

**SAWGRASS VILLAGE
COMMUNITY DEVELOPMENT
DISTRICT**

AUGUST 27, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Sawgrass Village Community Development District

Agenda Page 2

Board of Supervisors

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

District Staff

Jayna Cooper, District Manager
Brian Lamb, District Secretary
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

The Regular Meetings of Sawgrass Village Community Development District will be held on **August 27, 2025, at 1:00 p.m. at the Eves Bend Clubhouse located at 4725 Los Robles Court, Palmetto, FL 34221**. For those who intend to call in below is the Team 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: 297 513 196 015

Passcode: yXMMVB

[+1 646-838-1601,,842226542#](#)

Phone Conference ID: 842 226 542#

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

REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
3. **PUBLIC HEARING ON ADOPTING FISCAL YEAR 2026 FINAL BUDGET**
 - A. Open Public Hearing on Adopting Fiscal Year 2026 Final Budget
 - B. Discussion on Fiscal Year 2026 Budget
 - C. Close Public Hearing on Adopting FY 2026 Final Budget
 - D. Consideration of Resolution 2025-05; Adopting Final Fiscal Year 2026 Budget
 - E. Consideration of Resolution 2025-06; Levying O-M Assessment
4. **BUSINESS ITEMS**
 - A. Consideration of Resolution 2025-07; Setting FY 2026 Meeting Schedule
 - B. Consideration of Fiscal Year 2025 Grau Audit Engagement Letter
5. **CONSENT AGENDA**
 - A. Approval of Minutes of the July 23, 2025 Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures July 2025
 - C. Acceptance of the Financials and Approval of the Check Register for July 2025
 - D. Ratification of Master Landscape Maintenance Agreement with Cornerstone
 - E. Ratification of Hurricane and Storm Clean-Up Addendum to Landscape Maintenance Agreement with Cornerstone
 - F. Ratification of First Amendment to Wetland Buffer Maintenance Agreement with Bayhead
6. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
7. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
8. **ADJOURNMENT**

The next Meeting is scheduled for Wednesday, September 24, 2025 at 1:00 p.m.

Third Order of Business

Sawgrass Village
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Approved Tentative Budget

Prepared by:



Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET		BUDGET	
	FY 2025		FY 2026	
REVENUES				
Developer Contributions		575,625		1,796,030
TOTAL REVENUES	\$	575,625	\$	1,796,030
EXPENDITURES				
Financial and Administrative				
Supervisor Fees	\$	12,000	\$	12,000
Profserv - District Management		25,000		25,000
Profserv - Field Management		-		12,000
Profserv - Administration		4,500		4,500
Profserv - Recording Secretary		2,400		2,400
Profserv - Construction Accounting		-		6,000
Profserv - Financial/Revenue Collections		1,200		5,000
Profserv - Rental and Leases		600		600
Profserv - Technology Data Storage		600		600
Profserv - Accounting Services		9,000		9,000
Profserv - Dissemination Agent/Reporting		18,000		15,000
Profserv - Website Admin Services		1,200		1,200
District Engineer		9,500		12,500
District Counsel		9,500		15,000
Trustees Fees		6,500		6,500
Auditing Services		6,000		6,000
Postage, Phone, Faxes, Copies		500		500
Legal Advertising		3,500		2,000
Bank Fees		200		100
Dues, Licenses & Fees		175		175
Website ADA Compliance		1,500		1,600
Total Financial and Administrative	\$	114,425	\$	139,875

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
<i>Insurance</i>		
General Liability	\$ 3,025	\$ 3,718
Public Officials Insurance	2,475	2,633
Property & Casualty Insurance	20,000	20,000
Deductible	2,500	2,500
Total Insurance	\$ 28,000	\$ 28,851
<i>Utility Services</i>		
Electric Utility Services	\$ -	\$ 28,000
Street Lights	50,000	289,458
Water/Waste	-	10,000
Total Utility Services	\$ 50,000	\$ 327,458
<i>Parks & Recreation</i>		
Dog waste station - contract	-	4,000
Monument, entrance and wall - R&M	-	10,000
Sidewalk, Pavement, Signage R&M	-	2,000
Misc-Contingency	10,000	20,000
Total Amenity	\$ 10,000	\$ 36,000
<i>Landscape and Pond Maintenance</i>		
Landscape Maintenance - Contract	\$ 300,000	\$ 1,000,000
Landscaping - Mulch	-	35,000
Landscaping - Annuals	-	12,500
Landscaping - Plant Replacement Program	-	50,000
Landscape - Irrigation R&M	-	20,000
Aquatics - Contract	38,000	69,360
Debris Cleanup	9,000	9,000
Wildlife Control	6,200	9,000
Mitigation Maintenance		23,986
Storm Cleanup		35,000
Total Landscape and Pond Maintenance	\$ 373,200	\$ 1,263,846
TOTAL EXPENDITURES	\$ 575,625	\$ 1,796,030

Series 2023-1 Bonds
Fiscal Year 2026 Budget

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

Sawgrass Village

Community Development District

Series 2023-1 Debt Service

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

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
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

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
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
		\$ 18,995,000		\$ 20,758,744	\$ 39,753,744

Series 2023-2 Bonds
Fiscal Year 2026 Budget

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

Sawgrass Village

Community Development District

Series 2023-2 Debt Service

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

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
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

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
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
		\$ 14,240,000		\$ 17,498,076	\$ 31,738,076

Series 2024 Bonds
Fiscal Year 2026 Budget

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

Sawgrass Village

Community Development District

Series 2024 Debt Service

**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

**Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025**

ASSESSMENT ALLOCATION										
Assessment Area One- Parcels 1, 2, & 3										
Product	Units	O&M Assessment			Debt Service Series 2023			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
Single Family 40'	54	\$ 829.37	\$265.81	\$ 563.56	\$1,382.98	\$ 1,382.98	\$ -	\$2,212.35	\$ 1,648.79	\$ 563.56
Single Family 50'	217	\$ 1,036.72	\$332.27	\$ 704.45	\$1,728.72	\$ 1,728.72	\$ -	\$2,765.44	\$ 2,060.99	\$ 704.45
Single Family 60'	305	\$ 1,244.06	\$398.72	\$ 845.34	\$2,074.47	\$ 2,074.47	\$ -	\$3,318.53	\$ 2,473.19	\$ 845.34
Single Family 70'	131	\$ 1,451.40	\$465.17	\$ 986.23	\$2,420.21	\$ 2,420.21	\$ -	\$3,871.62	\$ 2,885.39	\$ 986.23
	707									
Assessment Area Two- Parcels 4A - 4E										
Product	Units	O&M Assessment			Debt Service Series 2023			Total Assessments per Unit		
		FY 2026	FY 2026	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2026	Dollar Change
Single Family 40'	231	\$ 829.37	\$265.81	\$ 563.56	\$1,382.98	\$ 1,382.98	\$ -	\$2,212.35	\$ 1,648.79	\$ 563.56
Single Family 50'	343	\$ 1,036.72	\$332.27	\$ 704.45	\$1,728.72	\$ 1,728.72	\$ -	\$2,765.44	\$ 2,060.99	\$ 704.45
Single Family 60'	104	\$ 1,244.06	\$398.72	\$ 845.34	\$2,074.47	\$ 2,074.47	\$ -	\$3,318.53	\$ 2,473.19	\$ 845.34
	678									
Assessment Area Three- Parcel 5										
Product	Units	O&M Assessment			Debt Service Series 2023 Undeveloped			Total Assessments per Unit		
		FY 2026	FY 2026	Dollar Change	FY 2026	\$0.00	Dollar Change	FY 2026	FY 2026	Dollar Change
Single Family 40'	92	\$ 829.37	\$265.81	\$ 563.56	\$1,382.30	\$ 1,382.30	\$ -	\$2,211.67	\$ 1,648.11	\$ 563.56
Single Family 50'	138	\$ 1,036.72	\$332.27	\$ 704.45	\$1,727.87	\$ 1,727.87	\$ -	\$2,764.59	\$ 2,060.14	\$ 704.45
Single Family 60'	141	\$ 1,244.06	\$398.72	\$ 845.34	\$2,073.45	\$ 2,073.45	\$ -	\$3,317.51	\$ 2,472.17	\$ 845.34
	371									

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Sawgrass Village Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

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

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

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

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

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

Passed and Adopted on August 27, 2025.

Attested By:

**Sawgrass Village
Community Development District**

Print Name: _____
☐ Secretary/ ☐ Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

RESOLUTION 2025-06

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

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2025-2026 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2025-2026 Budget;

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

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

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

WHEREAS, **EPG Moccasin Wallow Development, LLC** ("**Developer**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) up to \$_____ of the FY 2025-2026 Budget as shown in the revenues line item of the FY 2025-2026 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in

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

b. Direct Bill for Certain Debt Assessments.

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. Debt Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2025
 2. 25% due no later than February 1, 2026
 3. 25% due no later than May 1, 2026
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2025-2026 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2025
 2. 25% due no later than February 1, 2026
 3. 25% due no later than April 1, 2026
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of

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

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

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

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

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

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

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

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

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

Passed and Adopted on August 27, 2025.

Attested By:

**Sawgrass Village Community
Development District**

Print Name: _____
☐ Secretary / ☐ Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

Exhibit B: Form of Budget Funding Agreement with Developer

Fourth Order of Business

RESOLUTION 2025-07

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

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

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

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

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

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

Section 1. The annual public meeting schedule of the Board of Supervisors of for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Manatee County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED THIS 27TH DAY OF AUGUST 2025

ATTEST:

**SAWGRASS VILLAGE
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES SAWGRASS VILLAGE COMMUNITY
DEVELOPMENT DISTRICT FISCAL YEAR 2026**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that for the Fiscal Year 2025/2026, regular meetings of the Board of Supervisors of the Sawgrass Village Community Development District are scheduled to be held at **1:00 PM. at the Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto, FL 35779** as follows:

**October 22, 2025
November 26, 2025*
December 24, 2025*
January 28, 2026
February 25, 2026
March 25, 2026
April 22, 2026 May
27, 2026 June 24,
2026 July 22, 2026
August 26, 2026
September 23, 2026**

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

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

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

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jayna Cooper
District Manager



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
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August 8, 2025

To Board of Supervisors
Sawgrass Village Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Sawgrass Village Community Development District, Manatee County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Sawgrass Village Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required

to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$7,200 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Sawgrass Village Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Sawgrass Village Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

Fifth Order of Business

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

Agenda Page 34

The regular meeting of the Board of Supervisors of Sawgrass Village Community Development District was held on Wednesday, July 23 2025, and called to order at 1:11 p.m. at the Eves Bend Clubhouse located at 4725 Los Robles Court, Palmetto, FL 34221.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Austin Berns	Assistant Secretary
Albert Viera	Assistant Secretary
Ryan Motko	Assistant Secretary

Also present were:

Jayna Cooper	District Manager <i>(via phone)</i>
Samantha Ford	District Manager
Brian Lamb	Development Services
Tyson Waag	District Engineer
John Vericker	District Counsel
Arturo Gandarilla	Field Services

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

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

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

SECOND ORDER OF BUSINESS **Public Comments**

There being no members of the public present, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration of Resolution 2025-04; Adopting a No Fishing Policy

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2025-04; Adopting a No Fishing Policy, was adopted. 4-0

FOURTH ORDER OF BUSINESS **Consent Agenda**

- A. Approval of Minutes of the May 28, 2025 Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures June 2025**
- C. Acceptance of the Financials and Approval of the Check Register for June 2025**
- D. Ratification of Hurricane and Storm Clean-Up Addendum to Landscape Maintenance Agreement**

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

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel****B. District Engineer****C. District Manager**

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

Mr. de la Ossa, reminded Ms. Cooper on the communication to *Down-to-Earth* regarding the ponds, ensuring *Corner Stone* discussion. Ms. Cooper advised she is in the process of sending the communications and also mentioned the *Corner Stone* storm cleanup agreement.

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 at 1:13 pm. 4-0

Jayna Cooper/Samantha Ford
District Manager

Carlos de la Ossa
Chairperson

Sawgrass Village
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	7/1/2025	153057	\$750.00		ACCOUNTING SRVCS
INFRAMARK LLC	7/1/2025	153057	\$375.00		ADMIN SVCS
INFRAMARK LLC	7/1/2025	153057	\$2,083.33		DISTRICT SERVICES
INFRAMARK LLC	7/1/2025	153057	\$100.00		FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	7/1/2025	153057	\$50.00		RENTAL & LEASES
INFRAMARK LLC	7/1/2025	153057	\$50.00		TECH/DATA STORAGE
INFRAMARK LLC	7/1/2025	153057	\$100.00		WEBSITE MAINT
INFRAMARK LLC	7/1/2025	153057	\$1,250.01		DISSEMINATION SERVICES JUL 24
INFRAMARK LLC	7/1/2025	153057	\$200.00	\$4,958.34	RECORDING
SITEX AQUATICS, LLC	7/1/2025	9979-B	\$2,312.00	\$2,312.00	AQUATICS CONTRACT
STRALEY ROBIN VERICKER	7/9/2025	26821	\$1,246.00	\$1,246.00	PROFESSIONAL SERVICES THROUGH 06/30/25
Monthly Contract Subtotal			\$8,516.34	\$8,516.34	
Utilities					
MANTATEE COUNTY UTILITIES DEPARTMENT	6/27/2025	062725 9300	\$193.80	\$193.80	WATER
MANTATEE COUNTY UTILITIES DEPARTMENT	7/14/2025	100239305 07142025	\$96.98	\$96.98	SERVICE 05/21/25 - 06/19/25
Utilities Subtotal			\$290.78	\$290.78	
Regular Services					
ALBERTO VIERA	7/23/2025	AV-072325	\$200.00	\$200.00	BOARD 7/23/25
AUSTIN BERNS	7/23/2025	AB-072325	\$200.00	\$200.00	BOARD 7/23/25
CARLOS DE LA OSSA	7/23/2025	CO-072325	\$200.00	\$200.00	BOARD 7/23/25
RYAN MOTKO	7/23/2025	RM-072325	\$200.00	\$200.00	BOARD 7/23/25
Regular Services Subtotal			\$800.00	\$800.00	
TOTAL					
			\$9,607.12	\$9,607.12	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

153057

CUSTOMER ID

C4801

PO#**DATE**

7/1/2025

NET TERMS

Due On Receipt

DUE DATE

7/1/2025

Services provided for the Month of: July 2025

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	3	Ea	416.67		1,250.01
Subtotal					4,958.34

Subtotal \$4,958.34

Tax \$0.00

Total Due \$4,958.34

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

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to
Sawgrass Village CDD
Inframark
2654 Cypress Ridge Blvd suite 101
Wesley Chapel, FL 33544

Ship to
Sawgrass Village CDD
Inframark
2654 Cypress Ridge Blvd suite 101
Wesley Chapel, FL 33544

Invoice details

Invoice no.: 9979-b
Terms: Net 30
Invoice date: 07/01/2025
Due date: 07/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance 2x a Month: 18 Waterways	1	\$2,312.00	\$2,312.00
					Total	\$2,312.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Sawgrass Village CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

July 09, 2025
Client: 001599
Matter: 000001
Invoice #: 26821

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/10/2025	CAW	REVIEW EMAILS FROM R. MOTKO WITH REQUEST TO TRANSFER PLATTED COMMON AREA TRACTS; REVIEW 3 RECORDED PLATS AND PUBLIC RECORDS TO VERIFY WHAT INTERESTS HAVE BEEN TRANSFERRED; ORDER TITLE ON TRACTS TO BE TRANSFERRED TO THE DISTRICT.	0.9	\$337.50
6/11/2025	LC	REVIEW BOARD SEATS AND TERMS; REVIEW SUPERVISOR OF ELECTIONS NUMBER OF QUALIFIED VOTERS FOR 2025 AND UPDATE RECORDS RE SAME.	0.2	\$39.00
6/12/2025	JMV	PREPARE LEGAL NOTICES FOR CDD BOARD MEETING AND PUBLIC HEARING; PREPARE RESOLUTION FOR CDD BOARD MEETING.	1.0	\$405.00
6/18/2025	WAS	REVIEW COMMUNICATIONS REGARDING TITLE ORDER REQUEST.	0.2	\$67.00
6/19/2025	LC	RESEARCH RE FUNDING ALLOCATION RESOLUTIONS.	0.2	\$39.00
6/24/2025	CAW	REVIEW 2025/2026 BUDGET, NOTICE OF PUBLIC HEARING TO ADOPT BUDGET, RESOLUTION ADOPTING BUDGET, AND DEVELOPER FUNDING AGREEMENT.	0.3	\$112.50
6/25/2025	CAW	REVIEW TITLE FOR OAKFIELD TRAILS, PHASE 1; EMAIL CORRESPONDENCE TO PEER TITLE ON OUTSTANDING TITLE REPORTS.	0.3	\$112.50
6/25/2025	LC	REVIEW SPREADSHEET FROM J. COOPER AND CONFIRM SEAT DESIGNATIONS AND TERMS.	0.2	\$39.00
6/30/2025	CAW	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM J. COOPER AND B. LAMB REGARDING 2025/2026 BUDGET.	0.2	\$75.00

SERVICES

Date	Person	Description of Services	Hours	Amount
6/30/2025	LC	REVIEW CORRESPONDENCE FROM J. COOPER REQUESTING INFORMATION ON PROJECTED FIRST GENERAL ELECTION AND PROJECTED TURNOVER DATES; UPDATE J. COOPER'S SPREADSHEET RE SAME.	0.1	\$19.50
Total Professional Services			3.6	\$1,246.00
Total Services			\$1,246.00	
Total Disbursements			\$0.00	
Total Current Charges				\$1,246.00
Previous Balance				\$951.50
Less Payments				(\$951.50)
PAY THIS AMOUNT				\$1,246.00

Please Include Invoice Number on all Correspondence

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010



Visit: mymanatee.org/utilities
Call: (941) 792-8811

SAWGRASS VILLAGE CDD
11219 SAWGRASS RD



Amount Due	Agenda Page 41 \$193.80
Please Pay By	18-Jul-2025
Account Number	100239300

TO AVOID DISCONNECTION, THE PAST DUE AMOUNT MUST BE PAID IMMEDIATELY

Account Summary

Previous Amount Due	\$193.80
Payments Received	\$0.00
Past Due Amount	\$193.80
Contract Charges	\$0.00
Total Amount Due	\$193.80

Usage Profile (Consumption x 1000 = GAL)**Meter Number 61374173**

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/21	0	06/18	0	0 kgal

Charge Details

Service Period 05/21 - 06/18 (29 Days)

Common Area Reclaim (Meter # 61374173) (05/21 - 05/31)

Reclaim Usage	0 kgal x \$0.45	\$0.00
Reclaim Usage	0 kgal x \$0.47	\$0.00

Total New Charges**\$0.00****Past Due Amount****\$193.80****Total Amount Due****\$193.80****Important Information**

- This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at mymanatee.org/bigbin.



View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **5WFSZLKC** (do not share this code)



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	11219 SAWGRASS RD
ACCOUNT NUMBER	100239300
BILLING DATE	27-Jun-2025
DUE DATE	18-Jul-2025
TOTAL AMOUNT DUE	\$193.80

☐ **CHANGE OF MAILING ADDRESS**
(Check Box and See Reverse Side)

ADDRESSEE:

AMOUNT PAID

MAKE CHECKS PAYABLE TO MCUD

MT80630C 6497 1 MB 0.622
7000006589 00.0022.0216 6497/1



SAWGRASS VILLAGE CDD
2005 PAN AM CIR SUITE 300
TAMPA FL 33607-6008



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON, FL 34206-5350

100239300Z000001938000000000

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010



Visit: mymanatee.org/utilities
Call: (941) 792-8811

SAWGRASS VILLAGE CDD
10852 SAWGRASS RD



Amount Due	Agenda Page 42 \$96.98
Please Pay By	04-Aug-2025
Account Number	100239305

TO AVOID DISCONNECTION, THE PAST DUE AMOUNT MUST BE PAID IMMEDIATELY

Account Summary

Previous Amount Due	\$90.00
Payments Received	\$0.00
Past Due Amount	\$90.00
Contract Charges	\$6.98
Total Amount Due	\$96.98

Usage Profile (Consumption x 1000 = GAL)**Meter Number 61371702**

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/21	0	06/19	151	15.1 kgal

Important Information

- The 2024 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2024, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.

Charge Details

Service Period 05/21 - 06/19 (30 Days)

Common Area Reclaim (Meter # 61371702) (05/21 - 05/31)

Reclaim Usage	5.54 kgal x \$0.45	\$2.49
Reclaim Usage	9.56 kgal x \$0.47	\$4.49

Total New Charges

\$6.98

Past Due Amount

\$90.00

Total Amount Due

\$96.98

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **6SWW7E3Z** (do not share this code)



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010



SERVICE ADDRESS	10852 SAWGRASS RD
ACCOUNT NUMBER	100239305
BILLING DATE	14-Jul-2025
DUE DATE	04-Aug-2025
TOTAL AMOUNT DUE	\$96.98

☐ **CHANGE OF MAILING ADDRESS**
(Check Box and See Reverse Side)

AMOUNT PAID**ADDRESSEE:****MAKE CHECKS PAYABLE TO MCUD**

MT80715A 2719 1 MB 0.672
7000002856 00.0010.0182 2719/1



SAWGRASS VILLAGE CDD
2005 PAN AM CIR SUITE 300
TAMPA FL 33607-6008



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON, FL 34206-5350

1002393052000000969800000000

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	Sawgrass Village
Board Meeting Date:	July 23, 2025

In Attendance Please			
	Name	X	Paid
1	Carlos de la Ossa	x	\$200
2	Nicholas Dister		\$200
3	Austin Berns	x	\$200
4	Ryan Motko	x	\$200
5	Alberto Viera	x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

<i>Jayna Cooper</i>	7/23/2025
_____	_____
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

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for
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Approved for payment:

<i>Jayna Cooper</i>	7/23/2025
_____	_____
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Sawgrass Village Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 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 July 31, 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 CAPITAL PROJECTS FUND	SERIES 2023 AA2 CAPITAL PROJECTS FUND	SERIES 2024 AA3 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS										
Cash - Operating Account	\$ 211,226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 211,226
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	-	-	-	-	-	3,364,975	7,638,528	-	-	11,003,503
Acquisition & Construction Account	-	-	-	-	95,573	1,876,542	1,081	-	-	1,973,196
Prepayment Account	-	-	-	74	-	-	-	-	-	74
Reserve Fund	-	1,315,378	1,060,444	309,173	-	-	-	-	-	2,684,995
Revenue Fund	-	718,665	17,578	343,237	-	-	-	-	-	1,079,480
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	\$ 216,836	\$ 2,676,239	\$ 1,078,022	\$ 652,484	\$ 97,820	\$ 5,241,517	\$ 7,639,609	\$ 19,163,323	\$ 41,145,000	\$ 77,910,850
LIABILITIES										
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
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	2,056	-	301,500	34,404	-	-	308,540	-	41,145,000	41,791,500
FUND BALANCES										
Restricted for:										
Debt Service	-	2,676,239	776,522	618,080	-	-	-	-	-	4,070,841
Capital Projects	-	-	-	-	97,820	5,241,517	7,331,069	-	-	12,670,406
Unassigned:	214,780	-	-	-	-	-	-	19,163,323	-	19,378,103
TOTAL FUND BALANCES	214,780	2,676,239	776,522	618,080	97,820	5,241,517	7,331,069	19,163,323	-	36,119,350
TOTAL LIABILITIES & FUND BALANCES	\$ 216,836	\$ 2,676,239	\$ 1,078,022	\$ 652,484	\$ 97,820	\$ 5,241,517	\$ 7,639,609	\$ 19,163,323	\$ 41,145,000	\$ 77,910,850

SAWGRASS VILLAGE
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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>REVENUES</u>				
Special Assmnts- CDD Collected	\$ -	\$ 405,289	\$ 405,289	0.00%
Developer Contribution	575,625	-	(575,625)	0.00%
TOTAL REVENUES	575,625	405,289	(170,336)	70.41%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	5,000	7,000	41.67%
ProfServ-Dissemination Agent	18,000	12,500	5,500	69.44%
ProfServ-Info Technology	600	500	100	83.33%
ProfServ-Recording Secretary	2,400	2,400	-	100.00%
ProfServ-Trustee Fees	6,500	8,512	(2,012)	130.95%
District Counsel	9,500	11,806	(2,306)	124.27%
District Engineer	9,500	10,135	(635)	106.68%
Administrative Services	4,500	3,750	750	83.33%
District Manager	25,000	33,397	(8,397)	133.59%
Accounting Services	9,000	7,200	1,800	80.00%
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	500	100	83.33%
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	1,000	200	83.33%
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	116,574	50,326	69.85%

SAWGRASS VILLAGE
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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>Water Utility Services</u>				
Utility - Water	-	3,831	(3,831)	0.00%
Total Water Utility Services	-	3,831	(3,831)	0.00%
<u>Stormwater Control</u>				
Contracts-Aquatic Control	38,000	22,180	15,820	58.37%
Total Stormwater Control	38,000	22,180	15,820	58.37%
<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	178,209	397,416	30.96%
Excess (deficiency) of revenues				
Over (under) expenditures	-	227,080	227,080	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(12,300)		
FUND BALANCE, ENDING		\$ 214,780		

SAWGRASS VILLAGE
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	\$ -	\$ 61,303	\$ 61,303	0.00%
Special Assmnts- CDD Collected	1,311,672	2,090,368	778,696	159.37%
TOTAL REVENUES	1,311,672	2,151,671	839,999	164.04%
<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	-	833,296	833,296	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	\$ -	\$ 735,953	\$ 735,953	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,940,286		
FUND BALANCE, ENDING		\$ 2,676,239		

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

For the Period Ending July 31, 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
REVENUES				
Interest - Investments	\$ -	\$ 44,229	\$ 44,229	0.00%
Special Assmnts- CDD Collected	1,059,363	468,555	(590,808)	44.23%
TOTAL REVENUES	1,059,363	512,784	(546,579)	48.40%
EXPENDITURES				
Debt Service				
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	-	(608,141)	(608,141)	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	97,343	97,343	0.00%
TOTAL FINANCING SOURCES (USES)	-	97,343	97,343	0.00%
Net change in fund balance	\$ -	\$ (510,798)	\$ (510,798)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,287,320		
FUND BALANCE, ENDING		\$ 776,522		

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

For the Period Ending July 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 24,382	\$ 24,382	0.00%
Special Assmnts- CDD Collected	618,495	613,298	(5,197)	99.16%
TOTAL REVENUES	618,495	637,680	19,185	103.10%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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	-	(12,711)	(12,711)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		630,791		
FUND BALANCE, ENDING		\$ 618,080		

SAWGRASS VILLAGE
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	\$ -	\$ 60,736	\$ 60,736	0.00%
TOTAL REVENUES	-	60,736	60,736	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	-	(2,702,954)	(2,702,954)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,800,774		
FUND BALANCE, ENDING		\$ 97,820		

SAWGRASS VILLAGE
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 265,415	\$ 265,415	0.00%
TOTAL REVENUES	-	265,415	265,415	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
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	-	(4,019,236)	(4,019,236)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		9,260,753		
FUND BALANCE, ENDING		\$ 5,241,517		

SAWGRASS VILLAGE
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 261,199	\$ 261,199	0.00%
TOTAL REVENUES	-	261,199	261,199	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
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	-	(171,996)	(171,996)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		7,503,065		
FUND BALANCE, ENDING		\$ 7,331,069		

Bank Account Statement

Sawgrass Village CDD

Bank Account No. 9067
Statement No. 25_07

Statement Date 07/31/2025

G/L Account No. 101001 Balance	211,225.56	Statement Balance	212,225.56
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	212,225.56
Subtotal	211,225.56	Outstanding Checks	-1,000.00
Negative Adjustments	0.00	Ending Balance	211,225.56
Ending G/L Balance	211,225.56		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
07/14/2025		JE000532	Special Assmnts-CDD Collected	Off Roll Deposit O&M	1,396.50	1,396.50	0.00
Total Deposits					1,396.50	1,396.50	0.00
Checks							
							0.00
06/04/2025	Payment	1191	NICHOLAS J. DISTER	Check for Vendor V00009	-200.00	-200.00	0.00
06/11/2025	Payment	1193	INFRAMARK LLC	Check for Vendor V00003	-4,958.34	-4,958.34	0.00
07/02/2025	Payment	1196	INFRAMARK LLC	Check for Vendor V00003	-40.27	-40.27	0.00
07/02/2025	Payment	1197	STRALEY ROBIN VERICKER	Check for Vendor ATT	-951.50	-951.50	0.00
07/02/2025	Payment	1198	US BANK	Check for Vendor V00027	-4,256.13	-4,256.13	0.00
07/09/2025	Payment	1199	INFRAMARK LLC	Check for Vendor V00003	-4,958.34	-4,958.34	0.00
07/09/2025	Payment	1200	SITEX AQUATICS, LLC	Check for Vendor V00035	-2,312.00	-2,312.00	0.00
07/17/2025	Payment	1201	MANTATEE COUNTY UTILITIES DEPARTMENT	Check for Vendor V00036	-193.80	-193.80	0.00
07/17/2025	Payment	1202	STRALEY ROBIN VERICKER	Check for Vendor ATT	-1,246.00	-1,246.00	0.00
06/11/2025	Payment	1203	MANTATEE COUNTY UTILITIES DEPARTMENT	Check for Vendor V00036	-96.98	-96.98	0.00
Total Checks					-19,213.36	-19,213.36	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
06/04/2025	Payment	1192	RYAN MOTKO	Check for Vendor V00008			-200.00
07/24/2025	Payment	1204	ALBERTO VIERA	Check for Vendor V00011			-200.00
07/24/2025	Payment	1205	AUSTIN BERNIS	Check for Vendor V00015			-200.00

Bank Account Statement

Sawgrass Village CDD

Bank Account No.

9067

Statement No.

25_07

Statement Date

07/31/2025

07/24/2025	Payment	1206	CARLOS DE LA OSA	Check for Vendor V00010	-200.00
07/24/2025	Payment	1207	RYAN MOTKO	Check for Vendor V00008	-200.00
Total Outstanding Checks					-1,000.00

Outstanding Deposits

Total Outstanding Deposits

Landscape and Irrigation Maintenance Agreement

This Landscape and Irrigation Maintenance Agreement (the “**Agreement**”) is entered into as of July 11, 2025, between the **Sawgrass Village Community Development District**, a community development district organized under the laws of the State of Florida (the “**District**”) and **Cornerstone Solutions Group, LLC d/b/a Cornerstone**, a Florida limited liability company (the “**Contractor**”).

Background Information:

The District owns, operates, and maintains certain lands, landscaping, and irrigation within and around the District, and desires to retain an independent contractor to provide landscape and irrigation maintenance services for said lands within and around the District. Contractor represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide services to the District.

Operative Provisions:

- 1. Incorporation of Background Information.** The background information stated above is true and correct and is incorporated herein as a material part of this Agreement.
- 2. Contractor’s Representations.** To induce the District to enter into this Agreement, Contractor makes the following representations, upon which the District has actually and justifiably relied:
 - a. Contractor has examined and carefully studied the project site, and Contractor has the experience, expertise and resources to perform all required Work described in this Agreement.
 - b. Contractor has visited the site and at least a fair representative sample of the project area and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance or furnishing of the Scope of Work to be performed pursuant to this Agreement.
 - c. Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition.
 - d. Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism, upon written notice to the District.
 - e. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.
 - f. Contractor is familiar with and can and shall comply with all federal, state, and local laws and regulations that may affect cost, progress, performance, and furnishing of the Scope of Work performed pursuant to this Agreement.
- 3. Description of Work.**
 - a. The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services more fully described in the scope of work attached hereto and incorporated herein as **Exhibit “A”** (collectively, the “**Scope of Work**”).

- b. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorized the Contractor, in writing, to perform such work.
- 4. **Emergency Services.** In the event of an emergency or disaster, Contractor shall provide the District the following services:
 - a. Debris removal services shall be available on a timely basis and at a reasonable price. Prior to mobilization for debris removal activities, Contractor shall provide District, in writing, hourly rates for personnel and equipment. Unreasonable rates will be rejected. All overhead costs are inclusive in the hourly rates.
 - b. Hourly rates for equipment applies only when equipment is operating and includes all associated costs such as operator, fuel, maintenance, and repair.
 - c. Personnel and equipment hourly rates include only those hours that Contractor's personnel are performing the debris removal activities. Stand-by time is not an eligible expense.
 - d. Disaster Recovery Assistance Services shall not exceed a total of seventy (70) hours worked for each emergency/disaster.
 - e. Contractor shall maintain and supply District with all necessary and appropriate documentation for all emergency/disaster-related services to support reimbursement by local, state, or federal agencies.
 - f. District reserves the right to immediately terminate all Disaster Recovery Assistance activities under this Agreement for any reason. District will not be held responsible for any loss incurred by Contractor as a result of District's election to terminate these activities pursuant to this paragraph.

5. Manner of Performance.

- a. While performing the Work, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work in accordance with the specifications.
- b. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be of the very highest quality at least in accordance with industry standards and best management practices, such as IFAS.
- c. The performance of all services by the Contractor under this Agreement and supplemental work orders related thereto shall conform to any written instructions issued by the District.
- d. The Contractor shall regularly assign the same work personnel and supervisors to the District in order to maintain the property in a consistent manner by workers who are familiar with the property and procedures expected.
- e. Should any Work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such Work or services shall be fully performed by the Contractor as if described and delineated in this Agreement at no additional cost to the District.
- f. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair, at its sole cost, any damage resulting from the Work within twenty-four (24) hours of the damage occurring or receiving written notice thereof, whichever is earlier to the satisfaction of the District.
- g. Contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment. Any motorized equipment used on the roadways of the community must be legally equipped.

- h. Contractor shall replace, at Contractor's expense, all plant material that in the opinion of the District fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein.
- i. It is the responsibility of the Contractor to notify the District in writing of any conditions beyond the control of the Contractor or scope of Work that may result in the damage and/or loss of plant material. This responsibility includes, but is not limited to, vandalism and/or other abuse of property, areas of the site that continually hold water, areas of the site that are consistently too dry. Contractor shall provide written notice of such conditions, together with recommended solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs necessary.
- j. In the event time is lost due to heavy rains ("**Rain Days**"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed, to make up Rain Days with prior notification to and approval by the District's representative.
- k. The District shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule, and an alternate time shall be scheduled in accordance with the District's rules and regulations for operations of contractors on site. The District may at any time request alterations to the general maintenance service timing, provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials, or labor.

6. Time of Commencement. The work to be performed under this Agreement shall commence immediately upon full execution of this Agreement.

- 7. Term and Renewal.** The initial term of this Agreement shall be for one (1) year. At the end of the initial term, this Agreement shall automatically renew annually for additional one (1) year terms, at the same price and on the same contract terms as the initial term, until terminated by either party pursuant to the termination provision below.

8. Termination

- a. Contractor's Termination. Contractor may terminate this Agreement at any time by first providing sixty (60) days' written notice to the District, with or without cause. The termination notice must be sent to and received by the District by certified mail. The sixty (60) day notice shall commence on the day of actual receipt of said written notice by the District.
- b. District's Termination. The District may at any time, in its sole and arbitrary discretion, on thirty (30) days' written notice to Contractor, terminate this Agreement with or without cause, and without prejudice to any other remedy it may have. The termination notice shall be sent to the Contractor by certified mail. The thirty (30) day notice shall commence on the day of mailing of said notice to the Contractor. The Contractor shall be entitled to receive payment for work executed, subject to whatever claims or off-sets the District may have against the Contractor.
- c. On a default by Contractor, the District may elect to terminate this Agreement at any time, and in such event the District may elect to correct the deficiency from which the default arises, and deduct the costs from any payment then due or becoming due to Contractor. The District expressly reserves all rights available under the law or equity should there be a default by Contractor, including without limitation the right of damages, injunctive relief and specific performance.

9. District Representatives and Inspections.

- a. The District hereby designates the District Manager to act as the District's representative. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Work.
- b. The Contractor agrees to meet with a District representative no less than one (1) time per month to walk the property and discuss conditions, schedules, and items of concern regarding the Work and this Agreement. At that time, the District will compile a list of landscape related items that should be performed before the next walk through.
- c. The District will be responsible for scheduling the monthly inspections. The District must receive no less than seven (7) days' notice if there is a need to reschedule.
- d. All scheduled inspections will proceed with or without attendance by the Contractor. Notwithstanding, Contractor shall conduct a weekly inspection of the entire property subject to the Work.
- e. If the District representatives identify any deficient areas, the District representatives shall notify the Contractor through a written report or otherwise. The Contractor shall then within the time period specified by the District representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within three days and prior to submitting any invoices to the District.

10. Compensation

- a. As compensation for the Work the District agrees to pay Contractor according to the Fee Summary attached hereto as **Exhibit "B"** and as outlined below:
 - i. General Services – \$6,200 per month
 - ii. Turf Care – \$934 per month
 - iii. Tree/Shrub Care - \$687 per month
 - iv. Annual Flowers - \$492 per month
 - v. Irrigation Maintenance - \$1,481 per month
 - vi. **Total Monthly = \$9,794 per month**
 - vii. **Total Annual Fee = \$117,527.00**
- b. Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District and at a minimum shall include the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each service, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted.
- c. The District shall provide payment within forty-five (45) days of receipt of invoices, unless such invoice is disputed as described below, in accordance with Florida's Prompt Payment Act, Section 218.70, Florida Statutes.
- d. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within forty-five (45) days of the District's receipt of such invoice.
- e. In the event of any dispute regarding the work performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Work, shall continue to carry

on performance of the Work and maintain their progress during any such dispute and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.

- f. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing based on the prices listed for Additional Services listed in **Exhibit "A"**.
- g. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence in the form of lien releases or partial waivers of lien to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and/or require that the Contractor provide an affidavit relating to the payment of all such indebtedness.

11. Duties and Rights of Contractor. Contractor's duties and rights are as follows:

- a. Responsibility for and Supervision of the Work: Contractor shall be solely responsible for all Work specified in this Agreement, including the techniques, sequences, procedures, means, and coordination for all Work. Contractor shall supervise and direct the Work to the best of its ability, giving all attention necessary for such proper supervision and direction.
- b. Discipline, Employment, Uniforms: Contractor shall maintain at all times strict discipline among its employees and shall not employ for Work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.
- c. Furnishing of Labor, Materials/Liens and Claims: Contractor shall provide and pay for all labor, materials, and equipment, including tools, equipment and machinery, utilities, including water, transportation, and all other facilities and services necessary for the proper completion of Work in accordance with this Agreement. Contractor waives the right to file mechanic's and construction liens. The Contractor shall keep the District's property free from any material men's or mechanic's liens, and claims or notices in respect to such liens and claims which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.
- d. Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations: Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and local laws or requirements. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations or ordinances, including conservation easements

applicable to the District. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply or report of an alleged violation, the District may terminate this Agreement, with such termination being effective immediately upon the giving of notice of termination.

- e. Responsibility for Negligence of Employees and Subcontractors: Contractor shall be fully responsible for all acts or omissions of its employees, its subcontractors and their employees, and other persons doing Work for on behalf of Contractor.
- f. Safety Precautions and Programs: Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of all employees or agents performing the Work. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect persons and property affected by Contractor's work, and utilize safety equipment such as bright vests and traffic cones.
- g. Contractor shall assign a dedicated account manager to the District. Upon request, the account manager shall attend District meetings to provide updates to the Board and answer questions regarding landscaping issues.

12. Indemnification

- a. The Contractor does hereby indemnify and hold the District, its officers, agents and employees, harmless from all claims, liabilities, suits, demands, damages, losses and costs (including but not limited to reasonable attorney's fees) arising in any manner whatsoever from or out of Contractor's presence at the District or in connection with the Work. The foregoing indemnification includes, without limitation, the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Agreement, personal injury and death.
- b. *It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes (as amended), and that said statutory provision does not govern, restrict or control this Agreement.*
- c. In the event of a claim against the District its officers, agents or employees made by an employee of the Contractor or any subcontractor or by any agent directly or indirectly engaged to perform the Work, the foregoing indemnification obligation shall not be limited to the amount or type of damages, compensation or benefits payable under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

13. Insurance.

- a. Before performing any Work, Contractor shall procure and maintain during the life of the Agreement the insurance and coverages specified below. The policies of insurance shall be primary and written on forms acceptable to the District, by insurance carriers licensed to do business in the State of Florida, having a minimum AM Best Company rating not less than "A- Excellent: FSC VII." No changes shall be made to these specifications without the express written consent of the District.
 - i. Workers' Compensation: Contractor will provide Workers' Compensation insurance on behalf of all employees who provide services under this Agreement, in accordance

- ii. Commercial General Liability: Commercial General Liability, including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury, with coverage limits not less than \$1,000,000.00 per occurrence, \$2,000,000.00 aggregate, covering all Work performed under this Agreement.
 - iii. Automobile Liability: Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all Work performed under this Agreement.
 - iv. Umbrella Liability: With coverage limits of not less than \$1,000,000.00 per occurrence on all work performed under this Agreement.
- b. Each insurance policy required by this Agreement shall:
 - i. Apply separately to each insured against whom claim is made and/or suit is brought.
 - ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice has been given to the District.
 - iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
- c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance.
- d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
- e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
- f. Certificates of insurance evidencing coverage and compliance with the conditions to this Agreement, and copies of all endorsements shall be furnished to the District prior to commencement of Work, and a minimum of 10 calendar days after the expiration of any insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor may commence or continue work.
- g. Notices of accidents (occurrences) and notices of claims associated with Work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insurer.
- h. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.
- i. All policies required by this Agreement, with the exception of Workers' Compensation or unless express written approval is received from the District, shall be written on a per occurrence basis, and name: the District, its supervisors, officers, agents, and employees as

“additional insured.” Insurers, with the exception of Workers’ Compensation coverage for non-leased employees, shall also waive rights of subrogation against the additional insured parties. Policy endorsements naming the additional insured parties and waiving rights of subrogation shall be provided to the District prior to commencement of the Work.

14. **Subcontractors.** The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.
15. **Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
16. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitment for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
17. **No Third Party Beneficiaries.** This Agreement is solely for the benefit of the District and the Contractor, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.
18. **Public Entity Crimes.** Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for

CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

19. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

20. **E-Verification.** Pursuant to Section 448.095(2), Florida Statutes (the “Statute”):

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance with the Statute for as long as it has any obligations under this Agreement, including, but not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
 - b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
 - c. If this Agreement is terminated in accordance with the Statute, then the Contractor will be liable for any additional costs incurred by the District.
21. **Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District’s custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 991-4014, OR BY EMAIL AT

PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607.

22. **Waivers.** The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.
23. **Notices.** Unless specifically stated to the contrary elsewhere in this Agreement, where notice is required to be provided under this Agreement, notice shall be deemed sent upon transmittal of the notice by facsimile and by U.S. Mail to the other party at the addresses listed below and shall be deemed received upon actual receipt by mail or facsimile, whichever is first. Notice provided by facsimile or email shall be evidenced by electronic proof of delivery on or before 5:00 p.m. on the business day sent, after which time the notice shall be effective on the next business day.

To the District: Sawgrass Village Community Development District
c/o Inframark
Attn: District Manager Jayna Cooper
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Phone: 813-873-7300
Jayna.Cooper@Inframark.com

To Contractor: Cornerstone Solutions Group, LLC d/b/a Cornerstone
Attn: Trevor Brate
14620 Bellamy Brothers Boulevard
Dade City, FL 33525
Phone: 813-862-5110
tbrate@flcornerstone.com


24. **Controlling Law.** This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.
25. **Enforcement of Agreement.** In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
26. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
27. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.
28. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties. In the event that the Contractor is purchased by, acquired by,

or merges with another company, the new company must request the District's written consent to the company's assumption of this Agreement.


29. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
30. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
31. **Authorization.** The execution of this Agreement has been duly authorized by the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.
32. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions contained in any exhibit hereto, the provisions in this Agreement shall control over conflicting provisions in any exhibit.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

**Cornerstone Solutions Group, LLC d/b/a
Cornerstone**, a Florida limited liability company

DocuSigned by:

6AE0BFAB0EEF4CA...
Name: Eric Meister
Title: Owner

**Sawgrass Village
Community Development District**

Signed by:

CC0CB251E795481...
Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

STATE OF FLORIDA
COUNTY OF _____

Affidavit for Anti-Human Trafficking
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared _____, who being duly sworn, deposes and says (the “**Affiant**”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the _____ (Title) of _____ (the “**Company**”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Sawgrass Village Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on _____, 2025

Notary Public Signature

Notary Stamp

**SAWGRASS VILLAGE CDD
LANDSCAPE & MAINTENANCE AGREEMENT
SCOPE OF SERVICES**

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, landscape detailing, debris clearing, etc.) Notwithstanding the above, at no time will the Paspalum ever be allowed to grow beyond a maximum height of two (2) inches and St. Augustine shall never be allowed to grow beyond five and one half (5 ½) inches. Each mowing should leave the Bahia grass at a height of three (3) to three and one half (3 1/2) inches, Paspalum at a height of one (1) to one and one half (1 ½) inches and St. Augustine at a height of three and one half (3 ½) to four (4) inches. Optimum height for Paspalum should be approximately one and one half (1 ½”) to encourage deeper root growth. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. All blades shall be kept sharp at all times to provide a high quality cut and to minimize disease. The District requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass surface thirty-six hours after mowing. Otherwise large clumps of clippings will be collected and removed by the contractor. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The contractor shall restore any noticeable damage caused by the contractor's mowing equipment within forty-eight hours from the time the damage is caused at the contractor's sole cost and expense. The contractor shall be responsible for training all its personnel in the technical aspects of the Sawgrass Village Landscape Maintenance and Irrigation Program and general horticultural practices. This training will also include wetland species identification as it relates to pond banks and wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. The contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment, including orange safety cones, at all times. Any motorized equipment used on the road ways of the community must be legally equipped. Weekend work is permitted when necessary upon prior approval.

1A) POND MOWING (if applicable) - All ponds (if applicable) identified as such on the overall Sawgrass Village Maintenance Exhibit/Plans shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed

and trimmed to water's edge. Line trimming at water's edge and line trimming of drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). The contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from the water's edge. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by the contractor during every normal service event. Unless otherwise designated on Maintenance Exhibit/Plans, homeowners are responsible for mowing down to the water's edge behind their property.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged during each mowing event. All edging shall be performed to the sole satisfaction of the District. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN FORTY-EIGHT HOURS OF NOTICE BY DISTRICT.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Once per year, central leaders shall be maintained and interfering or crossed limbs shall be removed. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Branches and limbs shall be kept off buildings (including roofs), signage structures, play structures, fences & walls as well as pruned to keep street lights and traffic signage from being blocked. Additionally, on an as-needed basis, all trees shall be pruned over sidewalks, nature trails, parking lots, driveways & roadways so as not to interfere with pedestrians, cars or other vehicles. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet (but shall vary according to DOT specs) of clearance under all limbs depending on location and species of tree.)

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Sawgrass Village.

The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. All clippings and debris from pruning will be carted away at the time pruning takes place.

Palms: All palms shall receive pruning as often as necessary to appear neat and clean at all times.

The timing of the Palm pruning to be coordinated with the District. This includes brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. "Hurricane" palm pruning shall never be allowed without prior written approval from the District.

4) WEEDS AND GRASSES – All groundcover and turf areas shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the District at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The contractor shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas shall be kept weed free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width

shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas.

6) CLEAN UP – At no time will the contractor leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. The contractor shall use his own waste disposal methods, never the property dumpsters. Grass clippings blown off of sidewalks, streets and curbs shall be blown into turf areas, never into mulched bed areas as these are to be maintained free of grass clippings. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Tree and shrubs in a state of decline should immediately be brought to the attention of the District. Dead or unsightly plant material shall be removed upon notification of the District. The contractor shall be responsible for replacement if due to contractor's negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

8) If contractor misses a service due to inclement weather or any other reason, the contractor is required to make up service the same week.

PART 2

FERTILIZATION

The contractor shall follow all provisions of the Hillsborough County Fertilizer Ordinance and Regulation (Fertilizer Ordinance 21-42), as they may be amended from time to time, in addition to the Environmental Protection Commission (EPC) Rules 1-15. It is further recommended that those practices outlined in the Pasco County Fertilizer Rule be followed. Highlights of that rule are listed below.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF PASCO COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, use ferrous sulfate (2 oz. /3-5 gal. H2O/1,000 SF)
August	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
October	A complete fertilizer based on soil tests + PreM

All Bahia Sod:

March	A complete fertilizer based on soil tests + Pre M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Apply Supplemental Iron sulfate or chelated iron in liquid applications
October	A complete fertilizer based on soil tests

All Paspalum Sod:

March	A complete fertilizer based on soil tests + PreM
April	N (Soluble Nitrogen applied at .5 lbs. N/1000 SF

May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	A complete fertilizer based on soil tests
August	Fe (for foliar apps, use ferrous sulfate @ 2 oz. /3-5 gal H2O/1000 SF). If Fe is applied to an acidic soil, use 1 lb. of iron sulfate/1000 SF. If soil is calcareous, use the container label recommended rate of an iron chelate.)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to resident project representative for approval prior to application.

At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken twice a year by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Test results will be provided to the District. Should changes be of merit, the contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY ITS NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft. /year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO ITS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September, November). 100% of the N, K & Mg **MUST** be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

The contractor shall provide the District with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. Contractor must notify the District five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the contractor to so notify the District may result in the contractor forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying on turf shall be provided by the contractor every month with additional spot treatment as needed. The contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. The contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants. The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. The contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. The contractor will be fully responsible in the treatment of such afflictions. At the CDD’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. The contractor is to identify those species of susceptible palms and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. The contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract any and all OTC Injection events. This will not be included in the Contract Amount.**

The contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the contractor’s responsibility to treat these conditions in an expedient manner.

It shall also be the contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. The contractor shall familiarize itself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the contractor’s responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

The contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, the contractor is asked to provide the cost for the annual application of Top Choice in all designated parks and clubhouse finished landscaped and irrigated areas on the Plans/Maintenance Exhibit. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum

clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon being awarded the contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Pasco County or any other governmental agencies. It is the responsibility of the Contractor to insure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5

MULCH

INSTALLATION OF MULCH

At District's request and after prior approval by the District Manager, Contractor shall top dress all currently landscaped areas as shown on the plans/maintenance map (landscaped beds, tree rings, parks, etc.) with Grade "A" Medium Pine Bark Mulch. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction. Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" and beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to the District.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch (Pine Bark) is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

PART 6

ANNUALS

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately sixty five hundred (6500) annuals in 4" containers up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. An Annual Options Presentation for the entire year stipulating plant options and timing for each quarterly rotation shall be submitted to District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs.

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and **monthly slow-release** nutritional requirements. Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation **at no additional cost to District**, a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to each change out throughout the year. All annual beds shall be raised at least eight inches.

This item will not be included in the contract amount. Contractor shall provide a price per 4" annual to be installed and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The CDD reserves the right to subcontract out any and all annual installation events.

FEE SUMMARY

Hurricane and Storm Clean-Up Addendum to the Landscape Maintenance Services Agreement

This Hurricane and Storm Clean-Up Addendum to the Landscape Maintenance Services Agreement (this “**Storm Addendum**”) is made and entered into as of August 8, 2025, by and between the **SawGrass Village Community Development District** (the “**District**”) and **Cornerstone Solutions Group, LLC d/b/a Cornerstone**, a Florida limited liability company (the “**Contractor**”).

Background Information:

The District and the Contractor entered into a Landscape Maintenance Services Agreement dated July 11, 2025 (the “**Agreement**”). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to pre-authorize hurricane and storm clean-up expectations and pricing. The Contractor submitted a proposal for such clean-up services which have been incorporated into this Storm Addendum. The District and the Contractor each has the authority to execute this Storm Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Storm Addendum so that this Storm Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

1. Incorporation of Background Information. The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Storm Addendum.

2. Pre-Authorized Hurricane and Storm Clean-Up Services. Contractor agrees to provide pre-authorized hurricane and storm clean-up services as further described in the attached **Exhibit A**.

- a. Contractor shall provide all labor and equipment necessary for these services.
- b. Phase 1: Emergency services to clear roadways, driveways, and walkways for first responders.
- c. Phase 2: Complete clean-up, staking, and specific rebuilds as requested, so that recurring maintenance can begin.
- d. Phase 3: Property rebuild.

3. Additional Compensation for Emergency Clean-Up Services. Contractor shall perform the additional emergency clean-up services for the prices as further described on the attached Hurricane Price List (**Exhibit “A”**). Contractor is pre-authorized for a NOT TO EXCEED amount of \$50,000.00.

4. Ratification of all Other Terms of the Agreement. Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

IN WITNESS WHEREOF the undersigned have executed this Storm Addendum effective as of the date written above.

**Cornerstone Solutions Group d/b/a
Cornerstone**

**SawGrass Village
Community Development District**

By: _____
Name: _____
Title: _____

Carlos de la Ossa
Chair of the Board of Supervisors

14620 Bellamy Brothers Boulevard Dade City, Florida 33525 P:(866) 617-2235 F:(866) 929-6998 www.FLcornerstone.com
601 N Valrico Road Valrico, Florida 33594

2025 Hurricane Season Preparedness & Service Plan

Be First in Line for Post-Storm Cleanup!

Dear Valued Customer,

Hurricane Season is once again upon us. At Cornerstone, we are proactively preparing to safeguard your property in the event a hurricane or tropical storm should occur.

Please be assured that Cornerstone has a comprehensive response plan in place to address the landscape and tree-related needs of our customers. Our teams are preparing now to respond swiftly and effectively to storm-related damage. Leveraging the resources across all of our divisions and an expansive vendor network, we are committed to helping restore your property as quickly and safely as possible.

Once a storm has passed and it is safe to do so, your Cornerstone team will begin triaging all properties. Resources will be dispatched based on the following priorities. Although all customers will be assessed concurrently, those with pre-signed authorizations will receive prioritized service in the order authorizations were received. Please be mindful that impassable roads and damaged infrastructure may delay immediate access, but we will reach your property as soon and safely possible.

Initial Emergency Response Priorities

1. Clearing vehicular access to allow emergency personnel safe entry to the property.
2. Removing debris from buildings and structures that pose immediate risks to persons or property.

Post-Emergency Services

As conditions permit, we will offer additional services with your authorization:

- **Replanting/Resetting Plant Material:** Where feasible, we will replant vegetation with survival potential. Plants presenting liability risks—particularly unstable trees—will be removed.
- **Tree Staking:** Staking equipment and lodgepole prices surged in recent years. We've secured materials in advance to ensure readiness and availability.

2025 Hurricane Pricing Plan

During storm service operations, Cornerstone will deploy both local and out-of-area resources unaffected by the storm to assist in the recovery of your property. Our entire Management Team stands ready to support you and dispatch necessary resources both before and after storm events.

Once safe conditions are confirmed, dozens of our staff and specialists will be deployed to begin cleanup efforts.

Time & Materials Rates:

- \$95.00 per labor hour (clean-up, tree removal)
- \$275.00 per 4-cubic-yard truck of debris removed
- \$200.00 per hour for Bobcat or similar-sized equipment with operator
- \$95.00 per tree for staking and guying of salvageable trees
- \$150.00 per tree for bracing using 2x4's
- \$450.00 per hour for large (4-cubic-yard) articulating loaders or specialized tree equipment (written authorization required)
- \$500.00 mobilization fee for multiple, non-preapproved return visits

Storm Ready. Service Ready. Peace of Mind Guaranteed.

Standard Operating Procedure:

1. Clear entrances, exits, and roadways for vehicle access.
2. Remove dangerous debris from buildings or property (Note: please provide written notice if debris must remain for insurance inspection).
3. Stake or replant fallen trees and palms (staked only after major debris has been removed).
4. Perform general storm debris cleanup.

We appreciate the opportunity to partner with you and your property during these challenging weather events and wish you safety and peace of mind this hurricane season.

First Amendment to the Wetland Buffer Maintenance Agreement

This First Amendment to the Wetland Buffer Maintenance Agreement (this “**Amendment**”) is made and entered into as of August 1, 2025, by and between the **Sawgrass Village Community Development District** (the “**District**”) and **Bayhead Ecological Solutions, LLC**, a Florida limited liability company (the “**Contractor**”).

Background Information

The District and Contractor entered into the Wetland Buffer Maintenance Agreement dated January 31, 2025 (the “**Agreement**”). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The parties desire to modify the scope and compensation as described herein.


Operative Provisions

1. **Background Information.** The Background Information stated above is true and correct and is hereby incorporated into this Amendment by this reference.
2. **Modification to Scope of Services.** Contractor agrees to provide two additional treatments and change the treatment schedule from quarterly to bi-monthly as described in their scope of work, relevant parts of which are attached hereto as **Exhibit A** for the District’s wetland areas depicted in the map included in their scope of work.
3. **Modification to Compensation.** The District agrees to pay Contractor **\$5,996.38** for each bi-monthly event for a total annual amount of **\$35,978.28**.
4. **Ratification of All Other Terms and Conditions.** Except as modified by this Amendment, the terms and conditions set forth in the Agreement are hereby ratified and confirmed.

IN WITNESS THEREOF, the parties have caused this Amendment to be duly executed as of the date written above.

Bayhead Ecological Solutions, LLC

**Sawgrass Village
Community Development District**

DocuSigned by:
By: 
Name: Jeffrey Busch
Title: Principal

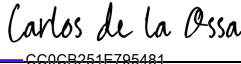
Signed by:

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A



**SAWGRASS, CDD
OAKFIELD TRAIL BUFFER ENHANCEMENT MAINTENANCE
MANATEE COUNTY, FLORIDA**

AMENDED SCOPE OF WORK

1.0 BI-MONTHLY MAINTENANCE (6 Events)

Bayhead will begin bi-monthly maintenance once the initial treatments are complete. Thirty (30) days after completing the initial treatment b-monthly maintenance will begin. Foliar herbicide treatments and occasional mowing and brush cutting will be completed in preparation of the 2025 supplemental planting plans expected to take place after June 2025 in accordance with the summer rains. Six (6) events in total will be completed in 2025. Treatments will take place approximately every sixty (60) days or as determined by Bayhead in accordance with the rate of regrowth.

COST

Task 1.0 will be billed b-monthly throughout the year 2025 six times (6) for a total of \$35,978.28. The total lump sum of services included in this scope of work is \$5,996.38

Task 1.0: Phase 1-5 Bi-Monthly Maintenance (6 events)\$5,996.38

OAKFIELD TRAILS

