	23,034	
11/01/33	645,000	4.875%	-	15,722	338,756.26
05/01/34	645,000	4.875%	315,000	15,722	
11/01/34	330,000	4.875%	-	8,044	338,765.63
05/01/35	330,000	4.875%	330,000	8,044	
Total			**$2,460,000**	**$638,625**	**$3,098,625**

**Updated for 5/1/26 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
11/01/26	830,000	5.000%		20,750	20,750.00
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**	**$457,750**	**$1,287,750**

South Village

Community Development District

Adopted Budget

Debt Service Series 2016 A3 Special Assessment Refunding Bonds

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:				
Special Assessments-On Roll	$274,807	$276,046	$276,046	$274,807
Interest Earnings	-	10,062	11,562	-
Carry Forward Surplus [1]	180,544	177,973	177,973	187,956
TOTAL REVENUES	**$455,351**	**$464,081**	**$465,581**	**$462,763**
EXPENDITURES:				
Series 2016 A3 - Refunding Bonds				
Interest - 11/1	35,388	35,388	35,388	32,613
Special Call - 11/1	-	5,000	5,000	-
Interest - 5/1	35,388	35,238	35,238	32,613
Principal - 5/1	90,000	90,000	90,000	95,000
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	**$267,775**	**$277,625**	**$277,625**	**$267,225**
Other Sources/(Uses)				
Interfund transfer In/(Out)	$-	$-	$-	$-
TOTAL OTHER SOURCES/(USES)	**$-**	**$-**	**$-**	**$-**
TOTAL EXPENDITURES	**$267,775**	**$277,625**	**$277,625**	**$267,225**
EXCESS REVENUES (EXPENDITURES)	**$187,576**	**$186,456**	**$187,956**	**$195,538**

[1] Carry Forward is Net of Reserve Requirement

Ref -Interest Due 11/1/27	$30,000
Rev -Interest Due 11/1/27	$53,500
	$83,500

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
11/01/26	1,095,000	5.500%	-	32,613	32,612.50
05/01/27	1,095,000	5.500%	95,000	32,613	
11/01/27	1,000,000	6.000%	-	30,000	157,612.50
05/01/28	1,000,000	6.000%	100,000	30,000	
11/01/28	900,000	6.000%	-	27,000	157,000.00
05/01/29	900,000	6.000%	105,000	27,000	
11/01/29	795,000	6.000%	-	23,850	155,850.00
05/01/30	795,000	6.000%	115,000	23,850	
11/01/30	680,000	6.000%	-	20,400	159,250.00
05/01/31	680,000	6.000%	120,000	20,400	
11/01/31	560,000	6.000%	-	16,800	157,200.00
05/01/32	560,000	6.000%	125,000	16,800	
11/01/32	435,000	6.000%	-	13,050	154,850.00
05/01/33	435,000	6.000%	135,000	13,050	
11/01/33	300,000	6.000%	-	9,000	157,050.00
05/01/34	300,000	6.000%	145,000	9,000	
11/01/34	155,000	6.000%	-	4,650	158,650.00
05/01/35	155,000	6.000%	155,000	4,650	
					159,650.00
Total			**$1,095,000**	**$354,725**	**$1,449,725**

**Updated for 5/1/26 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

Adopted Budget

Debt Service Series 2019 Capital Improvement Bonds

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:				
Special Assessments-On Roll	$223,713	$221,449	$223,713	$223,713
Interest Earnings	-	6,101	6,601	-
Carry Forward Surplus [1]	117,212	111,852	111,852	123,431
TOTAL REVENUES	**$340,925**	**$339,402**	**$342,166**	**$347,144**
EXPENDITURES:				
Series 2019A				
Interest - 11/1	79,368	79,368	79,368	77,943
Interest - 5/1	79,368	79,368	79,368	77,943
Principal - 5/1	60,000	60,000	60,000	65,000
TOTAL EXPENDITURES	**$218,735**	**$218,735**	**$218,735**	**$220,885**
Other Sources/(Uses)				
Interfund transfer In/(Out)	$-	$-	$-	$-
TOTAL OTHER SOURCES/(USES)	**$-**	**$-**	**$-**	**$-**
TOTAL EXPENDITURES	**$218,735**	**$218,735**	**$218,735**	**$220,885**
EXCESS REVENUES (EXPENDITURES)	**$122,190**	**$120,667**	**$123,431**	**$126,259**

[1] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	$76,399
	$76,399

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 Debt 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 (Incl. O&M)						
					FY2027				**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**	**2016A1/2**	**2016A3**	**2019**	
Platted Lots	1494	1063	197	162	**$1,544.69**	**$0.00**	**$604.38**	**$2,149.07**	$1,982.74	**$166.33**	$1,470.05	$1,484.00	$1,469.09	$1,470.05	$1,484.00	$1,469.09	**$0.00**	$3,619.12	$3,633.07	$3,618.16	$3,452.79	$3,466.74	$3,451.83	**$166.33**
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																				