

# Sawgrass Village Community Development District

## Board of Supervisors

Nicholas Dister, Chairman  
Carlos de la Ossa, Vice Chairperson  
Ryan Motko, Assistant Secretary  
Auston Berns, Assistant Secretary  
Alberto Viera, Assistant Secretary

Brian Lamb, District Manager  
Angie Grunwald, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer

## Public Hearings & Regular Meeting Agenda

Wednesday, August 23, 2023, at 1:00 p.m.

The Public Hearings & Regular Meetings of the Sawgrass Village Community Development District will be held on **August 23, 2023, at 1:00 PM. at the Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto, FL 35779.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

### Join Zoom Meeting

<https://zoom.us/j/91295341135?pwd=VElvVi9pYVBOQ050ZEpVbi9CMElvUT09>

**Dial by your location +1 305 224 1968 Meeting ID: 912 9534 1135 Passcode: 992287**

*All cellular phones and pagers must be turned off during the meeting.*

### PUBLIC HEARINGS AND REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. PUBLIC COMMENTS ON AGENDA ITEMS
3. RECESS TO PUBLIC HEARINGS
4. PUBLIC HEARING ON ADOPTING THE FISCAL YEAR 2024 FINAL BUDGET
  - A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget
  - B. Staff Presentations
  - C. Public Comments
  - D. Consideration of Resolution 2023-40; Adopting Final Fiscal Year 2024 Budget ..... Tab 01
  - E. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget
5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2023-41; Levying O&M Assessments ..... Tab 02
  - E. Consideration of Developer Funding Agreement for FY 2024 ..... Tab 03
  - F. Close Public Hearing on Levying O&M Assessments
6. RETURN TO REGULAR MEETING
7. VENDOR AND STAFF REPORTS
  - A. District Counsel
  - B. District Manager
  - C. District Engineer
8. BUSINESS ITEMS
  - A. Consideration of Resolution 2023 - 42; Re-Designation of Officers ..... Tab 04
  - B. Consideration of Resolution 2023 – 43; Setting the Fiscal Year 2024 Meeting Schedule .... Tab 05
  - C. Consideration of Resolution 2023 – 44; Allocating Construction Funds .... *Under Separate Cover*
  - D. General Matters of the District
9. CONSENT AGENDA ITEMS
  - A. Consideration of Minutes of the Special Meeting July 10, 2023, ..... Tab 06
  - B. Consideration of Minutes of the Regular Meeting July 26, 2023, ..... Tab 07
  - C. Consideration of Operation and Maintenance Expenditures July 2023 ..... Tab 08
  - D. Review of Financial Statements Month Ending July 31, 2023 ..... Tab 09

### District Office

Inframark Community Development Services  
2005 Pan Am Circle  
Tampa, Florida 33607  
(813) 873 – 7300

### Meeting Location:

Eaves Bend Amenity Center  
4725 Los Robles Court  
Palmetto, FL 35779

**10 BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

**11. ADJOURNMENT**

Sincerely,  
District Manager

## RESOLUTION 2023-40

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, to the Board of Supervisors (“**Board**”) of the Sawgrass Village Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

**WHEREAS**, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

**WHEREAS**, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

#### **Section 1. Budget**

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Sawgrass Village Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$201,125.00, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<u>\$201,125.00</u>
Total Debt Service Funds	<u>\$0.00</u>
<b>Total All Funds*</b>	<u>\$201,125.00</u>

\*Not inclusive of any collection costs or early payment discounts.

**Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

**Section 4. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 23, 2023.**

Attested By:

**Sawgrass Village  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2023-2024 Adopted Budget**

2024

**SAWGRASS VILLAGE**  
COMMUNITY DEVELOPMENT DISTRICT

**FISCAL YEAR 2024**  
PROPOSED ANNUAL OPERATING BUDGET

Prepared by:



August 23, 2023

# SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT

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**FISCAL YEAR 2024**  
**PROPOSED ANNUAL OPERATING BUDGET**

# SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT

## BUDGET INTRODUCTION

### **Background Information**

The Sawgrass Village Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2024, which begins on October 1, 2023. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
001	General Fund	Operations and Maintenance of Community Facilities

### **Facilities of the District**

The District’s facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

### **Maintenance of the Facilities**

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.



# SAWGRASS VILLAGE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

	Fiscal Year 2023 Final Operating Budget	Fiscal Year 2024 Actual Operating Budget
<b>REVENUES</b>		
<b>SPECIAL ASSESSMENTS</b>		
Operations & Maintenance Assmts-Tax Roll	0.00	0.00
Operations & Maintenance Assmts-Off Roll	0.00	0.00
Discounts and Collection Fees	0.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>0.00</b>	<b>0.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>		
Developer Contribution	150,000.00	201,125.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOUR</b>	<b>150,000</b>	<b>201,125</b>
<b>TOTAL REVENUES</b>	<b>150,000</b>	<b>201,125</b>
<b>EXPENDITURES</b>		
<b>LEGISLATIVE</b>		
Supervisor Fees	10,000.00	3,000.00
<b>TOTAL LEGISLATIVE</b>	<b>10,000</b>	<b>3,000</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>		
Administrative Services	0.00	4,500.00
District Manager	43,300.00	25,000.00
District Engineer	15,000.00	9,500.00
Trustee Fees	0.00	6,500.00
Recording Secretary	0.00	2,400.00
Organizational Meeting/Initial Set Up	0.00	4,000.00
Construction Accounting	0.00	9,000.00
Dissemination Services	0.00	4,200.00
Financial & Revenue Collections	0.00	1,200.00
Rentals & Leases	0.00	600.00
Office Supplies	0.00	100.00
Technology Services	0.00	600.00
Accounting Services	0.00	9,000.00
Auditing Services	5,000.00	6,000.00
Postage, Phone, Faxes, Copies	400.00	500.00
Public Officials Insurance	2,500.00	5,000.00
Legal Advertising	3,500.00	3,500.00
Bank Fees	360.00	200.00
Dues, Licenses & Fees	150.00	175.00
Miscellaneous Fees	3,590.00	250.00
Website Development & Maintenance	1,200.00	1,200.00
ADA Website Compliance	0.00	1,800.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>75,000</b>	<b>95,225</b>

# SAWGRASS VILLAGE

## COMMUNITY DEVELOPMENT DISTRICT

<b>LEGAL COUNSEL</b>		
District Counsel	15,000.00	15,000.00
<b>TOTAL LEGAL COUNSEL</b>	<b>15,000</b>	<b>15,000</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>		
Aquatic - Other	0.00	0.00
Aquatic Maintenance - Contract	0.00	38,000.00
General Liability Insurance	0.00	5,000.00
Entry/Gate/Walls/Sinage Maintenance	0.00	0.00
Facility Janitorial R&M - Contract	0.00	0.00
Facility Janitorial Supplies/Other	0.00	0.00
Irrigation Maintenance	0.00	0.00
Landscape Maintenance - Pond Banks	0.00	25,000.00
Landscape - Plant Replacement Program	0.00	0.00
Landscape Maintenance - Contract	0.00	0.00
Debris Cleanup	0.00	9,000.00
Wildlife Control	0.00	6,400.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>0</b>	<b>83,400</b>
<b>PARKS &amp; RECREATION</b>		
Access Control Fob Distribution	0.00	0.00
Access Control Maintenance & Fobs	0.00	0.00
Amenity Furniture	0.00	0.00
Amenity R&M	0.00	0.00
Contingency-Misc	0.00	0.00
Dog Waste Station Service & Supplies	0.00	0.00
HVAC	0.00	0.00
Lighting Maintenance	0.00	0.00
Pest Control - Amenity	0.00	0.00
Pool - Contract	0.00	0.00
Pool - Permits	0.00	0.00
Repairs & Maintenance (General)	0.00	0.00
Property & Casualty Insurance	20,000.00	0.00
Miscellaneous Services	30,000.00	0.00
<b>TOTAL PARKS &amp; RECREATION</b>	<b>50,000.00</b>	<b>0.00</b>
<b>CONTINGENCY</b>		
Miscellaneous Contingency	0.00	4,500.00
<b>TOTAL RESERVES</b>	<b>0</b>	<b>4,500</b>
<b>UTILITY SERVICES</b>		
Electric Utility Services - Streetlights	0.00	0.00
Electric Utility Services - All Others	0.00	0.00
<b>TOTAL UTILITY SERVICES</b>	<b>0.00</b>	<b>0.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>		
Water Utility Services	0.00	0.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>0.00</b>	<b>0.00</b>
<b>Road &amp; Street Facilities</b>		
Sidewalk/Pavement/Drainage Repair	0.00	0.00
<b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL EXPENDITURES</b>	<b>150,000</b>	<b>201,125</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>0</b>	<b>0</b>

# SAWGRASS VILLAGE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### Financial & Administrative

##### District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

##### District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

##### Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

##### Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

##### Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

##### Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

##### Bank Fees

The District operates a checking account for expenditures and receipts.

##### Dues, Licenses & Fees

The District is required to file with the County and State each year.

##### Website Administration

This is for maintenance and administration of the District's official website.

##### Miscellaneous Fees

To provide for unbudgeted administrative expenses.

#### Legal Counsel

##### District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

#### Other Physical Environment

##### Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

##### Miscellaneous Services

To provide for unbudgeted operating expenses.

**SAWGRASS VILLAGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

# SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2024 Total Assessment
<b>TBD</b>					
<b>Single Family 40'</b>	0.80	500	\$0.00	\$93.49	\$93.49
<b>Single Family 50'</b>	1.00	657	\$0.00	\$116.87	\$116.87
<b>Single Family 60'</b>	1.20	492	\$0.00	\$140.24	\$140.24
<b>Single Family 70'</b>	1.40	131	\$0.00	\$163.62	\$163.62
<b>TOTAL</b>		<b>1,780</b>			

## RESOLUTION 2023-41

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAWGRASS VILLAGES COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Sawgrass Villages Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is located in Manatee County, Florida (“**County**”);

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A (“FY 2023-2024 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

**WHEREAS**, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

**WHEREAS**, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2023-2024 Budget ("**O&M Assessments**");

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2023-2024 Budget;

**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

**WHEREAS**, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law; and

**WHEREAS**, **EPG Moccasin Wallow Development, LLC**, a Florida limited liability company ("**Developer**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) up to \$\_\_\_\_\_ of the FY 2023-2024 Budget as shown in the revenues line item of the FY 2023-2024 Budget pursuant to a budget funding agreement.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on

certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

**b. Direct Bill for Certain Debt Assessments.**

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. Debt Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
  1. 50% due no later than December 1, 2023
  2. 25% due no later than February 1, 2024
  3. 25% due no later than May 1, 2024
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2023-2024 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

**c. Direct Bill for Certain O&M Assessments.**

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
  1. 50% due no later than December 1, 2023
  2. 25% due no later than February 1, 2024
  3. 25% due no later than April 1, 2024
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall

accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**Section 4. Certification of Assessment Roll.** The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

**Section 5. Assessment Roll Amendment.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**Section 7. Procedural Irregularities.** Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

**Section 8. Approving the Form of a Budget Funding Agreement with Developer.** The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.



**Section 9. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**Section 10. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 23, 2023.**

Attested By:

**Sawgrass Village  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2023-2024 Budget**

**Exhibit B: Form of Budget Funding Agreement with Developer**

**FY 2023-2024 Operations and Maintenance  
Budget Funding Agreement  
(Sawgrass Village Community Development District)**

This FY 2023-2024 Operations and Maintenance Budget Funding Agreement (this “**Agreement**”) is made and entered into as of August 23, 2023, between the **Sawgrass Village Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **EPG Moccasin Wallow Development, LLC**, a Florida limited liability company, whose mailing address is 111 S. Armenia Avenue, Suite 201, Tampa, Florida 33609 (collectively, the “**Developer**”).

**Recitals**

**WHEREAS**, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is adopting its budget for fiscal year 2023-2024 as attached hereto as **Exhibit A** (the “**FY 2023-2024 Budget**”), which commences on October 1, 2023, and concludes on September 30, 2024;

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2023-2024 Budget, and/or utilizing such other revenue sources as may be available to it;

**WHEREAS**, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2023-2024 Budget so long as payment is timely provided;

**WHEREAS**, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

**WHEREAS**, the Developer agrees that the activities of the District described in the FY 2023-2024 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2023-2024 Budget; and

**WHEREAS**, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2023-2024 Budget.

**Operative Provisions**

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. Funding Obligations.** From time to time during the 2023-2024 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$ \_\_\_\_\_ *[Insert Adopted 2023-2024 Budget Amount]* in accordance with the FY 2023-2024 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

- 2. FY 2023-2024 Operations and Maintenance Reports, Budget Reports and Budget Amendments.** Each month during FY 2023-2024, the Developer shall provide the District Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2023-2024. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2023-2024. The District and Developer agree that the FY 2023-2024 Budget shall be revised at the end of the 2023-2024 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2023 and ending on September 30, 2024. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2023-2024 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2023-2024 Budget, the Developer’s funding obligations under this Agreement shall be reduced by that amount.
- 3. Right to Lien Property.**

  - a. The District shall have the right to file a continuing lien (“**Lien**”) upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys’ fees, paralegals’ fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer’s rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
  - b. The Lien shall be effective as of the date and time of the recording of a “Notice of Lien for the FY 2023-2024 Budget” in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
  - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager’s direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
- 4. Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer’s payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
- 5. Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney’s fees and costs, from the non-prevailing party.
- 6. Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.

7. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
8. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2023-2024 fiscal year on September 30, 2024. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
9. **Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
10. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
11. **Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
12. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
13. **Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

**EPG Moccasin Wallow Development, LLC,**  
a Florida limited liability company

**Sawgrass Village Community  
Development District**

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair/Vice-Chair of the Board of Supervisors

**Exhibit A: FY 2023-2024 Budget**

**RESOLUTION 2023-42**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF THE SAWGRASS  
VILLAGE COMMUNITY DEVELOPMENT DISTRICT,  
AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Sawgrass Village Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Manatee; and

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per section 190.006(4), Florida Statutes; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per section 190.006(6), Florida Statutes.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS  
OF THE SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

<u>Carlos de la Ossa</u>	Chairman
<u>Nick Dister</u>	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Angie Grunwald</u>	Assistant Secretary
<u>Austin Berns</u>	Assistant Secretary
<u>Ryan Motko</u>	Assistant Secretary
<u>Alberto Viera</u>	Assistant Secretary

**PASSED AND ADOPTED THIS 23<sup>rd</sup> DAY OF August 2023.**

**ATTEST:**

**Sawgrass Village Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**RESOLUTION 2023-43**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Sawgrass Village Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Manatee, Florida; and

**WHEREAS**, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

**WHEREAS**, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2024 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the Fiscal Year 2024 annual public meeting schedule to Manatee County and the Department of Economic Opportunity.

**Section 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 23<sup>RD</sup> DAY OF AUGUST 2023.**

**ATTEST:**

**SAWGRASS VILLAGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIR/VICE-CHAIRMAN**

**EXHIBIT A**

**BOARD OF SUPERVISORS MEETING DATES  
SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that for the Fiscal Year 2023/2024, regular meetings of the Board of Supervisors of the **Sawgrass Village** Community Development District are scheduled to be held at **1:00 PM. at the Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto, FL 35779** as follows:

**FISCAL YEAR 2023/2024**

**Wednesday, October 25, 2023**  
**Wednesday, November 22, 2023\***  
**Wednesday, December 27, 2023\***  
**Wednesday, January 24, 2024**  
**Wednesday, February 28, 2024**  
**Wednesday, March 27, 2024**  
**Wednesday, April 24, 2024**  
**Wednesday, May 22, 2024**  
**Wednesday, June 26, 2024**  
**Wednesday, July 24, 2024**  
**Wednesday, August 28, 2024**  
**Wednesday, September 25, 2024**

1 **MINUTES OF SPECIAL MEETING**  
2 **SAWGRASS VILLAGE**  
3 **COMMUNITY DEVELOPMENT DISTRICT**  
4

5 The Special Meeting of the Board of Supervisors of Sawgrass Village Community  
6 Development District was held on Monday, July 10, 2023, and called to order at 1:13 p.m. at the  
7 Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto, FL 35779.  
8

9 Present and constituting a quorum were:

10		
11	Nicholas “Nick” Dister	Chairman – <i>(via conference call)</i>
12	Carlos de la Ossa	Vice Chairperson – <i>(via conference call)</i>
13	Austin Berns	Assistant Secretary
14	Albert Viera	Assistant Secretary
15	Ryan Motko	Assistant Secretary
16		

17 Also present were:

18		
19	Brian Lamb	District Manager – <i>(via conference call)</i>
20	Angie Grunwald	District Manager
21	John Vericker	District Counsel – <i>(via conference call)</i>
22		
23		

24 *The following is a summary of the discussions and actions taken.*  
25

26 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

27 Ms. Grunwald called the meeting to order, and a quorum was established.  
28

29 **SECOND ORDER OF BUSINESS** **Public Comment**

30 There being no public comments, the next order of business followed.

31 **THIRD ORDER OF BUSINESS** **Vendor and Staff Reports**

32 **A. District Counsel**

33 Mr. Vericker suggested a motion by the Board to have the agenda amended and the  
34 resolution numbers changed.  
35

36 On MOTION by Mr. Dister seconded by Mr. Viera with all in  
37 favor amendment of the agenda with changes to the Resolution  
38 numbers, was approved. 3-0  
39

40 **B. District Manager**

41 **C. District Engineer**

42 There being no reports, the next order of business followed.  
43  
44  
45

UNAPPROVED



46 **FOURTH ORDER OF BUSINESS** **Business Items**

47 **A. Consideration of Resolution 2023-38; Construction Account Allocation Resolution**

48 Mr. Vericker briefly discussed the Resolution with the Board.

49  
50

51 On MOTION by Mr. Motko seconded by Mr. Viera with all in  
52 favor Resolution 2023-38, Construction Account Allocation,  
53 was adopted. 3-0

54

55 **B. Consideration of Resolution 2023- 37; Supplemental Assessment Final Terms of**  
56 **2023 Bonds**

57 Mr. Lamb briefly discussed the Resolution with the Board.

58  
59

60 On MOTION by Mr. de la Ossa seconded by Mr. Motko with  
61 all in favor Resolution 2023-37; Supplemental Assessment  
62 Final Terms of 2023 Bonds, was adopted. 3-0

63

64 **C. General Matters of the District**

65 There being no additional general matters of the District, the next order of business  
66 followed.

67 **FIFTH ORDER OF BUSINESS** **Consent Agenda Items**

68 **A. Consideration of Minutes of the Regular Meeting May 24, 2023**

69 Ms. Grunwald presented the Consent Agenda Item to the Board for review.

70

71 On MOTION by Mr. Motko seconded by Mr. Viera with all in  
72 favor Consent Agenda Item as presented, was approved. 3-0

73

74 **SIXTH ORDER OF BUSINESS** **Board of Supervisors Requests and**  
75 **Comments**

76 There being no requests or comments, the next order of business followed.

77

78 **SEVENTH ORDER OF BUSINESS** **Adjournment**

79 There being no further business,

80

81 On MOTION by Mr. de la Ossa seconded by Mr. Motko with  
82 all in favor the meeting was adjourned.

83

84

85

86

87 \_\_\_\_\_  
88 Angie Grunwald  
89 Assistant Secretary

\_\_\_\_\_   
Nicholas Dister  
Chairman

**MINUTES OF MEETING  
SAWGRASS VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

1  
2  
3 The regular Meeting of the Board of Supervisors of Sawgrass Village Community  
4 Development District was held on Wednesday, July 26, 2023, at 1:00 p.m. at the Eaves Bend  
5 Amenity Center located at 4725 Los Robles Court, Palmetto, FL 35779  
6

7 Present and constituting a quorum were:

8  
9 Nicholas Dister Chairperson  
10 Carlos de la Ossa Vice-Chairman  
11 Ryan Motko Assistant Secretary  
12 Austin Berns Assistant Secretary  
13 Alberto Viera Assistant Secretary  
14

15  
16 Also present were:

17  
18 Brian Lamb District Manager  
19 Angie Grunwald District Manager  
20 Vivek K. Babbar District Counsel (via audio communication)  
21

22 *The following is a summary of the discussions and actions taken.*  
23  
24

25 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**  
26 Ms. Grunwald called the meeting to order, and a quorum was established.  
27

28  
29 **SECOND ORDER OF BUSINESS** **Public Comment**  
30 There being none, the next order of business followed.  
31

32  
33 **THIRD ORDER OF BUSINESS** **Vendor and Staff Reports**  
34 **A. District Counsel**  
35 **B. District Manager**  
36 **C. District Engineer**  
37 There being no reports, the next order of business followed.  
38

39  
40 **FOURTH ORDER OF BUSINESS** **Business Items**  
41 **A. Consideration of Assignment of Builder Parcel Site Construction Contracts**  
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On MOTION by Mr. de la Ossa seconded by Mr. Dister with all in favor the Assignment of Builder Parcel Site Construction Contracts, was approved. 5-0

**B. General Matters of the District**

There being none, the next order of business item followed.

**FIFTH ORDER OF BUSINESS**

**Consent Agenda Items**

**A. Consideration of Minutes of the Regular Meeting May 24, 2023**

**B. Consideration of Operation and Maintenance Expenditures June 2023**

**C. Review of Financial Statements Month Ending June 30, 2023**

The Board reviewed and discussed the consent agenda items.

On MOTION by Mr. de la Ossa seconded by Mr. Berns with all in favor the Consent Agenda Items A-C, was approved. 5-0

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business.

On MOTION by Mr. de la Ossa seconded by Mr. Berns with all in favor the meeting, was adjourned. 5-0

\_\_\_\_\_  
Brian Lamb  
District Manager

\_\_\_\_\_  
Carlos de la Ossa  
Vice-Chairperson

<p><b>SAWGRASS VILLAGE</b></p> <p><b>Summary of Operations and Maintenance Invoices</b></p>
---

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
		\$0.00		
<b>Monthly Contract Subtotal</b>		<b>\$0.00</b>		
<b>Variable Contract</b>				
ALBERTO VIERA	AV 071023	\$200.00		SUPERVISOR FEE 07/10/23
AUSTIN BERNS	AB 071023	\$200.00		SUPERVISOR FEE 07/10/23
CARLOS DE LA OSSA	CDLO 071023	\$200.00		SUPERVISOR FEE 07/10/23
NICHOLAS J. DISTER	ND 071023	\$200.00		SUPERVISOR FEE 07/10/23
RYAN MOTKO	RM 071023	\$200.00		SUPERVISOR FEE 07/10/23
<b>Variable Contract Subtotal</b>		<b>\$1,000.00</b>		
<b>Utilities</b>				
		\$0.00		
<b>Utilities Subtotal</b>		<b>\$0.00</b>		
<b>Regular Services</b>				
BUSINESS OBSERVER	23-01066M	\$52.50		SPECIAL MEETING AD
STRALEY ROBIN VERICKER	23323	\$4,067.84		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 06/11/23
<b>Regular Services Subtotal</b>		<b>\$4,120.34</b>		
<b>Additional Services</b>				
		\$0.00		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$5,120.34</b>		

Approved (with any necessary revisions noted):

\_\_\_\_\_  
Signature:

Title (Check one):

<b>SAWGRASS VILLAGE</b> <b>Summary of Operations and Maintenance Invoices</b>
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Chariman    Vice Chariman    Assistant Secretary

**SAWGRASS VILLAGE CDD**  
**MEETING DATE: July 10, 2023**

**AV 071023**

DMS: *[Signature]*

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Carlos de la Ossa	✓ phone	Salary accepted	\$200.00
Nick Dister	✓ phone	Salary Accepted	\$200.00
Austin Berns,	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

**SAWGRASS VILLAGE CDD**  
**MEETING DATE: July 10, 2023**

**AB 071023**

DMS: *[Signature]*

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Carlos de la Ossa	✓ phone	Salary accepted	\$200.00
Nick Dister	✓ phone	Salary Accepted	\$200.00
Austin Berns,	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

**SAWGRASS VILLAGE CDD**  
**MEETING DATE: July 10, 2023**

DMS: *[Signature]*

CdIO 071023

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Carlos de la Ossa	✓ phone	Salary accepted	\$200.00
Nick Dister	✓ phone	Salary Accepted	\$200.00
Austin Berns,	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00



**SAWGRASS VILLAGE CDD**  
**MEETING DATE: July 10, 2023**

ND 071023

DMS: *[Signature]*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓ phone	Salary accepted	\$200.00
Nick Dister	✓ phone	Salary Accepted	\$200.00
Austin Berns,	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

**SAWGRASS VILLAGE CDD**  
**MEETING DATE: July 10, 2023**

**RM 071023**

DMS: *[Signature]*

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Carlos de la Ossa	✓ phone	Salary accepted	\$200.00
Nick Dister	✓ phone	Salary Accepted	\$200.00
Austin Berns,	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

Received

JUL 3 2023

## INVOICE

Legal Advertising

Invoice # 23-01066M

Date 06/30/2023

**Attn:**  
Inframark  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA FL 33607

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 23-01066M

\$52.50

#### Notice of Special Meeting

**RE:** Sawgrass Village Community Development District Board of Supervisors  
Special Meeting on July 10, 2023 at 1:00 p.m.

**Published:** 6/30/2023

#### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$52.50

Payment is expected within 30 days of the  
first publication date of your notice.

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

#### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

#### NOTICE OF SPECIAL MEETING OF SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT

The Special meeting of the Board of Supervisors (the "Board") of the Sawgrass Village Community Development District is scheduled to be held on Monday, July 10, 2023, at 1:00 p.m. at the Eaves Bend Amenity Center located at 4724 Los Robles Court, Palmetto, FL 35779.

The Board of Supervisors meeting is open to the public and will be conducted in accordance with the provisions of Florida Law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Inframark, LLC, 2005 Pan Am Circle Suite 300 Tampa, FL 33607.

There may be an occasion where one or more supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Angie Grunwald  
District Manager

June 30, 2023 23-01066M

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

#### NOTICE

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# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Sawgrass Village Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

July 17, 2023

Client: 001599

Matter: 000001

Invoice #: 23323

Page: 1

RE: General

For Professional Services Rendered Through July 11, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
4/25/2023	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.8	\$300.00
4/27/2023	LB	FINALIZE RESOLUTION APPROVING PROPOSED BUDGET FOR FY 2023/2024 AND SETTING PUBLIC HEARING; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.3	\$52.50
5/18/2023	JMV	TELEPHONE CALL WITH C. DE LA OSSA.	0.3	\$112.50
5/23/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$150.00
5/24/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$187.50
6/26/2023	JMV	CONFERENCE CALL; REVIEW PURCHASE AND SALE AGREEMENT.	1.0	\$375.00
6/28/2023	JMV	TELEPHONE CALL WITH C. DE LA OSSA.	0.6	\$225.00
6/29/2023	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	1.3	\$487.50
6/29/2023	LB	REVIEW PROPOSED FY 2023-2024 BUDGET; PREPARE MAILED NOTICE LETTER AND PUBLICATION AD RE SAME.	0.8	\$140.00
7/5/2023	JMV	REVIEW PUBLIC RECORDS REQUEST FROM T. GREEN; PREPARE PUBLIC RECORDS REQUEST RESPONSE TO T. GREEN.	1.0	\$375.00
7/6/2023	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.8	\$300.00
7/6/2023	LB	PREPARE DRAFT FINAL TERMS RESOLUTION FOR SERIES 2023 BONDS.	1.0	\$175.00

**SERVICES**

Date	Person	Description of Services	Hours	Amount
7/7/2023	LB	FINALIZE RESOLUTION ADOPTING FINAL TERMS; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	\$35.00
7/10/2023	JMV	TELEPHONE CALL WITH C. DE LA OSSA; TELEPHONE CALL WITH A. GRUNWALD; PREPARE RESOLUTION; PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.6	\$600.00
Total Professional Services			10.6	\$3,515.00

**DISBURSEMENTS**

Date	Description of Disbursements	Amount
4/24/2023	FEDEX- Federal Express- FedEx Services	\$25.32
6/9/2023	FEDEX- Federal Express- FedEx Services	\$23.52
6/30/2023	Simplefile E-Recording- Filing Fee- Filing fees	\$492.75
7/11/2023	Photocopies	\$11.25
Total Disbursements		\$552.84

Total Services	\$3,515.00
Total Disbursements	\$552.84
Total Current Charges	\$4,067.84
Previous Balance	\$5,598.01
Less Payments	(\$4,576.36)
Less Trust Applied	(\$552.84)
<b>PAY THIS AMOUNT</b>	<b>\$4,536.65</b>

**Trust Balance** **\$2,055.78**

*Please Include Invoice Number on all Correspondence*

**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23127	May 12, 2023	\$842.00	\$179.65	\$0.00	\$0.00	\$5,089.49
<b>Total Remaining Balance Due</b>						<b>\$5,089.49</b>

*AGED ACCOUNTS RECEIVABLE*

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$4,067.84	\$0.00	\$1,021.65	\$0.00

# **Sawgrass Village Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070



**SAWGRASS VILLAGE**

**Balance Sheet**

As of July 31, 2023

*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>	
Cash - Operating Account	\$ 5,740
<b>TOTAL ASSETS</b>	<b>\$ 5,740</b>
<b><u>LIABILITIES</u></b>	
Accounts Payable	\$ 11,690
<b>TOTAL LIABILITIES</b>	<b>11,690</b>
<b><u>FUND BALANCES</u></b>	
Unassigned:	(5,950)
<b>TOTAL FUND BALANCES</b>	<b>(5,950)</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 5,740</b>

**SAWGRASS VILLAGE**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Developer Contribution	\$ -	\$ 24,565	\$ 24,565	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>24,565</b>	<b>24,565</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	-	3,400	(3,400)	0.00%
ProfServ-Info Technology	-	75	(75)	0.00%
ProfServ-Recording Secretary	-	300	(300)	0.00%
District Counsel	-	9,666	(9,666)	0.00%
District Manager	-	6,800	(6,800)	0.00%
Accounting Services	-	2,375	(2,375)	0.00%
Auditing Services	-	100	(100)	0.00%
Website Compliance	-	2,900	(2,900)	0.00%
Postage, Phone, Faxes, Copies	-	14	(14)	0.00%
Rentals & Leases	-	50	(50)	0.00%
Insurance - General Liability	-	1,492	(1,492)	0.00%
Insurance -Property & Casualty	-	1,823	(1,823)	0.00%
Legal Advertising	-	1,221	(1,221)	0.00%
Website Administration	-	300	(300)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>30,516</b>	<b>(30,516)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>30,516</b>	<b>(30,516)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(5,951)	(5,951)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>1</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (5,950)</b>		

# Sawgrass Village

## Bank Reconciliation

Bank Account No. 9067 TRUIST - GF Operating  
 Statement No. 07-23  
 Statement Date 7/31/2023

<b>G/L Balance (LCY)</b>	5,739.59	<b>Statement Balance</b>	9,054.59
<b>G/L Balance</b>	5,739.59	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	9,054.59
<b>Subtotal</b>	5,739.59	<b>Outstanding Checks</b>	3,315.00
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	5,739.59	<b>Ending Balance</b>	5,739.59
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
6/29/2023	Payment	1011	ADA SITE COMPLIANCE	2,900.00	2,900.00	0.00
6/29/2023	Payment	1013	BUSINESS OBSERVER	1,168.12	1,168.12	0.00
6/29/2023	Payment	1016	INFRAMARK	2,004.63	2,004.63	0.00
6/29/2023	Payment	1018	RYAN MOTKO	200.00	200.00	0.00
6/29/2023	Payment	1019	STRALEY ROBIN VERICKER	3,900.36	3,900.36	0.00
7/6/2023	Payment	1020	INFRAMARK	2,007.96	2,007.96	0.00
7/6/2023	Payment	1021	STRALEY ROBIN VERICKER	676.00	676.00	0.00
7/13/2023	Payment	1022	BUSINESS OBSERVER	52.50	52.50	0.00
7/13/2023	Payment	1023	INFRAMARK	2,001.21	2,001.21	0.00
7/13/2023	Payment	1024	ALBERTO VIERA	200.00	200.00	0.00
7/13/2023	Payment	1025	CARLOS DE LA OSSA	200.00	200.00	0.00
7/13/2023	Payment	1026	NICHOLAS J. DISTER	200.00	200.00	0.00
Total Checks				15,510.78	15,510.78	0.00
<b>Deposits</b>						
7/28/2023		JE000002	CK#1067### - Dev Funding	G/L Ac 5,184.96	5,184.96	0.00
Total Deposits				5,184.96	5,184.96	0.00
<b>Outstanding Checks</b>						
7/28/2023	Payment	1027	EGIS INSURANCE	3,315.00	0.00	3,315.00
<b>Total Outstanding Checks</b> .....				<b>3,315.00</b>		<b>3,315.00</b>