

**SAWGRASS VILLAGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MAY 22, 2024**

**REGULAR MEETING**

**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

The Regular Meeting of Sawgrass Village Community Development District will be held on **May 22, 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 Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

*Microsoft Teams meeting; [Join the meeting now](#)*  
*Meeting ID: 282 482 938 909*      *Call in (audio only) +1 646-838-1601*  
*Passcode: fBdiKR*      *Phone Conference ID: 507 180 654#*

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

### REGULAR MEETING 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 -03; Approving Fiscal Year 2025 Proposed Budget & Setting Public Hearing
  - B. Announcement of Qualified Electors
  - C. Consideration of Resolution 2024-05; Adopting Final Terms of 2024 Bonds-Assessment Area III
- 4. CONSENT AGENDA**
  - A. Approval of Minutes of the March 18, 2024; Special Meeting
  - B. Consideration of Operation and Maintenance Expenditures March 2024
  - C. Acceptance of the Financials and Approval of the Check Register for March 2024
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 6. BOARD OF SUPERVISORS REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

**RESOLUTION 2024-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Sawgrass Village Community Development District (“**District**”) prior to June 15, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: July 24, 2024  
HOUR: 1:00 p.m.  
LOCATION: Harrison Ranch Clubhouse  
5755 Harrison Ranch Blvd.  
Parrish, Florida 34219

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED ON MAY 22, 2024.**

Attest:

**Sawgrass Village Community  
Development District**

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

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

**Exhibit A: Proposed Budget for Fiscal Year 2024/2025**

**Sawgrass Village**  
Community Development District

***Annual Operating and Debt Service Budget***

**Fiscal Year 2025**

Preliminary Budget

Prepared by:



**Sawgrass Village**  
Community Development District

**Operating Budget**  
Fiscal Year 2025

# Sawgrass Village

## Community Development District

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**Summary of Revenues, Expenditures and Changes in Fund Balances**  
General Fund  
Fiscal Year 2025 Budget

<i>ACCOUNT DESCRIPTION</i>	<b>ADOPTED</b>		<b>ANNUAL</b>	
	<b>BUDGET</b>		<b>BUDGET</b>	
	<b>FY 2024</b>		<b>FY 2025</b>	
<b>REVENUES</b>				
Interest - Investments	\$	-	\$	-
Developer Contributions		201,125		575,625
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>201,125</b>	<b>\$</b>	<b>575,625</b>
<b>EXPENDITURES</b>				
<b>Financial and Administrative</b>				
Supervisor Fees	\$	3,000	\$	12,000
District Management		25,000		25,000
Administration		4,500		4,500
Recording Secretary		2,400		2,400
Financial/Revenue Collections		-		1,200
Rental and Leases		600		600
Data Storage		-		600
Accounting Services		18,000		9,000
Dissemination Agent/Reporting		4,200		15,000
Website Admin Services		1,800		1,200
District Engineer		9,500		9,500
District Counsel		9,500		9,500
Trustees Fees		6,500		6,500
Auditing Services		6,000		6,000
Postage, Phone, Faxes, Copies		500		500
Legal Advertising		3,500		3,500
Bank Fees		200		200
Dues, Licenses & Fees		175		175
Onsite Office Supplies		100		100
Website ADA Compliance		1,800		1,500
Misc Admin		250		250
Tax Collector		1,200	\$	1,200
Meeting Expense		4,000	\$	4,000
<b>Total Financial and Administrative</b>	<b>\$</b>	<b>102,725</b>	<b>\$</b>	<b>114,425</b>



**Summary of Revenues, Expenditures and Changes in Fund Balances**  
General Fund  
Fiscal Year 2025 Budget

<i><b>ACCOUNT DESCRIPTION</b></i>	<b>ADOPTED BUDGET FY 2024</b>	<b>ANNUAL BUDGET FY 2025</b>
<i><b>Insurance</b></i>		
General Liability	\$ 5,000	\$ 3,025
Public Officials Insurance	5,000	2,475
Property & Casualty Insurance	-	20,000
Deductible	-	2,500
<i><b>Total Insurance</b></i>	<b>\$ 10,000</b>	<b>\$ 28,000</b>
<i><b>Utility Services</b></i>		
Street Lights	-	50,000
<i><b>Total Utility Services</b></i>	<b>\$ -</b>	<b>\$ 50,000</b>
<i><b>Amenity</b></i>		
MISC	10,000	10,000
<i><b>Total Amenity</b></i>	<b>\$ 10,000</b>	<b>\$ 10,000</b>
<i><b>Landscape and Pond Maintenance</b></i>		
Landscape Maintenance - Contract	\$ 25,000	\$ 300,000
Landscaping - R&M	15,400	20,000
Aquatics - Contract	38,000	38,000
Debris Cleanup	-	9,000
Wildlife Control	-	6,200
<i><b>Total Landscape and Pond Maintenance</b></i>	<b>\$ 78,400</b>	<b>\$ 373,200</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 201,125</b>	<b>\$ 575,625</b>

**Budget Narrative**  
Fiscal Year 2025

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Developer Contributions**

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Financial and Administrative**

**Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

**Onsite Staff**

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

**District Management**

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

**Field Management**

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

**Administration**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

**Budget Narrative**  
Fiscal Year 2025

**EXPENDITURES**

**Financial and Administrative** (continued)

**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

**Construction Accounting**

Accounting services as described within the Accounting Services but specifically regarding construction.

**Financial/Revenue Collections**

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Rentals and Leases**

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

**Data Storage**

Cost of server maintenance and technical support for CDD related IT needs.

**Accounting Services**

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Dissemination Agent/Reporting**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Website Administration Services**

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

**District Engineer**

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

**District Counsel**

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

**Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

**EXPENDITURES**

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**Budget Narrative**  
Fiscal Year 2025**Financial and Administrative** (continued)**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

**Postage, Phone, Faxes, Copies**

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

**Mailings**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Professional Services – Arbitrage Rebate**

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

**Bank Fees**

This represents the cost of bank charges and other related expenses that are incurred during the year.

**Dues, Licenses and Fees**

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

**Onsite Office Supplies**

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

**Website ADA Compliance**

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

**Disclosure Report**

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

**Annual Stormwater Report**

Cost to produce annual report on CDD stormwater infrastructure.

**Miscellaneous Administrative**

All other administrative costs not otherwise specified above.

**Budget Narrative**  
Fiscal Year 2025

**EXPENDITURES**

**Insurance**

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

**Public Officials Insurance**

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

**Property & Casualty Insurance**

The District will incur fees to insure items owned by the district for its property needs.

**Deductible**

District's share of expenses for insured property when a claim is filed.

**EXPENDITURES**

**Utility Services**

**Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

**Streetlights**

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

**Lighting Replacement**

Cost of replacing defective lights and bulbs in CDD facilities.

**Decorative Light Maintenance**

Cost of replacement and repair of decorative lighting fixtures.

**Amenity Internet**

Internet service for clubhouse and other amenity locations.

**Water/Waste**

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

**Gas**

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

**Facility A/C & Heating R&M**

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

**Utilities – Other**

Utility expenses not otherwise specified in above categories.

**Budget Narrative**  
Fiscal Year 2025

**EXPENDITURES**

**Amenity**

**Pool Monitor**

Cost of staff members to facilitate pool safety services.

**Janitorial – Contract**

Cost of janitorial labor for CDD Facilities.

**Janitorial Supplies/Other**

Cost of janitorial supplies for CDD Facilities.

**Garbage Dumpster – Rental and Collection**

Cost of dumpster rental and trash collection at CDD facilities.

**Amenity Pest Control**

Cost of exterminator and pesticides at CDD amenities and facilities.

**Amenity R&M**

Cost of repairs and regular maintenance of CDD amenities.

**Amenity Furniture R&M**

Cost of repairs and maintenance to amenity furniture.

**Access Control R&M**

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

**Key Card Distribution**

Cost of providing keycards to residents to access CDD Facilities.

**Recreation/Park Facility Maintenance**

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

**Athletic Courts and Field Maintenance**

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

**Park Restroom Maintenance**

Upkeep and cleaning of park restrooms on CDD property.

**Playground Equipment and Maintenance**

Cost of acquisition and upkeep of playground equipment for CDD parks.

**Clubhouse Office Supplies**

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

**Clubhouse IT Support**

Cost of IT services and for clubhouse operational needs.

**Dog Waste Station Service & Supplies**

Cost of cleaning and resupplying dog waste stations.

**EXPENDITURES**

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**Budget Narrative**  
Fiscal Year 2025

**Amenity (Continued)**

**Entrance Monuments, Gates, Walls R&M**

Cost of repairs and regular maintenance for entryways, walls, and gates.

**Sidewalk, Pavement, Signage R&M**

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

**Trail/Bike Path Maintenance**

Cost of upkeep to bike paths and trails on CDD property.

**Boardwalk and Bridge Maintenance**

Cost of upkeep for boardwalks and bridges on CDD property.

**Pool and Spa Permits**

Cost of permits required for CDD pool and spa operation as required by law.

**Pool Maintenance – Contract**

Cost of Maintenance for CDD pool facilities.

**Pool Treatments & Other R&M**

Cost of chemical pool treatments and similar such maintenance.

**Security Monitoring Services**

Cost of CDD security personnel and equipment.

**Special Events**

Cost of holiday celebrations and events hosted on CDD property.

**Community Activities**

Cost of recreational events hosted on CDD property.

**Holiday Decorations**

Cost of decorations for major holidays (i.e., Christmas)

**Miscellaneous Amenity**

Amenity Expenses not otherwise specified.

**EXPENDITURES**

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**Landscape and Pond Maintenance**

**R&M – Stormwater System**

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

**Landscape Maintenance - Contract**

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

**Landscaping - R&M**

Cost of repairs and regular maintenance to landscaping equipment.

**EXPENDITURES**

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**Landscape and Pond Maintenance (Continued)**

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**Budget Narrative**  
Fiscal Year 2025

**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

**Irrigation Maintenance**

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

**Aquatics – Contract**

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Wetlands Maintenance and Monitoring**

Cost of upkeep and protection of wetlands on CDD property.

**Aquatics – Plant Replacement**

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**Waterway Management Program**

Cost of maintaining waterways and rivers on district property.

**Debris Cleanup**

Cost of cleaning up debris on district property.

**Wildlife Control**

Management of wildlife on district property.

<b>EXPENDITURES</b>
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**Contingency/Reserves**

**Contingency**

Funds set aside for projects, as determined by the district's board.

**Capital Improvements**

Funding of major projects and building improvements to CDD property.

**R&M Other Reserves**

The board may set aside monetary reserves for necessary for maintenance projects as needed.



**Sawgrass Village**  
Community Development District

**Debt Service Budgets**  
Fiscal Year 2025

**Series 2023-1 Bonds**  
Fiscal Year 2025 Budget

<b>REVENUES</b>	
CDD Debt Service Assessments	\$ 1,311,672
<b>TOTAL REVENUES</b>	<b>\$ 1,311,672</b>
<b>EXPENDITURES</b>	
May Bond Interest Payment	\$ 521,688
May Bond Principal Payment	\$ 275,000
November Bond Interest Payment	\$ 514,984
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,311,672</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>
<b>ANALYSIS OF BONDS OUTSTANDING</b>	
Bonds Outstanding - Period Ending 11/1/2024	\$ 18,730,000
Principal Payment Applied Toward Bonds	\$ 275,000
<b>Bonds Outstanding - Period Ending 11/1/2025</b>	<b>\$ 18,455,000</b>

**Sawgrass Village Community Development District  
Special Assessment Bonds, Series 2023 (Series 2023 Project)**

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>
11/1/2023	\$ 18,995,000			\$ 357,966	\$ 357,966
5/1/2024	\$ 18,995,000	\$ 265,000	4.88%	\$ 528,147	\$ 793,147
11/1/2024	\$ 18,730,000			\$ 521,688	\$ 521,688
5/1/2025	\$ 18,730,000	\$ 275,000	4.88%	\$ 521,688	\$ 796,688
11/1/2025	\$ 18,455,000			\$ 514,984	\$ 514,984
5/1/2026	\$ 18,455,000	\$ 290,000	4.88%	\$ 514,984	\$ 804,984
11/1/2026	\$ 18,165,000			\$ 507,916	\$ 507,916
5/1/2027	\$ 18,165,000	\$ 305,000	4.88%	\$ 507,916	\$ 812,916
11/1/2027	\$ 17,860,000			\$ 500,481	\$ 500,481
5/1/2028	\$ 17,860,000	\$ 320,000	4.88%	\$ 500,481	\$ 820,481
11/1/2028	\$ 17,540,000			\$ 492,681	\$ 492,681
5/1/2029	\$ 17,540,000	\$ 335,000	4.88%	\$ 492,681	\$ 827,681
11/1/2029	\$ 17,205,000			\$ 484,516	\$ 484,516
5/1/2030	\$ 17,205,000	\$ 355,000	4.88%	\$ 484,516	\$ 839,516
11/1/2030	\$ 16,850,000			\$ 475,863	\$ 475,863
5/1/2031	\$ 16,850,000	\$ 370,000	5.50%	\$ 475,863	\$ 845,863
11/1/2031	\$ 16,480,000			\$ 465,688	\$ 465,688
5/1/2032	\$ 16,480,000	\$ 390,000	5.50%	\$ 465,688	\$ 855,688
11/1/2032	\$ 16,090,000			\$ 454,963	\$ 454,963
5/1/2033	\$ 16,090,000	\$ 415,000	5.50%	\$ 454,963	\$ 869,963
11/1/2033	\$ 15,675,000			\$ 443,550	\$ 443,550
5/1/2034	\$ 15,675,000	\$ 440,000	5.50%	\$ 443,550	\$ 883,550
11/1/2034	\$ 15,235,000			\$ 431,450	\$ 431,450
5/1/2035	\$ 15,235,000	\$ 465,000	5.50%	\$ 431,450	\$ 896,450
11/1/2035	\$ 14,770,000			\$ 418,663	\$ 418,663
5/1/2036	\$ 14,770,000	\$ 490,000	5.50%	\$ 418,663	\$ 908,663
11/1/2036	\$ 14,280,000			\$ 405,188	\$ 405,188
5/1/2037	\$ 14,280,000	\$ 515,000	5.50%	\$ 405,188	\$ 920,188
11/1/2037	\$ 13,765,000			\$ 391,025	\$ 391,025
5/1/2038	\$ 13,765,000	\$ 545,000	5.50%	\$ 391,025	\$ 936,025
11/1/2038	\$ 13,220,000			\$ 376,038	\$ 376,038
5/1/2039	\$ 13,220,000	\$ 575,000	5.50%	\$ 376,038	\$ 951,038
11/1/2039	\$ 12,645,000			\$ 360,225	\$ 360,225
5/1/2040	\$ 12,645,000	\$ 610,000	5.50%	\$ 360,225	\$ 970,225
11/1/2040	\$ 12,035,000			\$ 343,450	\$ 343,450
5/1/2041	\$ 12,035,000	\$ 645,000	5.50%	\$ 343,450	\$ 988,450
11/1/2041	\$ 11,390,000			\$ 325,713	\$ 325,713
5/1/2042	\$ 11,390,000	\$ 680,000	5.50%	\$ 325,713	\$ 1,005,713
11/1/2042	\$ 10,710,000			\$ 307,013	\$ 307,013
5/1/2043	\$ 10,710,000	\$ 720,000	5.50%	\$ 307,013	\$ 1,027,013
11/1/2043	\$ 9,990,000			\$ 287,213	\$ 287,213
5/1/2044	\$ 9,990,000	\$ 760,000	5.75%	\$ 287,213	\$ 1,047,213
11/1/2044	\$ 9,230,000			\$ 265,363	\$ 265,363
5/1/2045	\$ 9,230,000	\$ 805,000	5.75%	\$ 265,363	\$ 1,070,363
11/1/2045	\$ 8,425,000			\$ 242,219	\$ 242,219
5/1/2046	\$ 8,425,000	\$ 855,000	5.75%	\$ 242,219	\$ 1,097,219
11/1/2046	\$ 7,570,000			\$ 217,638	\$ 217,638
5/1/2047	\$ 7,570,000	\$ 905,000	5.75%	\$ 217,638	\$ 1,122,638
11/1/2047	\$ 6,665,000			\$ 191,619	\$ 191,619
5/1/2048	\$ 6,665,000	\$ 955,000	5.75%	\$ 191,619	\$ 1,146,619
11/1/2048	\$ 5,710,000			\$ 164,163	\$ 164,163
5/1/2049	\$ 5,710,000	\$ 1,015,000	5.75%	\$ 164,163	\$ 1,179,163
11/1/2049	\$ 4,695,000			\$ 134,981	\$ 134,981
5/1/2050	\$ 4,695,000	\$ 1,075,000	5.75%	\$ 134,981	\$ 1,209,981
11/1/2050	\$ 3,620,000			\$ 104,075	\$ 104,075

**Sawgrass Village**

Community Development District

*Series 2023-1 Debt Service*

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>
5/1/2051	\$ 3,620,000	\$ 1,140,000	5.75%	\$ 104,075	\$ 1,244,075
11/1/2051	\$ 2,480,000			\$ 71,300	\$ 71,300
5/1/2052	\$ 2,480,000	\$ 1,205,000	5.75%	\$ 71,300	\$ 1,276,300
11/1/2052	\$ 1,275,000			\$ 36,656	\$ 36,656
5/1/2053	\$ 1,275,000	\$ 1,275,000	5.75%	\$ 36,656	\$ 1,311,656
		<b>\$ 18,995,000</b>		<b>\$ 20,758,744</b>	<b>\$ 39,753,744</b>

**Series 2023-2 Bonds**  
Fiscal Year 2025 Budget

<b>REVENUES</b>	
CDD Debt Service Assessments	\$ 1,059,363
<b>TOTAL REVENUES</b>	<b>\$ 1,059,363</b>
<b>EXPENDITURES</b>	
May Bond Interest Payment	\$ 432,181
November Bond Principal Payment	\$ 195,000
November Bond Interest Payment	\$ 432,181
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,059,363</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>
<b>ANALYSIS OF BONDS OUTSTANDING</b>	
Bonds Outstanding - Period Ending 11/1/2024	\$ 13,990,000
Principal Payment Applied Toward Series 2021 Bonds	\$ 195,000
<b>Bonds Outstanding - Period Ending 11/1/2025</b>	<b>\$ 13,795,000</b>

**Sawgrass Village Community Development District  
Special Assessment Bonds, Series 2023 (Assessment Area Two)**

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>
5/1/2024	\$ 14,240,000			\$ 370,495	\$ 370,495
11/1/2024	\$ 14,240,000	\$ 250,000	5.250%	\$ 438,744	\$ 688,744
5/1/2025	\$ 13,990,000			\$ 432,181	\$ 432,181
11/1/2025	\$ 13,990,000	\$ 195,000	5.250%	\$ 432,181	\$ 627,181
5/1/2026	\$ 13,795,000			\$ 427,063	\$ 427,063
11/1/2026	\$ 13,795,000	\$ 205,000	5.250%	\$ 427,063	\$ 632,063
5/1/2027	\$ 13,590,000			\$ 421,681	\$ 421,681
11/1/2027	\$ 13,590,000	\$ 215,000	5.250%	\$ 421,681	\$ 636,681
5/1/2028	\$ 13,375,000			\$ 416,038	\$ 416,038
11/1/2028	\$ 13,375,000	\$ 225,000	5.250%	\$ 416,038	\$ 641,038
5/1/2029	\$ 13,150,000			\$ 410,131	\$ 410,131
11/1/2029	\$ 13,150,000	\$ 240,000	5.250%	\$ 410,131	\$ 650,131
5/1/2030	\$ 12,910,000			\$ 403,831	\$ 403,831
11/1/2030	\$ 12,910,000	\$ 250,000	5.250%	\$ 403,831	\$ 653,831
5/1/2031	\$ 12,660,000			\$ 397,269	\$ 397,269
11/1/2031	\$ 12,660,000	\$ 265,000	6.125%	\$ 397,269	\$ 662,269
5/1/2032	\$ 12,395,000			\$ 389,153	\$ 389,153
11/1/2032	\$ 12,395,000	\$ 280,000	6.125%	\$ 389,153	\$ 669,153
5/1/2033	\$ 12,115,000			\$ 380,578	\$ 380,578
11/1/2033	\$ 12,115,000	\$ 295,000	6.125%	\$ 380,578	\$ 675,578
5/1/2034	\$ 11,820,000			\$ 371,544	\$ 371,544
11/1/2034	\$ 11,820,000	\$ 315,000	6.125%	\$ 371,544	\$ 686,544
5/1/2035	\$ 11,505,000			\$ 361,897	\$ 361,897
11/1/2035	\$ 11,505,000	\$ 335,000	6.125%	\$ 361,897	\$ 696,897
5/1/2036	\$ 11,170,000			\$ 351,638	\$ 351,638
11/1/2036	\$ 11,170,000	\$ 355,000	6.125%	\$ 351,638	\$ 706,638
5/1/2037	\$ 10,815,000			\$ 340,766	\$ 340,766
11/1/2037	\$ 10,815,000	\$ 375,000	6.125%	\$ 340,766	\$ 715,766
5/1/2038	\$ 10,440,000			\$ 329,281	\$ 329,281
11/1/2038	\$ 10,440,000	\$ 400,000	6.125%	\$ 329,281	\$ 729,281
5/1/2039	\$ 10,040,000			\$ 317,031	\$ 317,031
11/1/2039	\$ 10,040,000	\$ 425,000	6.125%	\$ 317,031	\$ 742,031
5/1/2040	\$ 9,615,000			\$ 304,016	\$ 304,016
11/1/2040	\$ 9,615,000	\$ 450,000	6.125%	\$ 304,016	\$ 754,016
5/1/2041	\$ 9,165,000			\$ 290,234	\$ 290,234
11/1/2041	\$ 9,165,000	\$ 475,000	6.125%	\$ 290,234	\$ 765,234
5/1/2042	\$ 8,690,000			\$ 275,688	\$ 275,688
11/1/2042	\$ 8,690,000	\$ 505,000	6.125%	\$ 275,688	\$ 780,688
5/1/2043	\$ 8,185,000			\$ 260,222	\$ 260,222
11/1/2043	\$ 8,185,000	\$ 540,000	6.125%	\$ 260,222	\$ 800,222
5/1/2044	\$ 7,645,000			\$ 243,684	\$ 243,684
11/1/2044	\$ 7,645,000	\$ 570,000	6.375%	\$ 243,684	\$ 813,684
5/1/2045	\$ 7,075,000			\$ 225,516	\$ 225,516
11/1/2045	\$ 7,075,000	\$ 605,000	6.375%	\$ 225,516	\$ 830,516
5/1/2046	\$ 6,470,000			\$ 206,231	\$ 206,231
11/1/2046	\$ 6,470,000	\$ 645,000	6.375%	\$ 206,231	\$ 851,231
5/1/2047	\$ 5,825,000			\$ 185,672	\$ 185,672

# Sawgrass Village

Community Development District

Series 2023-2 Debt Service

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>
11/1/2047	\$ 5,825,000	\$ 685,000	6.375%	\$ 185,672	\$ 870,672
5/1/2048	\$ 5,140,000			\$ 163,838	\$ 163,838
11/1/2048	\$ 5,140,000	\$ 730,000	6.375%	\$ 163,838	\$ 893,838
5/1/2049	\$ 4,410,000			\$ 140,569	\$ 140,569
11/1/2049	\$ 4,410,000	\$ 775,000	6.375%	\$ 140,569	\$ 915,569
5/1/2050	\$ 3,635,000			\$ 115,866	\$ 115,866
11/1/2050	\$ 3,635,000	\$ 825,000	6.375%	\$ 115,866	\$ 940,866
5/1/2051	\$ 2,810,000			\$ 89,569	\$ 89,569
11/1/2051	\$ 2,810,000	\$ 880,000	6.375%	\$ 89,569	\$ 969,569
5/1/2052	\$ 1,930,000			\$ 61,519	\$ 61,519
11/1/2052	\$ 1,930,000	\$ 935,000	6.375%	\$ 61,519	\$ 996,519
5/1/2053	\$ 995,000			\$ 31,716	\$ 31,716
11/1/2053	\$ 995,000	\$ 995,000	6.375%	\$ 31,716	\$ 1,026,716
		<b>\$ 14,240,000</b>		<b>\$ 17,498,076</b>	<b>\$ 31,738,076</b>

**Series 2024 Bonds**  
Fiscal Year 2025 Budget

<b>REVENUES</b>	
CDD Debt Service Assessments	\$ 618,495
<b>TOTAL REVENUES</b>	<b>\$ 618,495</b>
<b>EXPENDITURES</b>	
May Bond Interest Payment	\$ 248,216
May Bond Principal Payment	\$ 125,000
November Bond Interest Payment	\$ 245,279
<b>TOTAL EXPENDITURES</b>	<b>\$ 618,495</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>
<b>ANALYSIS OF BONDS OUTSTANDING</b>	
Bonds Outstanding - Period Ending 11/1/2024	\$ 8,825,000
Principal Payment Applied Toward Bonds	\$ 125,000
<b>Bonds Outstanding - Period Ending 11/1/2025</b>	<b>\$ 8,700,000</b>



**Sawgrass Village Community Development District  
Special Assessment Bonds, Series 2024 (Assessment Area Three)**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2024	\$ 8,825,000			\$ 277,175	\$ 277,175
5/1/2025	\$ 8,825,000	\$ 125,000	4.700%	\$ 248,216	\$ 373,216
11/1/2025	\$ 8,700,000			\$ 245,279	\$ 245,279
5/1/2026	\$ 8,700,000	\$ 130,000	4.700%	\$ 245,279	\$ 375,279
11/1/2026	\$ 8,570,000			\$ 242,224	\$ 242,224
5/1/2027	\$ 8,570,000	\$ 135,000	4.700%	\$ 242,224	\$ 377,224
11/1/2027	\$ 8,435,000			\$ 239,051	\$ 239,051
5/1/2028	\$ 8,435,000	\$ 140,000	4.700%	\$ 239,051	\$ 379,051
11/1/2028	\$ 8,295,000			\$ 235,761	\$ 235,761
5/1/2029	\$ 8,295,000	\$ 150,000	4.700%	\$ 235,761	\$ 385,761
11/1/2029	\$ 8,145,000			\$ 232,236	\$ 232,236
5/1/2030	\$ 8,145,000	\$ 155,000	4.700%	\$ 232,236	\$ 387,236
11/1/2030	\$ 7,990,000			\$ 228,594	\$ 228,594
5/1/2031	\$ 7,990,000	\$ 165,000	4.700%	\$ 228,594	\$ 393,594
11/1/2031	\$ 7,825,000			\$ 224,716	\$ 224,716
5/1/2032	\$ 7,825,000	\$ 170,000	5.550%	\$ 224,716	\$ 394,716
11/1/2032	\$ 7,655,000			\$ 219,999	\$ 219,999
5/1/2033	\$ 7,655,000	\$ 180,000	5.550%	\$ 219,999	\$ 399,999
11/1/2033	\$ 7,475,000			\$ 215,004	\$ 215,004
5/1/2034	\$ 7,475,000	\$ 190,000	5.550%	\$ 215,004	\$ 405,004
11/1/2034	\$ 7,285,000			\$ 209,731	\$ 209,731
5/1/2035	\$ 7,285,000	\$ 200,000	5.550%	\$ 209,731	\$ 409,731
11/1/2035	\$ 7,085,000			\$ 204,181	\$ 204,181
5/1/2036	\$ 7,085,000	\$ 215,000	5.550%	\$ 204,181	\$ 419,181
11/1/2036	\$ 6,870,000			\$ 198,215	\$ 198,215
5/1/2037	\$ 6,870,000	\$ 225,000	5.550%	\$ 198,215	\$ 423,215
11/1/2037	\$ 6,645,000			\$ 191,971	\$ 191,971
5/1/2038	\$ 6,645,000	\$ 240,000	5.550%	\$ 191,971	\$ 431,971
11/1/2038	\$ 6,405,000			\$ 185,311	\$ 185,311
5/1/2039	\$ 6,405,000	\$ 250,000	5.550%	\$ 185,311	\$ 435,311
11/1/2039	\$ 6,155,000			\$ 178,374	\$ 178,374
5/1/2040	\$ 6,155,000	\$ 265,000	5.550%	\$ 178,374	\$ 443,374
11/1/2040	\$ 5,890,000			\$ 171,020	\$ 171,020
5/1/2041	\$ 5,890,000	\$ 280,000	5.550%	\$ 171,020	\$ 451,020
11/1/2041	\$ 5,610,000			\$ 163,250	\$ 163,250
5/1/2042	\$ 5,610,000	\$ 300,000	5.550%	\$ 163,250	\$ 463,250
11/1/2042	\$ 5,310,000			\$ 154,925	\$ 154,925
5/1/2043	\$ 5,310,000	\$ 315,000	5.550%	\$ 154,925	\$ 469,925
11/1/2043	\$ 4,995,000			\$ 146,184	\$ 146,184
5/1/2044	\$ 4,995,000	\$ 335,000	5.550%	\$ 146,184	\$ 481,184
11/1/2044	\$ 4,660,000			\$ 136,888	\$ 136,888
5/1/2045	\$ 4,660,000	\$ 355,000	5.875%	\$ 136,888	\$ 491,888
11/1/2045	\$ 4,305,000			\$ 126,459	\$ 126,459
5/1/2046	\$ 4,305,000	\$ 375,000	5.875%	\$ 126,459	\$ 501,459
11/1/2046	\$ 3,930,000			\$ 115,444	\$ 115,444
5/1/2047	\$ 3,930,000	\$ 395,000	5.875%	\$ 115,444	\$ 510,444
11/1/2047	\$ 3,535,000			\$ 103,841	\$ 103,841
5/1/2048	\$ 3,535,000	\$ 420,000	5.875%	\$ 103,841	\$ 523,841
11/1/2048	\$ 3,115,000			\$ 91,503	\$ 91,503
5/1/2049	\$ 3,115,000	\$ 445,000	5.875%	\$ 91,503	\$ 536,503
11/1/2049	\$ 2,670,000			\$ 78,431	\$ 78,431
5/1/2050	\$ 2,670,000	\$ 475,000	5.875%	\$ 78,431	\$ 553,431
11/1/2050	\$ 2,195,000			\$ 64,478	\$ 64,478

# Sawgrass Village

Community Development District

Series 2024 Debt Service

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2051	\$ 2,195,000	\$ 500,000	5.875%	\$ 64,478	\$ 564,478
11/1/2051	\$ 1,695,000			\$ 49,791	\$ 49,791
5/1/2052	\$ 1,695,000	\$ 530,000	5.875%	\$ 49,791	\$ 579,791
11/1/2052	\$ 1,165,000			\$ 34,222	\$ 34,222
5/1/2053	\$ 1,165,000	\$ 565,000	5.875%	\$ 34,222	\$ 599,222
11/1/2053	\$ 600,000			\$ 17,625	\$ 17,625
5/1/2054	\$ 600,000	\$ 600,000	5.875%	\$ 17,625	\$ 617,625
		\$ 8,825,000		\$ 9,934,806	\$ 18,759,806

**Budget Narrative**  
Fiscal Year 2025

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Developer Contributions**

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Debt Service**

**Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

**Interest Expense**

The District Pays interest Expenses on the debt twice a year.

# **Sawgrass Village**

Community Development District

## **Supporting Budget Schedules**

Fiscal Year 2025

# Sawgrass Village

Community Development District

Series 2023-2 Debt Service

## Assessment Summary Fiscal Year 2025 vs. Fiscal Year 2024

ASSESSMENT ALLOCATION											
Assessment Area One- Parcels 1, 2, & 3											
Product	Units	O&M Assessment			Debt Service Series 2023			Total Assessments per Unit			
		FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change	Percent Change
Single Family 40'	54	\$ 265.81	\$ 93.49	\$ 172.32	\$ 1,382.98	\$ 1,382.98	\$ -	\$ 1,648.79	\$1,476.47	\$ 172.32	12%
Single Family 50'	217	\$ 332.27	\$ 116.87	\$ 215.40	\$ 1,728.72	\$ 1,728.72	\$ -	\$ 2,060.99	\$1,845.59	\$ 215.40	12%
Single Family 60'	305	\$ 398.72	\$ 140.24	\$ 258.48	\$ 2,074.47	\$ 2,074.47	\$ -	\$ 2,473.19	\$2,214.71	\$ 258.48	12%
Single Family 70'	131	\$ 465.17	\$ 163.62	\$ 301.55	\$ 2,420.21	\$ 2,420.21	\$ -	\$ 2,885.39	\$2,583.83	\$ 301.55	12%
	<b>707</b>										
Assessment Area Two- Parcels 4A - 4E											
Product	Units	O&M Assessment			Debt Service Series 2023			Total Assessments per Unit			
		FY 2025	FY 2025	Dollar Change	FY 2025	FY 2024	Dollar Change	FY 2025	FY 2025	Dollar Change	Percent Change
Single Family 40'	231	\$ 265.81	\$ 93.49	\$ 172.32	\$ 1,382.98	\$ 1,382.98	\$ -	\$ 1,648.79	\$1,476.47	\$ 172.32	12%
Single Family 50'	343	\$ 332.27	\$ 116.87	\$ 215.40	\$ 1,728.72	\$ 1,728.72	\$ -	\$ 2,060.99	\$1,845.59	\$ 215.40	12%
Single Family 60'	104	\$ 398.72	\$ 140.24	\$ 258.48	\$ 2,074.47	\$ 2,074.47	\$ -	\$ 2,473.19	\$2,214.71	\$ 258.48	12%
	<b>678</b>										
Assessment Area Three- Parcel 5											
Product	Units	O&M Assessment			Debt Service Series 2023 Undeveloped			Total Assessments per Unit			
		FY 2025	FY 2025	Dollar Change	FY 2025	\$0.00	Dollar Change	FY 2025	FY 2025	Dollar Change	Percent Change
Single Family 40'	92	\$ 265.81	\$ 93.49	\$ 172.32	\$ 1,382.30	\$ 1,382.30	\$ -	\$ 1,648.11	\$1,475.79	\$ 172.32	12%
Single Family 50'	138	\$ 332.27	\$ 116.87	\$ 215.40	\$ 1,727.87	\$ 1,727.87	\$ -	\$ 2,060.14	\$1,844.74	\$ 215.40	12%
Single Family 60'	141	\$ 398.72	\$ 140.24	\$ 258.48	\$ 2,073.45	\$ 2,073.45	\$ -	\$ 2,472.17	\$2,213.69	\$ 258.48	12%
	<b>371</b>										



**JAMES SATCHER**  
**MANATEE COUNTY SUPERVISOR OF ELECTIONS**

600 301 Boulevard West, Suite 108, Bradenton, FL 34205-7946  
PO Box 1000, Bradenton, FL 34206-1000

Phone 941-741-3823 • Fax 941-741-3820  
Info@VoteManatee.gov • VoteManatee.gov

April 19, 2024

Sawgrass Village Community Development District  
Attn: Sandra Demarco  
210 N University Dr Suite 702  
Coral Springs, FL 33071

Dear Ms. Demarco:

We are in receipt of your request for the number of registered voters in the Sawgrass Village Community Development District of April 15, 2024. According to our records, there were 0 persons registered in the Sawgrass Village Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

James Satcher  
Supervisor of Elections

JS/sas

**RESOLUTION 2024-05**

**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 2024 SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA THREE); SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2024 SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA THREE); ADOPTING THE ENGINEER'S REPORT; ADOPTING THE THIRD 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 Master 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 \$8,825,000 Special Assessment Bonds, Series 2024 (Assessment Area Three) (the "**Series 2024 Bonds**") to finance Assessment Area Three (the "**Assessment Area Three Project**");

**WHEREAS**, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2024 Bonds, which are on file with the District Manager, (the "**Bond Documents**") and to confirm the issuance of the Series 2024 Bonds;

**WHEREAS**, the Series 2024 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 Series 2024 Bonds have been established, it is necessary to approve the Third Supplemental Special Assessment Methodology Report dated April 8, 2024 (the "**Supplemental Assessment Report**"), and attached hereto as **Exhibit A**; and the Report of the District Engineer – Series 2024 (Assessment Area Three) dated March 4, 2024 (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 Three Project will serve a proper, essential, and valid public purpose.
  - d. The Assessment Area Three 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 Three Project to be financed with the Series 2024 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
  - e. The Series 2024 Bonds will finance the construction and acquisition of a portion of the Assessment Area Three 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 Series 2024 Bonds.** The special assessments for the Series 2024 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 22nd day of May, 2024.

**Attest:**

**Sawgrass Village Community  
Development District**

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

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair of the Board of Supervisors

Exhibit A – Third Supplemental Special Assessment Methodology Report dated April 8, 2024  
Exhibit B – Report of the District Engineer – Series 2024 (Assessment Area Three) date March 4, 2024



**Exhibit A**  
**Third Supplemental Special Assessment**  
**Methodology Report dated April 8, 2024**

**Exhibit B**  
**Report of the District Engineer – Series 2024**  
**(Assessment Area Three) date March 4, 2024**



**SAWGRASS VILLAGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**THIRD SUPPLEMENTAL  
SPECIAL ASSESSMENT  
METHODOLOGY REPORT**

Report Date:

April 8, 2024

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## I. INTRODUCTION

This *Third Supplemental Assessment Methodology Report* (the “Third Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology per 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 AA3 2024 Project of the District’s Capital Infrastructure Program.

## II. DEFINED TERMS

“AA3 2024 Project” – The portion of the CIP relating to master and subdivision public infrastructure within Assessment Area 3 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 Three” (AA3) – A portion of the District described in Exhibit B. Generally consisting of parcels V.

“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 2024 (Assessment Area Three), dated March 4, 2024.

“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 2024 (Assessment Area Three), dated March 4, 2024.

“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 Third Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to the AA3 2024 Project and AA3;
- 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 AA3 of the District that benefit from the AA3 2024 Project, as outlined by the Engineer’s Report.

The basis of benefit received by properties within the District relates directly to the AA3 2024 Project allocable to Assessable Property within AA3 of the District. It is the District’s AA3 2024 Project that will create the public infrastructure that enables the assessable properties within AA3 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 Third Supplemental Report applies the methodology described in the Master Report to assign assessments to assessable properties within AA3 of the District because of the benefit received from the AA3 2024 Project and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2024 (the “Bonds”) to finance the construction and/or acquisition of a portion of the AA3 2024 Project which will provide special benefit to the assessable parcels within AA3 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 AA3 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 Third Supplemental Report will determine the benefit, apportionment, and financing structure for the Bonds issued by the District per 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 AA3 2024 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 is an example of a system that benefits 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 is 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 AA3 2024 Project. The AA3 2024 Project includes off-site improvements. stormwater, utilities (water and sewer), roadways, landscape, and hardscape. The cost of the AA3 2024 Project is generally described in Tables 2 and 3 of this Third 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 AA3 2024 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, the 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 AA3 2024 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 AA3 2024 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 the 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 AA3. 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 AA3 2024 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 AA3 of the District for levy and collection. The allocation of benefits and assessments associated with the AA3 2024 Project



are demonstrated in 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 AA3, the special assessments are initially assigned to all assessable property within AA3 of the District on a gross acreage basis over all the lands within AA3 of the District, until such time parcels are transferred, sold, or conveyed to a builder. Upon such sale, the 2024 Special Assessments will be assigned to the parcels. Table 4 illustrates the 2024 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 AA3 of the District are assumed to receive benefit from the AA3 2024 Project and all the Assessable Property within AA3 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 AA3 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 AA3 of the District receives from the AA3 2024 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 2024 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 371 lots associated with the AA3 2024 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 AA3 of the District representing approximately 380.80 EAUs.

#### IX. FINANCING INFORMATION

The District will finance a portion of the AA3 2024 Project through the issuance of the Bonds secured ultimately by benefiting properties within AA3 of the District. Several items will comprise the bond sizing such as a debt service reserve, issuance costs, and rounding as shown in Table 3.

#### X. TRUE-UP MODIFICATION

During the construction period of phases of development, 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. 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 Third 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, per 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 AA3 2024 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 AA3 DEVELOPMENT PROGRAM			
PRODUCT	ASSESSMENT AREA THREE UNIT MIX	PER UNIT EAU <sup>(2)</sup>	TOTAL EAUs
Single Family 40'	92	0.80	73.60
Single Family 50'	138	1.00	138.00
Single Family 60'	141	1.20	169.20
<b>TOTAL</b>	<b>371</b>		<b>380.80</b>

(1) This is an illustration and expectation based upon the development plan for AA3. The unit mix assumes that parcels assigned entitlement rights to develop 371 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 AA3 will require recalculations pursuant to the true-up provisions within this report.

TABLE 2

SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT AA3 DEVELOPMENT PROGRAM COSTS			
DESCRIPTION	Master Costs	Parcel V	Total
Intersection Improvements	\$ 250,000		\$250,000
District Roads		\$ 3,426,000	\$3,426,000
Water Management and Control		\$ 6,571,000	\$6,571,000
Sewer and Wastewater Management		\$ 3,100,000	\$3,100,000
Water Supply		\$ 1,285,000	\$1,285,000
Reclaimed Water		\$ 1,050,000	\$1,050,000
Undergrounding of Electrical Servie		\$ 225,000	\$225,000
Hardscape, Landscape and Irrigation		\$ 775,000	\$775,000
Entry Features	\$ 500,000		\$500,000
Environmental	\$ 500,000		\$500,000
Professional and Permit Fees	\$ 150,000	\$ 1,000,000	\$1,150,000
<b>TOTAL (1)</b>	<b>\$1,400,000</b>	<b>\$17,432,000</b>	<b>\$18,832,000</b>

(1) Based on development plan within AA3 of 371 units

TABLE 3

SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT	
<u>AA3 FINANCING INFORMATION - SERIES 2024 SPECIAL ASSESSMENT BONDS</u>	
Average Coupon Rate	5.76%
Term (Years)	30
Principal Amortization Installments	30
 <u>SOURCES</u>	
<b>ISSUE SIZE</b>	<b>\$8,825,000</b>
Phase 5 Infrastructure Subaccount	\$7,250,000
General Construction Subaccount	\$580,805
Underwriter's Discount	\$176,500
Capitalized Interest (Months)	\$0
Debt Service Reserve Fund	\$618,495
Cost of Issuance	\$199,200
 <b>ANNUAL ASSESSMENT</b>	
Annual Debt Service (Principal plus Interest)	\$618,495
Collection Costs and Discounts @ 6.0%	\$39,478
 <b>TOTAL ANNUAL ASSESSMENT</b>	 <b>\$657,973</b>

TABLE 4

SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT								
AA3 ALLOCATION METHODOLOGY PER PARCEL - SERIES 2024 BONDS (1)								
PRODUCT	PER UNIT	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>	TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>
Single Family 40'	0.80	73.60	19.33%	92	\$ 1,705,672.27	\$ 127,171.33	\$ 18,539.92	\$ 1,382.30
Single Family 50'	1.00	138.00	36.24%	138	\$ 3,198,135.50	\$ 238,446.24	\$ 23,174.89	\$ 1,727.87
Single Family 60'	1.20	169.20	44.43%	141	\$ 3,921,192.23	\$ 292,355.83	\$ 27,809.87	\$ 2,073.45
		<b>380.80</b>	<b>100%</b>	<b>371</b>	<b>\$ 8,825,000.00</b>	<b>\$ 657,973.40</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.

<sup>(2)</sup> Includes principal, interest, discounts and collection costs.

EXHIBIT A

The Series 2024 Bonds issued by the District will pay for a portion of the public capital infrastructure improvements within AA3, the amount is \$8,825,000.00 payable in 30 annual installments of principal of \$3,726.75 per gross acre within AA3. The par debt is \$53,175.14 per gross acre within AA3 and is outlined below.

ASSESSMENT ROLL			
TOTAL ASSESSMENT:	<u>\$8,825,000.00</u>		
ANNUAL ASSESSMENT:	<u>\$618,495.00</u>	(30 Installments)	
TOTAL AA3 GROSS ASSESSABLE ACRES +/-:	<u>165.96</u>		
TOTAL ASSESSMENT PER AA3 ASSESSABLE GROSS ACRE:	<u>\$53,175.14</u>		
ANNUAL ASSESSMENT PER GROSS AA3 ASSESSABLE ACRE:	<u>\$3,726.75</u>	(30 Installments)	
		<u>PER PARCEL ASSESSMENTS</u>	
<u>Landowner Name, Manatee County</u>	<u>AA3 Gross Unplatted Assessable Acres</u>	<u>Total PAR Debt</u>	<u>Total Annual</u>
EPG Moccasin Wallow Development, LLC See Exhibit B, AA1 Legal Description - Parcel 5A and 5B 111 S. Armenia Ave Tampa, FL 33609	165.96	\$8,825,000.00	\$618,495.00
Assessed Totals:	<u>165.961</u>	<u>\$8,825,000.00</u>	<u>\$618,495.00</u>
Notation: Assessments shown are net of collection costs.			



## EXHIBIT B LEGAL DESCRIPTION

### ASSESSMENT AREA 3

#### SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT

##### DESCRIPTION:

##### FEE SIMPLE INTEREST:

A parcel of land lying in the Southeast 1/4 of Section 12, and the Northeast 1/4 of Section 13, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

**BEGIN** at the Northeast corner of the Southeast quarter (1/4) of Section 12, thence S 00°27'50" W, a distance of 2677.33 feet; to the Southeast corner of the Southeast 1/4 of said Section 12, also being the Northeast corner of the Northeast 1/4 of said Section 13, thence along the East line of said Northeast 1/4 of Section 13, S 00°06'44" W, a distance of 88.42 feet; thence leaving said East line, N 89°59'54" W, a distance of 163.85 feet; thence westerly, 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 S 69°48'51" W, 836.51 feet); thence southwesterly, 630.45 feet along the arc of a reverse curve to the right having a radius of 1088.00 feet and a central angle of 33°12'02" (chord bearing S 66°13'37" W, 621.67 feet); thence N 82°05'30" W, a distance of 45.76 feet; thence westerly, 92.72 feet along the arc of a non-tangent curve to the right having a radius of 1077.00 feet and a central angle of 04°55'58" (chord bearing S 87°38'42" W, 92.70 feet); thence N 89°53'19" W, a distance of 71.38 feet; thence northerly, 16.45 feet along the arc of a non-tangent curve to the right having a radius of 35.00 feet and a central angle of 26°55'59" (chord bearing N 13°21'18" W, 16.30 feet); thence S 83°25'35" W, a distance of 94.64 feet; thence southerly, 16.43 feet along the arc of a non-tangent curve to the right having a radius of 35.00 feet and a central angle of 26°54'02" (chord bearing S 13°33'42" W, 16.28 feet); thence N 89°53'19" W, a distance of 73.55 feet; thence westerly, 193.70 feet along the arc of a non-tangent curve to the right having a radius of 1087.76 feet and a central angle of 10°12'11" (chord bearing N 84°47'18" W, 193.45 feet); thence N 79°41'17" W, a distance of 511.59 feet; thence westerly, 40.61 feet along the arc of a non-tangent curve to the left having a radius of 1423.15 feet and a central angle of 01°38'05" (chord bearing N 80°11'47" W, 40.61 feet); to the East line of right-of-way Agreement per Official Records 505, Page.127, and Modification Official Records 643, Page 58, of the Public Records of Manatee County Florida, thence along said East line, N 00°06'09" W, a distance of 525.44 feet; thence N 00°11'40" E, a distance of 1856.27 feet; thence leaving said East line, N 89°53'28" E, a distance of 57.53 feet; thence S 63°20'50" E, a distance of 3.76 feet; thence northeasterly, 108.60 feet along the arc of a non-tangent curve to the right having a radius of 295.00 feet and a central angle of 21°05'33" (chord bearing N 37°11'56" E, 107.99 feet); thence N 47°44'43" E, a distance of 123.43 feet; thence N 64°52'41" E, a distance of 159.91 feet; thence N 89°59'39" E, a distance of 275.14 feet; thence N 00°00'21" W, a distance of 216.39 feet; thence northerly, 75.43 feet along the arc of a non-tangent curve to the left having a radius of 300.00 feet and a central angle of 14°24'22" (chord bearing N 06°58'28" W, 75.23 feet); thence N 14°10'39" W, a distance of 15.29 feet; thence northerly, 74.20 feet

along the arc of a tangent curve to the right having a radius of 300.00 feet and a central angle of 14°10'18" (chord bearing N 07°05'30" W, 74.01 feet); thence N 00°00'21" W, a distance of 113.27 feet; thence northwesterly, 55.05 feet along the arc of a tangent curve to the left having a radius of 35.00 feet and a central angle of 90°06'55" (chord bearing N 45°03'49" W, 49.55 feet) to the South line of Permanent Utilities Easement per Instrument Number 202241033719, of said Public Records of Manatee County Florida, thence along said South line, N 89°52'43" E, a distance of 164.00 feet; thence leaving said South line, southwesterly, 54.91 feet along the arc of a tangent curve to the left having a radius of 35.00 feet and a central angle of 89°53'04" (chord bearing S 44°56'11" W, 49.45 feet); thence S 00°00'21" E, a distance of 113.60 feet; thence southerly, 74.20 feet along the arc of a tangent curve to the right having a radius of 300.00 feet and a central angle of 14°10'18" (chord bearing S 07°04'48" W, 74.01 feet); thence S 14°09'57" W, a distance of 15.28 feet; thence southerly, 54.25 feet along the arc of a non-tangent curve to the left having a radius of 261.92 feet and a central angle of 11°52'07" (chord bearing S 08°59'13" W, 54.16 feet); thence S 89°59'46" E, a distance of 401.53 feet; thence easterly, 331.37 feet along the arc of a non-tangent curve to the right having a radius of 545.19 feet and a central angle of 34°49'30" (chord bearing S 72°35'14" E, 326.29 feet); thence S 55°10'06" E, a distance of 227.92 feet; thence easterly, 140.56 feet along the arc of a tangent curve to the left having a radius of 155.00 feet and a central angle of 51°57'35" (chord bearing S 81°08'54" E, 135.80 feet); thence N 72°54'30" E, a distance of 309.65 feet; thence N 16°54'13" W, a distance of 59.70 feet; thence N 00°27'50" E, a distance of 441.33 feet to the North line of the southeast 1/4 of said Section 12, thence along said North line N 89°51'48" E, a distance of 650.41 feet to the **POINT OF BEGINNING**.

Containing 165.971 acres, more or less.

**Sawgrass Village Community  
Development District**

Report of the District Engineer –  
Series 2024 (Assessment Area Three)



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

March 4, 2024



## **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 V and the related Master Costs (collectively the “Assessment Area Three 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 369 single family detached units with varying widths of 40’, 50’, and 60’, within Assessment Area Three.

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 convey runoff into stormwater ponds.
2. To provide stormwater quality treatment.
3. To protect the development within the District from regulatory-defined rainfall events.
4. To maintain natural hydroperiods in the wetlands and connecting flow ways.
5. 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.
6. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
7. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems have been 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. 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 collection systems. A reuse/reclaimed 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. Manatee County will own and maintain these facilities.

#### **4.4 DISTRICT ROADS**

District roads include intersection improvements at Fewflower Avenue and Buckeye Road, which will be partially constructed off-site, as well as, the subdivision streets within Phase V. They will encompass the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

Roads have been designed in accordance with the Manatee County Public Works Engineering Standards and will be owned and maintained by Manatee County.

#### **4.5 MASTER IMPROVEMENTS**

Those improvements, which benefit all units within the District, include the roadway intersection at Buckeye Road, and an entry feature, landscaping and irrigation and associated professional and permitting fees.

#### **4.6 ENVIRONMENTAL INVASIVE VEGETATION ASSESSMENT AND MANAGEMENT**

Professional environmental consultants have assessed invasive vegetation within Phase V, and management of this vegetation is required.

#### **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 in order for proper transfer to operation and maintenance.



## **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**

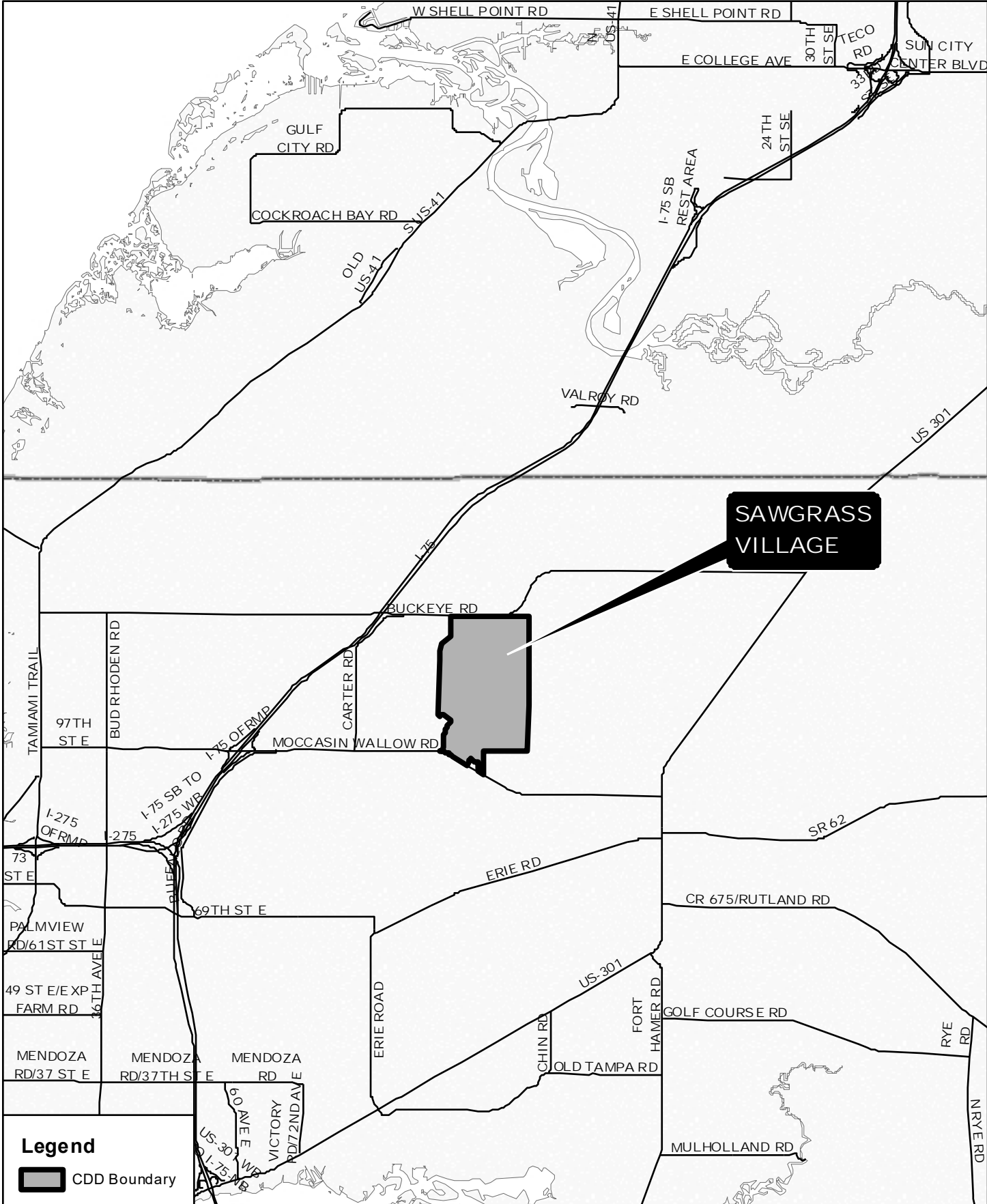
Report of the District Engineer – Series 2024 (Assessment Area Three)

March 4, 2024

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



# SAWGRASS VILLAGE CDD LOCATION MAP



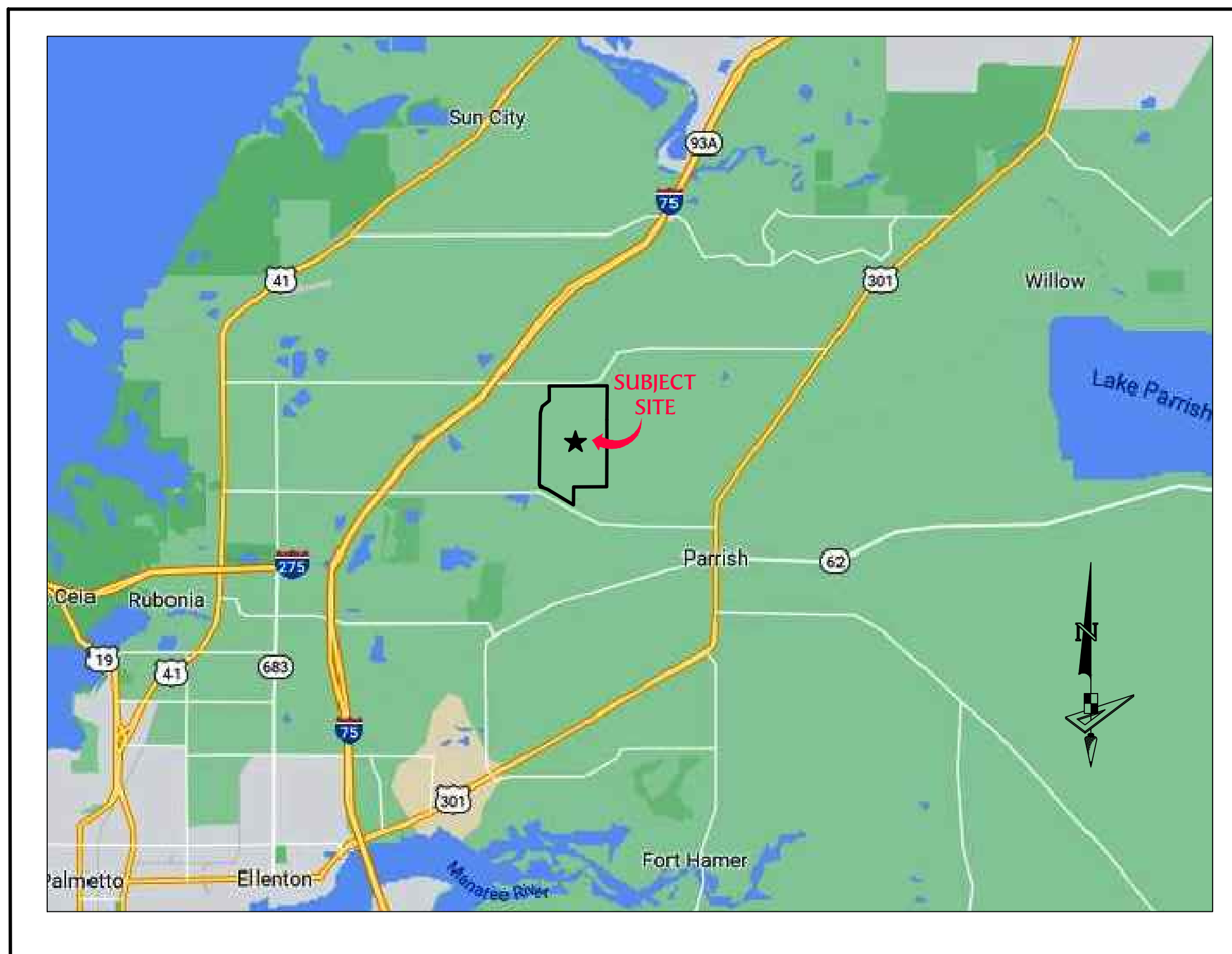
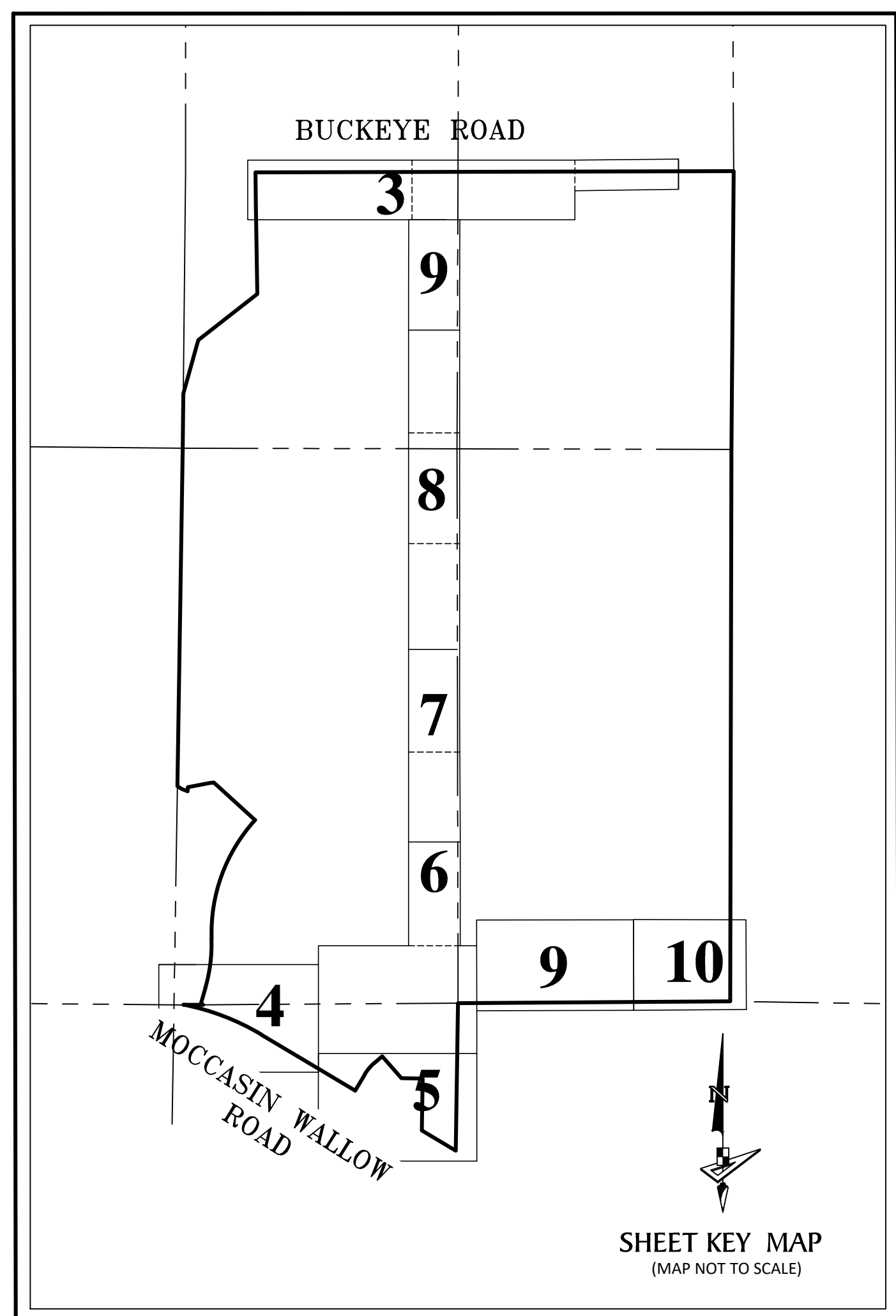
**SAWGRASS  
VILLAGE**

**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 6977.33 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., a distance of 2655.38 feet to the Southeast corner of said Southeast quarter (1/4) of Section 13, thence along the South boundary of said Southeast quarter (1/4) of Section 13, S.89°37'53"W., a distance of 2618.07 feet to the Southwest corner of said Southeast quarter (1/4) of 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, LSS246 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.

**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	
PHASE:	Boundary Survey	
DRAWN:	DMM [DATE: 1/22] 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:
02/22/22	Corrected POC distance to the Remnant Parcel and Main Parcel	JDW
John D. Weigle FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LSS246		

DATE OF LAST FIELD SURVEY:	January 26, 2022	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		
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. LSS246		

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 Phone: (813) 248-8888  
Tampa, Florida 33619 Fax: (813) 248-2266  
www.geopointsurveying.com Licensed Business No. 18-7768

**SHEET NUMBER: 01 of 10**

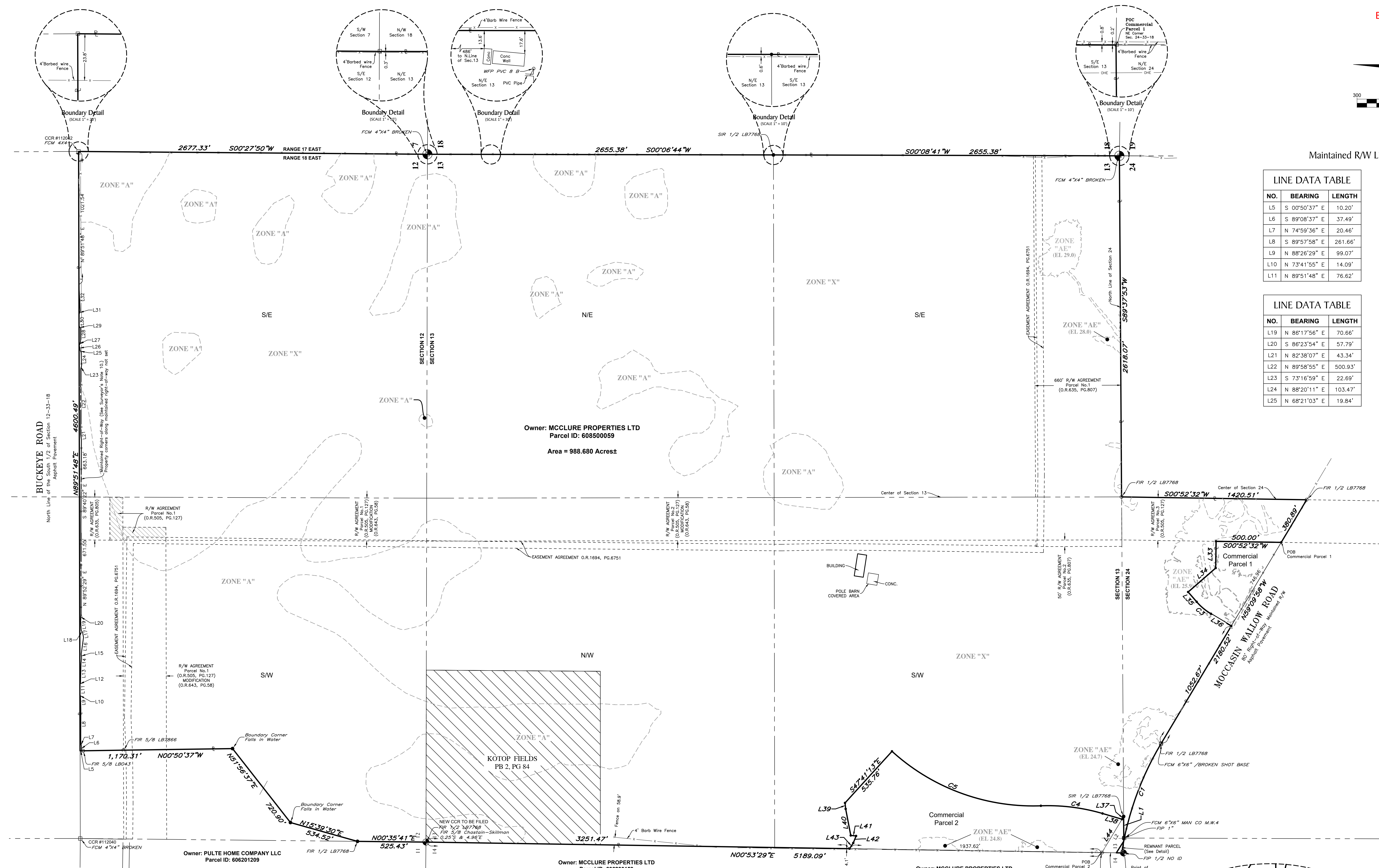
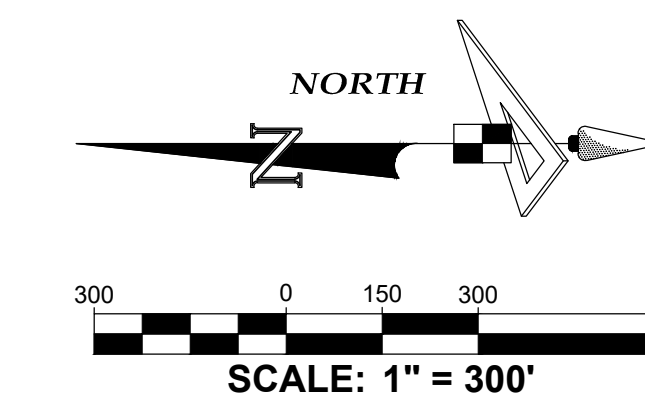
**SCHEDULE B - SECTION II - EXCEPTIONS**

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

- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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 thereto. (Not a matter of survey)
- The maintained right of way of Buckeye Road. (Shown hereon)
- The maintained right of way of Moccasin Wallow Road. (Shown hereon)
- Rights of the lessees under unrecorded leases. (Not a matter of survey)

**SURVEYOR'S NOTES:**

- 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.
- 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.
- 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.
- All dimensions, unless otherwise noted, are survey dimensions.
- 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.
- 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 FIRIM database information supplied by the FEMA Map Service Center (<https://msc.fema.gov/>)
- 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.
- 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.
- 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.
- 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.



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 O.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. ----- Plot Book	FM ----- Found P.K. Nail
C.B. ----- Condominium Book	FPKD ----- Found P.K. Nail & Disk
R.P.B. ----- Road Plot 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	℄ ----- 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.CHEF: PB FIELD BOOK: 15-2021/56	
DATA FILE: McClure 985-Bndy-PB.txt	
REVISIONS	
DATE	DESCRIPTION
07/22/22	Corrected POC distances to the Remnant Parcel and Main Parcel

**Boundary Survey**

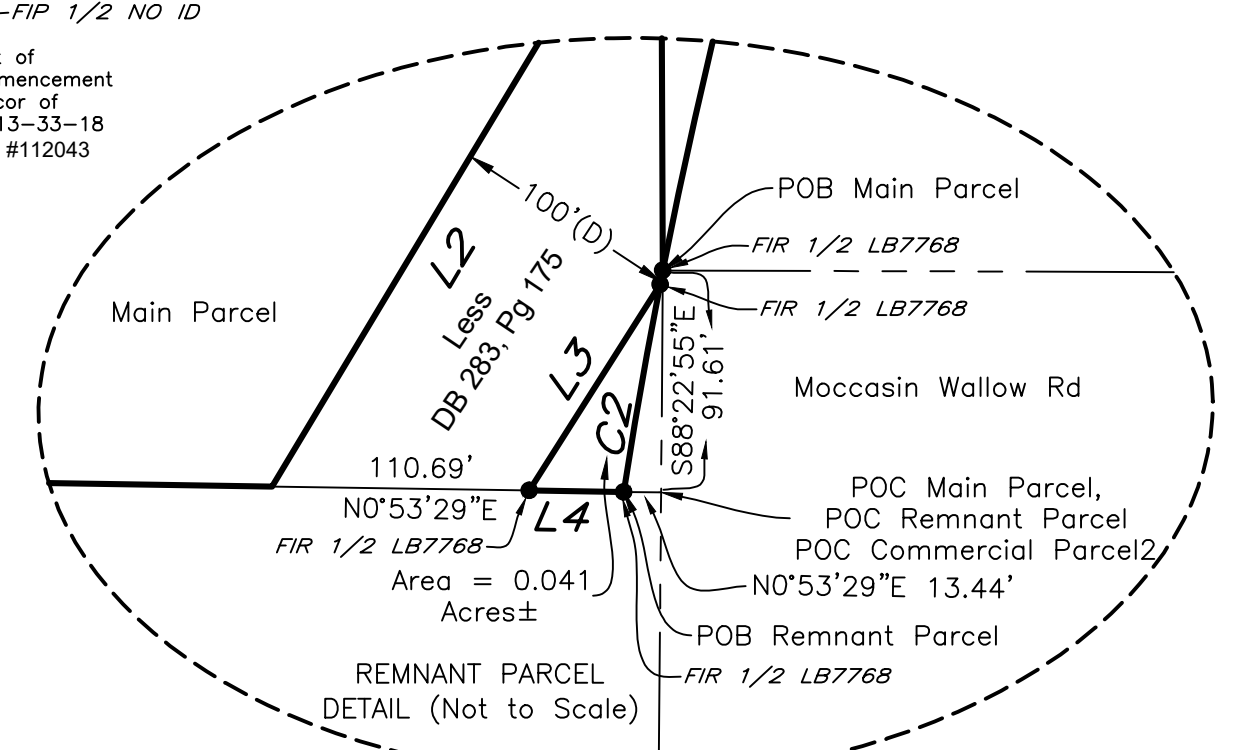
PREPARED FOR  
 Eisenhower Property Group  
 Section 12, 13 & 24 Township 33 S., Range 18 E.  
 Manatee County, Florida

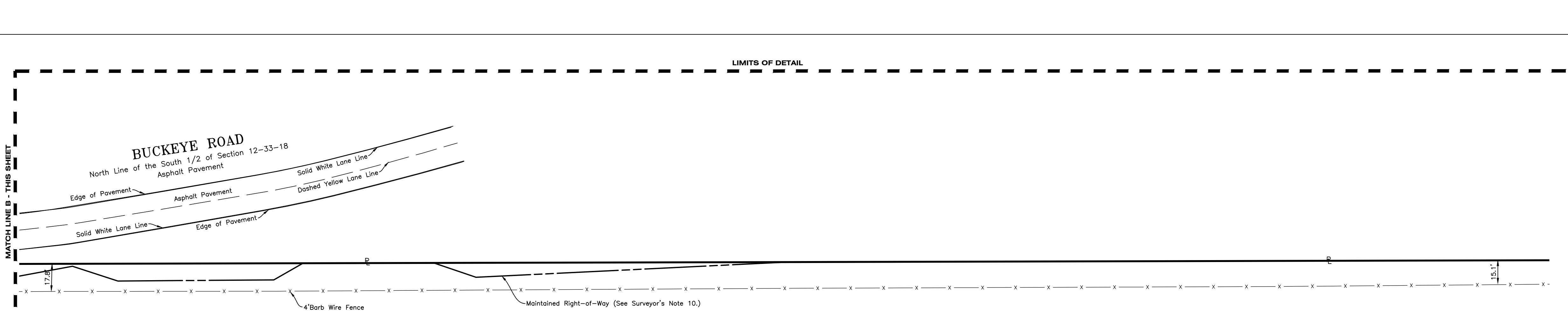
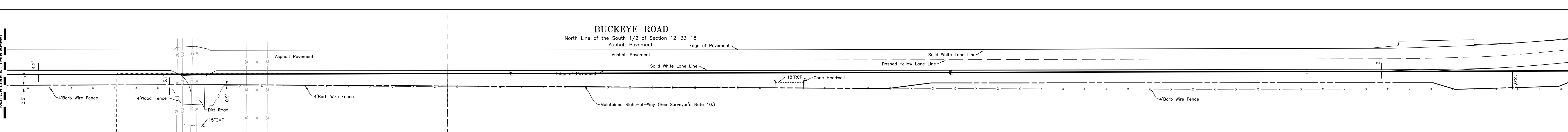
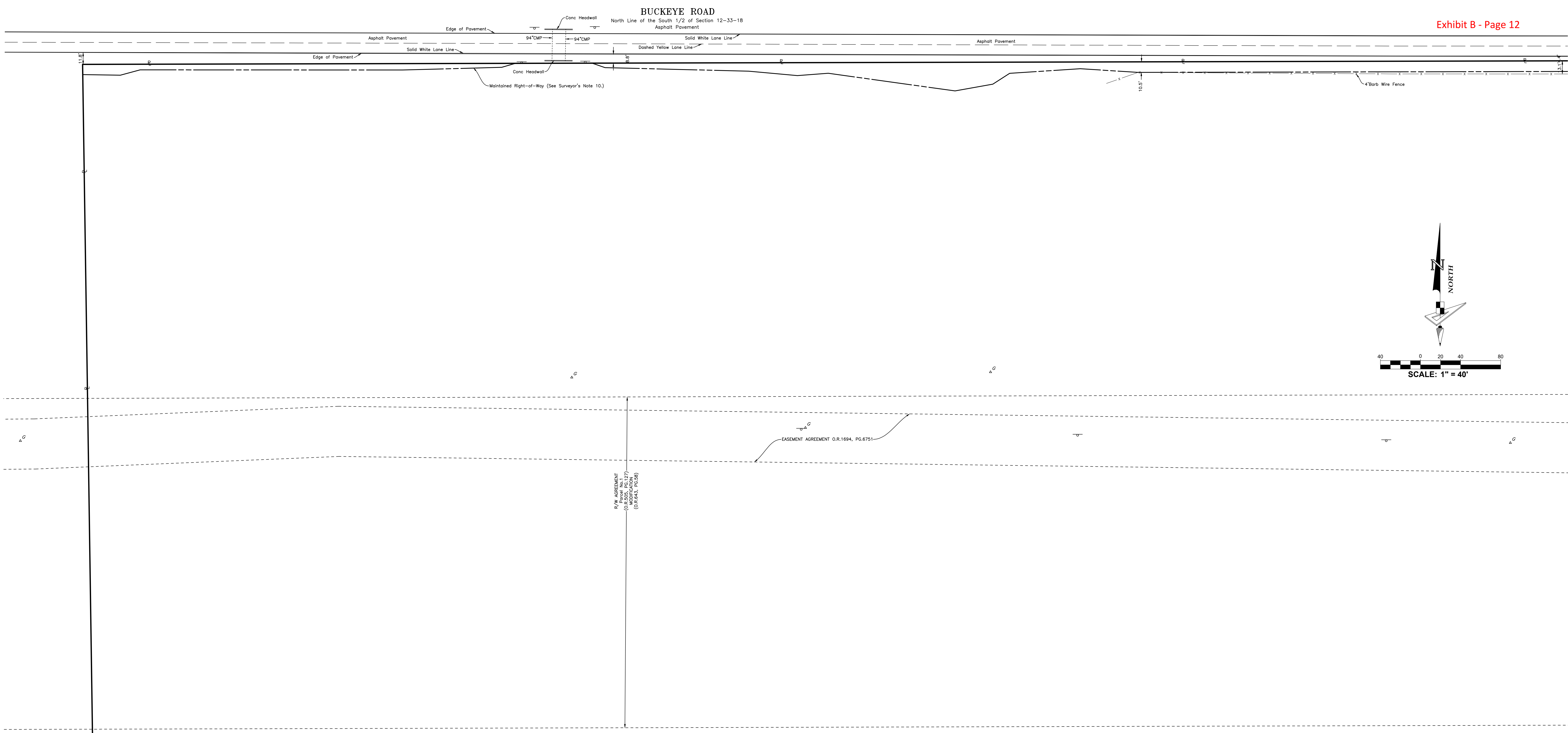
**GeoPoint Surveying, Inc.**

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

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

**SHEET NUMBER: 02 of 10**





**LEGEND**

(D) --- Survey Dimension	YD --- Yard Drain	SP --- Service Power Pole	T <sub>0</sub> --- Buried Telephone Warning Marker
(D) --- Dead Dimension	Conc --- Concrete	TP --- Transmission Power Pole	F <sub>0</sub> --- Buried Fiber Optic Warning Marker
(P) --- Plot Dimension	Dim --- Diameter	UP --- Utility Pole	W <sub>0</sub> --- Buried Water Main Warning Marker
(C) --- Calculated Dimension	CCR --- Certified Corner Record	AP --- Abandoned Utility Pole	FM <sub>0</sub> --- Buried Force Main Warning Marker
(R) --- Reported	A/C --- Air Conditioner	TP --- Telephone Pole	G <sub>0</sub> --- Buried Gas Warning Marker
O.R. --- Official Records Book	AS --- Sanitary Sewer Manhole	CP --- Cable Pole	W <sub>0</sub> --- Water Gate Valve
G.B. --- General Book	SM --- Storm Drainage Manhole	GP --- Guy Pole	WP <sub>0</sub> --- Water Butterfly Valve
P.B. --- Plot Book	TM --- Telephone Manhole	GA --- Guy Anchor	BO <sub>0</sub> --- Water Blow-off Valve
C.B. --- Condominium Book	EM --- Electric Manhole	MP --- Meter Manhole	AR <sub>0</sub> --- Air Release Valve
R.P.B. --- Road Plot Book	FM --- Fiber Optic Manhole	CP --- Cable Pedestal	GV <sub>0</sub> --- Gas Gate Valve
P.P.S. --- Pages	GT --- Grease Trap Manhole	DP --- Telephone Pedestal	GV <sub>0</sub> --- Gas Gate Valve
F.D.O.T. --- Florida Department of Transportation	MA --- Manhole	FP --- Fiber Optic Pedestal	GM <sub>0</sub> --- Gas Air Release Valve
CMP --- Corrugated Metal Pipe	TS --- Traffic Signal Post	EM --- Electric Handhole	FM <sub>0</sub> --- Force Main Gate Valve
DM --- Ductile Iron Pipe	TS --- Traffic Signal Box	CH --- Cable Handhole	FM <sub>0</sub> --- Force Main Air Release Valve
HDP --- High Density Polyethylene	LI --- Light Pole	EM --- Electric Handhole	W <sub>0</sub> --- Water Service
MTP --- Metal Pipe	FL --- Flood/Landscape Light	ES --- Electric Switch Box	WP <sub>0</sub> --- Water Backflow Preventer
PC --- Polyvinyl Chloride Pipe	CP --- Concrete Post	TP --- Transformer Post	SS --- Sewer Service
BCP --- Reinforced Concrete Pipe	MP --- Mile Marker Post	LJB --- Telephone Junction Box	CO <sub>0</sub> --- Sanitary Sewer Clean Out
TCP --- Terra Cotta Pipe	SP --- Steel Post	FJB --- Fiber Optic Junction Box	SC <sub>0</sub> --- Storm Sewer Clean Out
UP --- Unvented Clay Pipe	B --- Boland	WM --- Water Meter	FW <sub>0</sub> --- Fire Hydrant
CI --- Cast Iron	S --- Sign	EM --- Electric Meter	IRW --- Irrigation Well
VT --- Vitrified Clay Pipe	MB --- Mail Box	EM --- Electric Meter	MW --- Monitoring Well
GI --- Gated Top Inlet	FB --- Flag Pole	EM --- Electric Meter	PL --- Plazometer
MES --- Mitered End Section	RS --- Railroad Signal Pole	EM --- Electric Meter	OU --- Overhead Utility Lines
P --- Property Line		EM --- Electric Meter	

PROJECT: McClure Moccasin Wallow  
 PHASE: Boundary Survey  
 DRAWN: DMH (DATE: 1/22) CHECKED BY: JDW  
 P.CHEF: PB FIELD BOOK: 15-2021/56  
 DATA FILE: McClure 985-Bndy-PB.txt

DATE: 02/22/22  
 DATE: 02/22/22  
 DATE: 02/22/22

REVISIONS

DATE: 02/22/22  
 DESCRIPTION: Corrected POC distances to the Remnant Parcel and Main Parcel  
 DRAWN BY: JMW

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE OF LAST FIELD SURVEY: January 26, 2022

**GeoPoint Surveying, Inc.**

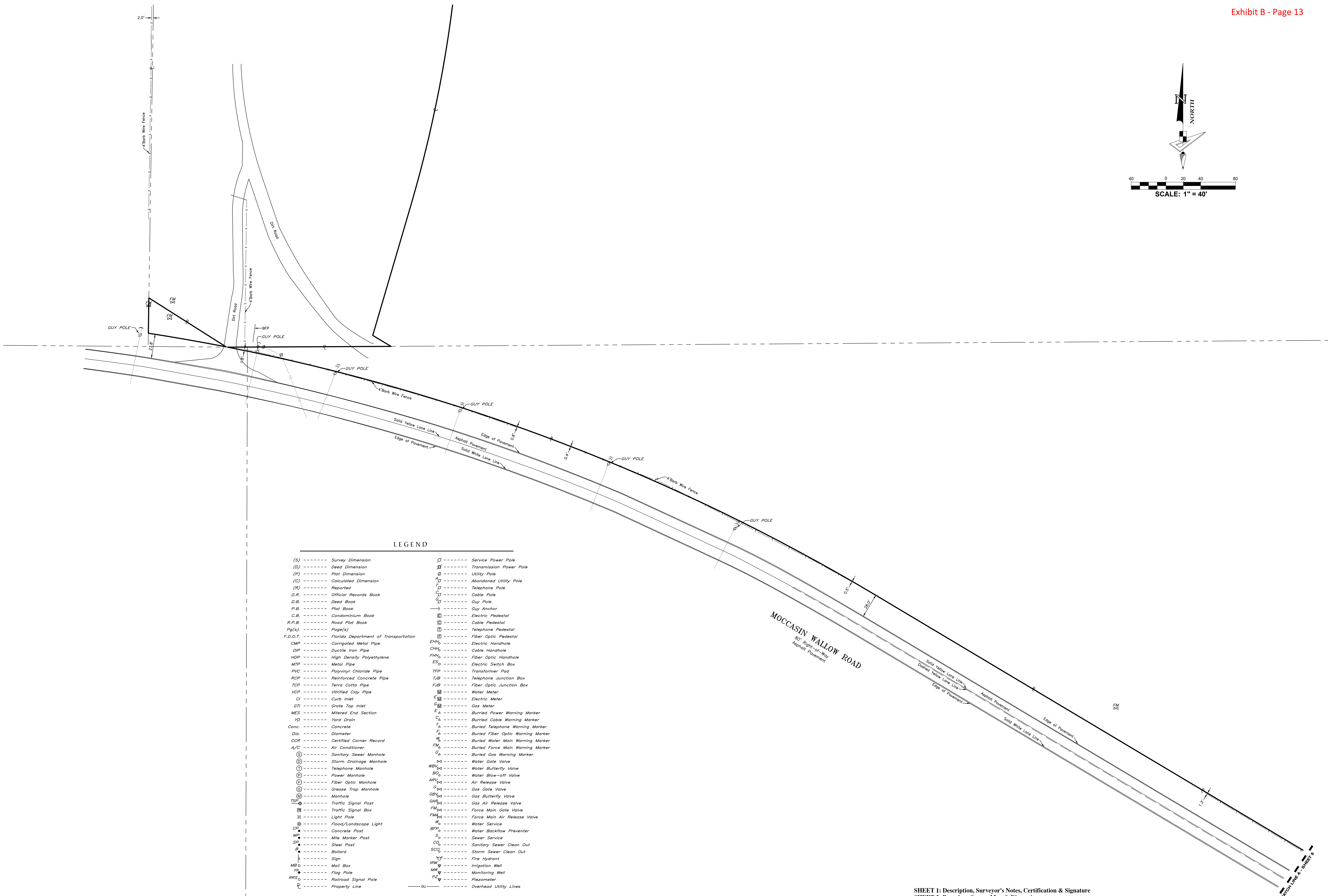
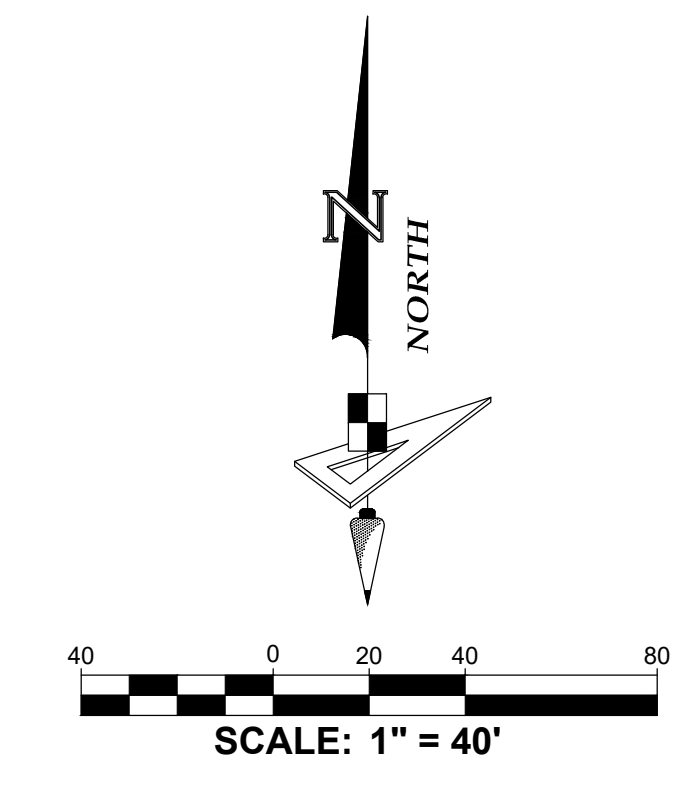
213 Hobbs Street  
 Tampa, Florida 33619  
 www.geopointsurvey.com  
 Phone: (813) 248-8888  
 Fax: (813) 248-2266  
 Licensed Business No. 18 7748

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

SHEET NUMBER: 03 of 10

FILE PATH: \\MCCLURE\MCCASINWALLOW\POWER PROPERTY GROUP\SURVEY\MCCASINWALLOW\_03 DETAIL SHEET.DWG PLOTTED BY: JOHN WIGLE ON 2/22/2022 2:41 PM LAST SAVED BY: JMW ON 2/22/2022 2:41 PM

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



**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 ----- Vitrited 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:
PHASE: Boundary Survey		January 26, 2022
DRAWN: DMM	CHECKED BY: JDW	
P.CHIEF: PB	FIELD BOOK: 15-2021/56	
DATA FILE: McClure 985-Bndy-PB.txt		
<b>REVISIONS</b>		
NO.	DATE	DESCRIPTION
01	02/22/22	Corrected POC distance to the Remnant Parcel and Main Parcel

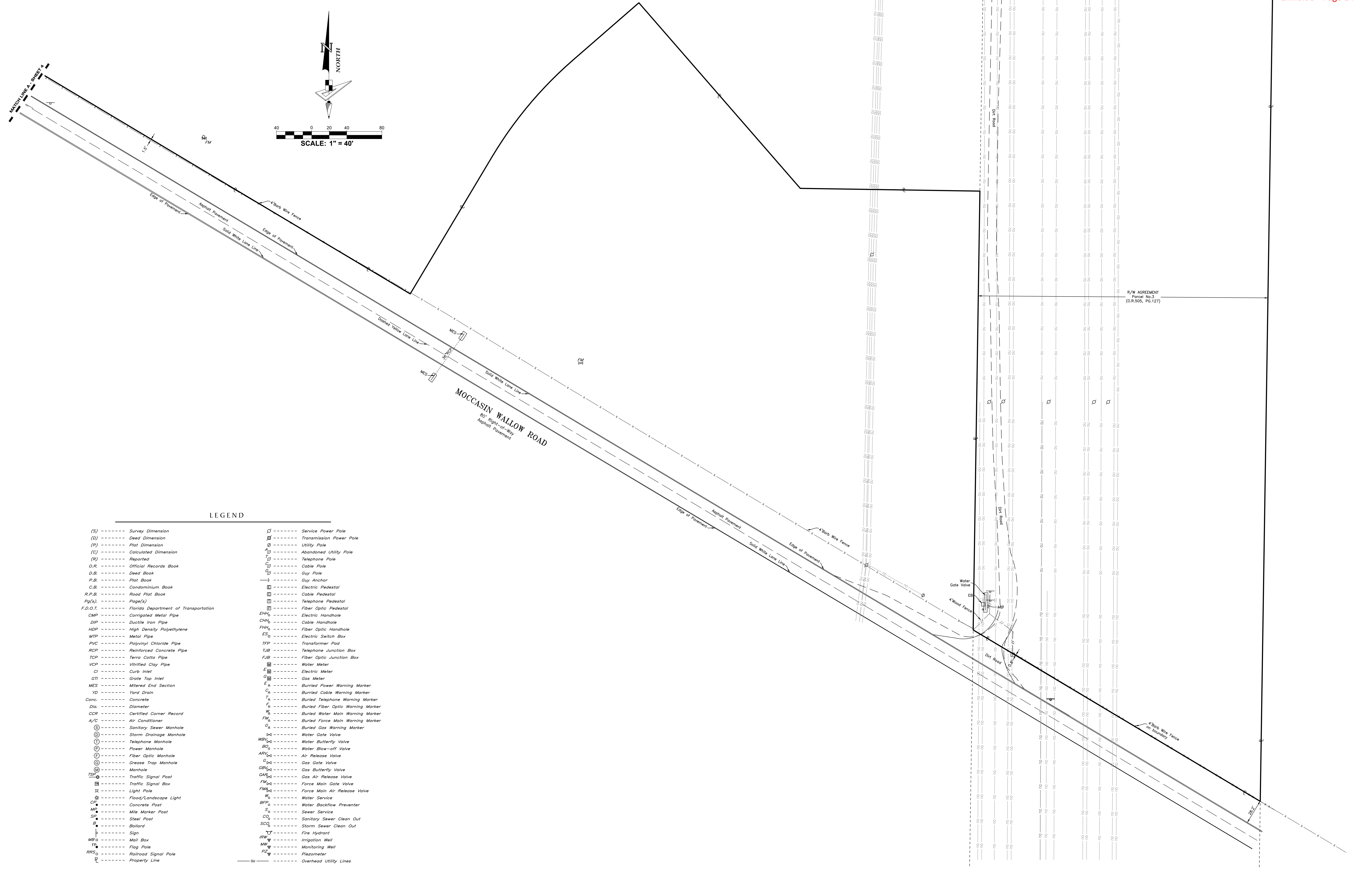
**Boundary Survey**  
 PREPARED FOR  
 Eisenhower Property Group  
 LOCATED IN  
 Section 12.13 & 24 Township 33 S., Range 18 E.  
 Manatee County, Florida

**GeoPoint**  
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 www.geopointsurvey.com

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

**SHEET NUMBER: 04 of 10**



LEGEND

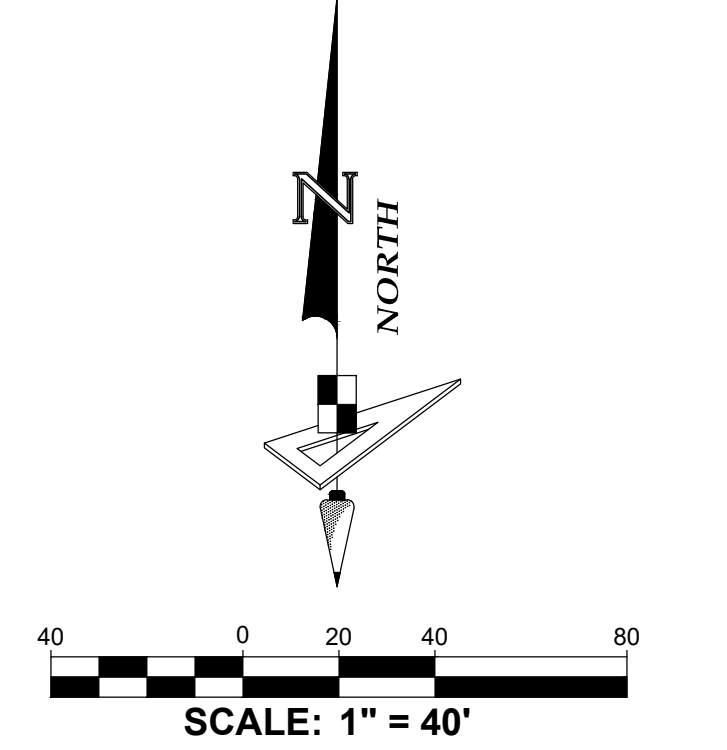
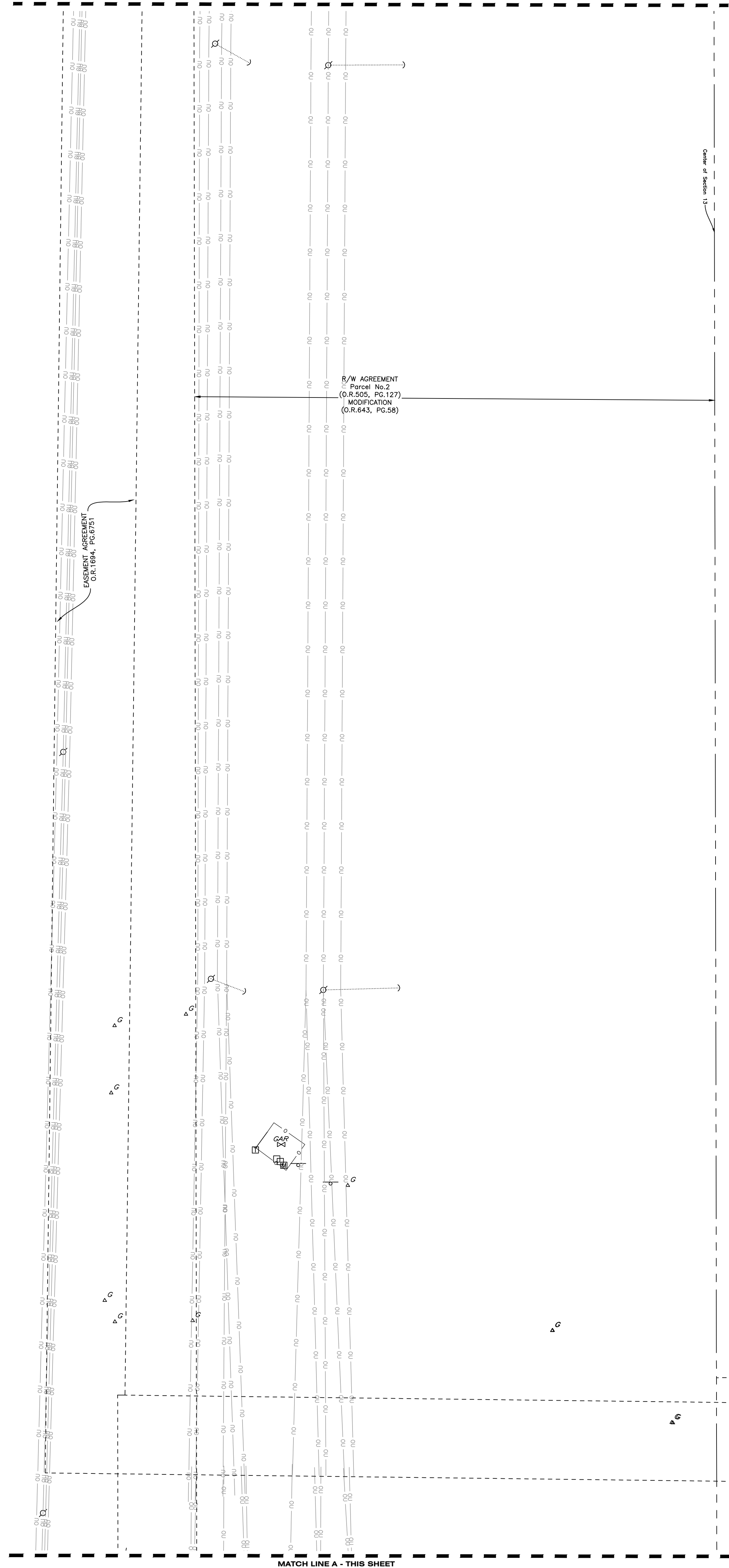
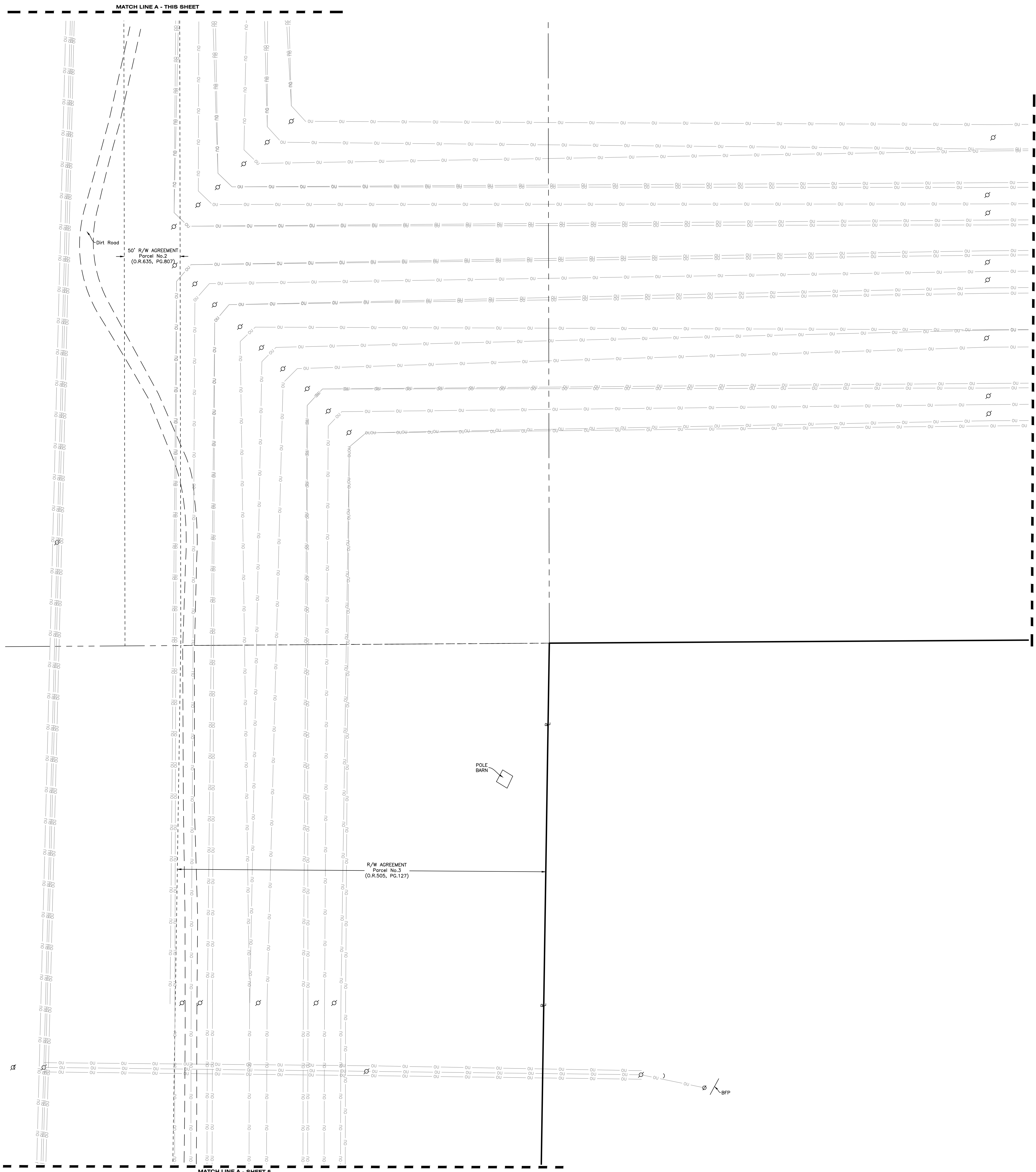
- (S) ----- Survey Dimension
- (D) ----- Deed Dimension
- (P) ----- Plot Dimension
- (C) ----- Calculated Dimension
- (R) ----- Reported
- O.R. ----- Official Records Book
- D.B. ----- Deed Book
- P.B. ----- Plat Book
- C.B. ----- Condominium Book
- R.P.B. ----- Road Plat Book
- Pg(s). ----- Page(s)
- 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 ----- 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
- 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
- CP ----- Cable Pedestal
- TP ----- Telephone Pedestal
- FOP ----- Fiber Optic Pedestal
- EH ----- Electric Handhole
- CH ----- Cable Handhole
- FH ----- Fiber Optic Handhole
- ES ----- Electric Switch Box
- TFP ----- Transformer Pad
- TJB ----- Telephone Junction Box
- FJB ----- Fiber Optic Junction Box
- WM ----- Water Meter
- EM ----- Electric Meter
- GM ----- Gas Meter
- EW ----- Buried Power Warning Marker
- EW ----- Buried Cable Warning Marker
- EW ----- Buried Telephone Warning Marker
- EW ----- Buried Fiber Optic Warning Marker
- EW ----- Buried Water Main Warning Marker
- EW ----- Buried Force Main Warning Marker
- EW ----- Buried Gas Warning Marker
- WGV ----- Water Gate Valve
- WBV ----- Water Butterfly Valve
- WBOV ----- Water Blow-off Valve
- ARV ----- Air Release Valve
- GV ----- Gas Gate Valve
- GBV ----- Gas Butterfly Valve
- GA ----- Gas Air Release Valve
- FMV ----- Force Main Gate Valve
- FMA ----- Force Main Air Release Valve
- WS ----- Water Service
- BFP ----- Water Backflow Preventer
- SS ----- Sewer Service
- SSCO ----- Sanitary Sewer Clean Out
- SSCO ----- Storm Sewer Clean Out
- FI ----- Fire Hydrant
- IRW ----- Irrigation Well
- MW ----- Monitoring Well
- PZ ----- Piezometer

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-Bndy-PB.txt
NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
REVISIONS DATE DESCRIPTION DRAWN BY 02/22/22 Corrected POC distance in the Remnant Parcel and Main Parcel JLDW	

PROJECT: 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: 05 of 10



**LEGEND**

- (S) ----- Survey Dimension
- (D) ----- Deed Dimension
- (P) ----- Plat Dimension
- (C) ----- Calculated Dimension
- (R) ----- Reported
- O.R. ----- Official Records Book
- O.B. ----- Official 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
- 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 ----- 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
- U ----- Abandoned Utility Pole
- U ----- 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
- CP ----- Buried Gas Warning Marker
- WV ----- 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
- SCC ----- Storm Sewer Clean Out
- FC ----- Fire Hydrant
- IPW ----- Irrigation Well
- MW ----- Monitoring Well
- PZ ----- Piezometer
- OU ----- Overhead Utility Lines
- PL ----- Property Line

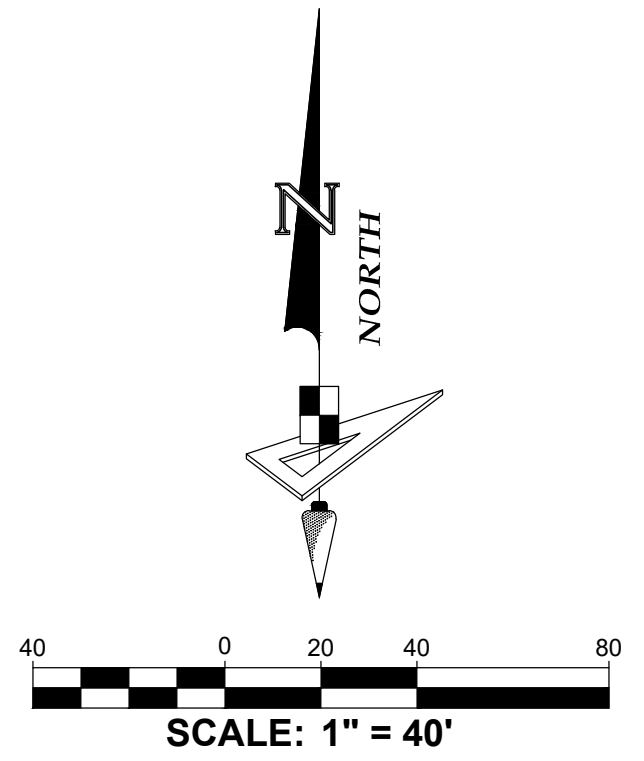
SHEET 1: Description, Surveyor's Notes, Certification & Signature  
 SHEET 2: Boundary Survey Map & Dimensions  
 SHEET 3-10: Detail (See Sheet Key Map for location)

PROJECT: McClure Moccasin Wallow	DATE OF LAST FIELD SURVEY: January 26, 2022
PHASE: Boundary Survey	CHECKED BY: JDW
DRAWN: DMM (DATE: 1/22)	NOT VALID WITHOUT 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

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**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
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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
- ⊡ ----- Concrete Post
- MP ----- Metal Post
- SP ----- Steel Post
- B ----- Bolard
- 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
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- IR ----- Fire Hydrant
- IRW ----- Irrigation Well
- MW ----- Monitoring Well
- PZ ----- Piezometer
- OU ----- Overhead Utility Lines
- P ----- 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	DRAWN BY
02/22/22	Corrected POC distance to the Remnant Parcel and Main Parcel	JDW

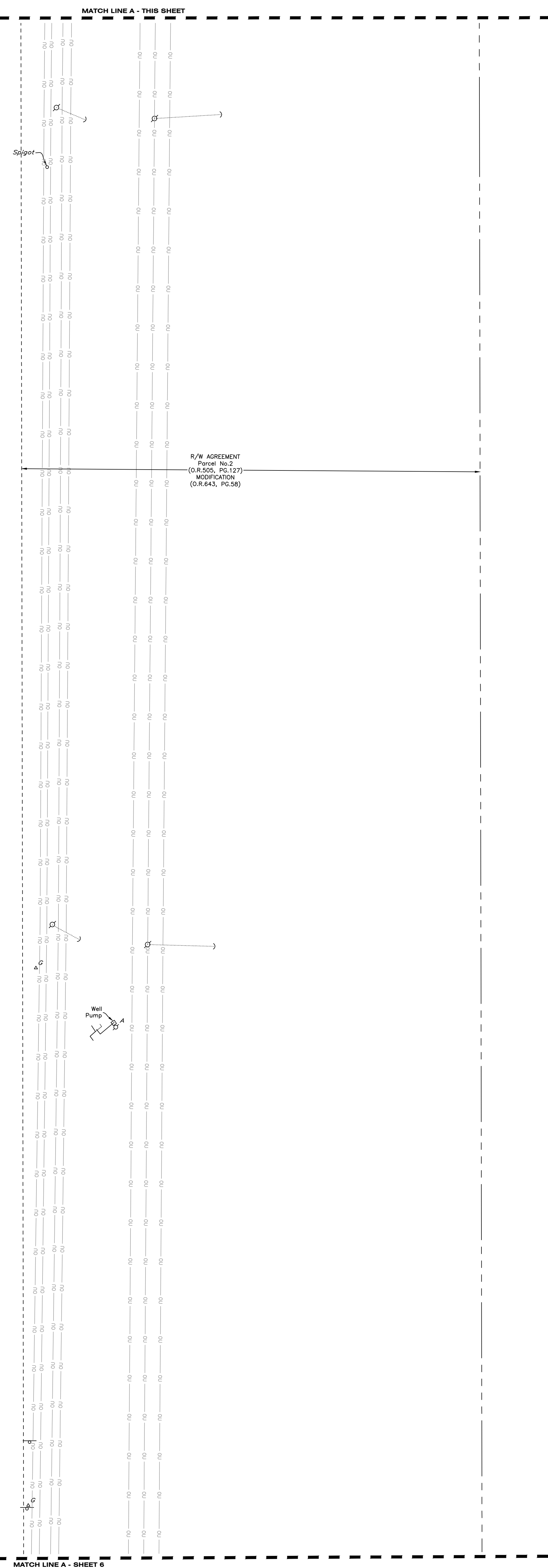
Boundary Survey  
PREPARED FOR  
Eisenhower Property Group  
LOCATED IN  
Section 12.13 & 24 Township 33 S., Range 18 E.  
Manatee County, Florida

**GeoPoint**  
Surveying, Inc.

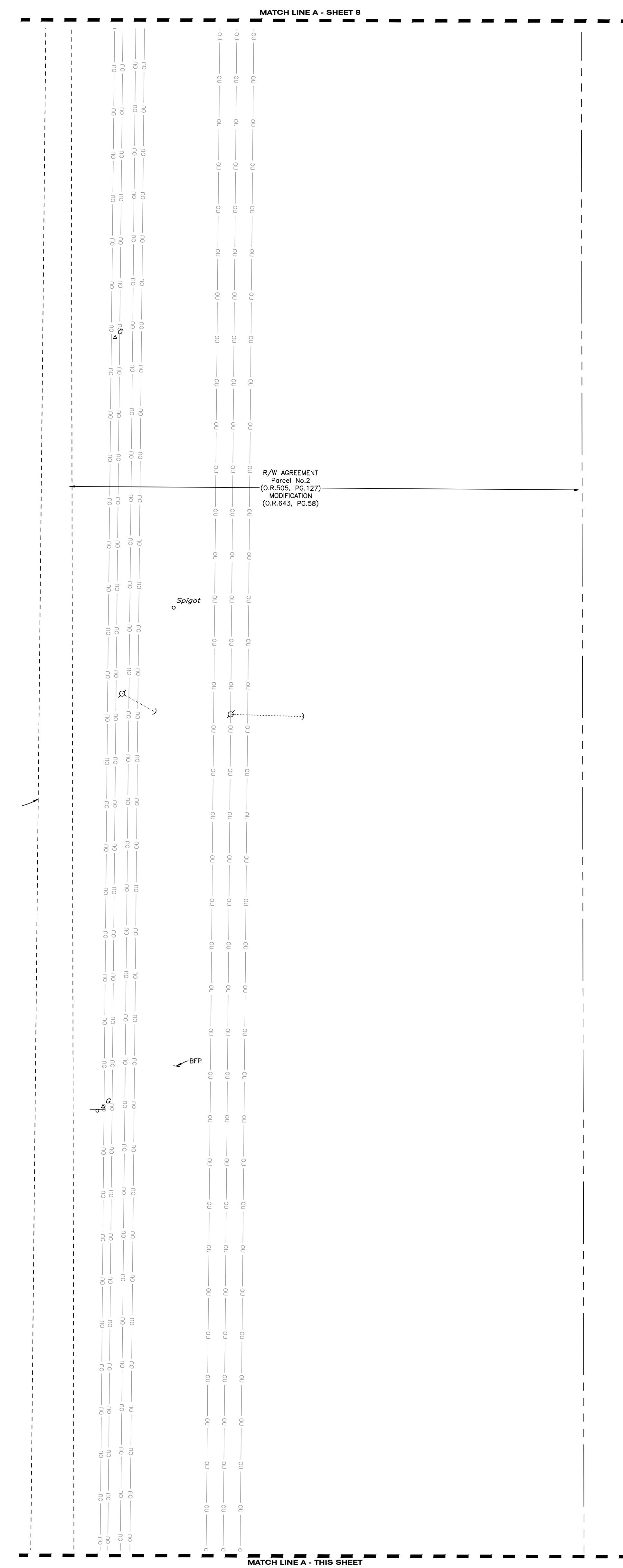
213 Hobbs Street  
Tampa, Florida 33619  
www.geopointsurvey.com

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

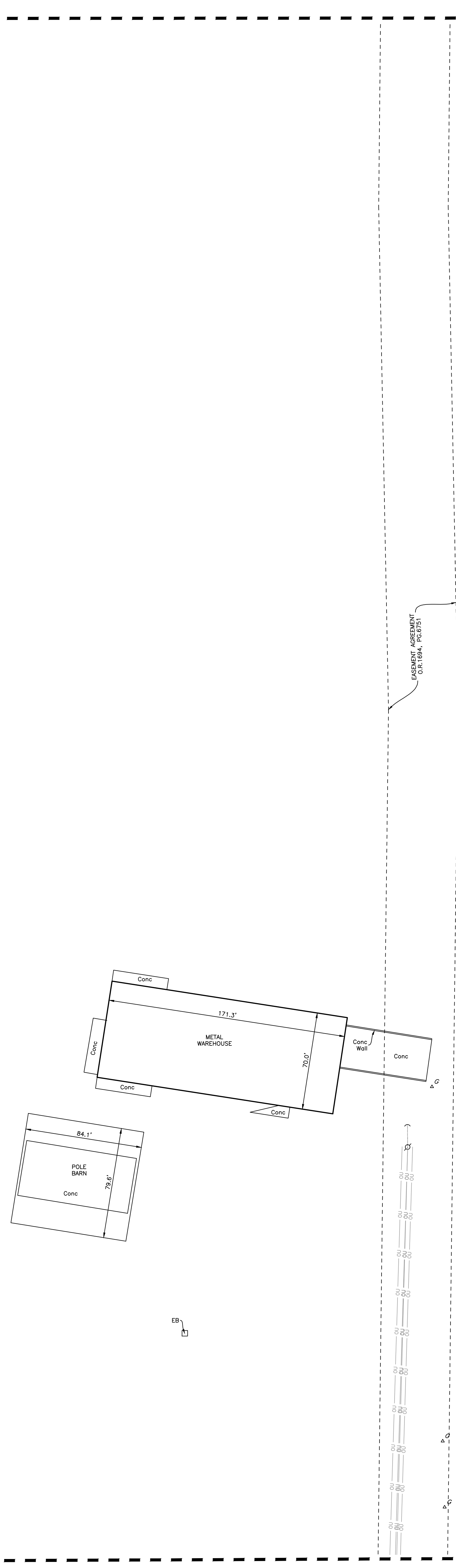
SHEET NUMBER: 07 of 10



MATCH LINE A - SHEET 6

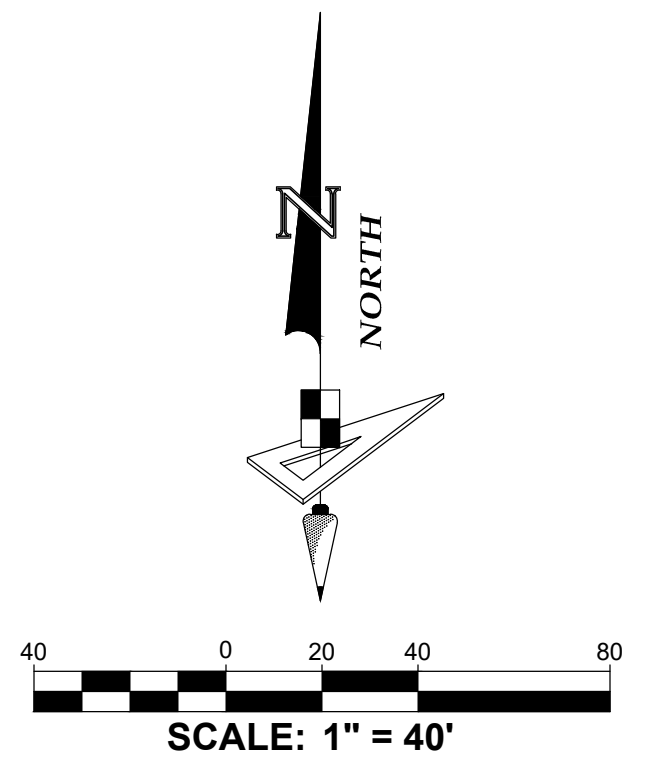


MATCH LINE A - SHEET 8



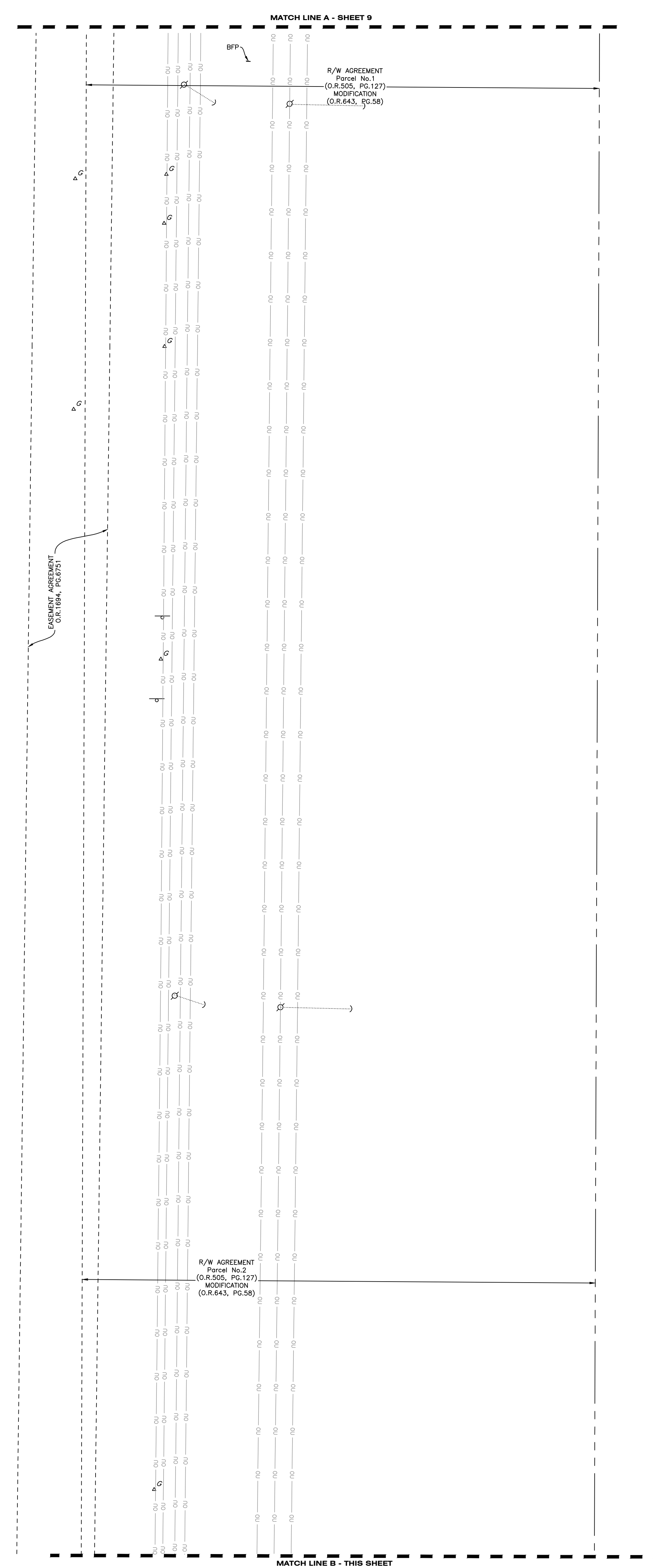
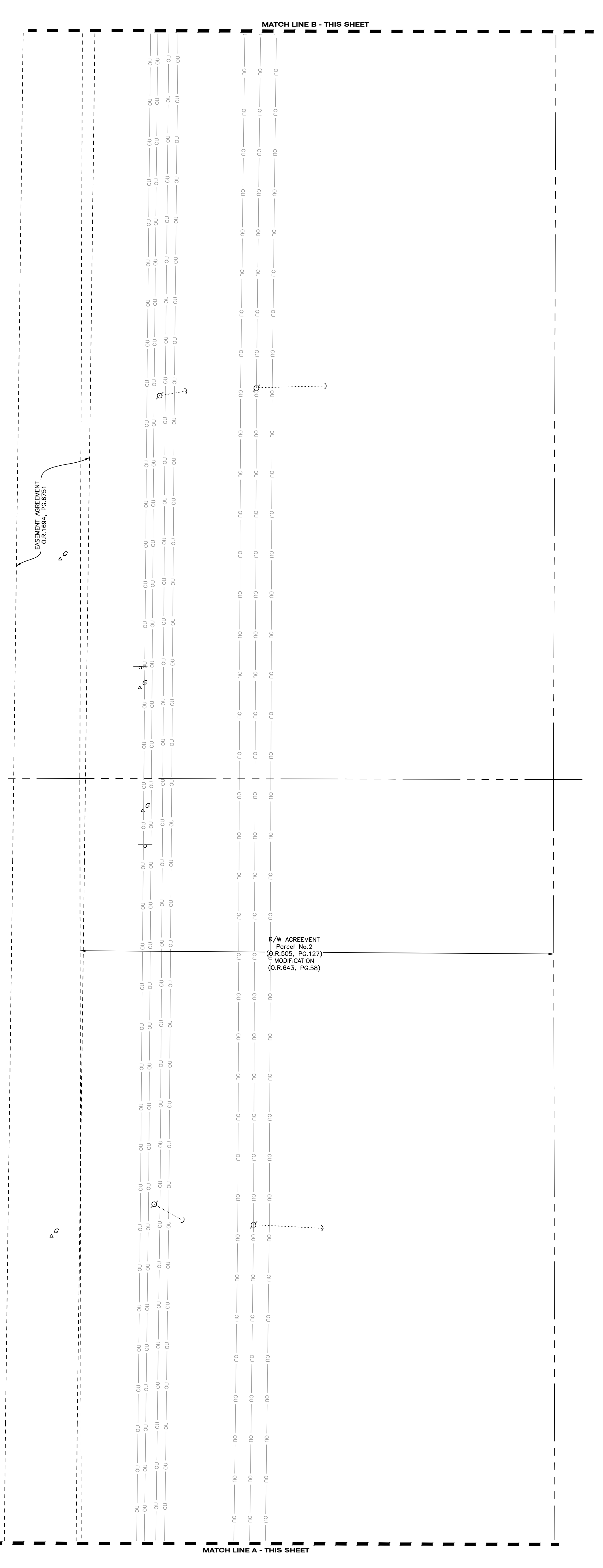
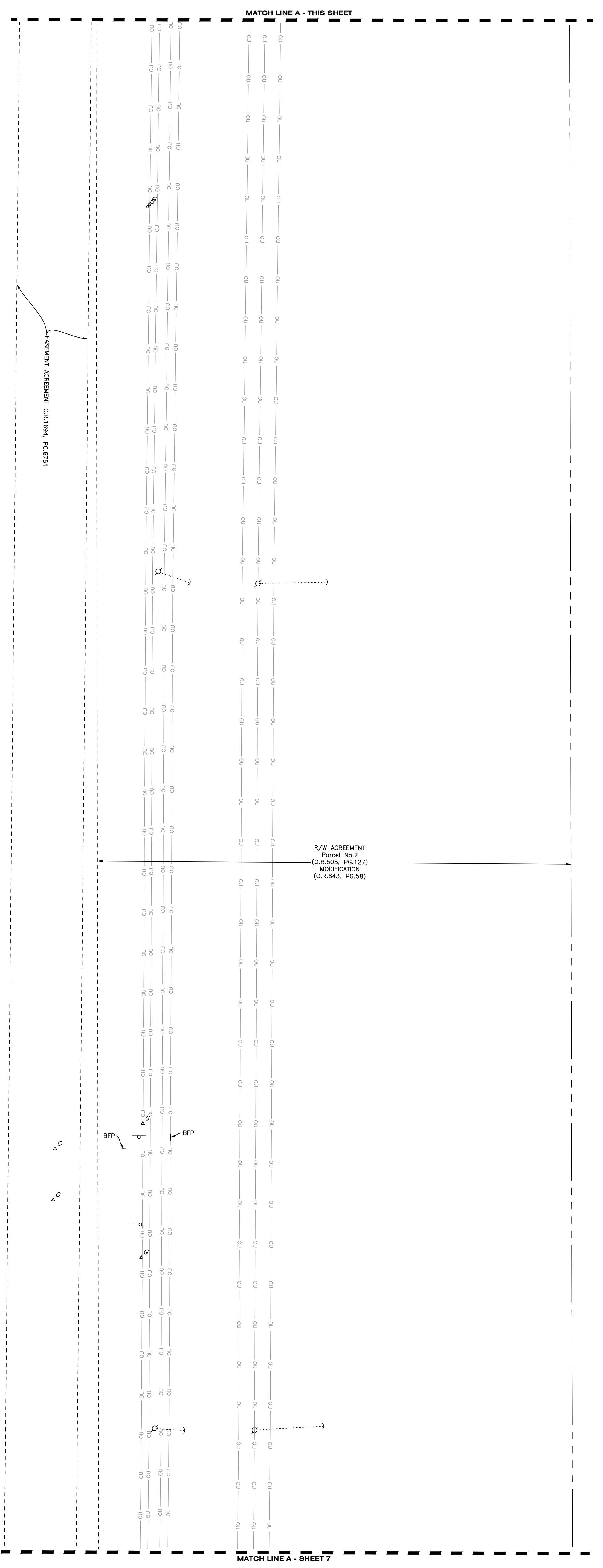
MATCH LINE A - THIS SHEET





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
- Traffic Signal Box ----- Traffic Signal Box
- LP ----- Light Pole
- FL ----- Flood/Landscape Light
- CP ----- Concrete Post
- MP ----- Mile Marker Post
- SP ----- Steel Post
- Ballard ----- 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
- IR ----- Irrigation Well
- MW ----- Monitoring Well
- PZ ----- Piezometer
- UL ----- Overhead Utility Lines
- PL ----- Property Line



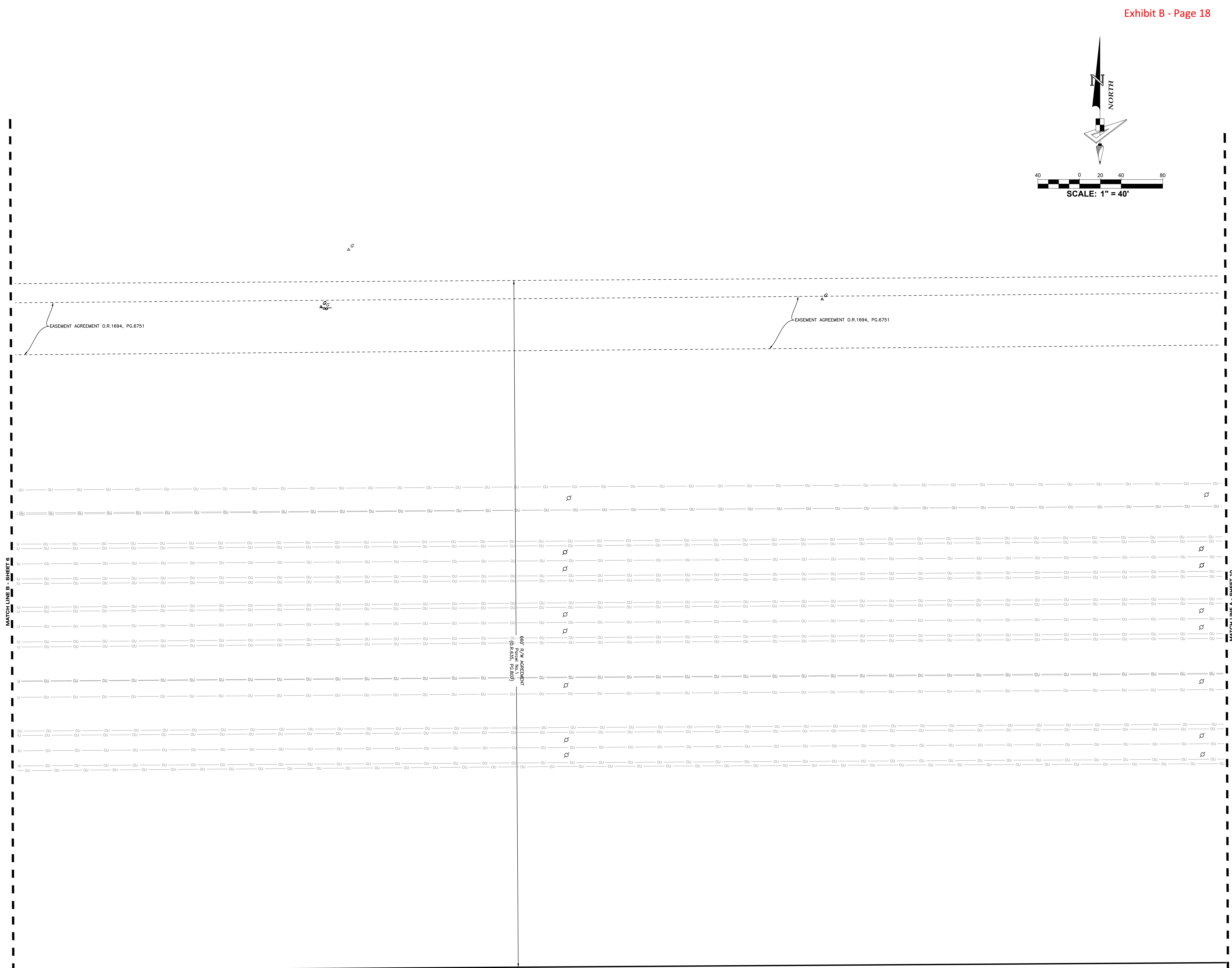
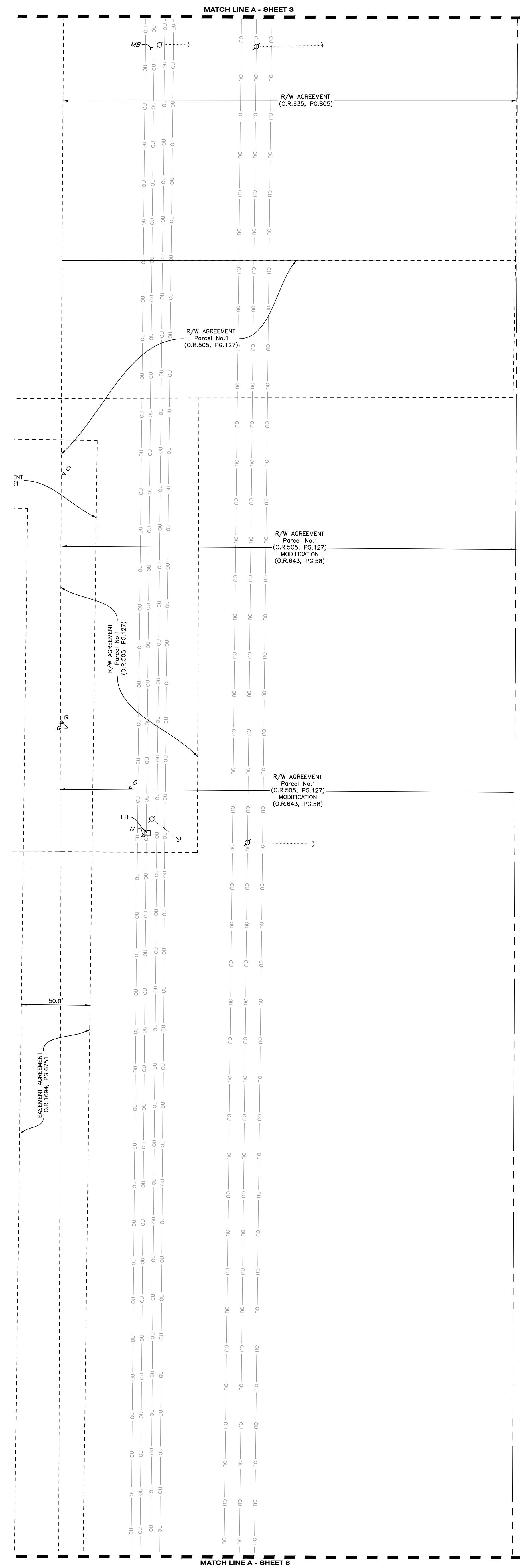
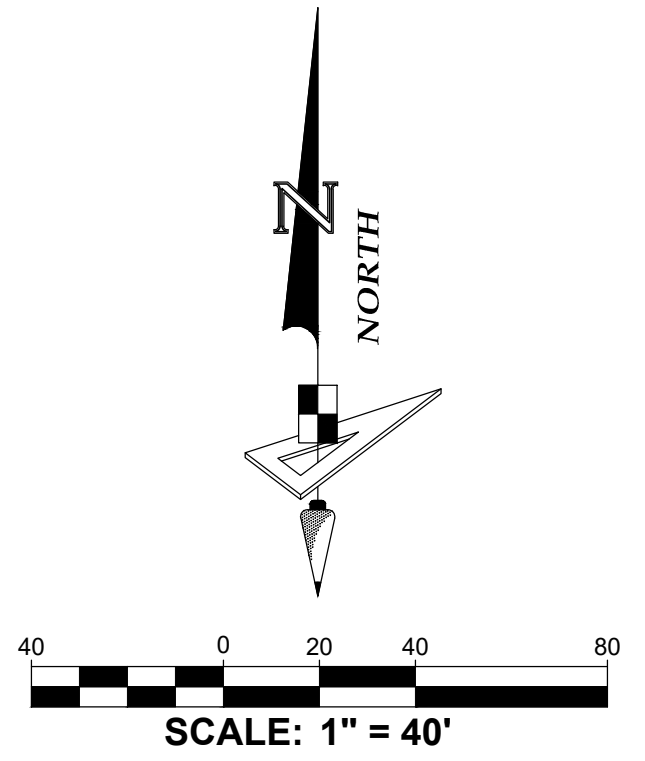
SHEET 1: Description, Surveyor's Notes, Certification & Signature  
 SHEET 2: Boundary Survey Map & Dimensions  
 SHEET 3-10: Detail (See Sheet Key Map for location)

PROJECT: McClure Moccasin Wallow	DATE OF LAST FIELD SURVEY: January 26, 2022
PHASE: Boundary Survey	CHECKED BY: JDW
DRAWN: DMM (DATE: 1/22)	NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
P.CHIEF: PB	FIELD BOOK: 15-2021/56
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	

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

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

**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 --- Lobby 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	TP --- 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	FMH --- Fiber Manhole	EP --- Electric Pedestal	ARV --- Air Release Valve
R.P.B. --- Roof Plot Book	FO --- Fiber Optic Manhole	CPD --- Cable Pedestal	GV --- Gas Gate Valve
PG(S) --- Page(S)	OT --- Oil Tank	TPD --- Telephone Pedestal	GBV --- Gas Butterfly Valve
F.D.O. --- Florida Department of Transportation	M --- Manhole	FPD --- Fiber Optic Pedestal	GAHV --- Gas Air Release Valve
CM --- Corrugated Metal Pipe	TS --- Traffic Signal Post	EH --- Electric Handhole	FMV --- Force Main Gate Valve
DI --- Ductile Iron Pipe	IS --- Irrigation Signal Box	CHP --- Cable Handhole	FMARV --- Force Main Air Release Valve
HDP --- High Density Polyethylene	LP --- Light Pole	FBH --- Fiber Optic Handhole	WS --- Water Service
MP --- Metal Pipe	FL --- Flood/Landscape Light	ESB --- Electric Switch Box	WRP --- Water Backflow Preventer
PCP --- Polyvinyl Chloride Pipe	CP --- Concrete Post	TRP --- Transformer Post	S --- Sewer Service
RCP --- Reinforced Concrete Pipe	M --- Mile Marker Post	TJB --- Telephone Junction Box	SCS --- Sanitary Sewer Clean Out
TCR --- Terry Cutter Pipe	SP --- Steel Post	FJB --- Fiber Optic Junction Box	SSCO --- Storm Sewer Clean Out
VCP --- Vitrified Clay Pipe	B --- Bollard	M --- Meter	FP --- Fire Hydrant
C --- Curb Inlet	S --- Sign	EM --- Electric Meter	IRW --- Irrigation Well
GT --- Grate Top Inlet	MB --- Mail Box	GM --- Gas Meter	MW --- Monitoring Well
MEB --- Meter End Section	FP --- Flag Pole	BP --- Buried Power Warning Marker	FL --- Flexometer
PL --- Property Line	RRSP --- Railroad Signal Pole	CBW --- Buried Cable Warning Marker	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)**

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DRAWN: DMM	DATE: 1/22	FIELD BOOK: 15-2021/56	
P-CHEF: PB	DATE: 1/22	DATE: 1/22	
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<b>REVISIONS</b>			
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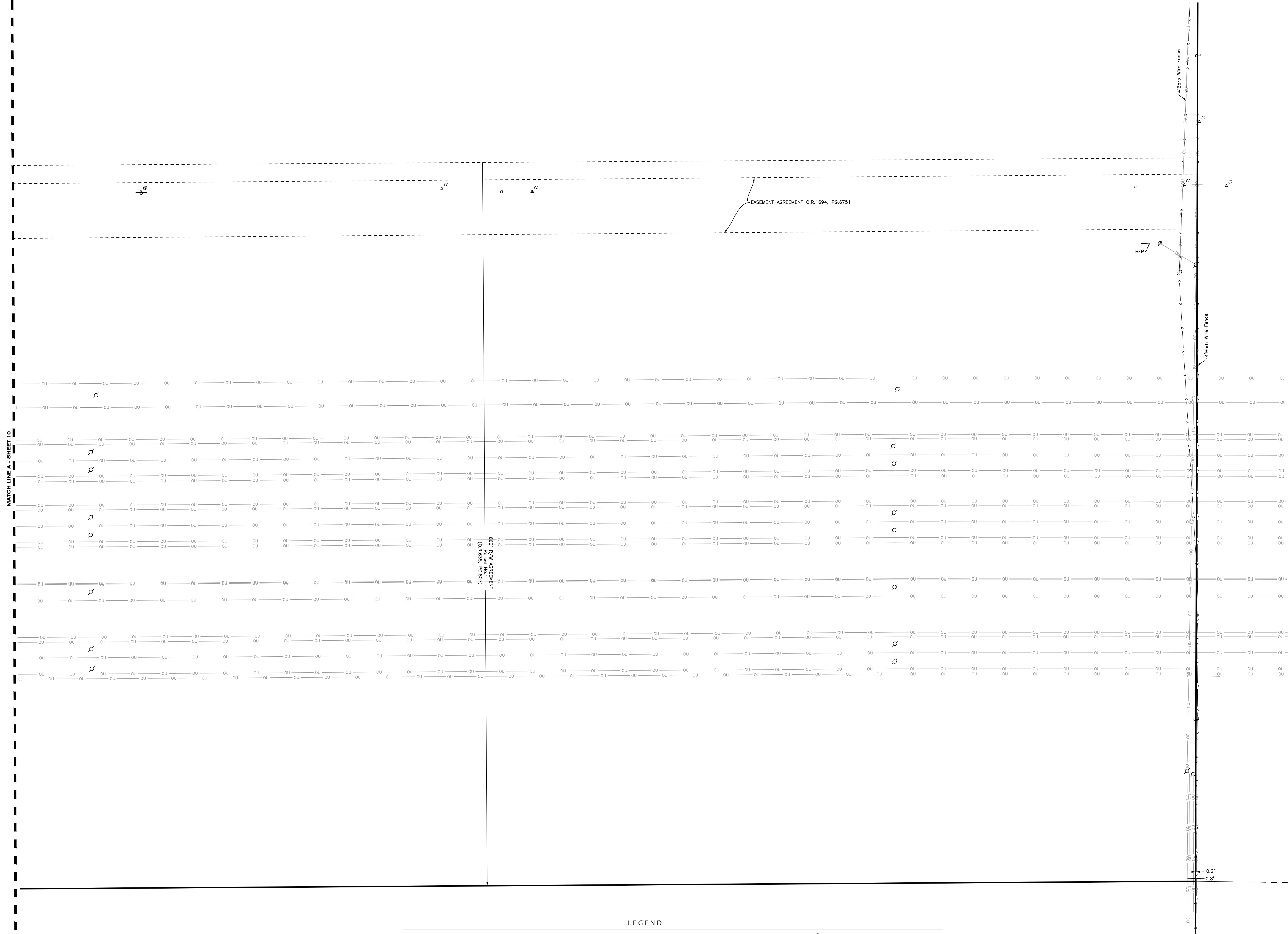
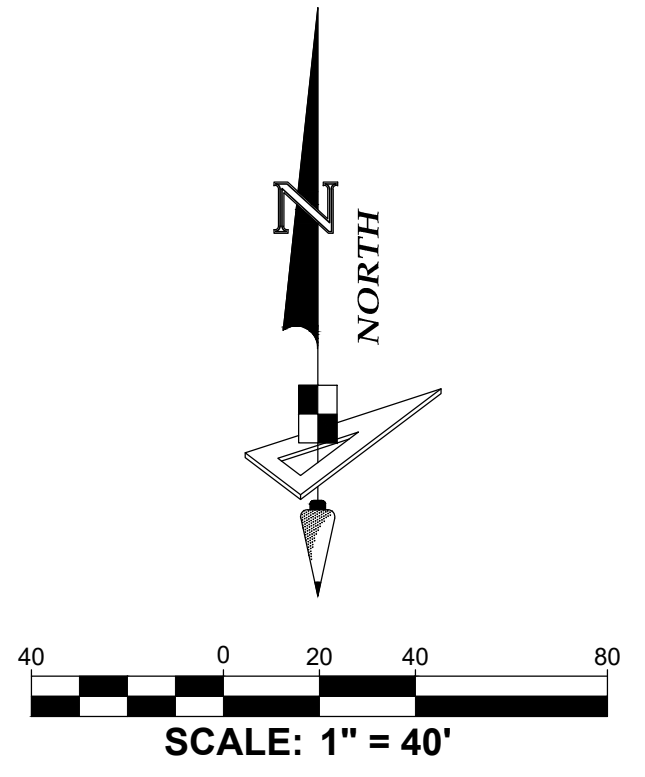
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**SHEET NUMBER: 09 of 10**



LEGEND

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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
CM --- 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
HD --- High Density Polyethylene	L --- Light Pole	PH --- Fiber Optic Handhole	WS --- Water Service
MP --- Metal Pipe	FL --- Flood/Landscape Light	ES --- Electric Switch Box	WRP --- Water Backflow Preventer
PC --- Polyvinyl Chloride Pipe	CP --- Concrete Post	TR --- Transformer Pad	S --- Sewer Service
RC --- Reinforced Concrete Pipe	M --- Mile Marker Post	TJ --- Telephone Junction Box	SS --- Sanitary Sewer Clean Out
TC --- Terry Cloth Pipe	SP --- Steel Post	FB --- Fiber Optic Junction Box	SSC --- Storm Sewer Clean Out
VC --- Vitrified Clay Pipe	B --- Bollard	M --- Meter	FL --- 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
MS --- Metered End Section	TP --- Flag Pole	FBW --- Buried Fiber Warning Marker	FX --- Flexometer
PL --- Property Line	RSP --- Railroad Signal Pole	CBW --- Buried Cable Warning Marker	OU --- Overhead Utility Lines

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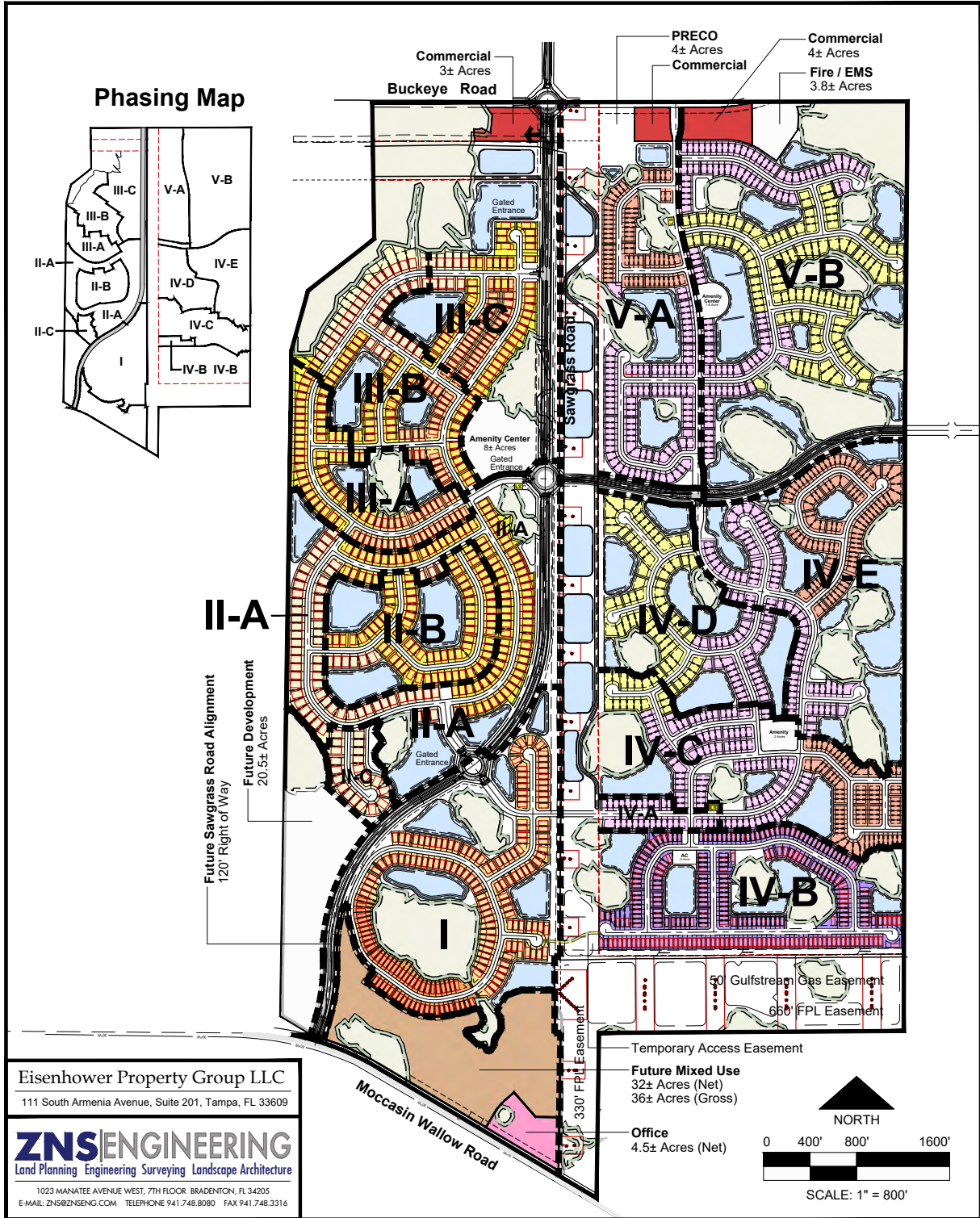
SHEET NUMBER: 10 of 10



**Sawgrass Village CDD**

Report of the District Engineer – Series 2024 (Assessment Area Three)  
March 4, 2024

## **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 2024 (Assessment Area Three)

March 4, 2024

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

# Sawgrass Community Development District

## Public Improvements and Community Facilities Construction Cost Estimate

<u>Infrastructure</u>	<u>Master Costs</u>	<u>Parcel V</u>	<u>Total AA3 Project</u>
Intersection Improvements	\$ 250,000		\$ 250,000
District Roads		\$ 3,426,000	\$ 3,426,000
Water Management and Control		\$ 6,571,000	\$ 6,571,000
Sewer and Wastewater Management		\$ 3,100,000	\$ 3,100,000
Water Supply		\$ 1,285,000	\$ 1,285,000
Reclaimed Water		\$ 1,050,000	\$ 1,050,000
Undergrounding of Electrical Service		\$ 225,000	\$ 225,000
Hardscape, Landscape and Irrigation		\$ 775,000	\$ 775,000
Entry Features	\$ 500,000		\$ 500,000
Environmental	\$ 500,000		\$ 500,000
Professional and Permit Fees	\$ 150,000	\$ 1,000,000	\$ 1,150,000
<b>Total</b>	<b>\$ 1,400,000</b>	<b>\$ 17,432,000</b>	<b>\$ 18,832,000</b>

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

1  
2 The special meeting of the Board of Supervisors of Sawgrass Village Community  
3 Development District was held on Monday, March 18, 2024 and called to order at 1:01 p.m. at  
4 the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, Florida  
5 34219.

6  
7 Present and constituting a quorum were:

8  
9 Carlos de la Ossa Chairman  
10 Austin Berns Assistant Secretary  
11 Alberto Viera Assistant Secretary  
12

13 Also present were:

14  
15 Angie Grunwald District Manager  
16 John Vericker District Counsel  
17 Tonja Stewart District Engineer  
18 Eric Davidson Inframark  
19 Leah Popelka Inframark  
20 Jennifer Taylor Bond Counsel – GrayRobinson  
21

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

24 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

25 Ms. Grunwald called the meeting to order, and a quorum was established.  
26

27 **SECOND ORDER OF BUSINESS**

**Public Comments on Agenda Items**

28 There being none, the next order of business followed.  
29

30 **THIRD ORDER OF BUSINESS**

**Business Items**

31 **A. Consideration of Supplemental Engineers Report for Assessments Area III**  
32

33 On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in  
34 favor, Supplemental Engineers Report for Assessments Area III,  
35 was approved. 3-0  
36

37 **B. Consideration of Supplemental Assessments Methodology Report for Assessments**  
38 **Area III**  
39

40 On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in  
41 favor, the Supplemental Assessments Methodology Report for  
42 Assessments Area III, was approved. 3-0



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**C. Consideration of Resolution 2024-04: Delegation Award Resolution**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2024-04: Delegation Award Resolution, was adopted. 3-0

**D. Consideration of Right-of-Way Maintenance Agreement**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, the Right-of-Way Maintenance Agreement was approved in substantial form. 3-0

- FOURTH ORDER OF BUSINESS** **Consent Agenda**
- A. Approval of Minutes of the January 24, 2024, Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures January 2024**
- C. Acceptance of the Financials and Approval of the Check Register for January 2024**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, the Consent Agenda was approved. 3-0

- 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. Viera with all in favor the meeting, was adjourned. 5-0

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

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

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
INFRAMARK	111506	\$4,125.00		DISTRICT INVOICE MARCH 2024
INFRAMARK	112667	\$1.65	\$4,126.65	DISTRICT SERVICES MARCH 2024
<b>Monthly Contract Subtotal</b>		<b>\$4,126.65</b>		
<b>Variable Contract</b>				
ALBERTO VIERA	AV 031824	\$200.00		SUPERVISOR FEE - 03/18/24
AUSTIN BERNS	AB 031824	\$200.00		SUPERVISOR FEE - 03/18/24
CARLOS DE LA OSSA	CDLO 031824	\$200.00		SUPERVISOR FEE - 03/18/24
<b>Variable Contract Subtotal</b>		<b>\$600.00</b>		
<b>Utilities</b>				
		<b>\$0.00</b>		
<b>Utilities Subtotal</b>		<b>\$0.00</b>		
<b>Regular Services</b>				
STANTEC CONSULTING SERVICES	2203260	\$540.00		GENERAL CONSULTING
STRALEY ROBIN VERICKER	24256	\$612.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 02/29/24
<b>Regular Services Subtotal</b>		<b>\$1,152.50</b>		
<b>Additional Services</b>				
		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$5,879.15</b>		

Approved (with any necessary revisions noted):

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

Title (Check one):

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	------------------------	--------	--------------	----------------------

Chariman    Vice Chariman    Assistant Secretary



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#111506

**DATE**

3/1/2024

**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**

3/31/2024

Services provided for the Month of: **March 2024**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
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#**

#112667

**DATE**

3/28/2024

**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**

4/27/2024

Services provided for the Month of: March 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	11	Ea	0.15		1.65
<b>Subtotal</b>					<b>1.65</b>

<b>Subtotal</b>	\$1.65
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$1.65

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

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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.

**SAWGRASS VILLAGE CDD**  
**MEETING DATE: March 18 2024**

DMS: Angie Grunwald




AV 031824

<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: March 18 2024**

**AB 031824**

**DMS: Angie Grunwald**

<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: March 18 2024**

DMS: Angie Grunwald

CDLO 031824

<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



<b>Invoice Number</b>	2203260
<b>Invoice Date</b>	February 9, 2024
<b>Purchase Order</b>	215618244
<b>Customer Number</b>	195502
<b>Project Number</b>	215618244

**Bill To**

Sawgrass Village CDD  
 Accounts Payable  
 210 N. University Drive  
 Suite 702  
 Coral Springs FL 33071  
 United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
 13980 Collections Center Drive  
 Chicago IL 60693  
 United States

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<b>Project</b> <b>Sawgrass Village CDD</b>			
Project Manager	Stewart, Tonja L	For Period Ending	<b>February 2, 2024</b>
Current Invoice Total (USD)	540.00		

---

<b>Top Task</b>	<b>2024</b>	<b>2024 FY General Consulting</b>			
<u>Professional Services</u>					
<b>Category/Employee</b>		<b>Current Hours</b>	<b>Rate</b>	<b>Current Amount</b>	
		Nurse, Vanessa M	0.50	160.00	80.00
		Stewart, Tonja L	2.00	230.00	460.00
		<b>Subtotal Professional Services</b>	<u>2.50</u>		<u>540.00</u>
Top Task Subtotal	2024 FY General Consulting				540.00
		<b>Total Fees &amp; Disbursements</b>			<u>540.00</u>
		<b>INVOICE TOTAL (USD)</b>			<b>540.00</b>

**Due upon receipt or in accordance with terms of the contract**

---

# 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

March 08, 2024

Client: 001599

Matter: 000001

Invoice #: 24256

Page: 1

RE: General

For Professional Services Rendered Through February 29, 2024

## SERVICES

Date	Person	Description of Services	Hours	Amount
2/1/2024	LB	FINALIZE QUARTERLY REPORT TO THE DISSEMINATION AGENT FOR QUARTER ENDED DECEMBER 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.3	\$52.50
2/28/2024	LB	REVIEW MEETING DATES FOR FY 2024/2025 BUDGET ADOPTION; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TO CONFIRM SAME.	0.2	\$35.00
2/29/2024	JMV	CONFERENCE CALL WITH C. DE LA OSSA; REVIEW RIGHT OF WAY MAINTENANCE AGREEMENT; DRAFT EMAIL TO R. MOTKO; REVIEW EMAIL FROM R. MOTKO; DRAFT EMAIL TO A. GRUNWALD.	1.4	\$525.00
Total Professional Services			1.9	\$612.50

March 08, 2024  
Client: 001599  
Matter: 000001  
Invoice #: 24256

Page: 2

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Total Services	\$612.50	
Total Disbursements	\$0.00	
Total Current Charges		\$612.50
Previous Balance		\$7,334.80
<i>Less Payments</i>		<i>(\$7,334.80)</i>
<b>PAY THIS AMOUNT</b>		<b>\$612.50</b>

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

# **Sawgrass Village Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
March 31, 2024

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 March 31, 2024

*(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>ASSETS</b>							
Cash - Operating Account	\$ 16,478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,478
Due From Other Funds	-	-	-	1,290,268	-	-	1,290,268
Investments:							
Acq. & Construction - Other	-	-	28,342	-	6,220,008	-	6,248,350
Acquisition & Construction Account	-	-	-	11,595,143	6,908,929	-	18,504,072
Cost of Issuance Fund	-	518,616	-	1,047	9,000	-	528,663
Interest Account	-	1,055	-	-	-	-	1,055
Reserve Fund	-	1,315,378	1,060,444	-	-	-	2,375,822
Revenue Fund	-	-	14,607	-	-	-	14,607
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>\$ 16,478</b>	<b>\$ 1,835,049</b>	<b>\$ 1,103,393</b>	<b>\$ 12,886,458</b>	<b>\$ 13,137,937</b>	<b>\$ 33,235,000</b>	<b>\$ 62,214,315</b>
<b>LIABILITIES</b>							
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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
Due To Other Funds	-	-	77	-	1,290,191	-	1,290,268
<b>TOTAL LIABILITIES</b>	<b>2,056</b>	<b>-</b>	<b>77</b>	<b>-</b>	<b>1,290,191</b>	<b>33,235,000</b>	<b>34,527,324</b>

**SAWGRASS VILLAGE**

**Balance Sheet**

As of March 31, 2024

*(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	-	1,835,049	1,103,316	-	-	-	2,938,365
Capital Projects	-	-	-	12,886,458	11,847,746	-	24,734,204
Unassigned:	14,422	-	-	-	-	-	14,422
<b>TOTAL FUND BALANCES</b>	<b>14,422</b>	<b>1,835,049</b>	<b>1,103,316</b>	<b>12,886,458</b>	<b>11,847,746</b>	<b>-</b>	<b>27,686,991</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 16,478</b>	<b>\$ 1,835,049</b>	<b>\$ 1,103,393</b>	<b>\$ 12,886,458</b>	<b>\$ 13,137,937</b>	<b>\$ 33,235,000</b>	<b>\$ 62,214,315</b>

**SAWGRASS VILLAGE**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2024  
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>REVENUES</b>				
Special Assmnts- CDD Collected	\$ -	\$ 60,722	\$ 60,722	0.00%
Developer Contribution	201,125	20,702	(180,423)	10.29%
<b>TOTAL REVENUES</b>	<b>201,125</b>	<b>81,424</b>	<b>(119,701)</b>	<b>40.48%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Supervisor Fees	3,000	3,200	(200)	106.67%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	2,500	1,700	59.52%
ProfServ-Info Technology	600	300	300	50.00%
ProfServ-Recording Secretary	2,400	1,200	1,200	50.00%
ProfServ-Tax Collector	1,200	-	1,200	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	15,000	7,394	7,606	49.29%
District Engineer	9,500	540	8,960	5.68%
Administrative Services	4,500	1,500	3,000	33.33%
District Manager	25,000	13,250	11,750	53.00%
Accounting Services	9,000	5,100	3,900	56.67%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	13	487	2.60%
Rentals & Leases	600	300	300	50.00%
Public Officials Insurance	5,000	-	5,000	0.00%
Legal Advertising	3,500	199	3,301	5.69%
Bank Fees	200	-	200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	600	600	50.00%
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>37,771</b>	<b>75,454</b>	<b>33.36%</b>
<b>Stormwater Control</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>

**SAWGRASS VILLAGE**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2024  
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>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>37,771</b>	<b>163,354</b>	<b>18.78%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	43,653	43,653	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(29,231)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 14,422</b>		



**SAWGRASS VILLAGE**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2024  
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	\$ -	\$ 37,656	\$ 37,656	0.00%
Special Assmnts- CDD Collected	1,151,113	684,055	(467,058)	59.43%
<b>TOTAL REVENUES</b>	<b>1,151,113</b>	<b>721,711</b>	<b>(429,402)</b>	<b>62.70%</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	-	363,745	363,745	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>1,471,304</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,835,049</b>		

**SAWGRASS VILLAGE**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2024  
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	\$ -	\$ 42,842	\$ 42,842	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>42,842</b>	<b>42,842</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	-	42,842	42,842	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	<u>\$ -</u>	<u>\$ 1,103,316</u>	<u>\$ 1,103,316</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,103,316</u></b>		

**SAWGRASS VILLAGE**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2024  
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	\$ -	\$ 343,114	\$ 343,114	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>343,114</b>	<b>343,114</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	-	2,239,216	(2,239,216)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>2,239,216</b>	<b>(2,239,216)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>2,287,716</b>	<b>(2,287,716)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(1,944,602)	(1,944,602)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>14,831,060</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 12,886,458</b>		

**SAWGRASS VILLAGE**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2024  
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	\$ -	\$ 105,502	\$ 105,502	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>105,502</b>	<b>105,502</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	-	948,918	(948,918)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>948,918</b>	<b>(948,918)</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>1,437,282</b>	<b>(1,437,282)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,331,780)	(1,331,780)	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	\$ -	\$ 11,847,746	\$ 11,847,746	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 11,847,746</b>		

# Bank Account Statement

Sawgrass Village CDD

Wednesday, April 10, 2024

Page 1

RMOORE

Bank Account Statement: Bank Account No.: 9067, Statement No.: 03-24

Currency Code

<b>Statement Date</b>	03/31/24	<b>Statement Balance</b>	17,630.81
<b>Balance Last Statement</b>	47,894.41	<b>Outstanding Bank Transactions</b>	0.00
<b>Statement Ending Balance</b>	17,630.81	<b>Subtotal</b>	17,630.81
		<b>Outstanding Checks</b>	-1,152.50
<b>G/L Balance at 03/31/24</b>	16,478.31	<b>Bank Account Balance</b>	16,478.31

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
<b>Statement No. 03-24</b>							
01/26/24	Bank Account Ledger Entry	1085	Check for Vendor V00008		1	-200.00	-200.00
02/29/24	Bank Account Ledger Entry	1086	Check for Vendor V00013		1	-1,500.00	-1,500.00
02/29/24	Bank Account Ledger Entry	1087	Check for Vendor V00003		1	-16,502.52	-16,502.52
02/29/24	Bank Account Ledger Entry	1088	Check for Vendor V00004		1	-7,334.80	-7,334.80
03/14/24	Bank Account Ledger Entry	1089	Check for Vendor V00003		1	-4,126.28	-4,126.28
03/26/24	Bank Account Ledger Entry	1090	Check for Vendor V00011		1	-200.00	-200.00
03/26/24	Bank Account Ledger Entry	1091	Check for Vendor V00015		1	-200.00	-200.00
03/26/24	Bank Account Ledger Entry	1092	Check for Vendor V00010		1	-200.00	-200.00
<b>Total</b>						<b>-30,263.60</b>	<b>-30,263.60</b>

## Outstanding Payments

Posting Date	Document Type	Document No.	Description	Statement Amount
<b>Quantity</b>				<b>0</b>
<b>Total</b>				

## Outstanding Checks

Posting Date	Document Type	Check No.	Description	Statement Amount
03/26/24	Payment	1093	Check for Vendor V00020	-540.00
03/26/24	Payment	1094	Check for Vendor V00004	-612.50
<b>Quantity</b>				<b>2</b>
<b>Total</b>				<b>-1,152.50</b>