

Sawgrass Village Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2025

Prepared by:



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SAWGRASS VILLAGE

Balance Sheet

As of June 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2023	SERIES 2023	SERIES 2024	SERIES 2023	SERIES 2023	SERIES 2024	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	AA2 DEBT	AA3 DEBT	CAPITAL	AA2 CAPITAL	AA3 CAPITAL	FIXED ASSETS	LONG-TERM	
	FUND	FUND	SERVICE FUND	SERVICE FUND	FUND	FUND	FUND	FUND	DEBT FUND	
ASSETS										
Cash - Operating Account	\$ 224,684	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 224,684
Accounts Receivable	2,083	-	-	-	-	-	-	-	-	2,083
Due From Developer	3,527	-	-	-	-	-	-	-	-	3,527
Due From Other Funds	-	642,196	-	-	2,247	-	-	-	-	644,443
Investments:										
Acq. & Construction - Other	-	-	-	-	-	3,353,360	7,614,065	-	-	10,967,425
Acquisition & Construction Account	-	-	-	-	94,349	1,869,032	1,078	-	-	1,964,459
Prepayment Account	-	-	-	74	-	-	-	-	-	74
Reserve Fund	-	1,315,378	1,060,444	309,173	-	-	-	-	-	2,684,995
Revenue Fund	-	659,117	13,857	341,062	-	-	-	-	-	1,014,036
Fixed Assets										
Construction Work In Process	-	-	-	-	-	-	-	19,163,323	-	19,163,323
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	1,315,378	1,315,378
Amount To Be Provided	-	-	-	-	-	-	-	-	39,829,622	39,829,622
TOTAL ASSETS	\$ 230,294	\$ 2,616,691	\$ 1,074,301	\$ 650,309	\$ 96,596	\$ 5,222,392	\$ 7,615,143	\$ 19,163,323	\$ 41,145,000	\$ 77,814,049
LIABILITIES										
Accounts Payable	\$ 5,442	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,442
Unearned Revenue	2,056	-	-	-	-	-	-	-	-	2,056
Bonds Payable - Series 2023	-	-	-	-	-	-	-	-	18,455,000	18,455,000
Bonds Payable - Series 2022A-2	-	-	-	-	-	-	-	-	13,990,000	13,990,000
Bonds Payable - Series 2024	-	-	-	-	-	-	-	-	8,700,000	8,700,000
Due To Other Funds	-	-	301,500	34,404	-	-	308,540	-	-	644,444
TOTAL LIABILITIES	7,498	-	301,500	34,404	-	-	308,540	-	41,145,000	41,796,942

SAWGRASS VILLAGE
Balance Sheet
As of June 30, 2025
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2023 AA2 DEBT SERVICE FUND	SERIES 2024 AA3 DEBT SERVICE FUND	SERIES 2023	SERIES 2023	SERIES 2024	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
					CAPITAL PROJECTS FUND	AA2 CAPITAL PROJECTS FUND	AA3 CAPITAL PROJECTS FUND			
FUND BALANCES										
Restricted for:										
Debt Service	-	2,616,691	772,801	615,905	-	-	-	-	-	4,005,397
Capital Projects	-	-	-	-	96,596	5,222,392	7,306,603	-	-	12,625,591
Unassigned:	222,796	-	-	-	-	-	-	19,163,323	-	19,386,119
TOTAL FUND BALANCES	222,796	2,616,691	772,801	615,905	96,596	5,222,392	7,306,603	19,163,323	-	36,017,107
TOTAL LIABILITIES & FUND BALANCES	\$ 230,294	\$ 2,616,691	\$ 1,074,301	\$ 650,309	\$ 96,596	\$ 5,222,392	\$ 7,615,143	\$ 19,163,323	\$ 41,145,000	\$ 77,814,049

SAWGRASS VILLAGE

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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
REVENUES				
Special Assmnts- CDD Collected	\$ -	\$ 403,892	\$ 403,892	0.00%
Developer Contribution	575,625	-	(575,625)	0.00%
TOTAL REVENUES	575,625	403,892	(171,733)	70.17%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	12,000	4,200	7,800	35.00%
ProfServ-Dissemination Agent	18,000	11,250	6,750	62.50%
ProfServ-Info Technology	600	450	150	75.00%
ProfServ-Recording Secretary	2,400	2,200	200	91.67%
ProfServ-Trustee Fees	6,500	8,512	(2,012)	130.95%
District Counsel	9,500	10,560	(1,060)	111.16%
District Engineer	9,500	10,135	(635)	106.68%
Administrative Services	4,500	3,375	1,125	75.00%
District Manager	25,000	31,313	(6,313)	125.25%
Accounting Services	9,000	6,350	2,650	70.56%
Auditing Services	6,000	12,700	(6,700)	211.67%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	500	58	442	11.60%
Utility - StreetLights	50,000	-	50,000	0.00%
Rentals & Leases	600	450	150	75.00%
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	900	300	75.00%
Meeting Expense	1,000	-	1,000	0.00%
Website Administration	1,200	900	300	75.00%
Miscellaneous Expenses	250	1,536	(1,286)	614.40%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
Total Administration	166,900	109,569	57,331	65.65%
<u>Water Utility Services</u>				
Utility - Water	-	3,734	(3,734)	0.00%
Total Water Utility Services	-	3,734	(3,734)	0.00%

SAWGRASS VILLAGE

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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
<u>Stormwater Control</u>				
Contracts-Aquatic Control	38,000	19,868	18,132	52.28%
Total Stormwater Control	38,000	19,868	18,132	52.28%
<u>Other Physical Environment</u>				
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	23,403	276,597	7.80%
Mitigation Maintenance	-	5,996	(5,996)	0.00%
Landscape Miscellaneous	9,000	-	9,000	0.00%
Total Other Physical Environment	360,725	32,124	328,601	8.91%
<u>Contingency</u>				
Misc-Contingency	10,000	3,500	6,500	35.00%
Total Contingency	10,000	3,500	6,500	35.00%
TOTAL EXPENDITURES	575,625	168,795	406,830	29.32%
Excess (deficiency) of revenues				
Over (under) expenditures	-	235,097	235,097	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(12,301)		
FUND BALANCE, ENDING		\$ 222,796		

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

For the Period Ending June 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 55,055	\$ 55,055	0.00%
Special Assmnts- CDD Collected	1,311,672	2,037,068	725,396	155.30%
TOTAL REVENUES	1,311,672	2,092,123	780,451	159.50%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	275,000	275,000	-	100.00%
Interest Expense	1,036,672	1,043,375	(6,703)	100.65%
Total Debt Service	1,311,672	1,318,375	(6,703)	100.51%
TOTAL EXPENDITURES	1,311,672	1,318,375	(6,703)	100.51%
Excess (deficiency) of revenues Over (under) expenditures	-	773,748	773,748	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(97,343)	(97,343)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(97,343)	(97,343)	0.00%
Net change in fund balance	\$ -	\$ 676,405	\$ 676,405	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,940,286		
FUND BALANCE, ENDING		\$ 2,616,691		

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

For the Period Ending June 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 40,508	\$ 40,508	0.00%
Special Assmnts- CDD Collected	1,059,363	468,555	(590,808)	44.23%
TOTAL REVENUES	1,059,363	509,063	(550,300)	48.05%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	195,000	250,000	(55,000)	128.21%
Interest Expense	864,363	870,925	(6,562)	100.76%
Total Debt Service	1,059,363	1,120,925	(61,562)	105.81%
TOTAL EXPENDITURES	1,059,363	1,120,925	(61,562)	105.81%
Excess (deficiency) of revenues Over (under) expenditures	-	(611,862)	(611,862)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	97,343	97,343	0.00%
TOTAL FINANCING SOURCES (USES)	-	97,343	97,343	0.00%
Net change in fund balance	\$ -	\$ (514,519)	\$ (514,519)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,287,320		
FUND BALANCE, ENDING		\$ 772,801		

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

For the Period Ending June 30, 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
REVENUES				
Interest - Investments	\$ -	\$ 22,207	\$ 22,207	0.00%
Special Assmnts- CDD Collected	618,495	613,298	(5,197)	99.16%
TOTAL REVENUES	618,495	635,505	17,010	102.75%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	125,000	125,000	-	100.00%
Interest Expense	493,495	525,391	(31,896)	106.46%
Total Debt Service	618,495	650,391	(31,896)	105.16%
TOTAL EXPENDITURES	618,495	650,391	(31,896)	105.16%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(14,886)	(14,886)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		630,791		
FUND BALANCE, ENDING		\$ 615,905		

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

For the Period Ending June 30, 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
REVENUES				
Interest - Investments	\$ -	\$ 59,512	\$ 59,512	0.00%
TOTAL REVENUES	-	59,512	59,512	0.00%
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	2,763,690	(2,763,690)	0.00%
Total Construction In Progress	-	2,763,690	(2,763,690)	0.00%
TOTAL EXPENDITURES	-	2,763,690	(2,763,690)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,704,178)	(2,704,178)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,800,774		
FUND BALANCE, ENDING		\$ 96,596		

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

For the Period Ending June 30, 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
REVENUES				
Interest - Investments	\$ -	\$ 246,290	\$ 246,290	0.00%
TOTAL REVENUES	-	246,290	246,290	0.00%
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	4,284,651	(4,284,651)	0.00%
Total Construction In Progress	-	4,284,651	(4,284,651)	0.00%
TOTAL EXPENDITURES	-	4,284,651	(4,284,651)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(4,038,361)	(4,038,361)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		9,260,753		
FUND BALANCE, ENDING		\$ 5,222,392		

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

For the Period Ending June 30, 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
REVENUES				
Interest - Investments	\$ -	\$ 236,733	\$ 236,733	0.00%
TOTAL REVENUES	-	236,733	236,733	0.00%
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	433,195	(433,195)	0.00%
Total Construction In Progress	-	433,195	(433,195)	0.00%
TOTAL EXPENDITURES	-	433,195	(433,195)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(196,462)	(196,462)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		7,503,065		
FUND BALANCE, ENDING		\$ 7,306,603		

Sawgrass Village CDD

Statement Date 06/30/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
12/01/2024		JE000315		Returned Item Fee	36.00	36.00	0.00
06/17/2025		JE000513	Special Assmnts- CDD Collected	CDD Collected-Assessment Rev	5,202.50	5,202.50	0.00
Total Deposits					5,238.50	5,238.50	0.00
Checks							
04/30/2025	Payment	1186	AUSTIN BERNIS	Check for Vendor V00015	-200.00	-200.00	0.00
05/28/2025	Payment	1187	INFRAMARK LLC	Check for Vendor V00003	-4,958.34	-4,958.34	0.00
06/04/2025	Payment	1188	ALBERTO VIERA	Check for Vendor V00011	-200.00	-200.00	0.00
06/04/2025	Payment	1189	AUSTIN BERNIS	Check for Vendor V00015	-200.00	-200.00	0.00
06/04/2025	Payment	1190	CARLOS DE LA OSSA	Check for Vendor V00010	-200.00	-200.00	0.00
06/11/2025	Payment	1194	SITEX AQUATICS, LLC	Check for Vendor V00035	-2,312.00	-2,312.00	0.00
06/11/2025	Payment	1195	STANTEC CONSULTING SERVICES	Check for Vendor V00020	-992.50	-992.50	0.00
06/30/2025		JE000530	Miscellaneous Expenses	Miscellaneous Expenses Adj JE	-36.00	-36.00	0.00
Total Checks					-9,098.84	-9,098.84	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
06/04/2025	Payment	1191	NICHOLAS J. DISTER	Check for Vendor V00009			-200.00
06/04/2025	Payment	1192	RYAN MOTKO	Check for Vendor V00008			-200.00
06/11/2025	Payment	1193	INFRAMARK LLC	Check for Vendor V00003			-4,958.34
Total Outstanding Checks							-5,358.34
Outstanding Deposits							

Bank Account Statement

Sawgrass Village CDD

Bank Account No.	9067	Statement Date	06/30/2025
Statement No.	25_06		

Total Outstanding Deposits