

**SAWGRASS VILLAGE
COMMUNITY DEVELOPMENT
DISTRICT**

SEPTEMBER 23, 2025

REGULAR MEETING

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

Sawgrass Village Community Development District

Board of Supervisors

Carlos de la Ossa, 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 **September 24, 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
[+1 646-838-1601..842226542#](#)

Passcode: yXMMVB
Phone Conference ID: 842 226 542#

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

REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. BUSINESS ITEMS

- A. Consideration of Goals & Objectives
- B. Consideration of FY 2025-2026 Operations & Maintenance Budget Funding Agreement

4. CONSENT AGENDA

- A. Approval of Minutes of the August 27, 2025 Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures August 2025
- C. Acceptance of the Financials and Approval of the Check Register for August 2025
- D. Ratification of Sawgrass Village CDD #1599-01: Special Warranty Deed

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

Memorandum

To: Board of Supervisors

From: District Management

Date: August 4, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Sawgrass Village Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District’s website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District’s website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the District’s website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years’ budgets, and financials are accessible to the public as evidenced by corresponding documents on the District’s website.

Standard: District’s website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District’s website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District’s website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District’s website and transmitted to the State of Florida.

Achieved: Yes No

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Sawgrass Village Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Sawgrass Village Community Development District

**FY 2025-2026 Operations and Maintenance
Budget Funding Agreement
(Sawgrass Village Community Development District)**

This FY 2025-2026 Operations and Maintenance Budget Funding Agreement (this “**Agreement**”) is made and entered into as of September 24, 2025, between the **Sawgrass Village Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is c/o Inframark 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **EPG Moccasin Wallow Development, LLC**, a Florida Limited Liability Company, whose mailing address is 111 S. Armenia Ave., Tampa, Florida 33609 (the “**Developer**”).

Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is adopting its budget for fiscal year 2025-2026 as attached hereto as **Exhibit A** (the “**FY 2025-2026 Budget**”), which commences on October 1, 2025, and concludes on September 30, 2026;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2025-2026 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2025-2026 Budget so long as payment is timely provided;

WHEREAS, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

WHEREAS, the Developer agrees that the activities of the District described in the FY 2025-2026 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2025-2026 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2025-2026 Budget.

Operative Provisions

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. Funding Obligations.** From time to time during the 2025-2026 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to **\$664,057.00** in accordance with the FY 2025-2026 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **FY 2025-2026 Operations and Maintenance Reports, Budget Reports and Budget Amendments.** Each month during FY 2025-2026, the Developer shall provide the District Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2025-2026. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2025-2026. The District and Developer agree that the FY 2025-2026 Budget shall be revised at the end of the 2025-2026 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2025 and ending on September 30, 2026. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2025-2026 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2025-2026 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
3. **Right to Lien Property.**
 - a. The District shall have the right to file a continuing lien (“**Lien**”) upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys’ fees, paralegals’ fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer’s rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
 - b. The Lien shall be effective as of the date and time of the recording of a “Notice of Lien for the FY 2025-2026 Budget” in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
 - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager’s direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer’s payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
5. **Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney’s fees and costs, from the non-prevailing party.
6. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.

7. **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.
8. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. 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 the doubtful language will not be interpreted or construed against any party.
9. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2025-2026 fiscal year on September 30, 2026. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
10. **Third Parties.** This Agreement is solely for the benefit of the parties hereto 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 hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
11. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
12. **Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
13. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
14. **Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

**EPG Moccasin Wallow Development, LLC,
a Florida limited liability company**

**Sawgrass Village Community
Development District**

Nicholas Dister
Vice President

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

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

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C. Close Public Hearing on Adopting FY 2026 Final Budget

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Public Hearing on Adopting FY 2026 Final Budget, was closed. 4-0

D. Consideration of Resolution 2025-05; Adopting Final Fiscal Year 2026 Budget

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2025-05; Adopting Final Fiscal Year 2026 Budget, was adopted. 4-0

E. Consideration of Resolution 2025-06; Levying O-M Assessment

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2025-06; Levying O-M Assessment, was adopted. 4-0

FOURTH ORDER OF BUSINESS **Business Items**

A. Consideration of Resolution 2025-07; Setting FY 2026 Meeting Schedule

The following is the Fiscal Year 2026 CDD Meeting Schedule:

- 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*

All meetings will convene at 1:00 PM. ET at the Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto, FL 35779.

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On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2025-07; Setting FY 2026 Meeting Schedule, as detailed above, was adopted. 4-0

B. Consideration of Fiscal Year 2025 Grau Audit Engagement Letter

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Fiscal Year 2025 *Grau* Audit Engagement Letter, was accepted. 4-0

- FIFTH 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

SIXTH ORDER OF BUSINESS **Staff Reports**

- A. District Counsel**
- B. District Engineer**
There being no reports, the next item followed.
- C. District Manager**
Ms. Cooper presented a proposal from *Sytex* for pond bank maintenance servicing.

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, proposal from *Sytex* in the amount of \$31, 272., was approved. 4-0

SEVENTH ORDER OF BUSINESS **Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Berns, with all in favor the meeting, was adjourned at 1:28 pm. 4-0

Jayna Cooper
District Manager

Carlos de la Ossa
Chairperson

<p>Sawgrass Village Summary of Operations and Maintenance Invoices</p>

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	8/1/2025	155347	\$750.00		ACCOUNTING SVCS
INFRAMARK LLC	8/1/2025	155347	\$375.00		ADMIN SVCS
INFRAMARK LLC	8/1/2025	155347	\$2,083.33		DISTRICT SVCS
INFRAMARK LLC	8/1/2025	155347	\$100.00		FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	8/1/2025	155347	\$50.00		RENTAL & LEASES
INFRAMARK LLC	8/1/2025	155347	\$50.00		TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	8/1/2025	155347	\$100.00		WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	8/1/2025	155347	\$1,250.01		DISSEMINATION SERVICES
INFRAMARK LLC	8/1/2025	155347	\$200.00	\$4,958.34	RECORDING SECRETARY
SITEX AQUATICS, LLC	8/1/2025	10092-B	\$2,312.00	\$2,312.00	AQUATIC MAINTENANCE
TREE FARM 2, INC. DBA CORNERSTONE SOLUTIONS GROUP	8/1/2025	10-195069	\$9,794.00	\$9,794.00	LANDSCAPE MAINTENANCE
TREE FARM 2, INC. DBA CORNERSTONE SOLUTIONS GROUP	7/18/2025	10-194184	\$9,794.00	\$9,794.00	LANDSCAPE MAINTENANCE
Monthly Contract Subtotal			\$26,858.34	\$26,858.34	
Variable Contract					
STRALEY ROBIN VERICKER	8/15/2025	26982	\$6,557.34	\$6,557.34	DISTRICT COUNSEL
Variable Contract Subtotal			\$6,557.34	\$6,557.34	
Utilities					
MANTATEE COUNTY UTILITIES DEPARTMENT	7/28/2025	072825-9293	\$100.22	\$100.22	WATER
MANTATEE COUNTY UTILITIES DEPARTMENT	7/28/2025	072825-9296	\$1,171.37	\$1,171.37	WATER
MANTATEE COUNTY UTILITIES DEPARTMENT	8/12/2025	081225-9295	\$1,137.21	\$1,137.21	WATER
MANTATEE COUNTY UTILITIES DEPARTMENT	8/12/2025	081225-9300	\$32.57	\$32.57	WATER
MANTATEE COUNTY UTILITIES DEPARTMENT	8/12/2025	081225-9305	\$284.59	\$284.59	WATER
MANTATEE COUNTY UTILITIES DEPARTMENT	8/18/2025	081825-9293	\$223.02	\$223.02	WATER
Utilities Subtotal			\$2,948.98	\$2,948.98	
Regular Services					
ALBERTO VIERA	8/27/2025	AV-082725	\$200.00	\$200.00	BOARD 8/27/25
AUSTIN BERNS	8/27/2025	AB-082725	\$200.00	\$200.00	BOARD 8/27/25
BAYHEAD ECOLOGICAL SOLUTIONS, LLC	8/1/2025	2326	\$5,996.38	\$5,996.38	MITIGATION MAINTENANCE QUARTERLY
BAYHEAD ECOLOGICAL SOLUTIONS, LLC	7/31/2025	2334	\$5,996.38	\$5,996.38	QUARTERLY MAINTENANCE
BUSINESS OBSERVER	8/1/2025	25-01318M	\$157.50	\$157.50	LEGAL AD
BUSINESS OBSERVER	8/1/2025	25-01319M	\$721.88	\$721.88	LEGAL AD

Sawgrass Village
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
CARLOS DE LA OSSA	8/27/2025	CO-082725	\$200.00	\$200.00	BOARD 8/27/25
NICHOLAS J. DISTER	8/27/2025	ND-082725	\$200.00	\$200.00	BOARD 8/27/25
US BANK	7/25/2025	7835366	\$4,256.13	\$4,256.13	TRUSTEE FEES
Regular Services Subtotal			\$17,928.27	\$17,928.27	
TOTAL			\$54,292.93	\$54,292.93	



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

155347

DATE

8/1/2025

BILL TO

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

CUSTOMER ID

C4801

NET TERMS

Due On Receipt

PO#**DUE DATE**

8/1/2025

Services provided for the Month of: August 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

Invoice details

Invoice no.: 10092-b
Terms: Net 30
Invoice date: 08/01/2025
Due date: 08/31/2025

#	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

Invoice

Tree Farm 2, Inc.
DBA Cornerstone Solutions Group
 14620 Bellamy Brothers Blvd Dade City, FL 33525
 Phone 866-617-2235 Fax 866-929-6998
 AR@CornerstoneSolutionsGroup.com
 Tax ID: 61-1632592
 www.CornerstoneSolutionsGroup.com

Date	Invoice #
8/1/2025	10-195069

Invoice Created By

Bill To
Sawgrass Village CDD c/o Inframark Attn: District Mgr Janyna Cooper 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Field Mgr/Super:
Ship To
Oakfield Lakes Phase 1 Parrish, FL

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 15	SWG4454 - Sawgrass Village
Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Monthly Contracted Landscape Maintenance Services.		6,200.00	8/1/2025	6,200.00
	Services include General Maintenance				
1	Monthly Contracted Landscape Maintenance Services.		934.00	8/1/2025	934.00
	Services include Fertilizer and Pest Control Turf				
1	Monthly Contracted Landscape Maintenance Services.		687.00	8/1/2025	687.00
	Services include Fertilizer and Pest Control Tree/Shrub				
1	Monthly Contracted Landscape Maintenance Services.		1,481.00	8/1/2025	1,481.00
	Services include Irrigation Maintenance (Wet Checks)				
1	Monthly Contracted Landscape Maintenance Services.		492.00	8/1/2025	492.00
	Services include Annual Flowers				

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$9,794.00
Payments/Credits	\$0.00
Balance Due	\$9,794.00

Invoice

Tree Farm 2, Inc.
DBA Cornerstone Solutions Group
 14620 Bellamy Brothers Blvd Dade City, FL 33525
 Phone 866-617-2235 Fax 866-929-6998
 AR@CornerstoneSolutionsGroup.com
 Tax ID: 61-1632592
 www.CornerstoneSolutionsGroup.com

Date	Invoice #
7/18/2025	10-194184

Invoice Created By

Bill To
Sawgrass Village CDD c/o Inframark Attn: District Mgr Janyna Cooper 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Field Mgr/Super:
Ship To
Oakfield Lakes Phase 1 Parrish, FL Manatee

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 15	SWG4454 - Sawgrass Village
Quantity	Description	U/M	Rate	Serviced Date	Amount
	Monthly Contracted General Landscape Maintenance Services.		6,200.00		6,200.00
	Monthly Contracted Turf Care		934.00		934.00
	Monthly Contracted Tree/Shrub Care		687.00		687.00
	Monthly Contracted Annual Flowers		492.00		492.00
	Monthly Contracted Irrigation Maintenance		1,481.00		1,481.00
	Please refer to Maintenance Agreement for specific breakdown.				

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$9,794.00
Payments/Credits	\$0.00
Balance Due	\$9,794.00

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

August 15, 2025

Client: 001599

Matter: 000001

Invoice #: 26982

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
7/1/2025	CAW	EMAIL CORRESPONDENCE WITH DISTRICT MANAGEMENT REGARDING 2025/2026 BUDGET.	0.2	\$75.00
7/1/2025	AM	PREPARE MAILED NOTICE LETTER.	0.9	\$175.50
7/2/2025	AM	REVIEW ADOPTED PROPOSED BUDGET FOR FY 25-26; PREPARE PUBLICATION AD FOR BUDGET.	0.9	\$175.50
7/3/2025	AM	REVIEW BUDGET AND DRAFT INTERIM OPERATING AND DEFICIT BUDGET FUNDING AGREEMNT.	1.0	\$195.00
7/7/2025	CAW	REVIEW TITLE REPORT FOR OAKFIELD PHASE III; EMAIL CORRESPONDENCE WITH TITLE COMPANY REGARDING SEARCHES.	0.7	\$262.50
7/7/2025	AM	REVIEW ADOPTED PROPOSED BUDGET FOR FY 25-26; PREPARE RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS AND DEVELOPER BUDGET FUNDING AGREEMENT.	1.8	\$351.00
7/8/2025	CAW	EMAIL AND PHONE CORRESPONDENCE WITH TITLE COMPANY REGARDING REPORTS.	0.3	\$112.50
7/8/2025	WAS	DRAFT NO FISHING POLICY AND RESOLUTION ADOPTING NO FISHING POLICY.	0.8	\$268.00
7/9/2025	CAW	PHONE AND EMAIL CORRESPONDENCE WITH TITLE COMPANY REGARDING ISSUES WITH 3 TITLE REPORTS.	1.0	\$375.00
7/9/2025	KCH	PREPARE LANDSCAPE MAINTENANCE AGREEMENT WITH CORNERSTONE.	1.5	\$562.50

SERVICES

Date	Person	Description of Services	Hours	Amount
7/10/2025	CAW	REVIEW RESOLUTION ADOPTING 2025/2026 BUDGET, RESOLUTION IMPOSING ASSESSMENTS, DEVELOPER FUNDING AGREEMENT, MAILED O&M ASSESSMENT LETTER, AND NOTICES OF PUBLIC HEARING TO ADOPT BUDGET.	0.5	\$187.50
7/11/2025	AM	PREPARE RESOLUTION ADOPTING FINAL BUDGET.	1.0	\$195.00
7/15/2025	CAW	REVIEW REVISED TITLE REPORTS FOR PHASES I, II, AND III; EMAIL CORRESPONDENCE REGARDING FORMAT OF DEEDS AND OUTSTANDING ITEMS TO COMPLETE CONVEYANCES.	1.0	\$375.00
7/16/2025	CAW	REVIEW RESOLUTION ADOPTING 2025/2026 BUDGET AND DEVELOPER FUNDING AGREEMENT; REVIEW REVISED TITLE REPORT FOR OAKFIELD TRAILS PHASE I; EMAIL CORRESPONDENCE REGARDING FORMAT OF DEEDS AND OUTSTANDING ITEMS TO COMPLETE CONVEYANCES.	0.3	\$112.50
7/16/2025	AM	REVISE, FINALIZE AND TRANSMIT FINAL PUBLICATION ADS WITH INSTRUCTIONS.	0.3	\$58.50
7/18/2025	AM	REVISE AND FINALIZE RESOLUTIONS WITH INSTRUCTIONS.	0.3	\$58.50
7/22/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
7/23/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING; REVIEW CDD COMMON AREA DEEDS.	0.8	\$324.00
7/23/2025	CAW	EMAIL CORRESPONDENCE WITH R. MOTKO REGARDING REQUIRED DEEDS FOR COMMON AREA TRACTS; PREPARE SPECIAL WARRANTY DEED FROM EPG AND DRP FOR COMMON AREA TRACTS IN PHASE II.	1.0	\$375.00
7/24/2025	JMV	REVIEW EMAIL FROM T. STEWART; REVIEW REQUISITION REQUESTS.	0.4	\$162.00
7/24/2025	CAW	PREPARE AND SEND TERMINATION LETTER TO DOWN TO EARTH LANDSCAPING; PREPARE SPECIAL WARRANTY DEED FROM EPG AND SPECIAL WARRANTY DEED FROM PULTE FOR COMMON AREA TRACTS IN PHASE II.	1.5	\$562.50
7/25/2025	CAW	REVIEW AGREEMENT WITH CORNERSTONE AND PROPOSED ADDENDUM; EMAIL CORRESPONDENCE WITH DISTRICT MANAGER FOR CLARIFICATION.	0.3	\$112.50
7/31/2025	CAW	PREPARE AMENDMENT TO BAYHEAD AGREEMENT TO ADD TWO TREATMENTS; PREPARE ADDENDUM TO CORNERSTONE AGREEMENT TO ADD POND BANK MAINTENANCE.	1.2	\$450.00
Total Professional Services			18.0	\$5,647.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
7/15/2025	Peer Title, Inc.- Title Search / Fees- Sawgrass Village Title order 1650449 & 1650448	\$900.00
7/24/2025	Postage	\$10.34
	Total Disbursements	\$910.34
	Total Services	\$5,647.00
	Total Disbursements	\$910.34
	Total Current Charges	\$6,557.34
	Previous Balance	\$1,246.00
	Less Payments	(\$1,246.00)
	PAY THIS AMOUNT	\$6,557.34

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
10409 SAWGRASS RD

Amount Due	\$100.22
Please Pay By	18-Aug-2025
Account Number	100239293

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	\$10.22
Total Amount Due	\$100.22

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 61371711				
Begin Date	Begin Read	End Date	End Read	Period Consumption
05/21	0	06/18	221	22.1 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 - 06/18 (29 Days)
Common Area Reclaim (Meter # 61371711) (05/21 - 05/31)		
Reclaim Usage	8.38 kgal x \$0.45	\$3.77
Reclaim Usage	13.72 kgal x \$0.47	\$6.45
Total New Charges		\$10.22
Past Due Amount		\$90.00
Total Amount Due		\$100.22

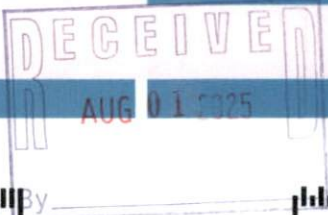
View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **151G5J3B** (do not share this code)



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

SERVICE ADDRESS	10409 SAWGRASS RD
ACCOUNT NUMBER	100239293
BILLING DATE	28-Jul-2025
DUE DATE	18-Aug-2025
TOTAL AMOUNT DUE	\$100.22

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



AMOUNT PAID

ADDRESSEE: MAKE CHECKS PAYABLE TO MCUD

MT80729A 7176 1 MB 0.672
7000007284 00.0021.0254 7176/1



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

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

100239293Z00000100220000000

MCUD

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

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



SAWGRASS VILLAGE CDD
9711 SAWGRASS RD

Amount Due	\$1,171.37
Please Pay By	18-Aug-2025
Account Number	100239296

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



Account Summary	
Previous Amount Due	\$94.91
Payments Received	\$0.00
Past Due Amount	\$94.91
Contract Charges	\$1,076.46
Total Amount Due	\$1,171.37

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 61371703				
Begin Date	Begin Read	End Date	End Read	Period Consumption
04/22	109	05/20	5616	550.7 kgal
05/21	5616	06/18	13868	825.2 kgal
06/19	13868	07/21	23380	951.2 kgal

Charge Details		Service Period 04/22 - 07/21 (91 Days)
Common Area Reclaim (Meter # 61371703) (04/22 - 05/20)		
Reclaim Usage	550.7 kgal x \$0.45	\$247.82
Reclaim Usage	313.01 kgal x \$0.45	\$140.85
Reclaim Usage	512.19 kgal x \$0.47	\$240.73
Reclaim Usage	951.2 kgal x \$0.47	\$447.06
Total New Charges		\$1,076.46
Past Due Amount		\$94.91
Total Amount Due		\$1,171.37

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.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **6N6IX5QN** (do not share this code)



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

SERVICE ADDRESS	9711 SAWGRASS RD
ACCOUNT NUMBER	100239296
BILLING DATE	28-Jul-2025
DUE DATE	18-Aug-2025
TOTAL AMOUNT DUE	\$1,171.37

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

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MT80729A 7176 1 MB 0.672
7000007285 00.0021.0254 7176/2

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



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

100239296200001171370000000

MCUD

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

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

SAWGRASS VILLAGE CDD
 10185 SAWGRASS RD



Amount Due	\$1,137.21
Please Pay By	02-Sep-2025
Account Number	100239295

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

Account Summary	
Previous Amount Due	\$255.96
Payments Received	\$0.00
Past Due Amount	\$255.96
Contract Charges	\$876.13
Other Charges	\$5.12
Total Amount Due	\$1,137.21

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 61371710				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/21	3688	06/18	12093	840.5 kgal
06/19	12093	07/21	22465	1,037.2 kgal

Charge Details		Service Period 05/21 - 07/21 (62 Days)
Common Area Reclaim (Meter # 61371710) (05/21 - 05/31)		
Reclaim Usage	318.81 kgal x \$0.45	\$143.46
Reclaim Usage	521.69 kgal x \$0.47	\$245.19
Reclaim Usage	1,037.2 kgal x \$0.47	\$487.48
Other Charges		
Late payment penalty		\$5.12
Total New Charges		\$881.25
Past Due Amount		\$255.96
Total Amount Due		\$1,137.21

Important Information

- Manatee County Garbage services are changing October 6! Learn more: www.mymanatee.org/bigbin

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **DQ33GS26** (do not share this code)



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

SERVICE ADDRESS	10185 SAWGRASS RD
ACCOUNT NUMBER	100239295
BILLING DATE	12-Aug-2025
DUE DATE	02-Sep-2025
TOTAL AMOUNT DUE	\$1,137.21

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

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MT80813A 2965 1 MB 0.672
 7000003121 00.0011.0201 2965/1



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

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

100239295Z00001137210000000

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	\$32.57
Please Pay By	02-Sep-2025
Account Number	100239300

Account Summary

Previous Amount Due	\$193.80
Payments Received	-\$193.80
Balance Forward	\$0.00
Contract Charges	\$32.57
Total Amount Due	\$32.57

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61374173

Begin Date	Begin Read	End Date	End Read	Period Consumption
06/19	0	07/21	693	69.3 kgal

Important Information

- Manatee County Garbage services are changing October 6! Learn more: www.mymanatee.org/bigbin

Charge Details

Service Period 06/19 - 07/21 (33 Days)

Common Area Reclaim (Meter # 61374173) (06/19 - 07/21)

Reclaim Usage 69.3 kgal x \$0.47 \$32.57

Total New Charges \$32.57

Total Amount Due \$32.57

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **SWFSZLKC** (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	12-Aug-2025
DUE DATE	02-Sep-2025
TOTAL AMOUNT DUE	\$32.57

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

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MT80813A 2965 1 MB 0.672
7000003122 00.0011.0201 2965/2

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



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

100239300Z00000032570000000

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	\$284.59
Please Pay By	02-Sep-2025
Account Number	100239305

Account Summary

Previous Amount Due	\$96.98
Payments Received	-\$96.98
Balance Forward	\$0.00
Contract Charges	\$284.59
Total Amount Due	\$284.59

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61371702

Begin Date	Begin Read	End Date	End Read	Period Consumption
06/20	151	07/21	6206	605.5 kgal

Important Information

- Manatee County Garbage services are changing October 6! Learn more: www.mymanatee.org/bigbin

Charge Details

Service Period 06/20 - 07/21 (32 Days)

Common Area Reclaim (Meter # 61371702) (06/20 - 07/21)		
Reclaim Usage	605.5 kgal x \$0.47	\$284.59
Total New Charges		\$284.59
Total Amount Due		\$284.59

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	12-Aug-2025
DUE DATE	02-Sep-2025
TOTAL AMOUNT DUE	\$284.59

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

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MT80813A 2965 1 MB 0.672
 7000003123 00.0011.0201 2965/3

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



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

100239305200000284590000000

MCUD

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

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

SAWGRASS VILLAGE CDD
10409 SAWGRASS RD



Amount Due	\$323.24
Please Pay By	08-Sep-2025
Account Number	100239293

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

Account Summary	
Previous Amount Due	\$100.22
Payments Received	\$0.00
Past Due Amount	\$100.22
Contract Charges	\$223.02
Total Amount Due	\$323.24

Charge Details	Service Period 06/19 - 07/21 (33 Days)	
Common Area Reclaim (Meter # 61371711) (06/19 - 07/21)		
Reclaim Usage	474.5 kgal x \$0.47	\$223.02
Total New Charges		\$223.02
Past Due Amount		\$100.22
Total Amount Due		\$323.24

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 61371711				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
06/19	221	07/21	4966	474.5 kgal

Important Information

- Manatee County Garbage services are changing October 6! Learn more: www.mymanatee.org/bigbin

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **151G5J3B** (do not share this code)

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

SERVICE ADDRESS	10409 SAWGRASS RD
ACCOUNT NUMBER	100239293
BILLING DATE	18-Aug-2025
DUE DATE	08-Sep-2025
TOTAL AMOUNT DUE	\$323.24

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

ADDRESSEE:

AMOUNT PAID

MAKE CHECKS PAYABLE TO MCUD

MT80819A 3246 1 MB 0.672
7000003341 00.0013.0112 3246/1



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



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

100239293200000323240000000

MCUD reserves the right to discontinue service for non-payment. Reinstatement of service requires payment of all delinquent charges and a reinstatement fee. Services will be reinstated the next business day.

All returned payments (non-sufficient funds, account closed, etc.) are subject to a minimum \$25 returned payment fee.

**RESIDENTIAL POTABLE QUANTITY CHARGE
 INDIVIDUAL RESIDENTIAL METERS**

0 - 6,000 Gallons	\$ 2.97
6,000 - 15,000 Gallons	\$ 3.72
15,000 - 20,000 Gallons	\$ 8.95
Over 20,000 Gallons	\$13.45

PER 1,000 GALLONS

**WASTE WATER (SEWER)
 QUANTITY RATES**

0 - 10,000 Gallons	\$ 6.59
--------------------	---------

PER 1,000 GALLONS

For more rate information visit www.mymanatee.org/utilities

PAY BY MAIL: Send payment with lower portion of the statement to: MCUD, P.O. Box 25350, Bradenton, FL 34206-5350

PAY ONLINE: Use the Customer Self-Service (CSS) at www.mymanatee.org/css.

PAY BY PHONE: Call 833-425-2099 and follow prompts to pay your bill.

**Hurricane Season
 Hints and Reminders:**

- Trim trees and prepare yards in March and April. Do NOT wait until a storm is approaching.
- Garbage collections may be suspended prior to landfall for safety reasons.
- Sign-up for Alert Manatee at www.mymanatee.org/alertmanatee.
- If a storm is approaching or hits; monitor www.mymanatee.org/utilities and the local news outlets for specific information and instructions.
- If debris results, remember proper separation is important to ensure collection.

RECYCLING DO'S & DON'TS

YES PLEASE
(Only the following are (1) permitted to be in your recycling bin)

- PAPER**
Only clean junk mail, magazines, newspapers
- CARDBOARD**
Only clean flattened boxes
- METAL**
Only clean aluminum or tin cans
- PLASTIC**
Only clean plastic bottles and jugs
- GLASS**
Only clean glass bottles and jars

NO THANKS

- PAPER**
No wrapping paper, napkins or paper towels
- CARDBOARD**
No wet or spoiled cardboard
- METAL**
No pots/pans, auto parts, fencing or hangers
- PLASTIC**
No Styrofoam, plastic bags, hangers or garden hoses
- GLASS**
No broken glass, drinking glasses, light bulbs or mirrors

ALL ITEMS SHOULD BE CLEAN AND DRY

PAYMENT LOCATIONS

<p>Manatee County Utilities Department 24 Hour Drop Box Location 3647 Cortez Rd. W. Bradenton, FL 34210</p>	<p>SAVE TIME AND MONEY by scheduling automatic ACH payments and enrolling in paperless billing. Manatee County Utilities customers paying with credit cards will be charged a per-transaction fee of \$2.50. NO FEES will be assessed for those who pay by ACH.</p>
<p>Pay by phone 24/7 833-425-2099</p> <p>Amscot Locations - Cash only There is a convenience fee for using this service.</p> <p>Walmart Locations There is a convenience fee for using this service.</p> <p>For other convenient payment options visit: www.mymanatee.org/utilities</p>	

MAILING ADDRESS CHANGE

Address: _____

City: _____ State: _____ Zip: _____

Home #: _____ Cell #: _____

Contact Name: _____ Phone: _____

Mailing address changes are not effective until registered with the United States Post Office. Complete an official change of address form at your local post office or visit www.usps.com

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sawgrass Village

Board Meeting Date: August 27, 2025

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	<input type="checkbox" value="x"/>	\$200
2 Nicholas Dister	<input type="checkbox" value="x"/>	\$200
3 Austin Berns	<input type="checkbox" value="x"/>	\$200
4 Ryan Motko		X
5 Alberto Viera	<input type="checkbox" value="x"/>	\$200

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

Approved for payment:

Jayna Cooper
District Manager Signature

8/27/2025
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sawgrass Village

Board Meeting Date: August 27, 2025

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	<input type="checkbox"/>	\$200
2 Nicholas Dister	<input type="checkbox"/>	\$200
3 Austin Berns	<input type="checkbox"/>	\$200
4 Ryan Motko		X
5 Alberto Viera	<input type="checkbox"/>	\$200

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

Approved for payment:

Jayna Cooper
District Manager Signature

8/27/2025
Date

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

INVOICE

BAYHEAD ECOLOGICAL SOLUTIONS LLC
PO Box 1256
Palm Harbor, FL 34682

jbusch@bayheadecological.com
+1 (727) 482-2480
www.bayheadecological.net



Bill to
Sawgrass Village CDD Inframark

Ship to
Sawgrass Village CDD Inframark

Invoice details

Invoice no.: 2326
Terms: Net 30
Invoice date: 08/01/2025
Due date: 08/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	C:0099EPG\004-Oakfield Trails\Maintenance: Sawgrass Village Quarterly Maintenance Event	1	\$5,996.38	\$5,996.38

Total **\$5,996.38**

Thank you for your business. We accept cash or checks.

Note to customer

Make all checks payable to Bayhead Ecological Solutions, LLC

Wetland Buffer Maintenance Agreement

This Wetland Buffer Maintenance Agreement (this “**Agreement**”) is entered into as of January 31, 2025, between the **Sawgrass Community Development District** (the “**District**”), and **Bayhead Ecological Solutions, LLC**, a Florida limited liability company (the “**Contractor**”).

Background Information:

The District is responsible for the operation and maintenance of the wetlands within the boundaries of the District. The Contractor provides wetland maintenance services and the District desires to retain the Contractor to provide quarterly maintenance of the wetland buffers as described in this Agreement.

Operative Provisions:

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 Agreement.
2. **Scope of Services**. The Contractor shall perform the specific maintenance services described in their scope of work, relevant parts of which are attached hereto as **Exhibit A** for the District’s wetlands depicted in the map included in their scope of work.
3. **Manner of Performance and Care of the Property**.
 - a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
 - b. Contractor agrees to keep property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each work day.
 - c. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from Contractor's activities and work within 24 hours. In the event Contractor does not repair or replace the damage to District’s satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.
4. **Compensation**. The District agrees to compensate the Contractor for the work described above in the amount of **\$5,996.38** per event to be paid after each quarterly service. The District shall pay the Contractor within 45 days of receipt of the invoice. The total fee of services rendered over the term of this Agreement is **\$23,985.52**.
5. **Additional Services**. When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above.
6. **Term of this Agreement**. The initial term of this Agreement shall be for one year from the date of this Agreement or upon completion of the four quarterly events as described in Exhibit A, whichever is later.
7. **Termination**. Either party may terminate this Agreement without cause with 30 days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for 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 the Contractor.

8. **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 commitments 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.
9. **Compliance with Governmental Regulation.** 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 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 any of 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 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.
10. **Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
- a. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - c. Employer's Liability Coverage with limits of at least \$1,000,000 per accident or disease.
 - d. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

11. **Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs,

arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

12. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

13. Responsibilities of the District. The District shall inform Contractor of any and all work areas that are required mitigation sites in which desirable plants have been or are to be installed. The District agrees to provide Contractor with copies of mitigation permits, site plans, and plant species relating to contracted work areas.

14. 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.

15. 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.

16. 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 813.873.7300, OR BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607.

17. **E-Verification.** Pursuant to Section 448.095(2), Florida Statutes, Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is 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. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District may 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. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

18. **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.

19. **Controlling Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.

20. **Enforcement of Agreement.** Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. 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.

21. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

22. **Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

23. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.

- 24. **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.
- 25. **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.
- 26. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 27. **Notice.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

To the District:
 c/o Inframark
 2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607
 Attn: Jayna Cooper
Jayna.Cooper@Inframark.com


To Contractor:
 PO Box 1256
 Palm Harbor, FL 34682

- 28. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

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

Bayhead Ecological Solutions, LLC

**Sawgrass Village
 Community Development District**

DocuSigned by:

 1BD0654752BA4D7
 Name: Jeffrey Busch
 Title: Principal


Signed by:

 CG0CB254E795401...
 Chair/Vice-Chair of the Board of Supervisors

Exhibit A: Contractor's Scope of Work

Exhibit A



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

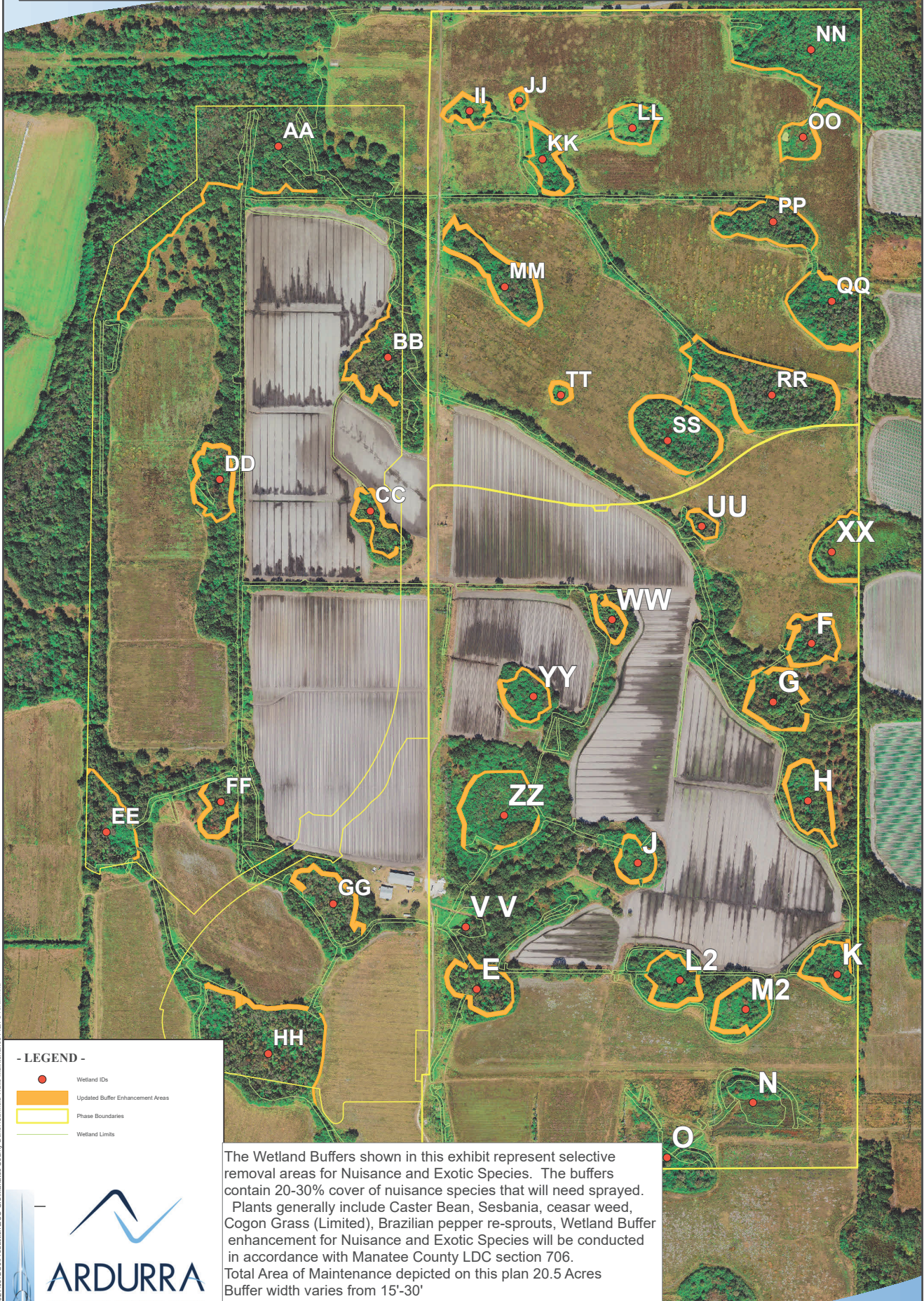
SCOPE OF WORK

1.0 QUARTERLY MAINTENANCE (4 Events)

Bayhead will begin quarterly maintenance once the initial treatments are complete. Thirty (30) days after completing the initial treatment quarterly 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. Four (4) events in total will be completed in 2025. Treatments will take place approximately every ninety (90) days or as determined by Bayhead in accordance with the rate of regrowth.

OAKFIELD TRAILS

Buffer Maintenance Plan



- LEGEND -

- Wetland IDs
- Updated Buffer Enhancement Areas
- Phase Boundaries
- Wetland Limits

The Wetland Buffers shown in this exhibit represent selective removal areas for Nuisance and Exotic Species. The buffers contain 20-30% cover of nuisance species that will need sprayed. Plants generally include Caster Bean, Sesbania, ceasar weed, Cogon Grass (Limited), Brazilian pepper re-sprouts, Wetland Buffer enhancement for Nuisance and Exotic Species will be conducted in accordance with Manatee County LDC section 706. Total Area of Maintenance depicted on this plan 20.5 Acres Buffer width varies from 15'-30'



G:\ENV_SCI\Projects\2021\08\2020\Production\ECO_GIS\Manatee County Buffer\Oakfield Trails Maintenance Plan Overall.mxd

INVOICE

BAYHEAD ECOLOGICAL SOLUTIONS LLC
PO Box 1256
Palm Harbor, FL 34682

jbusch@bayheadecological.com
+1 (727) 482-2480
www.bayheadecological.net



Bill to
Sawgrass Village CDD Inframark

Ship to
Sawgrass Village CDD Inframark

Invoice details

Invoice no.: 2334
Terms: Net 30
Invoice date: 07/31/2025
Due date: 08/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/31/2025	Services	C:0099EPG\004-Oakfield Trails\Maintenance: Sawgrass Village Quarterly Maintenance Event (additional service 1 of 2)	1	\$5,996.38	\$5,996.38

Total **\$5,996.38**

Thank you for your business. We accept cash or checks.

Note to customer

Make all checks payable to Bayhead Ecological Solutions, LLC

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01318M

Date 08/01/2025

Attn:
Sawgrass Village CDD Inframark
11555 HERON BAY BLVD, SUITE 201
CORAL SPRINGS FL 33076

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 25-01318M Notice of Public Hearing RE: Meeting on August 27, 2025 at 1:00pm; Sawgrass Village CDD Published: 8/1/2025, 8/8/2025	\$157.50

Important Message		Paid
Please include our Serial # on your check	Pay by credit card online: https://legals. businessobserverfl. com/send-payment/	()
		Total \$157.50

Payment is expected within 30 days of the first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Sawgrass Village Community Development District

The Board of Supervisors (the “**Board**”) of the Sawgrass Village Community Development District (the “**District**”) will hold a public hearing and a meeting on August 27, 2025, at 1:00 p.m. at the Eves Bend Clubhouse located at 4725 Los Robles Court, Palmetto, Florida 34221.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District’s website at least 2 days before the meeting <https://sawgrassvillagecdd.com/> or may be obtained by contacting the District Manager’s office via email at jayna.cooper@inframark.com or via phone at 813-873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager’s office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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
August 1, 8, 2025

25-01318M

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01319M

Date 08/01/2025

Attn:
Sawgrass Village CDD Inframark
11555 HERON BAY BLVD, SUITE 201
CORAL SPRINGS FL 33076

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01319M Notice of Public Hearing RE: Meeting on August 27, 2025 at 1:00pm; Sawgrass Village CDD Published: 8/1/2025, 8/8/2025	\$721.88
--	----------

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$721.88

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sawgrass Village

Board Meeting Date: August 27, 2025

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	<input checked="" type="checkbox"/>	\$200
2 Nicholas Dister	<input checked="" type="checkbox"/>	\$200
3 Austin Berns	<input checked="" type="checkbox"/>	\$200
4 Ryan Motko		X
5 Alberto Viera	<input checked="" type="checkbox"/>	\$200

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

Approved for payment:

Jayna Cooper
District Manager Signature

8/27/2025
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sawgrass Village

Board Meeting Date: August 27, 2025

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	<input type="checkbox"/>	\$200
2 Nicholas Dister	<input checked="" type="checkbox"/>	\$200
3 Austin Berns	<input type="checkbox"/>	\$200
4 Ryan Motko		X
5 Alberto Viera	<input type="checkbox"/>	\$200

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

Approved for payment:

Jayna Cooper
District Manager Signature

8/27/2025
Date

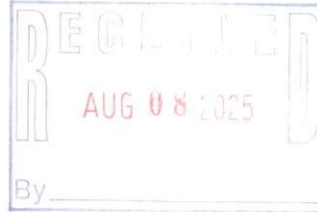
**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7835366
Account Number: 272524000
Invoice Date: 07/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Sawgrass Village Community Development District
C/O District Manager
2005 Pan AM Circle, Ste 300
Tampa, FL 33607
United States



SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BOND, SERIES 2023 SERIES 2023 PROJECT REVENUE FUND

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BOND, SERIES 2023 SERIES 2023 PROJECT REVENUE FUND

Invoice Number: 7835366
Account Number: 272524000
Current Due: \$4,256.13

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 272524000
Invoice # 7835366
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 7835366
 Invoice Date: 07/25/2025
 Account Number: 272524000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

**SAWGRASS VILLAGE COMMUNITY DEVELOPMENT
 DISTRICT SPECIAL ASSESSMENT BOND, SERIES
 2023 SERIES 2023 PROJECT REVENUE FUND**

Accounts Included 272524000 272524001 272524002 272524003 272524004 272524005
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 07/01/2025 - 06/30/2026				\$3,950.00
Incidental Expenses 07/01/2025 to 06/30/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13



Sawgrass Village Community Development District

Financial Statements
(Unaudited)

Period Ending
August 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 August 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2023	SERIES 2023	SERIES 2024	SERIES 2023	SERIES 2023	SERIES 2024	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	AA2 DEBT SERVICE FUND	AA3 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	AA2 CAPITAL PROJECTS FUND	AA3 CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS										
Cash - Operating Account	\$ 185,918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185,918
Due From Developer	3,527	-	-	-	-	-	-	-	-	3,527
Due From Other Funds	-	642,196	-	-	2,247	-	-	-	-	644,443
Investments:										
Acq. & Construction - Other	-	-	-	-	-	1,700,387	413,917	-	-	2,114,304
Acquisition & Construction Account	-	-	-	-	49,629	1,883,266	1,085	-	-	1,933,980
Prepayment Account	-	-	-	74	-	-	-	-	-	74
Reserve Fund	-	1,315,378	1,060,444	309,173	-	-	-	-	-	2,684,995
Revenue Fund	-	725,266	21,440	345,493	-	-	-	-	-	1,092,199
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	\$ 189,445	\$ 2,682,840	\$ 1,081,884	\$ 654,740	\$ 51,876	\$ 3,583,653	\$ 415,002	\$ 19,163,323	\$ 41,145,000	\$ 68,967,763
LIABILITIES										
Accounts Payable	\$ 227	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 227
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	2,283	-	301,500	34,404	-	-	308,540	-	41,145,000	41,791,727

SAWGRASS VILLAGE

Balance Sheet

As of August 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2023	SERIES 2023	SERIES 2024	SERIES 2023	SERIES 2023	SERIES 2024	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	AA2 DEBT SERVICE FUND	AA3 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	AA2 CAPITAL PROJECTS FUND	AA3 CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
FUND BALANCES										
Restricted for:										
Debt Service	-	2,682,840	780,384	620,336	-	-	-	-	-	4,083,560
Capital Projects	-	-	-	-	51,876	3,583,653	106,462	-	-	3,741,991
Unassigned:	187,162	-	-	-	-	-	-	19,163,323	-	19,350,485
TOTAL FUND BALANCES	187,162	2,682,840	780,384	620,336	51,876	3,583,653	106,462	19,163,323	-	27,176,036
TOTAL LIABILITIES & FUND BALANCES	\$ 189,445	\$ 2,682,840	\$ 1,081,884	\$ 654,740	\$ 51,876	\$ 3,583,653	\$ 415,002	\$ 19,163,323	\$ 41,145,000	\$ 68,967,763

SAWGRASS VILLAGE
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	5,800	6,200	48.33%
ProfServ-Dissemination Agent	18,000	13,750	4,250	76.39%
ProfServ-Info Technology	600	550	50	91.67%
ProfServ-Recording Secretary	2,400	2,600	(200)	108.33%
ProfServ-Trustee Fees	6,500	12,768	(6,268)	196.43%
District Counsel	9,500	18,363	(8,863)	193.29%
District Engineer	9,500	10,135	(635)	106.68%
Administrative Services	4,500	4,125	375	91.67%
District Manager	25,000	8,270	16,730	33.08%
Accounting Services	9,000	7,950	1,050	88.33%
Auditing Services	6,000	12,700	(6,700)	211.67%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	500	62	438	12.40%
Utility - StreetLights	50,000	-	50,000	0.00%
Rentals & Leases	600	550	50	91.67%
Public Officials Insurance	2,475	2,475	-	100.00%
Legal Advertising	3,500	1,385	2,115	39.57%
Tax Collector/Property Appraiser Fees	1,200	-	1,200	0.00%
Bank Fees	200	531	(331)	265.50%
Financial & Revenue Collections	1,200	1,000	200	83.33%
Meeting Expense	1,000	-	1,000	0.00%
Website Administration	1,200	1,100	100	91.67%
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	107,350	59,550	64.32%
<u>Water Utility Services</u>				
Utility - Water	-	6,780	(6,780)	0.00%
Total Water Utility Services	-	6,780	(6,780)	0.00%
<u>Stormwater Control</u>				
Contracts-Aquatic Control	38,000	24,492	13,508	64.45%
Total Stormwater Control	38,000	24,492	13,508	64.45%

SAWGRASS VILLAGE
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,200	-	6,200	0.00%
Contracts-Aquatic Control	-	5,996	(5,996)	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	48,987	251,013	16.33%
Mitigation Maintenance	-	5,996	(5,996)	0.00%
Landscape Miscellaneous	9,000	-	9,000	0.00%
Total Other Physical Environment	360,725	63,704	297,021	17.66%
<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	205,826	369,799	35.76%
Excess (deficiency) of revenues				
Over (under) expenditures	-	199,463	199,463	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(12,301)		
FUND BALANCE, ENDING		\$ 187,162		

SAWGRASS VILLAGE
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 67,904	\$ 67,904	0.00%
Special Assmnts- CDD Collected	1,311,672	2,090,368	778,696	159.37%
TOTAL REVENUES	1,311,672	2,158,272	846,600	164.54%
<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	-	839,897	839,897	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	<u>\$ -</u>	<u>\$ 742,554</u>	<u>\$ 742,554</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,940,286		
FUND BALANCE, ENDING		<u>\$ 2,682,840</u>		

SAWGRASS VILLAGE
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 48,091	\$ 48,091	0.00%
Special Assmnts- CDD Collected	1,059,363	468,555	(590,808)	44.23%
TOTAL REVENUES	1,059,363	516,646	(542,717)	48.77%
<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	-	(604,279)	(604,279)	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	\$ -	\$ (506,936)	\$ (506,936)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,287,320		
FUND BALANCE, ENDING		\$ 780,384		

SAWGRASS VILLAGE
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 26,638	\$ 26,638	0.00%
Special Assmnts- CDD Collected	618,495	613,298	(5,197)	99.16%
TOTAL REVENUES	618,495	639,936	21,441	103.47%
<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	-	(10,455)	(10,455)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		630,791		
FUND BALANCE, ENDING		\$ 620,336		

SAWGRASS VILLAGE
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 61,054	\$ 61,054	0.00%
TOTAL REVENUES	-	61,054	61,054	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	2,809,952	(2,809,952)	0.00%
Total Construction In Progress	-	2,809,952	(2,809,952)	0.00%
TOTAL EXPENDITURES	-	2,809,952	(2,809,952)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(2,748,898)	(2,748,898)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,800,774		
FUND BALANCE, ENDING		\$ 51,876		

SAWGRASS VILLAGE
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 284,197	\$ 284,197	0.00%
TOTAL REVENUES	-	284,197	284,197	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	5,961,297	(5,961,297)	0.00%
Total Construction In Progress	-	5,961,297	(5,961,297)	0.00%
TOTAL EXPENDITURES	-	5,961,297	(5,961,297)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(5,677,100)	(5,677,100)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		9,260,753		
FUND BALANCE, ENDING		<u>\$ 3,583,653</u>		

SAWGRASS VILLAGE
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 286,592	\$ 286,592	0.00%
TOTAL REVENUES	-	286,592	286,592	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	7,683,195	(7,683,195)	0.00%
Total Construction In Progress	-	7,683,195	(7,683,195)	0.00%
TOTAL EXPENDITURES	-	7,683,195	(7,683,195)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(7,396,603)	(7,396,603)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		7,503,065		
FUND BALANCE, ENDING		\$ 106,462		

Bank Account Statement

Sawgrass Village CDD

Bank Account No. 9067
Statement No. 25_08

Statement Date 08/31/2025

G/L Account No. 101001 Balance	185,918.03	Statement Balance	176,629.69
		Outstanding Deposits	14,646.68
Positive Adjustments	0.00		
Subtotal	185,918.03	Subtotal	191,276.37
Negative Adjustments	0.00	Outstanding Checks	-5,358.34
Ending G/L Balance	185,918.03	Ending Balance	185,918.03

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
08/13/2025		JE000533	Accounts Receivable	Inframark Refund of Invoice #139130 ck#155194	14,646.68	14,646.68	0.00
08/31/2025		JE000555	Interest - Investments	Interest Earned	0.25	0.25	0.00
Total Deposits					14,646.93	14,646.93	0.00
Checks							
							0.00
06/04/2025	Payment	1192	RYAN MOTKO	Check for Vendor V00008	-200.00	-200.00	0.00
07/24/2025	Payment	1204	ALBERTO VIERA	Check for Vendor V00011	-200.00	-200.00	0.00
07/24/2025	Payment	1205	AUSTIN BERNIS	Check for Vendor V00015	-200.00	-200.00	0.00
07/24/2025	Payment	1206	CARLOS DE LA OSSA	Check for Vendor V00010	-200.00	-200.00	0.00
07/24/2025	Payment	1207	RYAN MOTKO BAYHEAD	Check for Vendor V00008	-200.00	-200.00	0.00
08/14/2025	Payment	1208	ECOLOGICAL SOLUTIONS, LLC	Check for Vendor V00038	-11,992.76	-11,992.76	0.00
08/14/2025	Payment	1209	BUSINESS OBSERVER MANTATEE	Check for Vendor V00005	-879.38	-879.38	0.00
08/14/2025	Payment	1211	COUNTY UTILITIES DEPARTMENT	Check for Vendor V00036	-1,271.59	-1,271.59	0.00
08/14/2025	Payment	1212	SITEX AQUATICS, LLC MANTATEE	Check for Vendor V00035	-2,312.00	-2,312.00	0.00
08/20/2025	Payment	1213	COUNTY UTILITIES DEPARTMENT MANTATEE	Check for Vendor V00036	-1,137.21	-1,137.21	0.00
08/21/2025	Payment	1214	COUNTY UTILITIES DEPARTMENT	Check for Vendor V00036	-317.16	-317.16	0.00
08/21/2025	Payment	1215	STRALEY ROBIN VERICKER TREE FARM 2, INC. DBA	Check for Vendor ATT	-6,557.34	-6,557.34	0.00
08/21/2025	Payment	1216	CORNERSTONE SOLUTIONS GROUP	Check for Vendor V00040	-19,588.00	-19,588.00	0.00

Bank Account Statement

Sawgrass Village CDD

Bank Account No. 9067

Statement No. 25_08

Statement Date

08/31/2025

Date	Type	Check No.	Payee	Description	Debit	Credit	Balance
08/21/2025	Payment	1217	US BANK	Check for Vendor V00027	-4,256.13	-4,256.13	0.00
08/25/2025		JE000553	Bank Fees	Bank Fees	-531.23	-531.23	0.00
08/28/2025	Payment	1218	ALBERTO VIERA	Check for Vendor V00011	-200.00	-200.00	0.00
08/28/2025	Payment	1220	CARLOS DE LA OSSA	Check for Vendor V00010	-200.00	-200.00	0.00
Total Checks					-50,242.80	-50,242.80	0.00

Adjustments

Total Adjustments

Outstanding Checks

08/14/2025	Payment	1210	INFRAMARK LLC	Check for Vendor V00003			-4,958.34
08/28/2025	Payment	1219	AUSTIN BERNS	Check for Vendor V00015			-200.00
08/28/2025	Payment	1221	NICHOLAS J. DISTER	Check for Vendor V00009			-200.00
Total Outstanding Checks							-5,358.34

Outstanding Deposits

08/25/2025		JE000554		Inframark Refund			14,646.68
Total Outstanding Deposits							14,646.68

SAWGRASS VILLAGE
Payment Register by Fund
For the Period from 08/01/2025 to 08/31/2025
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1208	08/14/25	BAYHEAD ECOLOGICAL SOLUTIONS, LLC	2326	MITIGATION MAINTENANCE QUARTERLY	Contracts-Aquatic Control	534067-53908	\$5,996.38
001	1208	08/14/25	BAYHEAD ECOLOGICAL SOLUTIONS, LLC	2334	QUARTERLY SERVICE	QUARTERLY MAINTENANCE	546300-53908	\$5,996.38
001	1209	08/14/25	BUSINESS OBSERVER	25-01318M	LEGAL AD NOTICE OF PUBLIC HEARING 08/01/25, 08/08/25	LEGAL AD	548002-51301	\$157.50
001	1209	08/14/25	BUSINESS OBSERVER	25-01319M	LEGAL AD NOTICE OF PUBLIC HEARING 08/01/25, 08/08/25	LEGAL AD	548002-51301	\$721.88
001	1210	08/14/25	INFRAMARK LLC	155347	DISTRICT MANAGEMENT AUGUST 2025	ACCOUNTING SVCS	532001-51301	\$750.00
001	1210	08/14/25	INFRAMARK LLC	155347	DISTRICT MANAGEMENT AUGUST 2025	ADMIN SVCS	531148-51301	\$375.00
001	1210	08/14/25	INFRAMARK LLC	155347	DISTRICT MANAGEMENT AUGUST 2025	DISTRICT SVCS	531150-51301	\$2,083.33
001	1210	08/14/25	INFRAMARK LLC	155347	DISTRICT MANAGEMENT AUGUST 2025	FINANCIAL & REVENUE COLLECTION	549150-51301	\$100.00
001	1210	08/14/25	INFRAMARK LLC	155347	DISTRICT MANAGEMENT AUGUST 2025	RENTAL & LEASES	544025-51301	\$50.00
001	1210	08/14/25	INFRAMARK LLC	155347	DISTRICT MANAGEMENT AUGUST 2025	TECHNOLOGY/DATA STORAGE	531020-51301	\$50.00
001	1210	08/14/25	INFRAMARK LLC	155347	DISTRICT MANAGEMENT AUGUST 2025	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$100.00
001	1210	08/14/25	INFRAMARK LLC	155347	DISTRICT MANAGEMENT AUGUST 2025	DISSEMINATION SERVICES	531142-51301	\$1,250.01
001	1210	08/14/25	INFRAMARK LLC	155347	DISTRICT MANAGEMENT AUGUST 2025	RECORDING SECRETARY	531036-51301	\$200.00
001	1211	08/14/25	MANTATEE COUNTY UTILITIES DEPARTMENT	072825-9293	WATER 05/21/25-06/18/25	WATER	543018-53301	\$100.22
001	1211	08/14/25	MANTATEE COUNTY UTILITIES DEPARTMENT	072825-9296	WATER 04/22/25-07/21/25	WATER	543018-53301	\$1,171.37
001	1212	08/14/25	SITEX AQUATICS, LLC	10092-B	AQUATIC MAINTENANCE AUGUST 2025	AQUATIC MAINTENANCE	534067-53908	\$2,312.00
001	1213	08/20/25	MANTATEE COUNTY UTILITIES DEPARTMENT	081225-9295	WATER 05/21/25-07/21/25	WATER	543018-53301	\$1,137.21
001	1214	08/21/25	MANTATEE COUNTY UTILITIES DEPARTMENT	081225-9300	WATER 06/19/25-07/21/25	WATER	543018-53301	\$32.57
001	1214	08/21/25	MANTATEE COUNTY UTILITIES DEPARTMENT	081225-9305	WATER 06/20/25-07/21/25	WATER	543018-53301	\$284.59
001	1215	08/21/25	STRALEY ROBIN VERICKER	26982	DISTRICT COUNSEL THROUGH 07/31/25	DISTRICT COUNSEL	531146-51401	\$6,557.34
001	1216	08/21/25	TREE FARM 2, INC. DBA CORNERSTONE SOLUTIONS GROUP	10-195069	LANDSCAPE MAINTENANCE AUGUST 2025	LANDSCAPE MAINTENANCE	546300-53908	\$9,794.00
001	1216	08/21/25	TREE FARM 2, INC. DBA CORNERSTONE SOLUTIONS GROUP	10-194184	LANDSCAPE MAINTENANCE JULY 2025	LANDSCAPE MAINTENANCE	546300-53908	\$9,794.00
001	1217	08/21/25	US BANK	7835366	TRUSTEE FEES 07/01/25-06/30/26	TRUSTEE FEES	531045-51301	\$4,256.13
001	1218	08/28/25	ALBERTO VIERA	AV-082725	BOARD 8/27/25	Supervisor Fees	511100-51101	\$200.00
001	1219	08/28/25	AUSTIN BERNS	AB-082725	BOARD 8/27/25	Supervisor Fees	511100-51101	\$200.00
001	1220	08/28/25	CARLOS DE LA OSSA	CO-082725	BOARD 8/27/25	Supervisor Fees	511100-51101	\$200.00
001	1221	08/28/25	NICHOLAS J. DISTER	ND-082725	BOARD 8/27/25	Supervisor Fees	511100-51101	\$200.00
Fund Total								\$54,069.91

Total Checks Paid	\$54,069.91
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Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**

Cari Allen Webster, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 19 day of August, 2025 by **EPG MOCCASIN WALLOW DEVELOPMENT, LLC**, a Florida limited liability company whose address is 111 S. Armenia Ave., Suite 201, Tampa, Florida 33609, and **DRP MULTISTATE 1, LLC**, a Delaware limited liability company whose address is 590 Madison Avenue, 13th Floor, New York, New York 10022 (collectively "**Grantor**"), in favor of the **SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 ("**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Manatee County, Florida (the "**Property**"):

Tract 100, Tract 101, Tract 102, Tract 103, Tract 104, Tract 105, Tract 107, Tract 108, Tract 200, Tract 201, Tract 202, and Tract 300 of Oakfield Trails Phase IIA & IID, according to the plat thereof, as recorded in Plat Book 83, Pages 118-141, of the Public Records of Manatee County, Florida

TOGETHER WITH, with all appurtenances and hereditaments pertaining thereto.

TO HAVE AND TO HOLD the Property, with all improvements thereon, unto Grantee in fee simple forever.

AND Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2025 and subsequent years; (b) zoning and other governmental regulations; (c) conditions, restrictions, limitations and easements of record, however this provision shall not reimpose any of the same. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

THIS PROPERTY CONSISTS OF GOVERNMENTAL COMMON AREA TRACTS. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:

EPG MOCCASIN WALLOW DEVELOPMENT,
a Florida limited liability company

By: [Signature]
Name: Tiffany Jennings
Address: 111 S. Armenia Ave., Tampa, FL 33609

By: [Signature]
Name: Nicholas J. Dister
Authorized Representative

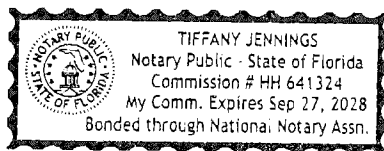
By: [Signature]
Name: Austin Beris
Address: 111 S. Armenia Ave., Tampa, FL 33609

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of August, 2025, by Nicholas J. Dister as Authorized Representative of **EPG Moccasin Wallow Development, LLC**, a Florida limited liability company, on behalf of the company, who is personally known to me or produced _____ as identification.

(SEAL)

NOTARY PUBLIC:



Sign: [Signature]

Print: Tiffany Jennings

My Commission Expires: 09/27/28

(Signatures continue on following page)

Signed, Sealed and Delivered in the Presence of:

DRP MULTISTATE 1, LLC,
a Delaware limited liability company

By: Mila Janette Sunio
Name: Mila Janette Sunio
Address: 520 Madison Ave, 21st Fl
New York, NY 10022

By: **DRP Holdco 3, LLC,**
a Delaware limited liability company,
its sole member

By: Josephine Cimino
Name: Josephine Cimino
Address: 520 Madison Ave, 21st Fl
New York, NY 10022

By: **DW General Partner, LLC,**
a Delaware limited liability company,
its manager

By: Houdin Honarvar
Name: **Houdin Honarvar**
Title: **Authorized Signatory**

STATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 07 day of August, 2025, by Houdin Honarvar, as the Authorized Signatory of DW General Partner, LLC, a Delaware limited liability company, as the Manager of DRP Holdco 3, LLC, a Delaware limited liability company, as the Sole Member of **DRP MULTISTATE 1, LLC**, a Delaware limited liability company, on behalf of the company, who is personally known to me or produced _____ as identification.

NOTARY PUBLIC:

(SEAL)

DEBORAH BRAZIER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BR0037248
Qualified in Suffolk County
My Commission Expires 05-13-2029

Sign: [Signature]

Print: Deborah Brazier

My Commission Expires: 05-13-2029