Southern Grove Community Development Districts #1-10

Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

CONTENTS

PROPOSED BUDGET

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICTS #1-10
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	CDD 1	CDD 2	CDD 3	CDD 4	CDD 5	CDD 6	CDD 7	CDD 8	CDD 9	CDD 10	TOTAL
REVENUES											
ON-ROLL ASSESSMENTS - DEBT	$ 26,302.67	$ 352,709.93	$ 371,442.29	$ 419,019.17	$ 475,768.83	$ 178,123.21	$ 419,019.17	$ 371,442.29	$ 178,123.21	$ 378,349.50	**$ 3,170,300.27**
ON-ROLL ASSESSMENTS - Admin	$ 75,162.18	$ 75,162.18	$ 75,162.18	$ 75,162.18	$ 75,162.18	$ 75,162.18	$ 75,162.18	$ 75,162.18	$ 75,162.18	$ 75,162.18	**$ 751,621.84**
ON-ROLL ASSESSMENTS - Maintenance	$ 11,972.63	$ 160,549.00	$ 169,075.73	$ 190,732.11	$ 216,563.83	$ 81,079.38	$ 190,732.11	$ 169,075.73	$ 81,079.38	$ 172,219.80	**$ 1,443,079.72**
OTHER REVENUES	$ 1,244.49	$ 16,688.16	$ 17,574.47	$ 19,825.53	$ 22,510.59	$ 8,427.74	$ 19,825.53	$ 17,574.47	$ 8,427.74	$ 17,901.28	**$ 150,000.00**
STORMWATER	$ 9,955.90	$ 133,505.31	$ 140,595.75	$ 158,604.22	$ 180,084.71	$ 67,421.96	$ 158,604.22	$ 140,595.75	$ 67,421.96	$ 143,210.22	**$ 1,200,000.00**
CARRY OVER FUNDS FROM PRIOR YEAR	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Total Revenues	**$ 124,637.88**	**$ 738,614.58**	**$ 773,850.42**	**$ 863,343.22**	**$ 970,090.14**	**$ 410,214.48**	**$ 863,343.22**	**$ 773,850.42**	**$ 410,214.48**	**$ 786,842.99**	**$ 6,715,001.82**
EXPENDITURES - ADMIN											
ARBITRAGE REBATE FEE	$ 650.00	$ 650.00	$ 650.00	$ 650.00	$ 650.00	$ 650.00	$ 650.00	$ 650.00	$ 650.00	$ 650.00	**$ 6,500.00**
AUDIT	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	**$ 60,000.00**
DISSEMINATION AGENT	$ 400.00	$ 400.00	$ 400.00	$ 400.00	$ 400.00	$ 400.00	$ 400.00	$ 400.00	$ 400.00	$ 400.00	**$ 4,000.00**
DISTRICT COUNSEL	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	**$ 60,000.00**
MANAGEMENT	$ 7,644.21	$ 7,644.21	$ 7,644.21	$ 7,644.21	$ 7,644.21	$ 7,644.21	$ 7,644.21	$ 7,644.21	$ 7,644.21	$ 7,644.21	**$ 76,442.09**
ASSESSMENT ROLL	$ 600.00	$ 600.00	$ 600.00	$ 600.00	$ 600.00	$ 600.00	$ 600.00	$ 600.00	$ 600.00	$ 600.00	**$ 6,000.00**
TIF/SAD REBATE ANALYSIS	$ 11,000.00	$ 11,000.00	$ 11,000.00	$ 11,000.00	$ 11,000.00	$ 11,000.00	$ 11,000.00	$ 11,000.00	$ 11,000.00	$ 11,000.00	**$ 110,000.00**
DUES, LICENSES & FEES	$ 175.00	$ 175.00	$ 175.00	$ 175.00	$ 175.00	$ 175.00	$ 175.00	$ 175.00	$ 175.00	$ 175.00	**$ 1,750.00**
ENGINEERING	$ 17,500.00	$ 17,500.00	$ 17,500.00	$ 17,500.00	$ 17,500.00	$ 17,500.00	$ 17,500.00	$ 17,500.00	$ 17,500.00	$ 17,500.00	**$ 175,000.00**
GENERAL INSURANCE	$ 6,500.00	$ 6,500.00	$ 6,500.00	$ 6,500.00	$ 6,500.00	$ 6,500.00	$ 6,500.00	$ 6,500.00	$ 6,500.00	$ 6,500.00	**$ 65,000.00**
WEB SITE MAINTENANCE	$ 750.00	$ 750.00	$ 750.00	$ 750.00	$ 750.00	$ 750.00	$ 750.00	$ 750.00	$ 750.00	$ 750.00	**$ 7,500.00**
LEGAL ADVERTISING	$ 530.00	$ 530.00	$ 530.00	$ 530.00	$ 530.00	$ 530.00	$ 530.00	$ 530.00	$ 530.00	$ 530.00	**$ 5,300.00**
TRAVEL AND PER DIEM	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	**$ 600.00**
OFFICE SUPPLIES	$ 140.00	$ 140.00	$ 140.00	$ 140.00	$ 140.00	$ 140.00	$ 140.00	$ 140.00	$ 140.00	$ 140.00	**$ 1,400.00**
OFFICE RENT	$ 2,200.00	$ 2,200.00	$ 2,200.00	$ 2,200.00	$ 2,200.00	$ 2,200.00	$ 2,200.00	$ 2,200.00	$ 2,200.00	$ 2,200.00	**$ 22,000.00**
POSTAGE & SHIPPING	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	**$ 1,000.00**
COPIES	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	**$ 2,500.00**
SUPERVISOR FEES	$ 2,400.00	$ 2,400.00	$ 2,400.00	$ 2,400.00	$ 2,400.00	$ 2,400.00	$ 2,400.00	$ 2,400.00	$ 2,400.00	$ 2,400.00	**$ 24,000.00**
CONTINGENCY ADMIN	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	**$ 50,000.00**
TRUSTEE SERVICES	$ 1,250.00	$ 1,250.00	$ 1,250.00	$ 1,250.00	$ 1,250.00	$ 1,250.00	$ 1,250.00	$ 1,250.00	$ 1,250.00	$ 1,250.00	**$ 12,500.00**
TOTAL ADMINISTRATIVE EXPENSES	$ 69,149.21	$ 69,149.21	$ 69,149.21	$ 69,149.21	$ 69,149.21	$ 69,149.21	$ 69,149.21	$ 69,149.21	$ 69,149.21	$ 69,149.21	**$ 691,492.09**

PROPOSED BUDGET

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICTS #1-10
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	CDD 1	CDD 2	CDD 3	CDD 4	CDD 5	CDD 6	CDD 7	CDD 8	CDD 9	CDD 10	TOTAL
EXPENDITURES - MAINTENANCE											
AQUATIC MAINTENANCE	$ 829.66	$ 11,125.44	$ 11,716.31	$ 13,217.02	$ 15,007.06	$ 5,618.50	$ 13,217.02	$ 11,716.31	$ 5,618.50	$ 11,934.19	**$ 100,000.00**
BUILDING MAINTENANCE	$ 1,659.32	$ 22,250.88	$ 23,432.63	$ 26,434.04	$ 30,014.12	$ 11,236.99	$ 26,434.04	$ 23,432.63	$ 11,236.99	$ 23,868.37	**$ 200,000.00**
COMMUNITY AREA MAINTENANCE	$ 1,451.90	$ 19,469.52	$ 20,503.55	$ 23,129.78	$ 26,262.35	$ 9,832.37	$ 23,129.78	$ 20,503.55	$ 9,832.37	$ 20,884.82	**$ 175,000.00**
TIM OPERATIONS	$ 5,392.78	$ 72,315.37	$ 76,156.03	$ 85,910.62	$ 97,545.88	$ 36,520.23	$ 85,910.62	$ 76,156.03	$ 36,520.23	$ 77,572.20	**$ 650,000.00**
CONTINGENCY	$ 1,244.49	$ 16,688.16	$ 17,574.47	$ 19,825.53	$ 22,510.59	$ 8,427.74	$ 19,825.53	$ 17,574.47	$ 8,427.74	$ 17,901.28	**$ 150,000.00**
DEVELOPMENT COORDINATOR	$ 276.97	$ 3,714.04	$ 3,911.30	$ 4,412.28	$ 5,009.86	$ 1,875.64	$ 4,412.28	$ 3,911.30	$ 1,875.64	$ 3,984.03	**$ 33,383.34**
ELECTRIC	$ 207.41	$ 2,781.36	$ 2,929.08	$ 3,304.25	$ 3,751.76	$ 1,404.62	$ 3,304.25	$ 2,929.08	$ 1,404.62	$ 2,983.55	**$ 25,000.00**
ENGINEERING - MAINT.	$ 1,451.90	$ 19,469.52	$ 20,503.55	$ 23,129.78	$ 26,262.35	$ 9,832.37	$ 23,129.78	$ 20,503.55	$ 9,832.37	$ 20,884.82	**$ 175,000.00**
FIELD MANAGEMENT	$ 1,470.57	$ 19,719.85	$ 20,767.16	$ 23,427.17	$ 26,600.01	$ 9,958.79	$ 23,427.17	$ 20,767.16	$ 9,958.79	$ 21,153.34	**$ 177,250.00**
FOUNTAIN MAINTENANCE & CHEMICALS	$ 33.19	$ 445.02	$ 468.65	$ 528.68	$ 600.28	$ 224.74	$ 528.68	$ 468.65	$ 224.74	$ 477.37	**$ 4,000.00**
IRRIGATION PARTS & REPAIRS	$ 165.93	$ 2,225.09	$ 2,343.26	$ 2,643.40	$ 3,001.41	$ 1,123.70	$ 2,643.40	$ 2,343.26	$ 1,123.70	$ 2,386.84	**$ 20,000.00**
IRRIGATION WATER	$ 16.59	$ 222.51	$ 234.33	$ 264.34	$ 300.14	$ 112.37	$ 264.34	$ 234.33	$ 112.37	$ 238.68	**$ 2,000.00**
LANDSCAPE MAINTENANCE	$ 2,746.17	$ 36,825.21	$ 38,780.99	$ 43,748.33	$ 49,673.37	$ 18,597.22	$ 43,748.33	$ 38,780.99	$ 18,597.22	$ 39,502.15	**$ 331,000.00**
SIDEWALK CLEANING AND REPAIR	$ 248.90	$ 3,337.63	$ 3,514.89	$ 3,965.11	$ 4,502.12	$ 1,685.55	$ 3,965.11	$ 3,514.89	$ 1,685.55	$ 3,580.26	**$ 30,000.00**
SIGNAGE	$ 82.97	$ 1,112.54	$ 1,171.63	$ 1,321.70	$ 1,500.71	$ 561.85	$ 1,321.70	$ 1,171.63	$ 561.85	$ 1,193.42	**$ 10,000.00**
STORMWATER CONTROL	$ 4,355.71	$ 58,408.57	$ 61,510.64	$ 69,389.35	$ 78,787.06	$ 29,497.11	$ 69,389.35	$ 61,510.64	$ 29,497.11	$ 62,654.47	**$ 525,000.00**
STREETLIGHT MAINTENANCE AND REPAIR	$ 165.93	$ 2,225.09	$ 2,343.26	$ 2,643.40	$ 3,001.41	$ 1,123.70	$ 2,643.40	$ 2,343.26	$ 1,123.70	$ 2,386.84	**$ 20,000.00**
TREE/PLANT REPLACEMENT & TRIM	$ 414.83	$ 5,562.72	$ 5,858.16	$ 6,608.51	$ 7,503.53	$ 2,809.25	$ 6,608.51	$ 5,858.16	$ 2,809.25	$ 5,967.09	**$ 50,000.00**
TOTAL MAINTENANCE EXPENSES	$ 22,215.21	$ 297,898.55	$ 313,719.89	$ 353,903.29	$ 401,834.02	$ 150,442.74	$ 353,903.29	$ 313,719.89	$ 150,442.74	$ 319,553.72	**$ 2,677,633.34**
Total Expenditures	**$ 91,364.42**	**$ 367,047.76**	**$ 382,869.10**	**$ 423,052.50**	**$ 470,983.23**	**$ 219,591.94**	**$ 423,052.50**	**$ 382,869.10**	**$ 219,591.94**	**$ 388,702.93**	**$ 3,369,125.43**
EXCESS / (SHORTFALL)	**$ 33,273.45**	**$ 371,566.82**	**$ 390,981.32**	**$ 440,290.72**	**$ 499,106.92**	**$ 190,622.54**	**$ 440,290.72**	**$ 390,981.32**	**$ 190,622.54**	**$ 398,140.06**	**$ 3,345,876.40**
PAYMENTS TO TRUSTEE	**$ (24,198.45)**	**$ (324,493.13)**	**$ (341,726.91)**	**$ (385,497.64)**	**$ (437,707.33)**	**$ (163,873.35)**	**$ (385,497.64)**	**$ (341,726.91)**	**$ (163,873.35)**	**$ (348,081.54)**	**$ (2,916,676.25)**
BALANCE	**$ 9,075.00**	**$ 47,073.69**	**$ 49,254.42**	**$ 54,793.08**	**$ 61,399.59**	**$ 26,749.18**	**$ 54,793.08**	**$ 49,254.42**	**$ 26,749.18**	**$ 50,058.52**	**$ 429,200.15**
COUNTY APPRAISER & TAX COLLECTOR FEE	$ (4,537.50)	$ (23,536.84)	$ (24,627.21)	$ (27,396.54)	$ (30,699.79)	$ (13,374.59)	$ (27,396.54)	$ (24,627.21)	$ (13,374.59)	$ (25,029.26)	**$ (214,600.07)**
DISCOUNTS FOR EARLY PAYMENTS	$ (4,537.50)	$ (23,536.84)	$ (24,627.21)	$ (27,396.54)	$ (30,699.79)	$ (13,374.59)	$ (27,396.54)	$ (24,627.21)	$ (13,374.59)	$ (25,029.26)	**$ (214,600.07)**
NET EXCESS / (SHORTFALL)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

PROPOSED BUDGET

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #1-10 RECAP
FISCAL YEAR 2025/2026
OCTOBER 1, 2025- SEPTEMBER 30, 2026

	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2024/2025 6 month Actuals 3/31/25	FISCAL YEAR 2025/2026 PROPOSED BUDGET	COMMENTS
REVENUES				
ON-ROLL ASSESSMENTS - DEBT (Combined)	3,259,002	2,964,577	3,170,300	
ON-ROLL ASSESSMENTS - Administrative	749,202	704,359	751,622	
ON-ROLL ASSESSMENTS - Maintenance	1,490,572	1,401,356	1,443,080	
STORMWATER	1,000,000	1,153,067	1,200,000	
OTHER INCOME	110,000	284,144	150,000	
Total Revenues	**$ 6,608,775**	**$ 6,507,503**	**$ 6,715,002**	
EXPENDITURES - ADMIN				
ARBITRAGE FEE	6,500	0	6,500	No Change
AUDIT	60,000	0	60,000	No Change
DISSEMINATION AGENT	4,000	0	4,000	No Change
DISTRICT COUNSEL	60,000	42,428	60,000	No Change
MANAGEMENT	74,216	37,108	76,442	CPI increase per agreement
ASSESSMENT ROLL	6,000	0	6,000	No Change
TIF/SAD REBATE ANALYSIS	110,000	0	110,000	Funded by Other Income
DUES, LICENSES & FEES	1,750	1,750	1,750	No Change
ENGINEERING	175,000	208,911	175,000	No Change
GENERAL INSURANCE	65,000	61,009	65,000	No Change
WEB SITE MAINTENANCE	7,500	3,500	7,500	No Change
LEGAL ADVERTISING	5,300	197	5,300	Increase
TRAVEL AND PER DIEM	600	172	600	No Change
OFFICE SUPPLIES	1,400	799	1,400	Increase
OFFICE RENT	22,000	8,243	22,000	Increase
POSTAGE & SHIPPING	1,000	137	1,000	Increase
COPIES	2,500	0	2,500	Increase
SUPERVISOR FEES	24,000	0	24,000	Increase
CONTINGENCY ADMIN	50,000	24,983	50,000	No Change
TRUSTEE SERVICES	12,500	8,278	12,500	No Change
TOTAL ADMIN EXPENSES	689,266	397,515	691,492	

PROPOSED BUDGET

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #1-10 RECAP
FISCAL YEAR 2025/2026
OCTOBER 1, 2025- SEPTEMBER 30, 2026

		FISCAL YEAR 2024/2025 ANNUAL BUDGET		FISCAL YEAR 2024/2025 6 month Actuals 3/31/25		FISCAL YEAR 2025/2026 PROPOSED BUDGET	COMMENTS
EXPENDITURES - MAINT							
AQUATIC MAINTENANCE		100,000		53,433		100,000	No Change
BUILDING MAINTENANCE		200,000		0		200,000	No Change
COMMUNITY AREA MAINTENANCE		75,000		44,524		175,000	Increase per estimate
TIM OPERATIONS		750,000		0		650,000	Reduced per agreement
CONTINGENCY		150,000		0		150,000	No Change
DEVELOPMENT COORDINATOR		32,411		16,205		33,383	CPI increase per agreement
ELECTRIC		25,000		564		25,000	No Change
ENGINEERING - MAINT.		175,000		0		175,000	No Change
FIELD MANAGEMENT		75,000		37,500		177,250	Estimate - Additional Maintenance Employee
FOUNTAIN MAINTENANCE & CHEMICALS		4,000		1,920		4,000	No Change
IRRIGATION PARTS & REPAIRS		20,000		4,305		20,000	No Change
IRRIGATION WATER		2,000		0		2,000	No Change
LANDSCAPE MAINTENANCE		331,000		180,479		331,000	No Change
SIDEWALK CLEANING AND REPAIR		30,000		15,000		30,000	No Change
SIGNAGE		10,000		0		10,000	No Change
STORMWATER CONTROL		431,915		209,420		525,000	Increase per estimate
STREETLIGHT MAINTENANCE AND REPAIR		20,000		232,940		20,000	No Change
TREE/PLANT REPLACEMENT & TRIM		50,000		0		50,000	No Change
TOTAL MAINTENANCE EXPENSES		2,481,326		796,290		2,677,633	
Total Expenditures	**$**	**3,170,592**	**$**	**1,193,805**	**$**	**3,369,125**	
EXCESS / (SHORTFALL)	**$**	**3,438,184**	**$**	**5,313,698**	**$**	**3,345,876**	
PAYMENTS TO TRUSTEE		(2,998,282)		(2,722,491)		(2,916,676)	
BALANCE	**$**	**439,902**	**$**	**2,591,207**	**$**	**429,200**	
COUNTY APPRAISER & TAX COLLECTOR FEE		(219,951)		(207,303)		(214,600)	
DISCOUNTS FOR EARLY PAYMENTS		(219,951)		(200,165)		(214,600)	
NET EXCESS / (SHORTFALL)	**$**	**-**	**$**	**2,183,738**	**$**	**-**	

PROPOSED BUDGET

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #1

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2025/2026 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	27,039	26,303
ON-ROLL ASSESSMENTS - Admin	74,920	75,162
ON-ROLL ASSESSMENTS - Maintenance	12,367	11,973
DEVELOPER CONTRIBUTION/BONDS - TIM	913	1,244
STORMWATER	8,297	9,956
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	**$ 123,535**	**$ 124,638**
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,422	7,644
ASSESSMENT ROLL	600	600
TIF/SAD REBATE ANALYSIS	11,000	11,000
DUES, LICENSES & FEES	175	175
ENGINEERING	17,500	17,500
GENERAL INSURANCE	6,500	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	530	530
TRAVEL AND PER DIEM	60	60
OFFICE SUPPLIES	140	140
OFFICE RENT	2,200	2,200
POSTAGE & SHIPPING	100	100
COPIES	250	250
SUPERVISOR FEES	2,400	2,400
CONTINGENCY ADMIN	5,000	5,000
TRUSTEE SERVICES	1,250	1,250
TOTAL ADMIN EXPENSES	68,927	69,149

PROPOSED BUDGET

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #1
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2025/2026 PROPOSED BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	830	830
BUILDING MAINTENANCE	1,659	1,659
COMMUNITY AREA MAINTENANCE	622	1,452
TIM OPERATIONS	6,222	5,393
CONTINGENCY	1,244	1,244
DEVELOPMENT COORDINATOR	269	277
ELECTRIC	207	207
ENGINEERING - MAINT.	1,452	1,452
FIELD MANAGEMENT	622	1,471
FOUNTAIN MAINTENANCE & CHEMICALS	33	33
IRRIGATION PARTS & REPAIRS	166	166
IRRIGATION WATER	17	17
LANDSCAPE MAINTENANCE	2,746	2,746
SIDEWALK CLEANING AND REPAIR	249	249
SIGNAGE	83	83
STORMWATER CONTROL	3,583	4,356
STREETLIGHT MAINTENANCE AND REPAIR	166	166
TREE/PLANT REPLACEMENT & TRIM	415	415
TOTAL MAINTENANCE EXPENSES	20,587	22,215
Total Expenditures	**$ 89,513**	**$ 91,364**
EXCESS / (SHORTFALL)	**$ 34,022**	**$ 33,273**
PAYMENTS TO TRUSTEE	(24,875)	(24,198)
BALANCE	**$ 9,146**	**$ 9,075**
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,573)	(4,537)
DISCOUNTS FOR EARLY PAYMENTS	(4,573)	(4,537)
NET EXCESS / (SHORTFALL)	**$ -**	**$ -**

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #2
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2025/2026 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	362,578	352,710
ON-ROLL ASSESSMENTS - Admin	74,920	75,162
ON-ROLL ASSESSMENTS - Maintenance	165,833	160,549
DEVELOPER CONTRIBUTION/BONDS - TIM	12,238	16,688
STORMWATER	111,254	133,505
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	**$ 726,824**	**$ 738,615**
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,422	7,644
ASSESSMENT ROLL	600	600
TIF/SAD REBATE ANALYSIS	11,000	11,000
DUES, LICENSES & FEES	175	175
ENGINEERING	17,500	17,500
GENERAL INSURANCE	6,500	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	530	530
TRAVEL AND PER DIEM	60	60
OFFICE SUPPLIES	140	140
OFFICE RENT	2,200	2,200
POSTAGE & SHIPPING	100	100
COPIES	250	250
SUPERVISOR FEES	2,400	2,400
CONTINGENCY ADMIN	5,000	5,000
TRUSTEE SERVICES	1,250	1,250
TOTAL ADMIN EXPENSES	68,927	69,149

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #2
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2025/2026 PROPOSED BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	11,125	11,125
BUILDING MAINTENANCE	22,251	22,251
COMMUNITY AREA MAINTENANCE	8,344	19,470
TIM OPERATIONS	83,441	72,315
CONTINGENCY	16,688	16,688
DEVELOPMENT COORDINATOR	3,606	3,714
ELECTRIC	2,781	2,781
ENGINEERING - MAINT.	19,470	19,470
FIELD MANAGEMENT	8,344	19,720
FOUNTAIN MAINTENANCE & CHEMICALS	445	445
IRRIGATION PARTS & REPAIRS	2,225	2,225
IRRIGATION WATER	223	223
LANDSCAPE MAINTENANCE	36,825	36,825
SIDEWALK CLEANING AND REPAIR	3,338	3,338
SIGNAGE	1,113	1,113
STORMWATER CONTROL	48,052	58,409
STREETLIGHT MAINTENANCE AND REPAIR	2,225	2,225
TREE/PLANT REPLACEMENT & TRIM	5,563	5,563
TOTAL MAINTENANCE EXPENSES	276,058	297,899
Total Expenditures	**$ 344,985**	**$ 367,048**
EXCESS / (SHORTFALL)	**$ 381,839**	**$ 371,567**
PAYMENTS TO TRUSTEE	(333,572)	(324,493)
BALANCE	**$ 48,266**	**$ 47,074**
COUNTY APPRAISER & TAX COLLECTOR FEE	(24,133)	(23,537)
DISCOUNTS FOR EARLY PAYMENTS	(24,133)	(23,537)
NET EXCESS / (SHORTFALL)	**$ -**	**$ -**

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #3
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2025/2026 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	381,835	371,442
ON-ROLL ASSESSMENTS - Admin	74,920	75,162
ON-ROLL ASSESSMENTS - Maintenance	174,640	169,076
DEVELOPER CONTRIBUTION/BONDS - TIM	12,888	17,574
STORMWATER	117,163	140,596
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	**$ 761,446**	**$ 773,850**
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,422	7,644
ASSESSMENT ROLL	600	600
TIF/SAD REBATE ANALYSIS	11,000	11,000
DUES, LICENSES & FEES	175	175
ENGINEERING	17,500	17,500
GENERAL INSURANCE	6,500	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	530	530
TRAVEL AND PER DIEM	60	60
OFFICE SUPPLIES	140	140
OFFICE RENT	2,200	2,200
POSTAGE & SHIPPING	100	100
COPIES	250	250
SUPERVISOR FEES	2,400	2,400
CONTINGENCY ADMIN	5,000	5,000
TRUSTEE SERVICES	1,250	1,250
TOTAL ADMIN EXPENSES	68,927	69,149

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #3
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2025/2026 PROPOSED BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	11,716	11,716
BUILDING MAINTENANCE	23,433	23,433
COMMUNITY AREA MAINTENANCE	8,787	20,504
TIM OPERATIONS	87,872	76,156
CONTINGENCY	17,574	17,574
DEVELOPMENT COORDINATOR	3,797	3,911
ELECTRIC	2,929	2,929
ENGINEERING - MAINT.	20,504	20,504
FIELD MANAGEMENT	8,787	20,767
FOUNTAIN MAINTENANCE & CHEMICALS	469	469
IRRIGATION PARTS & REPAIRS	2,343	2,343
IRRIGATION WATER	234	234
LANDSCAPE MAINTENANCE	38,781	38,781
SIDEWALK CLEANING AND REPAIR	3,515	3,515
SIGNAGE	1,172	1,172
STORMWATER CONTROL	50,605	61,511
STREETLIGHT MAINTENANCE AND REPAIR	2,343	2,343
TREE/PLANT REPLACEMENT & TRIM	5,858	5,858
TOTAL MAINTENANCE EXPENSES	290,720	313,720
Total Expenditures	**$ 359,646**	**$ 382,869**
EXCESS / (SHORTFALL)	**$ 401,800**	**$ 390,981**
PAYMENTS TO TRUSTEE	(351,288)	(341,727)
BALANCE	**$ 50,512**	**$ 49,254**
COUNTY APPRAISER & TAX COLLECTOR FEE	(25,256)	(24,627)
DISCOUNTS FOR EARLY PAYMENTS	(25,256)	(24,627)
NET EXCESS / (SHORTFALL)	**$ -**	**$ -**

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #4
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2025/2026 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	430,743	419,019
ON-ROLL ASSESSMENTS - Admin	74,920	75,162
ON-ROLL ASSESSMENTS - Maintenance	197,009	190,732
DEVELOPER CONTRIBUTION/BONDS - TIM	14,539	19,826
STORMWATER	132,170	158,604
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	**$ 849,381**	**$ 863,343**
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,422	7,644
ASSESSMENT ROLL	600	600
TIF/SAD REBATE ANALYSIS	11,000	11,000
DUES, LICENSES & FEES	175	175
ENGINEERING	17,500	17,500
GENERAL INSURANCE	6,500	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	530	530
TRAVEL AND PER DIEM	60	60
OFFICE SUPPLIES	140	140
OFFICE RENT	2,200	2,200
POSTAGE & SHIPPING	100	100
COPIES	250	250
SUPERVISOR FEES	2,400	2,400
CONTINGENCY ADMIN	5,000	5,000
TRUSTEE SERVICES	1,250	1,250
TOTAL ADMIN EXPENSES	68,927	69,149

PROPOSED BUDGET

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #4
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

		FISCAL YEAR 2024/2025 ANNUAL BUDGET		FISCAL YEAR 2025/2026 PROPOSED BUDGET
EXPENDITURES - MAINT				
AQUATIC MAINTENANCE		13,217		13,217
BUILDING MAINTENANCE		26,434		26,434
COMMUNITY AREA MAINTENANCE		9,913		23,130
TIM OPERATIONS		99,128		85,911
CONTINGENCY		19,826		19,826
DEVELOPMENT COORDINATOR		4,284		4,412
ELECTRIC		3,304		3,304
ENGINEERING - MAINT.		23,130		23,130
FIELD MANAGEMENT		9,913		23,427
FOUNTAIN MAINTENANCE & CHEMICALS		529		529
IRRIGATION PARTS & REPAIRS		2,643		2,643
IRRIGATION WATER		264		264
LANDSCAPE MAINTENANCE		43,748		43,748
SIDEWALK CLEANING AND REPAIR		3,965		3,965
SIGNAGE		1,322		1,322
STORMWATER CONTROL		57,086		69,389
STREETLIGHT MAINTENANCE AND REPAIR		2,643		2,643
TREE/PLANT REPLACEMENT & TRIM		6,609		6,609
TOTAL MAINTENANCE EXPENSES		327,957		353,903
Total Expenditures	**$**	**396,884**	**$**	**423,053**
EXCESS / (SHORTFALL)	**$**	**452,497**	**$**	**440,291**
PAYMENTS TO TRUSTEE		(396,283)		(385,498)
BALANCE	**$**	**56,214**	**$**	**54,793**
COUNTY APPRAISER & TAX COLLECTOR FEE		(28,107)		(27,397)
DISCOUNTS FOR EARLY PAYMENTS		(28,107)		(27,397)
NET EXCESS / (SHORTFALL)	**$**	**-**	**$**	**-**

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #5
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2025/2026 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	489,080	475,769
ON-ROLL ASSESSMENTS - Admin	74,920	75,162
ON-ROLL ASSESSMENTS - Maintenance	223,691	216,564
DEVELOPER CONTRIBUTION/BONDS - TIM	16,508	22,511
STORMWATER	150,071	180,085
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	**$ 954,270**	**$ 970,090**
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,422	7,644
ASSESSMENT ROLL	600	600
TIF/SAD REBATE ANALYSIS	11,000	11,000
DUES, LICENSES & FEES	175	175
ENGINEERING	17,500	17,500
GENERAL INSURANCE	6,500	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	530	530
TRAVEL AND PER DIEM	60	60
OFFICE SUPPLIES	140	140
OFFICE RENT	2,200	2,200
POSTAGE & SHIPPING	100	100
COPIES	250	250
SUPERVISOR FEES	2,400	2,400
CONTINGENCY ADMIN	5,000	5,000
TRUSTEE SERVICES	1,250	1,250
TIM Capital	0	0
TOTAL ADMIN EXPENSES	68,927	69,149

PROPOSED BUDGET

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #5
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2025/2026 PROPOSED BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	15,007	15,007
BUILDING MAINTENANCE	30,014	30,014
COMMUNITY AREA MAINTENANCE	11,255	26,262
TIM OPERATIONS	112,553	97,546
CONTINGENCY	22,511	22,511
DEVELOPMENT COORDINATOR	4,864	5,010
ELECTRIC	3,752	3,752
ENGINEERING - MAINT.	26,262	26,262
FIELD MANAGEMENT	11,255	26,600
FOUNTAIN MAINTENANCE & CHEMICALS	600	600
IRRIGATION PARTS & REPAIRS	3,001	3,001
IRRIGATION WATER	300	300
LANDSCAPE MAINTENANCE	49,673	49,673
SIDEWALK CLEANING AND REPAIR	4,502	4,502
SIGNAGE	1,501	1,501
STORMWATER CONTROL	64,818	78,787
STREETLIGHT MAINTENANCE AND REPAIR	3,001	3,001
TREE/PLANT REPLACEMENT & TRIM	7,504	7,504
TOTAL MAINTENANCE EXPENSES	372,374	401,834
Total Expenditures	**$ 441,301**	**$ 470,983**
EXCESS / (SHORTFALL)	**$ 512,969**	**$ 499,107**
PAYMENTS TO TRUSTEE	(449,954)	(437,707)
BALANCE	**$ 63,015**	**$ 61,400**
COUNTY APPRAISER & TAX COLLECTOR FEE	(31,508)	(30,700)
DISCOUNTS FOR EARLY PAYMENTS	(31,508)	(30,700)
NET EXCESS / (SHORTFALL)	**$ -**	**$ -**

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #6
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2025/2026 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	183,107	178,123
ON-ROLL ASSESSMENTS - Admin	74,920	75,162
ON-ROLL ASSESSMENTS - Maintenance	83,748	81,079
DEVELOPER CONTRIBUTION/BONDS - TIM	6,180	8,428
STORMWATER	56,185	67,422
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	**$ 404,140**	**$ 410,214**
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,422	7,644
ASSESSMENT ROLL	600	600
TIF/SAD REBATE ANALYSIS	11,000	11,000
DUES, LICENSES & FEES	175	175
ENGINEERING	17,500	17,500
GENERAL INSURANCE	6,500	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	530	530
TRAVEL AND PER DIEM	60	60
OFFICE SUPPLIES	140	140
OFFICE RENT	2,200	2,200
POSTAGE & SHIPPING	100	100
COPIES	250	250
SUPERVISOR FEES	2,400	2,400
CONTINGENCY ADMIN	5,000	5,000
TRUSTEE SERVICES	1,250	1,250
TOTAL ADMIN EXPENSES	68,927	69,149

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #6
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

		FISCAL YEAR 2024/2025 ANNUAL BUDGET		FISCAL YEAR 2025/2026 PROPOSED BUDGET
EXPENDITURES - MAINT				
AQUATIC MAINTENANCE		5,618		5,618
BUILDING MAINTENANCE		11,237		11,237
COMMUNITY AREA MAINTENANCE		4,214		9,832
TIM OPERATIONS		42,139		36,520
CONTINGENCY		8,428		8,428
DEVELOPMENT COORDINATOR		1,821		1,876
ELECTRIC		1,405		1,405
ENGINEERING - MAINT.		9,832		9,832
FIELD MANAGEMENT		4,214		9,959
FOUNTAIN MAINTENANCE & CHEMICALS		225		225
IRRIGATION PARTS & REPAIRS		1,124		1,124
IRRIGATION WATER		112		112
LANDSCAPE MAINTENANCE		18,597		18,597
SIDEWALK CLEANING AND REPAIR		1,686		1,686
SIGNAGE		562		562
STORMWATER CONTROL		24,267		29,497
STREETLIGHT MAINTENANCE AND REPAIR		1,124		1,124
TREE/PLANT REPLACEMENT & TRIM		2,809		2,809
TOTAL MAINTENANCE EXPENSES		139,413		150,443
Total Expenditures	**$**	**208,340**	**$**	**219,592**
EXCESS / (SHORTFALL)	**$**	**195,800**	**$**	**190,623**
PAYMENTS TO TRUSTEE		(168,458)		(163,873)
BALANCE	**$**	**27,342**	**$**	**26,749**
COUNTY APPRAISER & TAX COLLECTOR FEE		(13,671)		(13,375)
DISCOUNTS FOR EARLY PAYMENTS		(13,671)		(13,375)
NET EXCESS / (SHORTFALL)	**$**	**-**	**$**	**-**

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #7
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2025/2026 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	430,743	419,019
ON-ROLL ASSESSMENTS - Admin	74,920	75,162
ON-ROLL ASSESSMENTS - Maintenance	197,009	190,732
DEVELOPER CONTRIBUTION/BONDS - TIM	14,539	19,826
STORMWATER	132,170	158,604
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	**$ 849,381**	**$ 863,343**
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,422	7,644
ASSESSMENT ROLL	600	600
TIF/SAD REBATE ANALYSIS	11,000	11,000
DUES, LICENSES & FEES	175	175
ENGINEERING	17,500	17,500
GENERAL INSURANCE	6,500	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	530	530
TRAVEL AND PER DIEM	60	60
OFFICE SUPPLIES	140	140
OFFICE RENT	2,200	2,200
POSTAGE & SHIPPING	100	100
COPIES	250	250
SUPERVISOR FEES	2,400	2,400
CONTINGENCY ADMIN	5,000	5,000
TRUSTEE SERVICES	1,250	1,250
TOTAL ADMIN EXPENSES	68,927	69,149

PROPOSED BUDGET

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #7

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2025/2026 PROPOSED BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	13,217	13,217
BUILDING MAINTENANCE	26,434	26,434
COMMUNITY AREA MAINTENANCE	9,913	23,130
TIM OPERATIONS	99,128	85,911
CONTINGENCY	19,826	19,826
DEVELOPMENT COORDINATOR	4,284	4,412
ELECTRIC	3,304	3,304
ENGINEERING - MAINT.	23,130	23,130
FIELD MANAGEMENT	9,913	23,427
FOUNTAIN MAINTENANCE & CHEMICALS	529	529
IRRIGATION PARTS & REPAIRS	2,643	2,643
IRRIGATION WATER	264	264
LANDSCAPE MAINTENANCE	43,748	43,748
SIDEWALK CLEANING AND REPAIR	3,965	3,965
SIGNAGE	1,322	1,322
STORMWATER CONTROL	57,086	69,389
STREETLIGHT MAINTENANCE AND REPAIR	2,643	2,643
TREE/PLANT REPLACEMENT & TRIM	6,609	6,609
TOTAL MAINTENANCE EXPENSES	327,957	353,903
Total Expenditures	**$ 396,884**	**$ 423,053**
EXCESS / (SHORTFALL)	**$ 452,497**	**$ 440,291**
PAYMENTS TO TRUSTEE	(396,283)	(385,498)
BALANCE	**$ 56,214**	**$ 54,793**
COUNTY APPRAISER & TAX COLLECTOR FEE	(28,107)	(27,397)
DISCOUNTS FOR EARLY PAYMENTS	(28,107)	(27,397)
NET EXCESS / (SHORTFALL)	**$ -**	**$ -**

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #8
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2025/2026 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	381,835	371,442
ON-ROLL ASSESSMENTS - Admin	74,920	75,162
ON-ROLL ASSESSMENTS - Maintenance	174,640	169,076
DEVELOPER CONTRIBUTION/BONDS - TIM	12,888	17,574
STORMWATER	117,163	140,596
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	**$ 761,446**	**$ 773,850**
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,422	7,644
ASSESSMENT ROLL	600	600
TIF/SAD REBATE ANALYSIS	11,000	11,000
DUES, LICENSES & FEES	175	175
ENGINEERING	17,500	17,500
GENERAL INSURANCE	6,500	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	530	530
TRAVEL AND PER DIEM	60	60
OFFICE SUPPLIES	140	140
OFFICE RENT	2,200	2,200
POSTAGE & SHIPPING	100	100
COPIES	250	250
SUPERVISOR FEES	2,400	2,400
CONTINGENCY ADMIN	5,000	5,000
TRUSTEE SERVICES	1,250	1,250
TOTAL ADMIN EXPENSES	68,927	69,149

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #8
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2025/2026 PROPOSED BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	11,716	11,716
BUILDING MAINTENANCE	23,433	23,433
COMMUNITY AREA MAINTENANCE	8,787	20,504
TIM OPERATIONS	87,872	76,156
CONTINGENCY	17,574	17,574
DEVELOPMENT COORDINATOR	3,797	3,911
ELECTRIC	2,929	2,929
ENGINEERING - MAINT.	20,504	20,504
FIELD MANAGEMENT	8,787	20,767
FOUNTAIN MAINTENANCE & CHEMICALS	469	469
IRRIGATION PARTS & REPAIRS	2,343	2,343
IRRIGATION WATER	234	234
LANDSCAPE MAINTENANCE	38,781	38,781
SIDEWALK CLEANING AND REPAIR	3,515	3,515
SIGNAGE	1,172	1,172
STORMWATER CONTROL	50,605	61,511
STREETLIGHT MAINTENANCE AND REPAIR	2,343	2,343
TREE/PLANT REPLACEMENT & TRIM	5,858	5,858
TOTAL MAINTENANCE EXPENSES	290,720	313,720
Total Expenditures	**$ 359,646**	**$ 382,869**
EXCESS / (SHORTFALL)	**$ 401,800**	**$ 390,981**
PAYMENTS TO TRUSTEE	(351,288)	(341,727)
BALANCE	**$ 50,512**	**$ 49,254**
COUNTY APPRAISER & TAX COLLECTOR FEE	(25,256)	(24,627)
DISCOUNTS FOR EARLY PAYMENTS	(25,256)	(24,627)
NET EXCESS / (SHORTFALL)	**$ -**	**$ -**

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #9
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2025/2026 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	183,107	178,123
ON-ROLL ASSESSMENTS - Admin	74,920	75,162
ON-ROLL ASSESSMENTS - Maintenance	83,748	81,079
DEVELOPER CONTRIBUTION/BONDS - TIM	6,180	8,428
STORMWATER	56,185	67,422
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	**$ 404,140**	**$ 410,214**
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,422	7,644
ASSESSMENT ROLL	600	600
TIF/SAD REBATE ANALYSIS	11,000	11,000
DUES, LICENSES & FEES	175	175
ENGINEERING	17,500	17,500
GENERAL INSURANCE	6,500	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	530	530
TRAVEL AND PER DIEM	60	60
OFFICE SUPPLIES	140	140
OFFICE RENT	2,200	2,200
POSTAGE & SHIPPING	100	100
COPIES	250	250
SUPERVISOR FEES	2,400	2,400
CONTINGENCY ADMIN	5,000	5,000
TRUSTEE SERVICES	1,250	1,250
TOTAL ADMIN EXPENSES	68,927	69,149

PROPOSED BUDGET

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #9
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

		FISCAL YEAR 2024/2025 ANNUAL BUDGET		FISCAL YEAR 2025/2026 PROPOSED BUDGET
EXPENDITURES - MAINT				
AQUATIC MAINTENANCE		5,618		5,618
BUILDING MAINTENANCE		11,237		11,237
COMMUNITY AREA MAINTENANCE		4,214		9,832
TIM OPERATIONS		42,139		36,520
CONTINGENCY		8,428		8,428
DEVELOPMENT COORDINATOR		1,821		1,876
ELECTRIC		1,405		1,405
ENGINEERING - MAINT.		9,832		9,832
FIELD MANAGEMENT		4,214		9,959
FOUNTAIN MAINTENANCE & CHEMICALS		225		225
IRRIGATION PARTS & REPAIRS		1,124		1,124
IRRIGATION WATER		112		112
LANDSCAPE MAINTENANCE		18,597		18,597
SIDEWALK CLEANING AND REPAIR		1,686		1,686
SIGNAGE		562		562
STORMWATER CONTROL		24,267		29,497
STREETLIGHT MAINTENANCE AND REPAIR		1,124		1,124
TREE/PLANT REPLACEMENT & TRIM		2,809		2,809
TOTAL MAINTENANCE EXPENSES		139,413		150,443
Total Expenditures	**$**	**208,340**	**$**	**219,592**
EXCESS / (SHORTFALL)	**$**	**195,800**	**$**	**190,623**
PAYMENTS TO TRUSTEE		(168,458)		(163,873)
BALANCE	**$**	**27,342**	**$**	**26,749**
COUNTY APPRAISER & TAX COLLECTOR FEE		(13,671)		(13,375)
DISCOUNTS FOR EARLY PAYMENTS		(13,671)		(13,375)
NET EXCESS / (SHORTFALL)	**$**	**-**	**$**	**-**

PROPOSED BUDGET

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #10
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2025/2026 PROPOSED BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	388,935	378,350
ON-ROLL ASSESSMENTS - Operations	74,920	75,162
ON-ROLL ASSESSMENTS - Maintenance	177,888	172,220
DEVELOPER CONTRIBUTION/BONDS - TIM	13,128	17,901
STORMWATER	119,342	143,210
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	**$ 774,213**	**$ 786,843**
EXPENDITURES - ADMIN		
ARBITRAGE REBATE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,422	7,644
ASSESSMENT ROLL	600	600
TIF/SAD REBATE ANALYSIS	11,000	11,000
DUES, LICENSES & FEES	175	175
ENGINEERING	17,500	17,500
GENERAL INSURANCE	6,500	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	530	530
TRAVEL AND PER DIEM	60	60
OFFICE SUPPLIES	140	140
OFFICE RENT	2,200	2,200
POSTAGE & SHIPPING	100	100
COPIES	250	250
SUPERVISOR FEES	2,400	2,400
CONTINGENCY ADMIN	5,000	5,000
TRUSTEE SERVICES	1,250	1,250
TOTAL ADMIN EXPENSES	68,927	69,149

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #10
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2024/2025 ANNUAL BUDGET	FISCAL YEAR 2025/2026 PROPOSED BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	11,934	11,934
BUILDING MAINTENANCE	23,868	23,868
COMMUNITY AREA MAINTENANCE	8,951	20,885
TIM OPERATIONS	89,506	77,572
CONTINGENCY	17,901	17,901
DEVELOPMENT COORDINATOR	3,868	3,984
ELECTRIC	2,984	2,984
ENGINEERING - MAINT.	20,885	20,885
FIELD MANAGEMENT	8,951	21,153
FOUNTAIN MAINTENANCE & CHEMICALS	477	477
IRRIGATION PARTS & REPAIRS	2,387	2,387
IRRIGATION WATER	239	239
LANDSCAPE MAINTENANCE	39,502	39,502
SIDEWALK CLEANING AND REPAIR	3,580	3,580
SIGNAGE	1,193	1,193
STORMWATER CONTROL	51,546	62,654
STREETLIGHT MAINTENANCE AND REPAIR	2,387	2,387
TREE/PLANT REPLACEMENT & TRIM	5,967	5,967
TOTAL MAINTENANCE EXPENSES	296,126	319,554
Total Expenditures	**$ 365,053**	**$ 388,703**
EXCESS / (SHORTFALL)	**$ 409,160**	**$ 398,140**
PAYMENTS TO TRUSTEE	(357,820)	(348,082)
BALANCE	**$ 51,339**	**$ 50,059**
COUNTY APPRAISER & TAX COLLECTOR FEE	(25,670)	(25,029)
DISCOUNTS FOR EARLY PAYMENTS	(25,670)	(25,029)
NET EXCESS / (SHORTFALL)	**$ -**	**$ -**

PROPOSED OPERATIONS/MAINTENANCE ASSESSMENTS CALCULATION
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026
CDDs 1 - 10

On Fiscal Year 2025/2026 Tax Roll*

TYPE	Volume	ERU Factor	ERUS**
Single Family - General	2,322	1.0000	2,322.00
Multi-Family		1.0000	-
Apartments	1,754	0.5000	877.00
Retail Sq. Ft.	96,202	0.0020	192.40
Office Sq. Ft.	155,928	0.0010	155.93
Research Sq.Ft.	286,574	0.0010	286.57
Warehouse Sq.Ft.	1,487,654	0.0010	1,487.65
Hotel Rooms	277	1.0000	277.00
Hospital	180	3.0000	540.00
Acreage	1,499	4.0000	5,995.80

*As of May 5, 2025

**Rounded

Total ERUs on Roll **12,134.36**

Assessments Per Unit*

TYPE	2024/2025	2025/2026
Single Family - General	181.46	180.87
Multi-Family	181.46	180.87
Apartments	90.73	90.43
Retail Sq. Ft.	0.36	0.36
Office Sq. Ft.	0.18	0.18
Research Sq.Ft.	0.18	0.18
Warehouse Sq.Ft.	0.18	0.18
Hotel Rooms	181.46	180.87
Hospital	544.37	542.60
Acre	725.83	723.47

*Rounded

PROPOSED DEBT SERVICE
SERIES 2019, 2020, 2021, 2022, 2024 BONDS
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

		FISCAL YEAR 2025/2026 PROPOSED BUDGET
REVENUES		
Interest Income		0
Net 2019 Bond Collections		441,463
Net 2020 Bond Collections		342,820
Net 2021 Bond Collections		669,540
Net 2022 Bond Collections		896,025
Net 2024 Bond Collections		566,829
Total Revenues	**$**	**2,916,676**
EXPENDITURES		
2019 Bond Payments		441,463
2020 Bond Payments		342,820
2021 Bond Payments		669,540
2022 Bond Payments		896,025
2024 Bond Payments		566,829
Miscellaneous / Extra Redemption (2019)		0
Miscellaneous / Extra Redemption (2020)		0
Miscellaneous / Extra Redemption (2021)		0
Miscellaneous / Extra Redemption (2022)		0
Miscellaneous / Extra Redemption (2024)		0
Total Expenditures	**$**	**2,916,676**
Excess / (Shortfall)	**$**	**-**

PROPOSED DEBT ASSESSMENTS
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

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
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

PROPOSED DEBT ASSESSMENTS
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

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	NBPIII Legacy III, LLC (Lot 2)	168000	$	0.52
Warehouse	4315-706-0003-000-7	Oculus Surgical, Inc.	75246	$	0.52
SF 55 or Less	Multiple	Del Webb - Plat 5B & 6	269	$	588.71
SF 56 - 66	Multiple	Del Webb - Plat 5B & 6	14	$	660.26
SF 55 or Less	Multiple	Heron Preserve - Plat 2B	66	$	588.71
SF 56 - 66	Multiple	Heron Preserve - Plat 2B	18	$	660.26
SF 56 - 66	Multiple	GRBK GHO Belterra, LLC - Phase 1, Plat 3	33	$	662.20
SF 67 or More	Multiple	GRBK GHO Belterra, LLC - Phase 1, Plat 3	43	$	716.20
Hotel	4315-708-0001-000-9	TGC Port St Lucie, LLC (Woodspring Suites Hotel)	122	$	503.35
Warehouse	4326-600-0004-000-3	NBPIII Legacy IV, LLC (Lot 4)	520000	$	0.50
Retail	4315-607-0004-010-3	Michael Benjamin Menahem (TR) (west parcel retail - 2-tent	4368	$	0.97
Retail	4315-710-0001-000-6	Pebb Tradition SG3, LLC (Aldi plus 3 retail bldgs)	64684	$	0.97
Warehouse	4322-500-0001-000-3	Tradition Business Center, LLC (1st industrial building)	11508	$	0.50

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