

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
REVENUES				
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%
EXPENDITURES				
Debt Service				
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%
OTHER FINANCING SOURCES (USES)				
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
<u>REVENUES</u>				
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%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	195,000	250,000	(55,000)	128.21%
Interest Expense	864,363	870,925	(6,562)	100.76%
Total Debt Service	1,059,363	1,120,925	(61,562)	105.81%
TOTAL EXPENDITURES	1,059,363	1,120,925	(61,562)	105.81%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(608,141)	(608,141)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	97,343	97,343	0.00%
TOTAL FINANCING SOURCES (USES)	-	97,343	97,343	0.00%
Net change in fund balance	\$ -	\$ (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
REVENUES				
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%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	125,000	125,000	-	100.00%
Interest Expense	493,495	525,391	(31,896)	106.46%
Total Debt Service	618,495	650,391	(31,896)	105.16%
TOTAL EXPENDITURES	618,495	650,391	(31,896)	105.16%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(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
REVENUES				
Interest - Investments	\$ -	\$ 265,415	\$ 265,415	0.00%
TOTAL REVENUES	-	265,415	265,415	0.00%
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	4,284,651	(4,284,651)	0.00%
Total Construction In Progress	-	4,284,651	(4,284,651)	0.00%
TOTAL EXPENDITURES	-	4,284,651	(4,284,651)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(4,019,236)	(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
REVENUES				
Interest - Investments	\$ -	\$ 261,199	\$ 261,199	0.00%
TOTAL REVENUES	-	261,199	261,199	0.00%
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	433,195	(433,195)	0.00%
Total Construction In Progress	-	433,195	(433,195)	0.00%
TOTAL EXPENDITURES	-	433,195	(433,195)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(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 Date07/31/2025

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