

**SAWGRASS VILLAGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**JANUARY 24, 2024**

**AGENDA PACKAGE**



2005 PAN AM CIRCLE, SUITE 300  
TAMPA. FL 33067

# Sawgrass Village Community Development District

## Board of Supervisors

Carlos de la Ossa, Chair  
Nicholas Dister, Vice-Chairman  
Austin Berns, Assistant Secretary  
Ryan Motko, Assistant Secretary  
Alberto Viera, Assistant Secretary

## District Staff

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

## Regular Meeting Agenda

Wednesday, January 24, 2024, at 1:00 p.m.

The Regular Meeting of Sawgrass Village Community Development District will be held on **January 24, 2024, at 1:00 p.m. at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd, Parrish, Florida 34219**. For those who intend to call in below is the Zoom link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

### Zoom Meeting

<https://zoom.us/j/91295341135?pwd=VElyVi9pYVBOQ050ZEpVbi9CMEMyUT09>

Meeting ID: 912 9534 1135 Passcode: 992287

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

## REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS ON AGENDA ITEMS** (*Each individual has the opportunity to comment and is limited to three (3) minutes for such comment*)
3. **BUSINESS ITEMS**
  - A. Consideration of Resolution 2024-02; Adopting Final Terms of 2023 Bonds-Assessment Area 2
  - B. General Matters of the District
4. **CONSENT AGENDA**
  - A. Approval of Minutes of the October 25, 2023; Regular Meeting
  - B. Approval of Minutes of the November 29, 2023; Regular Meeting
  - C. Consideration of Operation and Maintenance Expenditures October – December 2023
  - D. Acceptance of the Financials and Approval of the Check Register for December 2023
5. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
6. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
7. **ADJOURNMENT**

\*The next regularly scheduled meeting is February 28, 2024, at 1:00 p.m.

### District Office

Inframark  
2005 Pan Am Circle  
Tampa, Florida 33607

### Meeting Location:

**Harrison Ranch Clubhouse**  
5755 Harrison Ranch Blvd  
Parrish, Florida 34219

**RESOLUTION 2024-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2023 SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO); SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2023 SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO); ADOPTING THE ENGINEER'S REPORT; ADOPTING THE SECOND SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, the Sawgrass Village Community Development District (the “**District**”) previously indicated its intention to construct and/or acquire public improvements as described in the Report of the District Engineer dated January 17, 2023 (the “**Engineer’s Report**”);

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) issued its \$14,240,000 Special Assessment Bonds, Series 2023 (Assessment Area Two) (the “**Assessment Area Two Bonds**”) to finance Assessment Area Two (the “**Assessment Area Two Project**”);

**WHEREAS**, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Assessment Area Two Bonds, which are on file with the District Manager, (the “**Bond Documents**”) and to confirm the issuance of the Assessment Area Two Bonds;

**WHEREAS**, the Assessment Area Two Bonds will be repaid by special assessments on the benefited property within the District;

**WHEREAS**, the District previously levied master special assessments in accordance with the terms outlined in the Master Assessment Methodology Report dated February 15, 2023, and adopted pursuant to Resolution No. 2023-31 (the “**Assessment Resolution**”), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

**WHEREAS**, now that the final terms of the Assessment Area Two Bonds have been established, it is necessary to approve the Second Supplemental Special Assessment Methodology Report dated October 20, 2023 (the “**Supplemental Assessment Report**”), and attached hereto as **Exhibit A**; and the Report of the District Engineer – Series 2023 (Assessment Area Two) dated October 20, 2023 (the “**Supplemental Engineer’s Report**”) attached hereto as **Exhibit B**.

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

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
2. **Findings.** The Board hereby finds and determines as follows:
  - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

- b. The Supplemental Engineer’s Report is hereby approved and ratified.
  - c. The Assessment Area Two Project will serve a proper, essential, and valid public purpose.
  - d. The Assessment Area Two Project will specially benefit the developable acreage located within the District as set forth in the Supplemental Engineer’s Report. It is reasonable, proper, just and right to assess the portion of the costs of the Assessment Area Two Project to be financed with the Assessment Area Two Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
  - e. The Assessment Area Two Bonds will finance the construction and acquisition of a portion of the Assessment Area Two Project.
  - f. The Supplemental Assessment Report is hereby approved and ratified.
3. **Ratification of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
  4. **Assessment Lien for the Assessment Area Two Bonds.** The special assessments for the Assessment Area Two Bonds shall be allocated in accordance with the Supplemental Assessment Report.
  5. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
  6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
  7. **Effective date.** This Resolution shall become effective upon its adoption.

Approved and adopted this 24th day of January 2024.

**Attest:**

**Sawgrass Village Community  
Development District**

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

\_\_\_\_\_  
Carlos de la Ossa  
Chair of the Board of Supervisors

Exhibit A – Second Supplemental Special Assessment Methodology Report dated October 20, 2023  
Exhibit B – Report of the District Engineer – Series 2023 (Assessment Area Two) dated October 20, 2023

**Exhibit A**  
**Second Supplemental Special Assessment Methodology**  
**Report dated October 20, 2023**

**Exhibit B**  
**Report of the District Engineer – Series 2023**  
**(Assessment Area Two) dated October 20, 2023**



**SAWGRASS VILLAGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**SECOND SUPPLEMENTAL  
SPECIAL ASSESSMENT  
METHODOLOGY REPORT**

Report Date:

October 20, 2023

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## I. INTRODUCTION

This *Second Supplemental Assessment Methodology Report* (the “Second Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the “Master Report”) dated February 15, 2023, specifically to support the issuance of the Bonds (as defined below) which will fund a portion of the AA2 2023 Project of the District’s Capital Infrastructure Program.

## II. DEFINED TERMS

“AA2 2023 Project” – The portion of the CIP relating to master and subdivision public infrastructure within Assessment Area 2 of the District, identified in Exhibit B of this report.

“Assessable Property:” – All private property within the District that receives a special benefit from the CIP.

“Assessment Area Two” (AA2) – A portion of the District described in Exhibit B. Generally consisting of parcels IV – A, B, C, D & E.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Master Engineer Report dated January 17, 2023, supplemented by the Report of The District Engineer – Series 2023 (Assessment Area One), dated June 5, 2023.

“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – Sawgrass Village Community Development District, encompasses 962.512 +/- acres, in Manatee County Florida.

“Engineer’s Report” – Report of The District Engineer – Series 2023 (Assessment Area Two), dated September 12, 2023.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate the assignment of benefit and lien values.

“Developer” – EPG Moccasin Wallow Development, LLC.

“Platted Units” – Private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the District Engineer to dissimilar lot products for the development of vertical construction. Determined in part as to differentiated sizes, setbacks, and other factors.

“Unplatted Parcels” – Gross acreage intended for subdivision and platting pursuant to the Development Plan.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

“Master Report”– The *Master Assessment Methodology Report*, dated February 15, 2023 as provided to support benefit and maximum assessments on private developable property within the District.

### III. OBJECTIVE

The objective of this Second Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to the AA2 2023 Project and AA2;
- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties within the District that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within AA2 of the District that benefit from the AA2 2023 Project, as outlined by the Engineer’s Report.

The basis of benefit received by properties within the District relates directly to the AA2 2023 Project allocable to Assessable Property within AA2 of the District. It is the District’s AA2 2023 Project that will create the public infrastructure that enables the assessable properties within AA2 of the District to be developed and improved. Without these public improvements, which include off-site improvements. stormwater, utilities (water and sewer), roadways, landscape, and hardscape - the development of lands within the District could not be undertaken within the current legal development standards. This Second Supplemental Report applies the methodology described in the Master Report to assign assessments to assessable properties within AA2 of the District because of the benefit received from the AA2 2023 Project and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2023 (the “Bonds”) to finance the construction and/or acquisition of a portion of the AA2 2023 Project which will provide special benefit to the assessable parcels within AA2 of the District. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within AA2 of the District. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Second Supplemental Report will determine the benefit, apportionment and financing structure for the Bonds issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

### IV. DISTRICT OVERVIEW

The District area encompasses 962.512 +/- acres and is located entirely within Manatee County, Florida, between I-75 and US Highway 301, north of Moccasin Wallow Road, and south of Buckeye Road. The primary developer of the Assessable Property is EPG Moccasin Wallow Development, LLC (the “Developer”), who has created the overall development plan as outlined and supported by the Engineer’s Report. The development plan for the District contemplates multiple phases consisting of approximately 1,780 residential units. The public improvements as described in the Engineer’s

Report include but are not limited to, water management and control, water supply, sewer and wastewater management, roads, and landscaping/irrigation/hardscaping.

## V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District. As designed, the AA2 2023 Project representing a portion of the total CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefits to assessable lands within the District. The drainage and surface water management system are an example of a system that provides benefits to all planned residential lots within the District. As a system of improvements, all private assessable properties within the District benefit the same from the first few feet of pipe as they do from the last few feet. The stormwater management system; as an interrelated facility that, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all assessable properties within the District will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the AA2 2023 Project. The AA2 2023 Project includes off-site improvements. stormwater, utilities (water and sewer), roadways, landscape, and hardscape. The cost of the AA2 2023 Project is generally described within Tables 2 and 3 of this Second Supplemental Report with further detail provided in the Engineer's Report.

## VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The AA2 2023 Project contains a "system of improvements" for the Development that benefit the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish a valid special assessment requires a more analytical examination. As required by F.S. 170.02 and described in the next section entitled "Allocation Methodology," this approach involves identifying and

assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceeds the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums, and the probability of increased marketability and value of the property. The Development plan contains a mix of single-family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefits.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the AA2 2023 Project of the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefitting property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering the District as a result of the AA2 2023 Project, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Owner and other community property. To the extent it is later determined that property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.

## VII. ALLOCATION METHODOLOGY

Table 1 outlines EAUs assigned for residential product types under the current Development Plan for AA2. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefitting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable properties. The CIP benefit with respect to the AA2 2023 Project and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within AA2 of the District for levy and collection. The allocation of benefits and assessments associated with the AA2 2023 Project

are demonstrated on Table 3 through Table 4. The Owner may choose to pay down or contribute infrastructure on a portion or all the long-term assessments as evaluated on a per-parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.

## VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and to establish a lien on land in accordance with the development rights and entitlements within the District. With regards to the Assessable Property within AA2, the special assessments are initially assigned to all assessable property within AA2 of the District on a gross acreage basis over all the lands within AA2 of the District, until such time parcels are transferred, sold, or conveyed to a builder. Upon such sale, the 2023 Special Assessments will be assigned to the parcels. Table 4 illustrates the 2023 Special Assessments allocated based on the current development plan. As property is assigned to such parcels upon their sale, the District's debt will be re-allocated and assigned to platted lots with each parcel. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned "common elements" such as clubhouses, amenities, lakes, and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the "undeveloped state." At this point, the infrastructure may or may not be installed and none of the units in the Development plan have been platted. This condition exists when the infrastructure program is financed before any development. In the undeveloped state all the lands within AA2 of the District are assumed to receive benefit from the AA2 2023 Project and all the Assessable Property within AA2 would be assessed to repay the Bonds. While the land is "undeveloped," special assessments will be assigned on an equal acre basis across all the gross acreage within AA2 of the District. Debt will not be solely assigned to parcels that have development rights but will and may be assigned to certain undevelopable parcels to ensure the integrity of development plans, rights, and entitlements.

The second condition is "on-going development." At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development plan has started to take shape. As undeveloped parcels are sold to home builders, they are assigned specific special assessments in relation to the estimated benefit that each platted unit within AA2 of the District receives from the AA2 2023 Project, with the balance of the debt assigned on a per gross acre basis as described in the preceding paragraph. Therefore, each fully developed, platted unit would be assigned a special assessment pursuant to its Product Type classification as outlined in Table 4. If the land is sold in bulk to a third party before platting, then the District will assign Series 2023 Assessments based on the development rights conveyed and/or assigned to such parcel in the land sale based on the equivalent assessment unit (EAU) factors outlined in the Assessment Methodology. It is not contemplated that any unassigned debt would remain once all of the 705 lots associated with the AA2 2023 Project are platted and fully developed; if such a condition were to occur; the true-up provisions described below would be applicable.

The third condition is the “completed development state.” In this condition, all the Assessable Property within the Development plan has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the AA2 of the District representing approximately 803.5 EAUs.

#### IX. FINANCING INFORMATION

The District will finance a portion of the AA2 2023 Project through the issuance of the Bonds secured ultimately by benefiting properties within AA2 of the District. Several items will comprise the bond sizing such as a debt service reserve, issuance costs, and rounding as shown on Table 3.

#### X. TRUE-UP MODIFICATION

During the construction period of phases of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal associated with each parcel. In order to ensure the District’s debt does not build up on the unplatted land, the District shall apply the following test as outlined within this “true up methodology.”

This mechanism is to be utilized to ensure that the principal assessment per parcel never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology. If such changes occur, the Methodology is applied to each parcel is based on the number of and type of units of each parcel as signified by the number of EAUs.

As each parcel is sold to a builder, the assessments are assigned to such parcels based on the figures in Table 4 of this Second Supplemental Report. If because of platting and apportionment of assessment to the platted land within a parcel, the assessment per EAU for the developable land within such parcel that remains unplatted remains equal, then no true-up adjustment will be necessary within a parcel. If as a result of platting and apportionment of assessment to the platted land, the assessment per EAU for the developable land that remains unplatted equals to less than (either as a result of a larger number of lots, larger lots or both), the District reserves the right to utilize the surplus EAUs as security for a future, separate debt instrument. Should the District refuse this right, the per EAU assessments for all lots will be lowered (if that state persists at the conclusion of the platting of all land in the District).

If, in contrast, as a result of platting and apportionment of assessment to platted land within a parcel, the assessment per EAU for the assessable land that remains unplatted within such parcel equals to more than (either as a result of a smaller number of lots, smaller lots or both), then the difference in the assessment will be collected from the owner of the property which platting caused the increase of assessment per EAU to occur, in accordance with the True-Up Agreement, which will be binding on assignees. The owner(s) of a parcel will be required to immediately remit to the Trustee a true-up payment equal to the difference between the actual assessment per EAU and max amount multiplied by the actual number of EAUs developed plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be calculated to the following interest payment date.

All assessments levied run with the land, and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

## XI. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP relating to the AA2 2023 Project. Certain financing, development, and engineering data was provided by members of the District Staff and/or the Owner. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond the restatement of the factual information necessary for the compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.

**TABLE 1**

SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT AA2 DEVELOPMENT PROGRAM			
PRODUCT	ASSESSMENT AREA TWO UNIT MIX	PER UNIT EAU <sup>(2)</sup>	TOTAL EAUs
Single Family 40'	231	1.00	231.00
Single Family 50'	343	1.25	428.75
Single Family 60'	104	1.50	156.00
<b>TOTAL</b>	<b>678</b>		<b>815.75</b>

(1) This is an illustration and expectation based upon the development plan for AA2. The unit mix assumes that parcels assigned entitlement rights to develop 705 lots are sold to third parties and assigned assessments.

(2) EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots.

(3) Any development plan changes within AA2 will require recalculations pursuant to the true-up provisions within this report.



TABLE 2

SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT AA2 DEVELOPMENT PROGRAM COSTS									
DESCRIPTION	Master Costs	678 Parcel IV	29 Parcel IV-A	231 Parcel IV-B	166 Parcel IV-C	103 Parcel IV-D	149 Parcel IV-E	0 Parcel IV-F	Total AA2 Project
Collector Road	\$5,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,700,000
Subdivision Roads	\$0	\$0	\$360,000	\$1,500,000	\$1,750,000	\$875,000	\$1,530,000	\$187,500	\$6,202,500
Pond Excavation	\$0	\$4,825,000	\$77,000	\$153,000	\$184,000	\$113,000	\$146,000	\$50,000	\$5,548,000
Drainage	\$0	\$0	\$257,000	\$1,230,000	\$1,230,000	\$1,200,000	\$2,040,000	\$257,000	\$6,214,000
Sewer and Wastewater	\$0	\$0	\$1,030,000	\$940,000	\$345,000	\$518,726	\$910,569	\$0	\$3,744,295
Potable Water	\$0	\$0	\$148,548	\$594,138	\$1,345,000	\$336,000	\$508,000	\$36,000	\$2,967,686
Irrigation Water	\$0	\$0	\$97,000	\$472,000	\$480,000	\$265,000	\$380,000	\$25,000	\$1,719,000
Power Infrastructure	\$0	\$425,000	\$0	\$0	\$0	\$0	\$0	\$0	\$425,000
Hardscapes, Landcape Buffers	\$0	\$1,250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250,000
Amenities, Entries	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$400,000
Environmental	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000
Professional and Permit Fees	\$500,000	\$2,200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,700,000
<b>TOTAL (1)</b>	<b>\$6,700,000</b>	<b>\$9,100,000</b>	<b>\$1,969,548</b>	<b>\$4,889,138</b>	<b>\$5,334,000</b>	<b>\$3,307,726</b>	<b>\$5,514,569</b>	<b>\$555,500</b>	<b>\$37,370,481</b>

(1) Based on development plan within AA2 of 705 units

SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT	
<b>AA2 FINANCING INFORMATION - SERIES 2023 SPECIAL ASSESSMENT BONDS</b>	
Average Coupon Rate	6.75%
Term (Years)	30
Principal Amortization Installments	30
<b>SOURCES</b>	
<b>ISSUE SIZE</b>	<b>\$13,495,000</b>
General Construction Fund	\$5,614,625
Phase IV-B Construction Subaccount	\$6,350,000
Original Issue Discount	\$0
Capitalized Interest (Months)	\$0
Debt Service Reserve Fund	\$1,060,475
Cost of Issuance	\$469,900
<b>ANNUAL ASSESSMENT</b>	
Annual Debt Service (Principal plus Interest)	\$1,060,475
Collection Costs and Discounts @ 6.0%	\$67,690
<b>TOTAL ANNUAL ASSESSMENT</b>	<b>\$1,128,165</b>

TABLE 4

SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT									
AA2 ALLOCATION METHODOLOGY PER PARCEL - SERIES 2023 BONDS <sup>(1)</sup>									
PARCEL IV	PRODUCT	PER UNIT	TOTAL EAU's	% OF EAU's	UNITS	PRODUCT TYPE		PER UNIT	
						TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>	TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>
IV-A	Single Family 50'	1.25	33.75	4.14%	27	\$558,328	\$43,875	\$20,679	\$1,625
	Single Family 60'	1.50	3.00	0.37%	2	\$49,629	\$3,900	\$24,815	\$1,950
	<b>Subtotal</b>		<b>36.75</b>	<b>4.51%</b>	<b>29</b>	<b>\$607,957</b>	<b>\$47,775</b>		
IV-B	Single Family 40'	1.00	231.00	28.32%	231	\$3,821,447	\$300,300	\$16,543	\$1,300
	<b>Subtotal</b>		<b>231.00</b>	<b>28.32%</b>	<b>231</b>	<b>\$3,821,447</b>	<b>\$300,300</b>		
IV-C	Single Family 50'	1.25	168.75	20.69%	135	\$2,791,641	\$219,375	\$20,679	\$1,625
	Single Family 60'	1.50	46.50	5.70%	31	\$769,252	\$60,450	\$24,815	\$1,950
	<b>Subtotal</b>		<b>215.25</b>	<b>26.39%</b>	<b>166</b>	<b>\$3,560,893</b>	<b>\$279,825</b>		
IV-D	Single Family 50'	1.25	76.25	9.35%	61	\$1,261,408	\$99,125	\$20,679	\$1,625
	Single Family 60'	1.50	63.00	7.72%	42	\$1,042,213	\$81,900	\$24,815	\$1,950
	<b>Subtotal</b>		<b>139.25</b>	<b>17.07%</b>	<b>103</b>	<b>\$2,303,621</b>	<b>\$181,025</b>		
IV-E	Single Family 50'	1.25	150.00	18.39%	120	\$2,481,459	\$195,000	\$20,679	\$1,625
	Single Family 60'	1.50	43.50	5.33%	29	\$719,623	\$56,550	\$24,815	\$1,950
	<b>Subtotal</b>		<b>193.50</b>	<b>23.72%</b>	<b>149</b>	<b>\$3,201,082</b>	<b>\$251,550</b>		
<b>TOTAL</b>			<b>815.75</b>	<b>100%</b>	<b>678</b>	<b>\$13,495,000</b>	<b>\$1,060,475</b>		

<sup>(1)</sup> Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 0 months Capitalized Interest.  
<sup>(2)</sup> Includes principal, interest, net of discounts and collection costs.

EXHIBIT A

The Series 2023 Bonds issued by the District will pay for a portion of the public capital infrastructure improvements within AA2, the amount is \$13,495,000.00 payable in 30 annual installments of principal of \$4,338.76 per gross acre within AA2. The par debt is \$55,212.57 per gross acre within AA2 and is outlined below.

ASSESSMENT ROLL			
TOTAL ASSESSMENT:	\$13,495,000.00		
ANNUAL ASSESSMENT:	\$1,060,475.00	(30 Installments)	
TOTAL AA1 GROSS ASSESSABLE ACRES +/-:	244.42		
TOTAL ASSESSMENT PER AA1 ASSESSABLE GROSS ACRE:	\$55,212.57		
ANNUAL ASSESSMENT PER GROSS AA1 ASSESSABLE ACRE:	\$4,338.76	(30 Installments)	
		PER PARCEL ASSESSMENTS	
Landowner Name, Manatee County	AA2 Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual
EPG Moccasin Wallow Development, LLC See Exhibit B, AA1 Legal Description - Parcels 1, 2 & 3. 111 S. Armenia Ave Tampa, FL 33609	244.42	\$13,495,055.21	\$1,060,479.34
Assessed Totals:	244.420	\$13,495,055	\$1,060,479

Notation:  
 Assessments shown are net of collection costs.

**EXHIBIT B  
LEGAL DESCRIPTION**

ASSESSMENT AREA 2

**SAWGRASS VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

# Description Sketch

(Not A Survey)

**DESCRIPTION: MACCLURE PARCEL ME SE**

A parcel of land lying in Section 13, Township 33 South, Range 18 East Manatee County, Florida, and being more particularly described as follows:

**COMMENCE** at the Northeast Corner of said Section 13, run thence along the East boundary of said Section 13, S 00°06'44" W, a distance of 212.42 feet to the **POINT OF BEGINNING**; thence continue along said East boundary, S 00°06'44" W, a distance of 2442.96 feet to the East 1/4 corner of said Section 13; thence continue along said East boundary, S 00°08'41"W, a distance of 1944.94 feet to the intersection of the North line of easement per Easement Agreement, as recorded in Official Records Book 1694, Page 6751 of the Public Records of Manatee County, Florida; thence along said North line, S 89°32'16" W, a distance of 2450.05 feet; thence N 89°17'46" W, a distance of 171.13 feet to the intersection of the East boundary of a Boundary Right-of-way Agreement, as recorded in Official Records Book 505, Page 127 of the Public Records of Manatee County, Florida; Thence along said East boundary, N 00°06'09" W, a distance of 3972.63 feet; thence leaving said East boundary, S 79°41'17" E, a distance of 532.12 feet; thence easterly, 54.06 feet along the arc of a tangent curve to the left having a radius of 1212.00 feet and a central angle of 02°33'20" (chord bearing S 80°57'56" E, 54.05 feet); thence S 71°40'41" E, a distance of 52.73 feet; thence easterly, 181.96 feet along the arc of a non-tangent curve to the left having a radius of 1224.96 feet and a central angle of 08°30'39" (chord bearing S 89°03'13" E, 181.79 feet); thence N 85°13'18" E, a distance of 101.83 feet; thence S 89°59'54" E, a distance of 74.15 feet; thence easterly, 854.07 feet along the arc of a tangent curve to the left having a radius of 1212.00 feet and a central angle of 40°22'30" (chord bearing N 69°48'51" E, 836.51 feet); thence easterly, 766.69 feet along the arc of a reverse curve to the right having a radius of 1088.00 feet and a central angle of 40°22'30" (chord bearing N 69°48'51" E, 750.92 feet); thence S 89°59'54" E, a distance of 163.61 feet to the **POINT OF BEGINNING**.

Containing 244.419 acres, more or less.

Authenticity Note

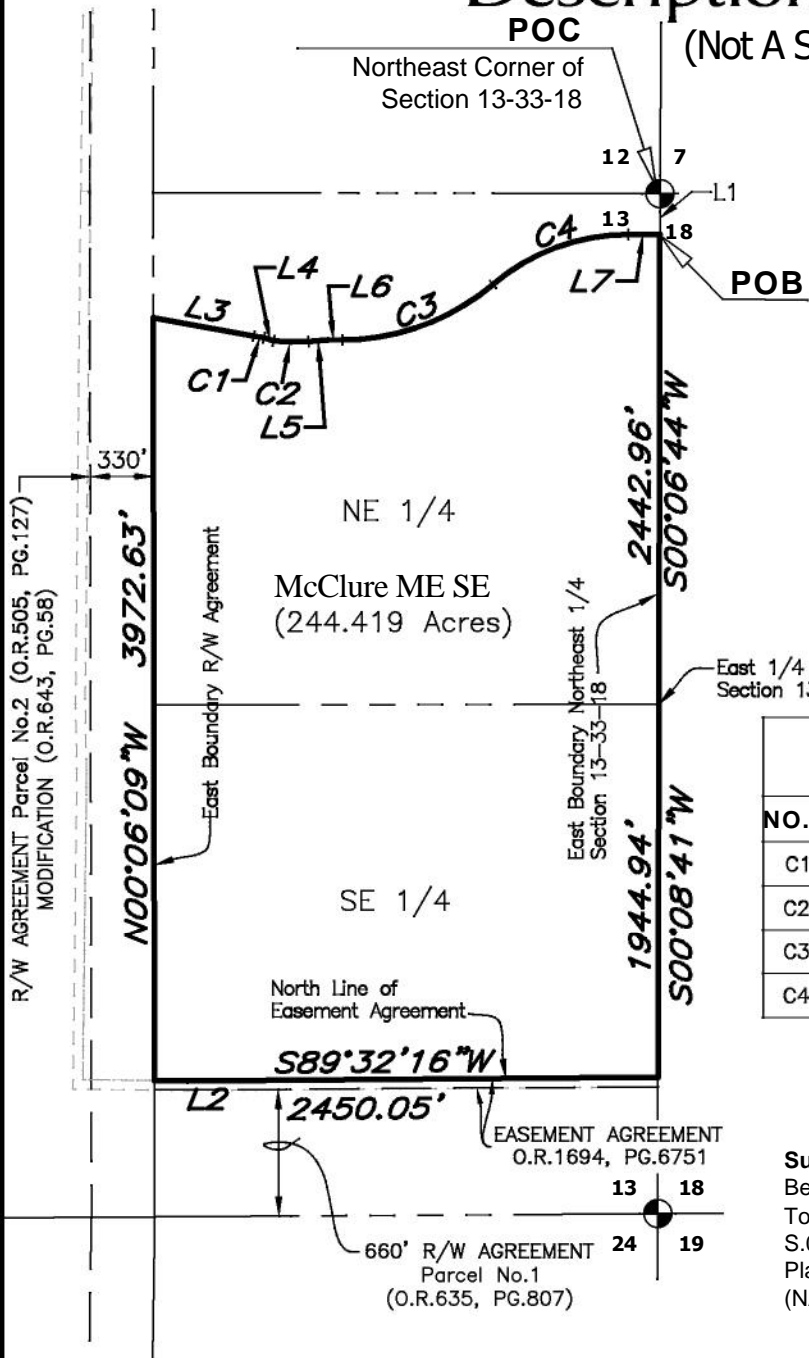
This Description and Sketch has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by John D. Weigle, LS5246. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

NOTE: See sheet 2 of 2 for sketch of description.

PROJECT: <b>MCCLURE PROPERTY, MANATEE COUNTY</b>			Prepared For: <u>McClure Properties, Ltd</u>		
PHASE: McClure ME SE D/S					
DRAWN: J.D.W	DATE: 06/14/22	CHECKED BY: BHC			
<b>REVISIONS</b>					
DATE	DESCRIPTION	DRAWN BY			
			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768  <b>Geopoint</b> Surveying, Inc.		
			<b>John D. Weigle</b> <b>LS5246</b>		
FILE PATH: P:\MCCLURE MOCCASIN WALLOWEISENHOWER PROPERTY GROUP\DESCRIPTION SKETCHES\MCCCLURE ME SE.DWG LAST SAVED BY: JWEIGLE					<b>01 of 02</b>

# Description Sketch

(Not A Survey)



NO.	BEARING	LENGTH
L1	S 00°06'44" W	212.42'
L2	S 89°17'46" W	171.13'
L3	S 79°41'17" E	532.12'
L4	S 71°40'41" E	52.73'
L5	N 85°13'18" E	101.83'
L6	S 89°59'54" E	74.15'
L7	S 89°59'54" E	163.61'



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1212.00'	2°33'20"	54.06'	54.05'	S 80°57'56" E
C2	1224.96'	8°30'39"	181.96'	181.79'	S 89°03'13" E
C3	1212.00'	40°22'30"	854.07'	836.51'	N 69°48'51" E
C4	1088.00'	40°22'30"	766.69'	750.92'	S 69°48'51" W

**Surveyor's Note:**

Bearings shown hereon are based on the East boundary of Section 13, Township 33 South, Range 18 East, having a Grid bearing of S.00°06'44"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

POC .....Point of Commencement  
 POB .....Point of Beginning

NOTE: See Sheet 1 of 2 for Legal Description.

PROJECT: MCCLURE PROPERTY, MANATEE COUNTY			Prepared For: McClure Properties, Ltd		
PHASE: McClure ME SE D/S			(Not A Survey)		
DRAWN: J.D.W	DATE: 06/14/22	CHECKED BY: BHC			
<b>REVISIONS</b>			<div style="display: flex; justify-content: space-between;"> <div> <p>213 Hobbs Street                      Tampa, Florida 33619                      Phone: (813) 248-8888                      Licensed Business No.: LB 7768</p> </div> <div style="text-align: right;"> </div> </div> <p style="font-size: 24pt; font-weight: bold; margin-top: 10px;">GeoPoint</p> <p style="font-size: 18pt; font-weight: bold;">Surveying, Inc.</p>		
DATE	DESCRIPTION	DRAWN BY			

**Sawgrass Village Community  
Development District**

Report of the District Engineer –  
Series 2023 (Assessment Area Two)



Prepared for:  
Board of Supervisors  
Sawgrass Village Community  
Development District

Prepared by:  
Stantec Consulting Services Inc.  
777 S. Harbour Island Boulevard  
Suite 600  
Tampa, FL 33602  
(813) 223-9500

October 20, 2023



## **1.0 INTRODUCTION**

The Sawgrass Village Community Development District (“District”) encompasses approximately 962.512 acres in Manatee County, Florida. The District is located within Sections 12, 13 and 24, Township 33 South, Range 18 East and is vacant land with various abutting subdivisions.

See Appendix A for a Vicinity Map and Legal Description of the District.

## **2.0 PURPOSE**

The District was established by Manatee County Ordinance 22-60, adopted on December 6, 2022, for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities for a portion of the Master costs and a portion of the parcel specific costs associated with Parcel IV-B (collectively the “Assessment Area Two Project”).

See Appendix B for a Site Plan of the District.

## **3.0 THE DEVELOPER AND DEVELOPMENT**

The current property owner and developer, EPG Moccasin Wallow Development, LLC (“the Developer”), has approved construction permits for 678 single family detached units with varying widths of 40’, 50’, and 60’, within Assessment Area Two.

The possible public improvements and community facilities include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, undergrounding of electrical service, professional and permitting fees, and landscaping/hardscaping/irrigation.

## **4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

### **4.1 WATER MANAGEMENT AND CONTROL**

The design criteria for the District's water management and control is regulated by Manatee County's Public Works and the Southwest Florida Water Management District (“SWFWMD”). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.





The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems will be designed in accordance with Manatee County Public Works Engineering Standards. The District will own and maintain these facilities. Storm sewer systems within Manatee County rights-of-way will be owned and maintained by Manatee County. Storm sewer systems with privately constructed rights-of-way will be privately owned and maintained.

## **4.2 WATER SUPPLY**

The District is located within the Manatee County Utilities Department's Water service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include looped water mains which will supply potable water and service and fire protection to the District.

The water supply systems will be designed in accordance with Manatee County Public Works Engineering Standards. It is anticipated that Manatee County will own and maintain these facilities.

## **4.3 SEWER AND WASTEWATER MANAGEMENT**

The District is located within the Manatee County Utilities Department's Wastewater Compliance Section's service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include a gravity sanitary sewer system within the road rights of way and pumping stations that will connect to an existing force main. A reuse water system will also be provided for irrigation.

The sewer and wastewater management facilities will be designed in accordance with Manatee County Public Works Engineering Standards. It is anticipated that Manatee County will own and maintain these facilities.



## **4.4 ROADS**

Roads include Road FF, the east/west collector road, the entry road into Parcel IV from Road FF, which is known as Parcel IV – F, and the subdivision streets. They will encompass the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

Roads will be designed in accordance with the Manatee County Public Works Engineering Standards. The east/west collector road and the Phase IV subdivision streets improvements will be owned and maintained by the Manatee County.

## **4.5 MASTER IMPROVEMENTS**

Those improvements, which benefit all units within the District, include Road FF and its associated water management and control, water supply, sewer and wastewater management, hardscape/irrigation/landscaping, and undergrounding of electrical service.

## **4.6 ENVIRONMENTAL IMPACTS AND MITIGATION**

Professional environmental consultants established regulatory wetland jurisdictional lines and negotiated areas and quality of wetland impacts, as well as, quantified and located the protected gopher tortoise associated within the public improvements and community facilities areas. These professionals obtained permits for mitigation of these impacts. The developer has also paid the fees to obtain the mitigation.

## **4.7 LANDSCAPE/ HARDSCAPE/IRRIGATION**

Community entry monumentation, landscaping, and irrigation will be provided at within the Sawgrass Road right-of-way and into the District and within common areas.

It is anticipated that these improvements will be owned and maintained by the District.

## **4.8 PROFESSIONAL SERVICES AND PERMITTING FEES**

Manatee County and SWFWMD impose fees for reviewing and issuing construction permits. Engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Manatee County infrastructure may also be required. These fees associated with public improvements may be funded by the District.



## **5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS**

See Appendix C for the Construction Cost Estimate of the Public Improvements and Community Facilities.

## **6.0 SUMMARY AND CONCLUSION**

Items of construction cost in this report are based on our review and analysis of construction bids provided by the developer. It is our professional opinion that the estimated infrastructure costs provided herein for the development can complete the construction of the Public Improvements and Community Facilities described herein.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in Manatee County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

A handwritten signature in blue ink, appearing to read "Tonja L. Stewart", written over a horizontal line.

Tonja L. Stewart, P.E.

Florida License No. 47704

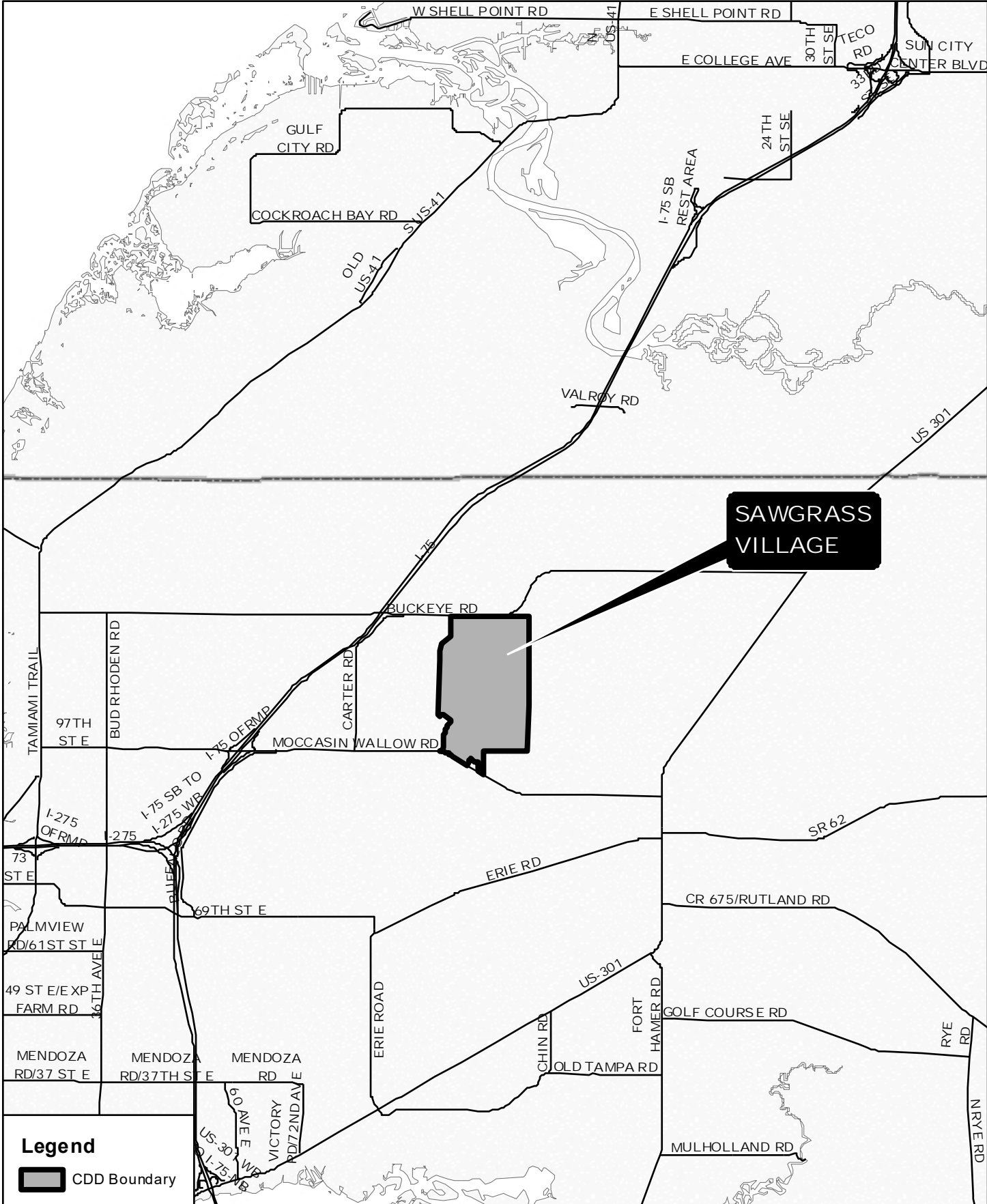


**Sawgrass Village CDD**

Report of the District Engineer – Series 2023 (Assessment Area Two)  
October 20, 2023

## **Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT AND ASSESSMENT AREA TWO**

# SAWGRASS VILLAGE CDD LOCATION MAP



**SAWGRASS  
VILLAGE**

**Legend**

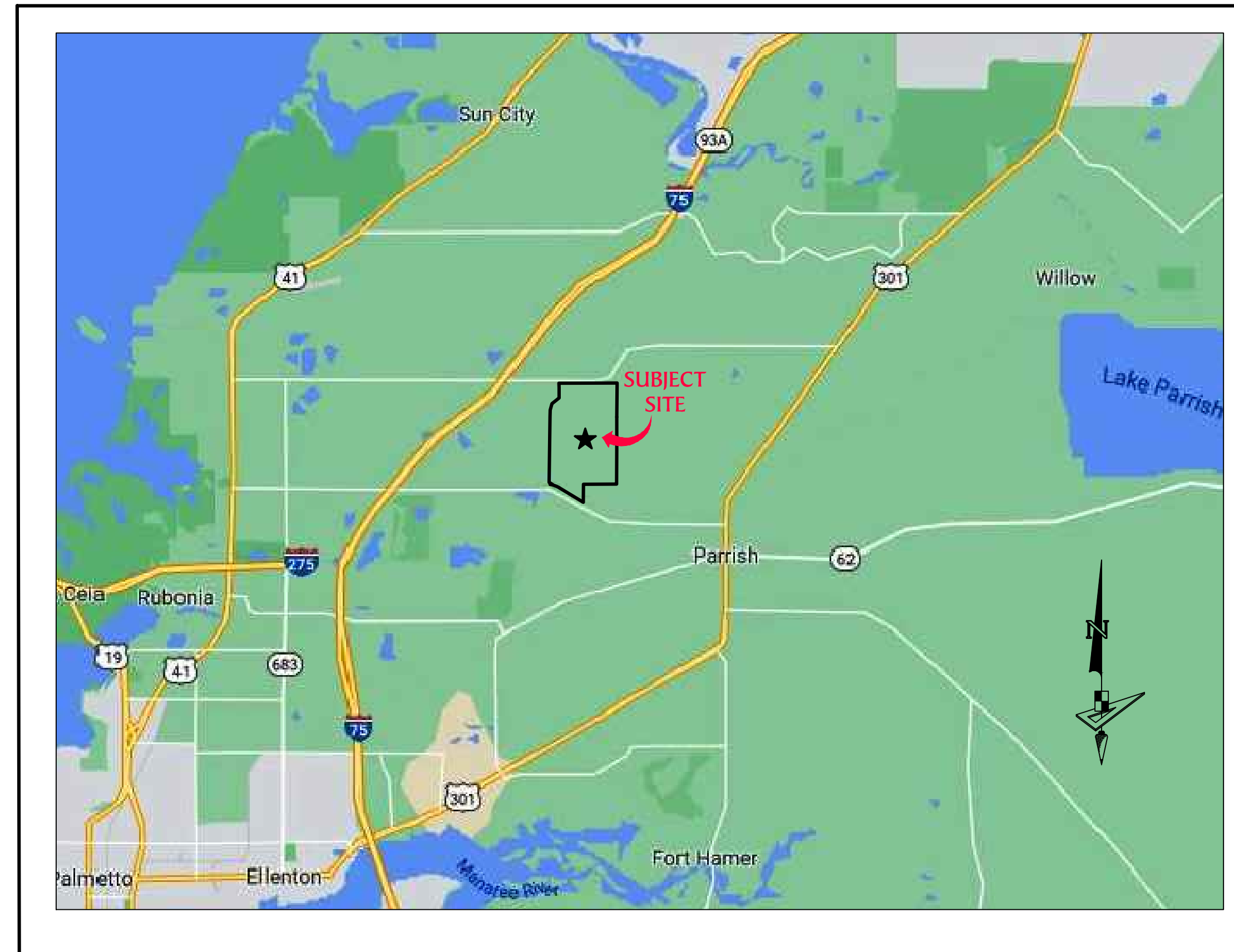
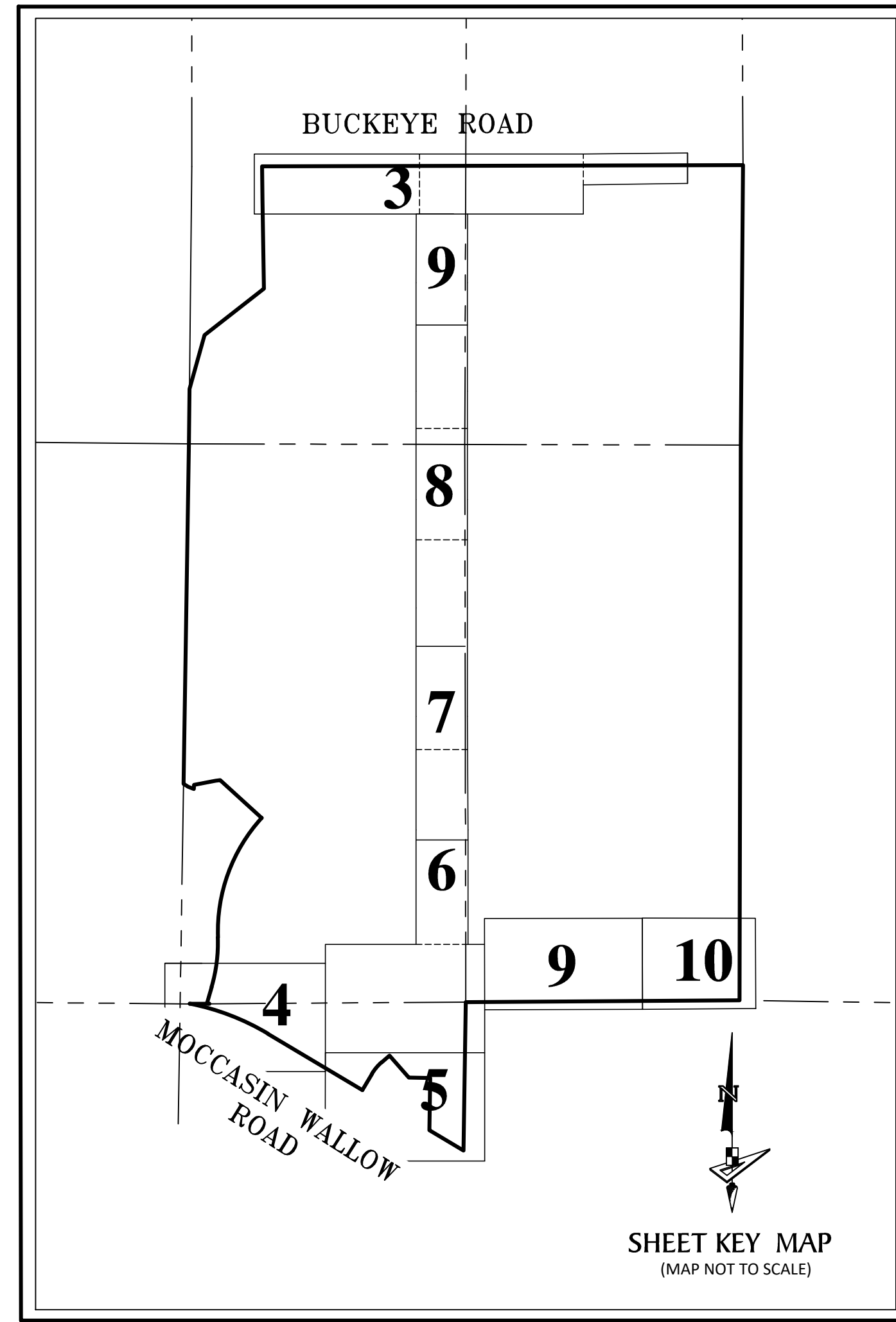
 CDD Boundary

2 1 0 2 4 Miles

# Boundary Survey

## Located In:

### Section 12,13 & 24 Township 33 S., Range 18 E. Manatee County, Florida



VICINITY MAP  
(MAP NOT TO SCALE)

**DESCRIPTION:**

The South 1/2 of Section 12, all of Section 13, and the North 1/2 of Section 24, all Township 33 South, Range 18 East, Manatee County, Florida, LESS the portions thereof described in Deed Book 283, Page 175, Deed Book 283, Page 183 and O.R. Book 277, Page 164, Public Records of Manatee County, Florida, LESS the property described in Warranty Deed recorded in O.R. Book 2097, Page 5099, Public Records of Manatee County, Florida, LESS the property described in Special Warranty Deed recorded in Instrument Number 202141008338, Public Records of Manatee County, Florida, LESS that part of the Northeast 1/4 of Section 24, Township 33 South, Range 18 East, Manatee County, Florida, lying North of Moccasin Wallow Road.

Area = 988.680 Acres ±

**LESS: COMMERCIAL PARCEL 1**

A parcel of land lying in Section 24, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

**COMMENCE** at the Northeast corner of said Section 24, run thence along the North boundary of said Section 24, S.89°37'53"W., a distance of 2618.07 feet to a point on the center line of said Section 24, also being a point on the East line of a Right-of-Way Agreement per Official Records Book 505, Page 127, of the Public Records of said Manatee County, Florida, thence along said East line S.00°52'32"W., a distance of 1420.51 feet to a point on the Northerly Right-of-Way line of Moccasin Wallow Road (80' Public Right-of-Way) thence along said Northerly Right-of-Way line N.59°09'58"W., a distance of 380.89 feet to the **POINT OF BEGINNING**, thence S.59°09'58"W., a distance of 746.96 feet; thence N.30°50'29"E., a distance of 182.07 feet; thence northeasterly, 143.47 feet along the arc of a tangent curve to the right having a radius of 453.00 feet and a central angle of 18°08'48" (chord bearing N.39°54'33"E., 142.87 feet); thence N.48°59'17"E., a distance of 100.00 feet; thence S.41°00'45"E., a distance of 280.15 feet; thence S.89°07'28"E., a distance of 204.68 feet to a point on the West line of said Right-of-Way Agreement, thence along said West line S.00°52'32"W., a distance of 500.00 feet to the **POINT OF BEGINNING**.

Area = 5.494 Acres ±

**ALSO LESS: COMMERCIAL PARCEL 2**

A parcel of land lying in Section 13, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

**COMMENCE** at the Southwest corner of said Section 13, run thence along the West boundary of said Section 13, N.00°53'29"E., a distance of 164.80 feet to the **POINT OF BEGINNING**; thence continue N.00°53'29"E., a distance of 1937.62 feet; thence S.66°32'08"E., a distance of 52.32 feet; thence S.68°22'20"E., a distance of 57.93 feet; thence N.05°08'28"E., a distance of 40.74 feet; thence N.79°08'56"E., a distance of 207.41 feet; thence N.83°19'02"E., a distance of 46.35 feet; thence S.47°41'13"E., a distance of 535.76 feet; thence southerly, 1247.98 feet along the arc of a curve to the left having a radius of 1610.00 feet and a central angle of 44°24'44" (chord bearing S.20°06'25"W., 1216.97 feet); thence southerly, 479.08 feet along the arc of a reverse curve to the right having a radius of 1490.00 feet and a central angle of 18°25'21" (chord bearing S.07°06'43"W., 477.02 feet); thence S.16°19'24"W., a distance of 155.52 feet to a point on the Northerly boundary of a parcel described in Deed Book 283, Page 17, of the Public Records of said Manatee County Florida, thence along said Northerly boundary N.59°00'00"W., a distance of 288.75 feet to the **POINT OF BEGINNING**.

Area = 20.714 Acres ±

**BEING ALSO DESCRIBED AS:**

(Main Parcel)

A parcel of land lying in Sections 12, 13, and 24, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

Commencing at the Southwest corner of said Section 13, (Certified Corner Report #112043), thence S.88°52'55"E., along the South boundary of said Section 13 for a distance of 91.81 feet to a point on the Northerly maintained Public Right-of-Way line of Moccasin Wallow Road, and the **POINT OF BEGINNING**; thence N.89°43'54"E., along said South boundary of Section 13, also being the Southerly boundary of a parcel described in Deed Book 283, Page 175, of the Public Records of said Manatee County, Florida, a distance of 188.08 feet; thence leaving said South boundary N.59°00'00"W., a distance of 24.51 feet; thence N.16°19'24"E., a distance of 155.52 feet; thence northerly, 479.08 feet along the arc of a tangent curve to the left having a radius of 1490.00 feet and a central angle of 18°25'21" (chord bearing N.07°06'43"E., 477.02 feet); thence Northerly, 1247.98 feet along the arc of a reverse curve to the right having a radius of 1610.00 feet and a central angle of 44°24'44" (chord bearing N.20°06'25"E., 1216.97 feet); thence N.47°41'13"W., a distance of 535.76 feet; thence S.83°19'02"W., a distance of 46.35 feet; thence S.79°08'56"W., a distance of 207.41 feet; thence S.05°08'28"W., a distance of 40.74 feet; thence N.68°22'20"W., a distance of 57.93 feet; thence N.56°32'08"W., a distance of 52.32 feet to the West boundary of said Section 13, thence N.00°53'29"E., a distance of 525.47 feet to the Northwest corner of said Section 13, also being the Southwest corner of Section 12, township 33 South, Range 18 East, thence N.00°35'41"E., along the West boundary of said Section 12, a distance of 525.43 feet; thence leaving said West boundary, N.15°39'30"E., a distance of 534.52 feet; thence N.51°56'37"E., a distance of 720.90 feet; thence N.00°50'37"W., a distance of 1170.31 feet to the North boundary of the South half (1/2) of said Section 12, thence along said North boundary N.89°51'48"E., a distance of 4600.49 feet to the East boundary of said Section 13, also being the Southwest corner of Section 12, township 33 South, Range 18 East, thence N.00°35'41"E., along the West boundary of said Section 12, a distance of 525.43 feet; thence leaving said West boundary, N.15°39'30"E., a distance of 534.52 feet; thence S.00°06'44"W., along the East boundary of said Northeast quarter (1/4) of Section 13 a distance of 2655.38 feet to the Northeast corner of the Southeast quarter (1/4) of said Section 13, thence along the East boundary of said Southeast quarter (1/4) of Section 13, S.00°27'50"W., along said East boundary a distance of 6877.33 feet to the Southeast corner of said Southeast quarter (1/4) of Section 12, also being the Northeast corner of the Northeast quarter (1/4) of said Section 13, thence S.00°06'44"W., along the East boundary of said Northeast quarter (1/4) of Section 13 a distance of 2655.38 feet to the Northeast corner of the Southeast quarter (1/4) of said Section 13, also being the Northeast corner of Northwest quarter (1/4) of said Section 24, thence S.00°52'32"W., along the East boundary of said Northwest quarter (1/4) of Section 24 a distance of 1420.51 feet to a point on the Northerly Right-of-Way of said Moccasin Wallow Road thence N.59°09'58"W., a distance of 380.89 feet; thence leaving said Northerly Right-of-Way the following 6 courses, 1: N.00°52'32"E., a distance of 500.00 feet; thence 2: N.89°07'28"W., a distance of 204.68 feet; thence 3: N.41°00'43"W., a distance of 280.15 feet; thence 4: S.48°59'17"W., a distance of 100.00 feet; thence 5: southwesterly, 143.47 feet along the arc of a tangent curve to the left having a radius of 453.00 feet and a central angle of 18°08'48" (chord bearing S.39°54'33"W., 142.87 feet); thence 6: S.30°50'29"W., a distance of 182.07 feet to a point on said Northerly Right-of-Way of Moccasin Wallow Road, thence along said Northerly Right-of-Way N.59°09'58"W., a distance of 1052.67 feet; thence westerly, 803.60 feet along the arc of a tangent curve to the left having a radius of 2331.83 feet and a central angle of 19°44'44" (chord bearing N.69°02'19"W., 799.63 feet) to the **POINT OF BEGINNING**.

Containing 962.471 Acres

**TOGETHER WITH**

(Remnant Parcel)

A parcel of land lying in the Southwest quarter (1/4) of Section 13, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

Commencing at the Southwest corner of said Southwest quarter (1/4) of Section 13, (Certified Corner Report #112043), thence N.00°53'29"E., along the West boundary of said Southwest quarter (1/4) of Section 13 for a distance of 13.44 feet to a point on the Northerly maintained Public Right-of-Way line of Moccasin Wallow Road, and the **POINT OF BEGINNING**; thence continue along said West boundary N.00°53'29"E., a distance of 40.68 feet to a point on the Southerly boundary of a parcel described in Deed Book 283, Page 175, of the Public Records of said Manatee County, Florida, thence along said Southerly boundary S.57°36'43"E., a distance of 105.07 feet to a point on said Northerly maintained Public Right-of-Way line of Moccasin Wallow Road, thence along said Right-of-Way line Westerly, 90.58 feet along the arc of a tangent curve to the left having a radius of 2331.83 feet and a central angle of 2°13'32" (chord bearing N.80°04'14"W., 90.58 feet) to the **POINT OF BEGINNING**.

Containing 1,796 Square Feet or 0.041 acres  
Total gross acreage 962.512 acres.

**Authenticity Note**

1) This Boundary Survey has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by John D. Weigle, L.S.246 on February 22, 2022.  
2) Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**SCHEDULE B - SECTION II - EXCEPTIONS**

We have reviewed Schedule B-II, Exceptions of the Commitment for Title Insurance and offer the following comments. Surveyors comments are enclosed in (parenthesis).

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment. (None Provided)
2. a. General or special taxes and assessments required to be paid in the year 2022 and subsequent years. (Not a matter of Survey)  
b. Rights or claims of parties in possession not recorded in the Public Records. (Not a matter of Survey)  
c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. (Survey shown hereon "Detail Sheets")  
d. Easements or claims of easements not recorded in the Public Records. (None Provided)  
e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. (Not a matter of Survey)
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. (Not a matter of Survey)
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems, serving the land described herein; and any lien for waste fees in favor of any county or municipality. (Not a matter of Survey)
5. Right of Way Agreement in favor of Florida Power & Light Company, recorded in O.R. Book 505, Page 127, together with Modification of Right-of-Way Agreement recorded in O.R. Book 643, Page 58, Public Records of Manatee County, Florida, which contains easements, and use restrictions. (The land described therein contains a portion of the parcel described hereon, plotted)
6. Right-of-Way Agreement to Florida Power & Light Company recorded in O.R. Book 635, Page 805, Public Records of Manatee County, Florida, which contains easements and use restrictions. (The land described therein contains a portion of the parcel described hereon, plotted)
7. Right-of-Way Agreement to Florida Power & Light Company, recorded in O.R. Book 635, Page 807, Public Records of Manatee County, Florida, which contains easements, and use restrictions. (The land described therein contains a portion of the parcel described hereon, plotted)
8. Easement to Florida Power & Light Company recorded in O.R. Book 1044, Page 841, Public Records of Manatee County, Florida, which contains easements and use restrictions. (The land described therein as to "an Easement 15 feet wide" does not contain the parcel described hereon)
9. Easement Agreement (Pipeline) to Gulfstream Natural Gas System, LLC, a Delaware limited liability company, recorded in O.R. Book 1694, Page 6751, Public Records of Manatee County, Florida, which contains easements and use restrictions. (The land described therein contains a portion of the parcel described hereon, plotted)
10. Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded in Deed Book 181, Page 493, Public Records of Manatee County, Florida. (The land described therein contains a portion of the parcel described hereon)
11. All matters contained on the Plat of KOTOP FIELDS, as recorded in Plat Book 2, Page 84, Public Records of Manatee County, Florida. (Matters of Plat shown where applicable)
12. Riparian and littoral rights are not insured. Any portion of the Land lying waterward of the ordinary high water mark of any lakes, ponds, streams, creeks, or watercourses, and lands accreted thereon. (Not a matter of survey)
13. The maintained right of way of Buckeye Road. (Shown hereon)
14. The maintained right of way of Moccasin Wallow Road. (Shown hereon)
15. Rights of the lessees under unrecorded leases. (Not a matter of survey)

**SURVEYOR'S NOTES:**

1. Easements, rights-of-ways, set back lines, reservations, agreements and other similar matters taken from Old Republic National Title Insurance Company Commitment for Title Insurance, Commitment Number: 1059124 with an effective date of March 29, 2021, and issued by Schofield and Spencer, P.A. GeoPoint Surveying, Inc. has reviewed Schedule B Section II Exceptions contained therein and offer comments as they relate to Land Surveying. See "Schedule B Section II Notes, this page.
2. This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
3. Bearings shown hereon are based on the Northeasterly Right-of-Way line of Moccasin Wallow Road, having a Grid bearing of S.59°09'58"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
4. All dimensions, unless otherwise noted, are survey dimensions.
5. Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
6. The subject parcel lies in Flood Zone "AE" and "X", according to Flood Insurance Rate Map, Map No. 12081C0177E for Manatee County, Community No. 120153, Manatee County, Florida, dated March 17, 2014 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (<https://msc.fema.gov/>)
7. Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
8. On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning, or freedom of encumbrance.
9. The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.), or Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.
10. On June 2, 2021, GeoPoint Surveying Inc. Survey Crew Chief Phil Burns met with Thomas Lauritsen, Superintendent Field Maintenance Public Works Department Manatee County Government. To determine the South Maintained right-of-way for Buckeye Road, along the frontage of the property described hereon, Mr. Lauritsen determined the Maintained right-of-way to be the "Mow Line". GeoPoint Survey Crew located the Mow Line and it is plotted and shown herewith. Deed for Buckeye Road right-of-way not provided.

**SHEET 1: Description, Surveyor's Notes, Certification & Signature**  
**SHEET 2: Boundary Survey Map & Dimensions**  
**SHEET 3-10: Detail (See Sheet Key Map for location)**

PROJECT: McClure Moccasin Wallow	DATE OF LAST FIELD SURVEY: January 26, 2022	
PHASE: Boundary Survey	CHECKED BY: JDW	
DRAWN: DMM	DATE: 1/22	
P.CHIEF: PB	FIELD BOOK: 15-2021/56	
DATA FILE: McClure 985-Bndy-PB.txt		
<b>REVISIONS</b>		
DATE	DESCRIPTION	DRAWN BY
02/22/22	Corrected POC distance to the Remnant Parcel and Main Parcel	JDW

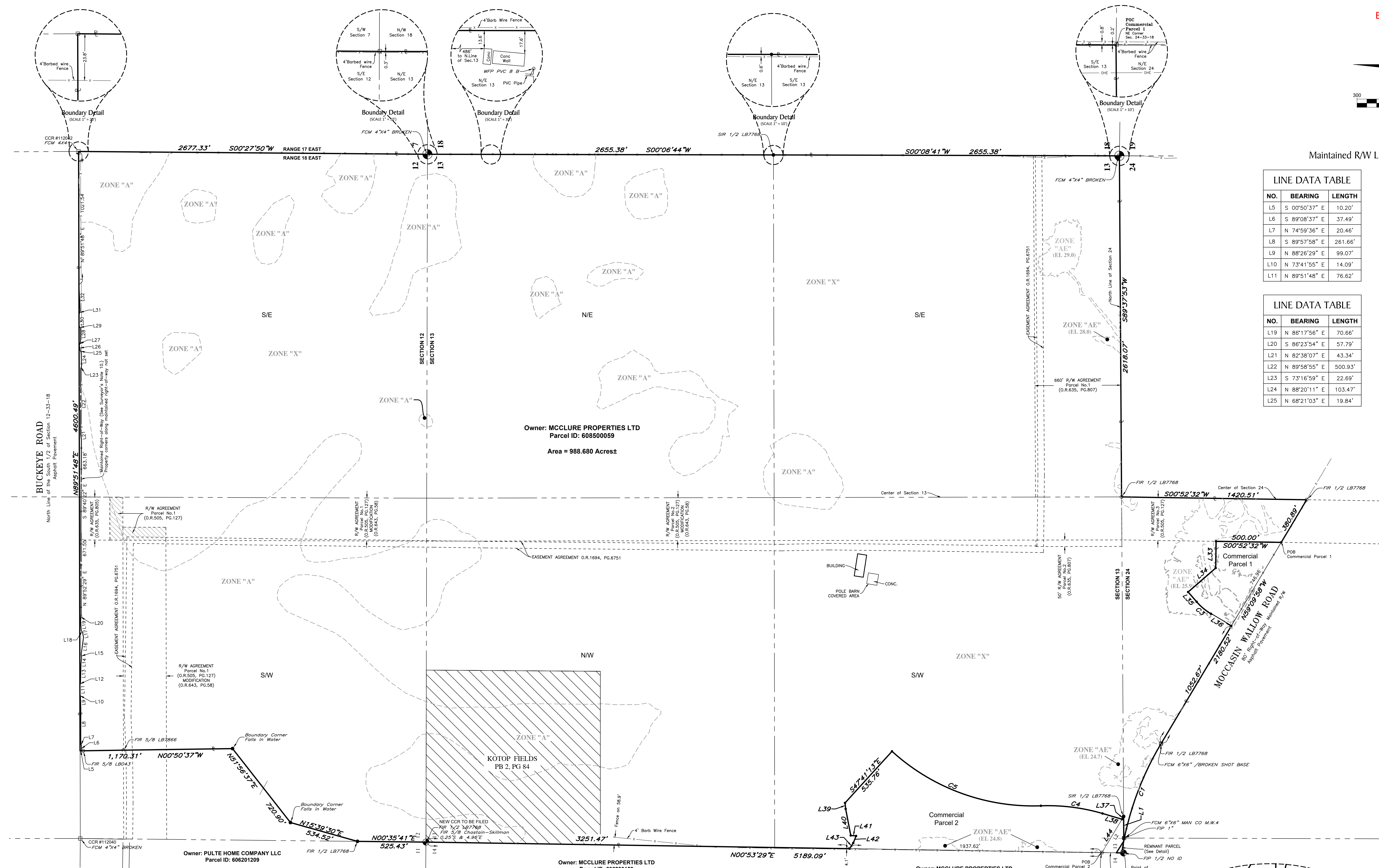
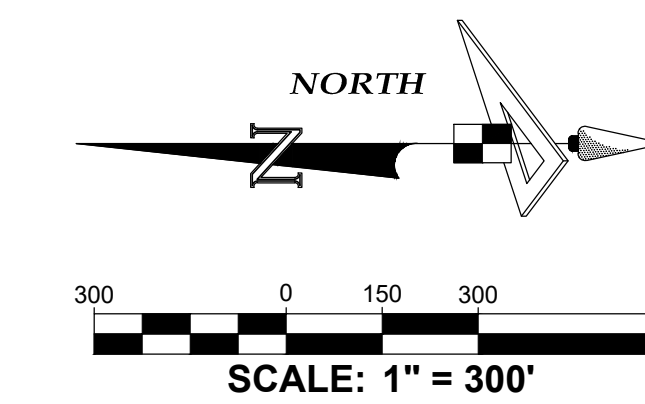
**John D. Weigle**  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **L.S.246**

**Boundary Survey**

PREPARED FOR  
**Eisenhower Property Group**  
LOCATED IN  
**Section 12,13 & 24 Township 33 S., Range 18 E.**  
**Manatee County, Florida**

**GeoPoint Surveying, Inc.**  
213 Hobbs Street  
Tampa, Florida 33619  
www.geopointsurvey.com  
Phone: (813) 248-8888  
Fax: (813) 248-2266  
Licensed Business No. 18-7768

**SHEET NUMBER: 01 of 10**



Maintained RW Line Data Tables

NO.	BEARING	LENGTH
L5	S 00°50'37" E	10.20'
L6	S 89°08'37" E	37.49'
L7	N 74°59'36" E	20.46'
L8	S 89°57'58" E	261.66'
L9	N 88°26'29" E	99.07'
L10	N 73°41'55" E	14.09'
L11	N 89°51'48" E	76.62'

NO.	BEARING	LENGTH
L12	S 70°58'13" E	13.67'
L13	S 88°35'31" E	143.33'
L14	S 84°46'19" E	48.76'
L15	N 85°39'15" E	30.88'
L16	S 82°04'17" E	127.66'
L17	N 79°51'08" E	38.29'
L18	N 57°11'39" E	19.95'

NO.	BEARING	LENGTH
L19	N 86°17'56" E	70.66'
L20	S 86°23'54" E	57.79'
L21	N 82°38'07" E	43.34'
L22	N 89°58'55" E	500.93'
L23	S 73°16'59" E	22.69'
L24	N 88°20'11" E	103.47'
L25	N 68°21'03" E	19.84'

NO.	BEARING	LENGTH
L26	N 79°34'23" E	36.33'
L27	S 72°00'09" E	31.28'
L28	N 89°33'48" E	102.11'
L29	N 60°22'46" E	22.03'
L30	N 89°51'48" E	85.60'
L31	S 71°14'30" E	29.26'
L32	N 87°12'04" E	204.02'

NO.	BEARING	LENGTH
L1	N 89°43'54" E	188.08'
L2	N 59°00'00" W	323.26'
L3	S 57°38'43" E	105.07'
L4	N 00°53'29" E	40.68'

NO.	BEARING	LENGTH
L33	S 89°07'28" E	204.68'
L34	S 41°00'43" E	280.15'
L35	N 48°59'17" E	100.00'
L36	N 30°50'29" E	182.07'
L37	N 59°00'00" W	24.51'
L38	S 16°19'24" W	155.52'
L39	N 83°19'02" E	46.35'
L40	N 79°08'56" E	207.41'
L41	N 05°08'28" E	40.74'
L42	S 68°22'20" E	57.93'
L43	S 56°32'08" E	52.32'
L44	N 59°00'00" W	298.75'

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	2331.83'	19°44'44"	803.60'	799.63'	N 69°02'19" W
C2	2331.83'	2°13'32"	90.58'	90.58'	N 80°04'41" W
C3	453.00'	18°08'48"	143.47'	142.87'	N 39°54'53" E
C4	1490.00'	18°25'21"	479.08'	477.02'	N 07°06'43" E
C5	1610.00'	44°24'44"	1247.98'	1216.97'	S 20°06'25" W

**LEGEND**

(S) ----- Survey Dimension	● SIR ----- Set 1/2" Iron Pipe LB7768
(D) ----- Dead Dimension	SCM ----- Set 4"x4" Concrete Monument LB7768
(P) ----- Plot Dimension	SMSD ----- Set Mag Nail & Disk LB7768
(C) ----- Calculated Dimension	SPKD ----- Set P.K. Nail & Disk LB7768
(R) ----- Reported	FIP ----- Found Iron Pipe
O.R. ----- Official Records Book	FIR ----- Found Iron Rod
D.B. ----- Dead Book	FCM ----- Found Concrete Monument
P.B. ----- Plat Book	FM ----- Found P.K. Nail
C.B. ----- Condominium Book	FPKD ----- Found P.K. Nail & Disk
R.P.B. ----- Road Plat Book	FMG ----- Found Mag Nail
PG(s) ----- Page(s)	FMGD ----- Found Mag Nail & Disk
F.D.O.T. ----- Florida Department of Transportation	FLW ----- Found Lighter Wood Post
POB ----- Point of Beginning	FRWS ----- Found Rail Road Spike
POC ----- Point of Commencement	P.R.M. ----- Permanent Reference Monument
OU ----- Overhead Utility Lines	P.C.P. ----- Permanent Control Point
S.W.F.W.M.D. ----- Southwest Florida Water Management District	ℓ ----- Property Line

**SHEET 1: Boundary Survey, Description, Certification, Notes**  
**SHEET 2-II: Detail (See Sheet Key Map for location)**

PROJECT: McClure Moccasin Wallow	DATE OF LAST FIELD SURVEY: January 26, 2022	
PHASE: Boundary Survey	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
DRAWN: DMM [DATE: 5/21] CHECKED BY: JDW		
P.CHIEF: PB FIELD BOOK: 15-2021/56		
DATA FILE: McClure 985-Bndy-PB.txt		
<b>REVISIONS</b>		
DATE	DESCRIPTION	DRAWN BY
07/22/22	Corrected POC distances to the Remnant Parcel and Main Parcel	JDW

**Boundary Survey**

PREPARED FOR  
 Eisenhower Property Group  
 Section 12, 13 & 24 Township 33 S., Range 18 E.  
 Manatee County, Florida

**SHEET NUMBER: 02 of 10**

**GeoPoint Surveying, Inc.**

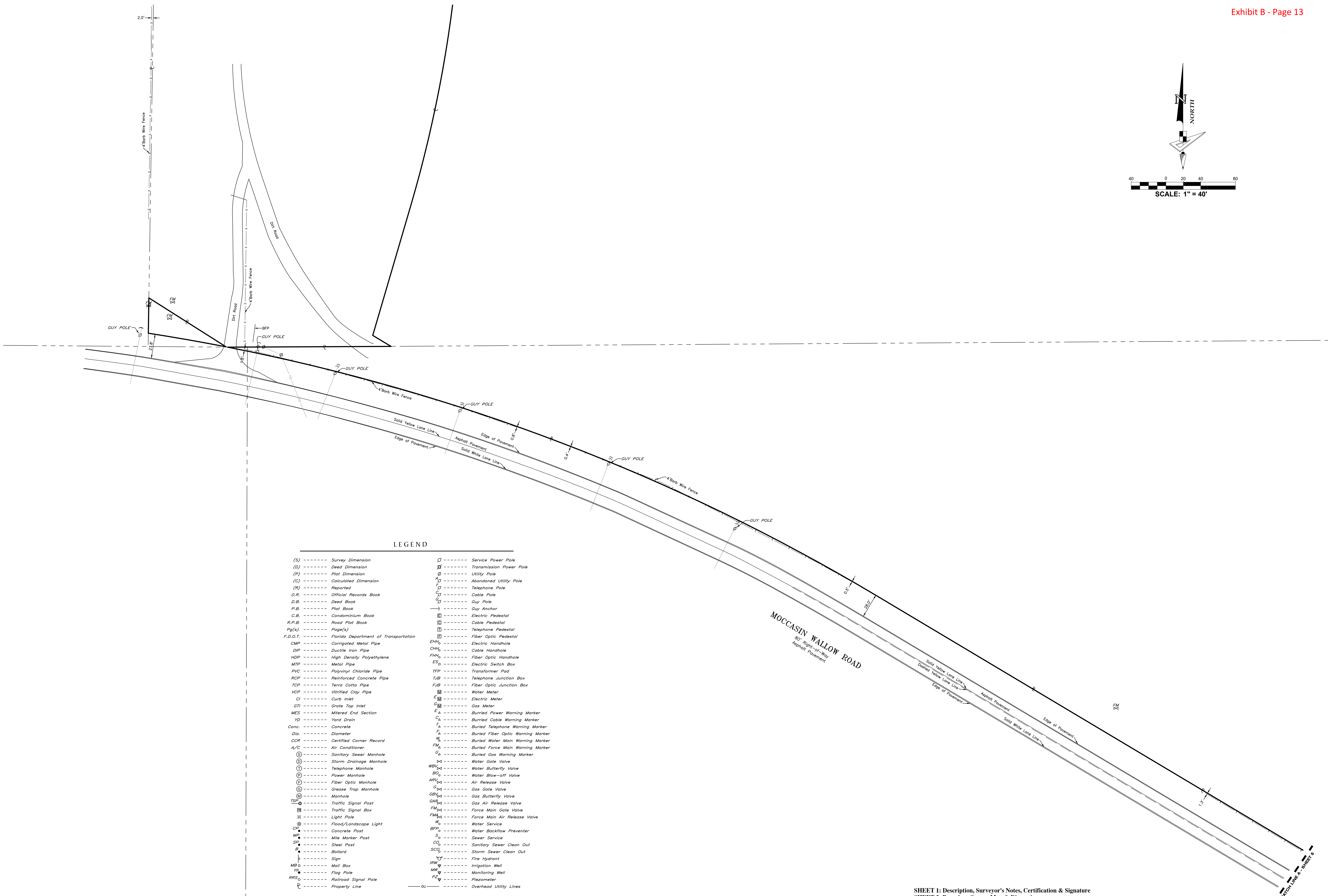
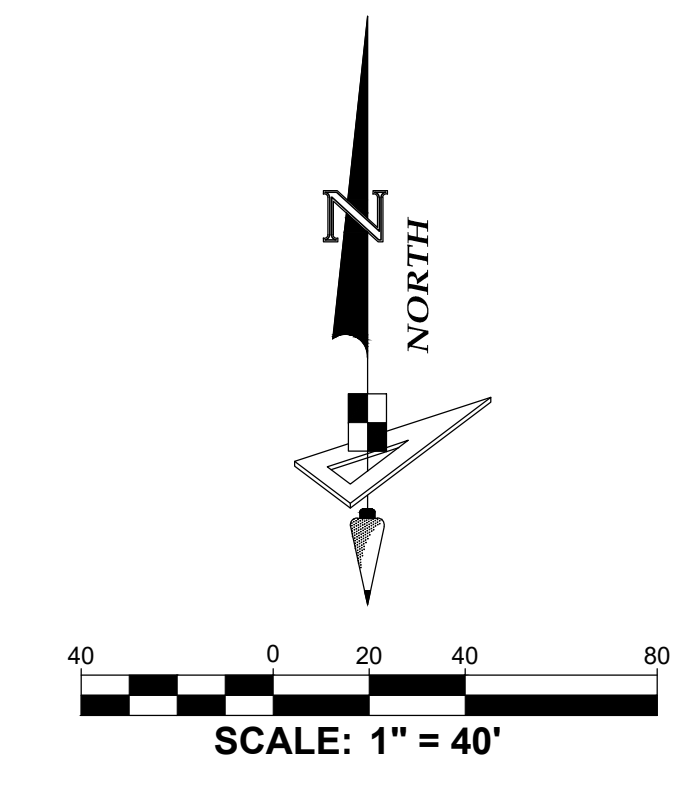
213 Hobbs Street  
 Tampa, Florida 33619  
 www.geopointsurvey.com

Phone: (813) 248-8888  
 Fax: (813) 248-2266  
 Licensed Business No. 18-7768

FILE PATH: P:\MCCLURE\_MOCASIN\_WALLOW\ENHANCED\PROPERTY\_GROUPS\SURVEY\MCCCLURE\_MOCASIN\_WALLOW\_RL.DWG PLOTTED BY: JOHN WEGELE ON: 2/22/2022 2:56 PM LAST SAVED BY: JWELE ON: 3/10/2022 3:05 PM







**LEGEND**

(S) ----- Survey Dimension	⊗ ----- Service Power Pole
(D) ----- Dead Dimension	⊗ ----- Transmission Power Pole
(P) ----- Plat Dimension	⊙ ----- Utility Pole
(C) ----- Calculated Dimension	⊗ ----- Abandoned Utility Pole
(R) ----- Reported	⊗ ----- Telephone Pole
O.R. ----- Official Records Book	⊗ ----- Cable Pole
D.B. ----- Deed Book	⊗ ----- Guy Pole
P.B. ----- Plat Book	⊗ ----- Guy Anchor
C.B. ----- Condominium Book	⊗ ----- Electric Pedestal
R.P.B. ----- Road Plat Book	⊗ ----- Cable Pedestal
Pty(s) ----- Page(s)	⊗ ----- Telephone Pedestal
F.D.O.T. ----- Florida Department of Transportation	⊗ ----- Fiber Optic Pedestal
CMP ----- Corrugated Metal Pipe	EH <sub>6</sub> ----- Electric Handhole
DIP ----- Ductile Iron Pipe	CH <sub>6</sub> ----- Cable Handhole
HDP ----- High Density Polyethylene	FH <sub>6</sub> ----- Fiber Optic Handhole
MTP ----- Metal Pipe	ES <sub>6</sub> ----- Electric Switch Box
PVC ----- Polyvinyl Chloride Pipe	TFP ----- Transformer Pad
RCP ----- Reinforced Concrete Pipe	TJB ----- Telephone Junction Box
TCP ----- Terra Cotta Pipe	FJB ----- Fiber Optic Junction Box
VCP ----- Vitrified Clay Pipe	W ----- Water Meter
CI ----- Curb Inlet	E <sub>6</sub> ----- Electric Meter
GTI ----- Grate Top Inlet	G <sub>6</sub> ----- Gas Meter
MES ----- Mitered End Section	E <sub>A</sub> ----- Buried Power Warning Marker
YD ----- Yard Drain	C <sub>A</sub> ----- Buried Cable Warning Marker
Conc. ----- Concrete	T <sub>A</sub> ----- Buried Telephone Warning Marker
Dia. ----- Diameter	F <sub>A</sub> ----- Buried Fiber Optic Warning Marker
CCR ----- Certified Corner Record	W <sub>A</sub> ----- Buried Water Main Warning Marker
A/C ----- Air Conditioner	FM <sub>A</sub> ----- Buried Force Main Warning Marker
⊙ ----- Sanitary Sewer Manhole	G <sub>A</sub> ----- Buried Gas Warning Marker
⊙ ----- Storm Drainage Manhole	W <sub>6</sub> ----- Water Gate Valve
⊙ ----- Telephone Manhole	WB <sub>6</sub> ----- Water Butterfly Valve
⊙ ----- Power Manhole	BO <sub>6</sub> ----- Water Blow-off Valve
⊙ ----- Fiber Optic Manhole	AR <sub>6</sub> ----- Air Release Valve
⊙ ----- Grease Trap Manhole	G <sub>6</sub> ----- Gas Gate Valve
⊙ ----- Manhole	GB <sub>6</sub> ----- Gas Butterfly Valve
TSP ----- Traffic Signal Post	GA <sub>6</sub> ----- Gas Air Release Valve
⊙ ----- Traffic Signal Box	FM <sub>6</sub> ----- Force Main Gate Valve
⊙ ----- Light Pole	FM <sub>A</sub> ----- Force Main Air Release Valve
⊙ ----- Flood/Landscape Light	W <sub>6</sub> ----- Water Service
CP ----- Concrete Post	BFP <sub>6</sub> ----- Water Backflow Preventer
MP ----- Mile Marker Post	S <sub>6</sub> ----- Sewer Service
SP ----- Steel Post	CS <sub>6</sub> ----- Sanitary Sewer Clean Out
⊙ ----- Ballard	SC <sub>6</sub> ----- Storm Sewer Clean Out
⊙ ----- Sign	HY ----- Fire Hydrant
MB ----- Mail Box	IRW ----- Irrigation Well
IP ----- Flag Pole	MW ----- Monitoring Well
RRS ----- Railroad Signal Pole	PZ ----- Piezometer
⊙ ----- Property Line	OU ----- Overhead Utility Lines

SHEET 1: Description, Surveyor's Notes, Certification & Signature  
 SHEET 2: Boundary Survey Map & Dimensions  
 SHEET 3-10: Detail (See Sheet Key Map for location)

PROJECT: McClure Moccasin Wallow	DATE OF LAST FIELD SURVEY: January 26, 2022	
PHASE: Boundary Survey	CHECKED BY: JDW	
DRAWN: DMM (DATE: 1/22)		
P.CHEF: PB	FIELD BOOK: 15-2021/56	
DATA FILE: McClure 985-Bndy-PB.txt		
<b>REVISIONS</b>		
DATE	DESCRIPTION	DRAWN BY
02/22/22	Corrected POC distance in the Remnant Parcel and Main Parcel	JDW

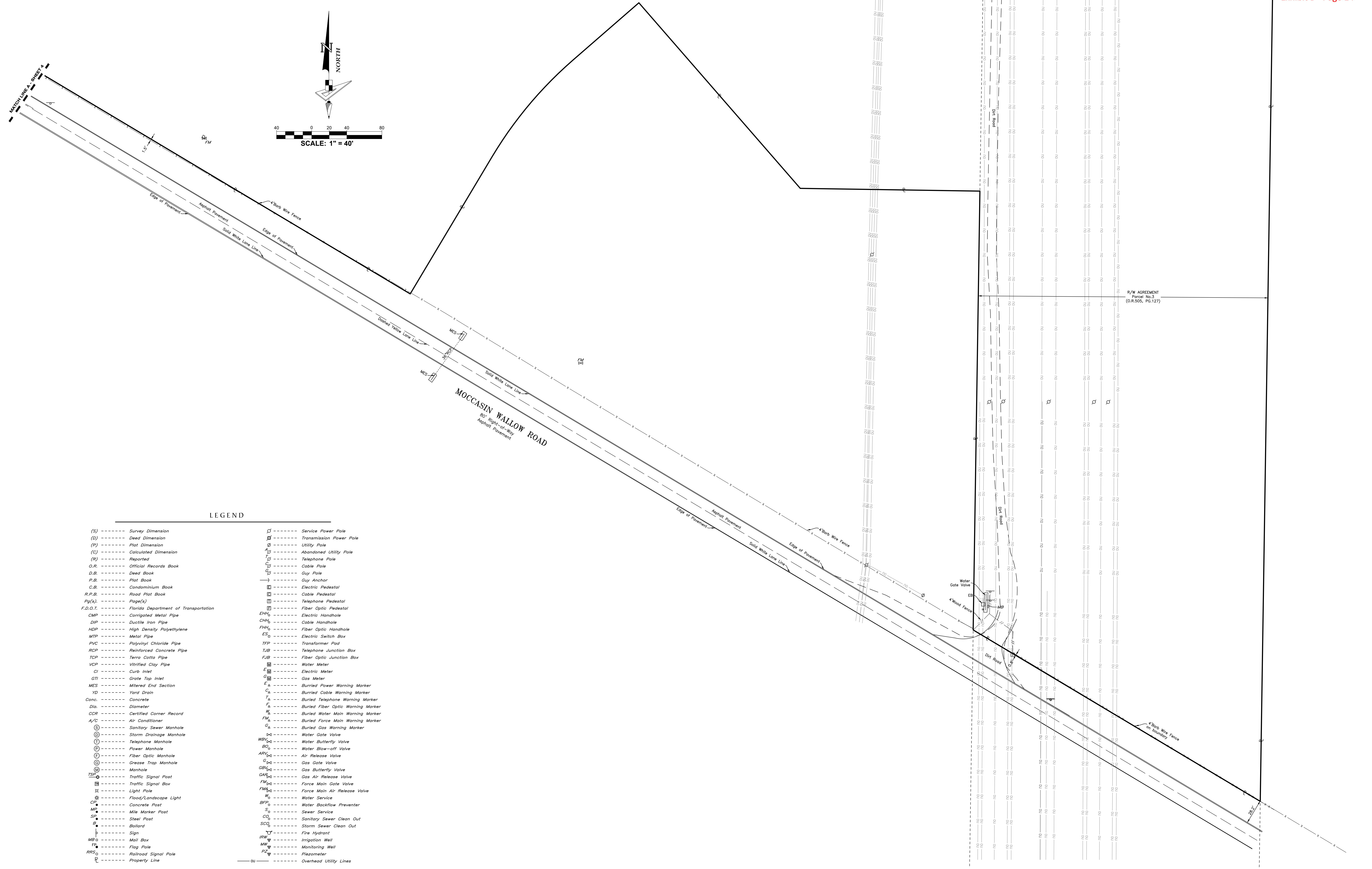
**Boundary Survey**  
 PREPARED FOR  
 Eisenhower Property Group  
 LOCATED IN  
 Section 12.13 & 24 Township 33 S., Range 18 E.  
 Manatee County, Florida

**GeoPoint**  
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Phone: (813) 248-8888  
 Fax: (813) 248-2266  
 Licensed Business No. 18 7768

**SHEET NUMBER: 04 of 10**



LEGEND

- (S) ----- Survey Dimension
- (D) ----- Deed Dimension
- (P) ----- Plot Dimension
- (C) ----- Calculated Dimension
- (R) ----- Reported
- O.R. ----- Official Records Book
- D.B. ----- Deed Book
- P.B. ----- Plat Book
- C.B. ----- Condominium Book
- R.P.B. ----- Road Plat Book
- Pg(s). ----- Page(s)
- F.D.O.T. ----- Florida Department of Transportation
- CMP ----- Corrugated Metal Pipe
- DIP ----- Ductile Iron Pipe
- HDP ----- High Density Polyethylene
- MTP ----- Metal Pipe
- PVC ----- Polyvinyl Chloride Pipe
- RCP ----- Reinforced Concrete Pipe
- TCP ----- Terra Cotta Pipe
- VCP ----- Vitrified Clay Pipe
- CI ----- Curb Inlet
- GTI ----- Gate Top Inlet
- MES ----- Mitered End Section
- YD ----- Yard Drain
- Conc. ----- Concrete
- Dia. ----- Diameter
- CCR ----- Certified Corner Record
- A/C ----- Air Conditioner
- SM ----- Sanitary Sewer Manhole
- SDM ----- Storm Drainage Manhole
- TM ----- Telephone Manhole
- PM ----- Power Manhole
- FOM ----- Fiber Optic Manhole
- GT ----- Grease Trap Manhole
- M ----- Manhole
- TSP ----- Traffic Signal Post
- TSB ----- Traffic Signal Box
- LP ----- Light Pole
- FL/L ----- Flood/Landscape Light
- CP ----- Concrete Post
- MP ----- Mile Marker Post
- SP ----- Steel Post
- B ----- Ballard
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- MB ----- Mail Box
- FP ----- Flag Pole
- RRS ----- Railroad Signal Pole
- PL ----- Property Line
- OU ----- Overhead Utility Lines
- SP ----- Service Power Pole
- TP ----- Transmission Power Pole
- UP ----- Utility Pole
- AUP ----- Abandoned Utility Pole
- TP ----- Telephone Pole
- CP ----- Cable Pole
- GP ----- Guy Pole
- GA ----- Guy Anchor
- EP ----- Electric Pedestal
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- TP ----- Telephone Pedestal
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PROJECT: McClure Moccasin Wallow	DATE OF LAST FIELD SURVEY: January 26, 2022	
PHASE: Boundary Survey	CHECKED BY: JDW	
DRAWN: DMM (DATE: 1/22)	FIELD BOOK: 15-2021/56	
P.CHIEF: PB	DATA FILE: McClure 985-Bndy-PB.txt	
REVISIONS		
DATE	DESCRIPTION	DRAWN BY
02/22/22	Corrected POC distance in the Remnant Parcel and Main Parcel	JDW

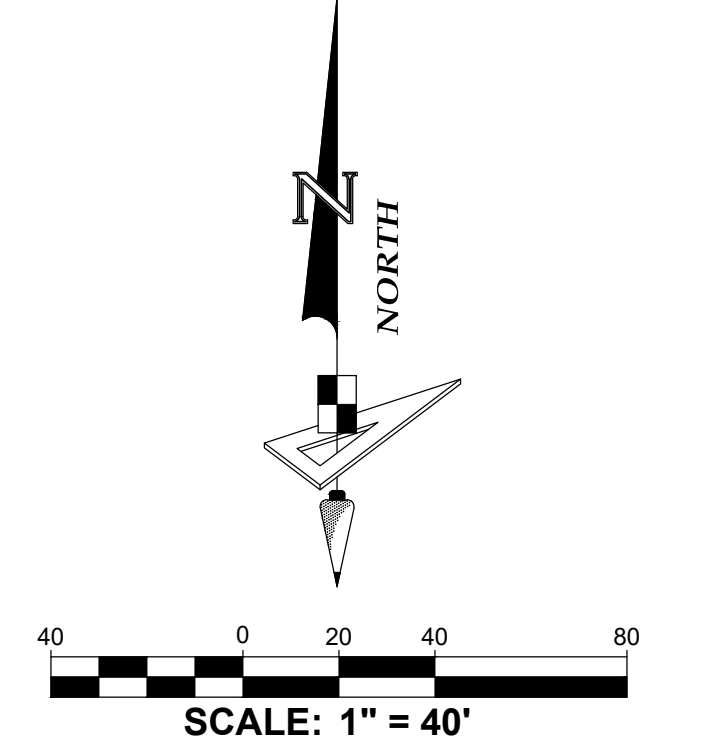
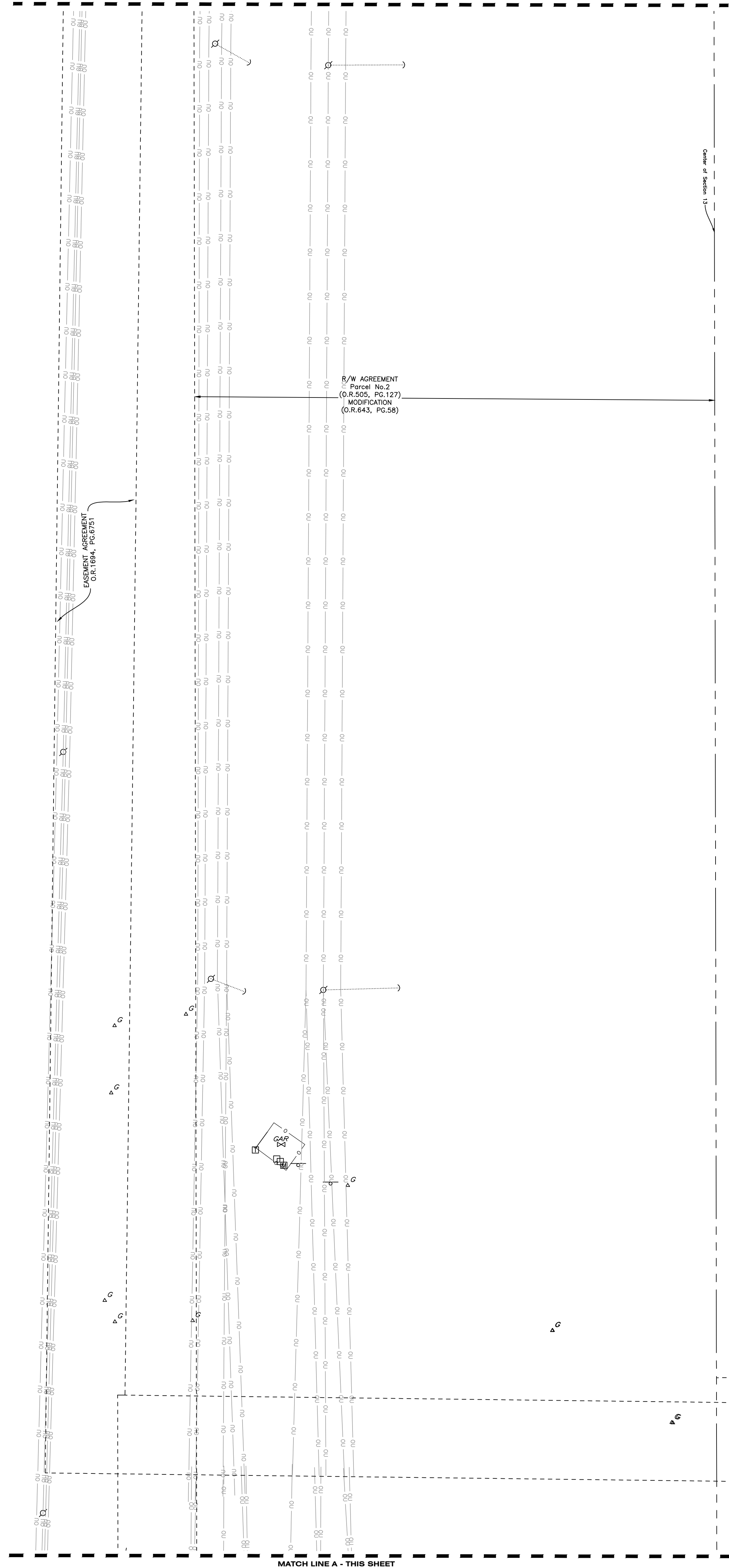
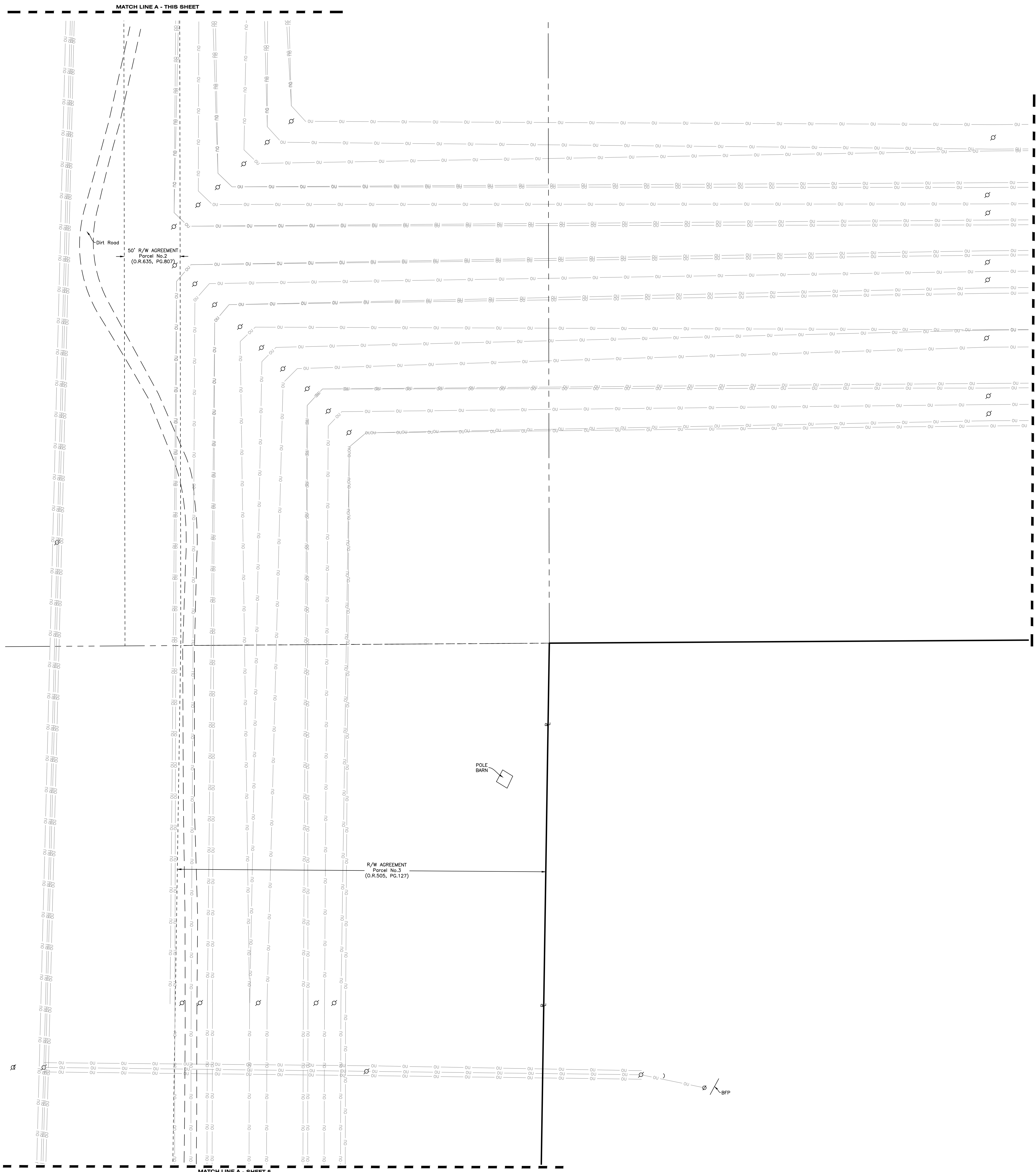
Boundary Survey  
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 Licensed Business No. 18 7748

SHEET NUMBER: 05 of 10



**LEGEND**

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- ⊙ ----- Sanitary Sewer Manhole
- ⊙ ----- Storm Drainage Manhole
- ⊙ ----- Telephone Manhole
- ⊙ ----- Power Manhole
- ⊙ ----- Fiber Optic Manhole
- ⊙ ----- Grease Trap Manhole
- ⊙ ----- Manhole
- TSP ----- Traffic Signal Post
- ⊠ ----- Traffic Signal Box
- ⊠ ----- Light Pole
- ⊠ ----- Flood/Landscape Light
- CP ----- Concrete Post
- MP ----- Mile Marker Post
- SP ----- Steel Post
- B ----- Ballard
- S ----- Sign
- MB ----- Mail Box
- FP ----- Flag Pole
- RSP ----- Railroad Signal Pole
- SP ----- Service Power Pole
- TP ----- Transmission Power Pole
- U ----- Utility Pole
- UA ----- Abandoned Utility Pole
- UP ----- Telephone Pole
- CP ----- Cable Pole
- GP ----- Guy Pole
- GA ----- Guy Anchor
- EP ----- Electric Pedestal
- CP ----- Cable Pedestal
- TP ----- Telephone Pedestal
- FP ----- Fiber Optic Pedestal
- EH ----- Electric Handhole
- CH ----- Cable Handhole
- PH ----- Fiber Optic Handhole
- ES ----- Electric Switch Box
- TFP ----- Transformer Pod
- TJP ----- Telephone Junction Box
- FJB ----- Fiber Optic Junction Box
- WM ----- Water Meter
- GM ----- Gas Meter
- EP ----- Buried Power Warning Marker
- CP ----- Buried Cable Warning Marker
- TP ----- Buried Telephone Warning Marker
- FP ----- Buried Fiber Optic Warning Marker
- WM ----- Buried Water Main Warning Marker
- FM ----- Buried Force Main Warning Marker
- GP ----- Buried Gas Warning Marker
- WGV ----- Water Gate Valve
- WBV ----- Water Butterfly Valve
- BCV ----- Water Blow-off Valve
- ARV ----- Air Release Valve
- GV ----- Gas Gate Valve
- GBV ----- Gas Butterfly Valve
- GARV ----- Gas Air Release Valve
- FMV ----- Force Main Gate Valve
- FMAV ----- Force Main Air Release Valve
- WS ----- Water Service
- BS ----- Water Backflow Preventer
- CS ----- Sewer Service
- SCC ----- Sanitary Sewer Clean Out
- SSC ----- Storm Sewer Clean Out
- FC ----- Fire Hydrant
- IPW ----- Irrigation Well
- MW ----- Monitoring Well
- PZ ----- Piezometer
- OU ----- Overhead Utility Lines
- PL ----- Property Line

SHEET 1: Descriptive Survey's Notes, Certification & Signature  
 SHEET 2: Boundary Survey Map & Dimensions  
 SHEET 3-10: Detail (See Sheet Key Map for location)

PROJECT: McClure Moccasin Wallow	DATE OF LAST FIELD SURVEY: January 26, 2022
PHASE: Boundary Survey	CHECKED BY: JDW
DRAWN: DMM (DATE: 1/22)	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
P.CHIEF: PB	FIELD BOOK: 15-2021/56
DATA FILE: McClure 985-Bndy-PB.txt	
<b>REVISIONS</b>	
NO. DATE DESCRIPTION	DRAWN BY
01/22/22 Corrected POC distances in the Remnant Parcel and Main Parcel	JDW

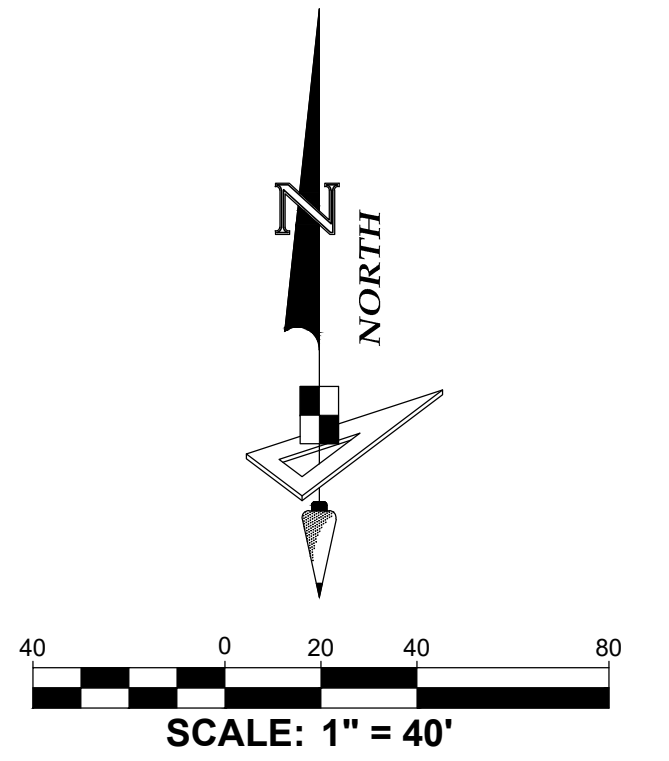
**Boundary Survey**  
 PREPARED FOR  
 Eisenhower Property Group  
 LOCATED IN  
 Section 12.13 & 24 Township 33 S., Range 18 E.  
 Manatee County, Florida

**GeoPoint**  
 Surveying, Inc.

213 Hobbs Street  
 Tampa, Florida 33619  
 www.geopointsurvey.com

Phone: (813) 248-8888  
 Fax: (813) 248-2266  
 Licensed Business No. 18 7748

**SHEET NUMBER: 06 of 10**



LEGEND

- (S) ----- Survey Dimension
- (D) ----- Dead Dimension
- (P) ----- Plat Dimension
- (C) ----- Calculated Dimension
- (R) ----- Reported
- O.R. ----- Official Records Book
- D.B. ----- Deed Book
- P.B. ----- Plat Book
- C.B. ----- Condominium Book
- R.P.B. ----- Road Plat Book
- Pa(s) ----- Page(s)
- F.D.O.T. ----- Florida Department of Transportation
- CMP ----- Corrugated Metal Pipe
- DIP ----- Ductile Iron Pipe
- HDP ----- High Density Polyethylene
- MTP ----- Metal Pipe
- PVC ----- Polyvinyl Chloride Pipe
- RCP ----- Reinforced Concrete Pipe
- TCP ----- Terra Cotta Pipe
- VCP ----- Vitrified Clay Pipe
- CI ----- Curb Inlet
- GI ----- Grate Top Inlet
- MES ----- Mitered End Section
- YD ----- Yard Drain
- Conc. ----- Concrete
- Dia. ----- Diameter
- CCR ----- Certified Corner Record
- A/C ----- Air Conditioner
- ⊕ ----- Sanitary Sewer Manhole
- ⊗ ----- Storm Drainage Manhole
- ⊙ ----- Telephone Manhole
- ⊖ ----- Power Manhole
- ⊕ ----- Fiber Optic Manhole
- ⊗ ----- Grease Trap Manhole
- ⊙ ----- Manhole
- TSP ----- Traffic Signal Post
- ⊠ ----- Traffic Signal Box
- ⊥ ----- Light Pole
- ⊗ ----- Flood/Landscape Light
- CP ----- Concrete Post
- MP ----- Metal Post
- SP ----- Steel Post
- B ----- Bolthead
- S ----- Sign
- MB ----- Mail Box
- FP ----- Flag Pole
- RRS ----- Railroad Signal Pole
- ⊔ ----- Service Power Pole
- ⊔ ----- Transmission Power Pole
- ⊔ ----- Utility Pole
- ⊔ ----- Abandoned Utility Pole
- ⊔ ----- Telephone Pole
- ⊔ ----- Cable Pole
- ⊔ ----- Guy Pole
- ⊔ ----- Guy Anchor
- ⊔ ----- Electric Pedestal
- ⊔ ----- Cable Pedestal
- ⊔ ----- Telephone Pedestal
- ⊔ ----- Fiber Optic Pedestal
- EH ----- Electric Handhole
- CH ----- Cable Handhole
- PH ----- Fiber Optic Handhole
- ES ----- Electric Switch Box
- TFP ----- Transformer Pad
- TJB ----- Telephone Junction Box
- FJB ----- Fiber Optic Junction Box
- EM ----- Electric Meter
- GM ----- Gas Meter
- Ea ----- Buried Power Warning Marker
- Ca ----- Buried Cable Warning Marker
- Ta ----- Buried Telephone Warning Marker
- Fa ----- Buried Fiber Optic Warning Marker
- Wa ----- Buried Water Main Warning Marker
- Fa ----- Buried Force Main Warning Marker
- Ga ----- Buried Gas Warning Marker
- WBVa ----- Water Butterfly Valve
- BOVa ----- Water Blow-off Valve
- ARVa ----- Air Release Valve
- GVa ----- Gas Gate Valve
- GBVa ----- Gas Butterfly Valve
- FMVa ----- Force Main Air Release Valve
- FMVa ----- Force Main Air Release Valve
- Wa ----- Water Service
- BFP ----- Water Backflow Preventer
- Sa ----- Sewer Service
- CS ----- Sanitary Sewer Clean Out
- SCC ----- Storm Sewer Clean Out
- IR ----- Fire Hydrant
- IRW ----- Irrigation Well
- MW ----- Monitoring Well
- PZ ----- Piezometer
- OU ----- Overhead Utility Lines
- PL ----- Property Line

R/W AGREEMENT  
Parcel No. 2  
(O.R. 505, PG. 127)  
MODIFICATION  
(O.R. 643, PG. 58)

MATCH LINE A - THIS SHEET

SHEET 1: Description, Surveyor's Notes, Certification & Signature  
SHEET 2: Boundary Survey  
SHEET 3-10: Detail (See Sheet Key Map for location)

PROJECT: McClure Moccasin Wallow	DATE OF LAST FIELD SURVEY: January 26, 2022
PHASE: Boundary Survey	CHECKED BY: JDW
DRAWN: DMH (DATE: 1/22)	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
P.CHIEF: PB	FIELD BOOK: 15-2021/56
DATA FILE: McClure 985-Bndy-PB.txt	
REVISIONS	
DATE	DESCRIPTION
02/22/22	Corrected POC distance to the Remnant Parcel and Main Parcel
	DRAWN BY: JDW

Boundary Survey  
PREPARED FOR  
Eisenhower Property Group  
LOCATED IN  
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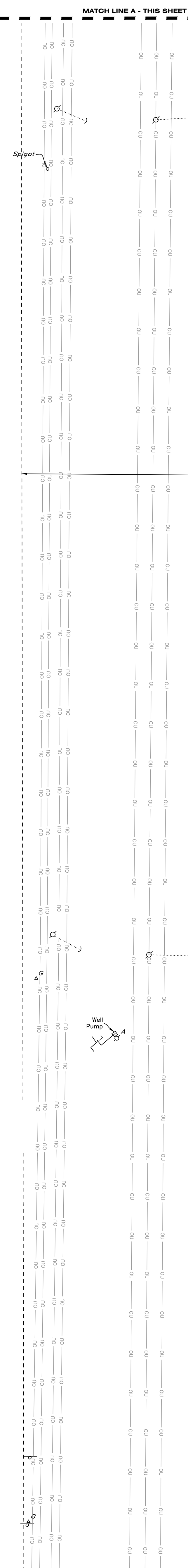
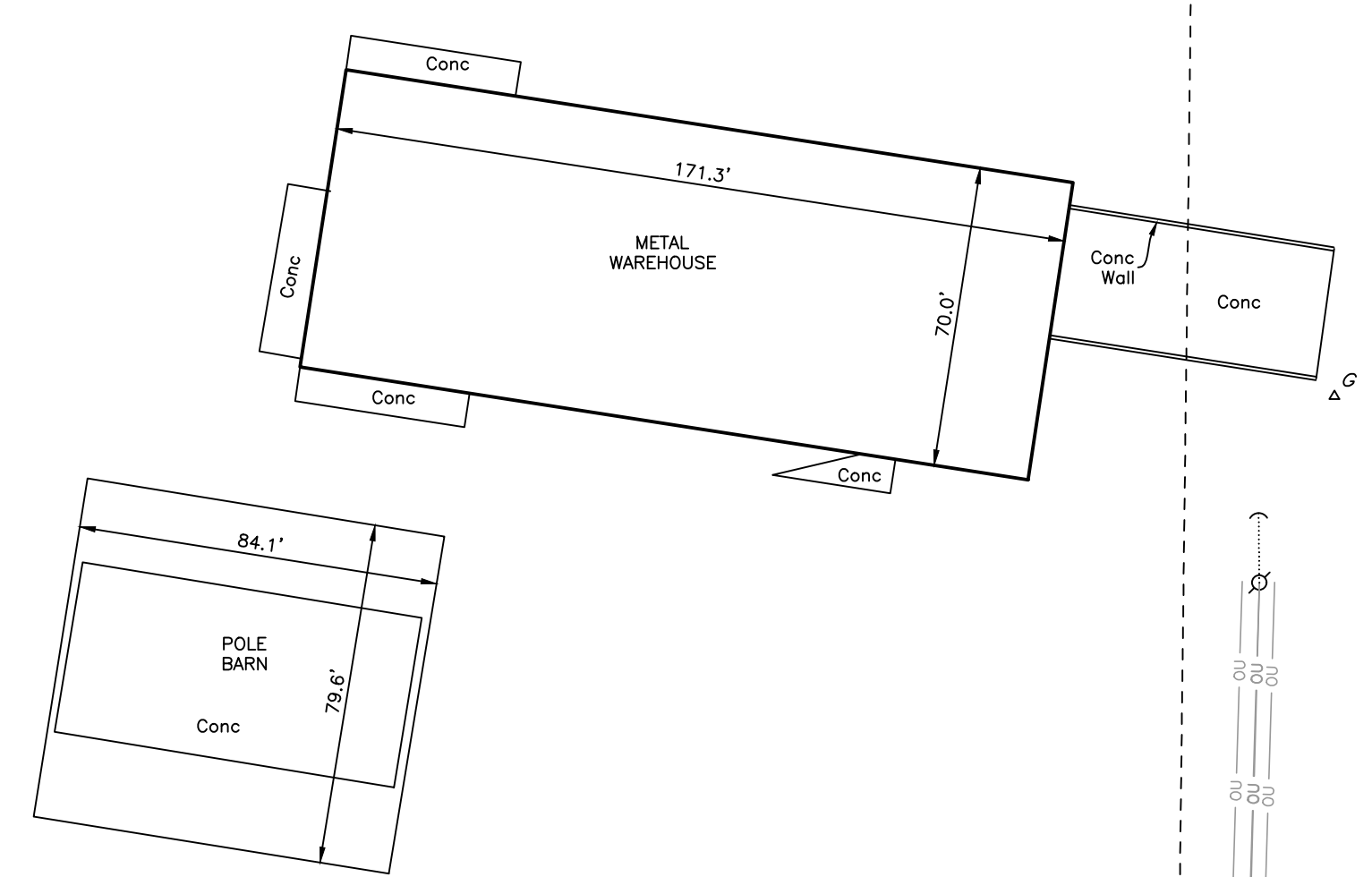
SHEET NUMBER: 07 of 10

MATCH LINE A - THIS SHEET

R/W AGREEMENT  
Parcel No. 2  
(O.R. 505, PG. 127)  
MODIFICATION  
(O.R. 643, PG. 58)

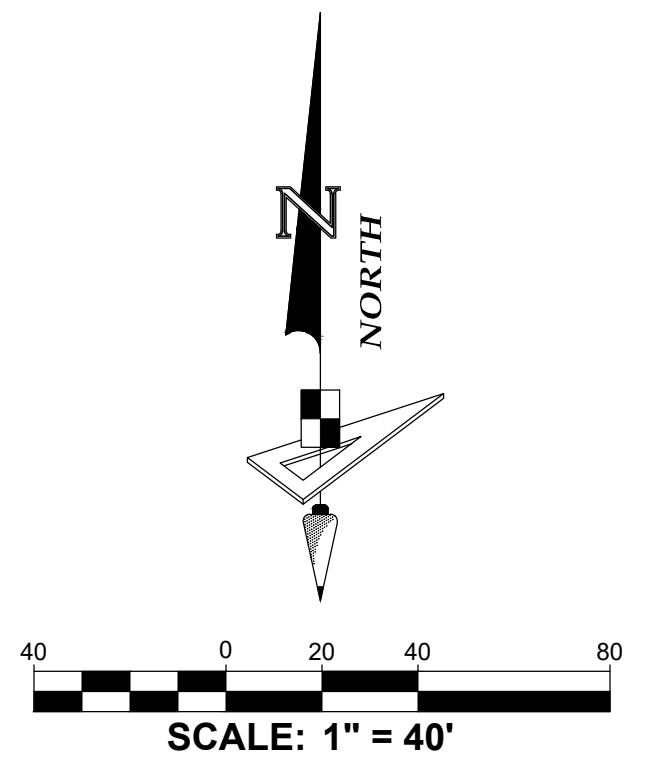
EASEMENT AGREEMENT  
O.R. 1184, PG. 251

MATCH LINE A - SHEET 6



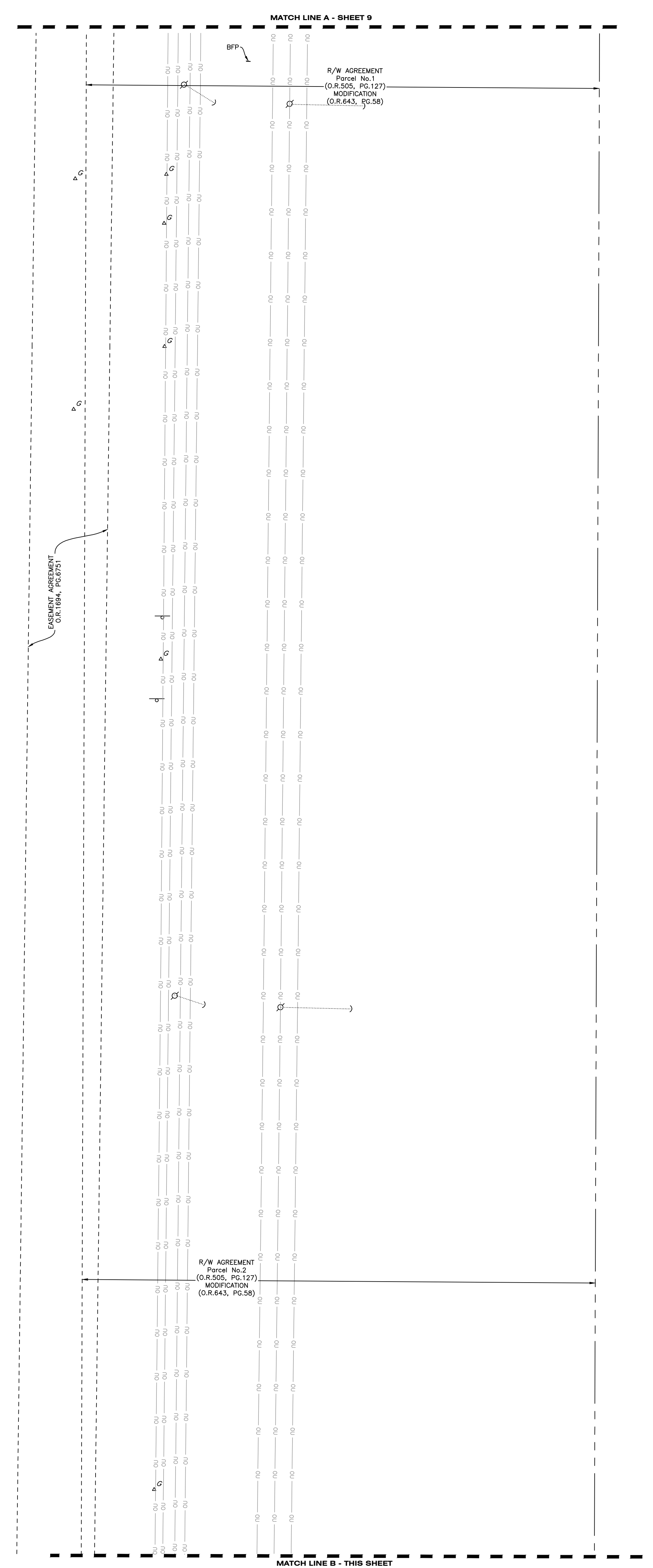
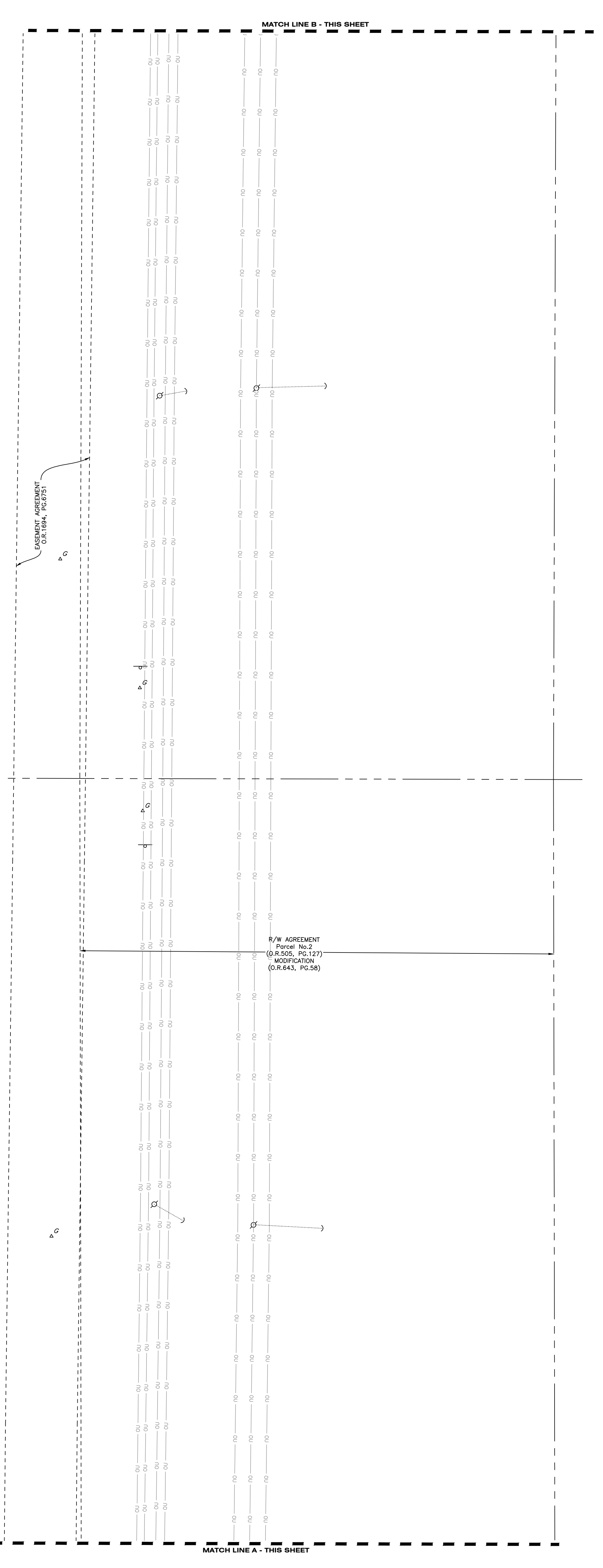
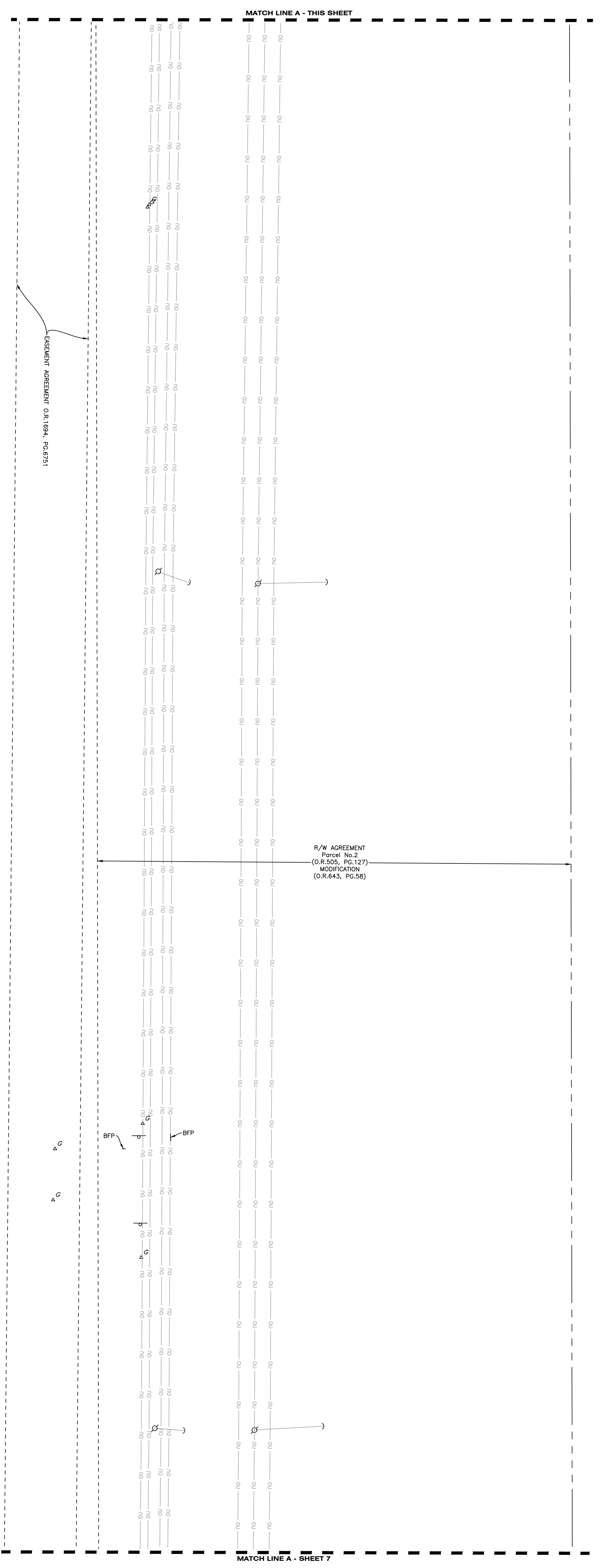
MATCH LINE A - SHEET 6

MATCH LINE A - THIS SHEET



LEGEND

- (S) ----- Survey Dimension
- (D) ----- Deed Dimension
- (P) ----- Pipe Dimension
- (C) ----- Calculated Dimension
- (R) ----- Reported
- O.R. ----- Official Records Book
- D.B. ----- Deed Book
- P.B. ----- Plat Book
- C.B. ----- Condominium Book
- R.P.B. ----- Road Plat Book
- Pg(s). ----- Page(s)
- F.D.O.T. ----- Florida Department of Transportation
- CMP ----- Corrugated Metal Pipe
- DIP ----- Ductile Iron Pipe
- HDP ----- High Density Polyethylene
- MTP ----- Metal Pipe
- PVC ----- Polyvinyl Chloride Pipe
- RCP ----- Reinforced Concrete Pipe
- TEP ----- Terra Cotta Pipe
- WCP ----- Vitreous Clay Pipe
- CI ----- Curb Inlet
- GI ----- Grate Inlet
- MES ----- Mitered End Section
- YD ----- Yard Drain
- Conc. ----- Concrete
- Dia. ----- Diameter
- CCH ----- Certified Corner Record
- AC ----- Air Conditioner
- SM ----- Sanitary Sewer Manhole
- SD ----- Storm Drainage Manhole
- PM ----- Power Manhole
- FO ----- Fiber Optic Manhole
- GT ----- Grease Trap Manhole
- Manhole ----- Manhole
- TR ----- Traffic Signal Post
- TSB ----- Traffic Signal Box
- LP ----- Light Pole
- FL ----- Flood/Landscape Light
- CP ----- Concrete Post
- MP ----- Mile Marker Post
- SP ----- Steel Post
- B ----- Ballard
- Sign ----- Sign
- MB ----- Mail Box
- FP ----- Flag Pole
- RRS ----- Railroad Signal Pole
- SP ----- Service Power Pole
- TP ----- Transmission Power Pole
- UP ----- Utility Pole
- AU ----- Abandoned Utility Pole
- TP ----- Telephone Pole
- CP ----- Cable Pole
- OP ----- Guy Pole
- GA ----- Guy Anchor
- EP ----- Electric Pedestal
- CP ----- Cable Pedestal
- TP ----- Telephone Pedestal
- FO ----- Fiber Optic Pedestal
- EH ----- Electric Handhole
- CH ----- Cable Handhole
- FO ----- Fiber Optic Handhole
- ES ----- Electric Switch Box
- TF ----- Transformer Pad
- TJB ----- Telephone Junction Box
- FO ----- Fiber Optic Junction Box
- WM ----- Water Meter
- EM ----- Electric Meter
- GM ----- Gas Meter
- FW ----- Buried Power Warning Marker
- CB ----- Buried Cable Warning Marker
- FB ----- Buried Fiber Optic Warning Marker
- WM ----- Buried Water Main Warning Marker
- FM ----- Buried Force Main Warning Marker
- GM ----- Buried Gas Warning Marker
- WG ----- Water Gate Valve
- WB ----- Water Butterfly Valve
- BO ----- Water Blow-off Valve
- AR ----- Air Release Valve
- GV ----- Gas Valve
- GB ----- Gas Butterfly Valve
- GA ----- Gas Air Release Valve
- FM ----- Force Main Gate Valve
- FM ----- Force Main Air Release Valve
- WS ----- Water Service
- WB ----- Water Backflow Preventer
- SS ----- Sewer Service
- CS ----- Sanitary Sewer Clean Out
- SC ----- Storm Sewer Clean Out
- FI ----- Fire Hydrant
- IW ----- Irrigation Well
- MW ----- Monitoring Well
- PZ ----- Piezometer
- UL ----- Overhead Utility Lines
- PL ----- Property Line



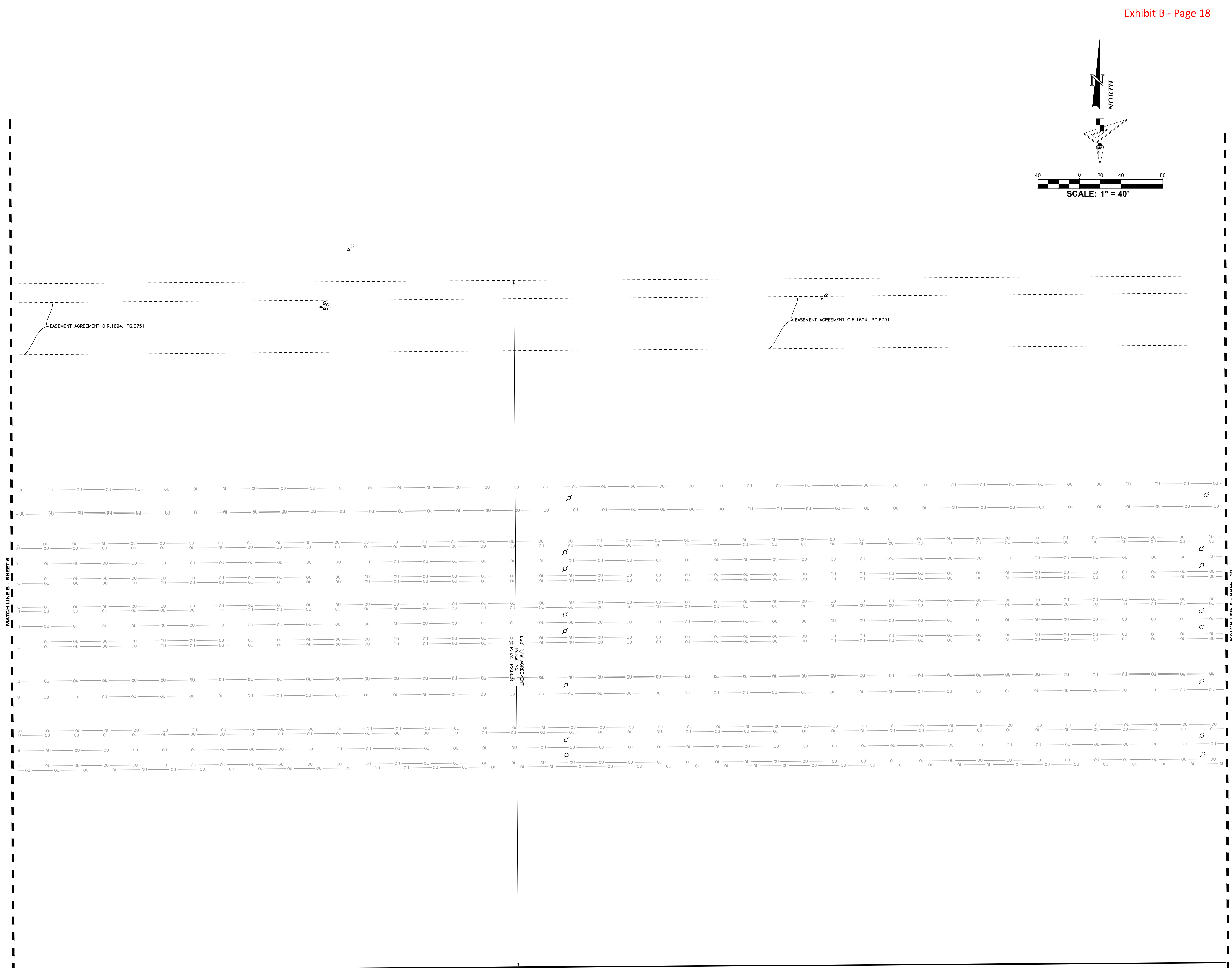
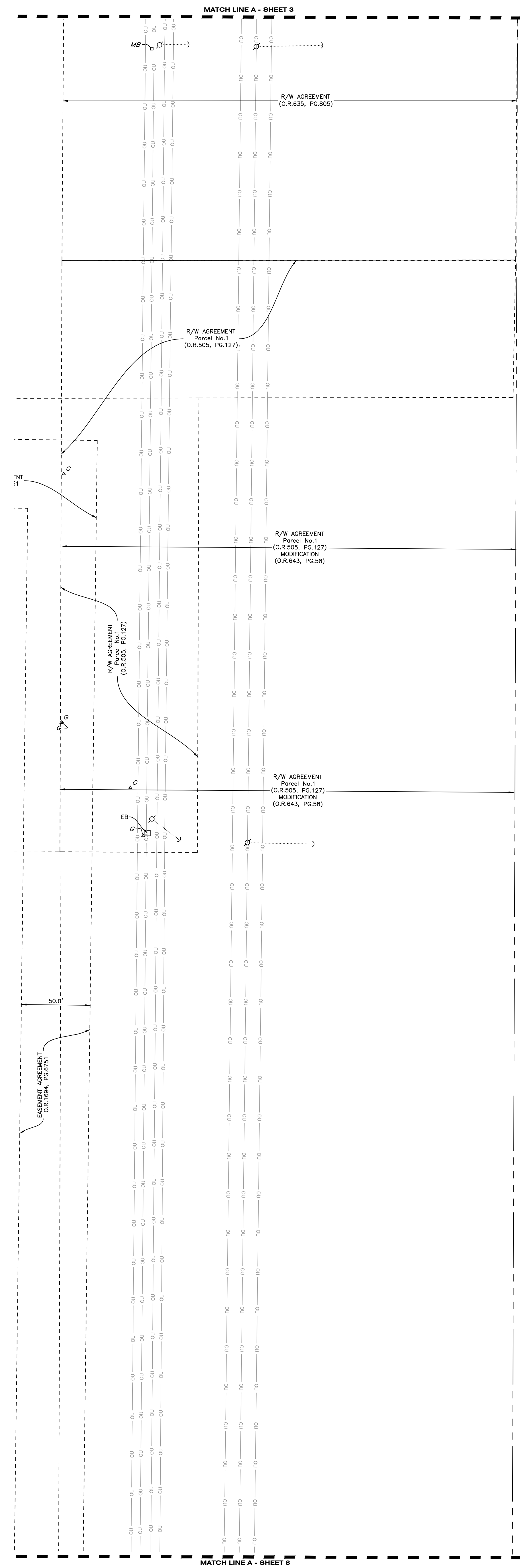
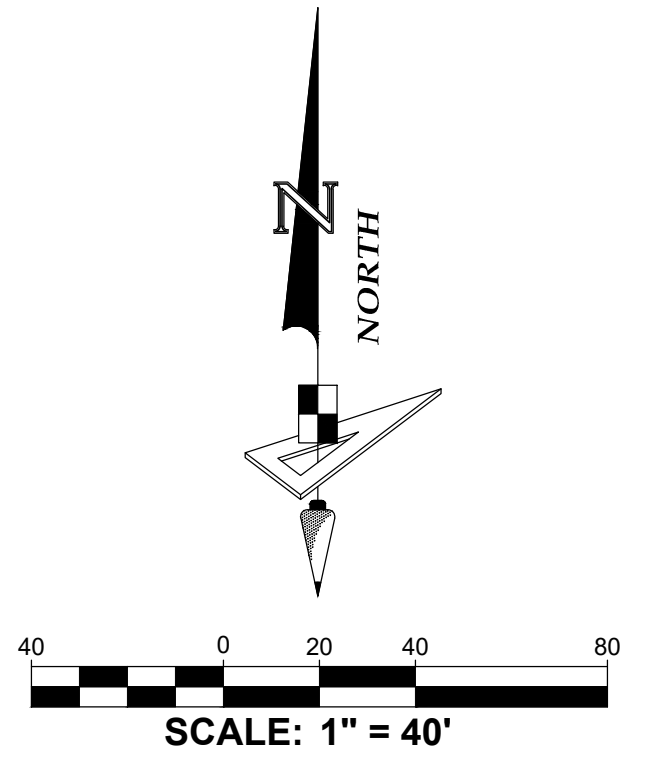
SHEET 1: Description, Surveyor's Notes, Certification & Signature  
 SHEET 2: Boundary Survey Map & Dimensions  
 SHEET 3-10: Detail (See Sheet Key Map for location)

PROJECT: McClure Moccasin Wallow	DATE OF LAST FIELD SURVEY: January 26, 2022
PHASE: Boundary Survey	CHECKED BY: JDW
DRAWN: DMM (DATE: 1/22)	FIELD BOOK: 15-2021/56
P.CHIEF: PB	DATA FILE: McClure 985-Body-PB.txt
REVISIONS DATE DESCRIPTION DRAWN BY 02/22/22 Corrected POC distances in the Remnant Parcel and Main Parcel JDW	
NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	

Boundary Survey  
 PREPARED FOR  
 Eisenhower Property Group  
 LOCATED IN  
 Section 12.13 & 24 Township 33 S., Range 18 E.  
 Manatee County, Florida

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 Tampa, Florida 33619  
 www.geopointsurvey.com  
 Phone: (813) 248-8888  
 Fax: (813) 248-2266  
 Licensed Business No. 18 7748

SHEET NUMBER: 08 of 10



**LEGEND**

(S) --- Survey Dimension	YD --- Yard Drain	ST --- Service Power Pole	FA --- Buried Telephone Warning Marker
(D) --- Dead Dimension	Conc. --- Concrete	TR --- Transmission Power Pole	FB --- Buried Fiber Optic Warning Marker
(P) --- Plot Dimension	Dia. --- Diameter	LD --- Lapid Pole	BM --- Buried Meter Main Warning Marker
(C) --- Calculated Dimension	CCR --- Certified Corner Record	AJ --- Abandoned Utility Pole	FM --- Buried Force Mkn Warning Marker
(R) --- Reported	A/C --- Air Conditioner	TD --- Telephone Pole	FG --- Buried Gas Warning Marker
C.R. --- Official Records Book	SM --- Sanitary Sewer Manhole	CP --- Cable Pole	WG --- Water Gate Valve
D.B. --- Dead Book	SDM --- Storm Drainage Manhole	GP --- Gas Pole	WBV --- Water Butterfly Valve
P.B. --- Plot Book	TM --- Telephone Manhole	GA --- Gas Anchor	WBOV --- Water Blow-off Valve
C.B. --- Condominium Book	PM --- Power Manhole	EP --- Electric Pedestal	ARV --- Air Release Valve
R.P.B. --- Roof Plot Book	CP --- Cable Pedestal	TP --- Telephone Pedestal	GV --- Gas Gate Valve
PG(S) --- Page(S)	GT --- Grease Trap Manhole	FP --- Fiber Optic Pedestal	GBV --- Gas Butterfly Valve
F.D.O. --- Florida Department of Transportation	M --- Manhole	EPH --- Electric Handhole	FMV --- Force Main Gate Valve
CMP --- Corrugated Metal Pipe	TS --- Traffic Signal Post	CHP --- Cable Handhole	FMARV --- Force Main Air Release Valve
DI --- Ductile Iron Pipe	IS --- Light Pole	PH --- Fiber Optic Handhole	WS --- Water Service
HDP --- High Density Polyethylene	PL --- Poles/Landscape Light	ESB --- Electric Switch Box	WRP --- Water Backflow Preventer
MIP --- Metal Pipe	PC --- Concrete Post	TRF --- Transformer Post	S --- Sewer Service
PVC --- Polyvinyl Chloride Pipe	MMP --- Mile Marker Post	TJB --- Telephone Junction Box	SCS --- Sanitary Sewer Clean Out
RCP --- Reinforced Concrete Pipe	FP --- Flag Post	FJB --- Fiber Optic Junction Box	SSCO --- Storm Sewer Clean Out
TCR --- Terry Cutter Pipe	BL --- Bollard	M --- Meter	FLH --- Fire Hydrant
VCP --- Vitrified Clay Pipe	S --- Sign	EM --- Electric Meter	IRW --- Irrigation Well
CI --- Curb Inlet	MB --- Mail Box	GM --- Gas Meter	MW --- Monitoring Well
GT --- Grate Top Inlet	MEB --- Meter End Section	BP --- Buried Power Warning Marker	FL --- Flexometer
MEB --- Meter End Section	FL --- Flag Pole	CBW --- Buried Cable Warning Marker	OU --- Overhead Utility Lines
PL --- Property Line	RSP --- Railroad Signal Pole		

**SHEET 1: Description, Surveyor's Notes, Certification & Signature**  
**SHEET 2: Boundary Survey Map & Dimensions**  
**SHEET 3-10: Detail (See Sheet Key Map for location)**

PROJECT: McClure Moccasin Wallow		DATE OF LAST FIELD SURVEY: January 26, 2022
PHASE: Boundary Survey		CHECKED BY: JDW
DRAWN: DMM	DATE: 1/22	
P-CHIEF: PB	FIELD BOOK: 15-2021/56	
DATA FILE: McClure 985-Bndy-PB.txt		
<b>REVISIONS</b>		
DATE	DESCRIPTION	DRAWN BY
02/22/22	Corrected POC distance to the Remnant Parcel and Main Parcel	JDW

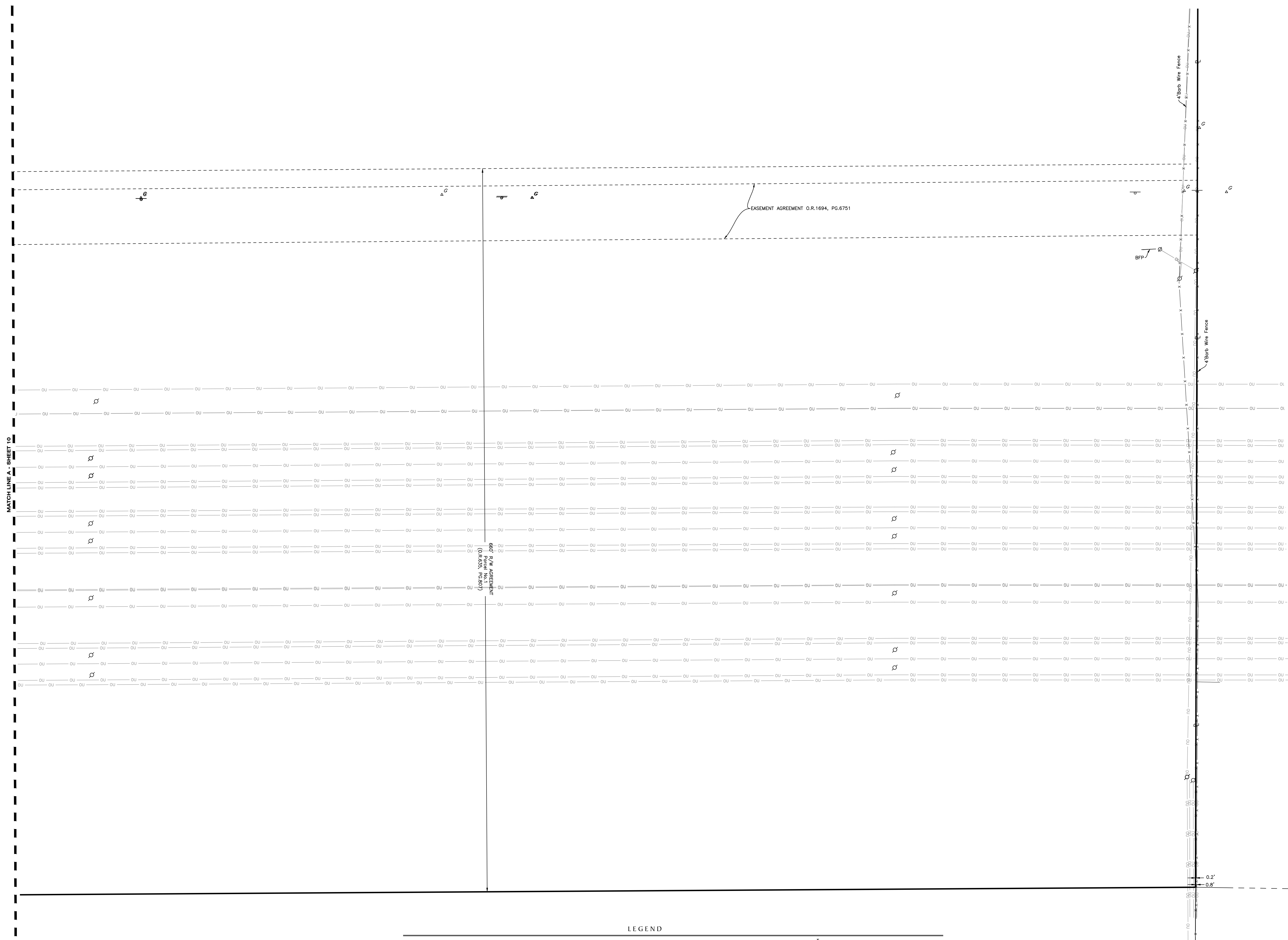
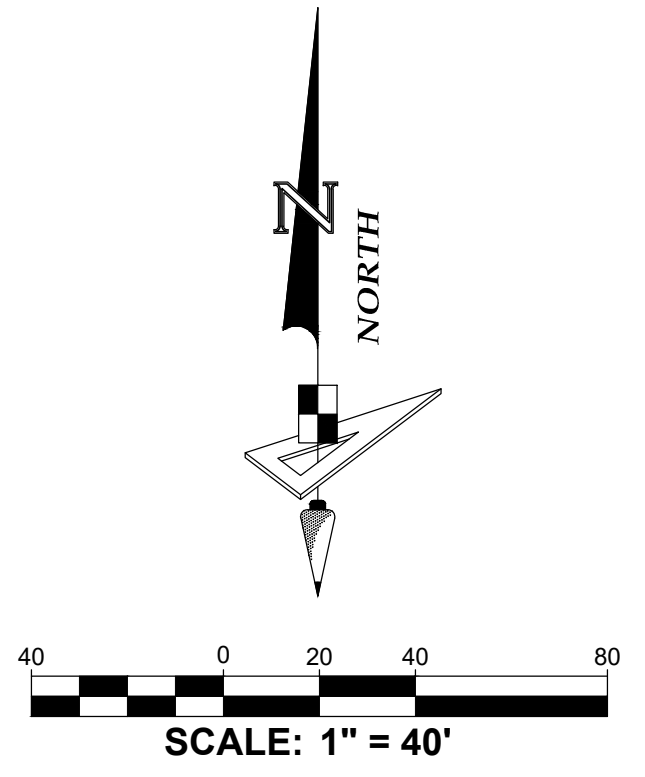
**Boundary Survey**  
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**SHEET NUMBER: 09 of 10**



LEGEND

(S) --- Survey Dimension	YD --- Yard Drain	SP --- Service Power Pole	FA --- Buried Telephone Warning Marker
(D) --- Dead Dimension	Conc. --- Concrete	TP --- Transmission Power Pole	FB --- Buried Fiber Optic Warning Marker
(P) --- Plot Dimension	Dis. --- Diameter	LP --- Lobby Pole	BM --- Buried Meter Main Warning Marker
(C) --- Calculated Dimension	CCR --- Certified Corner Record	AU --- Abandoned Utility Pole	FM --- Buried Force Mkn Warning Marker
(R) --- Reported	A/C --- Air Conditioner	TP --- Telephone Pole	FG --- Buried Gas Warning Marker
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R.P.B. --- Roof Plot Book	FO --- Fiber Optic Manhole	CP --- Cable Pedestal	GV --- Gas Gate Valve
Pa(S) --- Page(S)	GT --- Grease Trap Manhole	TP --- Telephone Pedestal	GBV --- Gas Butterfly Valve
F.D.O.P. --- Florida Department of Transportation	M --- Manhole	FO --- Fiber Optic Pedestal	GARV --- Gas Air Release Valve
CMP --- Corrugated Metal Pipe	TS --- Traffic Signal Post	EH --- Electric Handhole	FMV --- Force Main Gate Valve
DI --- Ductile Iron Pipe	IS --- Traffic Signal Box	CH --- Cable Handhole	FMARV --- Force Main Air Release Valve
HDPE --- High Density Polyethylene	LI --- Light Pole	PH --- Fiber Optic Handhole	WS --- Water Service
MIP --- Metal Pipe	FL --- Flood/Landscape Light	ESB --- Electric Switch Box	WRP --- Water Backflow Preventer
PVC --- Polyvinyl Chloride Pipe	CP --- Concrete Post	TR --- Transformer Pad	SS --- Sewer Service
RCR --- Reinforced Concrete Pipe	MP --- Mile Marker Post	TJB --- Telephone Junction Box	SSC --- Sanitary Sewer Clean Out
TCR --- Terry Cutter Pipe	SP --- Steel Post	FJB --- Fiber Optic Junction Box	SSCC --- Storm Sewer Clean Out
VCR --- Vitrified Clay Pipe	B --- Bollard	M --- Meter	FW --- Fire Hydrant
CI --- Curb Inlet	S --- Sign	EM --- Electric Meter	IRW --- Irrigation Well
GT --- Grate Top Inlet	MB --- Mail Box	GM --- Gas Meter	MW --- Monitoring Well
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PL --- Property Line	RSP --- Railroad Signal Pole	CBW --- Buried Cable Warning Marker	OU --- Overhead Utility Lines

SHEET 1: Description, Surveyor's Notes, Certification & Signature  
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REVISIONS		
DATE	DESCRIPTION	DRAWN BY
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Boundary Survey  
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SHEET NUMBER: 10 of 10

# Description Sketch

## (Not A Survey)

**DESCRIPTION: MACCLURE PARCEL ME SE**

A parcel of land lying in Section 13, Township 33 South, Range 18 East Manatee County, Florida, and being more particularly described as follows:

**COMMENCE** at the Northeast Corner of said Section 13, run thence along the East boundary of said Section 13, S 00°06'44" W, a distance of 212.42 feet to the **POINT OF BEGINNING**; thence continue along said East boundary, S 00°06'44" W, a distance of 2442.96 feet to the East 1/4 corner of said Section 13; thence continue along said East boundary, S 00°08'41"W, a distance of 1944.94 feet to the intersection of the North line of easement per Easement Agreement, as recorded in Official Records Book 1694, Page 6751 of the Public Records of Manatee County, Florida; thence along said North line, S 89°32'16" W, a distance of 2450.05 feet; thence N 89°17'46" W, a distance of 171.13 feet to the intersection of the East boundary of a Boundary Right-of-way Agreement, as recorded in Official Records Book 505, Page 127 of the Public Records of Manatee County, Florida; Thence along said East boundary, N 00°06'09" W, a distance of 3972.63 feet; thence leaving said East boundary, S 79°41'17" E, a distance of 532.12 feet; thence easterly, 54.06 feet along the arc of a tangent curve to the left having a radius of 1212.00 feet and a central angle of 02°33'20" (chord bearing S 80°57'56" E, 54.05 feet); thence S 71°40'41" E, a distance of 52.73 feet; thence easterly, 181.96 feet along the arc of a non-tangent curve to the left having a radius of 1224.96 feet and a central angle of 08°30'39" (chord bearing S 89°03'13" E, 181.79 feet); thence N 85°13'18" E, a distance of 101.83 feet; thence S 89°59'54" E, a distance of 74.15 feet; thence easterly, 854.07 feet along the arc of a tangent curve to the left having a radius of 1212.00 feet and a central angle of 40°22'30" (chord bearing N 69°48'51" E, 836.51 feet); thence easterly, 766.69 feet along the arc of a reverse curve to the right having a radius of 1088.00 feet and a central angle of 40°22'30" (chord bearing N 69°48'51" E, 750.92 feet); thence S 89°59'54" E, a distance of 163.61 feet to the **POINT OF BEGINNING**.

Containing 244.419 acres, more or less.

Authenticity Note

This Description and Sketch has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by John D. Weigle, LS5246. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

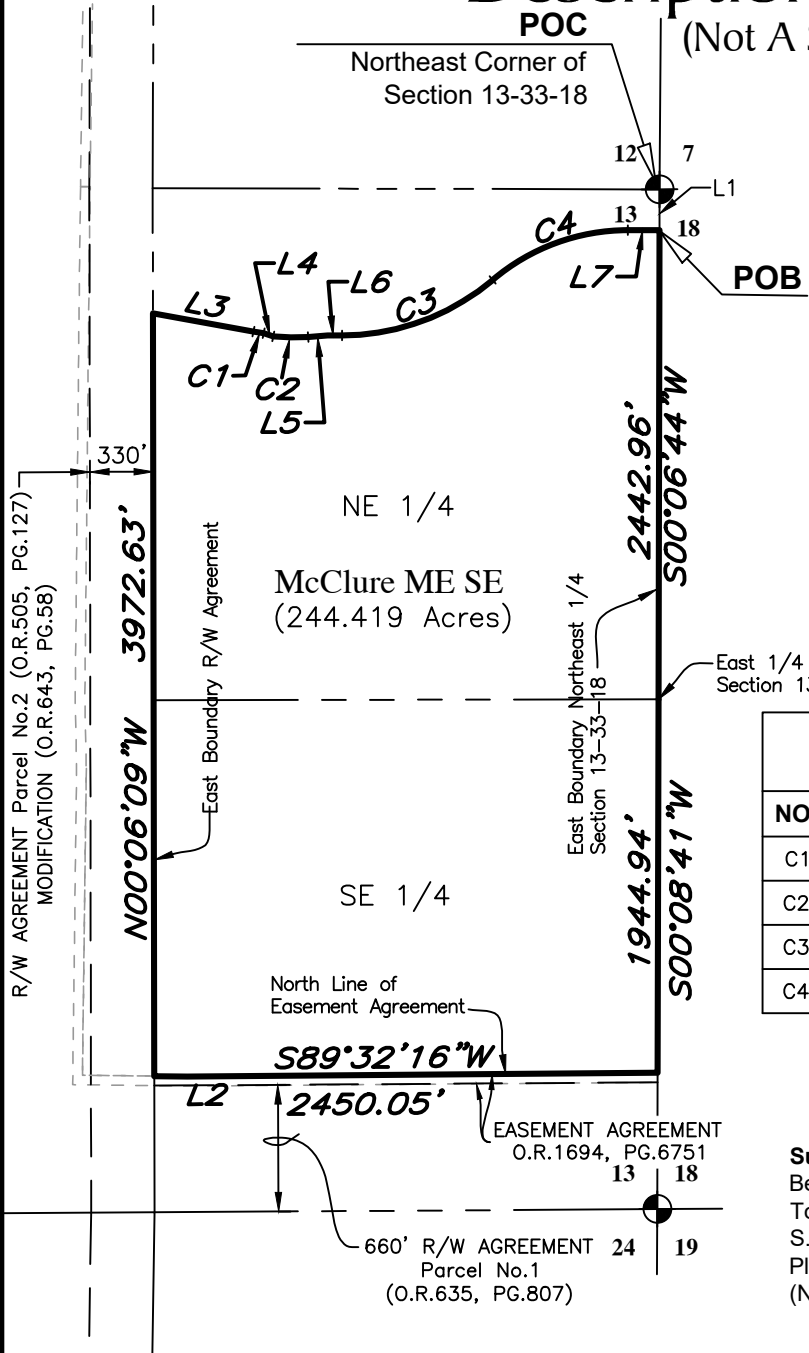
NOTE: See sheet 2 of 2 for sketch of description.

PROJECT: MCCLURE PROPERTY, MANATEE COUNTY			Prepared For: McClure Properties, Ltd		
PHASE: McClure ME SE D/S			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768 		
DRAWN: JDW	DATE: 06/14/22	CHECKED BY: BHC			
<b>REVISIONS</b>					
DATE	DESCRIPTION	DRAWN BY			
			<b>John D. Weigle      LS5246</b>		
FILE PATH: P:\MCCLURE MOCCASIN WALLOWEISENHOWER PROPERTY GROUP\DESCRIPTION SKETCHES\MCCCLURE ME SE.DWG			LAST SAVED BY: JWEIGLE		
					<b>01 of 02</b>

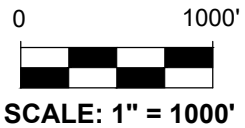
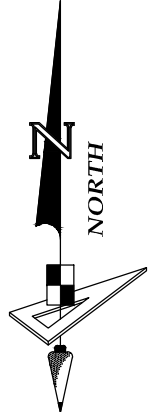


# Description Sketch

(Not A Survey)



NO.	BEARING	LENGTH
L1	S 00°06'44" W	212.42'
L2	S 89°17'46" W	171.13'
L3	S 79°41'17" E	532.12'
L4	S 71°40'41" E	52.73'
L5	N 85°13'18" E	101.83'
L6	S 89°59'54" E	74.15'
L7	S 89°59'54" E	163.61'




NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1212.00'	2°33'20"	54.06'	54.05'	S 80°57'56" E
C2	1224.96'	8°30'39"	181.96'	181.79'	S 89°03'13" E
C3	1212.00'	40°22'30"	854.07'	836.51'	N 69°48'51" E
C4	1088.00'	40°22'30"	766.69'	750.92'	S 69°48'51" W

**Surveyor's Note:**

Bearings shown hereon are based on the East boundary of Section 13, Township 33 South, Range 18 East, having a Grid bearing of S.00°06'44"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

POC .....Point of Commencement  
 POB.....Point of Beginning

NOTE: See Sheet 1 of 2 for Legal Description.

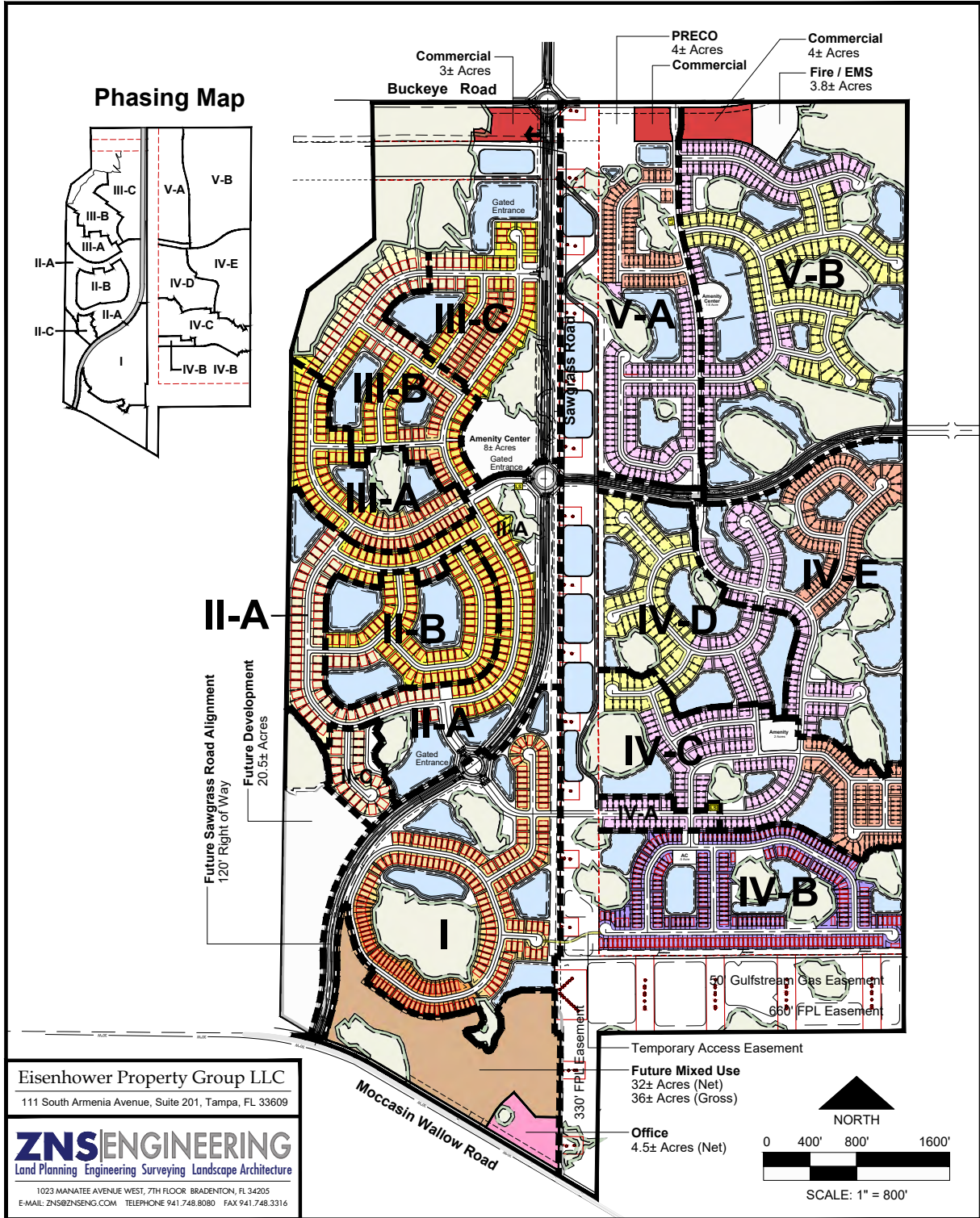
PROJECT: MCCLURE PROPERTY, MANATEE COUNTY		Prepared For: McClure Properties, Ltd		
PHASE: McClure ME SE D/S		(Not A Survey)		
DRAWN: JDW	DATE: 06/14/22			CHECKED BY: BHC
REVISIONS				
DATE	DESCRIPTION			DRAWN BY
213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768		 <b>GeoPoint</b> Surveying, Inc.		
FILE PATH: P:\MCCLURE MOCCASIN WALLOWEISENHOWER PROPERTY GROUP\DESCRIPTION SKETCHES\MCCCLURE ME SE.DWG    LAST SAVED BY: JWEIGLE				



**Sawgrass Village CDD**

Report of the District Engineer – Series 2023 (Assessment Area Two)  
October 20, 2023

## **Appendix B    SITE PLAN**



Eisenhower Property Group LLC  
 111 South Armenia Avenue, Suite 201, Tampa, FL 33609

**ZNS ENGINEERING**  
 Land Planning Engineering Surveying Landscape Architecture

1023 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205  
 E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8090 FAX 941.748.3314

Oakfield Trails West - Unit Summary - Phasing Plan															
Lot Size	Phase I	Phase II-A	Phase II-B	Phase II-C	Phase III-A	Phase III-B	Phase III-C	Phase IV-A	Phase IV-B	Phase IV-C	Phase IV-D	Phase IV-E	Phase V-A	Phase V-B	Total
<b>West</b>															
40' X 120'	54 (30%)														54 (08%)
50' X 120'	124 (70%)														124 (18%)
50' X 130'					34 (41%)	26 (23%)	33 (37%)								93 (13%)
60' X 130'		85 (58%)	76 (93%)		48 (59%)	49 (45%)	47 (53%)								305 (43%)
70' X 130'		61 (42%)	6 (7%)	20		35 (32%)	9 (10%)								131 (18%)
<b>Total Lots - West</b>	<b>178</b>	<b>146</b>	<b>82</b>	<b>20</b>	<b>82</b>	<b>110</b>	<b>89</b>								<b>707 (100%)</b>
<b>East</b>															
40' X 120'										70 (39%)		92 (54%)	61 (39%)		223 (21%)
40' X 120'															227 (21%)
50' X 120'								29		96 (52%)	36 (37%)	77 (46%)	90 (61%)	109 (50%)	437 (41%)
60' X 120'										16 (09%)	62 (63%)			109 (50%)	187 (17%)
<b>Total Lots - East</b>								<b>29</b>	<b>227</b>	<b>182</b>	<b>98</b>	<b>169</b>	<b>151</b>	<b>218</b>	<b>1,074 (100%)</b>
<b>Total Lots</b>	<b>178</b>	<b>146</b>	<b>82</b>	<b>20</b>	<b>82</b>	<b>110</b>	<b>89</b>	<b>29</b>	<b>227</b>	<b>182</b>	<b>98</b>	<b>169</b>	<b>151</b>	<b>218</b>	<b>1,781</b>



**Sawgrass Village CDD**

Report of the District Engineer – Series 2023 (Assessment Area Two)  
October 20, 2023

## **Appendix C CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

## Sawgrass Village Community Development District

Public Improvements and Community Facilities

Assessment Area Two

October 20, 2023

Lots		29	231	166	103	149		678
<b>Infrastructure</b>	<b>Master Costs</b>	<b>Parcel IV-A</b>	<b>Parcel IV-B</b>	<b>Parcel IV-C</b>	<b>Parcel IV-D</b>	<b>Parcel IV-E</b>	<b>Parcel IV-F</b>	<b>Total AA2 Project</b>
Collector Road	\$ 5,700,000							\$ 5,700,000
Subdivision Roads		\$ 360,000	\$ 1,500,000	\$ 1,750,000	\$ 875,000	\$ 1,530,000	\$ 187,500	\$ 6,202,500
Pond Excavation		\$ 294,680	\$ 1,516,130	\$ 1,685,245	\$ 941,687	\$ 1,060,258	\$ 50,000	\$ 5,548,000
Drainage		\$ 257,000	\$ 1,230,000	\$ 1,230,000	\$ 1,200,000	\$ 2,040,000	\$ 257,000	\$ 6,214,000
Sewer and Wastewater		\$ 1,030,000	\$ 940,000	\$ 345,000	\$ 518,726	\$ 910,569		\$ 3,744,295
Potable Water		\$ 148,548	\$ 594,138	\$ 1,345,000	\$ 336,000	\$ 508,000	\$ 36,000	\$ 2,967,686
Irrigation Water		\$ 97,000	\$ 472,000	\$ 480,000	\$ 265,000	\$ 380,000	\$ 25,000	\$ 1,719,000
Power Infrastructure		\$ 108,000	\$ 114,499	\$ 126,100	\$ 69,607	\$ 76,795		\$ 495,001
Hardscapes, Landcape Buffers		\$ 56,394	\$ 353,143	\$ 388,923	\$ 214,686	\$ 236,854		\$ 1,250,000
Amenities, Entries		\$ 18,046	\$ 113,006	\$ 124,456	\$ 68,699	\$ 75,793		\$ 400,000
Environmental	\$ 500,000							\$ 500,000
Professional and Permit Fees	\$ 500,000	\$ 99,253	\$ 621,531	\$ 684,505	\$ 377,847	\$ 416,864		\$ 2,700,000
<b>Total</b>	<b>\$ 6,700,000</b>	<b>\$ 2,468,921</b>	<b>\$ 7,454,447</b>	<b>\$ 8,159,229</b>	<b>\$ 4,867,252</b>	<b>\$ 7,235,133</b>	<b>\$ 555,500</b>	<b>\$ 37,440,482</b>



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**C. General Matters of the District**

There being none, the next order of business followed.

**FOURTH ORDER OF BUSINESS** **Consent Agenda**

- A. Approval of Minutes of the September 27, 2023 Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures September 2023**
- C. Acceptance of the Financials and Approval of the Check Register for September 2023**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, the Consent Agenda, was approved. 4-0

**FIFTH ORDER OF BUSINESS** **Staff Reports**

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There being no reports, the next order of business followed.

**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

\_\_\_\_\_  
Angie Grunwald  
District Manager

\_\_\_\_\_  
Chairperson/Vice-Chairperson

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

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The regular meeting of the Board of Supervisors of Sawgrass Village Community Development District was held on Wednesday, November 29, 2023, at 1:00 p.m. at The Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson <i>(via phone)</i>
Austin Berns	Assistant Secretary
Ryan Motko	Assistant Secretary
Alberto Viera	Assistant Secretary

Also present were:

Angie Grunwald	District Manager
John Vericker	District Counsel

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

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

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

**SECOND ORDER OF BUSINESS** **Public Comments on Agenda Items**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS** **Business Items**

**A. Discussion on Website Requirements**

- Detailed discussion ensued.

**B. Ratification of Funding and Completion Agreement with HBWB - Phase 2**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Funding and Completion Agreement with HBWB-Phase 2, was ratified. 4-0

**C. Consideration of Resolution 2024-01, Allocating a Portion of Construction Funds for CDD Infrastructure**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2024-01, Allocating a Portion of Construction Funds for CDD Infrastructure, was adopted. 4-0



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**FOURTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and  
Comments**

There being none, the next order of business followed.

**FIFTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Viera seconded by Mr. Motko with all in favor the meeting, was adjourned. 4-0

\_\_\_\_\_  
Angie Grunwald  
District Manager

\_\_\_\_\_  
Chairperson/Vice-Chairperson

<p><b>SAWGRASS VILLAGE</b>  <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 102523	\$200.00		SUPERVISOR FEE 10/25/23
AUSTIN BERNS	AB 102523	\$200.00		SUPERVISOR FEE 10/25/23
CARLOS DE LA OSSA	CDLO 102523	\$200.00		SUPERVISOR FEE 10/25/23
RYAN MOTKO	RM 102523	\$200.00		SUPERVISOR FEE 10/25/23
<b>Variable Contract Subtotal</b>				
		<b>\$800.00</b>		
<b>Utilities</b>				
		<b>\$0.00</b>		
<b>Utilities Subtotal</b>				
		<b>\$0.00</b>		
<b>Regular Services</b>				
BUSINESS OBSERVER	23-01569M	\$70.00		FY 23/24 MEETING SCHEDULE
FLORIDA DEPT OF ECONOMIC OPPORTUNITY	DEO 100223 ACH	\$175.00		FY 24 SPECIAL DISTRICT FEE
STRALEY ROBIN VERICKER	23639	\$5,025.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 09/15/23
<b>Regular Services Subtotal</b>				
		<b>\$5,270.00</b>		
<b>Additional Services</b>				
		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>				
		<b>\$0.00</b>		
<b>TOTAL</b>				
		<b>\$6,070.00</b>		

Approved (with any necessary revisions noted):

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

Title (Check one):

[ ] Chariman [ ] Vice Chariman [ ] Assistant Secretary

**SAWGRASS VILLAGE CDD**  
**MEETING DATE: October 25th, 2023**

DMS: Angie Grunwald

AV 102523

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister		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: October 25th, 2023

DMS: Angie Grunwald

AB 102523

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister		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: October 25th, 2023**

DMS: Angie Grunwald

Cd10 102523

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister		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: October 25th, 2023**

DMS: Angie Grunwald

Rm 102523

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister		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

## INVOICE

Legal Advertising

Invoice # 23-01569M

Date 10/06/2023

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 # 23-01569M

\$70.00

### Notice of FY 2023/2024 Meeting Schedule

RE: Sawgrass Village Community Development District Board of Supervisors  
Regular Board Meetings for Fiscal Year 2023/2024 at 1:00 p.m.

Published: 10/6/2023

### Important Message

Paid

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Please include our Serial #  
on your check

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

Total

\$70.00

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 FY 2023/2024  
Meeting Schedule

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:

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

\* Meeting may be rescheduled or canceled due to the holiday.

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or 813-873-7300 extension 322, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Inframark at 813-873-7300, extension 322, at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please get in touch with the Florida Relay Service at 711 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings is advised that 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 such appeal is to be based.

Angie Grunwald  
District Manager

October 6, 2023 23-01569M

**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.



**Florida Department of Economic Opportunity, Special District Accountability Program**

**Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update**

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

<b>Date Invoiced:</b> 10/02/2023				<b>Invoice No:</b> 89571
<b>Annual Fee:</b> \$175.00	<b>1st Late Fee:</b> \$0.00	<b>2nd Late Fee:</b> \$0.00	<b>Received:</b> \$0.00	<b>Total Due, Postmarked by 12/01/2023:</b> \$175.00

**STEP 1:** Review the following profile and make any needed changes.

**1. Special District's Name, Registered Agent's Name and Registered Office Address:**

001492

**Sawgrass Village Community Development District**  
 Mr. Brian Lamb  
 Inframark  
 2005 Pan Am Circle, Suite 300  
 Tampa, Florida 33607



- 2. Telephone:** 813-873-7300 Ext:
- 3. Fax:** 813-873-7070
- 4. Email:** Brian.Lamb@inframark.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** Not on file - Due by the end of the first fiscal year after creation.
- 8. County(ies):** Manatee
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 12/09/2022
- 11. Creation Document on File:** 12/09/2022
- 12. Date Established:** 12/08/2022
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** Manatee County
- 15. Creation Document(s):** County Ordinance 22-60
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

**STEP 2:** Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 10/30/23

**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.

**a. Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Florida Department of Economic Opportunity.

**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. \_\_\_ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. \_\_\_ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: \_\_\_ Denied: \_\_\_ Reason: \_\_\_\_\_

**STEP 4:** Make a copy of this document for your records.

**STEP 5:** Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

# 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

October 04, 2023

Client: 001599

Matter: 000001

Invoice #: 23639

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
8/22/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; REVIEW EMAILS RE: CDD CONSTRUCTION FUND ALLOCATION.	0.4	\$150.00
8/22/2023	VKB	REVIEW AND REVISE RESOLUTION ALLOCATING BOND PROCEEDS; TELECONFERENCE WITH C. DE LA OSSA RE: SAME; REVIEW AND REPLY TO EMAILS RE: FORM OF LETTER FROM CDD RE: APPLICABILITY OF PUBLIC INFRASTRUCTURE FOR USE OF BOND PROCEEDS.	2.2	\$825.00
8/23/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING; REVIEW PROPOSED REVISIONS TO FUNDING RESOLUTION.	1.3	\$487.50
8/23/2023	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE; REVIEW AND REPLY TO EMAILS RE: RECONCILING ALLOCATION OF BOND PROCEEDS; TELECONFERENCE WITH EPG RE: SAME.	1.9	\$712.50
9/3/2023	JMV	REVIEW COMMUNICATION FROM L. POPELKA; PREPARE FUNDING AGREEMENT.	0.9	\$337.50
9/5/2023	JMV	CONFERENCE CALL; REVIEW RESOLUTIONS.	1.3	\$487.50
9/7/2023	JMV	REVIEW COMMUNICATION FROM RE: CDD RESOLUTIONS; PREPARE RESOLUTION.	2.2	\$825.00
9/11/2023	JMV	TELEPHONE CALL WITH T. GREEN; PREPARE RESOLUTION 2023-44 FOR CDD BOARD MEETING.	1.0	\$375.00
9/12/2023	JMV	TELEPHONE CALL FROM A. GRUNWALD; PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.5	\$562.50
9/12/2023	VKB	REVIEW AND REPLY TO EMAIL RE: UPDATED APPLICABILITY LETTER FOR BOND PROCEEDS.	0.3	\$112.50

**SERVICES**

<b>Date</b>	<b>Person</b>	<b>Description of Services</b>	<b>Hours</b>	<b>Amount</b>
9/13/2023	JMV	TELEPHONE CALL RE: CDD CONSTRUCTION ACCOUNTS; REVIEW MEMO.	0.4	\$150.00
			<hr/>	<hr/>
Total Professional Services			13.4	\$5,025.00
Total Services				\$5,025.00
Total Disbursements				\$0.00
Total Current Charges				\$5,025.00
Previous Balance				\$6,825.90
Less Payments				(\$1,021.65)
<b>PAY THIS AMOUNT</b>				<b>\$10,829.25</b>

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

*Please Include Invoice Number on all Correspondence*

**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23323	July 17, 2023	\$3,515.00	\$0.00	\$0.00	\$0.00	\$8,540.00
23506	August 28, 2023	\$2,240.00	\$49.25	\$0.00	\$0.00	\$7,314.25
<b>Total Remaining Balance Due</b>						<b>\$10,829.25</b>

*AGED ACCOUNTS RECEIVABLE*

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$5,025.00	\$2,289.25	\$3,515.00	\$0.00

**SAWGRASS VILLAGE**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
INFRAMARK	104248	\$4,125.00		DISTRICT INVOICE OCTOBER 2023
INFRAMARK	104788	\$4,125.00	\$8,250.00	DISTRICT INVOICE NOVEMBER 2023
<b>Monthly Contract Subtotal</b>		<b>\$8,250.00</b>		
<b>Variable Contract</b>				
<b>Variable Contract Subtotal</b>		<b>\$0.00</b>		
<b>Utilities</b>				
<b>Utilities Subtotal</b>		<b>\$0.00</b>		
<b>Regular Services</b>				
BUSINESS OBSERVER	23-01767M	\$70.00		NOTICE OF BOARD MEETING
STRALEY ROBIN VERICKER	23801	\$525.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 10/15/23
<b>Regular Services Subtotal</b>		<b>\$595.00</b>		
<b>Additional Services</b>				
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$8,845.00</b>		

Approved (with any necessary revisions noted):

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

Title (Check one):

Chariman    Vice Chariman    Assistant Secretary



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#104248

**DATE**

10/31/2023

**BILL TO**

Sawgrass Village Community  
Development District  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**

C4801

**NET TERMS**

Net 30

**PO#****DUE DATE**

11/30/2023

Services provided for the Month of: **October 2023**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Accounting Services	1	Ea	750.00		750.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Rental & Leases	1	Ea	50.00		50.00
Dissemination Services	1	Ea	416.67		416.67
<b>Subtotal</b>					<b>4,125.00</b>

<b>Subtotal</b>	\$4,125.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$4,125.00

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

*To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.*

*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice Number on your form of payment.*



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#104788

**DATE**

11/20/2023

**BILL TO**

Sawgrass Village Community  
Development District  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**

C4801

**NET TERMS**

Net 30

**PO#****DUE DATE**

12/20/2023

Services provided for the Month of: November 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Accounting Services	1	Ea	750.00		750.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Rental & Leases	1	Ea	50.00		50.00
Dissemination Services	1	Ea	416.67		416.67
<b>Subtotal</b>					<b>4,125.00</b>

<b>Subtotal</b>	\$4,125.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$4,125.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 23-01767M

Date 11/10/2023

**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 # 23-01767M <b>Notice of Board Meeting</b> RE: Fiscal Year 2024 Change in Meeting Dates and Location Sawgrass Village Community Development District Published: 11/10/2023	\$70.00
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#### 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	()
<b>Total</b>	<b>\$70.00</b>

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 BOARD MEETING  
FISCAL YEAR 2024 CHANGE IN  
MEETING DATES AND LOCATION  
SAWGRASS VILLAGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Sawgrass Village Community Development District has changed their Regular Board Meetings location from the Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto, FL 35779 to 5755 Harrison Ranch Boulevard, Parrish, FL 34219 for the following dates at 1:00 p.m.

Wednesday, November 29, 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

\* Meeting may be rescheduled or canceled due to the holiday.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location 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 advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 for aid in contacting the District Office.

A copy of the agenda for the meeting can be obtained from the District Office at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 or by phone at (813) 873-7300. If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Angie Grunwald  
District Manager  
Run Date: 11/10/2023.

November 10, 2023 23-01767M

**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

November 02, 2023  
Client: 001599  
Matter: 000001  
Invoice #: 23801

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
9/26/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
9/27/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.8	\$300.00
10/13/2023	JMV	PREPARE FOR AND ATTEND CDD OPERATIONS MEETING.	0.3	\$112.50
Total Professional Services			1.4	\$525.00

November 02, 2023

Client: 001599

Matter: 000001

Invoice #: 23801

Page: 2

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Total Services	\$525.00	
Total Disbursements	\$0.00	
Total Current Charges		\$525.00
Previous Balance		\$10,829.25
<b>PAY THIS AMOUNT</b>		<b>\$11,354.25</b>

*Please Include Invoice Number on all Correspondence*

**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23323	July 17, 2023	\$3,515.00	\$0.00	\$0.00	\$0.00	\$4,040.00
23506	August 28, 2023	\$2,240.00	\$49.25	\$0.00	\$0.00	\$2,814.25
23639	October 04, 2023	\$5,025.00	\$0.00	\$0.00	\$0.00	\$5,550.00
<b>Total Remaining Balance Due</b>						<b>\$11,354.25</b>

*AGED ACCOUNTS RECEIVABLE*

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$5,550.00	\$0.00	\$2,289.25	\$3,515.00

<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>				
INFRAMARK	105817	\$1.41		DISRICT SERVICES NOVEMBER 2023
INFRAMARK	107154	\$50.00		DISTRICT INVOICE DECEMBER 2023
INFRAMARK	88682	\$2,000.01	\$2,051.42	DISTRICT INVOICE JANUARY 2023
<b>Monthly Contract Subtotal</b>		<b>\$2,051.42</b>		
<b>Variable Contract</b>				
		<b>\$0.00</b>		
<b>Variable Contract Subtotal</b>		<b>\$0.00</b>		
<b>Utilities</b>				
		<b>\$0.00</b>		
<b>Utilities Subtotal</b>		<b>\$0.00</b>		
<b>Regular Services</b>				
STRALEY ROBIN VERICKER	24001	\$4,645.35		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 12/08/23
<b>Regular Services Subtotal</b>		<b>\$4,645.35</b>		
<b>Additional Services</b>				
		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$6,696.77</b>		

Approved (with any necessary revisions noted):

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

Title (Check one):

Chariman    Vice Chariman    Assistant Secretary



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#105817

**DATE**

11/30/2023

**BILL TO**

Sawgrass Village Community  
Development District  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**

C4801

**NET TERMS**

Net 30

**PO#****DUE DATE**

12/30/2023

Services provided for the Month of: November 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	1	Ea	0.15		0.15
Postage	2	Ea	0.63		1.26
<b>Subtotal</b>					<b>1.41</b>

<b>Subtotal</b>	\$1.41
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$1.41

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#107154

**DATE**

12/21/2023

**CUSTOMER ID**

C4801

**NET TERMS**

Net 30

**BILL TO**

Sawgrass Village Community  
Development District  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**PO#****DUE DATE**

1/20/2024

Services provided for the Month of: December 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	3	Ea	0.63		1.89
Technology/Data Storage	1	Ea	50.00		50.00
Rental & Leases	1	Ea	50.00		50.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Administration	1	Ea	375.00		375.00
Dissemination Services	1	Ea	416.67		416.67
Accounting Services	1	Ea	750.00		750.00
District Management	1	Ea	2,083.33		2,083.33
<b>Subtotal</b>					<b>4,126.89</b>

<b>Subtotal</b>	\$4,126.89
<b>Tax</b>	\$0.00
<b>Total Due</b>	<b>\$4,126.89</b>

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#88682

**DATE**

1/26/2023

**BILL TO**

Sawgrass Village Community  
Development District  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**

C4801

**NET TERMS**

Net 30

**PO#****DUE DATE**

2/25/2023

Services provided for the Month of: January 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	1,166.67		1,166.67
Accounting Services	1	Ea	375.00		375.00
Administration	1	Ea	166.67		166.67
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	100.00		100.00
Website Maintenance / Admin	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	25.00		25.00
Rental & Leases	1	Ea	16.67		16.67
<b>Subtotal</b>					<b>2,000.01</b>

<b>Subtotal</b>	\$2,000.01
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$2,000.01

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



# 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

December 20, 2023  
Client: 001599  
Matter: 000001  
Invoice #: 24001

Page: 1

RE: General

For Professional Services Rendered Through December 08, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
10/18/2023	VKB	REVIEW AND REVISE FUNDING AGREEMENT AND ASSIGNMENT OF SITE DEVELOPMENT CONTRACT; REVIEW AND REPLY TO EMAILS RE: SAME.	0.4	\$150.00
10/18/2023	LB	PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED SEPTEMBER 30, 2023.	0.3	\$52.50
10/20/2023	JMV	REVIEW COMMUNICATION FROM A. GRUNWALD; REVIEW COMMUNICATION FROM T. GREEN.	0.3	\$112.50
10/20/2023	VKB	REVIEW AND REPLY TO EMAIL FROM T. GREEN RE: FUNDING AGREEMENT AND ASSIGNMENT OF SITE DEVELOPMENT CONTRACT.	0.2	\$75.00
10/22/2023	JMV	PREPARE DISTRICT COUNSEL QUARTERLY DISCLOSURE REPORT FOR BOND DISSEMINATION AGENT.	0.3	\$112.50
10/23/2023	JMV	PREPARE MEMO FROM B. RADCLIFF RE: STATUTORY REQUIREMENTS FOR CDD WEBSITES; TELEPHONE CALL WITH B. RADCLIFF.	0.4	\$150.00
10/24/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$150.00
10/24/2023	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE QUARTERLY REPORT FOR PERIOD ENDED SEPTEMBER 30, 2023.	0.3	\$52.50
10/25/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.8	\$300.00
10/29/2023	JMV	REVIEW COMMUNICATION FROM A. GRUNWALD; REVIEW COMMUNICATION FROM T. GREEN; REVIEW CONTRACT ASSIGNMENT.	0.5	\$187.50

**SERVICES**

<b>Date</b>	<b>Person</b>	<b>Description of Services</b>	<b>Hours</b>	<b>Amount</b>
10/30/2023	JMV	REVIEW COMMUNICATION FROM T. GREEN; REVIEW COMMUNICATION FROM A. GRUNWALD; REVIEW AGREEMENT.	0.6	\$225.00
11/10/2023	WAS	COMMUNICATIONS REGARDING PARCEL CONVEYANCE.	0.1	\$32.50
11/10/2023	KCH	PREPARE FOR AND ATTEND MONTHLY BUSINESS MEETING; DISCUSS ONGOING ISSUES AND UPCOMING CHANGES.	0.5	\$162.50
11/13/2023	MKS	OFFICE CONFERENCE WITH W. SOUSA RE DEED TO COMMON AREA; REVIEW LEGAL DESCRIPTION.	0.7	\$262.50
11/14/2023	VKB	REVIEW AND REVISE FUNDING AGREEMENT; DRAFT EMAIL RE: SAME.	0.4	\$150.00
11/14/2023	WAS	COMMUNICATIONS REGARDING TRANSFER OF PROPERTY TO DISTRICT.	0.5	\$162.50
11/15/2023	JMV	TELEPHONE CALL WITH R. TER DOEST; PREPARE RESOLUTION FOR CDD BOARD MEETING.	1.4	\$525.00
11/15/2023	MS	REVIEW CORRESPONDENCE BETWEEN DEVELOPER, BOARD AND J. VERICKER TO GATHER INFORMATION FOR RESOLUTION ALLOCATING FUNDS; PREPARE RESOLUTION ALLOCATING CONSTRUCTION FUNDS FROM FUTURE AA2 BONDS.	1.2	\$210.00
11/16/2023	WAS	DRAFT SPECIAL WARRANTY DEED FOR PARCEL CONVEYANCE TO DISTRICT.	1.6	\$520.00
11/21/2023	JMV	REVIEW EMAIL FROM M. SPADA; REVIEW EMAIL FROM C. DE LA OSSA; REVIEW RESOLUTION FOR CDD BOARD MEETING.	0.5	\$187.50
11/28/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.7	\$262.50
11/28/2023	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$150.00
11/29/2023	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	0.2	\$75.00
Total Professional Services			12.7	\$4,267.50

**DISBURSEMENTS**

<b>Date</b>	<b>Description of Disbursements</b>	<b>Amount</b>
11/15/2023	Photocopies	\$5.85
11/30/2023	Simplefile E-Recording- Filing Fee- Filing fee	\$372.00
Total Disbursements		\$377.85

December 20, 2023  
Client: 001599  
Matter: 000001  
Invoice #: 24001

Page: 3

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Total Services	\$4,267.50
Total Disbursements	\$377.85
Total Current Charges	\$4,645.35
Previous Balance	\$11,354.25
<i>Less Payments</i>	<i>(\$2,289.25)</i>
<b>PAY THIS AMOUNT</b>	<b>\$13,710.35</b>

***Please Include Invoice Number on all Correspondence***

**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23323	July 17, 2023	\$3,515.00	\$0.00	\$0.00	\$0.00	\$8,160.35
23639	October 04, 2023	\$5,025.00	\$0.00	\$0.00	\$0.00	\$9,670.35
23801	November 02, 2023	\$525.00	\$0.00	\$0.00	\$0.00	\$5,170.35
<b>Total Remaining Balance Due</b>						<b>\$13,710.35</b>

*AGED ACCOUNTS RECEIVABLE*

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$4,645.35	\$525.00	\$5,025.00	\$3,515.00

# **Sawgrass Village Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
December 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 December 31, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b>ASSETS</b>							
Cash - Operating Account	\$ 2,802	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,802
Investments:							
Acq. & Construction - Other	-	-	-	-	6,351,840	-	6,351,840
Acquisition & Construction Account	-	-	-	13,695,140	5,571,598	-	19,266,738
Cost of Issuance Fund	-	17,429	-	1,014	9,000	-	27,443
Reserve Fund	-	1,315,378	1,060,444	-	-	-	2,375,822
Revenue Fund	-	-	337	-	-	-	337
Amount Avail In Debt Services	-	-	-	-	-	1,315,378	1,315,378
Amount To Be Provided	-	-	-	-	-	31,919,622	31,919,622
<b>TOTAL ASSETS</b>	<b>\$ 2,802</b>	<b>\$ 1,332,807</b>	<b>\$ 1,060,781</b>	<b>\$ 13,696,154</b>	<b>\$ 11,932,438</b>	<b>\$ 33,235,000</b>	<b>\$ 61,259,982</b>
<b>LIABILITIES</b>							
Accounts Payable	\$ 28,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,650
Unearned Revenue	2,056	-	-	-	-	-	2,056
Bonds Payable - Series 2023	-	-	-	-	-	18,995,000	18,995,000
Bonds Payable - Series 2022A-2	-	-	-	-	-	14,240,000	14,240,000
<b>TOTAL LIABILITIES</b>	<b>30,706</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>33,235,000</b>	<b>33,265,706</b>

**SAWGRASS VILLAGE**

**Balance Sheet**

As of December 31, 2023

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>DEBT SERVICE FUND</b>	<b>DEBT SERVICE FUND</b>	<b>CAPITAL PROJECTS FUND</b>	<b>CAPITAL PROJECTS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b><u>FUND BALANCES</u></b>							
Restricted for:							
Debt Service	-	1,332,807	1,060,781	-	-	-	2,393,588
Capital Projects	-	-	-	13,696,154	11,932,438	-	25,628,592
Unassigned:	(27,904)	-	-	-	-	-	(27,904)
<b>TOTAL FUND BALANCES</b>	<b>(27,904)</b>	<b>1,332,807</b>	<b>1,060,781</b>	<b>13,696,154</b>	<b>11,932,438</b>	<b>-</b>	<b>27,994,276</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 2,802</b>	<b>\$ 1,332,807</b>	<b>\$ 1,060,781</b>	<b>\$ 13,696,154</b>	<b>\$ 11,932,438</b>	<b>\$ 33,235,000</b>	<b>\$ 61,259,982</b>

**SAWGRASS VILLAGE**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 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>				
Special Assmnts- CDD Collected	\$ -	\$ 95	\$ 95	0.00%
Developer Contribution	201,125	20,702	(180,423)	10.29%
<b>TOTAL REVENUES</b>	<b>201,125</b>	<b>20,797</b>	<b>(180,328)</b>	<b>10.34%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,000	1,600	1,400	53.33%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	1,250	2,950	29.76%
ProfServ-Info Technology	600	150	450	25.00%
ProfServ-Recording Secretary	2,400	600	1,800	25.00%
ProfServ-Tax Collector	1,200	-	1,200	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	15,000	5,170	9,830	34.47%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	750	3,750	16.67%
District Manager	25,000	6,625	18,375	26.50%
Accounting Services	9,000	2,550	6,450	28.33%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	11	489	2.20%
Rentals & Leases	600	150	450	25.00%
Public Officials Insurance	5,000	-	5,000	0.00%
Legal Advertising	3,500	140	3,360	4.00%
Bank Fees	200	-	200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	300	900	25.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>113,225</b>	<b>19,471</b>	<b>93,754</b>	<b>17.20%</b>



**SAWGRASS VILLAGE**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 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>Stormwater Control</u></b>				
Contracts-Aquatic Control	38,000	-	38,000	0.00%
<b>Total Stormwater Control</b>	<b>38,000</b>	<b>-</b>	<b>38,000</b>	<b>0.00%</b>
<b><u>Other Physical Environment</u></b>				
Insurance - General Liability	5,000	-	5,000	0.00%
R&M-Other Landscape	9,000	-	9,000	0.00%
R&M-Bush Hogging	6,400	-	6,400	0.00%
Landscape Maintenance	25,000	-	25,000	0.00%
<b>Total Other Physical Environment</b>	<b>45,400</b>	<b>-</b>	<b>45,400</b>	<b>0.00%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	4,500	-	4,500	0.00%
<b>Total Contingency</b>	<b>4,500</b>	<b>-</b>	<b>4,500</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>201,125</b>	<b>19,471</b>	<b>181,654</b>	<b>9.68%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,326	1,326	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(29,230)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (27,904)</b>		

**SAWGRASS VILLAGE**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2023

Debt Service Fund (200)

*(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>				
Interest - Investments	\$ -	\$ 17,428	\$ 17,428	0.00%
Special Assmnts- CDD Collected	1,151,113	202,041	(949,072)	17.55%
<b>TOTAL REVENUES</b>	<b>1,151,113</b>	<b>219,469</b>	<b>(931,644)</b>	<b>19.07%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	265,000	-	265,000	0.00%
Interest Expense	886,113	357,966	528,147	40.40%
<b>Total Debt Service</b>	<b>1,151,113</b>	<b>357,966</b>	<b>793,147</b>	<b>31.10%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,151,113</b>	<b>357,966</b>	<b>793,147</b>	<b>31.10%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(138,497)	(138,497)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>1,471,304</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,332,807</b>		

**SAWGRASS VILLAGE**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2023

Debt Service Fund (201)

*(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>				
Interest - Investments	\$ -	\$ 307	\$ 307	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>307</b>	<b>307</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	307	307	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	1,060,474	1,060,474	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>1,060,474</b>	<b>1,060,474</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 1,060,781	\$ 1,060,781	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,060,781</b>		

**SAWGRASS VILLAGE**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2023

Capital Projects Fund (300)

*(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>				
Interest - Investments	\$ -	\$ 177,658	\$ 177,658	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>177,658</b>	<b>177,658</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
District Engineer	-	10,000	(10,000)	0.00%
District Manager	-	38,500	(38,500)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>48,500</b>	<b>(48,500)</b>	<b>0.00%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	1,264,064	(1,264,064)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>1,264,064</b>	<b>(1,264,064)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>1,312,564</b>	<b>(1,312,564)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,134,906)	(1,134,906)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>14,831,060</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 13,696,154</b>		

**SAWGRASS VILLAGE**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2023

Capital Projects Fund (301)

*(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>				
Interest - Investments	\$ -	\$ 3,705	\$ 3,705	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>3,705</b>	<b>3,705</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Dissemination Agent	-	3,500	(3,500)	0.00%
ProfServ-Trustee Fees	-	5,950	(5,950)	0.00%
Bond Counsel	-	13,750	(13,750)	0.00%
District Counsel	-	45,500	(45,500)	0.00%
District Engineer	-	5,000	(5,000)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	1,750	(1,750)	0.00%
Underwriting Counsel	-	85,000	(85,000)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>198,950</b>	<b>(198,950)</b>	<b>0.00%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	762,429	(762,429)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>762,429</b>	<b>(762,429)</b>	<b>0.00%</b>
<b><u>Debt Service</u></b>				
Bond Discount	-	4,614	(4,614)	0.00%
Underwriters Discount	-	284,800	(284,800)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>289,414</b>	<b>(289,414)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>1,250,793</b>	<b>(1,250,793)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(1,247,088)	(1,247,088)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	13,179,526	13,179,526	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>13,179,526</b>	<b>13,179,526</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 11,932,438	\$ 11,932,438	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 11,932,438</b>		

# Sawgrass Village

## Bank Reconciliation

**Bank Account No.** 9067 TRUIST - GF Operating  
**Statement No.** 12-23  
**Statement Date** 12/31/2023

<b>G/L Balance (LCY)</b>	2,801.62	<b>Statement Balance</b>	2,801.62
<b>G/L Balance</b>	2,801.62	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>		
<b>Subtotal</b>	2,801.62	<b>Subtotal</b>	2,801.62
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	0.00
	<hr/>	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	2,801.62	<b>Ending Balance</b>	2,801.62
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
9/21/2023	Payment	1052	RYAN MOTKO	200	200.00	0.00
10/23/2023	Payment	1061	RYAN MOTKO	200	200.00	0.00
11/3/2023	Payment	1067	RYAN MOTKO	200	200.00	0.00
11/8/2023	Payment	1071	RYAN MOTKO	200	200.00	0.00
11/22/2023	Payment	1073	BUSINESS OBSERVER	70	70.00	0.00
12/4/2023	Payment	1074	ALBERTO VIERA	200	200.00	0.00
12/4/2023	Payment	1075	AUSTIN BERNIS	200	200.00	0.00
12/4/2023	Payment	1076	CARLOS DE LA OSSA	200	200.00	0.00
12/4/2023	Payment	1077	RYAN MOTKO	200	200.00	0.00
<b>Total Checks</b>				1,670.00	1,670.00	0.00