

Southern Grove Community Development Districts #1-10

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

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FINAL 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	\$ 12,713.01	\$ 170,477.25	\$ 179,531.27	\$ 202,526.86	\$ 229,955.99	\$ 86,093.28	\$ 202,526.86	\$ 179,531.27	\$ 86,093.28	\$ 182,869.77	\$ 1,532,318.85
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	\$ 125,378.26	\$ 748,542.83	\$ 784,305.96	\$ 875,137.97	\$ 983,482.31	\$ 415,228.38	\$ 875,137.97	\$ 784,305.96	\$ 415,228.38	\$ 797,492.95	\$ 6,804,240.96
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

FINAL 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	\$ 1,468.50	\$ 19,692.03	\$ 20,737.87	\$ 23,394.12	\$ 26,562.49	\$ 9,944.74	\$ 23,394.12	\$ 20,737.87	\$ 9,944.74	\$ 21,123.51	\$ 177,000.00
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	\$ 1,494.22	\$ 20,036.92	\$ 21,101.08	\$ 23,803.85	\$ 27,027.71	\$ 10,118.91	\$ 23,803.85	\$ 21,101.08	\$ 10,118.91	\$ 21,493.47	\$ 180,100.00
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	\$ 4,770.54	\$ 63,971.29	\$ 67,368.80	\$ 75,997.86	\$ 86,290.59	\$ 32,306.35	\$ 75,997.86	\$ 67,368.80	\$ 32,306.35	\$ 68,621.56	\$ 575,000.00
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	\$ 22,896.36	\$ 307,032.54	\$ 323,338.98	\$ 364,754.46	\$ 414,154.81	\$ 155,055.52	\$ 364,754.46	\$ 323,338.98	\$ 155,055.52	\$ 329,351.68	\$ 2,759,733.34
Total Expenditures	\$ 92,045.57	\$ 376,181.75	\$ 392,488.19	\$ 433,903.67	\$ 483,304.02	\$ 224,204.73	\$ 433,903.67	\$ 392,488.19	\$ 224,204.73	\$ 398,500.89	\$ 3,451,225.43
EXCESS / (SHORTFALL)	\$ 33,332.68	\$ 372,361.08	\$ 391,817.76	\$ 441,234.30	\$ 500,178.29	\$ 191,023.65	\$ 441,234.30	\$ 391,817.76	\$ 191,023.65	\$ 398,992.06	\$ 3,353,015.53
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	\$ 9,134.23	\$ 47,867.95	\$ 50,090.86	\$ 55,736.66	\$ 62,470.96	\$ 27,150.29	\$ 55,736.66	\$ 50,090.86	\$ 27,150.29	\$ 50,910.52	\$ 436,339.28
COUNTY APPRAISER & TAX COLLECTOR FEE	\$ (4,567.11)	\$ (23,933.97)	\$ (25,045.43)	\$ (27,868.33)	\$ (31,235.48)	\$ (13,575.15)	\$ (27,868.33)	\$ (25,045.43)	\$ (13,575.15)	\$ (25,455.26)	\$ (218,169.64)
DISCOUNTS FOR EARLY PAYMENTS	\$ (4,567.11)	\$ (23,933.97)	\$ (25,045.43)	\$ (27,868.33)	\$ (31,235.48)	\$ (13,575.15)	\$ (27,868.33)	\$ (25,045.43)	\$ (13,575.15)	\$ (25,455.26)	\$ (218,169.64)
NET EXCESS / (SHORTFALL)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FINAL 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 9 month Actuals 6/30/25	FISCAL YEAR 2025/2026 FINAL BUDGET	COMMENTS
REVENUES				
ON-ROLL ASSESSMENTS - DEBT (Combined)	3,259,002	3,257,181	3,170,300	
ON-ROLL ASSESSMENTS - Administrative	749,202	745,554	751,622	
ON-ROLL ASSESSMENTS - Maintenance	1,490,572	1,483,315	1,532,319	
STORMWATER	1,000,000	1,350,792	1,200,000	
OTHER INCOME	110,000	555,568	150,000	
Total Revenues	\$ 6,608,775	\$ 7,392,411	\$ 6,804,241	
EXPENDITURES - ADMIN				
ARBITRAGE FEE	6,500	650	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	68,849	60,000	No Change
MANAGEMENT	74,216	55,662	76,442	CPI increase per agreement
ASSESSMENT ROLL	6,000	0	6,000	No Change
TIF/SAD REBATE ANALYSIS	110,000	80,160	110,000	Funded by Other Income
DUES, LICENSES & FEES	1,750	1,750	1,750	No Change
ENGINEERING	175,000	158,431	175,000	No Change
GENERAL INSURANCE	65,000	61,009	65,000	No Change
WEB SITE MAINTENANCE	7,500	5,375	7,500	No Change
LEGAL ADVERTISING	5,300	670	5,300	No Change
TRAVEL AND PER DIEM	600	202	600	No Change
OFFICE SUPPLIES	1,400	1,269	1,400	No Change
OFFICE RENT	22,000	13,391	22,000	No Change
POSTAGE & SHIPPING	1,000	625	1,000	No Change
COPIES	2,500	0	2,500	No Change
SUPERVISOR FEES	24,000	0	24,000	No Change
CONTINGENCY ADMIN	50,000	25,497	50,000	No Change
TRUSTEE SERVICES	12,500	21,016	12,500	No Change
TOTAL ADMIN EXPENSES	689,266	494,555	691,492	

FINAL 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 9 month Actuals 6/30/25	FISCAL YEAR 2025/2026 FINAL BUDGET	COMMENTS
EXPENDITURES - MAINT				
AQUATIC MAINTENANCE	100,000	105,006	100,000	No Change
BUILDING MAINTENANCE	200,000	0	200,000	No Change
COMMUNITY AREA MAINTENANCE	75,000	62,760	177,000	Increase per estimate
TIM OPERATIONS	750,000	0	650,000	Reduced per agreement
CONTINGENCY	150,000	0	180,100	Increase per estimate
DEVELOPMENT COORDINATOR	32,411	24,308	33,383	CPI increase per agreement
ELECTRIC	25,000	815	25,000	No Change
ENGINEERING - MAINT.	175,000	158,431	175,000	No Change
FIELD MANAGEMENT	75,000	56,250	177,250	Estimate - Additional Maintenance Employee
FOUNTAIN MAINTENANCE & CHEMICALS	4,000	2,880	4,000	No Change
IRRIGATION PARTS & REPAIRS	20,000	6,680	20,000	No Change
IRRIGATION WATER	2,000	0	2,000	No Change
LANDSCAPE MAINTENANCE	331,000	348,385	331,000	No Change
SIDEWALK CLEANING AND REPAIR	30,000	22,500	30,000	No Change
SIGNAGE	10,000	225	10,000	No Change
STORMWATER CONTROL	431,915	238,345	575,000	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	1,259,524	2,759,733	
Total Expenditures	\$ 3,170,592	\$ 1,754,080	\$ 3,451,225	
EXCESS / (SHORTFALL)	\$ 3,438,184	\$ 5,638,331	\$ 3,353,016	
PAYMENTS TO TRUSTEE	(2,998,282)	(3,025,720)	(2,916,676)	
CAPITAL OUTLAY	-	(85,910)	-	
BALANCE	\$ 439,902	\$ 2,526,701	\$ 436,339	
COUNTY APPRAISER & TAX COLLECTOR FEE	(219,951)	(215,617)	(218,170)	
DISCOUNTS FOR EARLY PAYMENTS	(219,951)	(200,180)	(218,170)	
NET EXCESS / (SHORTFALL)	\$ -	\$ 2,110,904	\$ -	

FINAL 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 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	27,039	26,303
ON-ROLL ASSESSMENTS - Admin	74,920	75,162
ON-ROLL ASSESSMENTS - Maintenance	12,367	12,713
DEVELOPER CONTRIBUTION/BONDS - TIM	913	1,244
STORMWATER	8,297	9,956
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 123,535	\$ 125,378
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

FINAL 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 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	830	830
BUILDING MAINTENANCE	1,659	1,659
COMMUNITY AREA MAINTENANCE	622	1,468
TIM OPERATIONS	6,222	5,393
CONTINGENCY	1,244	1,494
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	4,771
STREETLIGHT MAINTENANCE AND REPAIR	166	166
TREE/PLANT REPLACEMENT & TRIM	415	415
TOTAL MAINTENANCE EXPENSES	20,587	22,896
Total Expenditures	\$ 89,513	\$ 92,046
EXCESS / (SHORTFALL)	\$ 34,022	\$ 33,333
PAYMENTS TO TRUSTEE	(24,875)	(24,198)
BALANCE	\$ 9,146	\$ 9,134
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,573)	(4,567)
DISCOUNTS FOR EARLY PAYMENTS	(4,573)	(4,567)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL 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 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	362,578	352,710
ON-ROLL ASSESSMENTS - Admin	74,920	75,162
ON-ROLL ASSESSMENTS - Maintenance	165,833	170,477
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	\$ 748,543
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

FINAL 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 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	11,125	11,125
BUILDING MAINTENANCE	22,251	22,251
COMMUNITY AREA MAINTENANCE	8,344	19,692
TIM OPERATIONS	83,441	72,315
CONTINGENCY	16,688	20,037
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	63,971
STREETLIGHT MAINTENANCE AND REPAIR	2,225	2,225
TREE/PLANT REPLACEMENT & TRIM	5,563	5,563
TOTAL MAINTENANCE EXPENSES	276,058	307,033
Total Expenditures	\$ 344,985	\$ 376,182
EXCESS / (SHORTFALL)	\$ 381,839	\$ 372,361
PAYMENTS TO TRUSTEE	(333,572)	(324,493)
BALANCE	\$ 48,266	\$ 47,868
COUNTY APPRAISER & TAX COLLECTOR FEE	(24,133)	(23,934)
DISCOUNTS FOR EARLY PAYMENTS	(24,133)	(23,934)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL 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 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	381,835	371,442
ON-ROLL ASSESSMENTS - Admin	74,920	75,162
ON-ROLL ASSESSMENTS - Maintenance	174,640	179,531
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	\$ 784,306
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

FINAL 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 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	11,716	11,716
BUILDING MAINTENANCE	23,433	23,433
COMMUNITY AREA MAINTENANCE	8,787	20,738
TIM OPERATIONS	87,872	76,156
CONTINGENCY	17,574	21,101
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	67,369
STREETLIGHT MAINTENANCE AND REPAIR	2,343	2,343
TREE/PLANT REPLACEMENT & TRIM	5,858	5,858
TOTAL MAINTENANCE EXPENSES	290,720	323,339
Total Expenditures	\$ 359,646	\$ 392,488
EXCESS / (SHORTFALL)	\$ 401,800	\$ 391,818
PAYMENTS TO TRUSTEE	(351,288)	(341,727)
BALANCE	\$ 50,512	\$ 50,091
COUNTY APPRAISER & TAX COLLECTOR FEE	(25,256)	(25,045)
DISCOUNTS FOR EARLY PAYMENTS	(25,256)	(25,045)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL 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 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	430,743	419,019
ON-ROLL ASSESSMENTS - Admin	74,920	75,162
ON-ROLL ASSESSMENTS - Maintenance	197,009	202,527
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	\$ 875,138
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

FINAL 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 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	13,217	13,217
BUILDING MAINTENANCE	26,434	26,434
COMMUNITY AREA MAINTENANCE	9,913	23,394
TIM OPERATIONS	99,128	85,911
CONTINGENCY	19,826	23,804
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	75,998
STREETLIGHT MAINTENANCE AND REPAIR	2,643	2,643
TREE/PLANT REPLACEMENT & TRIM	6,609	6,609
TOTAL MAINTENANCE EXPENSES	327,957	364,754
Total Expenditures	\$ 396,884	\$ 433,904
EXCESS / (SHORTFALL)	\$ 452,497	\$ 441,234
PAYMENTS TO TRUSTEE	(396,283)	(385,498)
BALANCE	\$ 56,214	\$ 55,737
COUNTY APPRAISER & TAX COLLECTOR FEE	(28,107)	(27,868)
DISCOUNTS FOR EARLY PAYMENTS	(28,107)	(27,868)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL 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 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	489,080	475,769
ON-ROLL ASSESSMENTS - Admin	74,920	75,162
ON-ROLL ASSESSMENTS - Maintenance	223,691	229,956
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	\$ 983,482
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

FINAL 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 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	15,007	15,007
BUILDING MAINTENANCE	30,014	30,014
COMMUNITY AREA MAINTENANCE	11,255	26,562
TIM OPERATIONS	112,553	97,546
CONTINGENCY	22,511	27,028
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	86,291
STREETLIGHT MAINTENANCE AND REPAIR	3,001	3,001
TREE/PLANT REPLACEMENT & TRIM	7,504	7,504
TOTAL MAINTENANCE EXPENSES	372,374	414,155
Total Expenditures	\$ 441,301	\$ 483,304
EXCESS / (SHORTFALL)	\$ 512,969	\$ 500,178
PAYMENTS TO TRUSTEE	(449,954)	(437,707)
BALANCE	\$ 63,015	\$ 62,471
COUNTY APPRAISER & TAX COLLECTOR FEE	(31,508)	(31,235)
DISCOUNTS FOR EARLY PAYMENTS	(31,508)	(31,235)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL 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 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	183,107	178,123
ON-ROLL ASSESSMENTS - Admin	74,920	75,162
ON-ROLL ASSESSMENTS - Maintenance	83,748	86,093
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	\$ 415,228
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

FINAL 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 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	5,618	5,618
BUILDING MAINTENANCE	11,237	11,237
COMMUNITY AREA MAINTENANCE	4,214	9,945
TIM OPERATIONS	42,139	36,520
CONTINGENCY	8,428	10,119
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	32,306
STREETLIGHT MAINTENANCE AND REPAIR	1,124	1,124
TREE/PLANT REPLACEMENT & TRIM	2,809	2,809
TOTAL MAINTENANCE EXPENSES	139,413	155,056
Total Expenditures	\$ 208,340	\$ 224,205
EXCESS / (SHORTFALL)	\$ 195,800	\$ 191,024
PAYMENTS TO TRUSTEE	(168,458)	(163,873)
BALANCE	\$ 27,342	\$ 27,150
COUNTY APPRAISER & TAX COLLECTOR FEE	(13,671)	(13,575)
DISCOUNTS FOR EARLY PAYMENTS	(13,671)	(13,575)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL 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 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	430,743	419,019
ON-ROLL ASSESSMENTS - Admin	74,920	75,162
ON-ROLL ASSESSMENTS - Maintenance	197,009	202,527
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	\$ 875,138
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

FINAL 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 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	13,217	13,217
BUILDING MAINTENANCE	26,434	26,434
COMMUNITY AREA MAINTENANCE	9,913	23,394
TIM OPERATIONS	99,128	85,911
CONTINGENCY	19,826	23,804
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	75,998
STREETLIGHT MAINTENANCE AND REPAIR	2,643	2,643
TREE/PLANT REPLACEMENT & TRIM	6,609	6,609
TOTAL MAINTENANCE EXPENSES	327,957	364,754
Total Expenditures	\$ 396,884	\$ 433,904
EXCESS / (SHORTFALL)	\$ 452,497	\$ 441,234
PAYMENTS TO TRUSTEE	(396,283)	(385,498)
BALANCE	\$ 56,214	\$ 55,737
COUNTY APPRAISER & TAX COLLECTOR FEE	(28,107)	(27,868)
DISCOUNTS FOR EARLY PAYMENTS	(28,107)	(27,868)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL 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 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	381,835	371,442
ON-ROLL ASSESSMENTS - Admin	74,920	75,162
ON-ROLL ASSESSMENTS - Maintenance	174,640	179,531
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	\$ 784,306
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

FINAL 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 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	11,716	11,716
BUILDING MAINTENANCE	23,433	23,433
COMMUNITY AREA MAINTENANCE	8,787	20,738
TIM OPERATIONS	87,872	76,156
CONTINGENCY	17,574	21,101
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	67,369
STREETLIGHT MAINTENANCE AND REPAIR	2,343	2,343
TREE/PLANT REPLACEMENT & TRIM	5,858	5,858
TOTAL MAINTENANCE EXPENSES	290,720	323,339
Total Expenditures	\$ 359,646	\$ 392,488
EXCESS / (SHORTFALL)	\$ 401,800	\$ 391,818
PAYMENTS TO TRUSTEE	(351,288)	(341,727)
BALANCE	\$ 50,512	\$ 50,091
COUNTY APPRAISER & TAX COLLECTOR FEE	(25,256)	(25,045)
DISCOUNTS FOR EARLY PAYMENTS	(25,256)	(25,045)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL 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 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	183,107	178,123
ON-ROLL ASSESSMENTS - Admin	74,920	75,162
ON-ROLL ASSESSMENTS - Maintenance	83,748	86,093
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	\$ 415,228
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

FINAL 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 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	5,618	5,618
BUILDING MAINTENANCE	11,237	11,237
COMMUNITY AREA MAINTENANCE	4,214	9,945
TIM OPERATIONS	42,139	36,520
CONTINGENCY	8,428	10,119
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	32,306
STREETLIGHT MAINTENANCE AND REPAIR	1,124	1,124
TREE/PLANT REPLACEMENT & TRIM	2,809	2,809
TOTAL MAINTENANCE EXPENSES	139,413	155,056
Total Expenditures	\$ 208,340	\$ 224,205
EXCESS / (SHORTFALL)	\$ 195,800	\$ 191,024
PAYMENTS TO TRUSTEE	(168,458)	(163,873)
BALANCE	\$ 27,342	\$ 27,150
COUNTY APPRAISER & TAX COLLECTOR FEE	(13,671)	(13,575)
DISCOUNTS FOR EARLY PAYMENTS	(13,671)	(13,575)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL 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 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	388,935	378,350
ON-ROLL ASSESSMENTS - Operations	74,920	75,162
ON-ROLL ASSESSMENTS - Maintenance	177,888	182,870
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	\$ 797,493
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

FINAL 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 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	11,934	11,934
BUILDING MAINTENANCE	23,868	23,868
COMMUNITY AREA MAINTENANCE	8,951	21,124
TIM OPERATIONS	89,506	77,572
CONTINGENCY	17,901	21,493
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	68,622
STREETLIGHT MAINTENANCE AND REPAIR	2,387	2,387
TREE/PLANT REPLACEMENT & TRIM	5,967	5,967
TOTAL MAINTENANCE EXPENSES	296,126	329,352
Total Expenditures	\$ 365,053	\$ 398,501
EXCESS / (SHORTFALL)	\$ 409,160	\$ 398,992
PAYMENTS TO TRUSTEE	(357,820)	(348,082)
BALANCE	\$ 51,339	\$ 50,911
COUNTY APPRAISER & TAX COLLECTOR FEE	(25,670)	(25,455)
DISCOUNTS FOR EARLY PAYMENTS	(25,670)	(25,455)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL 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	410	1.0000	410.00
Apartments	2,040	0.5000	1,020.00
Retail Sq. Ft.	100,570	0.0020	201.14
Office Sq. Ft.	155,928	0.0010	155.93
Research Sq.Ft.	286,574	0.0010	286.57
Warehouse Sq.Ft.	2,000,764	0.0010	2,000.76
Hotel Rooms	399	1.0000	399.00
Hospital	180	3.0000	540.00
Acreage	1,323	4.0000	5,292.36

*As of August 18, 2025

**Rounded

Total ERUs on Roll

12,627.77

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

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

	FISCAL YEAR	
	2025/2026	
	FINAL 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)	\$	-

FINAL 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

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

SF 67 or More	Multiple	GRBK GH0 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 GH0 Belterra, LLC - Phase 1, Plat 1 & 2	26	\$	689.43
SF 67 or More	Multiple	GRBK GH0 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
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 GH0 Belterra, LLC - Phase 1, Plat 3	33	\$	662.20
SF 67 or More	Multiple	GRBK GH0 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	NBP III 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