

*South Village
Community Development District*

January 8, 2019

South Village

Community Development District

475 West Town Place, Suite 114
Phone: 904-940-5850 – Fax: 904-940-5899

January 2, 2019

Board of Supervisors
South Village Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the South Village Community Development District will be held Tuesday, January 8, 2019 at 6:30 p.m. at the Eagle Landing Residents Club, 3975 Eagle Landing Parkway, Orange Park, Florida 32065.

Following is the advance agenda for this meeting:

- I. Roll Call
- II. Audience Comments
- III. Affidavit of Publication
- IV. Approval of Minutes of the December 4, 2018 Meeting
- V. Public Hearing on Uniform Method of Collection (Westbank Parcel)
 - A. Consideration of Resolution 2019-05, Adopting Uniform Method of Collection for Westbank Parcel
- VI. Public Hearing Regarding Assessments (Westbank Parcel)
 - A. Consideration of Resolution 2019-06, Levying Assessments on Westbank Parcel
- VII. Consideration of Items Related to Series 2019 Bonds (Westbank Parcel)
 - A. Consideration of Resolution 2019-07, Delegated Award Resolution, Series 2019 Bonds
- VIII. Discussion of Honours Golf Goal-Setting and Performance Measures for Fiscal Year 2019
- IX. Update Regarding Reformatting of Fiscal Year 2019 Budget and Financial Statements
- X. Update Regarding Series 2016 Capital Projects
 - A. Cost to Complete Schedule
 - B. Consideration / Ratification of Requisitions and Invoices
- XI. Discussion of Variance Request
- XII. Other Business
- XIII. Staff Reports
 - A. General Manager
 - B. District Counsel
 - C. District Manager
- XIV. Supervisor's Requests and Audience Comments
- XV. Financial Reports
 - A. Balance Sheet as of November 30, 2018 and Statement of Revenues and Expenses for the Period Ending November 30, 2018

- B. Assessment Receipt Schedule
- C. Approval of Check Register
- XVI. Next Scheduled Meeting: 02/05/19 @ 6:30 p.m.@ Eagle Landing Residents Club
- XVII. Adjournment

Enclosed for your review and approval is a copy of the minutes of the December 4, 2018 meeting.

The fifth order of business is the public hearing regarding the uniform method of collection. Enclosed for your review is a copy of Resolution 2019-05.

The sixth order of business is the public hearing regarding assessments. Enclosed for your review is a copy of Resolution 2019-06.

The seventh order of business is consideration of items related to the Series 2019 bonds. Enclosed for your review is a copy of Resolution 2019-07.

The tenth order of business is update regarding Series 2016 capital projects. Enclosed are requisitions for your consideration and ratification.

The eleventh order of business is discussion of variance request, which is enclosed for your review.

Enclosed for your review and approval is a copy of the balance sheet and income statement, assessment receipt schedule and check registers. A copy of the golf operations financials will be sent under separate cover.

The balance of the agenda is routine in nature and any additional support material will be presented and discussed at the meeting. If you have any questions, please feel free to contact me.

Sincerely,

James Oliver

James Oliver
District Manager

cc:	Katie Buchanan	Rachael Welch	Keith Hadden
	Bois Farrar	Batey McGraw	
	Jude Barwig	Matt Biagetti	
	Gabriel McKee	Darrin Mossing	

AGENDA

South Village Community Development District Agenda

Tuesday
January 8, 2019
6:30 p.m.

Eagle Landing Residents Club
3975 Eagle Landing Parkway
Orange Park, Florida 32065
Call In # 1-800-264-8432 Code 537347

- I. Roll Call
- II. Audience Comments
- III. Affidavit of Publication
- IV. Approval of Minutes of the December 4, 2018 Meeting
- V. Public Hearing on Uniform Method of Collection (Westbank Parcel)
 - A. Consideration of Resolution 2019-05, Adopting Uniform Method of Collection for Westbank Parcel
- VI. Public Hearing Regarding Assessments (Westbank Parcel)
 - A. Consideration of Resolution 2019-06, Levying Assessments on Westbank Parcel
- VII. Consideration of Items Related to Series 2019 Bonds (Westbank Parcel)
 - A. Consideration of Resolution 2019-07, Delegated Award Resolution, Series 2019 Bonds
- VIII. Discussion of Honours Golf Goal-Setting and Performance Measures for Fiscal Year 2019
- IX. Update Regarding Reformatting of Fiscal Year 2019 Budget and Financial Statements
- X. Update Regarding Series 2016 Capital Projects
 - A. Cost to Complete Schedule
 - B. Consideration / Ratification of Requisitions and Invoices
- XI. Discussion of Variance Request

- XII. Other Business
- XIII. Staff Reports
 - A. General Manager
 - B. District Counsel
 - C. District Manager
- XIV. Supervisor's Requests and Audience Comments
- XV. Financial Reports
 - A. Balance Sheet as of November 30, 2018 and Statement of Revenues and Expenses for the Period Ending November 30, 2018
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
- XVI. Next Scheduled Meeting: 02/05/19 @ 6:30 p.m.@ Eagle Landing Residents Club
- XVII. Adjournment

Board Oversight

- A. *Chairman Payton* – Gym/Tennis
- B. *Vice Chairman Krueger* – Aquatics Center
- C. *Supervisor Hermening* - Golf
- D. *Supervisor Randy Smith* – Parks
- E. *Supervisor Rick. Smith* – Landscape Maintenance

THIRD ORDER OF BUSINESS

PUBLISHER AFFIDAVIT

CLAY TODAY
Published Weekly
Orange Park, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared
Jon Cantrell, who on oath says that he is the publisher of the
"Clay Today" a newspaper published weekly at Orange Park in
Clay County, Florida; that the attached copy of advertisement
Being

NOTICE OF PUBLIC HEARING

in the matter of

SPECIAL ASSESSMENTS


Legal 43074 Order 233108

was published in said newspaper in the issues

✓ DEC 13 AND DEC 20, 2018

Affiant further says that said "Clay Today" is a newspaper published
at Orange Park, in said Clay County, Florida, and that the said newspaper
has heretofore been continuously published in said Clay County, Florida,
weekly, and has been entered as Periodical material matter at the post
office in Orange Park, in said Clay County, Florida, for period of one
year next proceeding the first publication of the attached copy of
advertisement; and affiant further says that he has neither paid nor promised
any person, firm or corporation any discount, rebate, commission or
refund for the purpose of securing this advertisement for publication in
the said newspaper.

attached



Sworn to me and subscribed
before me this 20TH day of DECEMBER, 2018

Christie Lou Wayne
NOTARY PUBLIC, STATE OF FLORIDA

3513 US HWY 17 Suite A Fleming Island FL 32003
Telephone (904) 264-3200 - FAX (904) 264-3285
E-Mail: Christie@opcfla.com

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 179.01, FLORIDA STATUTES, BY THE SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.36(2)(b), FLORIDA STATUTES, BY THE SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the South Village Community Development District ("District") will hold public hearings on January 8, 2019, at 6:30 p.m. at the Eagle Landing Residents Club, 3975 Eagle Landing Parkway, Orange Park, Florida 32065, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a definition of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved are generally located to the south of Oakleaf Plantation Parkway and west of State Road 23, and is geographically depicted below and in the District's Addendum for the Annexation of Westbank Parcel, dated October 2018, and prepared by Haden Engineering, Inc. ("Improvement Plan"). The public hearing is being conducted pursuant to Chapters 179, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each place or parcel of property may be ascertained at the office of the District Manager located at 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") are currently expected to include, but are not limited to, offsite, entry feature and signage improvements, stormwater management systems, water and sewer utilities, street lighting, roadway improvements, park and recreational facilities and other improvements, all as more specifically described in the Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Improvement Plan, the estimated cost of the Improvements is \$4,300,000.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Supplemental Special Assessment Methodology Report for the Westbank Assessment Area, dated December 3, 2018 and prepared by Governmental Management Services, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against all benefited lands within the District. The Assessment Report identifies maximum assessment

amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the improvements to be funded by the District will initially be determined on an equal assessment per acre basis, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan. Each residential unit will be assigned an ERU of 1.0 based on the assumption that all residential property will benefit equally from the improvements.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$4,965,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Principal	\$1,315,000	\$1,315,000	\$1,315,000	\$1,315,000	\$1,315,000	\$1,315,000	\$1,315,000	\$1,315,000	\$1,315,000	\$1,315,000	\$1,315,000	\$1,315,000
Interest	\$1,650,000	\$1,650,000	\$1,650,000	\$1,650,000	\$1,650,000	\$1,650,000	\$1,650,000	\$1,650,000	\$1,650,000	\$1,650,000	\$1,650,000	\$1,650,000
Total	\$2,965,000	\$2,965,000	\$2,965,000	\$2,965,000	\$2,965,000	\$2,965,000	\$2,965,000	\$2,965,000	\$2,965,000	\$2,965,000	\$2,965,000	\$2,965,000

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Clay County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, on January 8, 2019, at 6:30 p.m. at the Eagle Landing Residents Club, 3975 Eagle Landing Parkway, Orange Park, Florida 32065, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT

RESOLUTION 2019-01

[WESTBANK EXPANSION PARCEL]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS UPON THE EXPANSION PARCEL, INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS. PROVIDING THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAN; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the South Village Community Development District ("District") is a local unit of special-purpose government duly organized and existing pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended ("Act") and was established by Ordinance No. 2003-36, of the Board of County Commissioners of Clay County, Florida, as amended; and

WHEREAS, the District previously determined by intent to undertake, install, plan, establish, construct, reconstruct, equip, acquire, operate or maintain certain matter infrastructure improvements within the District as described in the Improvement Plan dated January 5, 2005, and the Addendum to Improvement Plan Regarding Golf Course, Additional Recreation Improvements, and Neighborhood Improvements, dated March 21, 2016 (together, "Capital Improvement Plan") and, in order to finance the costs of the Capital Improvement Plan, the District levied and imposed non-ad valorem special assessments pursuant to Chapters 190, 179, and 197, Florida Statutes, upon all lands within the District receiving a benefit from the Capital Improvement Plan; and

WHEREAS, effective October 29, 2018, the boundaries of the District were subsequently amended by Ordinance No. 2018-47,

of the Board of County Commissioners of Clay County, Florida, to include approximately 67.06 additional acres of land to those lands within the boundaries of the District ("Expansion Parcel"); and

WHEREAS, the Board of Supervisors ("Board") of the District now hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain such infrastructure improvements set forth in the Capital Improvement Plan as supplemented by the District's Addendum to Improvement Plan for Annexation of Westbank Parcel dated October, 2018 ("Expansion Parcel Engineer's Report"), attached hereto as Exhibit A and incorporated herein in substantial form by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Capital Improvement Plan by special assessments levied on the benefited lands within the Expansion Parcel ("Assessments"); and

WHEREAS, the District hereby determines that the benefit will accrue to the property improved, the amount of these benefits, and that special assessments will be made in proportion to the total benefits received by the Expansion Parcel from the Capital Improvement Plan as set forth in the Special Assessment Methodology Report for the Westbank Assessment Area ("Assessment Methodology Report") dated November 13, 2018, attached hereto as Exhibit B and incorporated herein in substantial form by reference and on file at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Records Office"); and

WHEREAS, the lands within the Expansion Parcel benefit from the total Capital Improvement Plan; however, the District only anticipates issuing special assessment bonds in an amount which can be supported by the developable lands within the Expansion Parcel ("Series 2018 Bonds"); and

WHEREAS, the District anticipates utilizing the proceeds of the Series 2018 Bonds to improvements within the District as more specifically described in the Expansion Parcel Engineer's Report ("Improvements"); and

WHEREAS, the final Assessments levied and imposed by the District upon the benefited lands

within the Expansion Parcel to pay the costs of the improvements will be in an amount necessary to secure repayment of the Series 2018 Bonds; and

WHEREAS, therefore, the District hereby determines that Assessments to be levied will not exceed the benefit to the property improved; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT;

1. Assessments shall be levied to defray a portion of the cost of the Capital Improvement Plan.

2. The nature and general location of, and plans and specifications for, the Capital Improvement Plan are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

3. The total estimated cost of the Capital Improvement Plan is \$4,300,000 as supplemented by these costs determined to be reimbursable pursuant to the Expansion Parcel project ("Estimated Cost").

4. The Assessments will defray costs of approximately \$4,265,000, which includes a portion of the Estimated Cost, plus financing-related costs, capitalized interest and a debt service reserve.

5. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental resolutions.

6. The Assessments shall be levied, within the Expansion Parcel, on all lots and lands adjoining and contiguous or bounding and abutting upon the Capital Improvement Plan or specially benefited thereby and further designated by the assessment plat hereinafter provided for.

7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the improvements and the estimated cost

of the improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not legally available to the District in any year, or if determined by the District to be in its best interest, with any required consent of bondholders, the Assessments may be collected as is otherwise permitted by law.

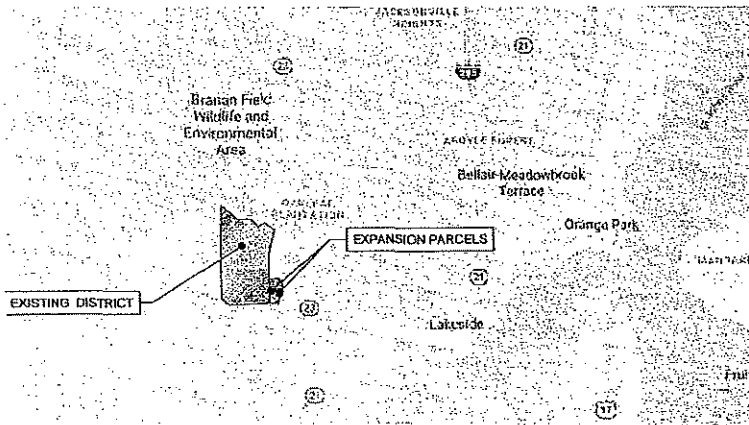
9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll ("Preliminary Assessment Roll").

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the improvements, the cost thereof, the manner of payment thereof, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Clay County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 13th day of November, 2018.



NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.363(2)(b), FLORIDA STATUTES, BY THE SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the South Village Community Development District ("District") will hold public hearings on January 8, 2019, at 6:30 p.m. at the Eagle Landing Residents Club, 3975 Eagle Landing Parkway, Orange Park, Florida 32067, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved are generally located to the south of Oakleaf Plantation Parkway and west of State Road 23, and is geographically depicted below and in the District's Addendum for the Amendment of Westbank Parcel, dated October 2018, and prepared by Hadden Engineering, Inc. ("Improvement Plan"). The public hearing is being conducted pursuant to Chapter 170, 180 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each place or parcel of property may be ascertained at the office of the District Manager located at 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092, Tel: (904) 940-5850 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("improvements") are currently expected to include, but are not limited to, utility, water and sewer utilities, street lighting, roadway improvements, park and recreational facilities and other improvements, all as more specifically described in the Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Improvement Plan, the estimated cost of the improvements is \$4,300,000.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Supplemental Special Assessment Methodology Report for the Westbank Assessment Area, dated December 3, 2018 and prepared by Governmental Management Services, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against all benefited lands within the District. The Assessment Report identifies maximum assessment

amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the improvements to be funded by the District will initially be determined on an equal assessment per acre basis, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan. Each residential unit will be assigned an ERU of 1.0 based on the assumption that all residential property will benefit equally from the improvements.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$4,300,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Assessment	\$133,333	\$133,333	\$133,333	\$133,333	\$133,333	\$133,333	\$133,333	\$133,333	\$133,333	\$133,333	\$133,333	\$133,333

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Clay County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, on January 8, 2019, at 6:30 p.m. at the Eagle Landing Residents Club, 3975 Eagle Landing Parkway, Orange Park, Florida 32067, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Office.

SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT

RESOLUTION 2019-01

[WESTBANK EXPANSION PARCEL]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS UPON THE EXPANSION PARCEL, INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAN; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the South Village Community Development District ("District") is a local unit of special-purpose government duly organized and existing pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended ("Act") and was established by Ordinance No. 2003-36, of the Board of County Commissioners of Clay County, Florida, as amended; and

WHEREAS, the District previously determined its intent to undertake, install, plan, establish, construct, reconstruct, equip, acquire, operate or maintain certain master infrastructure improvements within the District as described in the Improvement Plan dated January 5, 2005, and the Addendum to Improvement Plan Regarding Golf Course, Additional Recreation Improvements, and Neighborhood Improvements, dated March 21, 2015 (together, "Capital Improvement Plan") and, in order to finance the costs of the Capital Improvement Plan, the District levied and imposed non-ad valorem special assessments pursuant to Chapters 190, 170, and 197, Florida Statutes, upon all lands within the District receiving a benefit from the Capital Improvement Plan; and

WHEREAS, effective October 29, 2018, the boundaries of the District were subsequently amended by Ordinance No. 2018-47,

of the Board of County Commissioners of Clay County, Florida, to include approximately 57.06 additional acres of land to those lands within the boundaries of the District ("Expansion Parcel"); and

WHEREAS, the Board of Supervisors ("Board") of the District now hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain such infrastructure improvements set forth in the Capital Improvement Plan as supplemented by the District's Addendum to Improvement Plan for Amendment of Westbank Parcel dated October, 2018 ("Expansion Parcel Engineer's Report"), attached hereto as Exhibit A and incorporated herein in substantial form by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Capital Improvement Plan by special assessments levied on the benefited lands within the Expansion Parcel ("Assessments"); and

WHEREAS, the District hereby determines that the benefit will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the total benefits received by the Expansion Parcel from the Capital Improvement Plan as set forth in the Special Assessment Methodology Report for the Westbank Assessment Area ("Assessment Methodology Report") dated November 13, 2018, attached hereto as Exhibit B and incorporated herein in substantial form by reference and on file at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Tel: (904) 940-5850 ("District Records Office"); and

WHEREAS, the lands within the Expansion Parcel benefit from the total Capital Improvement Plan; however, the District only anticipates issuing special assessment bonds in an amount which can be supported by the developable lands within the Expansion Parcel ("Series 2018 Bonds"); and

WHEREAS, the District anticipates utilizing the proceeds of the Series 2018 Bonds to improvements within the District as more specifically described in the Expansion Parcel Engineer's Report ("Improvements"); and

WHEREAS, the final Assessments levied and imposed by the District upon the benefited lands

within the Expansion Parcel to pay the costs of the improvements will be in an amount necessary to secure repayment of the Series 2018 Bonds; and

WHEREAS, therefore, the District hereby determines that Assessments to be levied will not exceed the benefit to the property improved; and

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

1. Assessments shall be levied to defray a portion of the cost of the Capital Improvement Plan.

2. The nature and general location of, and plans and specifications for, the Capital Improvement Plan are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

3. The total estimated cost of the Capital Improvement Plan is \$4,300,000 as supplemented by those costs determined to be reimbursable pursuant to the Expansion Parcel project ("Estimated Cost").

4. The Assessments will defray costs of approximately \$4,300,000, which includes a portion of the Estimated Cost, plus financing-related costs, capitalized interest and a debt service reserve.

5. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.

6. The Assessments shall be levied, within the Expansion Parcel, on all lots and lands adjoining and contiguous or bounding and abutting upon the Capital Improvement Plan or specially benefited thereby and further designated by the assessment plan hereinafter provided for.

7. There is on file, at the District Records Office, an assessment plan showing the area to be assessed, with certain plans and specifications describing the improvements and the estimated cost

of the improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than [30] thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not legally available to the District in any year, or if determined by the District to be in its best interest, with any required consent of bondholders, the Assessments may be collected as is otherwise permitted by law.

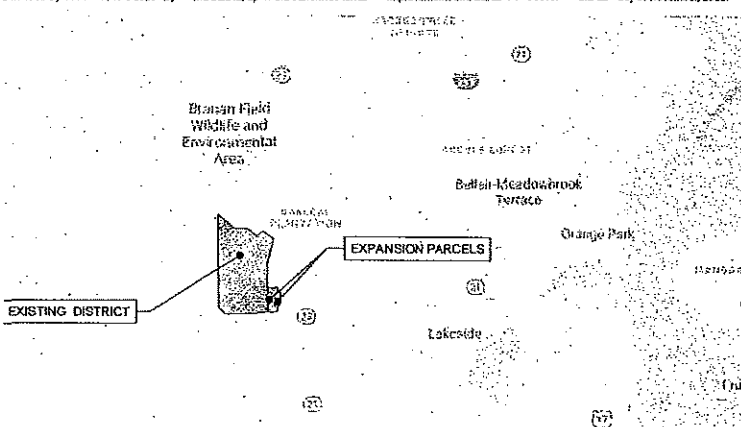
9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll ("Preliminary Assessment Roll").

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the improvements, the cost thereof, the manner of payment thereof, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two [2] consecutive weeks) in a newspaper of general circulation within Clay County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 13th day of November, 2018.



FOURTH ORDER OF BUSINESS

SOUTH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the South Village Community Development District was held Tuesday, December 4, 2018 at 6:30 p.m. at the Eagle Landing Residents Club, 3975 Eagle Landing Parkway, Orange Park, Florida

Present and constituting a quorum were:

Chris Payton	Chairman
Grant Krueger	Vice Chairman
Kelly Hermening	Supervisor
Randy Smith	Supervisor
Rick Smith	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel (by telephone)
Keith Hadden	District Engineer
Jim Hahn	General Manager, Honours Golf
Josh Heintzman	Golf Professional, Honours Golf
Matt Biagetti	Director of Operations, Honours Golf
Rachel Welch	Activities Coordinator, Honours Golf

The following is a summary of the actions taken at the December 4, 2018 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 6:30 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Elected Supervisors

Mr. Oliver being a notary public of the State of Florida administered the oath of office to Grant Krueger, Rick Smith and Randy Smith.

B. General Information for New Supervisors

Mr. Oliver stated both Rick Smith and Randy Smith have both been coming to meetings for several years and I think they understand Florida's Sunshine Amendment. The sunshine law says that as a public official in Florida you cannot communicate regarding CDD business or business that may come before the board with other board members except at a publicly noticed meeting. You can talk about anything else with them or you can talk with anyone else other than board members about CDD matters. The restriction includes voice to voice conversations, written such as email, or using a third person as conduit to communicate. Also, Florida has a very broad public records law, and most documents generated by CDD business are subject to requests for those records from the public. Very seldom do we have people asking for public records from supervisors directly and if a public records request does come in it is best to contact either me or district counsel and we can handle that request. It is probably best for you to keep your CDD records segregated from your personal and business records just in case there is a request. Some of you have set up separate emails just for CDD business and that is recommended, also.

Ms. Buchanan stated please let us know if you have any questions, we are available to give you guidance at your request.

C. Election of Officers, Resolution 2019-04

Mr. Oliver stated next is election of officers. The district has a number of officer positions and to include chairman, vice chairman, secretary, assistant secretaries, treasurer and assistant treasurer. For the last board Grant Kreuger served as vice chair and Gary Cross served as chairman. Gary Cross has left the board so we have two vacancies to fill tonight and once we can determine what supervisor will fill those two positions we can fill out the rest of the positions with the remaining three supervisors serving as assistant secretaries. We have a number of staff positions filled by GMS employees so they can continue to execute documents on behalf of the district between meetings.

On MOTION by Mr. Krueger seconded by Mr. Randy Smith with one in favor and four opposed the motion failed.

On MOTION by Mr. Hermening seconded by Mr. Randy Smith with all in favor Mr. Payton was elected chairman.

On MOTION by Mr. Payton seconded Mr. Rick Smith with all in favor Mr. Kreuger was elected vice chairman.

On MOTION by Mr. Payton seconded by Mr. Kreuger with all in favor Resolution 2019-04 was approved reflecting the following officers: Chris Payton chairman, Grant Kreuger vice chairman, Jim Oliver secretary, Jim Perry treasurer, Patti Powers and Jim Oliver assistant treasurer, assistant secretaries, Jim Perry, Rich Hans, Dave deNagy, Ernesto Torres, Kelly Hermening, Rick Smith and Randy Smith.

D. Recognition of Former Supervisor Bobby Poole

Mr. Oliver stated next is recognition of former supervisor Bobby Poole. Mr. Poole was elected to the board during the election cycle in November 2014 served four years on the board and brought a lot of great business experience to the board and we appreciate all you have done for us. The vice chairman has a plaque to present to Bobby.

Mr. Kreuger presented a plaque of appreciation to Mr. Poole and stated we would like to thank you for your service that you provided to us and wish you good luck in whatever endeavors you pursue.

Mr. Poole stated thank you very much. I enjoyed the last four years and I want to thank the residents for selecting me as a board member and I know you will continue to do the great work we need to uplift the community and work with the compensated staff in order to deliver the results that the residents of our community deserve and expect.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the November 13, 2018 Meeting

On MOTION by Mr. Payton seconded by Mr. Kreuger with all in favor the minutes of the November 13, 2018 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Acceptance of the Minutes of the November 13, 2018 Audit Committee Meeting

On MOTION by Mr. Hermening seconded by Mr. Payton with all in favor the minutes of the November 13, 2018 audit committee meeting were accepted.

SIXTH ORDER OF BUSINESS

Consideration of Temporary Construction and Access Easement Agreement

Ms. Buchanan stated at the last meeting the board did consider proposals in connection with Phase 6 infrastructure and if you will recall at that time there was only one bid from Vallencourt. Since the last meeting our engineer and the project manager sat down with Vallencourt and undertaken some value engineering. As far as master infrastructure improvements the contract price has been adjusted from \$1,754,816 to \$1,566,849, a savings of close to \$200,000.

In order to get that work completed we do need to have the next two agenda items approved and authorized. The underlying property is still owned by the developer so we will request from the developer an access and construction easement to perform the work on that property. We don't have bonds yet so we still need the cooperation of the developer to fund the construction project and that is item seven, which is the funding agreement with the landowner, technically entitled WS WB Holdings for Phase 6.

I think during the last meeting we did promise to bring back a construction project contract for your review. Frankly, the value engineering didn't take place in time for me to do that but I'm happy to go through the terms with you, I just noted the price. They are proposing to start next week on 12/10 and have a final completion date of June 30th and charge a liquidated damages amount of \$300 per day. Those are generally the significant administrative terms in connection with the contract. I would like to authorize items six and seven and have a separate motion delegating authority to the chairman to finalize the contract.

On MOTION by Mr. Payton seconded by Mr. Rick Smith with all in favor the temporary construction and access easement agreement between WS WB Holdings, LLC and the district was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Construction Funding Agreement with WS WB Holdings, LLC for Phase 6

On MOTION by Mr. Payton seconded by Mr. Rick Smith with all in favor the construction funding agreement with WS WB Holdings, LLC for Phase 6 was approved.

On MOTION by Mr. Rick Smith seconded by Mr. Payton with all in favor the chairman was authorized to finalize the contract in accordance with the terms and conditions outlined by counsel.

EIGHTH ORDER OF BUSINESS

Financing Update Regarding Issue of Series 2019 Bonds (Westbank)

Mr. Oliver stated at the last meeting you approved having a public hearing at the January 8, 2019 meeting and then we will actually do the preclosing at your February meeting and the bonds should be issued on February 7th. There is nothing for the board to do on that tonight.

NINTH ORDER OF BUSINESS

Update Regarding Honours Golf Transition Process

Mr. Hahn stated everything is moving along from our standpoint. The budgets have been sent to the corporate office and they have been reviewed. Grant and I have been reviewing the budget as well and we have another budget meeting tomorrow. I will be giving the budgets to the entire board within the next week no later than the middle of December. They do somewhat mirror the adopted budget you have, it is just in our format. We received year end P&L reports, we are getting year end P&L reports compared to the adopted budgets so there was a comparison for everyone to review.

Mr. Oliver stated that is in draft format at this time.

Mr. Hahn P&Ls for October will be coming out shortly.

Mr. Oliver stated Katie and I had a discussion yesterday that it may be helpful if we took a look at moving these meetings to later in the month to allow more time to get the financials done.

Mr. Payton asked if we met later in the month tonight we would be looking at November P&L. We are used to looking at month behind.

Mr. Oliver stated we can gather more information and bring back some recommendations to the next meeting.

TENTH ORDER OF BUSINESS

Discussion of Honours Golf Goal Setting and Performance Measures for Fiscal Year 2019

This item tables.

ELEVENTH ORDER OF BUSINESS

Update Regarding Reformatting of Fiscal Year 2019 Budget and Financial Statements

Mr. Oliver stated we talked about this some already. We are going to have a conference call tomorrow morning between Honours, GMS, and the vice chairman.

TWELFTH ORDER OF BUSINESS

Update Regarding 2016 Capital Projects

A. Ratification of Requisitions

Mr. Oliver stated you have a requisition from the Phase 5 Bonds, the A-3 Bonds issued in 2016 and this is payable to Hadden Engineering in the amount of \$8,438.

On MOTION by Mr. Payton seconded by Mr. Hermening with all in favor the series 2016 A-1/2 requisition in the amount of \$8,438 was approved.

B. Project Management Fee

This item tabled.

THIRTEENTH ORDER OF BUSINESS

Ratification of Engagement Letter for Fiscal Year 2018 Audit

Mr. Oliver stated we went through the RFP process to select an auditor and you selected Berger Toombs in the amount of \$6,750, the other firm came in around \$15,000.

On MOTION by Mr. Kreuger seconded by Mr. Payton with all in favor the engagement letter with Berger Toombs in the amount of \$6,750 was ratified.

FOURTEENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. General Manager

Mr. Hahn gave an overview of the golf operations and planned improvements.

B. Director of Operations - Report

Mr. Biagetti stated the issue with the sidewalk on Club Lake and the landscape not being handled back there, Tree Amigos is going to do that on December 20 and 21, they will regrade and cleanup the area on both sides of the sidewalk, lay sod. Also we have a meeting next week with Tree Amigos we are not going to over seed Village Green and the parkway areas so it frees up about \$4,000. If you have recommendations we can discuss those.

C. District Counsel

There being none, the next item followed.

D. District Manager

Mr. Oliver stated I want to call your attention to the bottom of page 2, board oversight. The previous board had assigned certain areas to certain supervisors so that staff could get with them to work on projects. Gary Cross had the assignment for parks and Bobby Poole had the assignment for landscape maintenance. I didn't know if you wanted to reshuffle those assignments or assign someone to fill those gaps and you may want to add other categories. You can discuss it and push it to the next meeting if you like.

Mr. Payton stated I would like to keep gym and tennis if no one has any objection.

Mr. Kreuger stated I will keep the pool.

Mr. Hermening stated I like having oversight of the golf.

Mr. Rick Smith stated I will take landscape.

Mr. Randy Smith stated I will take parks.

E. District Engineer

Mr. Hadden stated last month I brought to your attention a sinkhole on one of the CDD pipes and we were in the process of getting the contractor in to get it fixed. Since then Matt brought to my attention another one and we will get that one fixed as well. When residents have a problem like this they don't know it is a CDD responsibility to fix it. We need to let people know if it is a recurring problem or an area that floods to let us know.

Mr. Biagetti stated we re-measured the vault and there has been no movement. There has been a little seepage in one pipe that we may seal off like the other one.

SIXTEENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Mr. Kreuger stated I talked to Jim Hahn about the POS systems and they are still investigating and hopefully, by the next meeting we will have some guidance and recommendations or maybe we will invite some vendors back because it has been a while and technology has changed.

Mr. Hermening stated I want to discuss the security we have patrolling the neighborhood. Every invoice we get have times starting at 4 or 6 and running to 9 or 11. We don't need security here at 4 or 6 we need security at night when facilities are closed and I have not seen reports of activities or incidents. What is the security doing for us? I would like to see some validation of what we are doing.

Mr. Biagetti stated if you have recommendations or want to change how we operate let me know.

Mr. Payton stated I will forward the concerns I have heard.

Mr. Rick Smith stated I want to compliment you on the meet and greet event. Also the landscaping around the clubhouse looks a lot better.

We mentioned the number of rounds and when I think of the weather like it is the number of rounds is pretty important. Members in general are pretty important because we may not play but we still pay and I propose we have a membership drive.

Mr. Hahn stated I will take the rounds played by members, and average 80 hour for the public and average 80 hour for the players club member so you can see what value the membership has. I will have them for the next board meeting.

Mr. Randy Smith stated the cart paths have been addressed but the bunkers have not. Is there a plan in place for bunker repair?

Mr. Hahn stated I haven't put together a plan but we can put a cost to it.

Mr. Rick Smith asked will you check the invoices for security services? Also on the petty cash reimbursement, how much petty do you have on hand and it seems like some of this shouldn't be petty cash and should go through a more formal process.

Mr. Biagetti stated other than reimbursements from our liquor companies we have a direct draft out of the petty cash account that we have to send in invoices to reimburse that petty cash. I never use cash to pay anything just all checks.

Mr. Oliver stated let's rename that line item and we will come up with written procedures for using cash.

Mr. Randy Smith stated we talked last month about trying to publish your executive summaries from reports. If you can do that I would appreciate it. I have had a complaint from a resident about the pond on no. 9.

Mr. Hahn stated Lake Doctors was out there yesterday.

Mr. Randy Smith stated on the special assessment lines it all goes to the golf budget. How do you determine how much of that special assessment allocation goes to capital reserve and how much of it ends up as year to date profit?

Mr. Oliver stated what we did when we budgeted the last time was you actually flow through at the end you make a transfer out to capital reserve on the golf side.

Mr. Kreuger stated if you are looking at the \$298,000 that typically all goes to the golf course for operations, that was your social dues, that we converted to an assessment to operate the golf course. At the top under revenues there is \$117,000 initiation the best way to figure out what that is that is the \$500 that each home sale brings in and that will go to capital reserves.

Mr. Oliver stated I think we are talking about two different things and that is one of the reasons we are having a conference call tomorrow. The two things I do want to cover, before we made the change of companies when we adopted the golf budget each year the assessments were for operations with any surplus to transfer over to capital reserves. Also going into capital reserves was the \$500 per home sale. It is a large number this year and may be a large number next year because we still have the second phase of Phase 5 and Phase 6. I think for the next few years that will be a pretty high number. Once we get through those projects that number is going to be \$40,000 to \$60,000 a year once we get into normal home sales assuming no recession.

Mr. Kreuger stated part of the review that I was doing with Jim is I have asked him to reclassify some of that because some of that may be in fact the \$1,000 initiation fees for the golf course. I asked Jim to break out home sales first, golf course initiations and tracking that \$500,000 is not that easy.

Mr. Oliver stated for tracking purposes do you want to deposit the \$500 initiation fee directly to the golf capital reserve or first flow it through the general operation fund.

Mr. Kreuger stated I would like to know what that number is every month and if we flow it through to capital reserves without running it through the balance sheet in and out then to me we are not getting those numbers.

Mr. Rick Smith stated the general fund budget seems where the \$500 fee should flow though.

Mr. Oliver stated we could flow it through the general fund budget and transfer out to the golf capital reserve.

Mr. Rick Smith stated that way we would see it and wouldn't confuse it with golf.

A resident stated there is an easement between my house and the on next door where the Lake Doctors get to the pond. When the other lots were empty they were able to go through those lots to treat the pond and the only way you can get back there now is to go through the cart path in Wild Dunes.

Mr. Hadden stated we have to give legal access somewhere. They routinely don't use that they go down the golf cart path or whatever that is fine. You would like to have a gravel or brick drive that they could drive down through the houses but nobody wants that.

A resident asked I just wanted to make you aware of that.

Mr. Payton asked is there any difference in the treatment process when he can get the boat there and there are lakes he walks around with a backpack. I assume the boat method is the preferred method.

Mr. Hadden stated they prefer the boat method. They can cover more of the lake if they are in a boat compared to walking the shore. Your neighborhood is not unique. It seems that no matter where I design an access to the lake at some point a utility will put something right there without anyone's approval.

A resident stated I voiced some strong concern when Steve Andersen make a presentation about the furniture he was buying for our patio, why did we need a firepit out there and he said because they are popular. I asked who was going to take care of it and he said the staff will take care of it. I was informed about a week ago that the staff did their job and turned it off, but a resident turned it back on and it stayed on all night. We need a procedure to take better control of that or take it out.

Mr. Hahn stated we could put some kind of security on it where we could shut it off.

Mr. Hermening stated that is what was supposed to happen. There was supposed to be a lockbox out there.

Mr. Hahn stated that is a simple solution.

A resident stated when you were discussing easement issues you had a map showing them. Is that available on the website somewhere?

Ms. Welch stated if it is not on the website we can put it on there.

A resident stated last month there was some discussion about someone had encroached on the golf course. Is there an update on that situation?

Ms. Buchanan stated I don't have a letter yet, I will continue to work with Matt or Jim to get something out.

SEVENTEENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

On MOTION by Mr. Payton seconded by Mr. Hermening with all in favor the check register was approved.
--

**EIGHTEENTH ORDER OF BUSINESS Next Meeting Scheduled for Tuesday,
January 8, 2019 at 6:30 p.m. at Eagle
Landing Residents Club**

Mr. Oliver stated the next meeting is January 8, 2019 and we will have the public hearing for the bonds for Westbank at that meeting.

On MOTION by Mr. Kreuger seconded by Mr. Payton with all in favor the meeting adjourned at 7:57 p.m.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

[WESTBANK EXPANSION PARCEL]

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
SOUTH VILLAGE COMMUNITY DEVELOPMENT
DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE
UNIFORM METHOD OF LEVYING, COLLECTING, AND
ENFORCING NON-AD VALOREM ASSESSMENTS WHICH
MAY BE LEVIED BY THE SOUTH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT IN
ACCORDANCE WITH SECTION 197.3632, FLORIDA
STATUTES; PROVIDING A SEVERABILITY CLAUSE;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the South Village Community Development District ("District") was established pursuant to the provisions of Chapter 190, *Florida Statutes*, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, *Florida Statutes*, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, *Florida Statutes*; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, effective October 31, 2018, the boundaries of the District were amended by Ordinance No. 2018-47 of the Board of County Commission of Clay County, Florida, to include approximately 67.06 additional acres of land to those lands within the boundaries of the District ("Expansion Parcel"); and

WHEREAS, the District desires to express its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements on lands located within the Expansion Parcel.

WHEREAS, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Clay County for four (4) consecutive weeks prior to such hearing.

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

SECTION 1. The District, upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments located within the Expansion Parcel is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District's use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Clay County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 8th day of January, 2019.

ATTEST:

**SOUTH VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Print Name

Exhibit A: Legal Description

Exhibit A

EXPANSION PARCEL

LOTS 1 AND 2, WESTBANK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGES 65 – 69, OF THE OFFICIAL RECORDS OF CLAY COUNTY, FLORIDA, ALSO DESCRIBED AS:

Lot 1

A parcel of land situated in the South 1/2 of Section 18, Township 4 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Begin at the southwest corner of said Section 18; thence on the south line thereof, South 89 degrees 52 minutes 53 seconds East, 1.02 feet to the westerly line of Tynes Boulevard, according to plat thereof recorded in Plat Book — pages — of the public records of said county; thence on said westerly line, run the following 7 courses: 1) North 44 degrees 59 minutes 22 seconds East, 806.19 feet; 2) northeasterly along the arc of a curve concave northwest and having a radius of 410.00 feet, an arc distance of 313.82 feet, said arc being subtended by a chord bearing and distance of North 23 degrees 03 minutes 43 seconds East, 306.22 feet; 3) North 01 degrees 08 minutes 04 seconds East, 824.50 feet; 4) northerly along the arc of a curve concave east and having a radius of 790.00 feet, an arc distance of 458.59 feet, said arc being subtended by a chord bearing and distance of North 17 degrees 45 minutes 52 seconds East, 452.18 feet; 5) northerly along the arc of a curve concave west and having a radius of 710.00 feet, an arc distance of 438.43 feet, said arc being subtended by a chord bearing and distance of North 16 degrees 42 minutes 14 seconds East, 431.50 feet; 6) North 00 degrees 59 minutes 11 seconds West, 129.73 feet; 7) northerly along the arc of a curve concave west and having a radius of 460.00 feet, an arc distance of 21.71 feet to the north line of said South 1/2 of Section 18, said arc being subtended by a chord bearing and distance of North 02 degrees 20 minutes 18 seconds West, 21.71 feet; thence on said north line, South 88 degrees 58 minutes 49 seconds West, 972.65 feet to the west line of said Section 18; thence on said west line, South 00 degrees 08 minutes 16 seconds East, 2,654.25 feet to the point of beginning.

AND

Lot 2

A parcel of land situated in the South 1/2 of Section 18, Township 4 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the southwest corner of said Section 18; thence on the south line thereof, South 89 degrees 52 minutes 53 seconds East, 113.90 feet to the easterly line of Tynes Boulevard, according to plat thereof, recorded in Plat Book — pages — of the public records of said county and the point of beginning; thence on said easterly line, run the following 7 courses: 1) North 44 degrees 59 minutes 22 seconds East, 726.55 feet; 2) northeasterly along the arc of a curve concave northwesterly and having a radius of 490.00 feet, an arc distance of 375.05 feet, said arc being subtended by a chord bearing and distance of North 23 degrees 03 minutes 43 seconds East, 365.96 feet; 3) North 01 degrees 08 minutes 04 seconds East, 824.50 feet; 4) northerly along the arc of a curve concave easterly and having a radius of 710.00 feet, an arc distance of 412.15 feet, said arc being subtended by a chord bearing and distance of North 17 degrees 45 minutes 52 seconds East, 406.39 feet; 5) northerly along the arc of a curve concave westerly and having a radius of 790.00 feet, an arc distance of 487.83 feet, said arc being subtended by a chord bearing and distance of North 16 degrees 42 minutes 14 seconds East, 480.12 feet; 6) North 00 degrees 59 minutes 11 seconds West, 129.73 feet; 7) northerly along the arc of a curve concave westerly and having a radius of 540.00 feet, an arc distance of 21.75 feet to the north line of said South 1/2 of Section 18, said arc being subtended by a chord bearing and distance of North 02 degrees 08 minutes 25 seconds West, 21.75 feet; thence on said north line, North 88 degrees 58 minutes 49 seconds East, 25.42 feet to the west line of those lands described in Official Records Book 3943, page 2182 of said public records; thence on said west line, South 01 degrees 00 minutes 51 seconds East, 440.00 feet to the south line thereof; thence on said south line, North 88 degrees 59 minutes 09 seconds East, 258.00 feet; thence South 31 degrees 00 minutes 07 seconds West, 58.78 feet; thence South 08 degrees 36 minutes 53 seconds East, 533.05 feet; thence South 28 degrees 54 minutes 07 seconds West, 348.41 feet; thence South 05 degrees 52 minutes 53 seconds East, 631.61 feet; thence North 89 degrees 52 minutes 53 seconds West, 186.70 feet; thence South 00 degrees 07 minutes 07 seconds West, 60.00 feet; thence South 16 degrees 07 minutes 09 seconds West, 655.39 feet; thence South 00 degrees 07 minutes 07 seconds West, 40.00 feet to said south line of Section 18; thence on said south line, North 89 degrees 52 minutes 53 seconds West, 800.47 feet to the point of beginning.

TOGETHER FOR A TOTAL OF 67.06 ACRES, MORE OR LESS, IN AREA.

SIXTH ORDER OF BUSINESS

RESOLUTION 2019-06

[WESTBANK EXPANSION PARCEL]

A RESOLUTION AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE CAPITAL IMPROVEMENT REVENUE BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, South Village Community Development District ("District") previously indicated its intention to construct certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors ("Board") noticed and conducted a public hearing pursuant to Chapters 170, 190, and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan,

establish, acquire, install, equip, operate, extend, construct, or reconstruct transportation improvements, water, sewer, and reuse facilities, stormwater management facilities, entry features, landscaping and signage, recreational improvements including an amenity center and neighborhood parks, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District, together the "Improvements".

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue capital improvement revenue bonds payable from such special assessments as provided in Chapters 170, 190, and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the "Total Project," the nature and location of which was initially described in Resolution 2019-01 and as described in the *Addendum to Improvement Plan for Annexation of Westbank Parcel*, dated October 2018 ("Engineer's Report") (attached as **Exhibit A** hereto and incorporated herein by this reference), and which the Total Project's plans and specifications are on file at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Records Office"); (ii) the cost of such Total Project be assessed against the lands specially benefited by such Total Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Total Project, the levying of such Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Total Project which are to be assessed against the benefitted properties, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its capital improvement revenue bonds, in one or more series ("Bonds").

(g) By Resolution 2019-01, the Board determined to provide the Total Project and to defray the costs thereof by making Assessments on benefitted property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Total Project prior to the collection of such Assessments. Resolution 2019-01 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2019-01, said Resolution 2019-01 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2019-01, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2019-02, fixing the time and place of a public hearing at

which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the infrastructure improvements, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On January 8, 2019, at the time and place specified in Resolution 2019-02 and the notice referred to in paragraph (k) above, the Board met as an Equalization Board, conducted such public hearing, and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Total Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

(i) that the estimated costs of the Total Project is as specified in the Engineer's Report, which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Total Project against the properties specially benefited thereby using the method determined by the Board set forth in the *Special Assessment Methodology Report for the Westbank Assessment Area* dated January 9, 2019 ("Assessment Report," attached hereto as **Exhibit B** and incorporated herein by this reference), for the Bonds, which results in the special assessments set forth on the final assessment roll included within such Exhibit B ("Assessments"); and

(iii) the Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the issuance of the Bonds;

(iv) it is hereby declared that the Total Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Assessments thereon when allocated as set forth in Exhibit B;

(v) it is in the best interests of the District that the Assessments be paid and collected as herein provided; and

(vi) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Report in order to ensure

that all parcels of real property benefiting from the Total Project are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due;

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Total Project for construction of infrastructure improvements initially described in Resolution No. 2019-01, and more specifically identified and described in Exhibit A attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Total Project and the costs to be paid by Assessments on all specially benefited property are set forth in Exhibits A and B, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Assessments on the parcels specially benefited by the Total Project, all as specified in the final assessment roll set forth in Exhibit B, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Assessments, as reflected in Exhibit B, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any Bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of Bonds, including refunding bonds, by the District would result in a decrease of the Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such Bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Total Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Assessment the difference, if any, between the Assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Total Project, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond

discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Assessments for the entire Total Project has been determined, the term "Assessment" shall, with respect to each parcel, mean the sum of the costs of the Total Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Total Project and the adoption by the Board of a resolution accepting the Total Project, unless such option has been waived by the owner of the land subject to the Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Total Project has been completed and a resolution accepting the Total Project has been adopted by the Board, the Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Assessments may prepay the entire remaining balance of the Assessments at any time, or a portion of the remaining balance of the Assessment one time if there is also paid, in addition to the prepaid principal balance of the Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* ("Uniform Method"). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Clay County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to the Assessment Report, attached hereto as Exhibit B, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, the Assessments

securing the Bonds shall be allocated as set forth in the Assessment Report. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Assessments to be reallocated to the units being platted and the remaining property in accordance with Exhibit B, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in Exhibit B, which process is incorporated herein as if fully set forth. Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding that the land within its boundaries will be developed with the unit numbers and types shown in Exhibit B, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Assessments to gross acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in Exhibit B from being developed. In no event shall the District collect Assessments pursuant to this Resolution in excess of the total debt service related to the Total Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Assessments collected in excess of the District's total debt service obligation for the Total Project, the Board shall by resolution take appropriate action to equitably reallocate the Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or Assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Each such supplemental resolution shall also address the allocation of any impact fee credits expected to be received from the provision of the Project funded by the corresponding series of Bonds issued or to be issued.

SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Property owned by units of

local, state, and federal government shall not be subject to the Assessments without specific consent thereto. If at any time, any real property on which Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Assessments thereon), all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Clay County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 8TH DAY OF JANUARY, 2019.

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: *Addendum to Improvement Plan for Annexation of Westbank Parcel*, dated October 2018

Exhibit B: *Special Assessment Methodology Report for the Westbank Assessment Area* dated January 9, 2019

Exhibit A:

Addendum to Improvement Plan for Annexation of Westbank Parcel, dated October 2018

Exhibit B:

Special Assessment Methodology Report for the Westbank Assessment Area
dated January 9, 2019

SEVENTH ORDER OF BUSINESS

RESOLUTION NO. 2019-07

A RESOLUTION DELEGATING TO THE CHAIRMAN OF THE BOARD OF SUPERVISORS OF SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT THE AUTHORITY TO APPROVE THE SALE, ISSUANCE AND TERMS OF SALE OF SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019A AND SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019B, AS ONE SERIES OF BONDS UNDER THE MASTER TRUST INDENTURE (COLLECTIVELY, THE "BONDS"); ESTABLISHING THE PARAMETERS FOR THE PRINCIPAL AMOUNTS, INTEREST RATES, MATURITY DATES, AND OTHER DETAILS THEREOF; APPROVING THE FORM OF AND AUTHORIZING THE CHAIRMAN TO ACCEPT THE BOND PURCHASE AGREEMENT FOR SAID BONDS; APPROVING THE FORM OF FOURTH SUPPLEMENTAL TRUST INDENTURE AND AUTHORIZING THE EXECUTION AND DELIVERY THEREOF BY CERTAIN OFFICIALS AND OFFICERS OF SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT; APPROVING THE FORM OF PRELIMINARY LIMITED OFFERING MEMORANDUM AND LIMITED OFFERING MEMORANDUM RELATING TO THE BONDS AND AUTHORIZING THE USE THEREOF; APPROVING THE FORM OF CONTINUING DISCLOSURE AGREEMENT RELATING TO SAID BONDS; AUTHORIZING THE VICE CHAIRMAN AND ASSISTANT SECRETARIES TO ACT IN THE STEAD OF THE CHAIRMAN OR THE SECRETARY AS THE CASE MAY BE; AUTHORIZING CERTAIN OFFICIALS AND EMPLOYEES OF SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT TO TAKE ALL ACTIONS REQUIRED AND EXECUTE AND DELIVER ALL DOCUMENTS, INSTRUMENTS AND CERTIFICATES NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF SAID BONDS; AUTHORIZING CERTAIN OFFICIALS AND EMPLOYEES OF SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT TO TAKE ALL ACTIONS AND ENTER INTO ALL AGREEMENTS REQUIRED IN CONNECTION WITH THE ACQUISITION AND CONSTRUCTION OF THE SERIES 2019 PROJECT; SPECIFYING THE APPLICATION OF THE PROCEEDS OF SAID BONDS; PROVIDING CERTAIN OTHER DETAILS WITH RESPECT TO SAID BONDS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of South Village Community Development District (the "Board" and the "District" respectively) has determined to proceed at this time with the sale and issuance of South Village Community Development District Capital Improvement Revenue Bonds, Series 2019 (the "Bonds") to be issued under and

pursuant to a Master Trust Indenture, dated as of January 1, 2005 (the "Master Indenture"), from the District to U.S. Bank National Association, Orlando, Florida, as successor in trust to Wachovia Bank, National Association, as trustee (the "Trustee"), as amended and supplemented by a Fourth Supplemental Trust Indenture (the "Supplemental Indenture") dated as of the first day of the month and year in which Bonds are first issued thereunder, from the District to the Trustee (the Master Indenture and Supplemental Indenture hereinafter collectively referred to as the "Indenture");

WHEREAS, the Board has received a proposal from MBS Capital Markets, LLC (the "Underwriter") for the purchase of the Bonds within parameters to be established by the Board and the Board has determined that authorization of the Chairman or other designated person to enter into a Bond Purchase Agreement (the "Purchase Agreement") in substantially the form attached hereto as Exhibit "A" for the sale of the Bonds to the Underwriter within the Parameters (as defined herein) herein set forth is in the best interests of the District for the reasons hereafter indicated; and

WHEREAS, in conjunction with the sale and issuance of the Bonds it is necessary to approve the form of Supplemental Indenture, and to establish the parameters for the principal amounts, interest rates, maturities, redemption provisions, underwriting discount, costs and certain other details with respect thereto as set forth in Schedule I attached hereto (the "Parameters"), to authorize the Chairman to approve the use of the Preliminary Limited Offering Memorandum relating to the Bonds and the form of the final Limited Offering Memorandum, to approve forms of the Bonds, and to provide for various other matters with respect to the Bonds and the undertaking of the Series 2019 Project;

NOW, THEREFORE,

BE IT RESOLVED that:

1. Definitions. All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meaning ascribed to them in the Indenture.

2. Award. The Purchase Agreement in the form attached hereto as Exhibit "A" is hereby approved in substantial form and the sale of the Bonds to the Underwriter upon the terms and conditions therein set forth, but within the Parameters, is hereby approved. The Chairman and the Secretary are hereby authorized and directed to execute and deliver the Purchase Agreement on behalf of the District, with such changes, additions, deletions and insertions as shall be approved by the official executing such Purchase Agreement, which approval shall be conclusively evidenced by the execution and delivery thereof. The Chairman is hereby authorized to execute and the Secretary is authorized to attest the Purchase Agreement, which, when executed and delivered by the District and the Underwriter, shall be the legal, valid,

binding obligation of the District, enforceable in accordance with its terms. The Chairman and the Secretary are hereby authorized and directed to execute, by manual or facsimile signature, seal or cause a facsimile seal to be impressed thereon, and deliver or cause to be delivered to the Trustee the Bonds for authentication and then to deliver or cause to be delivered the Bonds to or upon the order of the Underwriter, upon payment by the Underwriter of the purchase price thereof.

3. Negotiated Sale. The Board hereby determines that a negotiated sale of the Bonds to the Underwriter is in the best interests of the District because the market for instruments such as the Bonds is limited, because of prevailing market conditions and because the delays caused by soliciting competitive bids could adversely affect the District's ability to issue and deliver the Bonds.

4. Ratification of Master Indenture; Approval of the Form of Supplemental Indenture. Attached hereto as Exhibit "B" is the form of Supplemental Indenture, which is hereby authorized and approved, subject to such changes, additions, deletions and insertions as shall be approved by the Chairman and the Secretary, which approval shall be conclusively evidenced by the execution thereof. The Chairman is hereby authorized to execute and the Secretary is authorized to attest the Supplemental Indenture and the Chairman is hereby authorized to deliver to the Trustee the Supplemental Indenture, which, when executed and delivered by the Trustee, shall constitute the legal, valid, binding obligation of the District, enforceable in accordance with its terms. The appointment of U.S. Bank National Association, as Trustee, Paying Agent and Bond Registrar under the Master Indenture is hereby ratified and confirmed and U.S. Bank National Association is hereby appointed as Trustee, Paying Agent and Bond Registrar under the Supplemental Indenture. The Master Indenture and its terms are hereby ratified and approved subject to any amendment or supplement thereto made by the Supplemental Indenture approved hereby.

5. Description of Bonds. The Bonds shall be dated as of their date of delivery and may be issued in one or more Series having such details as shall be set forth in the Purchase Agreement and as reflected in the Supplemental Indenture, but within the Parameters. The Bonds may be signed by the manual or facsimile signature of the Chairman and initially countersigned by the manual or facsimile signature of the Secretary. The Bonds shall, subject to the Parameters, be in the forms and subject to redemption on the terms, at the times and prices and in the manner provided in the Purchase Agreement and in the forms of Bonds attached to the Supplemental Indenture, which forms are hereby approved, subject to such changes, additions, deletions and insertions as shall be approved by the Chairman, which approval shall be conclusively evidenced by the execution thereof. The Chairman is hereby authorized to execute and the Secretary is authorized to attest the Bonds and the Chairman is hereby authorized to deliver to the Trustee for authentication and delivery to the Underwriter, the Bonds which, when executed and delivered by the Trustee, shall be

the legal, valid, binding obligations of the District, enforceable in accordance with their respective terms.

6. Preliminary Limited Offering Memorandum and Limited Offering Memorandum; Continuing Disclosure Agreement. The form of the Preliminary Limited Offering Memorandum is attached hereto as Exhibit "C" (the "Preliminary Limited Offering Memorandum"), which is hereby approved subject to such changes, additions, deletions and insertions as shall be approved by the Chairman. The Chairman is hereby authorized to approve the content of the final form of the Limited Offering Memorandum, to be dated the date of execution and delivery of the Purchase Agreement (the "Limited Offering Memorandum") relating to the Bonds. The Chairman and the Secretary are hereby authorized to execute on behalf of the District such Limited Offering Memorandum with such changes additions, deletions, and insertions thereto as such officers may approve (such approval to be conclusively evidenced by their execution of said Limited Offering Memorandum), and to deliver such Limited Offering Memorandum to the Underwriter in sufficient quantities for use by the Underwriter in marketing the Bonds. The Chairman is hereby delegated the authority to "deem final" the Preliminary Limited Offering Memorandum, as of its date, for the purposes and within the meaning of Section 240.15c2-12 Code of Federal Regulations (the "SEC Rule") (except for information concerning the offering prices, interest rates, selling compensation, aggregate principal amount, principal amount per maturity, delivery dates, ratings or other terms dependent upon such matters, and except for such technical and conforming changes which shall be approved by an Authorized Officer which approval shall be evidenced by the execution thereof).

The Continuing Disclosure Agreement relating to the Bonds in the form attached hereto as Exhibit "D" is hereby approved, subject to such changes, additions, deletions and insertions as shall be approved by the Chairman, which approval shall be conclusively evidenced by the execution thereof. The Chairman is hereby authorized to execute and the Secretary is authorized to attest the Continuing Disclosure Agreement, which, when executed and delivered by the District shall be the legal, valid, binding obligation of the District, enforceable in accordance with its terms.

7. Open Meetings. It is hereby found and determined that all official acts of this Board concerning and relating to the issuance, sale, and delivery of the Bonds, including but not limited to adoption of this Resolution, were taken in open meetings of the members of the Board and all deliberations of the members of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements including, but not limited to, the requirements of Florida Statutes, Section 286.011.

8. Other Actions. The Chairman, the Secretary, and all other members, officers and employees of the Board and the District are hereby authorized and directed to take all actions necessary or desirable in connection with the issuance and delivery of the Bonds and the consummation of all transactions in connection therewith, including

the execution of all necessary or desirable certificates, documents, papers, and agreements and the undertaking and fulfillment of all transactions referred to in or contemplated by the Limited Offering Memorandum, the Indenture, this Resolution and the Purchase Agreement, in all cases within the Parameters.

The Vice Chairman is hereby authorized to act in the stead of the Chairman in any undertaking authorized or required of the Chairman hereunder and any Assistant Secretary is hereby authorized to act in the stead of the Secretary in any undertaking authorized or required of the Secretary hereunder.

9. Deposits to Funds and Accounts. The Trustee is hereby authorized and directed to apply the proceeds of the Bonds in the amounts and in the manner set forth in Section 402 of the Supplemental Indenture.

10. Undertaking of the Series 2019 Project and Execution and Delivery of Other Instruments. The Board of Supervisors hereby authorizes the undertaking of the Series 2019 Project as prescribed in the Supplemental Indenture, and authorizes and directs the District staff and Consulting Engineer to proceed with due diligence to the completion thereof in accordance with the Indenture and as described in the Limited Offering Memorandum. The Board hereby authorizes the Chairman and the Secretary to execute and deliver, receive or enter into such agreements, contracts, documents, instruments, certificates and proceedings incident thereto or necessary in order to effect the undertaking of the Series 2019 Project and the issuance, sale and delivery of the Bonds, including but not limited to the execution and delivery of the DTC Letter of Representation.

11. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED in Public Session of the Board of Supervisors of South Village Community Development District, this 8th day of January, 2019.

**SOUTH VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary/Assistant Secretary

Chairman/Vice Chairman, Board of Supervisors

PARAMETERS

Not to Exceed Principal Amount:	\$5,400,000 in the aggregate for all Series to be allocated among Series based on market conditions
Not to Exceed Interest Rate:	Maximum statutory rate
Not to Exceed Maturity Date:	May 1, 2050
Maximum Underwriter's Discount:	2.0%
Redemption Provisions:	Each Series of Bonds shall be subject to redemption as set forth in the forms of the respective Series of Bonds attached to the form of Supplemental Indenture attached hereto and the Series 2019A Bonds shall be subject to optional redemption no later than May 1, 2032 at par.

TENTH ORDER OF BUSINESS

B.

**REQUISITION FORM
SVCDD- Series 2016 -A1/2
CONSTRUCTION FUND**

The undersigned, an Authorized Officer of South Village Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, Orlando, Florida, as trustee (the "Trustee"), dated as of January 1, 2005 (the "Master Indenture"), as amended and supplemented by the Second and Third Supplemental Indenture from the District to the Trustee, dated as of June 1, 2016 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition No.: 077
- (B) Payee: Steve Andersen
- (C) Amount Payable: \$16,966.51
- (D) Invoice: Tennis Project Management Fee
- (E) Series 2016-A1/2 CONSTRUCTION FUND

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Districtwide Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Districtwide Project and each represents a Cost of the Districtwide Project, and has not previously been paid.


The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

If this requisition is for a disbursement from other than the Costs of Issuance Account or for payment of capitalized interest, there shall be attached a resolution of the Governing Body of the District approving this requisition or the approving the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

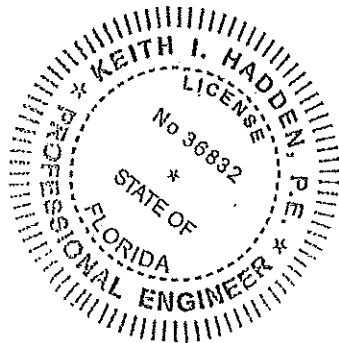
Attached hereto are originals of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

**SOUTH VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**



By: James Oliver, Secretary
Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE AND
CAPITALIZED INTEREST REQUESTS ONLY**

If this requisition is for a disbursement from other than Capitalized Interest or Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Districtwide Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Districtwide Project with respect to which such disbursement is being made; and, (ii) the report of the Consulting Engineer attached as an Exhibit to the Second and Third Supplemental Indenture, as such report shall have been amended or modified on the date hereof.



Keith I. Hadden, P.E.


Consulting Engineer

South Village CDD Operations

2105 HARBOR LAKE DR


ORANGE PARK FL. 32003

(904) 509-6445

SVCDDoperations@gmail.com

DATE: December 7, 2018

TO: Keith Hadden, CDD Engineer

FROM: Steve Andersen, Project Manager 

RE: 2016-A1/2 SPECIAL ASSESSMENT BONDS

Please process for payment the following invoices

Req	VENDOR / CONTRACTOR:	AMOUNT:	REQUISITION
77	Steve Andersen Project management fee for Tennis	\$ 16,966.51 \$ 16,966.51	77

TOTAL FOR 2016-A1/2 BONDS:	\$ 16,966.51
-----------------------------------	---------------------

Please mail Check to Steve Andersen

SVCDD
PROJECT MANAGEMENT FEE ON CAPITAL PROJECTS
NOV 20, 2018 (revised)

Tennis Court Modifications			
12/8/17	Req 39	Premier Tennis Courts, Inc.	\$ 70,191.40
3/6/18	Req 53	Premier Tennis Courts, Inc.	\$ 122,794.75
4/10/18	Req 60	Premier Tennis Courts, Inc.	\$ 60,483.15
7/2/18	Req 69	Premier Tennis Courts, Inc.	\$ 62,361.60
8/7/18	Req 72	Texacraft (furniture)	\$ 4,285.52
8/7/18	Req 73	CW Builders (drains)	\$ 3,385.00
8/7/18	Req 74	Steve Andersen (backboard)	\$ 3,890.00
9/26/18	Req 75	Texacraft (furniture)	\$ 6,837.64
		Total	\$ 334,229.06
		5% of Total	\$ 16,711.45
Mileage from August 19, 2018 to Oct 24, 2018 (not employed as Operations Manager)			\$ 255.06
	18 trips @ 26 miles round trip, 54.5 cents per mile per 2018 IRS standards		
		Total	\$ 16,966.51

**REQUISITION FORM
SVCDD- Series 2016 -A1/2
CONSTRUCTION FUND**

The undersigned, an Authorized Officer of South Village Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, Orlando, Florida, as trustee (the "Trustee"), dated as of January 1, 2005 (the "Master Indenture"), as amended and supplemented by the Second and Third Supplemental Indenture from the District to the Trustee, dated as of June 1, 2016 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) **Requisition No.:** 078
- (B) **Payee:** TREE AMIGOS
- (C) **Amount Payable:** \$18,933.00
- (D) **Invoice:** 10047

(E) Series 2016-A1/2 CONSTRUCTION FUND

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Districtwide Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Districtwide Project and each represents a Cost of the Districtwide Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

If this requisition is for a disbursement from other than the Costs of Issuance Account or for payment of capitalized interest, there shall be attached a resolution of the Governing Body of the District approving this requisition or the approving the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

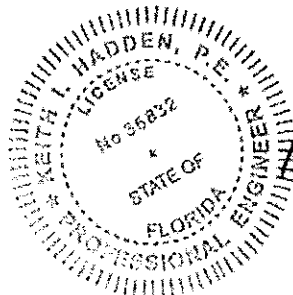

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

**SOUTH VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**


By: 
Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE AND
CAPITALIZED INTEREST REQUESTS ONLY**

If this requisition is for a disbursement from other than Capitalized Interest or Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Districtwide Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Districtwide Project with respect to which such disbursement is being made; and, (ii) the report of the Consulting Engineer attached as an Exhibit to the Second and Third Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

 **Keith I. Hadden, P.E.**

Consulting Engineer



Invoice

Invoice#: 10047

Date: 12/03/2018

Billed To: Eagle Landing

Project: Eagle Land O/S

Description	Quantity	Price	Ext Price
Tennis Courts Landscape Enhancement (REVISED 8/7)			
Agapanthus African 1gal	85.00	6.00	510.00
Podocarpus 3gal 20-24"ht	260.00	12.00	3,120.00
Chinese Loropetalum 3gal	80.00	12.00	1,080.00
Ilex Sargentii 3gal	90.00	12.00	1,080.00
Parsonii Juniper 1gal (to include area between old & new court)	180.00	6.00	950.00
Argentin Bahia Seed (left side of courts)	16,400.00	0.15	2,460.00
Bermuda Grass (to include removal of some thin existing)	5,000.00	0.65	3,640.00
Mulch - yards	24.00	42.00	1,008.00
Irrigation (see notes)	1.00	2,200.00	2,200.00
Grade/Prep	1.00	1,500.00	1,500.00
Dump Fee	1.00	175.00	175.00
Equipment (for grade work and removal of existing poor turf)	1.00	750.00	750.00
Delivery	1.00	450.00	450.00

Notes:

Podocarpus in 15gal containers 4-5'ht qty 155 @ 75.00 per plant.

Irrigation pricing includes modifications/ adjustments etc. for zone 1 & added drip line for podocarpus, parsonii bed to include a clock for these areas.

No irrigation included for Bahia seed areas.

Only one application of seed included in pricing and Tree Amigos cannot guarantee germination due to Acts of God.

Invoice Total: \$18,933.00

Keith Hadden

From: Matthew Biagetti <Matthew.Biagetti@honourgolf.com>
Sent: Wednesday, December 12, 2018 1:39 PM
To: Linda Hadden; Keith Hadden
Cc: ppowers@gmsnf.com; 'Jim Oliver' (joliver@gmsnf.com); Jim Hahn; Katie Buchanan (Katie8@hgslaw.com)
Subject: Requisition #78 to Tree Amigos for Tennis Landscape
Attachments: Req 78 Tree Amigos Tennis Landscape.pdf

Good Afternoon Linda,

Please prepare Requisition #78 payable to Tree Amigos in the amount of \$18,933.00 using Series 2016 A1/2 Construction Fund. The invoice is attached.

Thank you,

Matt Biagetti • Director of Operations • Eagle Landing
Honours Golf • o 904.637.0666 • Matthew.Biagetti@HonoursGolf.com
HonoursGolf.com • [Facebook](#) • [Twitter](#) • [Instagram](#)



A Division of **TROON**

#EXPERIENCETROON

ELEVENTH ORDER OF BUSINESS

Variance Request

South Village CDD
World Golf Village
St. Augustine, FL 32092

December 17, 2018

Members of the South Village CDD:

I am writing to seek a variance for my home located at 1102 Green Pine Circle in Eagle Landing. The current easement to the waterline is 25 feet. I am requesting a minor encroachment of 2 feet, making it 23 feet to the waterline. I am requesting this to put in a pool with a screen enclosure. I have attached the plans from the pool contractor as well as a survey with the pool added.

I called the Eagle Landing ARC a few weeks ago with questions regarding the easement. I was informed that while Harbour Town remained at 25 feet, later built neighborhoods in Eagle Landing have a reduced easement of 21 feet to the waterline. I also understand that my neighbor was able to receive a 5 foot variance as well.

Thank you for your consideration and I look forward to hearing from you. Please feel free to call me if you have any questions.

Sincerely,

Laurie Cugno/ Homeowner
904-673-6110

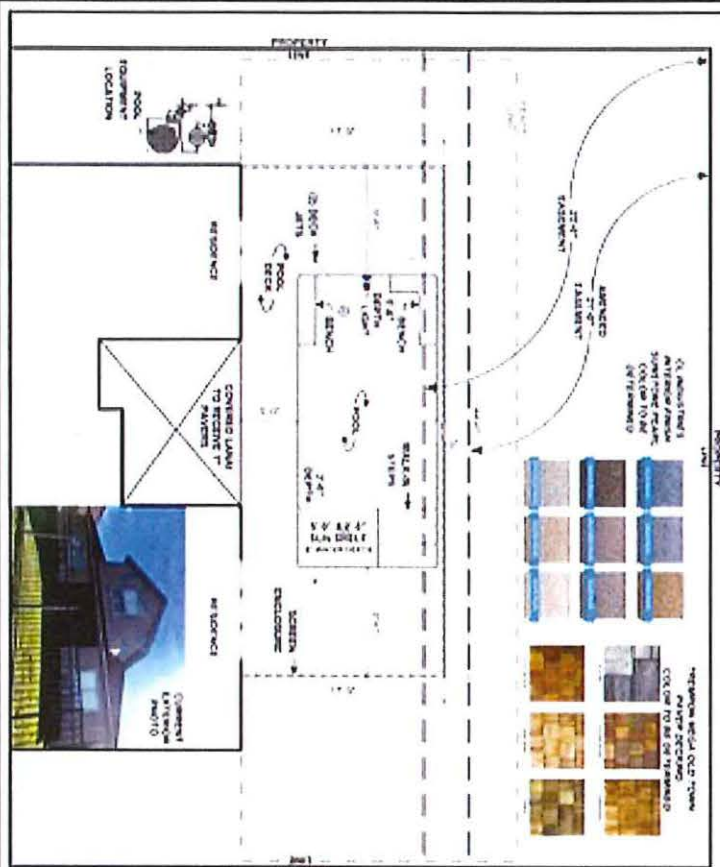
POOL SIZE: 12'-0" X 25'-0"
 POOL AREA: 300 SQ. FT.
 POOL PERIMETER: 74 LIN. FT.
 DECK AREA: 451 SQ. FT.
 LANAI AREA: 158 SQ. FT.



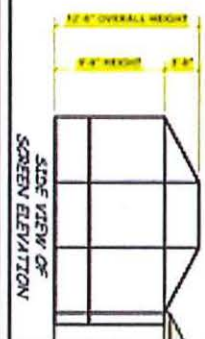
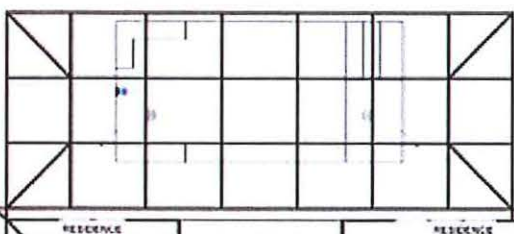
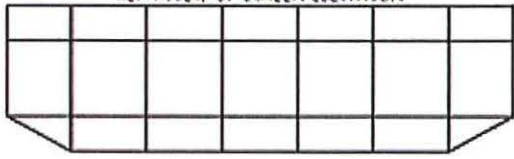
POOL AREA TO BE SCREEN
 ENCLOSED WITH ALARMS ON
 DOORS & WINDOWS PER CODE

STATE CERTIFIED SWIMMING
 POOL CONTRACTOR
 CFC 042928
 CONTACT DAN
 304.273.9626

LAST MODIFIED DATE
 11/15/2016



REAR VIEW OF SCREEN ELEVATION



1 of 1
 12'-0" OVERALL HEIGHT
 12'-0" HEIGHT
 1'-0" DEPTH
 SIDE VIEW OF
 SCREEN ELEVATION



CONCEPTUAL POOL DESIGN FOR
 THE CUGNO RESIDENCE
 *** 1152 GREEN PINE CIR ***
 *** CLAY COUNTY ***

THIRTEENTH ORDER OF BUSINESS

A.

South Village Community Development District Operations Report

Date: January 2019
To: SVCDD, BOARD OF SUPERVISORS
From: Director of Operations, General Manager, Golf, F&B, Tennis
Re: Monthly Operations Report

Amenity Centers:

1. Aquatic Center/Kids Club
 - a. Disassembled competition pool motor and pump to work with manufacturer on replacement.
 - b. Have received quotes for exterior painting of Residents Club and Kids Club.
 - c. Will be restrapping chaises and cabana bar chairs for spring break opening.
2. Athletic Center
 - a. Southeast fitness performed bi-annual preventative maintenance on fitness equipment.
 - b. Still working out proper solution/cost for new tennis gate. To discuss.
 - c. Repaired downstairs lobby HVAC and basketball court HVAC.
 - d. Roofers to evaluate roof for multiple leaks, BBall court flooring repair quote to be provided.
3. Activities
 - a. 10 facility rentals in December.
 - b. Hosted Holiday Carnival (150ppl) and Holiday Lights Comp w/ 2 sold out Hayrides (41ppl)
 - c. Rachael had 16 membership meetings in December.
 - d. 15 Kids for NYE kids only party.
 - e. Average of 10 kids attended Schools Out Camp during Christmas break.
 - f. 15 kids for Christmas KOP on 12.15
 - g. 50 people attended the Polar Plunge.
 - h. Updated EagleLandingOnLine.com with current events and EagleLandingGolf.com
 - i. Various advertising through social media, at least 3-times a week
4. Tennis Facility
 - a. Kings Fence completed repair project on tennis fences.
 - b. Tree Amigos completed new tennis landscape project.
 - c. Staff tied in court 9 & 10 drain to main drain.
 - d. Have placed an order for 4 more table sets, umbrellas to follow.

Golf and Clubhouse Operations:

1. Golf Operations
 - a. 2,977 rounds played during the month, not a strong month, all due to poor weather.
 - b. 460-member rounds for the month
 - c. Weekly member groups had a lower than normal turnout due to poor weather.
 - d. We hosted 200 golf outings rounds during the month.
 - e. Golf hosted a 4-man event that had 44 players. Winners were Greg Ross, Ronnie Adames, Jamie Garvin, and Erin Williams.

f. Tough month of weather, **normal rainfall 2.3 inches, we received 8.9 inches** at the golf course, most coming over the weekend/Fri-Sun, big impact on play and revenues. We had 2.3 inches in 2016 and 1.4 inches in 2017 as a comparison.

g. Range activity was slower with users 778/ \$1362.82 in revenue during the month, **closed 3-days due to rain**

h. The golf course had **13 Cart Path Only Days**, most coming over the weekend!!

i. Golf Pro Shop hosted a very successful holiday sale.

j. Changes were made to the "All Inclusive" offering reducing the drink tickets that are offered and taking purchase price up from \$6 to \$8

k. A lot of new merchandise has arrived and been displayed in the pro shop, great member holiday sale!

l. After 1st of the year starting to bring in vendors for new POS systems/Jonas, Ez-Link, Golfnow and new Web-site/Members First

m. Receiving bids for dividers in clubhouse and starter building for golf course 1st tee area

2. Clubhouse F&B

a. Repaired the dish washer and freezer door in kitchen.

b. Had to replace the draft cooling system, old system went out and could not be repaired

c. Weekly menu and new dinner menu specials have been well received.

d. Strong holiday parties hosted throughout the month for public, members & residents

e. Nice turnout for New Year's Eve Party, 80+ good way to finish out the month and year

f. Update on all social events in clubhouse (Oct-Dec) 36-events scheduled and 34-events completed **95%** Resident Center scheduled 20-events and completed 19-events **96%**

g. New hardware installed on main doors of clubhouse, restaurant and pro shop

h. E-Blast sent out to residents on various events and programs

i. Reinvented and created new graphic's for new menus

3. Golf Course Maintenance

a. Refurbished coolers on golf course, all will be completed in January

b. Have started the winter pesticide program including fungicides for fall/winter diseases and the second application of fall/winter herbicide was done first week of December.

c. All bunkers have been edged.

d. Greens pigment program ongoing.

e. Staging up for drainage projects on 1, 2, 10, 13 and 18. Parts ordered and equipment will be rented.

f. Reviewed the needs to start sodding along cart paths, starting with 1, 9,10,18, first and last impressions

g. Started to redo landscape areas on all tee boxes

h. The course was wet most of the months due to all the rain, bunkers and fairways starting to dry out!!

Common Areas & Retention Ponds:

1. All lakes have been treated and inspected by the Lake Doctors. Written reports are submitted after each treatment.

2. Landscape project completed on Clublake sidewalk area and EL Pkwy park.

3. Measurement of vault on 1.2.19 showed no change from 12.1.18.

4. Diver has cleaned suction line baskets to waterfall on 12.15 and 12.28.

5. Monitoring color of pond 11a & 11b in Wild Dunes. Change of plankton, golden algae and/or draining of residential pool could be cause. Lake Doctors Treating with algaecide and nutrient reduction.

Landscaping:

1. Director of Operations confers with Tree Amigos Landscape on a weekly basis. Grounds are being maintained per the contract.
2. Maintenance services provided to Eagle Landing by Tree Amigos for
LANDSCAPE REPORT WILL BE PROVIDED PRIOR TO MEETING

Misc:

1. Answered numerous phone calls, emails and visits from residents, contractors, vendors and other persons with inquiries. The subjects included, CCUA billing and repairs, golf course maintenance, easement encroachments, alligators, lake maintenance, FEMA, directions, repairs, drainage (both County and CDD owned), dead trees, vandalism, security, etc
2. Facilities are inspected on a weekly basis
3. Sand park is inspected weekly and required repairs are made.
4. Daily trash pickup along parkway, park sites and common areas.

Questions/Comments:

Should you have any questions or comments regarding the above information, please feel free to contact Matt Biagetti at matthew.biagetti@honourgolf.com , 904-637-0666.

FIFTEENTH ORDER OF BUSINESS

A.

SOUTH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
November 30, 2018

	<u>Governmental Fund Types</u>				Totals (Memorandum Only) 2019
	<u>General</u>	<u>Capital Resv</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
<u>ASSETS:</u>					
Cash	\$196,116	\$107,758	---	---	\$303,874
Petty Cash	---	---	---	---	\$0
Investments:					
State Board	\$78,428	\$25,604	---	---	\$104,032
<u>Series 2016 A1/A2</u>					
Reserve A1	---	---	\$550,319	---	\$550,319
Reserve A2	---	---	\$206,685	---	\$206,685
Interest A1	---	---	\$123	---	\$123
Interest A2	---	---	\$59	---	\$59
Revenue A1/A2	---	---	\$398,405	---	\$398,405
Prepayment A1	---	---	\$0	---	\$0
Prepayment A2	---	---	\$0	---	\$0
Construction	---	---	---	\$83,845	\$83,845
<u>Series 2016 A3</u>					
Reserve A3	---	---	\$141,521	---	\$141,521
Revenue A3	---	---	\$100,347	---	\$100,347
Prepayment A3	---	---	\$26,633	---	\$26,633
Dreamfinders Acquisition	---	---	---	\$62	\$62
Dreamfinders Supp. Constr.	---	---	---	\$535,332	\$535,332
Assessments Receivable	\$175,889	\$59,448	---	---	\$235,337
Due from General	---	\$3,699	---	---	\$3,699
Due from Rec Fund	\$68,866	\$10,923	---	---	\$79,789
Due from Golf Course	\$34,535	---	---	---	\$34,535
Due from Capital	---	\$6,838	---	---	\$6,838
TOTAL ASSETS	<u>\$553,834</u>	<u>\$214,270</u>	<u>\$1,424,092</u>	<u>\$619,239</u>	<u>\$2,811,435</u>
<u>LIABILITIES:</u>					
Accounts Payable	\$27,496	\$7,540	---	---	\$35,036
Due to Other Funds	\$25,866	---	---	---	\$25,866
<u>FUND BALANCES:</u>					
Nonspendable	\$0	---	---	---	
Restricted for Debt Service	---	---	\$1,424,092	---	\$1,424,092
Restricted for Capital Projects	---	---	---	\$619,239	\$619,239
Unassigned	\$500,472	\$206,730	---	---	\$707,202
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	<u>\$553,834</u>	<u>\$214,270</u>	<u>\$1,424,092</u>	<u>\$619,239</u>	<u>\$2,811,435</u>

SOUTH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures
For the Period Ended November 30, 2018

REVENUES:

	ADOPTED PRORATED BUDGET		ACTUAL	
	BUDGET	THRU 11/30/18	THRU 11/30/18	VARIANCE
Maintenance Assessments - Tax Collector	\$740,954	\$186,833	\$186,833	\$0
Maintenance Assessments - Direct	\$1,267	\$0	\$0	\$0
Inrerest Income	\$0	\$0	\$314	\$314
TOTAL REVENUES	\$742,221	\$186,833	\$187,147	\$314

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$13,000	\$2,167	\$1,800	\$367
FICA Taxes	\$1,000	\$167	\$138	\$29
Engineering	\$15,000	\$2,500	\$0	\$2,500
Arbitrage	\$1,800	\$1,800	\$0	\$1,800
Dissemination	\$5,000	\$833	\$833	(\$0)
Assessment Roll	\$5,300	\$5,300	\$5,260	\$40
Attorney	\$35,000	\$5,833	\$12,828	(\$6,994)
Annual Audit	\$4,500	\$4,500	\$0	\$4,500
Trustee Fees	\$15,000	\$15,000	\$0	\$15,000
Management Fees	\$45,000	\$7,500	\$7,500	\$0
Computer Time	\$1,000	\$167	\$167	\$0
Telephone	\$500	\$83	\$183	(\$100)
Postage	\$1,500	\$250	\$295	(\$45)
Printing & Binding	\$3,300	\$550	\$919	(\$369)
Insurance	\$7,200	\$7,200	\$5,298	\$1,902
Legal Advertising	\$1,000	\$167	\$0	\$167
Other Current Charges	\$1,200	\$200	\$857	(\$657)
Office Supplies	\$100	\$17	\$160	(\$144)
Dues, Licenses, Subscriptions	\$200	\$200	\$175	\$25
Contingency	\$572	\$95	\$0	\$95
TOTAL ADMINISTRATIVE	\$157,172	\$54,529	\$36,413	\$18,116

COMMUNITY APPEARANCE

Utilities	\$95,000	\$15,833	\$13,597	\$2,237
Interlocal Agreement - MVCDD	\$36,000	\$36,000	\$0	\$36,000
Personnel	\$199,408	\$199,408	\$1,803	\$197,605
Landscape - Contract	\$155,518	\$25,920	\$25,165	\$755
Landscape - Contingency	\$30,000	\$5,000	\$3,745	\$1,255
Landscape - Irrigation Repairs	\$10,500	\$1,750	\$0	\$1,750
Lake - Contract	\$25,423	\$4,237	\$4,332	(\$95)
Miscellaneous - Direct Cost	\$10,000	\$1,667	\$0	\$1,667
Security	\$23,200	\$3,867	\$4,384	(\$517)
TOTAL COMMUNITY APPEARANCE	\$585,049	\$293,682	\$53,026	\$240,656

TOTAL EXPENDITURES

\$742,221	\$348,210	\$89,438	\$258,772
------------------	------------------	-----------------	------------------

EXCESS REVENUES (EXPENDITURES)

\$0	\$97,708
------------	-----------------

FUND BALANCE - Beginning

\$402,764

FUND BALANCE - Ending

\$500,472

SOUTH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE

Statement of Revenues & Expenditures
For the Period Ended November 30, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/18	ACTUAL THRU 11/30/18	VARIANCE
<u>REVENUES:</u>				
Special Assessments	\$250,416	\$63,147	\$63,147	\$0
Interest Income	\$0	\$0	\$102	\$102
TOTAL REVENUES	\$250,416	\$63,147	\$63,249	\$102
<u>EXPENDITURES:</u>				
Capital Outlay/Repair & Replacement	\$250,000	\$3,209	\$3,209	\$0
Other Current Charges	\$300	\$50	\$71	(\$21)
TOTAL EXPENDITURES	\$250,300	\$3,259	\$3,280	(\$21)
EXCESS REVENUES (EXPENDITURES)	\$116		\$59,969	
FUND BALANCE - Beginning	\$63,358		\$146,761	
FUND BALANCE - Ending	\$63,474		\$206,730	

SOUTH VILLAGE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2016A1/A2 Special Assessment Revenue and Refunding Bonds

Statement of Revenues & Expenditures

For the Period Ended November 30, 2018

ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/18	ACTUAL THRU 11/30/18	VARIANCE
-------------------	----------------------------------	-------------------------	----------

REVENUES:

Assessments - Tax Collector	\$1,490,047	\$374,868	\$374,868	\$0
Direct Assessments - A1	\$18,076	\$0	\$0	\$0
Direct Assessments - A2	\$6,798	\$0	\$0	\$0
Interest Income	\$0	\$0	\$3,304	\$3,304

TOTAL REVENUES

\$1,514,921	\$374,868	\$378,172	\$3,304
-------------	-----------	-----------	---------

EXPENDITURES:

Series 2016 A-1 Refunding Bonds

Interest Expense - 11/1	\$195,013	\$195,013	\$195,013	\$0
Special Call - 11/1	\$0	\$0	\$35,000	(\$35,000)
Interest Expense - 5/1	\$195,013	\$0	\$0	\$0
Principal Expense - 5/1	\$600,000	\$0	\$0	\$0

Series 2016 A-1 Revenue Bonds

Interest Expense - 11/1	\$57,281	\$57,281	\$57,281	\$0
Principal Expense - 11/1	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$57,281	\$0	\$0	\$0

Series 2016 A-2 Refunding Bonds

Interest Expense - 11/1	\$99,624	\$99,624	\$99,624	\$0
Principal Expense - 11/1	\$0	\$0	\$0	\$0
Principal Expense - 5/1	\$170,000	\$0	\$0	\$0
Interest Expense - 5/1	\$99,624	\$0	\$0	\$0

Series 2016 A-2 Revenue Bonds

Interest Expense - 11/1	\$20,875	\$20,875	\$20,875	\$0
Interest Expense - 5/1	\$20,875	\$0	\$0	\$0

TOTAL EXPENDITURES

\$1,515,586	\$372,793	\$407,793	(\$35,000)
-------------	-----------	-----------	------------

EXCESS REVENUES (EXPENDITURES)

(\$665)	(\$29,621)
---------	------------

FUND BALANCE - Beginning	\$430,291	\$1,185,212
--------------------------	-----------	-------------

FUND BALANCE - Ending	<u>\$429,626</u>	<u>\$1,155,591</u>
-----------------------	------------------	--------------------

SOUTH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2016A3 Special Assessment Revenue and Refunding Bonds
Statement of Revenues & Expenditures
For the Period Ended November 30, 2018

ADOPTED BUDGET	PRORATED THRU 11/30/18	ACTUAL THRU 11/30/18	VARIANCE
-------------------	---------------------------	-------------------------	----------

REVENUES:

Assessments - Tax Collector	\$396,452	\$94,211	\$94,211	\$0
Prepayments	\$0	\$0	\$26,633	\$26,633
Interest Income	\$0	\$0	\$1,240	\$1,240

TOTAL REVENUES

\$396,452	\$94,211	\$122,084	\$27,873
-----------	----------	-----------	----------

EXPENDITURES:

Series 2016 A-3 Refunding Bonds

Interest Expense - 11/1	\$86,375	\$86,375	\$85,400	\$975
Special Call - 11/1	\$20,000	\$20,000	\$155,000	(\$135,000)
Interest Expense - 5/1	\$86,375	\$0	\$0	\$0
Principal Expense - 5/1	\$105,000	\$0	\$0	\$0
Special Call - 5/1	\$0	\$0	\$0	\$0

Series 2016 A-3 Revenue Bonds

Interest Expense - 11/1	\$55,125	\$55,125	\$55,125	\$0
Interest Expense - 5/1	\$55,125	\$0	\$0	\$0

TOTAL EXPENDITURES

\$408,000	\$161,500	\$295,525	(\$134,025)
-----------	-----------	-----------	-------------

EXCESS REVENUES (EXPENDITURES)

(\$11,548)	(\$173,441)
------------	-------------

FUND BALANCE - Beginning

\$315,957	\$441,942
-----------	-----------

FUND BALANCE - Ending

<u>\$304,409</u>	<u>\$268,501</u>
------------------	------------------

SOUTH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2016A1/A2 Special Assessment Revenue and Refunding Bonds

Statement of Revenues & Expenditures

For the Period Ended November 30, 2018

	ADOPTED BUDGET	PRORATED THRU 11/30/18	ACTUAL THRU 11/30/18	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$283	\$283
TOTAL REVENUES	\$0	\$0	\$283	\$283
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$18,438	(\$18,438)
TOTAL EXPENDITURES	\$0	\$0	\$18,438	(\$18,438)
<u>OTHER SOURCES/(USES):</u>				
Interfund Transfer In	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		(\$18,155)	
FUND BALANCE - Beginning			\$102,000	
FUND BALANCE - Ending			\$83,845	

SOUTH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2016A3 Special Assessment Revenue and Refunding Bonds

Statement of Revenues & Expenditures

For the Period Ended November 30, 2018

	ADOPTED BUDGET	PRORATED THRU 11/30/18	ACTUAL THRU 11/30/18	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$1,389	\$1,389
Capital Assessments	\$0	\$0	\$40,000	\$40,000
TOTAL REVENUES	\$0	\$0	\$41,389	\$41,389
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER SOURCES/(USES):</u>				
Interfund Transfer In	\$0	\$0	\$0	\$0
Interfund Transfer Out	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$41,389	
FUND BALANCE - Beginning			\$494,005	
FUND BALANCE - Ending			<u>\$535,394</u>	

SOUTH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

Bond Issue:	<u>Series 2016A1/A2/A3 Capital Improvement Revenue and Refunding Bonds</u>
Original Issue Amount:	\$28,085,000
Interest Rate:	2-5%
Maturity Date:	May 1, 2046

Bonds outstanding - 6/23/16	\$28,085,000
Less:	
11/1/16 A1	(\$30,000)
11/1/16 A2	(\$10,000)
5/1/17 A1	(\$595,000)
5/1/17 A2	(\$165,000)
5/1/17 A3	(\$100,000)
11/1/17 A1	(\$10,000)
11/1/17 A2	(\$5,000)
11/1/17 A3	(\$155,000)
5/1/18 A1	(\$585,000)
5/1/18 A2	(\$165,000)
5/1/18 A3	(\$105,000)
8/1/18 A3	(\$35,000)
11/1/18 A2	(\$35,000)
11/1/18 A3	(\$155,000)
Current Bonds Outstanding:	<u><u>\$25,935,000</u></u>

[illegible]

South Village
Community Development District
Series 2016 A2 Special Assessment Bonds

1. Recap of Capital Project Fund Activity Through November 30, 2018

Opening Balance in Construction Account Series 2016 A2	\$4,514,463.83
Source of Funds:	
Interest Earned	\$6,788.44
Transfer In	\$6,527.25
Use of Funds:	
Disbursements:	
Golf Course Acquisition	(\$2,621,109.02)
Renovation to Aquatic Facilities	(\$343,128.75)
Tennis Facility Expansion	(\$323,605.90)
Renovations to Athletic Center	(\$162,919.99)
Golf Clubhouse Renovations	(\$373,599.96)
Community Upgrades	(\$40,251.30)
Golf Practice Facility	(\$43,897.57)
Professional Fees (Soft Costs)	(\$39,061.97)
Cost of Issuance	(\$496,360.05)
Adjusted Balance in Construction Account at November 30, 2018	<u><u>\$83,845.01</u></u>

2. Funds Available For Construction at November 30, 2018

Book Balance of Construction Fund at November 30, 2018	\$ 83,845.01
Contracts in place at November 30, 2018	
Construction Funds available at November 30, 2018	<u><u>\$ 83,845.01</u></u>

3. Investments -U.S. Bank

November 30, 2018	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight	0.01%			\$83,845.01

ADJ: Outstanding Requisitions Series 2016 A2	\$ -
Balance at 11/30/2018	<u><u>\$ 83,845.01</u></u>

South Village
Community Development District
Series 2016 A3 Special Assessment Bonds

1. Recap of Capital Project Fund Activity Through November 30, 2018

Opening Balance in Construction Account Series 2016 A3	\$2,208,094.98
Source of Funds:	
Interest Earned	\$6,151.08
Trans to/from Debt Service	(\$6,526.50)
Prepayments	\$450,000.00
Use of Funds:	
Disbursements:	
Roads	(\$195,250.12)
Stormwater	(\$470,069.36)
Water	(\$283,608.17)
Reclaimed Water	(\$220,187.74)
Sewer	(\$281,334.89)
General Conditions/Erosion/Earthwork	(\$549,825.66)
Contingency	(\$39,173.37)
Cost of Issuance	(\$82,875.93)
Adjusted Balance in Construction Account at November 30, 2018	<u><u>\$535,394.32</u></u>

2. Funds Available For Construction at November 30, 2018

Book Balance of Construction Fund at November 30, 2018	\$ 535,394.32
Contracts in place at November 30, 2018	
Construction Funds available at November 30, 2018	<u><u>\$ 535,394.32</u></u>

3. Investments -U.S. Bank

November 30, 2018	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.01%			\$535,394.32

ADJ: Outstanding Requisitions Series 2016 A3	\$ -
Balance at 11/30/18	<u><u>\$ 535,394.32</u></u>

South Village CDD

Golf Initiation Fees

ST #	STREET	NEIGHBORHOOD	CLOSING COMPANY	INITIATION FEE PAID	DATE PD
4266	EAGLE LANDING	PINEHURST	EXACTA		
1132	LAUREL VALLEY		DREAM FINDERS	\$ 500.00	10/2/18
2498	CLUB LAKE	PRAIRIE DUNES	DREAM FINDERS		
2425	CLUB LAKE	PRAIRIE DUNES	DREAM FINDERS	\$ 500.00	10/22/18
1132	AUTUMN PINES	TORREY PINES	WATSON	\$ 500.00	11/6/18
1080	SOUTHERN HILLS	SOUTHERN HILLS	DREAM FINDERS	\$ 500.00	12/7/18
2059	CLUB LAKE	SOUTHERN HILLS	DREAM FINDERS		
1441	AUTUMN PINES		DREAM FINDERS	\$ 500.00	11/13/18
4603	GOLF BROOK	GRAY HAWK	HEAD	\$ 500.00	11/20/18
4463	QUAIL HOLLOW	QUAIL HOLLOW	HEAD	\$ 500.00	11/14/18
1319	EAGLE CROSSING	GLEN EAGLES	HEAD	\$ 500.00	11/6/18
1915	EAGLES POINT	EMERALD DUNES	SHEFFIELD	\$ 500.00	11/20/18
4415	CASTLE PALM	SOUTHERN HILLS	DREAM FINDERS		
1430	AUTUMN PINES	LAUREL VALLEY	DREAM FINDERS	\$ 500.00	11/6/18
2293	CLUB LAKE	GRAY HAWK	HEAD	\$ 500.00	12/7/18
2250	CLUB LAKE	CAMP CREEK	TITLE AMERICA	\$ 500.00	12/20/18
1900	EAGLES POINT	EMERALD DUNES	SHEFFIELD		
1894	GREEN ISLAND	EMERALD DUNES	SHEFFIELD	\$ 500.00	12/20/18
1471	AUTUMN PINES	LAUREL VALLEY	DREAM FINDERS	\$ 500.00	12/7/18
1100	LAUREL VALLEY	LAUREL VALLEY	DREAM FINDERS	\$ 500.00	12/7/18
4442	CARRIAGE OAK	SOUTHERN HILLS	DREAM FINDERS	\$ 500.00	12/7/18
978	AUTUMN PINES	SEA PINES	LANDMARK	\$ 500.00	12/20/18
1035	PRAIRIE DUNES	PRAIRIE DUNES	KENDALL TITLE SERVICES	\$ 500.00	12/20/18
4488	GRAY HAWK	GRAY HAWK	PROPLOGIX		
4250	EAGLE LANDING	PINEHURST	HEAD	\$ 500.00	12/20/18
2505	CLUB LAKE	TORREY PINES	BOGIN		
4415	CASTLE PALM	SOUTHERN HILLS	DREAM FINDERS		
2059	CLUB LAKE	SOUTHERN HILLS	DREAM FINDERS	\$ 500.00	12/20/18
1136	LAUREL VALLEY	LAUREL VALLEY	DREAM FINDERS		
1508	AUTUMN PINES	LAUREL VALLEY	DREAM FINDERS		
1154	LAUREL VALLEY	LAUREL VALLEY	DREAM FINDERS		
2217	CLUB LAKE	SOUTHERN HILLS	INTRUST TITLE		
999	PRAIRIE DUNES	PRAIRIE DUNES	TITLE AMERICA		
2505	CLUB LAKE	TORREY PINES	BOGIN		
			Total	\$ 10,000.00	

B.

Fiscal Year 2019 Assessment Receipt Summary

ASSESSED	# UNITS ASSESSED	SERIES 2016A-1 DEBT SERVICE ASSESSED	SERIES 2016A-2 DEBT SERVICE ASSESSED	SERIES 2016A-3 DEBT SERVICE ASSESSED	FY19 O&M ASSESSED	TOTAL ASSESSED
EAGLE LANDING - UNITS (1)	18	18,088.02	6,786.00	-	1,267.00	26,141.02
TOTAL DIRECT BILLS ASSESSED	18	18,088.02	6,786.00	-	1,267.00	26,141.02
NET TAX ROLL ASSESSED	1,332	1,081,022.94	405,560.71	373,604.88	2,043,094.06	3,903,282.58
FUNDING AGREEMENT PER BUDGET		-			-	-
TOTAL ASSESSED	1,350	1,099,110.96	412,346.71	373,604.88	2,044,361.06	3,929,423.60

DUE / RECEIVED	BALANCE DUE	SERIES 2016A-1 DEBT SERVICE PAID	SERIES 2016A-2 DEBT SERVICE PAID	SERIES 2016A-3 DEBT SERVICE PAID	O&M PAID	TOTAL PAID
EAGLE LANDING - UNITS (1)	13,070.51	9,044.01	3,393.00	-	633.50	13,070.51
DIRECT BILLS DUE / RECEIVED	13,070.51	9,044.01	3,393.00	-	633.50	13,070.51
TAX ROLL DUE / RECEIVED	721,582.78	881,178.95	330,586.47	304,538.17	1,665,396.21	3,181,699.80
FUNDING AGREEMENT RECEIVED	-	-	-	-	-	-
TOTAL DUE / RECEIVED	734,653.29	890,222.96	333,979.47	304,538.17	1,666,029.71	3,194,770.31

(1) Assessments are due 50% by 12/1/18, 25% by 2/1/19 and 25% by 5/1/19

SUMMARY OF TAX ROLL RECEIPTS						
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	TOTAL RECEIVED	SERIES 2016A-1 DEBT RECEIPTS	SERIES 2016A-2 DEBT RECEIPTS	SERIES 2016A-3 DEBT RECEIPTS	O&M RECEIPTS
1	11/14/2018	57,655.04	15,967.69	5,990.50	5,518.48	30,178.37
2	11/30/2018	926,625.45	256,631.01	96,278.67	88,692.47	485,023.30
3	12/10/2018	1,951,481.47	540,467.21	202,763.75	186,787.14	1,021,463.37
4	12/19/2018	245,937.84	68,113.04	25,553.55	23,540.08	128,731.17
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL RECEIVED TAX ROLL		3,181,699.80	881,178.95	330,586.47	304,538.17	1,665,396.21

PERCENT COLLECTED	TOTAL	SERIES 2016A1-1	SERIES 2016A1-2	SERIES 2016A-3	O&M
% COLLECTED DIRECT BILL	50.00%	50.00%	50.00%	0.00%	50.00%
% COLLECTED TAX ROLL	81.51%	81.51%	81.51%	81.51%	81.51%
TOTAL PERCENT COLLECTED	81.30%	80.99%	80.99%	81.51%	81.49%

C.

South Village Community Development District

Summary of Invoices

January 8, 2019

Fund	Date	Check No.s	Amount
<i>General Fund</i>	11/1-11/30	2631-2660	\$ 35,449.59
<i>Capital Reserve</i>	11/1-11/30	60-61	\$ 7,962.64
Total Invoices for Approval			\$ 43,412.23

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 12/21/18

PAGE 1

*** CHECK DATES 11/01/2018 - 11/30/2018 ***

SOUTH VILLAGE CDD - GENERAL
BANK A SOUTH VILLAGE CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/05/18	00045	10/15/18 101518	201810 320-57200-34500		*	✓ 90.00	
		SECURITY 10/1-10/15					
		10/31/18 103118	201810 320-57200-34500		*	✓ 209.00	
		SECURITY 10/16-10/31					
				CLAY COUNTY SHERIFF'S OFFICE			299.00 002631
11/05/18	00125	10/31/18 36500	201810 310-51300-51000		*	149.09	
		2 PLAQUES, CROSS/POOLE					
				CROWN TROPHY			149.09 002632
11/05/18	00050	10/31/18 103118	201810 320-57200-34500		*	✓ 300.00	
		SECURITY 10/15-10/31					
				JEFFREY DEESE			300.00 002633
11/05/18	00005	10/01/18 72331	201810 310-51300-54000		*	175.00	
		SPECIAL DISTRICT FEE FY19					
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 002634
11/05/18	00003	10/23/18 63461294	201810 310-51300-42000		*	32.93	
		DELIVERIES THRU 10/23					
		10/30/18 63532462	201810 310-51300-42000		*	33.01	
		DELIVERIES THRU 10/30					
				FEDEX			65.94 002635
11/05/18	00098	9/26/18 5788	201809 310-51300-31100		*	500.00	
		SEP 18 - ENGINEERING SVCS					
				HADDEN ENGINEERING, INC.			500.00 002636
11/05/18	00140	10/15/18 101518	201810 320-57200-34500		*	150.00	
		SECURITY - 10/1-10/15					
		10/31/18 103118	201810 320-57200-34500		*	300.00	
		SECURITY 10/16-10/31					
		10/15/18 101518	201810 320-57200-34500		V	150.00-	
		SECURITY - 10/1-10/15					
		10/31/18 103118	201810 320-57200-34500		V	300.00-	
		SECURITY 10/16-10/31					
				JEFFREY R HOLMES			.00 002637
11/05/18	00142	10/15/18 101518	201810 320-57200-34500		*	300.00	
		SECURITY 10/1-10/15					
		10/15/18 101518	201810 320-57200-34500		V	300.00-	
		SECURITY 10/1-10/15					
				RUDOLPH VALENTINO JACKSON, JR			.00 002638
11/05/18	00063	10/22/18 392448	201810 320-57200-46800		*	2,166.00	
		OCT 18- WATER MGMT SVCS					

SVIL SOUTH VILLAGE PPWERS

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 12/21/18

PAGE 2

*** CHECK DATES 11/01/2018 - 11/30/2018 ***

SOUTH VILLAGE CDD - GENERAL
BANK A SOUTH VILLAGE CDD

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/01/18		395707	2018	11	320-57200-46800				*	2,166.00	
		NOV 18 - WATER MGMT SVCS									
								THE LAKE DOCTORS, INC.			4,332.00 002639
11/05/18	00121	10/15/18	101518	2018	10	320-57200-34500			*	450.00	
								SECURITY 10/1-10/15			
		10/31/18	103118	2018	10	320-57200-34500			*	121.00	
								SECURITY 10/16-10/31			
		10/15/18	101518	2018	10	320-57200-34500			V	450.00-	
								SECURITY 10/1-10/15			
		10/31/18	103118	2018	10	320-57200-34500			V	121.00-	
								SECURITY 10/16-10/31			
								RYAN LUNSFORD			.00 002640
11/05/18	00137	10/31/18	103118	2018	10	320-57200-34500			*	90.00	
								SECURITY 10/16-10/31			
								MATTHEW MCREE			90.00 002641
11/05/18	00076	11/01/18	10695	2018	11	320-57200-46200			*	12,582.34	
								NOV 18 - LANDSCAPE MAINT			
								TREE AMIGOS OUTDOOR SERVICES			12,582.34 002642
11/08/18	00045	9/30/18	093018	2018	09	320-57200-34500			*	200.00	
								SECURITY 9/16-9/30			
								CLAY COUNTY SHERIFF'S OFFICE			200.00 002643
11/08/18	00050	9/30/18	093018	2018	09	320-57200-34500			*	300.00	
								SECURITY 9/16-9/30			
								JEFFREY DEESE			300.00 002644
11/08/18	00140	10/31/18	103118	2018	11	320-57200-34500			*	150.00	
								SECURITY 10/16-10/31			
								JEFFREY R HOLMES			150.00 002645
11/08/18	00142	9/30/18	093018	2018	09	320-57200-34500			*	150.00	
								SECURITY 9/16-9/30			
								RUDOLPH VALENTINO JACKSON, JR			150.00 002646
11/08/18	00121	10/31/18	103118	2018	11	320-57200-34500			*	300.00	
								SECURITY 10/16-10/31			
								RYAN LUNSFORD			300.00 002647
11/08/18	00137	9/30/18	093018	2018	09	320-57200-34500			*	150.00	
								SECURITY 9/16-9/30			
								MATTHEW MCREE			150.00 002648
								SVIL SOUTH VILLAGE PPOWERS			

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 12/21/18

PAGE 3

*** CHECK DATES 11/01/2018 - 11/30/2018 ***

SOUTH VILLAGE CDD - GENERAL
BANK A SOUTH VILLAGE CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/16/18	00045	11/15/18 111518	201811 320-57200-34500	SECURITY 11/1-11/15	*	✓ 90.00	
				CLAY COUNTY SHERIFF'S OFFICE			90.00 002649
11/16/18	00050	11/15/18 111518	201811 320-57200-34500	SECURITY - 11/1-11/15	*	✓ 300.00	
				JEFFREY DEESE			300.00 002650
11/16/18	00140	10/15/18 101518	201811 320-57200-34500	SECURITY - 10/1-10/15	*	✓ 150.00	
				JEFFREY R HOLMES			150.00 002651
11/16/18	00142	11/15/18 111518	201811 320-57200-34500	SECURITY 11/1-11/15	*	✓ 150.00	
				RUDOLPH VALENTINO JACKSON, JR			150.00 002652
11/16/18	00121	11/15/18 111518	201811 320-57200-34500	SECURITY - 11/1-11/15	*	✓ 450.00	
				RYAN LUNSFORD			450.00 002653
11/26/18	00038	10/31/18 10312018	201810 320-57200-34100	OCT 18 - WATER SERVICES	*	3,713.96	
				CLAY COUNTY UILITY AUTHORITY			3,713.96 002654
11/26/18	00031	11/02/18 5875489	201810 320-57200-43000	OCT 18 - ELECTRIC SERVICE	*	1,517.04	
		11/02/18 5929377	201810 320-57200-43000	OCT 18 - ELECTRIC SERVICE	*	101.00	
		11/02/18 6474431	201810 320-57200-43000	OCT 18 - ELECTRIC SERVICE	*	54.00	
				CLAY ELECTRIC COOPERATIVE, INC.			1,672.04 002655
11/26/18	00016	11/02/18 AUG-OCT1	201810 320-57200-34100	SVCD CONTRACT-LABOR OCT18	*	1,803.14	
				EL AMENITIES MANAGEMENT			1,803.14 002656
11/26/18	00003	11/06/18 63605308	201811 310-51300-42000	DELIVERIES THRU 11/6/18	*	30.06	
		11/13/18 63677359	201811 310-51300-42000	DELIVERIES THRU 11/13/18	*	65.30	
				FEDEX			95.36 002657
11/26/18	00018	11/01/18 233	201811 310-51300-34000	NOV 18 - MGMT FEES	*	3,750.00	
		11/01/18 233	201811 310-51300-35100	NOV 18 - COMPUTER TIME	*	83.33	

SVIL SOUTH VILLAGE PPOWERS

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/21/18
 *** CHECK DATES 11/01/2018 - 11/30/2018 *** SOUTH VILLAGE CDD - GENERAL
 BANK A SOUTH VILLAGE CDD

PAGE 4

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/01/18	233	201811 310-51300-31300			*	416.67	
		NOV 18 - DISSEMINATION					
11/01/18	233	201811 310-51300-51000			*	7.66	
		NOV 18 - OFFICE SUPPLIES					
11/01/18	233	201811 310-51300-42000			*	52.93	
		NOV 18 - POSTAGE					
11/01/18	233	201811 310-51300-42500			*	89.40	
		NOV 18 - COPIES/PRINTS					
11/01/18	233	201811 310-51300-41000			*	148.48	
		NOV 18 - TELEPHONE SVC					
GOVERNMENTAL MANAGEMENT SERVICES						4,548.47	002658
11/26/18	00013	10/31/18 103682	201809 310-51300-31500		*	2,187.25	
		SEPT 18 - ATTORNEY FEES					
HOPPING GREEN & SAMS						2,187.25	002659
11/26/18	00037	7/25/18 5066679-	201807 310-51300-32300		*	546.00	
		BALANCE OF INV# 5066679					
U.S. BANK						546.00	002660
TOTAL FOR BANK A						35,449.59	
TOTAL FOR REGISTER						35,449.59	

SVIL SOUTH VILLAGE PPOWERS



www.crowntrophy.com

11792 San Jose Blvd
Jacksonville, FL 32223

Invoice 36500

Order Date: 10/31/2018

Phone #: (904) 260-4871

email:
crownjacksonville@gmail.com

Bill To
GMS Sarah Sweeting 940-5850 x 402

Ship To
Governmental Management Services South Village Community Dev. Dist. Sarah Sweeting 475 West Town Place Suite 114

S.O. No.	P.O. No.	Terms	Order Due Date	Delivery/Comments
10655			11/1/2018	UPS

Quantity	Order #	Crown #	Description	Rate	Amount
2	RW600		8" x 10" Rosewood Piano Finish Plaque with Metal Frame ENGR: *Repeat Design Setup - See attached template ENG: Gary Cross - Eagle Landing Bobby Poole - Eagle Landing	65.00	130.00
1	SHIPPING OUT...		SHIPPING CHARGES OUTBOUND for 4 Plaques on three sales orders: SO #10653, 10654, 10655 Attn: Sarah Sweeting Governmental Management Services 475 West Town Place - Suite 114 St. Augustine, FL 32092	9.56	9.56
1	Proof		Proof Design Emailed for Approval to: ssweeting@gmsnf.com	9.53	9.53

*A \$25 fee will be charged on all returned checks.
All Sales are FINAL - No Returns or Refunds
10% Late Fee Charged on Accounts >30 Days Past Due*

THANK YOU FOR SELECTING CROWN TROPHY!
Visit Our Websites:
www.CrownTrophy.com ~ www.SignsByCrown.com

Subtotal	\$149.09
Sales Tax (7.0%)	\$0.00
Total	\$149.09
Payments/Credits	\$0.00
Balance Due	\$149.09

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2018/2019 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 72331			Date Invoiced: 10/01/2018
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/03/2018: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



South Village Community Development District
 Ms. Katie S. Buchanan
 Hopping Green & Sams, P.A.
 119 South Monroe Street, Suite 300 ✓
 Tallahassee, FL 32301 ✓

- 2. Telephone: (850) 222-7500 ✓
- 3. Fax: (850) 224-8551 ✓
- 4. Email: KatieB@HGSLaw.com ✓
- 5. Status: Independent ✓
- 6. Governing Body: Elected ✓
- 7. Website Address: www.southvillagecdd.com ✓
- 8. County(ies): Clay ✓
- 9. Function(s): Community Development ✓
- 10. Boundary Map on File: 10/23/2003
- 11. Creation Document on File: 10/23/2003
- 12. Date Established: 04/28/2003 ✓
- 13. Creation Method: Local Ordinance ✓
- 14. Local Governing Authority: Clay County ✓
- 15. Creation Document(s): County Ordinances 2003-36, 2004-67, and 2016-22 ✓
- 16. Statutory Authority: Chapter 190, Florida Statutes ✓
- 17. Authority to Issue Bonds: Yes ✓
- 18. Revenue Source(s): Assessments, Other ✓
- 19. Most Recent Update: 10/30/2017

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: Katie S. Buchanan Date: 11/2/18

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

- 1. This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
- 2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
- 3. This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2016/2017 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.



Invoice Number	Invoice Date	Account Number	Page
6-353-24627	Oct 30, 2018		1 of 2

Billing Address:

GOVTL MGMT/SOUTH VILLAGE COMM
5385 N NOB HILL RD
FORT LAUDERDALE FL 33351

Shipping Address:

GOVTL MGMT/SOUTH VILLAGE COMM
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

Invoice Questions?**Contact FedEx Revenue Services**

Phone: 800.622.1147
M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST
Internet: fedex.com

Invoice Summary**FedEx Express Services**

Total Charges	USD	\$33.01
TOTAL THIS INVOICE	USD	\$33.01

Other discounts may apply.

3

FedEx News!

Your FedEx invoice has been enhanced to provide you additional details and make it easier to read. For more information regarding the changes, please go to fedex.com/invoiceupdates. If you have any questions, please contact the FedEx Revenue Services Department at 1.800.622.1147. Thank you for using FedEx. - FedEx Revenue Services Department. If you need to request a billing adjustment for any reason, please go to fedex.com/billingadjustment.

Detailed descriptions of surcharges can be located at fedex.com

Invoice Number	Invoice Date	Account Number	Page
6-353-24627	Oct 30, 2018		2 of 2

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Oct 22, 2018 Cust. Ref.: South Village Ref.#2:
 Payor: Third Party Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 9.00% to this shipment.
- Distance Based Pricing, Zone 3
- Package sent from: 33312 zip code

Automation	INET	Sender	Recipient
Tracking ID	773536624426	Patti Powers	Brittany Gillard
Service Type	FedEx Priority Overnight	GMS-SF, LLC	Clay County Sheriffs Office
Package Type	FedEx Envelope	5701 N Pine Island Road	901 N ORANGE AVE
Zone	03	FORT LAUDERDALE FL 33321 US	GREEN COVE SPRINGS FL 32043 US
Packages	1		
Rated Weight	N/A		
Delivered	Oct 23, 2018 09:34	Transportation Charge	27.58
Svc Area	A5	Fuel Surcharge	2.73
Signed by	R.COLEMEN	DAS Comm	2.70
FedEx Use	000000000/197/_	Total Charge	USD \$33.01

Third Party Subtotal	USD	\$33.01
Total FedEx Express	USD	\$33.01



Invoice Number	Invoice Date	Account Number	Page
6-346-12949	Oct 23, 2018		1 of 2

Billing Address:

GOVTL MGMT/SOUTH VILLAGE COMM
5385 N NOB HILL RD
FORT LAUDERDALE FL 33351

Shipping Address:

GOVTL MGMT/SOUTH VILLAGE COMM
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

Invoice Questions?**Contact FedEx Revenue Services**

Phone: 800.622.1147

M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST

Internet: fedex.com

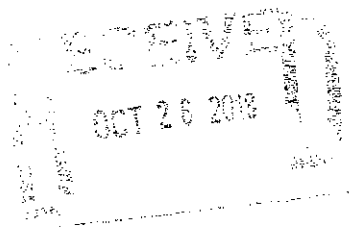
Invoice Summary**FedEx Express Services**

Total Charges USD \$32.93

TOTAL THIS INVOICE USD \$32.93

Other discounts may apply.

3

**FedEx News!**

Your FedEx invoice has been enhanced to provide you additional details and make it easier to read. For more information regarding the changes, please go to fedex.com/invoiceupdates. If you have any questions, please contact the FedEx Revenue Services Department at 1.800.622.1147. Thank you for using FedEx. - FedEx Revenue Services Department. If you need to request a billing adjustment for any reason, please go to fedex.com/billingadjustment.

Descriptions of surcharges can be located at fedex.com

Invoice Number	Invoice Date	Account Number	Page
6-346-12949	Oct 23, 2018		2 of 2

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Oct 12, 2018 Cust Ref: South Village Ref #2:
 Payor: Third Party Ref #3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 8.75% to this shipment.
- Distance Based Pricing, Zone 3
- Package sent from: 33312 zip code

Automation	INET	Sender	Recipient
Tracking ID	773461713165	Patti Powers	Brittany Gillard
Service Type	FedEx Priority Overnight	GMS-SF, LLC	Clay County Sheriffs Office
Package Type	FedEx Envelope	5701 N Pine Island Road	901 N ORANGE AVE
Zone	03	FORT LAUDERDALE FL 33321 US	GREEN COVE SPRINGS FL 32043 US
Packages	1		
Rated Weight	N/A		
Delivered	Oct 15, 2018 09:41	Transportation Charge	27.58
Svc Area	A5	Fuel Surcharge	2.65
Signed by	R.COLEMEN	DAS Comm	2.70
FedEx Use	000000000/197/	Total Charge	USD \$32.93
Third Party Subtotal			USD \$32.93
Total FedEx Express			USD \$32.93



HADDEN ENGINEERING, INC.

(904) 269-9999
POST OFFICE BOX 9509
FLEMING ISLAND, FL 32006

Invoice

Sent 10/23/18

DATE	INVOICE #
9/26/2018	5788

BILL TO
Jim Oliver South Village CDD 475 West Town Place, Suite 114 World Golf Village St. Augustine, FL 32092

PERIOD COVERED
August 21 - September 25, 2018

PROJECT NO.	PROJECT
HEI-14201	SVCDD

DESCRIPTION	HOURS	RATE	AMOUNT
SOUTH VILLAGE CDD ENGINEER Engineering Services - SVCDD Meeting on 09/11/18 <i>qsb</i>	4	125.00	500.00
PAYMENT IS DUE FOR SERVICES RENDERED UPON RECEIPT		Total	\$500.00

THANK YOU FOR YOUR BUSINESS!

[Signature]



3543 State Road 419, Winter Springs, FL 32708
PH: 800-666-5253

INVOICE

Invoice #	392448
Account #	719371
Invoice Date	10/22/2018
Due Date	11/1/2018
Rep	ERW

Bill To
SOUTH VILLAGE CDD GMS 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FL 32092

Invoice Questions: Lakes@lakedoctors.com Payment Questions: Payments@lakedoctors.com

P.O. No.	Terms	Invoice Date Reflects Month of Service Provided
	NET 10 DAYS	
Item	Description	Amount
	Monthly Water Mgmt Serv-R	2,166.00
	<i>General Fund Lake-Contract \$2166.00 Monthly Payment 63 21,468</i>	
Customer Total Balance \$4,332.00		
Total Invoice		\$2,166.00

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please visit www.lakedoctors.com for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
SOUTH VILLAGE CDD GMS 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FL 32092

Amount Enclosed

Invoice #	392448
Account #	719371
Date	10/22/2018

Go Green! Contact us at Payments@lakedoctors.com to have your invoices emailed.

For address and contact updates, please email us at Frontdesk@lakedoctors.com.

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708



IF PAYING BY CREDIT CARD, FILL OUT BELOW
Mastercard Visa American Express
Card #
Card Verification #
Exp. Date #
Print Name
Billing Address: Check box if same as above
Signature



The Lake Doctors, Inc.
Aquatic Management Services

3543 State Road 419, Winter Springs, FL 32708
PH: 800-666-5253

INVOICE

Invoice #	395707
Account #	719371
Invoice Date	11/1/2018
Due Date	11/11/2018
Rep	ERW

Invoice Questions:
Lakes@lakedoctors.com
Payment Questions:
Payments@lakedoctors.com

Bill To
SOUTH VILLAGE CDD GMS 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FL 32092

P.O. No.	Terms	Invoice Date Reflects Month of Service Provided
	NET 10 DAYS	
Item	Description	Amount
	Monthly Water Mgmt Serv-R	2,166.00
	<i>General Fund Lake - Contract \$2166.00 Matthew Firth</i>	<i>63 32.468</i>
Customer Total Balance		\$4,332.00
Total Invoice		\$2,166.00

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please visit www.lakedoctors.com for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
SOUTH VILLAGE CDD GMS 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FL 32092

Amount Enclosed

Invoice #	395707
Account #	719371
Date	11/1/2018

Go Green! Contact us at Payments@lakedoctors.com to have your invoices emailed.

For address and contact updates, please email us at Frontdesk@lakedoctors.com.

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708



IF PAYING BY CREDIT CARD, FILL OUT BELOW		
<input type="checkbox"/> Mastercard	<input type="checkbox"/> Visa	<input type="checkbox"/> American Express
Card #		
Card Verification #		
Exp. Date #		
Print Name		
Billing Address:	<input type="checkbox"/> Check box if same as above	
Signature		



Invoice

Invoice#: 10695

Date: 11/01/2018

Billed To: South Village CDD
2105 Harbor Lake Drive
Fleming Island FL 32003

Project: Eagle Landing
3973 Eagle Landing Parkway
Orange Park FL

Description	Quantity	Price	Ext Price
To invoice you for maintenance services for the month of November 2018	1.00	12,582.34	12,582.34

Notes:

Invoice Total: \$12,582.34

General Fund
Landscape- Contract
#12,582.34
[Signature]

76
320-462

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/21/18

PAGE 1

*** CHECK DATES 11/01/2018 - 11/30/2018 ***

CAPITAL RESERVE FUND
BANK C SOUTH VILLAGE CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/05/18	00034	10/29/18 65746	201810 320-53800-60000		CREDIT CARD VERIF SOFTWARE	*	1,125.00	
					TALBOT AND ASSOCIATES, INC.			1,125.00 000060
11/05/18	00025	10/10/18 1008613	201810 300-13100-10100		TABLE & CHAIRS	*	6,837.64	
					TEXACRAFT			6,837.64 000061
TOTAL FOR BANK C							7,962.64	
TOTAL FOR REGISTER							7,962.64	

Reimburse CRF from Series 2016

SVIL SOUTH VILLAGE PPOWERS

Invoices submitted by CCSO

Eagle Landing SECURITY INVOICE SEPTEMBER 16-30, 2018								
10/01/18								
LOCATION	DATE	START	END	HOURS	RATE	AMOUNT	DEPUTY	INDIVIDUAL TOTAL
Eagle Landing	09/21/18	1700	2200	5.00	\$30.00	\$150.00		
Eagle Landing	09/29/18	1200	1700	5.00	\$30.00	\$150.00	JEFF DEESE ✓	\$300.00
Eagle Landing	09/24/18	1800	2300	5.00	\$30.00	\$150.00	MATTHEW MCREE ✓	\$150.00
Eagle Landing	09/19/18	1800	2300	5.00	\$30.00	\$150.00	RUDOLPH JACKSON ✓	\$150.00
Eagle Landing	09/22/18	1800	2300	5.00	\$30.00	\$150.00	RYAN LUNSFORD	\$150.00
Clay County Sheriff's Office scheduling fee				5	\$25.00	\$125.00		\$125.00
Clay County Sheriff's Office agency fee				25.00	\$3.00		Clay County Sheriff's Office	\$75.00
Invoice total								\$950.00

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O Alyssa Rosenbaum.

**Eagle Landing
SECURITY INVOICE OCTOBER 1-15, 2018**

10/15/18

LOCATION	DATE	START	END	HOURS	RATE	AMOUNT	DEPUTY	INDIVIDUAL TOTAL
Eagle Landing	10/03/18	1700	2200	5.00	\$30.00	\$150.00	✓ JEFFREY HOLMES	\$150.00 140
Eagle Landing	10/08/18	1800	2300	5.00	\$30.00	\$150.00		
Eagle Landing	10/13/18	1800	2300	5.00	\$30.00	\$150.00	RUDOLPH JACKSON	\$300.00 142
Eagle Landing	10/05/18	1800	2300	5.00	\$30.00	\$150.00		
Eagle Landing	10/06/18	1800	2300	5.00	\$30.00	\$150.00		
Eagle Landing	10/12/18	1800	2300	5.00	\$30.00	\$150.00	RYAN LUNSFORD	\$450.00 121
Clay County Sheriff's Office scheduling fee						\$0.00		\$0.00
Clay County Sheriff's Office agency fee				30.00	\$3.00		Clay County Sheriff's Office	\$90.00 145
Invoice total								\$990.00

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O Alyssa Rosenbaum.

11/1/18 11:05 AM

**Eagle Landing
SECURITY INVOICE OCTOBER 16-31, 2018**

11/01/18

LOCATION	DATE	START	END	HOURS	RATE	AMOUNT	DEPUTY	INDIVIDUAL TOTAL	
Eagle Landing	10/17/18	1645	2145	5.00	\$30.00	\$150.00			
Eagle Landing	10/22/18	1645	2145	5.00	\$30.00	\$150.00	JEFFREY HOLMES	\$300.00	nk
Eagle Landing	10/26/18	1100	1600	5.00	\$30.00	\$150.00			
Eagle Landing	10/27/18	2200	0300	5.00	\$30.00	\$150.00	JEFF DEESE	\$300.00	50
Eagle Landing	10/23/18	2000	2300	3.00	\$30.00	\$90.00	MATTHEW MCREE	\$90.00	13
Eagle Landing	10/30/18	1800	2300	5.00	\$30.00	\$150.00	RYAN LUNS福德	\$150.00	12
Clay County Sheriff's Office scheduling fee				5	\$25.00	\$125.00		\$125.00	
Clay County Sheriff's Office agency fee				28.00	\$3.00	\$84.00	Clay County Sheriff's Office	\$84.00	45

Invoice total \$749.00

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O Alyssa Rosenbaum.

11/1/18 11:05 AM

**Eagle Landing
SECURITY INVOICE NOVEMBER 1-15, 2018**

11/15/18

LOCATION	DATE	START	END	HOURS	RATE	AMOUNT	DEPUTY	INDIVIDUAL TOTAL
Eagle Landing	11/14/18	1800	2300	5.00	\$30.00	\$150.00	✓ RUDOLPH JACKSON	\$150.00 142
Eagle Landing	11/02/18	1800	2300	5.00	\$30.00	\$150.00		
Eagle Landing	11/03/18	1800	2300	5.00	\$30.00	\$150.00		
Eagle Landing	11/10/18	1800	2300	5.00	\$30.00	\$150.00	RYAN LUNSFORD	✓ \$450.00 121
Eagle Landing	11/05/18	1700	2200	5.00	\$30.00	\$150.00		
Eagle Landing	11/09/18	2230	0330	5.00	\$30.00	\$150.00	JEFFREY DEESE	✓ \$300.00 9
Clay County Sheriff's Office scheduling fee						\$0.00		\$0.00
Clay County Sheriff's Office agency fee				30.00	\$3.00		Clay County Sheriff's Office	\$90.00 ✓

Invoice total \$990.00 45

Make all checks payable to Deputy name and mail to the Sheriff's Office C/O Alyssa Rosenbaum.

+ 150
to Holmes
101-10115
VOID at #140
2637

	Invoiced			
	9/16-9/30	10/1-10/15	10/16-10/31	
Deese	\$ 300.00	\$ -	\$ 300.00	\$ 600.00
McRee	\$ 150.00	\$ -	\$ 90.00	\$ 240.00
Jackson	\$ 150.00	\$ 300.00	\$ -	\$ 450.00
Lunsford	\$ 150.00	\$ 450.00	\$ 150.00	\$ 750.00
Holmes	\$ -	\$ 150.00	\$ 300.00	\$ 450.00

	Paid			
	9/16-9/30	10/1-10/15	10/16-10/31	
	\$ -		\$ 300.00	\$ 300.00
			\$ 90.00	\$ 90.00
	\$ -	\$ 300.00	\$ -	\$ 300.00
		\$ 450.00		\$ 450.00
		\$ 300.00	\$ -	\$ 300.00

(Due)/Overpaid

\$ (300.00)

\$ (150.00)

\$ (150.00)

\$ (300.00)

\$ (150.00)

Reconcile Lunsford/Holmes