

Southern Grove Community  
Development Districts #1-10

**Final Budget For  
Fiscal Year 2023/2024  
October 1, 2023 - September 30, 2024**

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**PROPOSED BUDGET**  
**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #1-10 RECAP**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023- SEPTEMBER 30, 2024**

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 FINAL BUDGET	COMMENTS
<b>REVENUES</b>			
ON-ROLL ASSESSMENTS - DEBT (2019 Bonds)	483,920	0	
ON-ROLL ASSESSMENTS - DEBT (2020 Bonds)	462,955	0	
ON-ROLL ASSESSMENTS - DEBT (2021 Bonds)	1,007,565	0	
ON-ROLL ASSESSMENTS - DEBT (Combined)	0	2,927,082	Combined (2019, 2020, 2021, 2022)
ON-ROLL ASSESSMENTS - Administrative	547,651	703,157	
ON-ROLL ASSESSMENTS - Maintenance	838,022	797,084	
ON-ROLL ASSESSMENTS - TIM	303,610	0	Included in Maintenance
DEVELOPER CONTRIBUTION/BONDS - TIM	225,186	0	
STORMWATER	600,000	960,000	
CARRY OVER FUNDS FROM PRIOR YEAR		0	
<b>Total Revenues</b>	<b>\$ 4,468,908</b>	<b>\$ 5,387,322</b>	
<b>EXPENDITURES - ADMIN</b>			
ARBITRAGE FEE	6,500	6,500	
AUDIT	36,000	60,000	Budgeting for 10 CDDs
DISSEMINATION AGENT	3,000	4,000	\$1,000 per bond issue
DISTRICT COUNSEL	48,000	60,000	Based on FY22 Actuals
MANAGEMENT	32,054	72,054	Additional CDDs under management
ASSESSMENT ROLL	6,000	6,000	No Change
TIF/SAD REBATE ANALYSIS	65,000	85,000	Estimated Parcel increase for FY24
DUES, LICENSES & FEES	1,050	1,750	Budgeting for 10 CDDs
ENGINEERING	175,000	175,000	No Change
GENERAL INSURANCE	40,135	65,000	Budgeting for 10 CDDs
WEB SITE MAINTENANCE	4,500	7,500	Budgeting for 10 CDDs
LEGAL ADVERTISING	3,800	3,800	No Change
TRAVEL AND PER DIEM	500	600	\$100 increase
OFFICE SUPPLIES	1,000	1,000	No Change
OFFICE RENT	18,000	20,000	\$2,000 increase
POSTAGE & SHIPPING	500	500	No Change
COPIES	1,000	2,000	\$1,000 increase
SUPERVISOR FEES	4,800	19,200	Assumes maximum \$4,800 x 4 supervisors
CONTINGENCY ADMIN	50,000	50,000	No Change
TRUSTEE SERVICES	7,000	7,000	No Change
<b>TOTAL ADMIN EXPENSES</b>	<b>503,839</b>	<b>646,904</b>	

**PROPOSED BUDGET**  
**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #1-10 RECAP**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023- SEPTEMBER 30, 2024**

<b>EXPENDITURES - MAINT</b>	<b>FISCAL YEAR 2022/2023 ANNUAL BUDGET</b>	<b>FISCAL YEAR 2023/2024 FINAL BUDGET</b>	<b>COMMENTS</b>
AQUATIC MAINTENANCE	85,000	100,000	Lake & Wetland Contract
BULDING MAINTENANCE	475,000	200,000	Reduction - tower rehabilitation complete
COMMUNITY AREA MAINTENANCE	75,000	75,000	No Change
TIM OPERATIONS (Bond/Developer Funded)	528,796	150,500	50% of Operations: \$211K Insurance: \$90K
CONTINGENCY	173,500	104,450	Last Year included Security. No change at \$100K
DEVELOPMENT COORDINATOR	0	31,467	Split between TRA/SG
ELECTRIC	25,000	25,000	No Change
ENGINEERING - MAINT.	175,000	175,000	No Change
FIELD MANAGEMENT	16,480	75,000	CPI increase per SDS Contract plus additional CDDs
FOUNTAIN MAINTENANCE & CHEMICALS	32,000	32,000	No Change
IRRIGATION PARTS & REPAIRS	20,000	20,000	No Change
IRRIGATION WATER	2,000	2,000	No Change
LANDSCAPE MAINTENANCE	146,000	167,900	CPM Contract
SIDEWALK CLEANING AND REPAIR	30,000	30,000	No Change
SIGNAGE	10,000	10,000	No Change
STORMWATER CONTROL	50,000	425,000	Shenandoah proposal plus last year (\$299K)
STREETLIGHT MAINTENANCE AND REPAIR	20,000	20,000	No Change
TREE/PLANT REPLACEMENT & TRIM	36,000	50,000	Expected increase (\$14k)
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>1,899,776</b>	<b>1,693,317</b>	
<b>Total Expenditures</b>	<b>\$ 2,403,615</b>	<b>\$ 2,340,221</b>	
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 2,065,293</b>	<b>\$ 3,047,101</b>	
PAYMENTS TO TRUSTEE	(1,798,084)	(2,692,915)	
<b>BALANCE</b>	<b>\$ 267,209</b>	<b>\$ 354,186</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(133,604)	(177,093)	
DISCOUNTS FOR EARLY PAYMENTS	(133,604)	(177,093)	
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>	

**FINAL BUDGET**  
**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #1**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2022/2023 ANNUAL BUDGET</b>	<b>FISCAL YEAR 2023/2024 FINAL BUDGET</b>
<b>REVENUES</b>		
ON-ROLL ASSESSMENTS - DEBT	0	24,285
ON-ROLL ASSESSMENTS - Admin	18,526	70,316
ON-ROLL ASSESSMENTS - Maintenance	0	6,613
DEVELOPER CONTRIBUTION/BONDS - TIM	0	0
STORMWATER	0	7,965
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
<b>Total Revenues</b>	<b>\$ 18,526</b>	<b>\$ 109,178</b>
<b>EXPENDITURES - ADMIN</b>		
ARBITRAGE FEE	0	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	42	400
DISTRICT COUNSEL	671	6,000
MANAGEMENT	435	7,205
ASSESSMENT ROLL	84	600
TIF/SAD REBATE ANALYSIS	364	8,500
DUES, LICENSES & FEES	175	175
ENGINEERING	2,448	17,500
GENERAL INSURANCE	4,900	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	53	380
TRAVEL AND PER DIEM	28	60
OFFICE SUPPLIES	0	100
OFFICE RENT	7	2,000
POSTAGE & SHIPPING	14	50
COPIES	231	200
SUPERVISOR FEES	7	1,920
CONTINGENCY ADMIN	35	5,000
TRUSTEE SERVICES	800	700
<b>TOTAL ADMIN EXPENSES</b>	<b>17,044</b>	<b>64,690</b>

**FINAL BUDGET**  
**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #1**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 FINAL BUDGET
<b>EXPENDITURES - MAINT</b>		
AQUATIC MAINTENANCE	0	830
BULDING MAINTENANCE	0	1,659
COMMUNITY AREA MAINTENANCE	0	622
TIM OPERATIONS	0	1,249
CONTINGENCY	0	867
DEVELOPMENT COORDINATOR	0	261
ELECTRIC	0	207
ENGINEERING - MAINT.	0	1,452
FIELD MANAGEMENT	0	622
FOUNTAIN MAINTENANCE & CHEMICALS	0	265
IRRIGATION PARTS & REPAIRS	0	166
IRRIGATION WATER	0	17
LANDSCAPE MAINTENANCE	0	1,393
SIDEWALK CLEANING AND REPAIR	0	249
SIGNAGE	0	83
STORMWATER CONTROL	0	3,526
STREETLIGHT MAINTENANCE AND REPAIR	0	166
TREE/PLANT REPLACEMENT & TRIM	0	415
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>0</b>	<b>14,049</b>
<b>Total Expenditures</b>	<b>\$ 17,044</b>	<b>\$ 78,739</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 1,482</b>	<b>\$ 30,439</b>
PAYMENTS TO TRUSTEE	-	(22,342)
<b>BALANCE</b>	<b>\$ 1,482</b>	<b>\$ 8,097</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(741)	(4,049)
DISCOUNTS FOR EARLY PAYMENTS	(741)	(4,049)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>



**FINAL BUDGET**  
**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #2**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 FINAL BUDGET
<b>REVENUES</b>		
ON-ROLL ASSESSMENTS - DEBT	0	325,651
ON-ROLL ASSESSMENTS - Admin	45,006	70,316
ON-ROLL ASSESSMENTS - Maintenance	0	88,679
DEVELOPER CONTRIBUTION/BONDS - TIM	0	0
STORMWATER	0	106,804
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
<b>Total Revenues</b>	<b>\$ 45,006</b>	<b>\$ 591,450</b>
<b>EXPENDITURES - ADMIN</b>		
ARBITRAGE FEE	0	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	269	400
DISTRICT COUNSEL	4,312	6,000
MANAGEMENT	2,796	7,205
ASSESSMENT ROLL	539	600
TIF/SAD REBATE ANALYSIS	2,337	8,500
DUES, LICENSES & FEES	175	175
ENGINEERING	15,721	17,500
GENERAL INSURANCE	5,300	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	341	380
TRAVEL AND PER DIEM	45	60
OFFICE SUPPLIES	270	100
OFFICE RENT	1,482	2,000
POSTAGE & SHIPPING	45	50
COPIES	225	200
SUPERVISOR FEES	800	1,920
CONTINGENCY ADMIN	0	5,000
TRUSTEE SERVICES	0	700
<b>TOTAL ADMIN EXPENSES</b>	<b>41,407</b>	<b>64,690</b>

**FINAL BUDGET**  
**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #2**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 FINAL BUDGET
<b>EXPENDITURES - MAINT</b>		
AQUATIC MAINTENANCE	0	11,125
BULDING MAINTENANCE	0	22,251
COMMUNITY AREA MAINTENANCE	0	8,344
TIM OPERATIONS	0	16,744
CONTINGENCY	0	11,621
DEVELOPMENT COORDINATOR	0	3,501
ELECTRIC	0	2,781
ENGINEERING - MAINT.	0	19,470
FIELD MANAGEMENT	0	8,344
FOUNTAIN MAINTENANCE & CHEMICALS	0	3,560
IRRIGATION PARTS & REPAIRS	0	2,225
IRRIGATION WATER	0	223
LANDSCAPE MAINTENANCE	0	18,680
SIDEWALK CLEANING AND REPAIR	0	3,338
SIGNAGE	0	1,113
STORMWATER CONTROL	0	47,283
STREETLIGHT MAINTENANCE AND REPAIR	0	2,225
TREE/PLANT REPLACEMENT & TRIM	0	5,563
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>0</b>	<b>188,389</b>
<b>Total Expenditures</b>	<b>\$ 41,407</b>	<b>\$ 253,079</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 3,599</b>	<b>\$ 338,370</b>
PAYMENTS TO TRUSTEE	-	(299,599)
<b>BALANCE</b>	<b>\$ 3,599</b>	<b>\$ 38,772</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(1,800)	(19,386)
DISCOUNTS FOR EARLY PAYMENTS	(1,800)	(19,386)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

**FINAL BUDGET**  
**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #3**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 FINAL BUDGET
<b>REVENUES</b>		
ON-ROLL ASSESSMENTS - DEBT	0	342,946
ON-ROLL ASSESSMENTS - Admin	74,575	70,316
ON-ROLL ASSESSMENTS - Maintenance	0	93,389
DEVELOPER CONTRIBUTION/BONDS - TIM	0	0
STORMWATER	0	112,477
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
<b>Total Revenues</b>	<b>\$ 74,575</b>	<b>\$ 619,127</b>
<b>EXPENDITURES - ADMIN</b>		
ARBITRAGE FEE	0	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	528	400
DISTRICT COUNSEL	8,445	6,000
MANAGEMENT	5,475	7,205
ASSESSMENT ROLL	1,056	600
TIF/SAD REBATE ANALYSIS	4,576	8,500
DUES, LICENSES & FEES	175	175
ENGINEERING	30,789	17,500
GENERAL INSURANCE	5,300	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	669	380
TRAVEL AND PER DIEM	88	60
OFFICE SUPPLIES	176	100
OFFICE RENT	2,903	2,000
POSTAGE & SHIPPING	88	50
COPIES	440	200
SUPERVISOR FEES	800	1,920
CONTINGENCY ADMIN	352	5,000
TRUSTEE SERVICES	0	700
<b>TOTAL ADMIN EXPENSES</b>	<b>68,610</b>	<b>64,690</b>

**FINAL BUDGET**  
**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #3**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 FINAL BUDGET
<b>EXPENDITURES - MAINT</b>		
AQUATIC MAINTENANCE	0	11,716
BULDING MAINTENANCE	0	23,433
COMMUNITY AREA MAINTENANCE	0	8,787
TIM OPERATIONS	0	17,633
CONTINGENCY	0	12,238
DEVELOPMENT COORDINATOR	0	3,687
ELECTRIC	0	2,929
ENGINEERING - MAINT.	0	20,504
FIELD MANAGEMENT	0	8,787
FOUNTAIN MAINTENANCE & CHEMICALS	0	3,749
IRRIGATION PARTS & REPAIRS	0	2,343
IRRIGATION WATER	0	234
LANDSCAPE MAINTENANCE	0	19,672
SIDEWALK CLEANING AND REPAIR	0	3,515
SIGNAGE	0	1,172
STORMWATER CONTROL	0	49,794
STREETLIGHT MAINTENANCE AND REPAIR	0	2,343
TREE/PLANT REPLACEMENT & TRIM	0	5,858
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>0</b>	<b>198,394</b>
<b>Total Expenditures</b>	<b>\$ 68,610</b>	<b>\$ 263,085</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 5,965</b>	<b>\$ 356,042</b>
PAYMENTS TO TRUSTEE	-	(315,510)
<b>BALANCE</b>	<b>\$ 5,965</b>	<b>\$ 40,532</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,983)	(20,266)
DISCOUNTS FOR EARLY PAYMENTS	(2,983)	(20,266)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

**FINAL BUDGET**  
**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #4**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2022/2023 ANNUAL BUDGET</b>	<b>FISCAL YEAR 2023/2024 FINAL BUDGET</b>
<b>REVENUES</b>		
ON-ROLL ASSESSMENTS - DEBT	200,225	386,873
ON-ROLL ASSESSMENTS - Admin	67,977	70,316
ON-ROLL ASSESSMENTS - Maintenance	25,323	105,351
DEVELOPER CONTRIBUTION/BONDS - TIM	0	0
STORMWATER	33,211	126,883
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
<b>Total Revenues</b>	<b>\$ 326,736</b>	<b>\$ 689,423</b>
<b>EXPENDITURES - ADMIN</b>		
ARBITRAGE FEE	1,341	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	446	400
DISTRICT COUNSEL	7,130	6,000
MANAGEMENT	4,623	7,205
ASSESSMENT ROLL	891	600
TIF/SAD REBATE ANALYSIS	3,864	8,500
DUES, LICENSES & FEES	175	175
ENGINEERING	25,995	17,500
GENERAL INSURANCE	5,100	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	564	380
TRAVEL AND PER DIEM	74	60
OFFICE SUPPLIES	149	100
OFFICE RENT	2,451	2,000
POSTAGE & SHIPPING	74	50
COPIES	371	200
SUPERVISOR FEES	800	1,920
CONTINGENCY ADMIN	297	5,000
TRUSTEE SERVICES	1,444	700
<b>TOTAL ADMIN EXPENSES</b>	<b>62,539</b>	<b>64,690</b>

**FINAL BUDGET**  
**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #4**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 FINAL BUDGET
<b>EXPENDITURES - MAINT</b>		
AQUATIC MAINTENANCE	3,736	13,217
BULDING MAINTENANCE	83	26,434
COMMUNITY AREA MAINTENANCE	3,487	9,913
TIM OPERATIONS	0	19,892
CONTINGENCY	15,111	13,805
DEVELOPMENT COORDINATOR	0	4,159
ELECTRIC	2,076	3,304
ENGINEERING - MAINT.	14,530	23,130
FIELD MANAGEMENT	1,328	9,913
FOUNTAIN MAINTENANCE & CHEMICALS	830	4,229
IRRIGATION PARTS & REPAIRS	664	2,643
IRRIGATION WATER	166	264
LANDSCAPE MAINTENANCE	3,869	22,191
SIDEWALK CLEANING AND REPAIR	2,491	3,965
SIGNAGE	830	1,322
STORMWATER CONTROL	4,151	56,172
STREETLIGHT MAINTENANCE AND REPAIR	166	2,643
TREE/PLANT REPLACEMENT & TRIM	2,989	6,609
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>56,507</b>	<b>223,806</b>
<b>Total Expenditures</b>	<b>\$ 119,046</b>	<b>\$ 288,496</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 207,690</b>	<b>\$ 400,926</b>
PAYMENTS TO TRUSTEE	(184,207)	(355,923)
<b>BALANCE</b>	<b>\$ 23,483</b>	<b>\$ 45,003</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(11,742)	(22,502)
DISCOUNTS FOR EARLY PAYMENTS	(11,742)	(22,502)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

**FINAL BUDGET**  
**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #5**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 FINAL BUDGET
<b>REVENUES</b>		
ON-ROLL ASSESSMENTS - DEBT	704,605	439,269
ON-ROLL ASSESSMENTS - Admin	149,421	70,316
ON-ROLL ASSESSMENTS - Maintenance	267,221	119,619
DEVELOPER CONTRIBUTION/BONDS - TIM	1,113,700	0
STORMWATER	350,454	144,068
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
<b>Total Revenues</b>	<b>\$ 2,585,401</b>	<b>\$ 773,271</b>
<b>EXPENDITURES - ADMIN</b>		
ARBITRAGE FEE	3,256	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	1,082	400
DISTRICT COUNSEL	17,317	6,000
MANAGEMENT	11,227	7,205
ASSESSMENT ROLL	2,165	600
TIF/SAD REBATE ANALYSIS	9,384	8,500
DUES, LICENSES & FEES	175	175
ENGINEERING	63,136	17,500
GENERAL INSURANCE	9,000	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	1,371	380
TRAVEL AND PER DIEM	180	60
OFFICE SUPPLIES	361	100
OFFICE RENT	5,953	2,000
POSTAGE & SHIPPING	180	50
COPIES	902	200
SUPERVISOR FEES	800	1,920
CONTINGENCY ADMIN	4,228	5,000
TRUSTEE SERVICES	0	700
TIM Capital	720,000	0
<b>TOTAL ADMIN EXPENSES</b>	<b>857,467</b>	<b>64,690</b>

**FINAL BUDGET**  
**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #5**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 FINAL BUDGET
<b>EXPENDITURES - MAINT</b>		
AQUATIC MAINTENANCE	39,426	15,007
BULDING MAINTENANCE	876	30,014
COMMUNITY AREA MAINTENANCE	108,642	11,255
TIM OPERATIONS	393,700	22,586
CONTINGENCY	87,613	15,675
DEVELOPMENT COORDINATOR	0	4,722
ELECTRIC	21,903	3,752
ENGINEERING - MAINT.	153,324	26,262
FIELD MANAGEMENT	14,018	11,255
FOUNTAIN MAINTENANCE & CHEMICALS	8,761	4,802
IRRIGATION PARTS & REPAIRS	7,009	3,001
IRRIGATION WATER	1,752	300
LANDSCAPE MAINTENANCE	40,828	25,197
SIDEWALK CLEANING AND REPAIR	26,284	4,502
SIGNAGE	8,761	1,501
STORMWATER CONTROL	43,807	63,780
STREETLIGHT MAINTENANCE AND REPAIR	1,752	3,001
TREE/PLANT REPLACEMENT & TRIM	31,541	7,504
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>989,997</b>	<b>254,117</b>
<b>Total Expenditures</b>	<b>\$ 1,847,464</b>	<b>\$ 318,807</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 737,937</b>	<b>\$ 454,464</b>
PAYMENTS TO TRUSTEE	(648,236)	(404,127)
<b>BALANCE</b>	<b>\$ 89,701</b>	<b>\$ 50,336</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(44,850)	(25,168)
DISCOUNTS FOR EARLY PAYMENTS	(44,850)	(25,168)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>



**FINAL BUDGET**  
**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #6**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2022/2023 ANNUAL BUDGET</b>	<b>FISCAL YEAR 2023/2024 FINAL BUDGET</b>
<b>REVENUES</b>		
ON-ROLL ASSESSMENTS - DEBT	64,433	164,458
ON-ROLL ASSESSMENTS - Admin	90,887	70,316
ON-ROLL ASSESSMENTS - Maintenance	12,455	44,784
DEVELOPER CONTRIBUTION/BONDS - TIM	0	0
STORMWATER	16,335	53,938
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
<b>Total Revenues</b>	<b>\$ 184,110</b>	<b>\$ 333,495</b>
<b>EXPENDITURES - ADMIN</b>		
ARBITRAGE FEE	1,904	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	633	400
DISTRICT COUNSEL	10,124	6,000
MANAGEMENT	6,564	7,205
ASSESSMENT ROLL	1,266	600
TIF/SAD REBATE ANALYSIS	5,486	8,500
DUES, LICENSES & FEES	175	175
ENGINEERING	36,912	17,500
GENERAL INSURANCE	5,300	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	802	380
TRAVEL AND PER DIEM	105	60
OFFICE SUPPLIES	211	100
OFFICE RENT	3,480	2,000
POSTAGE & SHIPPING	105	50
COPIES	527	200
SUPERVISOR FEES	800	1,920
CONTINGENCY ADMIN	2,472	5,000
TRUSTEE SERVICES	0	700
<b>TOTAL ADMIN EXPENSES</b>	<b>83,616</b>	<b>64,690</b>

**FINAL BUDGET**  
**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #6**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 FINAL BUDGET
<b>EXPENDITURES - MAINT</b>		
AQUATIC MAINTENANCE	1,838	5,618
BULDING MAINTENANCE	41	11,237
COMMUNITY AREA MAINTENANCE	5,064	4,214
TIM OPERATIONS	0	8,456
CONTINGENCY	4,084	5,869
DEVELOPMENT COORDINATOR	0	1,768
ELECTRIC	1,021	1,405
ENGINEERING - MAINT.	7,147	9,832
FIELD MANAGEMENT	653	4,214
FOUNTAIN MAINTENANCE & CHEMICALS	408	1,798
IRRIGATION PARTS & REPAIRS	327	1,124
IRRIGATION WATER	82	112
LANDSCAPE MAINTENANCE	1,903	9,433
SIDEWALK CLEANING AND REPAIR	1,225	1,686
SIGNAGE	408	562
STORMWATER CONTROL	2,042	23,879
STREETLIGHT MAINTENANCE AND REPAIR	82	1,124
TREE/PLANT REPLACEMENT & TRIM	1,470	2,809
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>27,795</b>	<b>95,139</b>
<b>Total Expenditures</b>	<b>\$ 111,411</b>	<b>\$ 159,829</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 72,699</b>	<b>\$ 173,666</b>
PAYMENTS TO TRUSTEE	(59,278)	(151,301)
<b>BALANCE</b>	<b>\$ 13,421</b>	<b>\$ 22,365</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(6,711)	(11,182)
DISCOUNTS FOR EARLY PAYMENTS	(6,711)	(11,182)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

**FINAL BUDGET**  
**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #7**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2022/2023 ANNUAL BUDGET</b>	<b>FISCAL YEAR 2023/2024 FINAL BUDGET</b>
<b>REVENUES</b>		
ON-ROLL ASSESSMENTS - DEBT	64,433	386,873
ON-ROLL ASSESSMENTS - Admin	90,887	70,316
ON-ROLL ASSESSMENTS - Maintenance	12,455	105,351
DEVELOPER CONTRIBUTION/BONDS - TIM	0	0
STORMWATER	16,335	126,883
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
<b>Total Revenues</b>	<b>\$ 184,110</b>	<b>\$ 689,423</b>
<b>EXPENDITURES - ADMIN</b>		
ARBITRAGE FEE	1,904	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	633	400
DISTRICT COUNSEL MANAGEMENT	10,124	6,000
ASSESSMENT ROLL	6,564	7,205
TIF/SAD REBATE ANALYSIS	1,266	600
DUES, LICENSES & FEES	5,486	8,500
ENGINEERING	175	175
GENERAL INSURANCE	36,912	17,500
WEB SITE MAINTENANCE	5,300	6,500
LEGAL ADVERTISING	750	750
TRAVEL AND PER DIEM	802	380
OFFICE SUPPLIES	105	60
OFFICE RENT	211	100
POSTAGE & SHIPPING	3,480	2,000
COPIES	105	50
SUPERVISOR FEES	527	200
CONTINGENCY ADMIN	800	1,920
TRUSTEE SERVICES	2,472	5,000
	0	700
<b>TOTAL ADMIN EXPENSES</b>	<b>83,616</b>	<b>64,690</b>

**FINAL BUDGET**  
**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #7**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 FINAL BUDGET
<b>EXPENDITURES - MAINT</b>		
AQUATIC MAINTENANCE	1,838	13,217
BULDING MAINTENANCE	41	26,434
COMMUNITY AREA MAINTENANCE	5,064	9,913
TIM OPERATIONS	0	19,892
CONTINGENCY	4,084	13,805
DEVELOPMENT COORDINATOR	0	4,159
ELECTRIC	1,021	3,304
ENGINEERING - MAINT.	7,147	23,130
FIELD MANAGEMENT	653	9,913
FOUNTAIN MAINTENANCE & CHEMICALS	408	4,229
IRRIGATION PARTS & REPAIRS	327	2,643
IRRIGATION WATER	82	264
LANDSCAPE MAINTENANCE	1,903	22,191
SIDEWALK CLEANING AND REPAIR	1,225	3,965
SIGNAGE	408	1,322
STORMWATER CONTROL	2,042	56,172
STREETLIGHT MAINTENANCE AND REPAIR	82	2,643
TREE/PLANT REPLACEMENT & TRIM	1,470	6,609
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>27,795</b>	<b>223,806</b>
<b>Total Expenditures</b>	<b>\$ 111,411</b>	<b>\$ 288,496</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 72,699</b>	<b>\$ 400,926</b>
PAYMENTS TO TRUSTEE	(59,278)	(355,923)
<b>BALANCE</b>	<b>\$ 13,421</b>	<b>\$ 45,003</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(6,711)	(22,502)
DISCOUNTS FOR EARLY PAYMENTS	(6,711)	(22,502)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

**FINAL BUDGET**  
**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #8**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2022/2023 ANNUAL BUDGET</b>	<b>FISCAL YEAR 2023/2024 FINAL BUDGET</b>
<b>REVENUES</b>		
ON-ROLL ASSESSMENTS - DEBT	64,433	342,946
ON-ROLL ASSESSMENTS - Admin	90,887	70,316
ON-ROLL ASSESSMENTS - Maintenance	12,455	93,389
DEVELOPER CONTRIBUTION/BONDS - TIM	0	0
STORMWATER	16,335	112,477
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
<b>Total Revenues</b>	<b>\$ 184,110</b>	<b>\$ 619,127</b>
<b>EXPENDITURES - ADMIN</b>		
ARBITRAGE FEE	1,904	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	633	400
DISTRICT COUNSEL	10,124	6,000
MANAGEMENT	6,564	7,205
ASSESSMENT ROLL	1,266	600
TIF/SAD REBATE ANALYSIS	5,486	8,500
DUES, LICENSES & FEES	175	175
ENGINEERING	36,912	17,500
GENERAL INSURANCE	5,300	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	802	380
TRAVEL AND PER DIEM	105	60
OFFICE SUPPLIES	211	100
OFFICE RENT	3,480	2,000
POSTAGE & SHIPPING	105	50
COPIES	527	200
SUPERVISOR FEES	800	1,920
CONTINGENCY ADMIN	2,472	5,000
TRUSTEE SERVICES	0	700
<b>TOTAL ADMIN EXPENSES</b>	<b>83,616</b>	<b>64,690</b>

**FINAL BUDGET**  
**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #8**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 FINAL BUDGET
<b>EXPENDITURES - MAINT</b>		
AQUATIC MAINTENANCE	1,838	11,716
BULDING MAINTENANCE	41	23,433
COMMUNITY AREA MAINTENANCE	5,064	8,787
TIM OPERATIONS	0	17,633
CONTINGENCY	4,084	12,238
DEVELOPMENT COORDINATOR	0	3,687
ELECTRIC	1,021	2,929
ENGINEERING - MAINT.	7,147	20,504
FIELD MANAGEMENT	653	8,787
FOUNTAIN MAINTENANCE & CHEMICALS	408	3,749
IRRIGATION PARTS & REPAIRS	327	2,343
IRRIGATION WATER	82	234
LANDSCAPE MAINTENANCE	1,903	19,672
SIDEWALK CLEANING AND REPAIR	1,225	3,515
SIGNAGE	408	1,172
STORMWATER CONTROL	2,042	49,794
STREETLIGHT MAINTENANCE AND REPAIR	82	2,343
TREE/PLANT REPLACEMENT & TRIM	1,470	5,858
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>27,795</b>	<b>198,394</b>
<b>Total Expenditures</b>	<b>\$ 111,411</b>	<b>\$ 263,085</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 72,699</b>	<b>\$ 356,042</b>
PAYMENTS TO TRUSTEE	(59,278)	(315,510)
<b>BALANCE</b>	<b>\$ 13,421</b>	<b>\$ 40,532</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(6,711)	(20,266)
DISCOUNTS FOR EARLY PAYMENTS	(6,711)	(20,266)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

**FINAL BUDGET**  
**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #9**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2022/2023 ANNUAL BUDGET</b>	<b>FISCAL YEAR 2023/2024 FINAL BUDGET</b>
<b>REVENUES</b>		
ON-ROLL ASSESSMENTS - DEBT	64,433	164,458
ON-ROLL ASSESSMENTS - Admin	90,887	70,316
ON-ROLL ASSESSMENTS - Maintenance	12,455	44,784
DEVELOPER CONTRIBUTION/BONDS - TIM	0	0
STORMWATER	16,335	53,938
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
<b>Total Revenues</b>	<b>\$ 184,110</b>	<b>\$ 333,495</b>
<b>EXPENDITURES - ADMIN</b>		
ARBITRAGE FEE	1,904	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	633	400
DISTRICT COUNSEL MANAGEMENT	10,124	6,000
ASSESSMENT ROLL	6,564	7,205
TIF/SAD REBATE ANALYSIS	1,266	600
DUES, LICENSES & FEES	5,486	8,500
ENGINEERING	175	175
GENERAL INSURANCE	36,912	17,500
WEB SITE MAINTENANCE	5,300	6,500
LEGAL ADVERTISING	750	750
TRAVEL AND PER DIEM	802	380
OFFICE SUPPLIES	105	60
OFFICE RENT	211	100
POSTAGE & SHIPPING	3,480	2,000
COPIES	105	50
SUPERVISOR FEES	527	200
CONTINGENCY ADMIN	800	1,920
TRUSTEE SERVICES	2,472	5,000
	0	700
<b>TOTAL ADMIN EXPENSES</b>	<b>83,616</b>	<b>64,690</b>

**FINAL BUDGET**  
**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #9**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 FINAL BUDGET
<b>EXPENDITURES - MAINT</b>		
AQUATIC MAINTENANCE	1,838	5,618
BULDING MAINTENANCE	41	11,237
COMMUNITY AREA MAINTENANCE	5,064	4,214
TIM OPERATIONS	0	8,456
CONTINGENCY	4,084	5,869
DEVELOPMENT COORDINATOR	0	1,768
ELECTRIC	1,021	1,405
ENGINEERING - MAINT.	7,147	9,832
FIELD MANAGEMENT	653	4,214
FOUNTAIN MAINTENANCE & CHEMICALS	408	1,798
IRRIGATION PARTS & REPAIRS	327	1,124
IRRIGATION WATER	82	112
LANDSCAPE MAINTENANCE	1,903	9,433
SIDEWALK CLEANING AND REPAIR	1,225	1,686
SIGNAGE	408	562
STORMWATER CONTROL	2,042	23,879
STREETLIGHT MAINTENANCE AND REPAIR	82	1,124
TREE/PLANT REPLACEMENT & TRIM	1,470	2,809
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>27,795</b>	<b>95,139</b>
<b>Total Expenditures</b>	<b>\$ 111,411</b>	<b>\$ 159,829</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 72,699</b>	<b>\$ 173,666</b>
PAYMENTS TO TRUSTEE	(59,278)	(151,301)
<b>BALANCE</b>	<b>\$ 13,421</b>	<b>\$ 22,365</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(6,711)	(11,182)
DISCOUNTS FOR EARLY PAYMENTS	(6,711)	(11,182)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>



**FINAL BUDGET**  
**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #10**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2022/2023 ANNUAL BUDGET</b>	<b>FISCAL YEAR 2023/2024 FINAL BUDGET</b>
<b>REVENUES</b>		
ON-ROLL ASSESSMENTS - DEBT	64,433	349,323
ON-ROLL ASSESSMENTS - Operations	90,887	70,316
ON-ROLL ASSESSMENTS - Maintenance	12,455	95,125
DEVELOPER CONTRIBUTION/BONDS - TIM	0	0
STORMWATER	16,335	114,568
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
<b>Total Revenues</b>	<b>\$ 184,110</b>	<b>\$ 629,333</b>
<b>EXPENDITURES - ADMIN</b>		
ARBITRAGE REBATE FEE*	1,904	650
AUDIT*	6,000	6,000
DISSEMINATION AGENT	633	400
DISTRICT COUNSEL	10,124	6,000
MANAGEMENT	6,564	7,205
ASSESSMENT ROLL	1,266	600
TIF/SAD REBATE ANALYSIS	5,486	8,500
DUES, LICENSES & FEES*	175	175
ENGINEERING	36,912	17,500
GENERAL INSURANCE*	5,300	6,500
WEB SITE MAINTENANCE*	750	750
LEGAL ADVERTISING	802	380
TRAVEL AND PER DIEM	105	60
OFFICE SUPPLIES	211	100
OFFICE RENT	3,480	2,000
POSTAGE & SHIPPING	105	50
COPIES	527	200
SUPERVISOR FEES*	800	1,920
CONTINGENCY ADMIN	2,472	5,000
TRUSTEE SERVICES	0	700
<b>TOTAL ADMIN EXPENSES</b>	<b>83,616</b>	<b>64,690</b>

**FINAL BUDGET**  
**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #10**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2022/2023 ANNUAL BUDGET	FISCAL YEAR 2023/2024 FINAL BUDGET
<b>EXPENDITURES - MAINT</b>		
AQUATIC MAINTENANCE	1,838	11,934
BULDING MAINTENANCE	41	23,868
COMMUNITY AREA MAINTENANCE	5,064	8,951
TIM OPERATIONS	0	17,961
CONTINGENCY	4,084	12,465
DEVELOPMENT COORDINATOR	0	3,755
ELECTRIC	1,021	2,984
ENGINEERING - MAINT.	7,147	20,885
FIELD MANAGEMENT	653	8,951
FOUNTAIN MAINTENANCE & CHEMICALS	408	3,819
IRRIGATION PARTS & REPAIRS	327	2,387
IRRIGATION WATER	82	239
LANDSCAPE MAINTENANCE	1,903	20,037
SIDEWALK CLEANING AND REPAIR	1,225	3,580
SIGNAGE	408	1,193
STORMWATER CONTROL	2,042	50,720
STREETLIGHT MAINTENANCE AND REPAIR	82	2,387
TREE/PLANT REPLACEMENT & TRIM	1,470	5,967
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>27,795</b>	<b>202,084</b>
<b>Total Expenditures</b>	<b>\$ 111,411</b>	<b>\$ 266,774</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 72,699</b>	<b>\$ 362,559</b>
PAYMENTS TO TRUSTEE	(59,278)	(321,377)
<b>BALANCE</b>	<b>\$ 13,421</b>	<b>\$ 41,181</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(6,711)	(20,591)
DISCOUNTS FOR EARLY PAYMENTS	(6,711)	(20,591)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

FINAL OPERATIONS/MAINTENANCE ASSESSMENTS CALCULATION  
 FISCAL YEAR 2023/2024  
 OCTOBER 1, 2023 - SEPTEMBER 30, 2024  
 CDDs 1 - 10

**On Fiscal Year 2023/2024 Tax Roll\***

TYPE	Volume	ERU Factor	ERUS**
Single Family - General	1,963	1.0000	1,963.00
Multi-Family	-	1.0000	-
Apartments	1,754	0.5000	877.00
Retail Sq. Ft.	88,462	0.0020	176.92
Office Sq. Ft.	155,928	0.0010	155.93
Research Sq.Ft.	286,574	0.0010	286.57
Warehouse Sq.Ft.	1,488,005	0.0010	1,488.01
Hotel Rooms	277	1.0000	277.00
Hospital	180	3.0000	540.00
Acreage	1,613	4.0000	6,451.68

\*As of May 15, 2023

\*\*Rounded

**Total ERUs on Roll**

**12,216.11**

Assessments Per Unit

Single Family - General	117.53
Multi-Family	117.53
Apartments	58.77
Retail Sq. Ft.	0.24
Office Sq. Ft.	0.12
Research Sq.Ft.	0.12
Warehouse Sq.Ft.	0.12
Hotel Rooms	117.53
Hospital	352.59
Acre	470.12

**FINAL DEBT SERVICE**  
**SERIES 2019, 2020, 2021 BONDS**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

**FISCAL YEAR**  
**2023/2024**  
**FINAL BUDGET**

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**REVENUES**

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Interest Income	0
Net 2019 Bond Collections	449,025
Net 2020 Bond Collections	425,265
Net 2021 Bond Collections	926,000
Net 2022 Bond Collections	892,625
<b>Total Revenues</b>	<b>\$ 2,692,915</b>

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**EXPENDITURES**

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2019 Bond Payments	449,025
2020 Bond Payments	425,265
2021 Bond Payments	926,000
2022 Bond Payments	892,625
Miscellaneous / Extra Redemption (2019)	0
Miscellaneous / Extra Redemption (2020)	0
Miscellaneous / Extra Redemption (2021)	0
Miscellaneous / Extra Redemption (2022)	0
<b>Total Expenditures</b>	<b>\$ 2,692,915</b>

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<b>Excess / (Shortfall)</b>	<b>\$ -</b>
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PROPOSED DEBT ASSESSMENTS  
FISCAL YEAR 2023/2024  
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

Land Use	Folio#	Landowner	Units Sq. Ft.	Est. Gross Annual PI Debt Service/Unit*
Research	4315-600-0001-000-8	City of Port St. Lucie (Torrey Pines)	85937	0.08
Hotel	4315-606-0003-000-0	BBL at Equinox (Homewood Suites)	111	220.48
Research	4315-502-0008-000-6	City of Port St. Lucie (formerly VGTI)	92142	0.03
Hospital	4315-501-0004-000-5	Martin Memorial	180	293.18
Research	4315-608-0001-000-2	Trad Health (Bldg 1 - south)	45238	0.11
Retail	4315-602-0002-000-1	Mason Street Holdings (Wawa)	6280	0.73
Office	4315-505-0005-000-4	Pegasus PSL (Keiser University)	75146	0.33
Research	4315-608-0002-000-9	Trad Health (Bldg 2 - north)	64128	0.31
Retail	4315-607-0002-000-6	G&S Family Hospitality (Culvers)	4652	0.73
Retail	4315-606-0002-000-3	BBL at Tradition (Recovery Sports Bar & Grill)	6518	0.68
Retail	4315-607-0005-000-7	CFT NV Developments (Panda Express)	2766	0.73
Office	4315-607-0003-000-3	PRD Owner (Dental Care)	4000	0.30
Office	4315-506-0002-000-6	SFO Holdings (Urgent Care)	32360	0.34
Retail	4315-609-0006-000-0	Pershing Properties (Verizon)	2500	0.76
SF 55 or Less	Multiple	Del Webb @ Tradition (Phases 1 and 2)	161	466.79
SF 56 - 66	Multiple	Del Webb @ Tradition (Phases 1 and 2)	42	516.27
Apts	4315-613-0001-000-8	Continental 409	304	358.01
Retail	4315-605-0003-000-7	Northern Lights Realty (Innovation Plaza)	10478	0.82
Retail	4315-609-0004-000-6	JEM Port St Lucie (Restaurant & mini golf)	6251	0.72
Medical Office	4315-603-0001-000-7	Florida Vision (Bldg 1)	34350	0.38
Apts	4315-500-0012-000-1	Grande Palms II (Phase 1 - south)	300	350.57
Warehouse	4315-800-0003-000-6	CES Port St. Lucie Landlord (City Electric)	411852	0.42
SF 55 or Less	Multiple	Heron Preserve	151	499.95
SF 56 - 66	Multiple	Heron Preserve	50	560.55
Retail	4315-607-0004-000-0	Tradition Lot 3 (eastern portion - PDQ 000)	2782	0.77
SF 55 or Less	Multiple	Del Webb @ Tradition (Phase 3)	130	525.79
SF 56 - 66	Multiple	Del Webb @ Tradition (Phase 3)	46	589.69
Retail	4315-609-0007-000-7	RDP 11 (southern portion - Burger King)	2967	0.87
Medical Office	4315-611-0002-000-9	KYK Holdings (Premier Medical Plaza)	9986	0.38
Hotel	4315-612-0001-000-5	Tradition Hotel Holdings, LLC (Courtyard by Marriott)	84	452.77
SF 55 or Less	4315-500-0008-000-0	Mattamy	54	524.67
SF 56 - 66	4315-500-0008-000-0	Mattamy	36	588.89
SF 55 or Less	Multiple	Manderlie - Phase 2	51	476.09
SF 56 - 66	Multiple	Manderlie - Phase 2	32	534.37
SF 55 or Less	Multiple	Heron Preserve - Phase 2	142	477.11
SF 56 - 66	Multiple	Heron Preserve - Phase 2	50	535.09
SF 55 or Less	Multiple	Del Webb - Phase 4	159	477.11
SF 56 - 66	Multiple	Del Webb - Phase 4	20	535.09
SF 55 or Less	Multiple	Tolero - Phase 1	157	477.77
SF 56 - 66	Multiple	Tolero - Phase 1	29	535.76
Retail	4315-609-0005-000-3	RG Tradition, LLC (Starbucks)	2500	0.75
Retail	4315-614-0001-000-1	RDP 11, LLC (north - 3 tenant bldg.)	5124	0.79
Warehouse	4335-500-0003-000-7	PSL Industrial Owner, LLC	245111	0.41
Hotel	4315-705-0002-000-7	Tradition One, LLC (Tru by Hilton)	82	407.86
Retail	4315-705-0001-000-0	Suratman, LLC	10476	0.79
Apts	4315-615-0002-000-1	Watermark at Port St Lucie FL, LLC	214	330.69
Apts	4315-615-0003-000-8	Lucie at Tradition, LLC	264	330.89
Apts	4315-700-0030-000-7	CCC-PSL, LLC	286	330.48

PROPOSED DEBT ASSESSMENTS  
FISCAL YEAR 2023/2024  
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

MF	4334-700-0003-000-8	America Walks at Port St. Lucie, LLC	410	445.65
SF 56 - 66	Multiple	GRBK GHO Belterra, LLC - Phase 1	79	536.67
SF 67 or More	Multiple	GRBK GHO Belterra, LLC - Phase 1	77	580.43
Retail	4315-615-0001-000-4	Vitas Healthcare Corporation of Florida, Inc.	32000	0.77
SF 56 - 66	Multiple	GRBK GHO Belterra, LLC - Phase 1, Plat 1 & 2	26	689.43
SF 67 or More	Multiple	GRBK GHO Belterra, LLC - Phase 1, Plat 1 & 2	47	745.65
SF 55 or Less	Multiple	Del Webb - Plat 5A	70	612.92
SF 56 - 66	Multiple	Del Webb - Plat 5A	24	687.41
SF 55 or Less	Multiple	Kenley - Plat 1	137	616.89
SF 56 - 66	Multiple	Kenley - Plat 1	77	691.39
SF 55 or Less	Multiple	Telaro - Plat 2	206	614.96
SF 56 - 66	Multiple	Telaro - Plat 2	50	690.08
Apts	4315-500-0011-000-4	Grande Palms at Tradition I, LLC (north parcel)	300	412.03
Retail	4316-504-0002-000-3	Local Strip, LLC (west Barron Shoppes parcel - sold)	9350	0.99
Retail	4316-504-0001-000-6	Baron Shoppes Tradition, LLC (east parcel)	5820	0.99
Retail	4316-504-0003-000-0	PCW Holdings, LLC (carwash)	9969	0.98
Retail	4315-603-0002-000-4	Amber Hills Properties, LLC	14040	0.92
Warehouse	4315-802-0002-000-5	Accel Florida, LLC	150351	0.52
Warehouse	4326-601-0002-000-2	Cheney Bros, Inc.	351869	0.52
Warehouse	4335-500-0004-000-4	NBP III Legacy III, LLC (Lot 2)	168000	0.52
Warehouse	4315-706-0003-000-7	Oculus Surgical, Inc.	75246	0.52

\*Figures are rounded and are net of previously paid CI BAN and DI BAN Credits