

# **Sawgrass Village Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
February 28, 2025

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 February 28, 2025

*(In Whole Numbers)*

					SERIES 2023	SERIES 2023	SERIES 2024			
	GENERAL	SERIES 2023	SERIES 2023	SERIES 2024	CAPITAL	AA2 CAPITAL	AA3 CAPITAL	GENERAL		
ACCOUNT DESCRIPTION	FUND	DEBT SERVICE	AA2 DEBT	AA3 DEBT	PROJECTS	PROJECTS	PROJECTS	LONG-TERM		TOTAL
		FUND	SERVICE FUND	SERVICE FUND	FUND	FUND	FUND	DEBT FUND		
<b>ASSETS</b>										
Cash - Operating Account	\$ 288,613	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	288,613
Cash in Transit	-	-	-	613,298	-	-	-	-	-	613,298
Accounts Receivable	2,083	-	-	-	-	-	-	-	-	2,083
Due From Developer	24,229	-	-	-	-	-	-	-	-	24,229
Due From Other Funds	-	642,196	-	-	1,297,315	-	-	-	-	1,939,511
Investments:										
Acq. & Construction - Other	-	-	-	-	-	3,306,815	7,515,958	-	-	10,822,773
Acquisition & Construction Account	-	-	-	-	757,182	2,228,893	-	-	-	2,986,075
Cost of Issuance Fund	-	-	-	-	-	8,000	-	-	-	8,000
Reserve Fund	-	1,315,378	1,060,444	309,248	-	-	-	-	-	2,685,070
Revenue Fund	-	447,603	331,141	91,718	-	-	-	-	-	870,462
Amount Avail In Debt Services	-	-	-	-	-	-	-	1,315,378	-	1,315,378
Amount To Be Provided	-	-	-	-	-	-	-	40,744,622	-	40,744,622
<b>TOTAL ASSETS</b>	<b>\$ 314,925</b>	<b>\$ 2,405,177</b>	<b>\$ 1,391,585</b>	<b>\$ 1,014,264</b>	<b>\$ 2,054,497</b>	<b>\$ 5,543,708</b>	<b>\$ 7,515,958</b>	<b>\$ 42,060,000</b>	<b>\$</b>	<b>62,300,114</b>
<b>LIABILITIES</b>										
Accounts Payable	\$ 6,001	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,001
Unearned Revenue	2,056	-	-	-	-	-	-	-	-	2,056
Accounts Payable - Other	-	-	-	-	48,500	-	-	-	-	48,500
Bonds Payable - Series 2023	-	-	-	-	-	-	-	18,995,000	-	18,995,000
Bonds Payable - Series 2022A-2	-	-	-	-	-	-	-	14,240,000	-	14,240,000
Bonds Payable - Series 2024	-	-	-	-	-	-	-	8,825,000	-	8,825,000
Due To Other Funds	-	-	273,157	34,404	-	1,323,411	308,540	-	-	1,939,512
<b>TOTAL LIABILITIES</b>	<b>8,057</b>	<b>-</b>	<b>273,157</b>	<b>34,404</b>	<b>48,500</b>	<b>1,323,411</b>	<b>308,540</b>	<b>42,060,000</b>	<b>-</b>	<b>44,056,069</b>
<b>FUND BALANCES</b>										
Restricted for:										
Debt Service	-	2,405,177	1,118,428	979,860	-	-	-	-	-	4,503,465
Capital Projects	-	-	-	-	2,005,997	4,220,297	7,207,418	-	-	13,433,712
Unassigned:	306,868	-	-	-	-	-	-	-	-	306,868
<b>TOTAL FUND BALANCES</b>	<b>306,868</b>	<b>2,405,177</b>	<b>1,118,428</b>	<b>979,860</b>	<b>2,005,997</b>	<b>4,220,297</b>	<b>7,207,418</b>	<b>-</b>	<b>-</b>	<b>18,244,045</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 314,925</b>	<b>\$ 2,405,177</b>	<b>\$ 1,391,585</b>	<b>\$ 1,014,264</b>	<b>\$ 2,054,497</b>	<b>\$ 5,543,708</b>	<b>\$ 7,515,958</b>	<b>\$ 42,060,000</b>	<b>\$</b>	<b>62,300,114</b>

**SAWGRASS VILLAGE**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Assmnts- CDD Collected	\$ -	\$ 378,927	\$ 378,927	0.00%
Developer Contribution	575,625	-	(575,625)	0.00%
<b>TOTAL REVENUES</b>	<b>575,625</b>	<b>378,927</b>	<b>(196,698)</b>	<b>65.83%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	1,600	10,400	13.33%
ProfServ-Dissemination Agent	18,000	6,250	11,750	34.72%
ProfServ-Info Technology	600	250	350	41.67%
ProfServ-Recording Secretary	2,400	1,000	1,400	41.67%
ProfServ-Trustee Fees	6,500	4,256	2,244	65.48%
District Counsel	9,500	4,493	5,007	47.29%
District Engineer	9,500	5,181	4,319	54.54%
Administrative Services	4,500	1,875	2,625	41.67%
District Manager	25,000	22,980	2,020	91.92%
Accounting Services	9,000	3,750	5,250	41.67%
Auditing Services	6,000	5,600	400	93.33%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	500	8	492	1.60%
Utility - StreetLights	50,000	-	50,000	0.00%
Rentals & Leases	600	250	350	41.67%
Public Officials Insurance	2,475	2,475	-	100.00%
Legal Advertising	3,500	505	2,995	14.43%
Tax Collector/Property Appraiser Fees	1,200	-	1,200	0.00%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	500	700	41.67%
Meeting Expense	1,000	-	1,000	0.00%
Website Administration	1,200	500	700	41.67%
Miscellaneous Expenses	250	1,500	(1,250)	600.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
<b>Total Administration</b>	<b>166,900</b>	<b>63,173</b>	<b>103,727</b>	<b>37.85%</b>
<b><u>Stormwater Control</u></b>				
Contracts-Aquatic Control	38,000	4,624	33,376	12.17%
<b>Total Stormwater Control</b>	<b>38,000</b>	<b>4,624</b>	<b>33,376</b>	<b>12.17%</b>

# SAWGRASS VILLAGE

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

For the Period Ending February 28, 2025

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>				
ProfServ-Wildlife Management Service	6,200	-	6,200	0.00%
Insurance - General Liability	3,025	2,725	300	90.08%
Insurance -Property & Casualty	20,000	-	20,000	0.00%
Insurance Deductible	2,500	-	2,500	0.00%
R&M-Other Landscape	20,000	-	20,000	0.00%
Landscape Maintenance	300,000	441	299,559	0.15%
Landscape Miscellaneous	9,000	-	9,000	0.00%
<b>Total Other Physical Environment</b>	<b>360,725</b>	<b>3,166</b>	<b>357,559</b>	<b>0.88%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	10,000	9,496	504	94.96%
<b>Total Contingency</b>	<b>10,000</b>	<b>9,496</b>	<b>504</b>	<b>94.96%</b>
<b>TOTAL EXPENDITURES</b>	<b>575,625</b>	<b>80,459</b>	<b>495,166</b>	<b>13.98%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	298,468	298,468	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>8,400</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 306,868</b>		

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

For the Period Ending February 28, 2025

Series 2023 Debt Service Fund (200)

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 30,786	\$ 30,786	0.00%
Special Assmnts- CDD Collected	1,311,672	955,793	(355,879)	72.87%
<b>TOTAL REVENUES</b>	<b>1,311,672</b>	<b>986,579</b>	<b>(325,093)</b>	<b>75.22%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	275,000	-	275,000	0.00%
Interest Expense	1,036,672	521,688	514,984	50.32%
<b>Total Debt Service</b>	<b>1,311,672</b>	<b>521,688</b>	<b>789,984</b>	<b>39.77%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,311,672</b>	<b>521,688</b>	<b>789,984</b>	<b>39.77%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	464,891	464,891	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>1,940,286</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 2,405,177</b>		

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

For the Period Ending February 28, 2025

Series 2023 Aa2 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	\$ -	\$ 22,955	\$ 22,955	0.00%
Special Assmnts- CDD Collected	1,059,363	468,555	(590,808)	44.23%
<b>TOTAL REVENUES</b>	<b>1,059,363</b>	<b>491,510</b>	<b>(567,853)</b>	<b>46.40%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	195,000	250,000	(55,000)	128.21%
Interest Expense	864,363	438,744	425,619	50.76%
<b>Total Debt Service</b>	<b>1,059,363</b>	<b>688,744</b>	<b>370,619</b>	<b>65.01%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,059,363</b>	<b>688,744</b>	<b>370,619</b>	<b>65.01%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(197,234)	(197,234)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>1,315,662</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,118,428</b>		

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

For the Period Ending February 28, 2025

Series 2024 Aa3 Debt Service Fund (202)

*(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	\$ -	\$ 12,946	\$ 12,946	0.00%
Special Assmnts- CDD Collected	618,495	613,298	(5,197)	99.16%
<b>TOTAL REVENUES</b>	<b>618,495</b>	<b>626,244</b>	<b>7,749</b>	<b>101.25%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	125,000	-	125,000	0.00%
Interest Expense	493,495	277,175	216,320	56.17%
<b>Total Debt Service</b>	<b>618,495</b>	<b>277,175</b>	<b>341,320</b>	<b>44.81%</b>
<b>TOTAL EXPENDITURES</b>	<b>618,495</b>	<b>277,175</b>	<b>341,320</b>	<b>44.81%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	349,069	349,069	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>630,791</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 979,860</b>		

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

For the Period Ending February 28, 2025

Series 2023 Capital Projects Fund (300)

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 51,496	\$ 51,496	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>51,496</b>	<b>51,496</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	2,092,841	(2,092,841)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>2,092,841</b>	<b>(2,092,841)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>2,092,841</b>	<b>(2,092,841)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,041,345)	(2,041,345)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>4,047,342</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 2,005,997</b>		



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

For the Period Ending February 28, 2025

Series 2023 Aa2 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	\$ -	\$ 168,366	\$ 168,366	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>168,366</b>	<b>168,366</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	3,893,412	(3,893,412)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>3,893,412</b>	<b>(3,893,412)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>3,893,412</b>	<b>(3,893,412)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(3,725,046)	(3,725,046)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>7,945,343</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 4,220,297</b>		

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

For the Period Ending February 28, 2025

Series 2024 Aa3 Capital Projects Fund (302)

*(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	\$ -	\$ 137,548	\$ 137,548	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>137,548</b>	<b>137,548</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	433,195	(433,195)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>433,195</b>	<b>(433,195)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>433,195</b>	<b>(433,195)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(295,647)	(295,647)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>7,503,065</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 7,207,418</u></b>		

Sawgrass Village CDD

**Statement Date** 02/28/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
02/07/2025		JE000382	Special Assmnts-CDD Collected	Off Roll CDD Collected CK#2020483	358,017.66	358,017.66	0.00
02/18/2025		JE000404	Special Assmnts-CDD Collected	Off Roll Assessment Revenue	731,233.90	731,233.90	0.00
Total Deposits					1,089,251.56	1,089,251.56	0.00
Checks							
02/04/2025	Payment	1145	DOWN TO EARTH LANDSCAPE & IRRIGATION SAWGRASS VILLAGE	Check for Vendor V00026	-220.50	-220.50	0.00
02/04/2025	Payment	1146	COMMUNITY DEVELOPMENT DISTRICT	Check for Vendor V00025	-31,200.00	-31,200.00	0.00
02/04/2025	Payment	1147	STRALEY ROBIN VERICKER	Check for Vendor ATT	-2,440.00	-2,440.00	0.00
02/10/2025	Payment	1148	INFRAMARK LLC	Check for Vendor V00003	-19,605.02	-19,605.02	0.00
02/13/2025	Payment	1149	INFRAMARK LLC SAWGRASS VILLAGE	Check for Vendor V00003	-4,960.41	-4,960.41	0.00
02/13/2025	Payment	1150	COMMUNITY DEVELOPMENT DISTRICT	Check for Vendor V00025	-300,300.00	-300,300.00	0.00
02/13/2025	Payment	1151	STRALEY ROBIN VERICKER	Check for Vendor ATT	-652.50	-652.50	0.00
02/21/2025	Payment	1153	SITEX AQUATICS, LLC	Check for Vendor V00035	-2,312.00	-2,312.00	0.00
Total Checks					-361,690.43	-361,690.43	0.00
Adjustments							
Total Adjustments							

# Bank Account Statement

Sawgrass Village CDD

Bank Account No. 9067  
Statement No. 25\_02

Statement Date 02/28/2025

Outstanding Checks

12/17/2024	Payment	1135	RYAN MOTKO SAWGRASS VILLAGE	Check for Vendor V00008	-200.00
02/21/2025	Payment	1152	COMMUNITY DEVELOPMENT DISTRICT DISCLOSURE	Check for Vendor V00025	- 613,297.92
02/27/2025	Payment	1154	TECHNOLOGY SERVICES, LLC	Check for Vendor V00032	-1,500.00
02/27/2025	Payment	1155	SITEX AQUATICS, LLC	Check for Vendor V00035	-2,312.00
02/27/2025	Payment	1156	STANTEC CONSULTING SERVICES	Check for Vendor V00020	-2,433.25
Total Outstanding Checks					- 619,743.17

Outstanding Deposits

12/01/2024		JE000315		Returned Item Fee	36.00
Total Outstanding Deposits					36.00