



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

**PORT ST. LUCIE  
REGULAR BOARD MEETING  
AUGUST 6, 2025  
10:30 A.M.**

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

[www.southerngrovecdd1.org](http://www.southerngrovecdd1.org)  
[www.southerngrovecdd2.org](http://www.southerngrovecdd2.org)  
[www.southerngrovecdd3.org](http://www.southerngrovecdd3.org)  
[www.southerngrovecdd4.org](http://www.southerngrovecdd4.org)  
[www.southerngrovecdd5.org](http://www.southerngrovecdd5.org)  
[www.southerngrovecdd6.org](http://www.southerngrovecdd6.org)  
[www.southerngrovecdd7.org](http://www.southerngrovecdd7.org)  
[www.southerngrovecdd8.org](http://www.southerngrovecdd8.org)  
[www.southerngrovecdd9.org](http://www.southerngrovecdd9.org)  
[www.southerngrovecdd10.org](http://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=84104765928>  
**Meeting ID: 334 102 5011**  
**Dial In at: 1 929 436 2866**  
**REGULAR BOARD MEETING**  
**August 6<sup>th</sup>, 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 June 4, 2025, Regular Board Meeting Minutes.....Page 2
  - 2. Approval of WA #19-144-245; Four Port St. Lucie – Lot 3A – Irrigation.....Page 7
  - 3. Approval of WA #19-144-246; Shoppes at the Heart – SG3 – Northwest Outparcel.....Page 10
  - 4. Approval of WA #19-144-247; Nature Trail – Phase 1 – SWM.....Page 13
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2025-15; Adopting Fiscal Year 2025/2026 Annual Meeting Schedule.....Page 16
  - 2. Discussion and Consideration of District Legal Counsel.....Page 19
- I. Administrative Matters
  - 1. Manager's Report
  - 2. Attorney's Report
  - 3. Engineer's Report
  - 4. Financial Report.....Page 40
  - 5. Founder's Report
- J. Board Member Discussion Requests and Comments
- K. Adjourn

**Notice of Public Hearing  
and Regular Board Meeting of the  
Southern Grove Community Development District Nos. 1-10**

The Board of Supervisors (the "Board") of the Southern Grove Community Development District Nos. 1-10 will hold a Public Hearing and Regular Board Meeting on August 6, 2025, at 10:30 a.m., or as soon thereafter as can be heard, at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Proposed Final Budgets of the Southern Grove Community Development District Nos. 1-10. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budgets and/or the Agenda 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 34987 during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

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 Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (772) 345-5119 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

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

[www.southerngrovecdd1.org](http://www.southerngrovecdd1.org)  
[www.southerngrovecdd2.org](http://www.southerngrovecdd2.org)  
[www.southerngrovecdd3.org](http://www.southerngrovecdd3.org)  
[www.southerngrovecdd4.org](http://www.southerngrovecdd4.org)  
[www.southerngrovecdd5.org](http://www.southerngrovecdd5.org)  
[www.southerngrovecdd6.org](http://www.southerngrovecdd6.org)  
[www.southerngrovecdd7.org](http://www.southerngrovecdd7.org)  
[www.southerngrovecdd8.org](http://www.southerngrovecdd8.org)  
[www.southerngrovecdd9.org](http://www.southerngrovecdd9.org)  
[www.southerngrovecdd10.org](http://www.southerngrovecdd10.org)

**PUBLISH: St. Lucie News Tribune 07/17/25 & 07/24/25**

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

**Tradition Town Hall  
10799 SW Civic Lane**

**OR**

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/3341025011?omn=81330543911>

**Meeting ID: 334 102 5011**

**Dial In at: 1 929 436 2866**

**REGULAR BOARD MEETING**

**June 4, 2025**

**10:30 a.m.**

**A. CALL TO ORDER**

The Regular Board Meeting of the Southern Grove Community Development District Nos. 1-10 of June 4, 2025, was called to order at 10:35 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 24, 2024, 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 1,2,9**

|                            |         |
|----------------------------|---------|
| Bill Pittsley - Vice Chair | Present |
| Eric Sexauer - Chair       | Present |
| Jonas Read                 | Present |
| Tara Toto                  | Present |
| Karl Albertson             | Present |

**CDD # 3**

|                             |                    |
|-----------------------------|--------------------|
| Kevin Matyjaszek            | Present (via Zoom) |
| Eric Sexauer – Chair        | Present            |
| Jonas Read                  | Present            |
| Karl Albertson – Vice Chair | Present            |
| Jennifer Davis              | Present            |

**CDD # 4**

|                                     |                    |
|-------------------------------------|--------------------|
| Kevin Matyjaszek                    | Present (via Zoom) |
| Jennifer Davis – Chair              | Present            |
| Karl Albertson – Vice Chair         | Present            |
| <b>(2) Vacant Seats (1 &amp; 3)</b> |                    |

**CDD # 5**

|                                     |         |
|-------------------------------------|---------|
| Bill Pittsley – Vice Chair          | Present |
| Eric Sexauer – Chair                | Present |
| Karl Albertson                      | Present |
| <b>(2) Vacant Seats (1 &amp; 3)</b> |         |

**CDD # 6**

|                                     |                    |
|-------------------------------------|--------------------|
| Kevin Matyjaszek                    | Present (via Zoom) |
| Jennifer Davis - Chair              | Present            |
| Karl Albertson - Vice Chair         | Present            |
| <b>(2) Vacant Seats (1 &amp; 3)</b> |                    |

**CDD #s 7,8,10**

|                            |                    |
|----------------------------|--------------------|
| Kevin Matyjaszek           | Present (via Zoom) |
| Jennifer Davis - Chair     | Present            |
| Peter Crane                | Present (via Zoom) |
| Stephen Okiye - Vice Chair | Present            |
| Elijah Wooten              | Present            |

**STAFF**

District Manager: Frank Sakuma / Andrew Karmeris / Jessica Wargo / Stephanie Brown

District Counsel: Ruth Holmes

District Engineer: Stef Matthes

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

**D. ADDITIONS OR DELETIONS TO AGENDA**

- 1. (H-3) Approval of WA #19-144-243; Project King – Irrigation**
- 2. (H-4) Approval of WA #19-144-244; Shoppes at the Heart – Planet Fitness**
- 3. (H-5) Mowing Services: Invitation to Bid – #SG-2025-01**

A **motion** was made by CDD No. 1 Mr. Sexauer, seconded by Mr. Albertson approving the agenda, as amended. The **motion** passed unanimously.

**E. COMMENTS FROM THE PUBLIC FOR DISTRICT ITEMS NOT ON THE AGENDA**

There were no comments from the public.

**F. CONSENT ITEMS**

- 1. Approval of March 2, 2025, Regular Board Meeting Minutes**
- 2. Approve and Ratify Drainage Easement by CDD No. 3**
- 3. Approve and Ratify Temporary Easement Agreement for Construction of Stormwater Lake**

4. **Approval of WA #19-144-238; Tesla Center - SWM**
5. **Approval of WA #19-144-239; Parcel B Starbucks - SWM**
6. **Approval of WA #19-144-240; Parcel C Chipotle & Office Building – SWM**

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

**G. OLD BUSINESS**

There was no old business to come before the Board.

**H. NEW BUSINESS**

**1. Resolution 2025-10 - Adopting a Proposed Budget and Setting a Public Hearing**

Resolution No. 2025-10 was presented, entitled:

**RESOLUTION NO. 2025-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-10 APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THERE ON PURSUANT TO FLORIDA LAW; DIRECTING STAFF TO PROVIDE A COPY OF THE PROPOSED BUDGET TO THE LOCAL GENERAL-PURPOSE GOVERNMENT AND PROVIDING FOR NOTICE OF SAID HEARING PUSUANT TO LAW.**

A **motion** was made by CDD No. 1 Mr. Sexauer, seconded by Mr. Albertson adopting Resolution No. 2025-10, as presented, setting the Public Hearing date for September 9, 2025. The **motion** passed unanimously.

**2. Resolution No. 2025-12; Authorizing Certain Actions in Connection with the Implementation of the District's Capital Improvement Plan as presented – District Nos. 1-10**

Resolution No. 2025-12 was presented, entitled:

**RESOLUTION NO. 2025-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1 AUTHORIZING CERTAIN ACTIONS IN CONNECTION WITH THE IMPLEMENTATION OF THE DISTRICT'S CAPITAL IMPROVEMENT PLAN, INCLUDING THE CONVEYANCE AND/OR ACQUISITION OF REAL AND PERSONAL PROPERTY, EXECUTION OF PLATS, TRANSFER OF PERMITS, EXECUTION OF CONTRACTS AND CHANGE ORDERS, PAYMENT OF REQUISITIONS, AND OTHER ACTIONS AS DESCRIBED HEREIN; APPROVING THE SCOPE**

**AND TERMS OF SUCH AUTHORIZATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by CDD Nos. 1, 2, 3, 5, 9 Mr. Sexauer, seconded by Mr. Albertson adopting Resolution No. 2025-12, as presented. The **motion** passed unanimously.

A **motion** was made by CDD Nos. 4, 6, 7, 8, 10 Ms. Davis, seconded by Mr. Wooten adopting Resolution No. 2025-12, as presented. The **motion** passed unanimously.

**3. WA #19-144-243; Project King – Irrigation**

A **motion** was made by CDD No. 1 Mr. Sexauer, seconded by Mr. Albertson approving WA #19-144-243, Project King-Irrigation, as presented. The **motion** passed unanimously.

**4. WA #19-144-244; Shoppes at the Heart – Planet Fitness**

A **motion** was made by CDD No. 1 Mr. Sexauer, seconded by Mr. Albertson approving WA #19-144-244; Shoppes at the Heart – Planet Fitness as presented. The **motion** passed unanimously.

**5. Authorizing Mowing Services: Invitation to Bid #SG-2025-01**

A **motion** was made by Mr. Sexauer, seconded by Mr. Albertson authorizing execution of a 3-year contract with an option for two additional one-year renewals with A Quality Bushog Services Inc. for mowing services. The **motion** passed unanimously.

**I. ADMINISTRATIVE MATTERS**

**1. Manager's Report**

Mr. Sakuma reminded the Board to file their Form 1 by July 1, 2025, and to complete the annual ethics training no later than December 31, 2025. He also notified the Board that an onsite ethics training session would be scheduled.

**2. Attorney's Report**

Ms. Holmes recommended that a Notice of Appeal be filed in regard to the Pulte litigation and that the District Engineer follow up with Pulte about the grading work being performed.

**3. Engineer's Report**

There was no Engineer's Report at this time.

**4. Financial Report**

Mr. Sakuma notified the Board that the financial report was provided and Mr. Karmeris was present to answer any questions.

**5. Founder's Report**

Mr. Sexauer advised that the grand opening of the Heart in the Park would be held on July 12, 2025, the Stars and Stripes Park would have a grand opening later in the summer and the Regional Park was still in progress.

**J. BOARD MEMBER COMMENTS**

There were no further Board Member comments.

**K. ADJOURNMENT**

There being no further business to come before the Boards, Mr. Sexauer made a **motion** adjourning the meeting, seconded by Mr. Albertson. The meeting was adjourned at 10:54 a.m. with no objections.

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Secretary (B. Frank Sakuma, Jr.)

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Chair/Vice-Chair

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Print Name

---

Print Name



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

**MEMORANDUM**

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**To:** Board of Supervisors

**From:** Jesse Wargo, Assistant District Manager

**Date:** June 27, 2025

**Board Meeting Date:** August 6, 2025

---

**SUBJECT**

Work Authorization (WA) WA-19-144-245; SG – Four Port St. Lucie – Lot 3A - Irrigation

**STAFF RECOMMENDATION**

Approve proposed project under the following conditions:

1. Responding to the outstanding Request for Additional Information to the CDD Engineer's satisfaction.

**GENERAL INFORMATION**

On May 29 2025, the Southern Grove CDD Engineer received a Work Authorization application for an irrigation system for the Four Port St. Lucie – Lot 3A Project located on Parcel ID 4322-801-0007-000-9. The applicant is proposing surface water withdrawal for irrigation from an on-site lake.

**DISTRICT LEGAL COUNSEL REVIEW**

Not applicable.

**FUNDING REVIEW**

This project is not expected to impact the CDD Stormwater System operational budget.

**Southern Grove Community Development District  
BOARD AGENDA ITEM  
Board Meeting Date: August 6, 2025**

**Subject:**      **SG – Four Port St. Lucie - Lot 3A - Irrigation**  
**Work Authorization No.** WA-19-144-245  
**C&T Project No.** 19-144.SG10.06.0625.I

---

**Background:**

On May 29 2025, the Southern Grove CDD Engineer received a Work Authorization application for an irrigation system for the Four Port St. Lucie - Lot 3A Project located on Parcel ID 4322-801-0007-000-9. The applicant is proposing surface water withdrawal for irrigation from an on-site lake.

---

**Recommended Action:**

Approve proposed project under the following conditions:

1. Responding to the outstanding Request for Additional Information to the CDD Engineer's satisfaction.

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**Location:**      Southern Grove Community Development District CDD.10

Within Tradition Irrigation Service Area? No

Fiscal Information: The project is not expected to impact the CDD operational budget.

Grant Related? No

Additional Comments: None

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**Board Action:**

Moved by:

Seconded by:

Action Taken:

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Item Prepared by: Stefan K. Matthes, PE

June 23, 2025





0 1,250 2,500  
Feet

**Four Port St. Lucie - Lot 3A - Irrigation**  
**WA#: 19-144-245**  
**Project #: 19-144.SG10.06.0625.I**

## Legend

- Subject Property
- Other Parcels

Work Authorization #:  
19-144-245  
Project #:  
19-144.SG10.06.0625.I  
Scale: 1" = 2,500'  
Date: 6/10/2025



**CULPEPPER &  
TERPENING INC**

**EXHIBIT 1**  
**FOUR PORT ST. LUCIE -**  
**LOT 3A - IRRIGATION**  
**SITE LOCATION MAP**



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

**MEMORANDUM**

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**To:** Board of Supervisors

**From:** Jesse Wargo, Assistant District Manager

**Date:** June 27, 2025

**Board Meeting Date:** August 6, 2025

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**SUBJECT**

Work Authorization (WA) WA-19-144-246; SG – 3 Northwest Outparcel

**STAFF RECOMMENDATION**

Approve proposed project connecting to the Southern Grove Master Stormwater System under the following conditions:

1. Responding to the outstanding Request for Additional Information to the CDD Engineer's satisfaction.

**GENERAL INFORMATION**

On June 3 2025, the Southern Grove CDD Engineer received an application for a Work Authorization for the "Shoppes at the Heart – SG-3 Northwest Outparcel" project. The subject site is a commercial lot at the Northwest corner of the SG-3 Shoppes at The Heart development located at the southwest intersection of SW Discovery Way and SW Community Blvd. This application proposes a ±15,876ft<sup>2</sup> multi-tenant retail store and the associated site amenities.

**DISTRICT LEGAL COUNSEL REVIEW**

Not applicable.

**FUNDING REVIEW**

This project is not expected to impact the CDD Stormwater System operational budget.

**Southern Grove Community Development District  
BOARD AGENDA ITEM  
Board Meeting Date: August 6, 2025**

**Subject:**      **SG - Shoppes at the Heart - SG-3 Northwest Outparcel**  
**Work Authorization No.** WA-19-144-246  
**C&T Project No.** 19-144.SG6.010.0625.W

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**Background:**

On June 3 2025, the Southern Grove CDD Engineer received an application for a Work Authorization for the “Shoppes at the Heart – SG-3 Northwest Outparcel” project. The subject site is a commercial lot at the Northwest corner of the SG-3 Shoppes at The Heart development located at the southwest intersection of SW Discovery Way and SW Community Blvd. This application proposes a ±15,876ft<sup>2</sup> multi-tenant retail store and the associated site amenities.

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**Recommended Action:**

Approve proposed project connecting to the Southern Grove Master Stormwater System under the following conditions:

1. Responding to the outstanding Request for Additional Information to the CDD Engineer’s satisfaction.

---

**Location:**      Southern Grove Community Development District CDD.6

Within Tradition Irrigation Service Area? No

**Fiscal Information:**      This project is not expected to impact the CDD Stormwater System operational budget.

Grant Related? No

Additional Comments: None

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**Board Action:**

Moved by:

Seconded by:

Action Taken:

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Item Prepared by: Stefan K. Matthes, PE

June 27, 2025







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

**MEMORANDUM**

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**To:** Board of Supervisors

**From:** Jesse Wargo, Assistant District Manager

**Date:** June 23, 2025

**Board Meeting Date:** August 6, 2025

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**SUBJECT**

Work Authorization (WA) WA-19-144-247; Nature Trail – Phase 1 – SWM

**STAFF RECOMMENDATION**

Approve proposed project connecting to the Southern Grove Master Stormwater System under the following conditions:

1. Responding to the outstanding Request for Additional Information to the CDD Engineer's satisfaction.

**GENERAL INFORMATION**

On June 11, 2025, the Southern Grove CDD Engineer received an application for a Work Authorization for the "Nature Trail Phase 1" project. The proposed 2.93-acre project will include the construction of a 8-foot wide pathway along with drainage inlets and pipes. The proposed nature trail project will connect to the existing pathway at the Stars and Stripes Park project.

**DISTRICT LEGAL COUNSEL REVIEW**

Not applicable.

**FUNDING REVIEW**

This project is not expected to impact the CDD Stormwater System operational budget.

**Southern Grove Community Development District  
BOARD AGENDA ITEM  
Board Meeting Date: August 6, 2025**

**Subject:** Nature Trail - Phase 1- SWM  
Work Authorization No. WA-19-144-247  
C&T Project No. 19-144.SG6.017.0625.W SG

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**Background:**

On June 11, 2025, the Southern Grove CDD Engineer received an application for a Work Authorization for the "Nature Trail Phase 1" project. The proposed 2.93-acre project will include the construction of a 8-foot wide pathway along with drainage inlets and pipes. The proposed nature trail project will connect to the existing pathway at the Stars and Stripes park project.

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**Recommended Action:**

Approve proposed project connecting to the Southern Grove Master Stormwater System under the following conditions:

1. Responding to the outstanding Request for Additional Information to the CDD Engineer's satisfaction.

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**Location:** Southern Grove Community Development District CDD.6

Within Tradition Irrigation Service Area? No

**Fiscal Information:** This project is not expected to impact the CDD Stormwater System operational budget.

Grant Related? No

Additional Comments: None

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**Board Action:**

Moved by:

Seconded by:

Action Taken:

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Item Prepared by: Stefan K. Matthes, PE

June 23, 2025







0 1,250 2,500  
Feet

**SG - Nature Trail - Phase 1**  
**WA#: 19-144-247**  
**Project #:19-144.SG6.017.0625.W**

## Legend

-  Subject Property
-  Other Parcels



**CULPEPPER &  
TERPENING INC**

Work Authorization #:  
19-144-247  
Project #:  
19-144.SG6.017.0625.W  
Scale: 1" = 2,500'  
Date: 6/20/2025

**EXHIBIT 1**  
**SG - NATURE TRAIL -**  
**PHASE 1**  
**SITE LOCATION MAP**



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

**MEMORANDUM**

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**To:** Board of Supervisors

**From:** Jesse Wargo, Assistant District Manager

**Date:** August 6, 2025

**Board Meeting Date:** August 6, 2025

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**SUBJECT**

Consider Resolution No. 2025-15; Adopting Fiscal Year 2025/2026 Annual Meeting Schedule.

**STAFF RECOMMENDATION**

Staff recommends approving Resolution No. 2025-15 for District Nos. 1-10; Adopting the district's fiscal year 2025/2026 annual meeting schedule.

**GENERAL INFORMATION**

A resolution of the board of supervisors of the Southern Grove Community Development District Nos. 1-10 adopting the district's fiscal year 2025/2026 annual meeting schedule.

**DISTRICT LEGAL COUNSEL REVIEW**

N/A

**FUNDING REVIEW**

N/A

**RESOLUTION 2025-15**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE SOUTHERN GROVE COMMUNITY DEVELOPMENT  
DISTRICT NO'S. 1-10 ADOPTING THE ANNUAL  
MEETING SCHEDULE FOR FISCAL YEAR 2025-2026**

**WHEREAS**, the Southern Grove Community Development District No's. 1-10 (the "Districts"), are a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the St. Lucie County, Florida; and

**WHEREAS**, the Districts are required by Florida law to prepare an annual schedule of their regular public meetings which designates the date, time and location of the District's meetings; and

**WHEREAS**, the Board has proposed the Fiscal Year 2025-2026 annual meeting schedule as attached in **Exhibit A**;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF SOUTHERN GROVE COMMUNITY  
DEVELOPMENT DISTRICT NO'S. 1-10:**

1. The Fiscal Year 2025-2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published in accordance with the requirements of Florida law.

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 6<sup>th</sup> DAY OF AUGUST, 2025.**

ATTEST:

**SOUTHERN GROVE COMMUNITY  
DISTRICT NOS. 1,2,3,5,9**

\_\_\_\_\_  
Secretary (B. Frank Sakuma, Jr.)

\_\_\_\_\_  
Chairperson (Eric Sexauer)

ATTEST:

**SOUTHERN GROVE COMMUNITY  
DISTRICT NOS. 4,6,7,8,10**

\_\_\_\_\_  
Secretary (B. Frank Sakuma, Jr.)

\_\_\_\_\_  
Chairperson (Jennifer Davis)

**EXHIBIT “A”**

**BOARD OF SUPERVISORS MEETING DATES  
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10  
FISCAL YEAR 2025/2026**

**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 1, 2025\***

**November 5, 2025**

**December 3, 2025**

**\*January 7, 2026\***

**February 4, 2026**

**March 4, 2026**

**\*April 1, 2026\***

**May 6, 2026**

**June 3, 2026**

**\*July 1, 2025\***

**August 5, 2026**

**September 2, 2026**

**\*Irrigation Rate Committee Meeting - 9:00am**

**Southern Grove CDD Meeting - 10:30am**

**Tradition CDD Meeting - 11:00am**

\*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.\*

**To:** Board of Supervisors

**From:** Jesse Wargo, Assistant District Manager

**Date:** July 28, 2025

**Board Meeting Date:** August 6, 2025

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**SUBJECT**

Discussion and Consideration of District Legal Counsel.

**STAFF RECOMMENDATION**

Staff has had a productive working relationship with both the current District Legal Counsel and Kutak Rock LLP, and recognizes the professionalism and capabilities of each. While staff does not express a preference between the two, we understand the Board's interest in considering new legal representation. In that context, staff supports moving forward with the proposal from Kutak Rock LLP, should the Board determine that a change in counsel is in the best interest of the District.

**GENERAL INFORMATION**

Kutak Rock LLP has advised clients on the operation and governance of community development districts since 1985. Attorneys in their Public Finance and Special Districts practice currently serve as counsel to more than 340 special districts across Florida and have assisted in the establishment of many others.

Their attorneys routinely advise on a wide range of legal matters affecting special districts, including but not limited to:

- District establishment at the city, county, and state levels
- Public finance and bond counsel services
- Procurement and contract matters
- Property acquisitions and real estate conveyances
- Rulemaking, ethics, and Sunshine Law compliance
- Boundary amendments and district mergers
- Imposition and collection of assessments, including foreclosure proceedings
- Construction law and related legal matters

**DISTRICT LEGAL COUNSEL REVIEW**

The current District Legal Counsel will review the proposed engagement agreement for legal form and sufficiency..

**FUNDING REVIEW**

Funding for District Legal Counsel services is included in the approved Fiscal Year 2024–2025 Budget.

# Proposal to Serve as District Counsel



*Prepared for*

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The Tradition and Southern Groves  
Community Development Districts

**Kutak Rock LLP**  
107 W College Ave  
Tallahassee, Florida 32301  
office 850.692.7300

**Jonathan T. Johnson**  
850.692.7301  
jonathan.johnson@kutakrock.com

Via Email

July 28, 2025

B. Frank Sakuma, Jr., CDM  
District Manager  
Special District Services, Inc.  
10807 SW Tradition Square  
Port St. Lucie, FL 34987

Re: Proposal to Serve as District Counsel for the Tradition and Southern Groves Community Development Districts

Dear Mr. Sakuma:

Kutak Rock is pleased to submit the enclosed proposal to the Tradition and Southern Groves Community Development Districts ("Districts") to provide general counsel and related services. This representation is ideally suited for our firm, and I am excited about this opportunity to support the Districts.

Kutak Rock is a national, full-service law firm with more than 550 attorneys located throughout 19 U.S. cities, including 21 attorneys and 5 paralegals located in Florida. The firm serves local, regional and national clients in a broad commercial and municipal practice that spans more than two dozen service areas.

Our Florida District Counsel Group has decades of experience at every level of government and in virtually every part of our home state of Florida. We serve as general counsel, including as issuer's counsel relative to special district financings, to special districts across Florida, including many community development districts ("CDD") and multi-county stewardship districts for some of Florida's largest community development projects.

For service to the Districts, I would be your lead partner and work primarily out of our office in Tallahassee. I am a core member of the firm's Florida District Counsel Group and have 30+ years of experience representing special districts throughout the State. I would be joined as needed by Lindsay Whelan and



Wes Haber, both partners who concentrates in community development districts, and Bennett Davenport, who would provide associate support. In light of our experience with other CDDs in the state dealing with similar issues, we believe that we will be able to serve the Districts well in advising on various aspects of their operations and management. We are open to attending meetings virtually or in person as may be required or requested.

We are pleased to respond to your request for a proposal and welcome the opportunity to discuss how we can partner with you. Please contact me anytime at 850.692.7301 or [Jonathan.Johnson@kutakrock.com](mailto:Jonathan.Johnson@kutakrock.com).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jonathan T. Johnson', with a stylized flourish at the end.

Jonathan T. Johnson

Enclosure

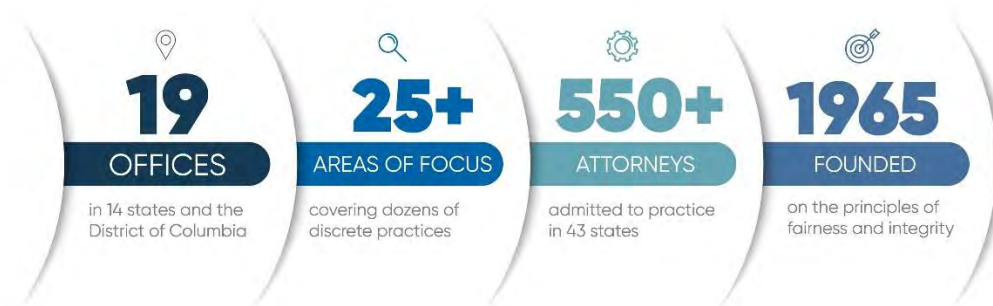
## About Kutak Rock

Kutak Rock LLP was established on the principles of fairness and integrity, an unwavering commitment to our communities, and dedication to a supportive and engaged workplace. Founded in Omaha in 1965, the firm has grown to 19 offices in 14 states and the District of Columbia, providing broad nationwide coverage and relentless attention to client service.

With offices located in Atlanta, Chicago, Denver, Fayetteville, Irvine, Kansas City, Los Angeles, Little Rock, Minneapolis, Omaha, Philadelphia, Richmond, Rogers, Scottsdale, Spokane, Springfield, Tallahassee, Washington, D.C. and Wichita, and attorneys admitted to practice in 43 states, our national footprint allows us to serve our clients wherever their legal needs arise.

Many of our 550+ attorneys are recognized industry leaders in their practices, allowing us to serve our clients across a panoply of subject-matter areas, and we have earned a reputation across the U.S. for providing excellent legal services in a practical, cost-conscious manner.

Founded as a finance firm, Kutak Rock's corporate and governmental finance capabilities are wide-ranging and renowned in the industry and the firm's multidisciplinary practice now spans dozens of discrete practices in more than 25 [areas of focus](#).



## Kutak Rock's Florida District Counsel Group

Kutak Rock is a national law firm with a signature practice focused in the areas of special districts, administrative and governmental law, appellate practice, utility law, elections law, governmental affairs, public contract law and trial practice. **Our Florida District Counsel Group has decades of experience at every level of government and in virtually every part of our home state of Florida. We routinely navigate the labyrinths of governmental law, from financing infrastructure via special districts to guiding complex real estate transactions to drafting and advocating for the passage of legislation that governs Florida special districts. The competence and extensive experience of our lawyers is critical to providing the highest level of client service.**

## Personnel and Other Resources

Our Florida District Counsel Group has 19 full time attorneys two part-time attorneys who spend 100% of their legal practice in the area of special districts. We also have a partner, Joseph Brown, who spends part of his time representing special districts and also provides in house litigation and real estate support. Our knowledge and experience mean that our lawyers can provide services efficiently, and we offer flexible and competitive pricing arrangements based on client needs and circumstances. To ensure responsiveness, we are able to work in small teams, while keeping costs low by using associate lawyers or paralegals where appropriate. At present, we have five paralegals in our firm who work primarily with special districts.

## Experience with Special Districts

Providing clients with advice regarding the operation of community development districts since 1985, lawyers from our group presently serve as counsel to **more than 340 special districts throughout Florida** and have established a number of others. We regularly address all facets of legal issues affecting special districts, including establishment at city, county and state levels, public finance, procurement, acquisitions, rulemaking, open meetings and records, ethics, real property conveyances, contracts, construction, boundary amendments, mergers, assessments, foreclosure and other such issues.

We currently represent several districts in the southeast part of Florida, including in St. Lucie County, Broward County, Palm Beach County, Miami-Dade County and Martin County. Further, notable clients include some of the largest and most complex special districts in Florida, such as Lakewood Ranch Stewardship District, which encompasses over 23,250 acres in Sarasota and Manatee Counties; the Boggy Creek Improvement District, home to the new “medical city” in Orlando; and the Babcock Ranch Independent Special District, a special district located in Lee and Charlotte counties. Several of our clients own and operate multiple amenities and are home to thousands of residents. We also represent several resident-elected boards in smaller communities around the state and we are well versed in helping such boards navigate the needs that are important to their constituents and communities.

## Understanding Scope of Work

We provide necessary legal services for special districts. This work varies widely by project but usually includes (1) advice on governmental meetings, ethics, and procurement matters, (2) assistance with maintenance contracts and activities, and (3) other legal needs of the district.

In addition to our virtual or physical attendance at Board meetings, our group would work with the Board and District staff to prepare the Board meeting agendas, participate in agenda conference calls, and prepare various documents for distribution in the agenda packages. After a Board meeting, we would follow up with the Board and District staff to address any outstanding issues and answer any questions raised at the Board meeting. We would also be available by phone or email to promptly resolve issues that arise between meetings.

Our group would also navigate the ever-changing laws and regulations affecting the Districts. When changes occur, we would promptly advise the Board of these changes and work with District staff to update or adopt new policies when applicable. Recent examples include the ADA website implementation and fraud/waste/abuse policies. Our firm was able to monitor the legislation, research the issues, and draft the policies for all of our clients spreading out the cost accordingly. This quick response not only saves the Districts money when crafting new policies but also prevents the expense and liability stemming from being noncompliant with the law.

Our group's experience in proactively counseling community development districts gives us insight on how to prevent expensive litigation. Often, thoughtful actions taken at the earliest stages of a dispute can save tens of thousands of unbudgeted dollars. However, not all litigation can or should be avoided. Our firm has access to several full-time litigation attorneys to protect the Districts' interests if litigation arises.

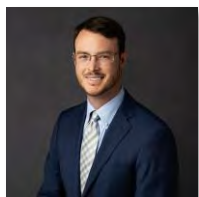
### Proposed Team

Jonathan Johnson would serve as the principal contact for Kutak Rock's work performed on behalf of the Districts and lead a team of Florida-based attorneys. The qualifications of the proposed team can be found below:



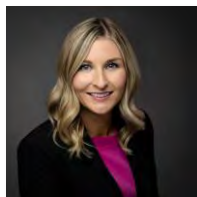
**Jonathan Johnson** focuses his practice on stewardship districts, community development districts and other special district work, including infrastructure financing, land development, and local government law. Jonathan counsels landowners, developers, bondholders and other parties regarding financing and managing of infrastructure requirements for new and developing communities including the establishment of special taxing districts; serves as general counsel to a number of stewardship districts, special districts, and community development districts; and advises clients on bond issuance, lease-purchase financing, contracts, bid processes and protests, construction matters, and other land development, local government and financial matters.

Jonathan received a B.S. and M.S. from Florida State University and graduated with Honors from the Texas Tech University School of Law. He is licensed to practice in Florida.



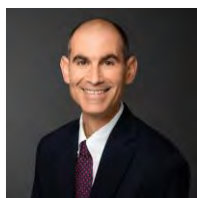
**Bennett Davenport** focuses primarily on special taxing districts, including both developer and resident controlled districts. His experience includes advising clients on matters relating to government contracting, real property, public procurement and construction, open government and ethics, public finance and land development.

Bennett received a B.A. from Florida State University and a J.D. from Emory University School of Law. He is licensed to practice in Florida.



**Lindsay Whelan** counsels special districts, landowners, developers and other related parties on matters relating to special district governance, public financing, and land development. Her experience includes: representing special districts and other related parties in matters relating to government contracting, real property, public procurement and construction, open government and ethics, public finance, and land development; representing landowners and developers relative to special district establishment and governance, as well as performing due diligence activities for entities relative to their acquisition of property interests within special districts; representing clients in obtaining restaurant and alcoholic beverage licenses for golf, restaurant, and concession operations; and assisting clients in obtaining state grant moneys from the Florida Sports Foundation and complying with ongoing reporting requirements.

Lindsay received a B.S. from University of North Carolina Wilmington, an M.B.A from Florida State University and graduated *cum laude* from the Florida State University College of Law. She is licensed to practice in Florida.



**Wes Haber** concentrates in community development districts and other special district work, focusing on infrastructure financing, land development, special districts and local government law. His practice includes: counseling landowners and developers regarding financing and managing of infrastructure requirements for new and developing communities, including the establishment of special taxing districts; serving as general counsel to a number of community development districts; and advising clients on bond issuance, lease-purchase financing, contracts, bid processes and protests, construction matters, and other land development, local government and financial matters.

Wes received a B.S. from the University of Florida and graduated with Honors from the Florida State University College of Law. He is licensed to practice in Florida.

## Fee Schedule

Attorneys and professionals who would perform work for the Districts will bill at the hourly rates below.

| Attorney          | Title            | Office      | Hourly Rate |
|-------------------|------------------|-------------|-------------|
| Jonathan Johnson  | Partner          | Tallahassee | \$333       |
| Lindsay Whelan    | Partner          | Tallahassee | \$333       |
| Wes Haber         | Partner          | Tallahassee | \$300       |
| Bennett Davenport | Senior Associate | Tallahassee | \$263       |

## Conclusion

As mentioned previously, we represent community development districts throughout the State of Florida. We believe that our experience and resources allow us to represent our clients with a degree of professionalism and cost effectiveness that is unique to our firm. Please take a moment to further review our qualifications at [www.kutakrock.com](http://www.kutakrock.com). We would be happy to talk with you about our qualifications and experience. Jonathan Johnson can be reached at 850.692.7301. We look forward to hearing from you.

A reference list of Florida Special District Representation is in the **Appendix**.

### **Appendix: Florida Special District Representations**

## Florida Special District Representations By County

*Kutak Rock represents more than 340 special districts throughout Florida*

| Alachua                  |                 |
|--------------------------|-----------------|
| Finley Woods             | Alachua         |
| Parker Road              | Alachua         |
| Springhills North CDD    | Alachua         |
| Westone                  | Alachua         |
| Bay                      |                 |
| Pier Park                | Bay             |
| Sweetbay Commercial 1    | Bay             |
| Sweetbay Commercial 2    | Bay             |
| Sweetbay Residential 1   | Bay             |
| Sweetbay Residential 2   | Bay             |
| Sweetbay Residential 3   | Bay             |
| Sweetbay Residential 4   | Bay             |
| Sweetbay Residential 5   | Bay             |
| Sweetbay Residential 6   | Bay             |
| Sweetbay Residential 7   | Bay             |
| Brevard                  |                 |
| Cypress Bay West CDD     | Brevard         |
| Emerald Lakes            | Brevard         |
| Heritage Isle at Viera   | Brevard         |
| Malabar Springs CDD      | Brevard         |
| Windward Preserve        | Brevard         |
| Brevard/Volusia          |                 |
| Deering Park Stewardship | Brevard/Volusia |
| Broward                  |                 |
| Hillcrest                | Broward         |
| Charlotte                |                 |
| Firelight East           | Charlotte       |
| Harbor Village CDD       | Charlotte       |
| Island Lake Estates CDD  | Charlotte       |
| North Loop               | Charlotte       |
| Starling                 | Charlotte       |
| West Port CDD            | Charlotte       |
| Charlotte/Lee            |                 |
| Babcock Ranch            | Charlotte/Lee   |
| Citrus                   |                 |
| Crystal Ridge            | Citrus          |
| Clay                     |                 |
| Armstrong                | Clay            |
| Cross Creek North        | Clay            |
| Double Branch            | Clay            |
| Feed Mill                | Clay            |



|                           |             |
|---------------------------|-------------|
| Fleming Island Plantation | Clay        |
| Governors Park South      | Clay        |
| Magnolia West             | Clay        |
| Middle Village            | Clay        |
| Pine Ridge Plantation     | Clay        |
| Ridgewood Trails          | Clay        |
| Rolling Hills             | Clay        |
| Rookery                   | Clay        |
| Shadowlawn                | Clay        |
| South Village             | Clay        |
| Two Creeks                | Clay        |
| Wilford Preserve          | Clay        |
| Collier                   |             |
| Ave Maria Stewardship     | Collier     |
| Big Cypress Stewardship   | Collier     |
| Brightshore               | Collier     |
| Enbrook CDD               | Collier     |
| Fronterra                 | Collier     |
| Orange Blossom Groves     | Collier     |
| Orange Blossom Ranch      | Collier     |
| Quarry                    | Collier     |
| Talis Park                | Collier     |
| Tamarindo CDD             | Collier     |
| Terreno                   | Collier     |
| Winding Cypress           | Collier     |
| Collier/Lee               |             |
| Babcock Ranch             | Collier/Lee |
| Desoto                    |             |
| Cayman Lakes              | Desoto      |
| Duval                     |             |
| Acree                     | Duval       |
| Alta Lakes                | Duval       |
| Arbors                    | Duval       |
| Bainebridge               | Duval       |
| Bartram Springs           | Duval       |
| Beach                     | Duval       |
| Boggy Branch              | Duval       |
| Cedar Pointe              | Duval       |
| Cope's Landing            | Duval       |
| Cypress Bluff             | Duval       |
| Darby                     | Duval       |
| District                  | Duval       |

|                                       |                     |
|---------------------------------------|---------------------|
| Ryals Creek                           | Duval               |
| Kings Creek I                         | Duval               |
| Seaton Creek Reserve                  | Duval               |
| Trails                                | Duval               |
| Bartram Park                          | Duval               |
| Duval and St. Johns                   |                     |
| Tolomato                              | Duval and St. Johns |
| Flagler                               |                     |
| Palm Coast 145                        | Flagler             |
| Radiance CDD                          | Flagler             |
| Seminole Palms CDD                    | Flagler             |
| Tomoka                                | Flagler             |
| Deer Run                              | Flagler             |
| Glades                                |                     |
| Lakefront Estates                     | Glades              |
| Hernando                              |                     |
| Benton Hills CDD                      | Hernando            |
| Cabot Citrus Farms                    | Hernando            |
| Caldera                               | Hernando            |
| Springside                            | Hernando            |
| Hillsborough                          |                     |
| Belmont                               | Hillsborough        |
| Belmont II                            | Hillsborough        |
| Boyette Park                          | Hillsborough        |
| Encore                                | Hillsborough        |
| KBar Ranch III                        | Hillsborough        |
| Magnolia Park                         | Hillsborough        |
| Mangrove Point & Mangrove Manor CDD   | Hillsborough        |
| MTERC                                 | Hillsborough        |
| Simmons Village North                 | Hillsborough        |
| South Shore Corporate Park Industrial | Hillsborough        |
| Spring Lake                           | Hillsborough        |
| Stonebrier                            | Hillsborough        |
| Triple Creek                          | Hillsborough        |
| Varrea North                          | Hillsborough        |
| Varrea South CDD                      | Hillsborough        |
| Villages of Bloomingdale              | Hillsborough        |
| Water Street Tampa Improvement        | Hillsborough        |
| Waterset South                        | Hillsborough        |
| Wynnmere West                         | Hillsborough        |
| Indian River                          |                     |
| Fellsmere Water Control District      | Indian River        |

|                               |              |
|-------------------------------|--------------|
| LP CDD                        | Indian River |
| Lake                          |              |
| Arbor Park Phase 1            | Lake         |
| Avalon Groves CDD             | Lake         |
| Bellaviva at Whispering Hills | Lake         |
| County Road 33                | Lake         |
| Cresswind Lake Harris CDD     | Lake         |
| Cypress Reserve               | Lake         |
| Dewey Robbins                 | Lake         |
| Enclave at Lake Geneva        | Lake         |
| Esplanade at McKinnon Groves  | Lake         |
| Estates at Cherry Lake        | Lake         |
| Founders Ridge                | Lake         |
| Hammock Oaks CDD              | Lake         |
| Hicks Ditch                   | Lake         |
| Lake Emma                     | Lake         |
| Lake Harris                   | Lake         |
| Olympus                       | Lake         |
| Orange Bend                   | Lake         |
| Parkside Trails               | Lake         |
| Sorrento Pines CDD            | Lake         |
| Sugarloaf                     | Lake         |
| Tara Oaks CDD                 | Lake         |
| Windsor Cay                   | Lake         |
| Lee                           |              |
| Arborwood                     | Lee          |
| Blue Lake                     | Lee          |
| CC                            | Lee          |
| CFM                           | Lee          |
| Coral Bay of Lee County CDD   | Lee          |
| Corkscrew Crossing            | Lee          |
| Del Webb Oak Creek            | Lee          |
| East Bonita Beach             | Lee          |
| Esplanade Lake Club           | Lee          |
| Moody River Estates           | Lee          |
| Portico                       | Lee          |
| Saltleaf                      | Lee          |
| Stonewater CDD                | Lee          |
| Verandah East                 | Lee          |
| Verandah West                 | Lee          |
| Villagewalk of Bonita Springs | Lee          |
| WildBlue                      | Lee          |

| Leon                                      |                  |
|---|------------------|
| Capital Region                            | Leon             |
| Manatee                                   |                  |
| Artisan Lakes CDD                         | Manatee          |
| Artisan Lakes East CDD                    | Manatee          |
| Aviary at Rutland Ranch CDD               | Manatee          |
| Brookstone                                | Manatee          |
| Coddington CDD                            | Manatee          |
| Del Webb Sunchase                         | Manatee          |
| DW BayView CDD                            | Manatee          |
| Eagle Pointe CDD                          | Manatee          |
| East River Ranch Stewardship              | Manatee          |
| Evergreen                                 | Manatee          |
| Firethorn                                 | Manatee          |
| Heritage Harbour Market Place             | Manatee          |
| Lake Flores CDD                           | Manatee          |
| Mandarin Groves CDD                       | Manatee          |
| Newport Isles CDD                         | Manatee          |
| North River Ranch Improvement Stewardship | Manatee          |
| Northlake Stewardship District            | Manatee          |
| Paddocks                                  | Manatee          |
| Rye Crossing CDD                          | Manatee          |
| Rye Ranch CDD                             | Manatee          |
| Saltmeadows CDD                           | Manatee          |
| Sanctuary Cove                            | Manatee          |
| Southpointe of Manatee County             | Manatee          |
| Summer Woods CDD                          | Manatee          |
| Water's Edge                              | Manatee          |
| Willow Hammock                            | Manatee          |
| Willows                                   | Manatee          |
| Woodland Preserve                         | Manatee          |
| Manatee/Sarasota                          |                  |
| Lakewood Ranch Stewardship                | Manatee/Sarasota |
| Marion                                    |                  |
| Bellehaven                                | Marion           |
| Ocala Preserve CDD                        | Marion           |
| Ridge at Heath Brook CDD                  | Marion           |
| Winding Oaks                              | Marion           |
| Martin                                    |                  |
| Newfield                                  | Martin           |
| Terra Lago                                | Martin           |
| Waterside CDD                             | Martin           |

| Miami-Dade                        |            |
|-----------------------------------|------------|
| Coconut Cay                       | Miami-Dade |
| Coronado                          | Miami-Dade |
| Parker Pointe                     | Miami-Dade |
| Nassau                            |            |
| Amelia National                   | Nassau     |
| East Nassau Stewardship           | Nassau     |
| Liberty Cove                      | Nassau     |
| River Glen                        | Nassau     |
| Three Rivers                      | Nassau     |
| Okaloosa                          |            |
| Independence                      | Okaloosa   |
| Orange                            |            |
| Boggy Creek                       | Orange     |
| Falcon Trace                      | Orange     |
| FRERC                             | Orange     |
| Golden Gem                        | Orange     |
| Greeneway                         | Orange     |
| Grove Resort                      | Orange     |
| Kelly Park CDD                    | Orange     |
| Midtown                           | Orange     |
| Myrtle Creek                      | Orange     |
| Poitrass East                     | Orange     |
| Ridge at Apopka CDD               | Orange     |
| Riverwalk                         | Orange     |
| Shingle Creek Transit and Utility | Orange     |
| Urban Orlando                     | Orange     |
| Westwood/OCC                      | Orange     |
| Osceola                           |            |
| Brighton Lakes                    | Osceola    |
| Buena Lago CDD                    | Osceola    |
| Center Lake Ranch West CDD        | Osceola    |
| Edgewater East                    | Osceola    |
| Edgewater West                    | Osceola    |
| Enterprise                        | Osceola    |
| Everest GMR                       | Osceola    |
| GIR East                          | Osceola    |
| Gramercy Farms                    | Osceola    |
| Ham Brown Reserve CDD             | Osceola    |
| Harmony                           | Osceola    |
| Harmony West CDD                  | Osceola    |
| Lake Lizzie                       | Osceola    |

|                              |            |
|------------------------------|------------|
| Live Oak Lake                | Osceola    |
| Osceola Chain of Lakes       | Osceola    |
| Osceola Village Center       | Osceola    |
| Ovation                      | Osceola    |
| Roan Bridge                  | Osceola    |
| Sunbridge Stewardship        | Osceola    |
| Tapestry                     | Osceola    |
| Town of Kindred              | Osceola    |
| Town of Kindred II           | Osceola    |
| Visions at Orlando West      | Osceola    |
| Windsor at Westside          | Osceola    |
| Palm Beach                   |            |
| Gulfstream Polo              | Palm Beach |
| Hamal                        | Palm Beach |
| Pasco                        |            |
| Avalon Park West CDD         | Pasco      |
| Bexley                       | Pasco      |
| Bridgewater at Wesley Chapel | Pasco      |
| Deerbrook CDD                | Pasco      |
| Del Webb Bexley              | Pasco      |
| Del Webb River Reserve       | Pasco      |
| Dupree Lakes                 | Pasco      |
| Estancia at Wiregrass        | Pasco      |
| Hidden Creek North           | Pasco      |
| Hope Innovation District     | Pasco      |
| Long Lake Ranch              | Pasco      |
| Palmetto Ridge CDD           | Pasco      |
| Parkview at Long Lake Ranch  | Pasco      |
| Pasadena Ridge               | Pasco      |
| River Landing CDD            | Pasco      |
| Riverwood Estates            | Pasco      |
| Summerstone CDD              | Pasco      |
| Towns at Woodsdale           | Pasco      |
| TSR                          | Pasco      |
| Two Ridges                   | Pasco      |
| Vida's Way                   | Pasco      |
| Westwood of Pasco            | Pasco      |
| Whispering Pines CDD         | Pasco      |
| Wiregrass                    | Pasco      |
| Wiregrass II                 | Pasco      |
| Woodcreek CDD                | Pasco      |

| Polk                       |              |
|----------------------------|--------------|
| Clear Springs Stewardship  | Polk         |
| Cypress Creek Reserve      | Polk         |
| Fox Branch Ranch CDD       | Polk         |
| Groves at Lake Marion      | Polk         |
| Harmony on Lake Eloise CDD | Polk         |
| Hartford Terrace           | Polk         |
| Hawthorne Mill North CDD   | Polk         |
| Horseshoe Creek            | Polk         |
| Lake Ashton II             | Polk         |
| Lowery Hills               | Polk         |
| Peace Crossing             | Polk         |
| Reserve at Van Oaks CDD    | Polk         |
| Sandmine Road              | Polk         |
| Silverlake CDD             | Polk         |
| Springs at Lake Alfred CDD | Polk         |
| Stuart Crossing CDD        | Polk         |
| Polk/Osceola               |              |
| Westview South CDD         | Polk/Osceola |
| Santa Rosa                 |              |
| Parkland                   | Santa Rosa   |
| Sarasota                   |              |
| Central Parc               | Sarasota     |
| Gracewater Sarasota        | Sarasota     |
| Lakeside Plantation        | Sarasota     |
| LT Ranch CDD               | Sarasota     |
| Myakka Ranch               | Sarasota     |
| Sarasota National          | Sarasota     |
| Three Rivers Stewardship   | Sarasota     |
| West Villages Improvement  | Sarasota     |
| Seminole                   |              |
| Dovera                     | Seminole     |
| St. Johns                  |              |
| Aberdeen                   | St. Johns    |
| Bannon Lakes               | St. Johns    |
| Brandy Creek               | St. Johns    |
| Bridgewater North          | St. Johns    |
| Cordova Palms              | St. Johns    |
| DP1                        | St. Johns    |
| Durbin Crossing            | St. Johns    |
| Elevation Pointe           | St. Johns    |
| Entrada                    | St. Johns    |
| Glen St. Johns             | St. Johns    |
| Grand Oaks                 | St. Johns    |

|                                |           |
|--------------------------------|-----------|
| Greenbriar                     | St. Johns |
| Heritage Landing               | St. Johns |
| Heritage Park                  | St. Johns |
| Isles of Bartram Park          | St. Johns |
| Longleaf Pine                  | St. Johns |
| Madeira                        | St. Johns |
| Marshall Creek                 | St. Johns |
| Meadow View at Twin Creeks CDD | St. Johns |
| Parkland Preserve CDD          | St. Johns |
| Sampson Creek                  | St. Johns |
| Six Mile Creek                 | St. Johns |
| Southaven                      | St. Johns |
| St. Augustine Lakes            | St. Johns |
| Stillwater                     | St. Johns |
| Trout Creek                    | St. Johns |
| World Commerce                 | St. Johns |
| Entrada                        | St. Johns |
| St. Lucie                      |           |
| Bedner Farms                   | St. Lucie |
| Creekside                      | St. Lucie |
| Koa Bay                        | St. Lucie |
| LTC Ranch West Residential     | St. Lucie |
| Preserve at Savannah Lakes CDD | St. Lucie |
| Silver Oaks CDD                | St. Lucie |
| Solaeris CDD                   | St. Lucie |
| Sundance                       | St. Lucie |
| Sunrise                        | St. Lucie |
| Veranda                        | St. Lucie |
| Veranda CDD II                 | St. Lucie |
| Sumter                         |           |
| Beaumont CDD                   | Sumter    |
| Twisted Oaks Pointe CDD        | Sumter    |
| Village CDD No. 7              | Sumter    |
| Volusia                        |           |
| Cresswind DeLand               | Volusia   |
| Indigo                         | Volusia   |
| Kepler Road                    | Volusia   |
| Ormond Crossings West          | Volusia   |
| Pioneer                        | Volusia   |
| Waypointe                      | Volusia   |
| Walton                         |           |
| Hammock Bay                    | Walton    |
| Magnolia Creek                 | Walton    |
| NatureWalk                     | Walton    |



|  |            |
|--|------------|
| Somerset                                   | Walton     |
| Washington                                 |            |
| Sunny Hills Units 12-15 Dependent District | Washington |

# Southern Grove Community Development Districts #1-10

**Financial Report**  
**Fiscal Year 2024/2025**  
**October 1, 2024 - June 30, 2025**

**FINANCIAL REPORT**  
**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICTS #1-10 RECAP**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - JUNE 30, 2025**

|   | FISCAL YEAR<br>2024/2025<br>FINAL BUDGET | FISCAL YEAR<br>10/01/24 - 06/30/25<br>ACTUALS | % Of<br>Budget |
|---|--|---|----------------|
| <b>REVENUES</b>                               |  |   |                |
| ON-ROLL ASSESSMENTS - DEBT (Combined)         | 3,259,002                                | 3,245,291                                     | 100%           |
| BOND PREPAYMENTS                              | 0  | 128,464                                       | 0%             |
| ON-ROLL ASSESSMENTS - Administrative          | 749,202                                  | 735,406                                       | 98%            |
| ON-ROLL ASSESSMENTS - Maintenance             | 1,490,572                                | 1,463,124                                     | 98%            |
| OTHER INCOME (Eng Rev, Interest, Application) | 110,000                                  | 514,017                                       | 467%           |
| STORMWATER                                    | 1,000,000                                | 1,350,792                                     | 135%           |
| <b>Total Revenues</b>                         | <b>\$ 6,608,775</b>                      | <b>\$ 7,437,093</b>                           | <b>113%</b>    |
| <b>EXPENDITURES - ADMIN</b>                   |  |   |                |
| ARBITRAGE FEE                                 | 6,500                                    | 650   | 10%            |
| AUDIT   | 60,000                                   | 0   | 0%             |
| DISSEMINATION AGENT                           | 4,000                                    | 0   | 0%             |
| DISTRICT COUNSEL                              | 60,000                                   | 68,849  | 115%           |
| MANAGEMENT                                    | 74,216                                   | 55,662  | 75%            |
| CONSULTING FEE                                | 0  | 1,375   | 0%             |
| ASSESSMENT ROLL                               | 6,000                                    | 0   | 0%             |
| TIF/SAD REBATE ANALYSIS                       | 110,000                                  | 80,160  | 73%            |
| DUES, LICENSES & FEES                         | 1,750                                    | 1,750   | 100%           |
| ENGINEERING                                   | 175,000                                  | 249,469                                       | 143%           |
| GENERAL INSURANCE                             | 65,000                                   | 61,009  | 94%            |
| WEB SITE MAINTENANCE                          | 7,500                                    | 5,375   | 72%            |
| LEGAL ADVERTISING                             | 5,300                                    | 670   | 13%            |
| TRAVEL AND PER DIEM                           | 600                                      | 202   | 34%            |
| OFFICE SUPPLIES                               | 1,400                                    | 1,269   | 91%            |
| OFFICE RENT                                   | 22,000                                   | 13,391  | 61%            |
| POSTAGE & SHIPPING                            | 1,000                                    | 625   | 63%            |
| COPIES  | 2,500                                    | 0   | 0%             |
| SUPERVISOR FEES                               | 24,000                                   | 0   | 0%             |
| CONTINGENCY ADMIN                             | 50,000                                   | 24,122  | 48%            |
| CONTINUING DISCLOSURE                         | 0  | 0   | 0%             |
| TRUSTEE SERVICES                              | 12,500                                   | 21,016  | 168%           |
| <b>TOTAL ADMIN EXPENSES</b>                   | <b>689,266</b>                           | <b>585,594</b>                                | <b>85%</b>     |
| <b>EXPENDITURES - MAINT</b>                   |  |   |                |
| AQUATIC MAINTENANCE                           | 100,000                                  | 105,006                                       | 105%           |
| BUILDING MAINTENANCE                          | 200,000                                  | 0   | 0%             |
| COMMUNITY AREA MAINTENANCE                    | 75,000                                   | 56,973  | 76%            |
| TIM OPERATIONS                                | 750,000                                  | 0   | 0%             |
| CONTINGENCY                                   | 150,000                                  | 0   | 0%             |
| DEVELOPMENT COORDINATOR                       | 32,411                                   | 24,308  | 75%            |
| ELECTRIC                                      | 25,000                                   | 815   | 3%             |
| ENGINEERING - MAINT.                          | 175,000                                  | 0   | 0%             |
| FIELD MANAGEMENT                              | 75,000                                   | 56,250  | 75%            |
| FOUNTAIN MAINTENANCE & CHEMICALS              | 4,000                                    | 2,880   | 72%            |
| IRRIGATION PARTS & REPAIRS                    | 20,000                                   | 6,680   | 33%            |
| IRRIGATION WATER                              | 2,000                                    | 0   | 0%             |
| LANDSCAPE MAINTENANCE                         | 331,000                                  | 318,261                                       | 96%            |
| SIDEWALK CLEANING AND REPAIR                  | 30,000                                   | 22,500  | 75%            |
| SIGNAGE                                       | 10,000                                   | 225   | 2%             |
| STORMWATER MAINTENANCE                        | 431,915                                  | 238,345                                       | 55%            |
| STREETLIGHT MAINTENANCE AND REPAIR            | 20,000                                   | 232,940                                       | 1165%          |
| TREE/PLANT REPLACEMENT & TRIM                 | 50,000                                   | 0   | 0%             |
| <b>TOTAL MAINTENANCE EXPENSES</b>             | <b>2,481,326</b>                         | <b>1,065,183</b>                              | <b>43%</b>     |
| <b>Total Expenditures</b>                     | <b>\$ 3,170,592</b>                      | <b>\$ 1,650,776</b>                           | <b>52%</b>     |
| <b>EXCESS / (SHORTFALL)</b>                   | <b>\$ 3,438,184</b>                      | <b>\$ 5,786,317</b>                           | <b>168%</b>    |
| PAYMENT TO TRUSTEE                            | (2,998,282)                              | (3,014,067)                                   | 101%           |
| PREPAYMENTS TO TRUSTEE                        | -  | (128,464)                                     |                |
| CAPITAL OUTLAY                                | -  | (85,910)                                      |                |
| <b>BALANCE</b>                                | <b>\$ 439,902</b>                        | <b>\$ 2,557,876</b>                           |                |
| COUNTY APPRAISER & TAX COLLECTOR FEE          | (219,951)                                | (214,772)                                     | 98%            |
| DISCOUNTS FOR EARLY PAYMENTS                  | (219,951)                                | (200,180)                                     | 91%            |
| <b>NET EXCESS / (SHORTFALL)</b>               | <b>\$ -</b>                              | <b>\$ 2,142,923</b>                           |                |

## Southern Grove CDD 1

## Balance Sheet

As of June 30, 2025

|   | Jun 30, 25          |
|---|---------------------|
| <b>ASSETS</b>                             |                     |
| Current Assets                            |                     |
| Checking/Savings                          |                     |
| 01-1000 · Valley National 1068            | 4,434,846.72        |
| 01-1001 · Valley Bank-Special Bond Acct   | 2,178,332.98        |
| 1072 · Bill.com Money Out Clearing        | -6,000.01           |
| Total Checking/Savings                    | 6,607,179.69        |
| Accounts Receivable                       |                     |
| 01-1200 · Accounts Receivable             | 251,547.80          |
| Total Accounts Receivable                 | 251,547.80          |
| Total Current Assets                      | 6,858,727.49        |
| Other Assets                              |                     |
| 01-8122 · A/R St Lucie County Excess Fees | -2,978.00           |
| Total Other Assets                        | -2,978.00           |
| <b>TOTAL ASSETS</b>                       | <b>6,855,749.49</b> |
| <b>LIABILITIES &amp; EQUITY</b>           |                     |
| Liabilities                               |                     |
| Current Liabilities                       |                     |
| Accounts Payable                          |                     |
| 01-2020 · Accounts Payable                | 104,558.74          |
| Total Accounts Payable                    | 104,558.74          |
| 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                     | 79,683.04           |
| 01-2028 · Due to CDD3                     | 74,119.34           |
| 01-2029 · Due to CDD4                     | 154,314.14          |
| 01-2030 · Due to CDD5                     | 1,784,881.04        |
| 01-2031 · Due to CDD6                     | 84,689.73           |
| 01-2032 · Due to CDD7                     | 68,167.46           |
| 01-2033 · Due to CDD8                     | 61,621.67           |
| 01-2034 · Due to CDD9                     | 35,024.31           |
| 01-2035 · Due to CDD10                    | 62,571.93           |
| 01-2051 · AP Other - Future Bonds         | 963,719.38          |
| Total Other Current Liabilities           | 3,469,076.49        |
| Total Current Liabilities                 | 3,573,635.23        |
| Total Liabilities                         | 3,573,635.23        |
| Equity                                    |                     |
| 30000 · Opening Balance Equity            | 206,446.32          |
| 99-9999 · Retained Earnings               | 932,744.77          |
| Net Income                                | 2,142,923.17        |
| Total Equity                              | 3,282,114.26        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>     | <b>6,855,749.49</b> |