

Southern Grove Community Development Districts #1-10

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #1-10 RECAP
FISCAL YEAR 2026/2027
OCTOBER 1, 2026- SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2025/2026 6 month Actuals 3/31/26	FISCAL YEAR 2026/2027 PROPOSED BUDGET	COMMENTS
REVENUES				
ON-ROLL ASSESSMENTS - DEBT (Combined)	3,170,300	2,953,576	3,851,049	
ON-ROLL ASSESSMENTS - Administrative	751,622	715,119	786,474	
ON-ROLL ASSESSMENTS - Maintenance	1,532,319	1,457,900	1,473,284	
STORMWATER	1,200,000	1,356,131	1,300,000	
OTHER INCOME	150,000	175,945	150,000	
Total Revenues	\$ 6,804,241	\$ 6,658,670	\$ 7,560,807	
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	49,384	60,000	No Change
MANAGEMENT	76,442	38,221	78,506	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	2,000	1,750	No Change
ENGINEERING	175,000	92,614	175,000	No Change
GENERAL INSURANCE	65,000	104,638	65,000	No Change
WEB SITE MAINTENANCE	7,500	3,750	7,500	No Change
LEGAL ADVERTISING	5,300	2,167	5,300	Increase
TRAVEL AND PER DIEM	600	106	600	No Change
OFFICE SUPPLIES	1,400	2,564	1,400	No Change
OFFICE RENT	22,000	65,105	52,000	New lease
POSTAGE & SHIPPING	1,000	4	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	7,035	50,000	No Change
TRUSTEE SERVICES	12,500	8,278	12,500	No Change
TOTAL ADMIN EXPENSES	691,492	375,864	723,556	

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #1-10 RECAP
FISCAL YEAR 2026/2027
OCTOBER 1, 2026- SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2025/2026 6 month Actuals 3/31/26	FISCAL YEAR 2026/2027 PROPOSED BUDGET	COMMENTS
EXPENDITURES - MAINT				
AQUATIC MAINTENANCE	100,000	0	100,000	No Change
BUILDING MAINTENANCE	200,000	0	200,000	No Change
COMMUNITY AREA MAINTENANCE	177,000	62,279	177,000	Increase per estimate
TIM OPERATIONS	650,000	0	390,000	Reduced per agreement
CONTINGENCY	180,100	0	180,100	Increase per estimate
DEVELOPMENT COORDINATOR	33,383	16,692	34,285	CPI increase per agreement
ELECTRIC	25,000	6,347	25,000	No Change
ENGINEERING - MAINT.	175,000	0	175,000	No Change
FIELD MANAGEMENT	177,250	38,625	182,036	CPI increase per agreement
FOUNTAIN MAINTENANCE & CHEMICALS	4,000	3,810	4,000	No Change
IRRIGATION PARTS & REPAIRS	20,000	3,604	20,000	No Change
IRRIGATION WATER	2,000	0	2,000	No Change
LANDSCAPE MAINTENANCE	331,000	196,338	331,000	No Change
SIDEWALK CLEANING AND REPAIR	30,000	41,276	30,000	No Change
SIGNAGE	10,000	0	10,000	No Change
STORMWATER CONTROL	575,000	306,966	875,000	C-23 Canal Major Repairs
STREETLIGHT MAINTENANCE AND REPAIR	20,000	0	20,000	No Change
TREE/PLANT REPLACEMENT & TRIM	50,000	0	50,000	No Change
TOTAL MAINTENANCE EXPENSES	2,759,733	675,937	2,805,421	
Total Expenditures	\$ 3,451,225	\$ 1,051,801	\$ 3,528,977	
EXCESS / (SHORTFALL)	\$ 3,353,016	\$ 5,606,869	\$ 4,031,830	
PAYMENTS TO TRUSTEE	(2,916,676)	(2,781,947)	(3,542,965)	
CAPITAL OUTLAY	-	-	-	
BALANCE	\$ 436,339	\$ 2,824,922	\$ 488,865	
COUNTY APPRAISER & TAX COLLECTOR FEE	(218,170)		(244,432)	
DISCOUNTS FOR EARLY PAYMENTS	(218,170)	(208,982)	(244,432)	
		(200,253)		
NET EXCESS / (SHORTFALL)	\$ -	\$ 2,415,688	\$ -	

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #1
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	26,303	31,951
ON-ROLL ASSESSMENTS - Admin	75,162	78,647
ON-ROLL ASSESSMENTS - Maintenance	12,713	12,223
DEVELOPER CONTRIBUTION/BONDS - TIM	1,244	1,244
STORMWATER	9,956	10,786
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 125,378	\$ 134,851
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,644	7,851
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	5,200
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	69,149	72,356

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #1
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	830	830
BUILDING MAINTENANCE	1,659	1,659
COMMUNITY AREA MAINTENANCE	1,468	1,468
TIM OPERATIONS	5,393	3,236
CONTINGENCY	1,494	1,494
DEVELOPMENT COORDINATOR	277	284
ELECTRIC	207	207
ENGINEERING - MAINT.	1,452	1,452
FIELD MANAGEMENT	1,471	1,510
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	4,771	7,260
STREETLIGHT MAINTENANCE AND REPAIR	166	166
TREE/PLANT REPLACEMENT & TRIM	415	415
TOTAL MAINTENANCE EXPENSES	22,896	23,275
Total Expenditures	\$ 92,046	\$ 95,631
EXCESS / (SHORTFALL)	\$ 33,333	\$ 39,220
PAYMENTS TO TRUSTEE	(24,198)	(29,395)
BALANCE	\$ 9,134	\$ 9,826
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,567)	(4,913)
DISCOUNTS FOR EARLY PAYMENTS	(4,567)	(4,913)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #2
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	352,710	428,446
ON-ROLL ASSESSMENTS - Admin	75,162	78,647
ON-ROLL ASSESSMENTS - Maintenance	170,477	163,909
DEVELOPER CONTRIBUTION/BONDS - TIM	16,688	16,688
STORMWATER	133,505	144,631
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 748,543	\$ 832,322
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,644	7,851
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	5,200
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	69,149	72,356

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #2
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	11,125	11,125
BUILDING MAINTENANCE	22,251	22,251
COMMUNITY AREA MAINTENANCE	19,692	19,692
TIM OPERATIONS	72,315	43,389
CONTINGENCY	20,037	20,037
DEVELOPMENT COORDINATOR	3,714	3,814
ELECTRIC	2,781	2,781
ENGINEERING - MAINT.	19,470	19,470
FIELD MANAGEMENT	19,720	20,252
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	63,971	97,348
STREETLIGHT MAINTENANCE AND REPAIR	2,225	2,225
TREE/PLANT REPLACEMENT & TRIM	5,563	5,563
TOTAL MAINTENANCE EXPENSES	307,033	312,115
Total Expenditures	\$ 376,182	\$ 384,471
EXCESS / (SHORTFALL)	\$ 372,361	\$ 447,851
PAYMENTS TO TRUSTEE	(324,493)	(394,171)
BALANCE	\$ 47,868	\$ 53,680
COUNTY APPRAISER & TAX COLLECTOR FEE	(23,934)	(26,840)
DISCOUNTS FOR EARLY PAYMENTS	(23,934)	(26,840)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #3
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	371,442	451,201
ON-ROLL ASSESSMENTS - Admin	75,162	78,647
ON-ROLL ASSESSMENTS - Maintenance	179,531	172,615
DEVELOPER CONTRIBUTION/BONDS - TIM	17,574	17,574
STORMWATER	140,596	152,312
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 784,306	\$ 872,349
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,644	7,851
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	5,200
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	69,149	72,356

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #3
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	11,716	11,716
BUILDING MAINTENANCE	23,433	23,433
COMMUNITY AREA MAINTENANCE	20,738	20,738
TIM OPERATIONS	76,156	45,694
CONTINGENCY	21,101	21,101
DEVELOPMENT COORDINATOR	3,911	4,017
ELECTRIC	2,929	2,929
ENGINEERING - MAINT.	20,504	20,504
FIELD MANAGEMENT	20,767	21,328
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	67,369	102,518
STREETLIGHT MAINTENANCE AND REPAIR	2,343	2,343
TREE/PLANT REPLACEMENT & TRIM	5,858	5,858
TOTAL MAINTENANCE EXPENSES	323,339	328,692
Total Expenditures	\$ 392,488	\$ 401,047
EXCESS / (SHORTFALL)	\$ 391,818	\$ 471,302
PAYMENTS TO TRUSTEE	(341,727)	(415,105)
BALANCE	\$ 50,091	\$ 56,197
COUNTY APPRAISER & TAX COLLECTOR FEE	(25,045)	(28,099)
DISCOUNTS FOR EARLY PAYMENTS	(25,045)	(28,099)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #4
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	419,019	508,994
ON-ROLL ASSESSMENTS - Admin	75,162	78,647
ON-ROLL ASSESSMENTS - Maintenance	202,527	194,724
DEVELOPER CONTRIBUTION/BONDS - TIM	19,826	19,826
STORMWATER	158,604	171,821
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 875,138	\$ 974,012
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,644	7,851
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	5,200
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	69,149	72,356

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #4
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	13,217	13,217
BUILDING MAINTENANCE	26,434	26,434
COMMUNITY AREA MAINTENANCE	23,394	23,394
TIM OPERATIONS	85,911	51,546
CONTINGENCY	23,804	23,804
DEVELOPMENT COORDINATOR	4,412	4,531
ELECTRIC	3,304	3,304
ENGINEERING - MAINT.	23,130	23,130
FIELD MANAGEMENT	23,427	24,060
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	75,998	115,649
STREETLIGHT MAINTENANCE AND REPAIR	2,643	2,643
TREE/PLANT REPLACEMENT & TRIM	6,609	6,609
TOTAL MAINTENANCE EXPENSES	364,754	370,793
Total Expenditures	\$ 433,904	\$ 443,149
EXCESS / (SHORTFALL)	\$ 441,234	\$ 530,864
PAYMENTS TO TRUSTEE	(385,498)	(468,274)
BALANCE	\$ 55,737	\$ 62,589
COUNTY APPRAISER & TAX COLLECTOR FEE	(27,868)	(31,295)
DISCOUNTS FOR EARLY PAYMENTS	(27,868)	(31,295)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

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

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	475,769	577,929
ON-ROLL ASSESSMENTS - Admin	75,162	78,647
ON-ROLL ASSESSMENTS - Maintenance	229,956	221,097
DEVELOPER CONTRIBUTION/BONDS - TIM	22,511	22,511
STORMWATER	180,085	195,092
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 983,482	\$ 1,095,275
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,644	7,851
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	5,200
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	69,149	72,356

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

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	15,007	15,007
BUILDING MAINTENANCE	30,014	30,014
COMMUNITY AREA MAINTENANCE	26,562	26,562
TIM OPERATIONS	97,546	58,528
CONTINGENCY	27,028	27,028
DEVELOPMENT COORDINATOR	5,010	5,145
ELECTRIC	3,752	3,752
ENGINEERING - MAINT.	26,262	26,262
FIELD MANAGEMENT	26,600	27,318
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	86,291	131,312
STREETLIGHT MAINTENANCE AND REPAIR	3,001	3,001
TREE/PLANT REPLACEMENT & TRIM	7,504	7,504
TOTAL MAINTENANCE EXPENSES	414,155	421,011
Total Expenditures	\$ 483,304	\$ 493,367
EXCESS / (SHORTFALL)	\$ 500,178	\$ 601,909
PAYMENTS TO TRUSTEE	(437,707)	(531,695)
BALANCE	\$ 62,471	\$ 70,214
COUNTY APPRAISER & TAX COLLECTOR FEE	(31,235)	(35,107)
DISCOUNTS FOR EARLY PAYMENTS	(31,235)	(35,107)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #6
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	178,123	216,371
ON-ROLL ASSESSMENTS - Admin	75,162	78,647
ON-ROLL ASSESSMENTS - Maintenance	86,093	82,776
DEVELOPER CONTRIBUTION/BONDS - TIM	8,428	8,428
STORMWATER	67,422	73,040
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 415,228	\$ 459,263
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,644	7,851
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	5,200
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	69,149	72,356

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #6
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	5,618	5,618
BUILDING MAINTENANCE	11,237	11,237
COMMUNITY AREA MAINTENANCE	9,945	9,945
TIM OPERATIONS	36,520	21,912
CONTINGENCY	10,119	10,119
DEVELOPMENT COORDINATOR	1,876	1,926
ELECTRIC	1,405	1,405
ENGINEERING - MAINT.	9,832	9,832
FIELD MANAGEMENT	9,959	10,228
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	32,306	49,162
STREETLIGHT MAINTENANCE AND REPAIR	1,124	1,124
TREE/PLANT REPLACEMENT & TRIM	2,809	2,809
TOTAL MAINTENANCE EXPENSES	155,056	157,622
Total Expenditures	\$ 224,205	\$ 229,978
EXCESS / (SHORTFALL)	\$ 191,024	\$ 229,285
PAYMENTS TO TRUSTEE	(163,873)	(199,061)
BALANCE	\$ 27,150	\$ 30,224
COUNTY APPRAISER & TAX COLLECTOR FEE	(13,575)	(15,112)
DISCOUNTS FOR EARLY PAYMENTS	(13,575)	(15,112)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #7
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	419,019	508,994
ON-ROLL ASSESSMENTS - Admin	75,162	78,647
ON-ROLL ASSESSMENTS - Maintenance	202,527	194,724
DEVELOPER CONTRIBUTION/BONDS - TIM	19,826	19,826
STORMWATER	158,604	171,821
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 875,138	\$ 974,012
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,644	7,851
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	5,200
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	69,149	72,356

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #7
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	13,217	13,217
BUILDING MAINTENANCE	26,434	26,434
COMMUNITY AREA MAINTENANCE	23,394	23,394
TIM OPERATIONS	85,911	51,546
CONTINGENCY	23,804	23,804
DEVELOPMENT COORDINATOR	4,412	4,531
ELECTRIC	3,304	3,304
ENGINEERING - MAINT.	23,130	23,130
FIELD MANAGEMENT	23,427	24,060
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	75,998	115,649
STREETLIGHT MAINTENANCE AND REPAIR	2,643	2,643
TREE/PLANT REPLACEMENT & TRIM	6,609	6,609
TOTAL MAINTENANCE EXPENSES	364,754	370,793
Total Expenditures	\$ 433,904	\$ 443,149
EXCESS / (SHORTFALL)	\$ 441,234	\$ 530,864
PAYMENTS TO TRUSTEE	(385,498)	(468,274)
BALANCE	\$ 55,737	\$ 62,589
COUNTY APPRAISER & TAX COLLECTOR FEE	(27,868)	(31,295)
DISCOUNTS FOR EARLY PAYMENTS	(27,868)	(31,295)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #8
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	371,442	451,201
ON-ROLL ASSESSMENTS - Admin	75,162	78,647
ON-ROLL ASSESSMENTS - Maintenance	179,531	172,615
DEVELOPER CONTRIBUTION/BONDS - TIM	17,574	17,574
STORMWATER	140,596	152,312
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 784,306	\$ 872,349
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,644	7,851
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	5,200
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	69,149	72,356

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #8
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	11,716	11,716
BUILDING MAINTENANCE	23,433	23,433
COMMUNITY AREA MAINTENANCE	20,738	20,738
TIM OPERATIONS	76,156	45,694
CONTINGENCY	21,101	21,101
DEVELOPMENT COORDINATOR	3,911	4,017
ELECTRIC	2,929	2,929
ENGINEERING - MAINT.	20,504	20,504
FIELD MANAGEMENT	20,767	21,328
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	67,369	102,518
STREETLIGHT MAINTENANCE AND REPAIR	2,343	2,343
TREE/PLANT REPLACEMENT & TRIM	5,858	5,858
TOTAL MAINTENANCE EXPENSES	323,339	328,692
Total Expenditures	\$ 392,488	\$ 401,047
EXCESS / (SHORTFALL)	\$ 391,818	\$ 471,302
PAYMENTS TO TRUSTEE	(341,727)	(415,105)
BALANCE	\$ 50,091	\$ 56,197
COUNTY APPRAISER & TAX COLLECTOR FEE	(25,045)	(28,099)
DISCOUNTS FOR EARLY PAYMENTS	(25,045)	(28,099)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #9
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	178,123	216,371
ON-ROLL ASSESSMENTS - Admin	75,162	78,647
ON-ROLL ASSESSMENTS - Maintenance	86,093	82,776
DEVELOPER CONTRIBUTION/BONDS - TIM	8,428	8,428
STORMWATER	67,422	73,040
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 415,228	\$ 459,263
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,644	7,851
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	5,200
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	69,149	72,356

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #9
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	5,618	5,618
BUILDING MAINTENANCE	11,237	11,237
COMMUNITY AREA MAINTENANCE	9,945	9,945
TIM OPERATIONS	36,520	21,912
CONTINGENCY	10,119	10,119
DEVELOPMENT COORDINATOR	1,876	1,926
ELECTRIC	1,405	1,405
ENGINEERING - MAINT.	9,832	9,832
FIELD MANAGEMENT	9,959	10,228
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	32,306	49,162
STREETLIGHT MAINTENANCE AND REPAIR	1,124	1,124
TREE/PLANT REPLACEMENT & TRIM	2,809	2,809
TOTAL MAINTENANCE EXPENSES	155,056	157,622
Total Expenditures	\$ 224,205	\$ 229,978
EXCESS / (SHORTFALL)	\$ 191,024	\$ 229,285
PAYMENTS TO TRUSTEE	(163,873)	(199,061)
BALANCE	\$ 27,150	\$ 30,224
COUNTY APPRAISER & TAX COLLECTOR FEE	(13,575)	(15,112)
DISCOUNTS FOR EARLY PAYMENTS	(13,575)	(15,112)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #10
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	378,350	459,591
ON-ROLL ASSESSMENTS - Operations	75,162	78,647
ON-ROLL ASSESSMENTS - Maintenance	182,870	175,824
DEVELOPER CONTRIBUTION/BONDS - TIM	17,901	17,901
STORMWATER	143,210	155,144
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 797,493	\$ 887,109
EXPENDITURES - ADMIN		
ARBITRAGE REBATE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,644	7,851
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	5,200
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	69,149	72,356

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #10
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	11,934	11,934
BUILDING MAINTENANCE	23,868	23,868
COMMUNITY AREA MAINTENANCE	21,124	21,124
TIM OPERATIONS	77,572	46,543
CONTINGENCY	21,493	21,493
DEVELOPMENT COORDINATOR	3,984	4,092
ELECTRIC	2,984	2,984
ENGINEERING - MAINT.	20,885	20,885
FIELD MANAGEMENT	21,153	21,725
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	68,622	104,424
STREETLIGHT MAINTENANCE AND REPAIR	2,387	2,387
TREE/PLANT REPLACEMENT & TRIM	5,967	5,967
TOTAL MAINTENANCE EXPENSES	329,352	334,804
Total Expenditures	\$ 398,501	\$ 407,160
EXCESS / (SHORTFALL)	\$ 398,992	\$ 479,949
PAYMENTS TO TRUSTEE	(348,082)	(422,824)
BALANCE	\$ 50,911	\$ 57,125
COUNTY APPRAISER & TAX COLLECTOR FEE	(25,455)	(28,563)
DISCOUNTS FOR EARLY PAYMENTS	(25,455)	(28,563)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED OPERATIONS/MAINTENANCE ASSESSMENTS CALCULATION
 FISCAL YEAR 2026/2027
 OCTOBER 1, 2026 - SEPTEMBER 30, 2027
 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 May 5, 2025

**Rounded

Total ERUs on Roll

12,627.77

Assessments Per Unit*

TYPE	2025/2026	2026/2027
Single Family - General	180.87	178.95
Multi-Family	180.87	178.95
Apartments	90.43	89.48
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	180.87	178.95
Hospital	542.60	536.85
Acre	723.47	715.81

*Rounded

PROPOSED DEBT SERVICE
SERIES 2019, 2020, 2021, 2022, 2024, 2026 BONDS
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

FISCAL YEAR

2026/2027

FINAL BUDGET

REVENUES

Interest Income		0
Net 2019 Bond Collections		438,906
Net 2020 Bond Collections		341,720
Net 2021 Bond Collections		661,220
Net 2022 Bond Collections		891,325
Net 2024 Bond Collections		569,549
Net 2026 Bond Collections		640,245
Total Revenues	\$	3,542,965

EXPENDITURES

2019 Bond Payments		438,906
2020 Bond Payments		341,720
2021 Bond Payments		661,220
2022 Bond Payments		891,325
2024 Bond Payments		569,549
2026 Bond Payments		640,245
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
Miscellaneous / Extra Redemption (2024)		0
Total Expenditures	\$	3,542,965

Excess / (Shortfall)	\$	-
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PROPOSED DEBT ASSESSMENTS
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

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

PROPOSED DEBT ASSESSMENTS
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

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
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	NBP III Legacy IV, LLC (Lot 4)	520000 \$	0.50
Retail	4315-607-0004-010-3	Michael Benjamin Menahem (TR) (west parcel retail - 2-tents)	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
Retail	4326-701-0002-000-9	Farrell Storage Souther Grove, LLC (retail)	20000 \$	0.96
Warehouse	4326-701-0001-000-2	Farrell Storage Souther Grove, LLC (storage)	172120 \$	0.50
Retail	4335-600-0008-000-9	Banyan SG8, LLC (Lowes)	134147 \$	0.96
Warehouse	4315-805-0001-000-7	Import Max of FL, LLC (Alex Lee Food Distribution)	163624 \$	0.50
Warehouse	4315-801-0003-000-9	Warehomes at Tradition, LLC (Dragonfly Commerce Park Bl	163112 \$	0.50
Retail	4315-708-0002-000-6	Jai P Singh (Village Parkway Plaza Retail)	20394 \$	0.96
Retail	4315-712-0001-000-2	Pebb Tradition SG3, LLC (Shoppes at Heart Phase 2)	15876 \$	0.96
Retail	4315-712-0002-000-9	Benchmark PSL, LLC (Planet Fitness)	17300 \$	0.44
Warehouse	4322-500-0001-000-3	11950 Tradition, LLC (Bldg A)	22716 \$	0.50
Warehouse	4326-603-0004-000-2	Costco Wholesale Corporation (partial)	1949627 \$	0.12
Medical Office	4315-612-0002-000-2	St Lucie Hospitality at Tradition, LLC (medical office)	28734 \$	0.39

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