



**SOUTHERN GROVE
COMMUNITY DEVELOPMENT
DISTRICT NOS. 1-10**

**PORT ST. LUCIE
REGULAR BOARD MEETING
MARCH 5, 2025
10:30 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.southerngrovecdd1.org
www.southerngrovecdd2.org
www.southerngrovecdd3.org
www.southerngrovecdd4.org
www.southerngrovecdd5.org
www.southerngrovecdd6.org
www.southerngrovecdd7.org
www.southerngrovecdd8.org
www.southerngrovecdd9.org
www.southerngrovecdd10.org

561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO.'s 1-10
Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, FL 34987
OR
Join Zoom Meeting:
<https://us02web.zoom.us/j/3341025011?omn=81437774199>
Meeting ID: 334 102 5011
Dial In at: 1 929 436 2866
REGULAR BOARD MEETING
March 5th, 2025
10:30 a.m.

- A.** Call to Order
- B.** Proof of Publication.....Page 1
- C.** Establish Quorum
- D.** Additions or Deletions
- E.** Comments from the Public Not on the Agenda
- F.** Consent Items
 - 1. Approval of February 5,2025, Regular Board Meeting Minutes.....Page 2
- G.** Old Business
- H.** New Business
 - 1. Consider Approving Temporary Drainage and Flowage Easement by Southern Grove CDD No. 5.....Page 6
- I.** Administrative Matters
 - 1. Manager’s Report
 - 2. Attorney’s Report
 - 3. Engineer’s Report
 - 4. Financial Report.....Page 15
 - 5. Founder’s Report
- J.** Board Member Discussion Requests and Comments
- K.** Private Attorney-Client Session
- L.** Termination of the Private Attorney-Client Session
- M.** Adjourn

**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10
FISCAL YEAR 2024/2025 MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Southern Grove Community Development District Nos. 1-10 (“Districts”) will conduct Regular Board Meetings of the Board of Supervisors (“Board”) for the purpose of conducting the business of the Districts that may properly come before the Board. The following meetings will be held at 10:30 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987 on the following dates:

October 2, 2024
November 6, 2024
December 4, 2024
January 8, 2025
February 5, 2025
March 5, 2025
April 2, 2025
May 7, 2025
June 4, 2025
July 2, 2025
August 6, 2025
September 3, 2025

***Irrigation Rate Committee Meeting - 9:00 a.m.**
Southern Grove CDD Meeting - 10:30 a.m.
Tradition CDD Meeting - 11:00 a.m.

An Irrigation Committee Meeting will take place at 9:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987 on the above dates, as indicated.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued to a date, time and place to be specified on the record. A copy of the agenda for the meetings may be obtained from the Districts’ websites or at the offices of the District Manager, Special District Services, Inc., 10807 SW Tradition Square, Port St. Lucie, Florida.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone may be present at the meeting location so that one or more Supervisors may attend the meeting and be fully informed of the discussions taking place.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at 772-345-5119 and/or toll free at 1-877-737-4922 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, who can aid you in contacting the District Office.

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

Meetings may be cancelled from time to time without advertised notice.

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10

www.southerngrovecdd1.org

PUBLISH: ST. LUCIE NEWS TRIBUNE 09/24/24

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-10

**Tradition Town Hall
10799 SW Civic Lane**

OR

Join Zoom Meeting:

<https://us02web.zoom.us/j/3341025011?omn=81292507925>

Meeting ID: 334 102 5011

Dial In at: 1 929 436 2866

REGULAR BOARD MEETING

FEBRUARY 5, 2025

10:30 a.m.

A. CALL TO ORDER

The Regular Board Meeting of the Southern Grove Community Development District No's. 1-10 of February 5, 2025, was called to order at 10:30 a.m. in the Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

B. PROOF OF PUBLICATION

Proof of publication was presented that showed notice of the Regular Board Meeting had been published in the *St. Lucie News Tribune* on September 22, 2024, as part of the Districts' Fiscal Year 2024/2025 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum in all Districts, and it was in order to proceed with the meeting.

CDD #'s 1-10		
Chairman/ Supervisor	Eric Sexauer: #1,2,3,5,9	Present
Supervisor / Vice Chair	Karl Albertson: #1,2,3,4,5,6,9	Present
Supervisor	Jonas Read: #1,2,3,9	Absent
Supervisor / Vice Chair	William Pittsley: #1,2,5,9	Present
Supervisor	Kevin Matyjaszek: #3,4,6,7,8,10	Present
Supervisor / Vice Chair	Stephen Okiye: #7,8,10	Absent
Supervisor	Tara Toto: #1,2,9	Present
Chairman/Supervisor	Jennifer Davis: #3,4,6,7,8,10	Present
Supervisor	Elijah Wooten: #7,8,10	Present
Supervisor	Peter Crane: #7,8,10	Present
VACANT SEATS	District No. 5: #1 & 3	-
VACANT SEATS	District No. 6: #1 & 3	-

Staff members in attendance were:

District Manager	Frank Sakuma	Special District Services, Inc.
Assistant District Manager	Jesse Wargo	Special District Services, Inc.
District Manager	Andrew Karmeris (via Zoom)	Special District Services, Inc.

District Engineer	Stef Matthes	Culpepper and Terpening
District Counsel	Susan Garrett	Torcivia, Donlon, Goddeau & Rubin, P.A.
District Counsel	Ruth Holmes	Torcivia, Donlon, Goddeau & Rubin, P.A.

Also present was: (See attached sign-in sheet)

D. RESIGNATIONS OF SUPERVISORS

A **motion** was made by CDD Nos. 4,6,7,8 & 10 Ms. Davis, seconded by Mr. Wooten accepting the resignation of David Graham. The **motion** passed unanimously.

E. APPOINTMENTS TO VACANT BOARD SEATS/ADMINISTER OATH OF OFFICE

A **motion** was made by CDD No. 3 Mr. Sexauer, seconded by Mr. Albertson appointing Mr. Matyjaszek to CDD District No. 3/Seat 1. The **motion** passed unanimously.

A **motion** was made by CDD Nos. 4,6,7,8 & 10 Ms. Davis, seconded by Mr. Wooten appointing Mr. Matyjaszek to CDD District Nos. 4,6,7,8 & 10/Seat No. 2. The **motion** passed unanimously.

Mr. Sakuma administered the Oath of Office and Mr. Matyjaszek was seated.

F. RESOLUTION NO. 2025-04; ELECTION OF OFFICERS

Resolution No. 2025-04 was presented entitled:

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT 3 AND PROVIDING FOR AN EFFECTIVE DATE.

A **motion** was made by CDD No. 3, Mr. Sexauer, seconded by Mr. Albertson adopting Resolution No. 2025-04, as presented. The **motion** passed unanimously.

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT 4 AND PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT 6 AND PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7 AND PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 8 AND PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10 AND PROVIDING FOR AN EFFECTIVE DATE.

A **motion** was made by CDD Nos. 4,6,7,8&10, Ms. Davis, seconded by Mr. Wooten adopting Resolution No. 2025-04, as presented. The **motion** passed unanimously.

Mr. Stephen Okiye was elected as Vice Chair for CDD Nos. 7,8,&10.

G. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

H. COMMENTS FROM THE PUBLIC FOR DISTRICT ITEMS NOT ON THE AGENDA

There were no comments from the public.

I. CONSENT ITEMS

- 1. Approval of January 8, 2025, Regular Board Meeting Minutes**
- 2. Approve Southern Grove Corps of Engineer's Permit 2025-2026 Mitigation Monitoring Maintenance Program**
- 3. Approve and Ratify Partial Abandonment and Termination of Blanket Flowage Easement**
- 4. Approval of WA #19-144-218; TIM Village Parkway Pathway-Phase SWM**
- 5. Approval of WA #19-144-233; Southport Force Main Interconnect-Phase 3 Right of Way**

A **motion** was made by CDD No. 1 Mr. Sexauer, seconded by Mr. Albertson, and passed unanimously by CDD No.1 approving all the above Consent Items, as presented.

J. OLD BUSINESS

There was no Old Business to come before the board.

K. NEW BUSINESS

There was no New Business to come before the board.

L. ADMINISTRATIVE MATTERS

1. Manager’s Report

There was no Manager’s Report at this time.

2. Attorney’s Report

District Attorney Susan Garrett advised that she would be retiring, and Ruth Holmes (Torcivia, Donlon, Goddeau & Rubin, P.A.) would be the new District Counsel effective April 2025.

3. Engineer’s Report

There was no Engineer’s Report at this time.

4. Financial Report

Mr. Sakuma advised that the financial report was provided, and Mr. Karmeris was present via Zoom to answer any questions. Mr. Karmeris indicated that 90% of the assessments had been received.

5. Founder’s Report

There was no Founder’s Report at this time.

M. BOARD MEMBER COMMENTS

There were no Board comments.

N. ADJOURNMENT

There being no further business to come before the Boards, Mr. Sexauer made a **motion**, seconded by Mr. Albertson adjourning the meeting at 10:41 a.m. There were no objections.

Secretary (B. Frank Sakuma, Jr.)

Chair/Vice-Chair

Print Signature

Print Signature

**Southern Grove Community
District Nos. 1-10**

MEMORANDUM

To: Board of Supervisors
From: Jesse Wargo, Assistant District Manager
Date: February 20, 2025

Board Meeting Date: March 5, 2025

SUBJECT

Consider Approving Temporary Drainage and Flowage Easement by Southern Grove CDD No.5.

STAFF RECOMMENDATION

Staff recommends approval of the Temporary Drainage and Flowage Easement by Southern Grove CDD No.5. This action is necessary for the continued development of Southern Grove.

GENERAL INFORMATION

Saint Matilda, LLC. shall maintain the Easement Premises at its sole cost and expense.

DISTRICT LEGAL COUNSEL REVIEW

Approved by District Attorney, Susan Garrett.

FUNDING REVIEW

No impact on budget.

Prepared by and return to:
Saint Matilda, LLC
17111 Biscayne Blvd., Suite 2105
North Miami Beach, FL 33160

TEMPORARY DRAINAGE AND FLOWAGE EASEMENT

THIS DRAINAGE AND FLOWAGE EASEMENT (“**Easement**”) is made by and between SAINT MATILDA, LLC, a Florida limited liability company (“**Grantor**”), whose address is 1711 Biscayne Boulevard, Suite 2105, North Miami Beach, Florida 33160 and SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, a community development district established in accordance with Chapter 190, Florida Statutes (“**Grantee**”), whose address is c/o Special District Services, Inc., 2501 A Burns Road, Palm Beach Gardens, Florida 33410.

(Wherever used herein the terms “Grantor” and “Grantee” shall include all parties to this instrument and their respective heirs, legal representatives, successors and assigns.)

WITNESSETH:

Grantor is the owner in fee simple of that certain real property legally described as Lot 2, Southern Grove Plat No. 46, as recorded in Plat Book 125, Page 17, of the Public Records of St. Lucie County, Florida.

Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys, grants, bargains and sells unto the Grantee, a temporary easement for surface water drainage from WMA-1, Southern Grove Plat No. 46, as recorded in Plat Book 125, Page 17, of the Public Records of St. Lucie County, Florida (the “WMA-1”), on the following real property located in St. Lucie County, Florida, and more particularly described in Exhibit “A” attached hereto and incorporated herein (the “Easement Premises”).

Grantor shall maintain the Easement Premises at its sole cost and expense. If flowage is obstructed, Grantee shall have the right to take action in compliance with applicable laws necessary to maintain the Easement Premises in the event Grantor shall fail to maintain upon thirty (30) days written notice to Grantor.

Nothing contained herein shall be deemed to be a gift or dedication of any portion of the real property described herein to the general public or for general public purposes whatsoever, it being the intention of the parties that this Easement and the rights granted herein shall be strictly limited to and for the purposes herein expressed. No other person or entity shall be deemed a beneficiary of the terms of this Easement, unless specifically provided for herein.

Grantor and Grantee acknowledge and agree that this Easement shall be amended upon the establishment of the permanent location of the Easement Premises (“Permanent Flowage Easement”). This Easement shall automatically terminate upon the creation of the Permanent Flowage Easement. The Permanent Flowage Easement shall be recorded in the Public Records of St. Lucie County, Florida.

IN WITNESS WHEREOF, SAINT MATILDA, LLC, has caused this Easement to be executed by its authorized representative.

Witnesses:

SAINT MATILDA, LLC,
a Florida limited liability company

Printed Name: _____
Address: _____

By: _____
Name: _____
Its: _____

Printed Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this __ day of _____ 2025, by _____, as _____ of SAINT MATILDA, LLC, and on behalf of SAINT MATILDA, LLC, who is [] personally known to me, or who has [] produced the following identification _____.

Signature of Notary Public

Name: _____

NOTARY SEAL/STAMP

Notary Public, State of Florida
My Commission expires _____

IN WITNESS WHEREOF, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, has caused this Easement to be executed by its authorized representative.

Witnesses:

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, a community development district established in accordance with Chapter 190, Florida Statutes

Printed Name: _____
Address: _____

By: _____
Name: _____
Its: _____

Printed Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this __ day of _____ 2025, by _____, as _____ of the SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, and on behalf of SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, who is [] personally known to me, or who has [] produced the following identification _____.

Signature of Notary Public

Name: _____

NOTARY SEAL/STAMP

Notary Public, State of Florida
My Commission expires _____

JOINDER

The Port St. Lucie Governmental Finance Corporation, a not-for-profit corporation, and its successor and assigns, as the owner of WMA-1, joins in the execution of the foregoing Drainage and Flowage Easement for the purpose of evidencing its consent to same.

PORT ST. LUCIE GOVERNMENTAL FINANCE
CORPORATION, a Florida not for profit corporation

By: _____
Jesus Merejo, CEO

Date: _____

Exhibit A
Easement Premises

NOTE:
DESCRIPTION NOT
VALID WITHOUT
SKETCH.

**THIS IS NOT A SURVEY
EXHIBIT " _____ "**

DESCRIPTION:

A PARCEL OF LAND LYING IN LOT 2 OF SOUTHERN GROVE PLAT NO. 46, AS RECORDED IN PLAT BOOK 125, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 2, SAID CORNER BEING THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF DESTINATION WAY (A 100.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY RECORDED IN SAID PLAT OF SOUTHERN GROVE PLAT NO. 46) AND THE WEST LINE OF WATER MANAGEMENT AREA 2 OF SAID PLAT, THENCE SOUTH 16°10'04" EAST, ALONG SAID WEST LINE OF WATER MANAGEMENT AREA 2 (ALSO THE EAST LINE OF SAID LOT 2), A DISTANCE OF 216.42 FEET; THENCE SOUTH 75°53'57" WEST, A DISTANCE OF 100.07 FEET TO THE SOUTHEAST CORNER OF WATER MANAGEMENT AREA 1 OF SAID PLAT; THENCE NORTH 16°10'04" WEST, ALONG THE EAST LINE OF SAID WATER MANAGEMENT AREA 1, A DISTANCE OF 222.63 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2,914.79 FEET AND A CHORD BEARING NORTH 79°26'33" EAST, SAID CURVE BEING THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF SAID DESTINATION WAY; THENCE ALONG THE ARC OF SAID RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 01°58'31", AN ARC DISTANCE OF 100.49 FEET TO THE POINT OF BEGINNING.

SAID STRIP OF LAND CONTAINS 0.50 ACRES (21,923.58 SQUARE FEET), MORE OR LESS.

MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556

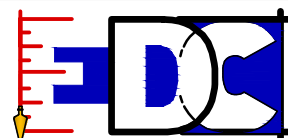
SIGNATURE DATE

**SKETCH & DESCRIPTION OF:
DRAINAGE EASEMENT
(TEMPORARY)**

PREPARED FOR:

CITY OF PORT ST. LUCIE

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com



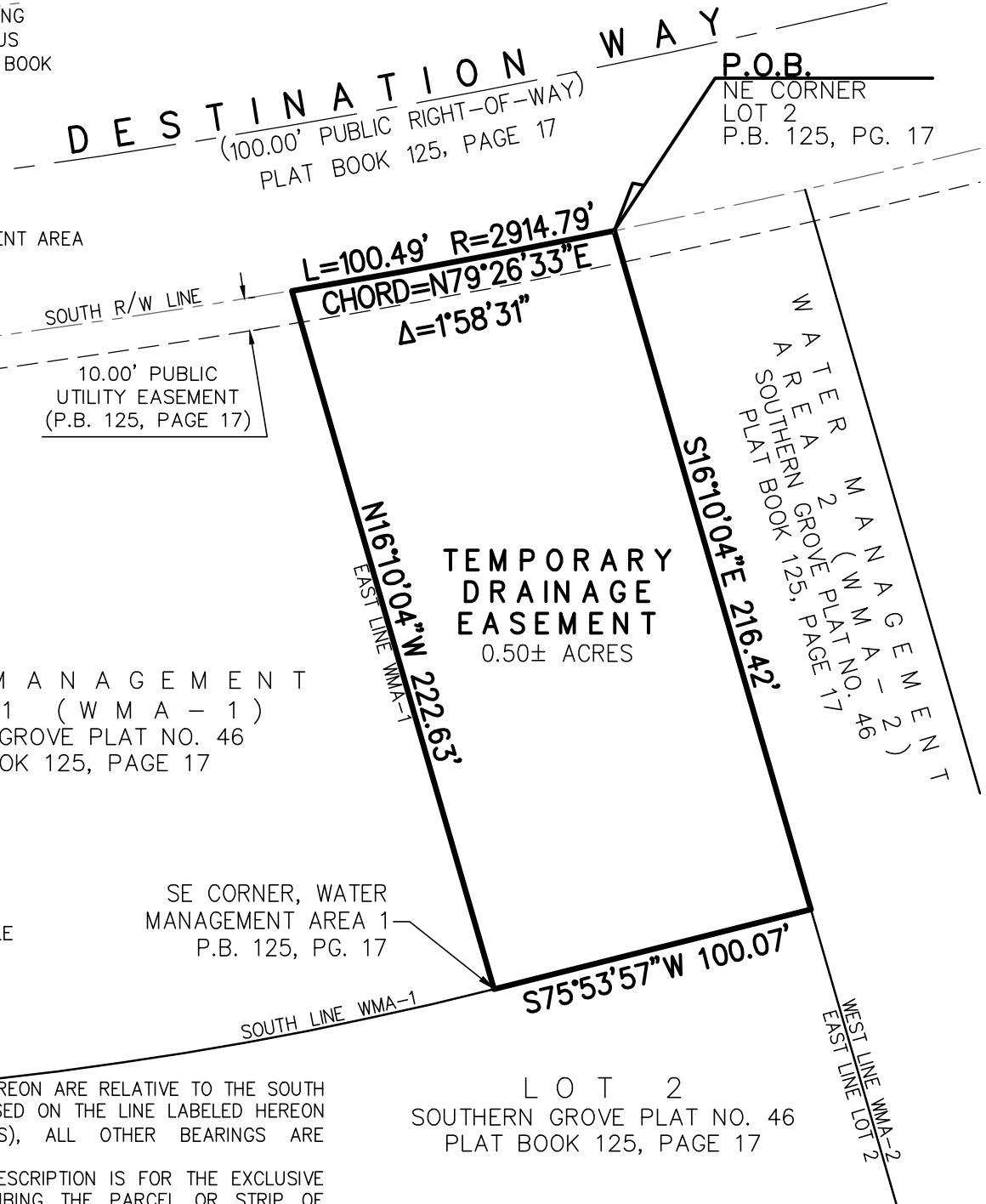
**ENGINEERS & SURVEYORS
ENVIRONMENTAL**
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS

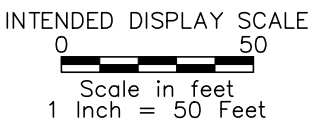
THIS IS NOT A SURVEY
EXHIBIT " _____ "

ABBREVIATION LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINUS
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- ☉ CENTER LINE
- S/D SUBDIVISION
- NR NOT RADIAL
- WMA WATER MANAGEMENT AREA



WATER MANAGEMENT
AREA 1 (WMA-1)
SOUTHERN GROVE PLAT NO. 46
PLAT BOOK 125, PAGE 17



SE CORNER, WATER
MANAGEMENT AREA 1
P.B. 125, PG. 17

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE LOT 2 AND BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.

LOT 2
SOUTHERN GROVE PLAT NO. 46
PLAT BOOK 125, PAGE 17

**SKETCH & DESCRIPTION OF:
DRAINAGE EASEMENT
(TEMPORARY)**

PREPARED FOR:
CITY OF PORT ST. LUCIE

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
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🌐 www.edc-inc.com

**ENGINEERS & SURVEYORS
ENVIRONMENTAL**
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS		
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**THIS IS NOT A SURVEY
MAP CHECK**

MAPCHECK 1: 24-217 DE

POINT OF BEGINNING

EASTING: 844059.68'
NORTHING: 1057700.04'

SIDE 1

SIDE TYPE: LINE
DIRECTION: S16°10'04"E
REVERSE DIRECTION: NO
DISTANCE: 216.42'
EASTING: 844119.94'
NORTHING: 1057492.18'

SIDE 2

SIDE TYPE: LINE
DIRECTION: S75°53'57"W
REVERSE DIRECTION: NO
DISTANCE: 100.07'
EASTING: 844022.89'
NORTHING: 1057467.80'

SIDE 3

SIDE TYPE: LINE
DIRECTION: N16°10'04"W
REVERSE DIRECTION: NO
DISTANCE: 222.63'
EASTING: 843960.89'
NORTHING: 1057681.62'

SIDE 4

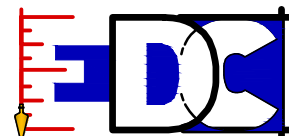
SIDE TYPE: CURVE
CURVE DIRECTION: COUNTER-CLOCKWISE
TRAVERSE METHOD: ACROSS CHORD
RADIUS: 2914.79'
ARC LENGTH: 100.49'
CHORD DIRECTION: N79°26'33"E
REVERSE DIRECTION: NO
EASTING: 844059.68'
NORTHING: 1057700.04'

**SKETCH & DESCRIPTION OF:
DRAINAGE EASEMENT
(TEMPORARY)**

PREPARED FOR:

CITY OF PORT ST. LUCIE

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
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**ENGINEERS & SURVEYORS
ENVIRONMENTAL**

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS

Southern Grove Community Development Districts #1-10

Financial Report
Fiscal Year 2024/2025
October 1, 2024 - January 31, 2025

FINANCIAL REPORT
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICTS #1-10 RECAP
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - JANUARY 31, 2025

	FISCAL YEAR 2024/2025 FINAL BUDGET	FISCAL YEAR 10/01/24 - 01/31/25 ACTUALS	% Of Budget
REVENUES			
ON-ROLL ASSESSMENTS - DEBT (Combined)	3,259,002	2,941,346	90%
BOND PREPAYMENTS	0	56,720	0%
ON-ROLL ASSESSMENTS - Administrative	749,202	695,121	93%
ON-ROLL ASSESSMENTS - Maintenance	1,490,572	1,382,975	93%
OTHER INCOME (Eng Rev, Interest, Application)	110,000	247,282	225%
STORMWATER	1,000,000	1,138,246	114%
Total Revenues	\$ 6,608,775	\$ 6,461,689	98%
EXPENDITURES - ADMIN			
ARBITRAGE FEE	6,500	0	0%
AUDIT	60,000	0	0%
DISSEMINATION AGENT	4,000	0	0%
DISTRICT COUNSEL	60,000	25,207	42%
MANAGEMENT	74,216	24,739	33%
CONSULTING FEE	0	1,375	0%
ASSESSMENT ROLL	6,000	0	0%
TIF/SAD REBATE ANALYSIS	110,000	0	0%
DUES, LICENSES & FEES	1,750	1,750	100%
ENGINEERING	175,000	98,875	56%
GENERAL INSURANCE	65,000	61,009	94%
WEB SITE MAINTENANCE	7,500	2,250	30%
LEGAL ADVERTISING	5,300	197	4%
TRAVEL AND PER DIEM	600	113	19%
OFFICE SUPPLIES	1,400	389	28%
OFFICE RENT	22,000	4,946	22%
POSTAGE & SHIPPING	1,000	84	8%
COPIES	2,500	0	0%
SUPERVISOR FEES	24,000	0	0%
CONTINGENCY ADMIN	50,000	23,485	47%
CONTINUING DISCLOSURE	0	0	0%
TRUSTEE SERVICES	12,500	8,278	66%
TOTAL ADMIN EXPENSES	689,266	252,696	37%
EXPENDITURES - MAINT			
AQUATIC MAINTENANCE	100,000	18,802	19%
BULDING MAINTENANCE	200,000	0	0%
COMMUNITY AREA MAINTENANCE	75,000	33,114	44%
TIM OPERATIONS	750,000	0	0%
CONTINGENCY	150,000	0	0%
DEVELOPMENT COORDINATOR	32,411	10,803	33%
ELECTRIC	25,000	377	2%
ENGINEERING - MAINT.	175,000	0	0%
FIELD MANAGEMENT	75,000	25,000	33%
FOUNTAIN MAINTENANCE & CHEMICALS	4,000	1,280	32%
IRRIGATION PARTS & REPAIRS	20,000	4,305	22%
IRRIGATION WATER	2,000	0	0%
LANDSCAPE MAINTENANCE	331,000	127,671	39%
SIDEWALK CLEANING AND REPAIR	30,000	7,500	25%
SIGNAGE	10,000	0	0%
STORMWATER MAINTENANCE	431,915	46,070	11%
STREETLIGHT MAINTENANCE AND REPAIR	20,000	0	0%
TREE/PLANT REPLACEMENT & TRIM	50,000	0	0%
TOTAL MAINTENANCE EXPENSES	2,481,326	274,922	11%
Total Expenditures	\$ 3,170,592	\$ 527,618	17%
EXCESS / (SHORTFALL)	\$ 3,438,184	\$ 5,934,071	173%
PAYMENT TO TRUSTEE	(2,998,282)	(2,716,496)	91%
PREPAYMENTS TO TRUSTEE	-	(56,720)	
BALANCE	\$ 439,902	\$ 3,160,855	
COUNTY APPRAISER & TAX COLLECTOR FEE	(219,951)	(206,294)	94%
DISCOUNTS FOR EARLY PAYMENTS	(219,951)	(199,770)	91%
NET EXCESS / (SHORTFALL)	\$ -	\$ 2,754,790	

Southern Grove CDD 1

Balance Sheet

02/25/25

As of January 31, 2025

Accrual Basis

	<u>Jan 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1068	7,846,386.86
01-1001 · Valley Bank-Special Bond Acct	2,235,056.83
1072 · Bill.com Money Out Clearing	-6,000.01
Total Checking/Savings	<u>10,075,443.68</u>
Accounts Receivable	
01-1200 · Accounts Receivable	94,872.56
Total Accounts Receivable	<u>94,872.56</u>
Total Current Assets	10,170,316.24
Other Assets	
01-8122 · A/R St Lucie County Excess Fees	-2,978.00
Total Other Assets	<u>-2,978.00</u>
TOTAL ASSETS	<u><u>10,167,338.24</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	2,804,280.48
Total Accounts Payable	<u>2,804,280.48</u>
Other Current Liabilities	
01-2024 · Due To Other Gov Units-Fishkind	750.02
01-2025 · Deposits - Engr Deposit	33,893.55
01-2026 · Deferred Revenue - SAD/TIF	65,640.88
01-2027 · Due to CDD2	42,496.09
01-2028 · Due to CDD3	38,835.34
01-2029 · Due to CDD4	121,259.32
01-2030 · Due to CDD5	1,754,513.22
01-2031 · Due to CDD6	41,676.52
01-2032 · Due to CDD7	36,443.64
01-2033 · Due to CDD8	27,995.67
01-2034 · Due to CDD9	-6,330.91
01-2035 · Due to CDD10	29,222.12
01-2051 · AP Other - Future Bonds	963,719.38
Total Other Current Liabilities	<u>3,150,114.84</u>
Total Current Liabilities	<u>5,954,395.32</u>
Total Liabilities	5,954,395.32
Equity	
30000 · Opening Balance Equity	206,446.32
99-9999 · Retained Earnings	1,251,706.42
Net Income	2,754,790.18
Total Equity	<u>4,212,942.92</u>
TOTAL LIABILITIES & EQUITY	<u><u>10,167,338.24</u></u>