THIS PLAN HAS BEEN AMENDED.
SEE INSIDE FRONT COVER

Third Amendment to the Second Amended and Restated Offering Plan for THE VILLAGES (aka Amendment No. 41)

Dated: March 12, 2021

3619 Kiessel Road
The Villages, Florida 32163

This is the Third Amendment to the Second Amended and Restated Offering Plan (aka Amendment No. 41) for The Villages. The initial Offering Plan was accepted for filing on June 6, 1988 and amended on June 20, 1989 (Amendment No. 1), March 29, 1990 (Amendment No. 2), June 13, 1990 (Amendment No. 3), May 22, 1991 (Amendment No. 4), September 30, 1991 (Amendment No. 5), October 6, 1992 (Amendment No. 6), February 16, 1993 (Amendment No. 7), August 19, 1993 (Amendment No. 8), May 25, 1994 (Amendment No. 9), May 30, 1995 (Amendment No. 10), March 15, 1996 (Amendment No. 11), June 10, 1997 (Amendment No. 12), December 17, 1998 (Amendment No. 13), February 5, 2002 (Amendment No. 14), January 8, 2003 (Amendment No. 15), August 21, 2003 (Amendment No. 16), December 2, 2003 (Amendment No. 17), May 13, 2004 (Amendment No. 18), July 2, 2004 (Amendment No. 19), November 23, 2005 (Amendment No. 20), April 24, 2006 (Amendment No. 21), April 19, 2007 (Amendment No. 22), and May 8th, 2008 (Amendment No. 23), and thereby Amended and Restated on March 15, 2010 as the foregoing amendments are more particularly summarized in the Amended and Restated Offering Plan (Amendment No. 24), which was amended on June 3, 2011 (Amendment No. 25), November 3, 2011 (Amendment No. 26), June 25, 2012 (Amendment No. 27), May 1, 2013 (Amendment No. 28), November 4, 2013 (Amendment No. 29), September 12, 2014 (Amendment No. 30), April 1, 2015 (Amendment No. 31), September 11, 2015 (Amendment No. 32), March 8, 2016 (Amendment No. 33), August 24, 2016 (Amendment No. 34), September 20, 2017 (Amendment No. 35), February 22, 2018 (Amendment 36), July 17, 2018 (Amendment No. 37), and Amended and Restated on February 5, 2019 in the Second Amended and Restated Offering Plan (Amendment No. 38), which was amended on December 7, 2019 in the First Amendment to the Second Amended and Restated Offering Plan (Amendment No. 39), which was amended in the Second Amendment to the Second Amended and Restated Offering Plan (Amendment No. 40), which is now amended by this Third Amendment to the Second and Restated Offering Plan (Amendment No. 41) as follows:

1. UPDATE TO LISTING OF HOMESITES/LOTS AVAILABLE

This Amendment No. 41 (or "41st Amendment") adds the following additional sections to the Second Amended and Restated Offering Plan for The Villages:

Section	No. of Lots
Villages of Southern Oaks – Unit 49 – Lots 1-130	95 Lots
Villages of Southern Oaks – Unit 50 – Lots 1-99	99 Lots
Villages of Southern Oaks – Unit 51 – Lots 1-138	96 Lots
Villages of Southern Oaks – Unit 52 – Lots 1-103	89 Lots
Villages of Southern Oaks – Unit 53 – Lots 1-71	71 Lots
Villages of Southern Oaks – Unit 54 – Lots 1-60	60 Lots
Villages of Southern Oaks – Unit 55 – Lots 1-51	51 Lots
Villages of Southern Oaks – Unit 56 – Lots 1-127	127 Lots
Villages of Southern Oaks – Unit 57 – Lots 1-91	91 Lots
Villages of Southern Oaks – Unit 62 – Lots 1-63	63 Lots
Villages of Southern Oaks – Unit 63 – Lots 1-59	59 Lots
Villages of Southern Oaks – Unit 64 – Lots 1-47	47 Lots
Villages of Southern Oaks – Unit 65 – Lots 1-56	56 Lots
Villages of Southern Oaks – Unit 66 – Lots 1-56	56 Lots
Villages of Southern Oaks – Unit 67 – Lots 1-62	62 Lots
Villages of Southern Oaks – Unit 70 – Lots 1-83	83 Lots
Villages of Southern Oaks – Unit 71 – Lots 1-212	212 Lots
Villages of Southern Oaks – Unit 72 – Lots 1-50	50 Lots
Total New Lots	**1,558 Lots**

All of the new Lots are located within CDD 13 and are situated on a total of 1,304.33 acres.

Plats of the new Lots and the Declaration of Covenants, Conditions and Restrictions relating to each of the new sections are available in the sales office of The Villages and on file in the Office of the New York State Attorney General, Real Estate Finance Bureau.

The Lots listed below are all of the Lots currently available for sale in The Villages. Lots are sold by either The Villages of Lake-Sumter, Inc. ("VLS") or The Villages Land Company, LLC ("VLC"). VLS and VLC are together referred to as the "Sponsor". Other than a few legacy lots which are not within a numbered CDD, lots are only currently being sold in CDD 8, CDD 10, CDD 12 and CDD 13. This list is subject to change as Lots are sold and new sections are added. All Lots are sold with a completed home or with a construction contract upon which a home will be built of a specific model selected by the Purchaser:

UNIT	LOT NUMBERS	LOT NUMBER AVAILABLE PER SECTION	SPONSOR OFFERING LOTS
LAKE COUNTY – UNITS AND VILLAS			
Unit 7	1-394	6	VLS
Total Lake County Units and Villas			**6**

UNIT	LOT NUMBERS	LOT NUMBER AVAILABLE PER SECTION	SPONSOR OFFERING LOTS
SUMTER COUNTY CDD #8 UNITS AND VILLAS			
Unit 828 – Cabana's @ Creekside Landing	1-182	6	VLS
Total Sumter County CDD #8 Units and Villas			**6**
SUMTER COUNTY CDD #10 UNITS AND VILLAS			
Unit 969 - Alden Bungalows	1-180	75	VLS
Total Sumter County CDD #10 Lots and Villas			**75**
SUMTER COUNTY CDD #12 UNITS AND VILLAS (Villages of Southern Oaks)			
Unit 9	1-139	1	VLS
Unit 25	1-103	8	VLC
Unit 26	1-76	7	VLC
Unit 27	1-36	1	VLC
Unit 30	1-14	3	VLC
Unit 30A	1-27	6	VLC
Unit 31	1-130	1	VLC
Unit 32	1-69	5	VLC
Unit 36	1-111	1	VLC
Unit 40	1-112	2	VLC
Unit 43	1-99	19	VLC
Unit 728 - Ava Villas	1-59	6	VLC
Unit 729 - Marja Villas	1-53	23	VLC
Unit 730 – Tate-Gregory Villas	1-67	1	VLC
Total Sumter County CDD #12 Units and Villas			**84**
SUMTER COUNTY CDD #13 UNITS AND VILLAS			
Unit 44	1-102	30	VLC
Unit 44A	1-57	20	VLC
Unit 45	1-113	4	VLC
Unit 46	1-230	64	VLC
Unit 47	1-135	44	VLC
Unit 48	1-130	87	VLC
Unit 49	1-130	95	VLC

UNIT	LOT NUMBERS	LOT NUMBER AVAILABLE PER SECTION	SPONSOR OFFERING LOTS
Unit 50	1-99	99	VLC
Unit 51	1-138	96	VLC
Unit 52	1-103	89	VLC
Unit 53 – St. Catherine Cottages	1-71	71	VLC
Unit 54 – St. Catherine Verandas East	1-60	60	VLC
Unit 55 – St. Catherine Verandas West	1-51	51	VLC
Unit 56	1-127	127	VLC
Unit 57	1-91	91	VLC
Unit 60 – Opal Villas	1-122	60	VLC
Unit 61 – Gracie Villas	1-36	7	VLC
Unit 62 – Byron Villas	1-63	63	VLC
Unit 63 – Branham Villas	1-59	59	VLC
Unit 64 – Fussell Villas	1-47	47	VLC
Unit 65 – Peyton Villas	1-56	56	VLC
Unit 66 – Kaolin Villas	1-56	56	VLC
Unit 67 – Kayla Villas	1-62	62	VLC
Unit 70 – Alyssa Villas	1-83	83	VLC
Unit 71	1-212	212	VLC
Unit 72 – Citrus Grove Verandas	1-50	50	VLC
Unit 79 – Hawkins Verandas South	1-86	43	VLC
Unit 80	1-52	30	VLC
Unit 81 – Camdyn Villas	1-89	81	VLC
Unit 82	1-44	25	VLC
Unit 83 – Brett Villas	1-99	99	VLC
Unit 84 – Hawkins Verandas North	1-60	60	VLC
Unit 85 – Carley Villas	1-49	49	VLC
Unit 86 – Hawkins Cottage Villas East	1-58	46	VLC
Unit 87	1-72	59	VLC

UNIT	LOT NUMBERS	LOT NUMBER AVAILABLE PER SECTION	SPONSOR OFFERING LOTS
Unit 89 – Elise Villas	1-57	25	VLC
Unit 741 – Austin Villas	1-43	1	VLC
Total Sumter County CDD #13 Units and Villas			**2,282**
CHATHAM ACRES UNITS			
Chatham Acres	1-7	1	MFP
Total Marion County Units and Villas			**1**
TOTAL NUMBER OF LOTS AVAILABLE – ALL SECTIONS			**2,454**

2. UPDATES TO PART I OF THE SECOND AMENDED AND RESTATED OFFERING PLAN

I. LISTING OF LOTS

The listing of available lots within the section entitled "Introduction" in Part I of the Second Amended and Restated Offering Plan is hereby replaced with the listing of available lots set forth above.

II. ASSESSMENTS

The charts titled "NCDD Range of Bond Debt Assessments" and "NCDD Range of Maintenance Assessments" in the section entitled "Community Development Districts" within the *Introduction* section of Part I of the Second Amended and Restated Offering Plan is hereby replaced with the following:

NCDD Range of Bond Debt Assessments

CDD Number	Low	Average	High
CDD 8	$714.15	$1,289.31	$3,333.90
CDD 10	$769.77	$1,573.19	$3,598.32
CDD 12	$822.69	1,543.80	$2,806.60
CDD 13	$1,062.06	$1,739.26	$2,551.90

NCDD Range of Maintenance Assessments

CDD Number	Low	Average	High
CDD 8	$311.92	$569.39	$1,452.60
CDD 10	$261.43	$511.51	$1,106.40
CDD 12	$345.97	$600.05	$1,038.83
CDD 13	$324.85	$532.14	$1,066.66

The above charts list updated Bond Debt Assessments and Maintenance Assessments in only those CDDs where Lots are currently for sale.

III. DEVELOPMENT AGREEMENTS

The discussion of Development Agreements beginning on page 15 of the section entitled *Introduction* in Part I of the Second Amended and Restated Offering Plan is revised in relevant part to update the current status of VLC's Development Agreement with the City of Wildwood (referred to as "VOSO"). The VOSO Development Agreement has been amended multiple times since the original approval with the currently approved Development Agreement, being referred to as VOSO 7, and VOSO 8 is currently in the process of being implemented. Amendment #8 is being planned and is expected to be approved in August 2021.

Additionally, the VLC's Development Agreement with the City of Leesburg (referred to as "VOWL") has been amended multiple times since the original approval with the currently approved Development Agreement, being referred to as VOWL 4. VOWL 4 will likely become effective on February 7, 2021. Additional amendments of the VOSO and VOWL Development Agreements are likely.

IV. RECREATION CENTERS

The section entitled "Recreation Centers" within the *Description of Common Areas and Facilities* section of Part I of the Second Amended and Restated Offering Plan is hereby updated to account for additional recreational facilities that have been constructed within The Villages for use by all residents. There are currently one hundred and two (102) recreation centers with an additional nineteen (19) postal only centers that are completed or nearing completion within The Villages. Such recreation centers identified by type ("NRC" – Neighborhood Recreational Center; "RRC" – Regional Recreational Center; and "VRC" – Village Recreational Center") are listed below:

Recreation Centers	
Alden Bungalows Neighborhood Recreation Center	NRC
Amelia Neighborhood Recreation Center	NRC

Antrim Dells Neighborhood Recreation Center	NRC
Ashland Neighborhood Recreation Center	NRC
Belvedere Neighborhood Recreation Center	NRC
Blue Heron Neighborhood Recreation Center	NRC
Bonita Neighborhood Recreation Center	NRC
Bonnybrook Neighborhood Recreation Center	NRC
Bradford Neighborhood Recreation Center	NRC
Buttonwood Neighborhood Recreation Center	NRC
Calumet Grove Neighborhood Recreation Center	NRC
Caroline Neighborhood Recreation Center	NRC
Cattail Neighborhood Recreation Center	NRC
Charlotte Neighborhood Recreation Center	NRC
Chitty Chatty Neighborhood Recreation Center	NRC
Collier Neighborhood Recreation Center	NRC
Creekside Landings Neighborhood Recreation Center	NRC
Creekside Neighborhood Recreation Center	NRC
Dunedin Neighborhood Recreation Center	NRC
Duval Neighborhood Recreation Center	NRC
Dudley Canine and Archery Range Center	NRC
Fernandina Neighborhood Recreation Center	NRC
Gilchrist Neighborhood Recreation Center	NRC
Haciendas of Mission Hills Neighborhood Recreation Center	NRC
Hadley Neighborhood Recreation Center	NRC
Hawkins Neighborhood Recreation Center	NRC
Hemingway Neighborhood Recreation Center	NRC
Hillsborough Neighborhood Recreation Center	NRC
Hilltop Neighborhood Recreation Center	NRC
LaBelle Neighborhood Recreation Center	NRC
Lake Deaton Neighborhood Recreation Center	NRC
Lake Shore Cottages Neighborhood Recreation Center	NRC
Largo Neighborhood Recreation Center	NRC
Liberty Park Neighborhood Recreation Center	NRC
Lynnhaven Neighborhood Recreation Center	NRC
Mallory Square Neighborhood Recreation Center	NRC
Miona Shores Neighborhood Recreation Center	NRC
Osceola Hills Neighborhood Recreation Center	NRC
Pennecamp Neighborhood Recreation Center	NRC
Phillips Neighborhood Recreation Center	NRC
Pine Hills Neighborhood Recreation Center	NRC
Pine Ridge Neighborhood Recreation Center	NRC
Pinellas Neighborhood Recreation Center	NRC
Poinciana Neighborhood Recreation Center	NRC
Rio Grande Neighborhood Recreation Center	NRC
Sabal Chase Neighborhood Recreation Center	NRC

Sanibel Neighborhood Recreation Center	NRC
Soulliere Neighborhood Recreation Center	NRC
Spanish Moss Neighborhood Recreation Center	NRC
Springdale Neighborhood Recreation Center	NRC
St. Catherine Neighborhood Recreation Center	NRC
St. Charles Neighborhood Recreation Center	NRC
St. James Neighborhood Recreation Center	NRC
Sugar Cane Neighborhood Recreation Center	NRC
Summerhill Neighborhood Recreation Center	NRC
Sunset Pointe Neighborhood Recreation Center	NRC
Swallowtail Neighborhood Recreation Center	NRC
Tall Trees Neighborhood Recreation Center	NRC
Tamarind Grove Neighborhood Recreation Center	NRC
Trillium Neighborhood Recreation Center	NRC
Virginia Trace Neighborhood Recreation Center	NRC
Winifred Neighborhood Recreation Center	NRC
Willow Tree Neighborhood Recreation Center	NRC
Colony Cottage Regional Recreation Center	RRC
Eisenhower Regional Recreation Center	RRC
Everglades Regional Recreation Center	RRC
Fenney Regional Recreation Center	RRC
La Hacienda Regional Recreation Center	RRC
Lake Miona Regional Recreation Center	RRC
Laurel Manor Regional Recreation Center	RRC
Mulberry Grove Regional Recreation Center	RRC
Paradise Regional Recreation Center	RRC
Rohan Regional Recreation Center	RRC
Savannah Regional Recreation Center	RRC
SeaBreeze Regional Recreation Center	RRC
Allamanda Village Recreation Center	VRC
Aviary Village Recreation Center	VRC
Bacall Village Recreation Center	VRC
Big Cypress Village Recreation Center	VRC
Bradenton Village Recreation Center	VRC
Bridgeport Village Recreation Center	VRC
Burnsed Village Recreation Center	VRC
Canal Street Village Recreation Center	VRC
Captiva Village Recreation Center	VRC
Chatham Village Recreation Center	VRC
Chula Vista Village Recreation Center	VRC
Churchill Street Village Recreation Center	VRC
Coconut Cove Village Recreation Center	VRC
El Santiago Village Recreation Center	VRC
Fish Hawk Village Recreation Center	VRC
Hibiscus Village Recreation Center	VRC

Manatee Village Recreation Center	VRC
Moyer Village Recreation Center	VRC
Odell Village Recreation Center	VRC
Pimlico Village Recreation Center	VRC
Riverbend Village Recreation Center	VRC
Saddlebrook Village Recreation Center	VRC
Silver Lake Village Recreation Center	VRC
Southside Village Recreation Center	VRC
Sterling Heights Village Recreation Center	VRC
Tierra Del Sol Village Recreation Center	VRC
Truman Village Recreation Center	VRC
Waterlily Village Recreation Center	VRC

V. FEES FOR ENHANCED MEMBERSHIP OPPORTUNITIES

The section entitled "Fees for Enhanced Membership Opportunities for Golf, Swimming and Tennis" within the *Description of Common Areas and Facilities* section of Part I of the Second Amended and Restated Offering Plan is hereby updated to reflect changes in certain fees. The greens fees for an individual with a Priority Golf Membership Enhancements are $33.00, $41.00 or $47.00 per round, plus sales tax, depending upon the course and the time of year. Golf carts may be rented from any Country Club for a fee of $3.00 per Resident for a nine-hole round or $6.00 per Resident for an eighteen-hole round.

VI. BUDGET

The section entitled *Schedule A* of Part I of the Second Amended and Restated Offering Plan is hereby updated to include and incorporate the 2020-2021 fiscal year adopted operating Budgets of the Village Center Community Development District ("VCDD") and the Sumter Landing Community Development District ("SLCDD"), which are each attached to this Forty-First Amendment as **Exhibit A**.

4. UPDATES TO PART II OF THE AMENDED AND RESTATED OFFERING PLAN

I. PLATS

"Exhibit C" in Part II of the Second Amended and Restated Offering Plan is hereby updated by reference to include and incorporate the plats of the sections being added with this Forty-First Amendment. Because of the volume of the documents, copies of said plats are not attached to this Forty-First Amendment. Copies of such plats are available in the sales office of The Villages and are on file in the Office of the New York State Attorney General, Real Estate Finance Bureau.

II. DECLARATIONS

"Exhibit G" in Part II of the Second Amended and Restated Offering Plan is hereby updated by reference to include and incorporate the Declaration of Covenants, Conditions and Restrictions relating to each section being added with this Forty-First Amendment. Because of the volume of the documents, copies of said Declarations are not attached to this Forty-First Amendment. Copies of the Declarations are available in the sales office of The Villages and are on file in the Office of the New York State Attorney General, Real Estate Finance Bureau.

III. ADDENDUM TO PURCHASE AGREEMENT

"Exhibit F" in Part II of the Second Amended and Restated Plan, is hereby replaced with the revised New York Contract Addendum, attached to this Forty-First Amendment as **Exhibit B**. The New York Contract Addendum has been revised solely to reflect the filing of this Fort-First Amendment. The enclosed version of the New York Contract Addendum will be implemented upon approval of this Forty-First Amendment.

THE VILLAGES OF LAKE-SUMTER, INC.
THE VILLAGES LAND COMPANY, LLC

Co-Sponsors

Exhibit A

2020-2021 Adopted Operating Budgets of VCCDD and SLCDD

2020-2021 Adopted Operating Budget for Village Center Community Development District

AGENDA REQUEST

TO:	Board of Supervisors Village Center Community Development District
FROM:	Barbara E. Kays, Budget Director
DATE:	9/9/2020
SUBJECT:	**Adopt Resolution 20-16: FY20-21 Final Budget**

ISSUE:
Adoption of Resolution 20-16 to approve the Fiscal Year 2020-21 Final Budget

ANALYSIS/INFORMATION:
The District Manager prepared and submitted the Fiscal Year 2020-21 Proposed Budget to the Board of Supervisors at the June 10, 2020 meeting. The Board of Supervisors approved the Fiscal Year 2020-21 Proposed Budget at the June 10, 2020 meeting and adopted Resolution 20-14 setting a public hearing for September 9, 2020 to approve the Fiscal Year 2020-21 Final Budget.

The Proposed Budget was submitted to the local governing authorities for a period of 60 days prior to adoption for public review and comment. The Proposed Budget was also made available at the Village Center District Administration office and on the District's website.

During the Fiscal Year 2020-21 Budget preparation process, the Amenity Authority Committee reviewed and discussed the Recreation Amenities Division Fund budget during numerous workshops, joint meetings and monthly meetings. During their September 9, 2020 meeting the Amenity Authority Committee recommended to the Village Center Community Development District Board of Supervisors approval of the final budget for this fund.

Section 190.021 of Florida Statutes provides that a Maintenance Special Assessment and Benefit Special Assessment may be assessed upon each piece of property within the boundaries of the District benefited by the approved maintenance and capital improvement program of the District. For the fund budgets that include maintenance assessment revenues, the maintenance assessments shall be levied at the rates according to the schedules attached as exhibits to this Resolution and the assessments are based on square footage.

STAFF RECOMMENDATION:
Staff recommends that the Board of Supervisors move to adopt Resolution 20-16 to approve the Fiscal Year 2020-21 Final Budget as provided in the motion.

MOTION:
Move to adopt Resolution 20-16 to approve the Fiscal Year 2020-21 Final Budget in the amount of:

Village Center-Recreation Amenities Division	$ 41,658,219
General Fund	$ 33,797,752
Village Center Service Area	$ 11,408,744
Little Sumter Service Area	$ 13,199,374
Department of Safety	$ 19,560,052
Village Center Road Maintenance Assessment	$ 130,247
Rolling Acres Plaza Maintenance Assessment	$ 98,006
Village of Spanish Springs Maintenance Assessment	$ 1,762,668

Community Standards Fund	$ 1,029,039
The Enrichment Academy	$ 519,967

ATTACHMENTS:

	Description	Type
D	VCCDD FY 20-21 Agenda Packet	Cover Memo

RESOLUTION 20-16

A RESOLUTION TO APPROPRIATE FUNDS AND ADOPT THE FINAL BUDGET OF THE VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors the Proposed Budget for the forthcoming Fiscal Year 2020-21; and

WHEREAS, the Board of supervisors approved the Fiscal Year 2020-21 Proposed Budget at a public meeting on June 10, 2020 and set September 9, 2020 as the date for a public hearing with notice of the budget hearing published pursuant to section 190.008(2) (a), Florida Statutes; and

WHEREAS, the District Board of Supervisors submitted to the local governing authorities, for purposes of disclosure and information only, the Fiscal Year 2020-21 Proposed Budget at least 60 days prior to adoption; and

WHEREAS, Section 190.021 Florida Statutes provides that a Maintenance Special Assessment and Benefit Special Assessments may be assessed upon each piece of property within the boundaries of the District benefited by the approved maintenance and capital improvement program of the District, such levy representing the amount of assessments for District purposes necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District; and

WHEREAS, a public hearing has been held on this 9th day of September, 2020 at which members of the general public were accorded the opportunity to speak prior to the approval of the Final Budget;

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

1. The Fiscal Year 2020-21 Budget as listed below proposed by the District Manager and is hereby approved by the Board of Supervisors as the Final Approved Budget for the District:

Village Center-Recreation Amenities Division	$ 41,658,219
General Fund	$ 33,797,752
Village Center Service Area	$ 11,408,744
Little Sumter Service Area	$ 13,199,374
Department of Safety	$ 19,560,052
Village Center Road Maintenance Assessment	$ 130,247
Rolling Acres Plaza Maintenance Assessment	$ 98,006
Village of Spanish Springs Maintenance Assessment	$ 1,762,668
Community Standards Fund	$ 1,029,039
The Enrichment Academy	$ 519,967

2. The maintenance assessments shall be levied at the rates based on the schedules attached as exhibits to this resolution in the District's "Official Record of Proceedings" and are based on square footage.

3. A verified copy of said Final Budget shall be attached as an exhibit to this Resolution in the District's "Official Record of Proceedings."

Adopted this 9th day of September, 2020.

VILLAGE CENTER COMMUNITY
DEVELOPMENT DISTRICT

Steve Kurtz, Chair

Richard J. Baier, Secretary

BUDGET REPORT FOR THE VILLAGES COMMUNITY DEVELOPMENT DISTRICTS
Fund: 20.421 Recreation Amenities Division

ACCOUNT DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FINAL BUDGET
ESTIMATED REVENUES					
00 ADMINISTRATION					
341.318 AMENITY FEES	39,566,907	40,197,120	40,197,120	33,984,668	41,517,974
341.901 VETERANS BRICK SALE	10,354	2,000	2,000	0	2,500
341.905 PROPERTY DAMAGE REIMBURSEMENTS	3,039	4,000	4,000	9,192	4,500
341.908 ELECTRIC REIMBURSEMENT	10,564	12,000	12,000	5,323	10,100
341.909 COPIES-PUBLIC/T-S	86	100	100	55	100
341.910 SALES TAX COLLECTION ALLOWANCE	1,050	1,080	1,080	863	1,080
341.911 LIEN FEES	1,280	1,000	1,000	880	1,000
341.915 RETURN CHECK FEES	48	0	0	108	0
341.917 INSURANCE REIMBURSEMENT	3,914	0	0	7,001	0
341.918 ACCESS CD FEE/NT-S	196,637	178,000	178,000	145,509	180,000
341.919 GATE REPAIR FEES	31,413	20,000	20,000	31,750	20,000
341.921 AMENITY LATE PENALTY FEE	58,488	50,000	50,000	52,774	50,000
341.922 COPIES-PUBLIC/T-L	23	0	0	6	0
341.923 COPIES-PUBLIC/T-M	13	0	0	9	0
341.924 ACCESS CD FEE/T-S	3,900	3,500	3,500	3,700	3,500
341.927 FEMA CLAIM INS PROC IRMA 4337	12,688	0	0	0	0
341.999 MISCELLANEOUS REVENUE	42,958	35,000	35,000	38,590	35,000
342.901 HOME/BUS WATCH/T-S	13,903	8,200	8,200	9,805	8,200
342.902 SECURITY (FUTURES)	77,828	38,000	38,000	6,828	500
342.903 FIRE SAFETY (FUTURES)	13,517	14,688	14,688	2,587	196
342.904 MODEL WATCH/T-S	0	3,000	3,000	0	0
342.906 RECREATION SPECIAL EVENTS	140,279	120,000	120,000	72,923	100,000
342.910 HOME BUS WATCH/T-L	986	600	600	877	600
342.911 HOME BUS WATCH/T-M	635	500	500	501	500
347.202 EXEC GOLF EXP REIMBURSEMENT	60,307	30,000	30,000	0	40,000
347.203 DAILY TRAIL/T-S	107,795	102,000	102,000	73,879	102,000
347.204 DAILY CART RNT/T-S	3,897	3,900	3,900	2,750	3,900
347.205 DAILY GRN FEE/T-S	68,506	68,000	68,000	47,186	68,000
347.208 ANNUAL TRAIL/T-S	794,773	820,000	820,000	733,990	800,000
347.215 LIFESTYLE-GEN/NT-S	30,306	32,000	32,000	16,808	32,000
347.216 LIFESTYLE-GLB/NT-S	52,625	35,000	35,000	22,322	35,000
347.220 LIFESTYLE-GEN/NT-L	15,118	20,000	20,000	8,536	15,000
347.221 LIFESTYLE-GEN/NT-M	4,816	5,000	5,000	1,218	2,000
347.229 LIFESTYLE-GLB/NT-L	24,208	31,000	31,000	2,666	8,000
347.230 LIFESTYLE-GLB/NT-M	1,378	300	300	0	300
347.231 LF MERCH-GLB/T-S	1,390	1,500	1,500	0	1,500
347.232 LF MERCH-GLB/T-L	468	600	600	3	600
347.236 ANNUAL TRAIL/T-L	0	0	0	5,069	0
347.237 ANNUAL TRAIL/T-M				843	0
347.240 DAILY TRAIL/T-L	80,590	83,000	83,000	56,733	83,000
347.241 DAILY TRAIL/T-M	75,409	72,000	72,000	54,574	73,000
347.242 DAILY CART RNT/T-L	4,080	4,000	4,000	2,754	4,000
347.243 DAILY CART RNT/T-M	3,026	2,800	2,800	2,513	2,800
347.244 DAILY GRN FEE/T-L	56,970	57,000	57,000	36,498	57,000
347.245 DAILY GRN FEE/T-M	57,770	57,000	57,000	40,926	58,000
347.298 MISC REC REV/T-L	544	500	500	242	500
347.299 MISC REC REV/T-S	5,930	5,000	5,000	0	5,000
361.101 INT INCOME - CFB	21,126	12,000	12,000	7,702	0
361.102 INT INCOME - CASH EQUIV	411,690	250,000	250,000	201,715	250,904
361.103 INT INCOME - USB	181,461	175,000	175,000	65,834	0
361.305 UNREALIZED GAIN(LOSS)-ANNUITY	140,064	0	0	50,457	0
361.306 FLGIT-UNREALIZED GAIN/LOSS	539,837	0	0	437,011	0

BUDGET REPORT FOR THE VILLAGES COMMUNITY DEVELOPMENT DISTRICTS
Fund: 20.421 Recreation Amenities Division

ACCOUNT DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FINAL BUDGET
361.307 LTP UNREALIZED GAIN/LOSS	246,726	0	0	229,869	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	(7,099)	0	0	29,872	0
361.404 FMIVT-REALIZED GAIN/LOSS	152	0	0	0	0
361.409 FLFIT-REALIZED GAIN/LOSS	288,248	0	0	127,381	0
362.002 ATM LEASE/T-S	7,758	7,640	7,640	7,917	7,800
362.004 LA HACIENDA CATERING	68,015	65,000	65,000	57,083	65,000
362.005 POLO CLUB LEASE (T)	7,489	7,488	7,488	6,237	7,488
362.006 VENDING MACHINES	3,270	3,000	3,000	1,986	3,000
362.008 RV FEES	219,790	215,000	215,000	175,367	215,000
362.009 RM RENTALS/T-L	38,825	37,000	37,000	19,723	37,000
362.010 RM RENTALS/T-S	234,622	255,000	255,000	163,561	255,000
362.011 RM RENTALS/T-M	6,853	7,000	7,000	6,063	7,000
362.012 RENTS & LEASES/T-S	3,325	1,531	1,531	1,512	1,531
362.015 RM RENTALS/NT-L	575	700	700	475	700
362.016 RM RENTALS/NT-S	11,296	11,000	11,000	11,043	11,500
362.017 RM RENTALS/NT-M	1,115	1,000	1,000	860	1,000
362.018 RV LATE PENALTY FEE	183	150	150	135	150
362.020 ATM LEASE/T-L	3,879	3,810	3,810	3,959	4,000
362.021 ATM LEASE/T-M	4,655	4,580	4,580	4,750	5,000
362.024 RM EQUIP/T-L	795	500	500	280	500
362.025 RM EQUIP/T-S	3,770	2,000	2,000	785	2,000
362.026 RM EQUIP/T-M	240	100	100	120	150
364.001 DISPOSITION OF FIXED ASSETS	5,285	0	0	0	0
365.001 SALES OF SURPLUS MATERIAL & SC	1,293	0	0	1,556	0
669.901 (ADD)/USE-WORKING CAPITAL	0	(1,147,111)	7,307,428	0	(3,887,096)
669.903 (ADD)/USE-GENERAL R&R	0	1,185,155	2,090,232	0	1,343,242
TOTAL ESTIMATED REVIEWS	44,085,654	43,216,931	52,576,547	37,096,712	41,658,219
APPROPRIATIONS					
311 ADMINISTRATIVE SVCS	1,366,537	1,541,895	1,541,895	1,284,913	1,374,082
311 COMMUNITY WATCH SVCS	2,481,825	2,463,359	2,463,359	2,052,801	1,993,709
311 CUSTOMER SERVICE	0	0	0	0	342,628
311 PROPERTY MGMT SVCS	802,871	796,466	796,466	663,722	988,155
311 RECREATION SERVICES	2,980,321	2,979,931	2,979,931	2,483,277	3,166,375
312 ENGINEERING SERVICES	74,267	92,650	123,311	56,955	65,814
313 LEGAL SERVICES	74,437	75,000	75,000	52,541	75,000
316 DEED COMPLIANCE SVCS	75,678	78,315	78,315	65,263	109,648
318 TECHNOLOGY SERVICES	183,410	222,121	222,121	185,101	0
319 OTHER PROFESSIONAL SVCS	33,138	54,856	54,856	24,197	33,030
321 ACCOUNTING SERVICES	1,000	1,000	1,000	1,000	1,000
322 AUDITING SERVICES	22,960	22,005	22,005	17,220	23,070
323 TRUSTEE SERVICES	13,200	13,200	13,200	13,200	13,200
341 JANITORIAL SVCS	684,195	1,003,045	1,037,945	678,275	966,120
343 SYSTEMS MGMT SUPPORT	399,775	420,904	420,904	293,382	454,022
345 DEPT OF SAFETY	1,088,793	1,075,700	1,075,700	908,481	1,090,405
347 GOLF MGMT SVCS	1,235,030	1,260,966	1,260,966	1,047,897	1,285,362
349 MISC CONTRACTUAL SVCS	22,438	0	0	6,591	0
411 TELEPHONE	41,881	63,781	65,281	34,290	60,416
412 POSTAGE	0	600	3,100	1,200	600
413 CABLE	69,265	81,928	81,928	56,286	71,450
431 ELECTRICITY	973,089	1,014,872	988,872	591,732	1,072,380
432 NATURAL GAS	119,454	131,923	141,923	99,155	164,526

BUDGET REPORT FOR THE VILLAGES COMMUNITY DEVELOPMENT DISTRICTS
Fund: 20.421 Recreation Amenities Division

ACCOUNT DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FINAL BUDGET
433 WATER & SEWER	100,438	120,964	156,964	98,681	165,294
434 IRRIGATION WATER	164,282	185,159	200,609	151,879	213,653
436 SOLID WASTE	134,501	147,372	152,372	125,717	141,463
442 EQUIPMENT RENTAL	21,936	34,818	25,161	12,289	21,108
443 VEHICLE RENTAL	7,686	21,660	21,660	16,585	25,026
444 STORAGE UNIT RENTAL	2,280	3,000	3,000	1,900	3,000
451 CASUALTY & LIABILITY INSUR	810,819	810,819	810,819	680,786	968,170
452 INSURANCE DEDUCTIBLE PYMTS	15,646	0	0	16,370	0
461 EQUIPMENT MAINTENANCE	20,809	54,683	60,183	23,311	61,890
462 BUILDING/STRUCTURE MAINT	2,058,581	3,780,766	3,976,005	1,626,417	2,431,911
463 LANDSCAPE MAINT-RECURRING	1,506,914	1,522,665	1,548,832	1,176,355	1,541,782
464 LANDSCAPE MAINT-NON RECURRING	177,663	447,749	637,991	259,458	476,944
465 VEHICLE REPAIR & MAINT	4,962	3,780	3,780	1,164	9,347
466 POOL MAINTENANCE	476,289	481,200	481,200	413,168	614,242
467 GATE MAINTENANCE	231,903	261,004	271,004	195,207	379,582
468 IRRIGATION REPAIR	129,225	127,187	136,347	86,453	135,477
469 OTHER MAINTENANCE	2,962,649	3,383,739	3,262,769	2,388,493	3,234,108
471 PRINTING & BINDING	217,606	245,306	245,306	140,401	234,150
484 LIFESTYLE EVENTS-GENERAL	26,064	56,000	56,000	12,465	56,000
486 LIFESTYLE EVENTS-GLOBAL	26	0	0	0	0
491 BANK CHARGES	92,884	34,600	34,600	92,820	98,400
492 MAINT & BOND ASSESSMENTS	68,108	81,355	81,355	81,935	71,661
493 PERMITS & LICENSES	5,517	13,430	13,430	4,250	8,780
494 OVERAGE & SHORTAGE	657	0	0	(58)	0
497 LEGAL ADVERTISING	28,409	3,000	3,000	2,547	3,000
499 MISC CURRENT CHARGES	1,270	2,600	2,600	870	2,500
511 OFFICE SUPPLIES	10,268	16,250	16,250	7,597	17,075
521 GASOLINE/DIESEL	4,997	11,000	11,000	3,289	8,550
522 OPERATING SUPPLIES	72,041	120,164	114,564	52,212	120,900
523 RECREATION SUPPLIES	63,260	89,000	89,000	35,331	104,500
524 NON CAPITAL FF&E	250,440	697,741	766,899	184,530	801,198
525 NON CAPITAL HARDWARE/SOFTWARE	21,543	35,561	35,561	19,896	19,695
529 OPERATING SUPPLIES OTHER	1,480	2,000	2,000	1,176	2,000
622 BUILDINGS	175,326	170,881	425,361	224,607	51,826
633 INFRASTRUCTURE	844,587	644,840	9,270,726	8,063,862	1,291,416
642 CAPITAL FF&E	0	369,434	369,434	68,000	0
710 PRINCIPAL	8,830,000	6,610,000	6,610,000	6,610,000	5,780,000
721 INTEREST EXP - SR DEBT	6,484,927	6,232,687	6,232,687	8,310,249	6,112,579
911 TRANS TO GENERAL R&R	2,000,000	3,000,000	3,000,000	2,500,000	3,100,000
991 SETTLEMENT PROJECTS	148,633	0	0	285,562	0
TOTAL APPROPRIATIONS	40,918,190	43,216,931	52,576,547	44,593,253	41,658,219

FY 2020-21
RAD
CAPITAL PROJECTS

Account	Location	Description	Proposed	Final	Funding Source
	Golf Maintenance 30-32				
170.572-633	Silver Lake	Golf Course Renovation	$ 1,087,000	$ 1,087,000	General R & R
		Total Golf Maintenance	**$ 1,087,000**	**$ 1,087,000**	
	Regional Recreation Centers 50-53				
004.539.622	Mulberry Rec Center	New digital sound system	$ 51,826	$ 51,826	General R & R
		Total Regional Recreation Centers	**$ 51,826**	**$ 51,826**	
	Village Recreation Centers 50-54				
015.539.633	El Santiago	Screen enclosure around back patio	$ 26,100	$ 26,100	General R & R
		Total Village Recreation Centers	**$ 26,100**	**$ 26,100**	
	Neighborhood Recreation Centers 50-55				
054.539.633	Summerhill	Parking lot mill & overlay	$ 20,946	$ 20,946	General R & R
054.539.633	Summerhill	Vak Pak replacement	$ 34,717	$ 34,717	General R & R
055.539.633	Calumet	Vak Pak replacement	$ 34,717	$ 34,717	General R & R
		Total Neighborhood Recreation Centers	**$ 90,380**	**$ 90,380**	
	Non-Facility Maintenance 50-57				
600.539.633	Hickory Head	4 Actuators	$ 65,000	$ 65,000	General R & R
		Total Non-Facility Maintenance	**$ 65,000**	**$ 65,000**	
	Postal Centers 50-58				
128.539.633	Summerhill	Parking lot mill & overlay	$ 22,936	$ 22,936	General R & R
		Total Postal Centers	**$ 22,936**	**$ 22,936**	
		Total RAD Capital Projects	**$ 1,343,242**	**$ 1,343,242**	

RAD - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2019-20 Amended Budget	2020-21	2021-22	2022-23	2023-24	2024-25
Beginning Balance	23,763,912	24,911,023	28,798,119	33,706,833	38,229,058	41,676,370
Deposits	30,336,200	32,309,494	33,847,986	34,495,069	34,495,069	34,495,069
Expenditures	25,605,098	24,845,454	25,839,272	26,872,843	27,947,757	29,065,667
Plant Replacements Non-Recurring	583,991	476,944				
Transfer to General R & R	3,000,000	3,100,000	3,100,000	3,100,000	3,100,000	3,100,000
Ending Balance	24,911,023	28,798,119	33,706,833	38,229,058	41,676,370	44,005,771

Working Capital = Current Assets – Current Liabilities

Debt Service	2019-20 Amended Budget	2020-21	2021-22	2022-23	2023-24	2024-25
Beginning Balance	929,279	929,279	929,279	929,279	929,279	929,279
Deposits	12,842,687	11,892,579	11,767,071	11,761,075	11,763,649	11,764,378
Expenditures	12,842,687	11,892,579	11,767,071	11,761,075	11,763,649	11,764,378
Ending Balance	929,279	929,279	929,279	929,279	929,279	929,279

RESERVES

General R&R	2019-20 Amended Budget	2020-21	2021-22	2022-23	2023-24	2024-25
Beginning Balance	15,859,028	17,673,873	19,430,631	21,502,397	23,693,155	26,793,155
Deposits	3,000,000	3,100,000	3,100,000	3,100,000	3,100,000	3,100,000
Expenditures	1,185,155	1,343,242	1,028,234	909,242	0	225,000
Ending Balance	17,673,873	19,430,631	21,502,397	23,693,155	26,793,155	29,668,155

Settlement Proceeds	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
June Ending Balance	12,281,491	5,806,491	5,973,191	5,973,191	5,973,191	5,973,191
Final Annuity Payment	0	166,700				
July - Sept Est. Interest	25,000					
Placeholder - First Responders	6,500,000					
Ending Balance	5,806,491	5,973,191	5,973,191	5,973,191	5,973,191	5,973,191

FY 19-20 Operating Budget	26,189,089
3 Months	6,547,272
4 Months	8,729,696

FY2020-21 BUDGET REPORT FOR THE VILLAGES COMMUNITY DEVELOPMENT DISTRICTS
Fund: 20.001 General Fund

ACCOUNT DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FIINAL BUDGET
ESTIMATED REVENUES					
338.001 MGMT FEES FROM D1	150,985	157,550	157,550	131,292	172,593
338.002 MGMT FEES FROM D2	162,886	168,930	168,930	140,776	184,300
338.003 MGMT FEES FROM D3	178,344	182,937	182,937	152,449	200,031
338.004 MGMT FEES FROM D4	236,971	246,739	246,739	205,617	273,084
338.005 MGMT FEES FROM D5	163,984	175,504	175,504	146,254	191,811
338.006 MGMT FEES FROM D6	170,046	178,620	178,620	148,850	195,194
338.007 MGMT FEES FROM D7	143,638	153,469	153,469	127,891	167,886
338.008 MGMT FEES FROM D8	158,488	166,171	166,171	138,477	181,923
338.009 MGMT FEES FROM D9	150,163	164,113	164,113	136,761	178,030
338.010 MGMT FEES FROM D10	158,519	173,577	173,577	144,649	190,471
338.011 MGMT FEES FROM LSL	147,376	160,479	160,479	133,733	171,565
338.012 MGMT FEES FROM PW	485,849	531,688	531,688	443,074	585,737
338.015 MGMT FEES FROM FITNESS	33,248	0	0	0	0
338.016 MGMT FEES FROM RA	14,042	14,798	14,798	12,332	15,259
338.017 MGMT FEES FROM VOSS	140,313	152,876	152,876	127,398	158,599
338.018 MGMT FEES FROM BROWNWOOD	321,718	243,703	243,703	203,087	198,369
338.019 MGMT FEES FROM LSSA	414,845	358,262	358,262	298,552	401,670
338.020 MGMT FEES FROM VCSA	356,357	298,080	298,080	248,400	323,149
338.021 MGMT FEES FROM NSU	738,507	677,898	677,898	676,966	690,533
338.023 MGMT FEES FROM ROAD MAINT	6,812	7,178	7,178	5,982	7,428
338.024 MGMT FEES FROM SAFETY	293,942	339,821	339,821	283,185	389,834
338.041 MGMT FEES FROM SL FITNESS	374,432	469,944	469,944	391,620	637,699
338.042 MGMT FEES FROM CS	154,951	166,453	166,453	138,711	139,581
338.043 ADM FEES FROM RAD	1,366,537	1,541,895	1,541,895	1,284,913	1,374,082
338.044 CW FEES FROM RAD	2,481,825	2,463,359	2,463,359	2,052,801	1,993,709
338.045 PROP MGMT FROM RAD	802,871	796,466	796,466	663,722	988,155
338.046 REC FEES FROM RAD	2,980,321	2,979,931	2,979,931	2,483,277	3,166,375
338.047 ADM FEES FROM SLAD	2,047,976	2,358,544	2,358,544	1,965,454	1,921,733
338.048 CW FEES FROM SLAD	4,203,710	4,863,493	4,863,493	4,052,911	4,350,927
338.049 PROP MGMT FROM SLAD	1,031,739	1,128,239	1,128,239	940,201	1,388,549
338.050 RECREATION FEES FROM SLAD	6,120,989	6,265,421	6,265,421	5,221,185	6,903,189
338.051 MGMT FEES FROM SSF	152,123	185,894	185,894	139,447	225,886
338.052 TECH SVC FR SSF	12,182	16,756	16,756	11,166	0
338.053 MGMT FEES FROM D11	110,690	119,811	119,811	99,843	130,478
338.055 MGMT FEES-D12	157,571	169,734	169,734	141,446	187,244
338.068 TECH SVC FR RAD	183,410	222,121	222,121	185,101	0
338.069 TECH SVC FR SLAD	319,331	405,360	405,360	337,800	0
338.070 TECH SVC FR SFTY	8,058	10,459	10,459	8,715	0
338.071 TECH SVC FR D1	4,205	5,384	5,384	4,486	0
338.072 TECH SVC FR D2	4,476	5,715	5,715	4,763	0
338.073 TECH SVC FR D3	5,094	6,443	6,443	5,369	0
338.074 TECH SVC FR D4	6,267	7,661	7,661	6,385	0
338.075 TECH SVC FR D5	5,561	7,057	7,057	5,881	0
338.076 TECH SVC FR D6	5,477	7,070	7,070	5,892	0
338.077 TECH SVC FR D7	4,905	6,223	6,223	5,185	0
338.078 TECH SVC FR D8	5,531	7,053	7,053	5,877	0
338.079 TECH SVC FR D9	5,451	6,894	6,894	5,744	0
338.080 TECH SVC FR D10	5,251	6,686	6,686	5,572	0
338.081 TECH SVC FR CS	2,688	3,090	3,090	2,574	0
338.082 TECH SVC FR LSL	2,807	4,266	4,266	3,554	0
338.083 TECH SVC FR VOSS	2,448	3,674	3,674	3,062	0
338.084 TECH SVC FR RM	200	258	258	214	0
338.085 TECH SVC FR RA	439	491	491	409	0
338.086 TECH SVC FR PW	10,315	14,523	14,523	12,103	0
338.087 TECH SVC FR VC FIT	3,927	0	0	0	0
338.088 TECH SVC FR SL FIT	18,564	29,895	29,895	24,915	0

FY2020-21 BUDGET REPORT FOR THE VILLAGES COMMUNITY DEVELOPMENT DISTRICTS
Fund: 20.001 General Fund

ACCOUNT DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FIINAL BUDGET
338.089 TECH SVC FR LSSA	28,310	39,408	39,408	32,840	0
338.090 TECH SVC FR VCSA	21,826	31,278	31,278	26,064	0
338.091 TECH SVC FR NSU	60,110	77,400	77,400	55,101	0
338.093 TECH SVC FR BW	5,531	4,609	4,609	3,841	0
338.096 TECH SVC FR D11	4,706	6,062	6,062	5,052	0
338.097 MANAGEMENT FEES FROM FP	3,105	3,794	3,794	2,848	4,610
338.098 TECH SVC FR FP	249	342	342	228	0
338.099 TECH SVC FR D12	5,108	6,527	6,527	5,439	0
338.103 MGMT FEES FROM TEA	68,950	70,807	70,807	59,007	72,143
338.104 TECH SVC FR TEA	4,263	5,924	5,924	4,936	0
338.106 MGMT FEES FROM D13	0	10,173	10,173	10,173	125,227
338.107 TECH SVC FR D13	0	742	742	742	0
338.108 MGMT FEES FROM CSU	0	0	0	137,363	359,393
338.109 TECH SVC FR CSU	0	0	0	22,540	0
338.114 CUSTOMER SVC FROM RAD	0	0	0	0	342,628
338.115 CUSTOMER SVC FROM SLAD	0	0	0	0	665,101
341.301 ADMIN FEES FROM DEVELOPER	144,468	176,276	176,276	146,896	112,321
341.302 REC FEES FROM DEV	656,369	1,511,132	1,511,132	1,259,276	2,414,043
341.307 TECH SVC FR DEV	40,567	75,671	75,671	63,059	0
341.308 TECH SVC FR CSU	29,167	37,637	37,637	10,134	0
341.309 TECH SVC FR SWCA	142	209	209	4,501	0
341.310 ADM SVC FEE FR CSU	204,224	229,362	229,362	61,732	0
341.311 ADM SVC FEE FR SWCA	9,004	9,248	9,248	34,082	105,405
341.312 ADM FEES FROM FWCA	16,194	22,909	22,909	2,344	28,954
341.313 ADM FEE FR TRI-COUNTY SNTN	8,348	9,183	9,183	7,653	22,060
341.314 ADM SVC FEE FR SSU	26,039	25,230	25,230	21,024	72,309
341.315 TECH SVC FR FWCA	2,119	2,814	2,814	2,344	0
341.316 TECH SVC FR SSU	3,144	3,846	3,846	3,204	0
341.317 CW FROM DEVELOPER	256,937	0	0	0	1,086,801
341.319 ADM SVC FEE FR SEWWCA	0	0	0	0	42,813
341.909 COPIES-PUBLIC/T-S	193	0	0	4	0
341.916 VILLAGE MAPS/T-S	795	1,500	1,500	500	1,500
341.917 INSURANCE REIMBURSEMENT	22,117	0	0	12,275	0
341.918 ACCESS CD FEE/NT-S	30	0	0	10	0
341.925 VILLAGE MAPS/NT-S	0	500	500	0	500
341.999 MISCELLANEOUS REVENUE	19,740	40,000	40,000	20,830	0
361.101 INT INCOME - CFB	11,818	7,000	7,000	4,034	0
361.102 INT INCOME - CASH EQUIV	250,816	150,000	150,000	133,328	21,871
361.307 LTP UNREALIZED GAIN/LOSS	49,625	0	0	52,372	0
364.001 DISPOSITION OF FIXED ASSETS	606,563	0	0	47,056	0
365.001 SALES OF SURPLUS MATERIAL & SC	6	0	0	99	0
366.010 DONATIONS - OTHER	43,954	35,000	35,000	33,060	35,000
669.901 (ADD)/USE-WORKING CAPITAL	0	162,271	1,197,993	0	0
TOTAL ESTIMATED REVENUES	29,833,892	31,595,510	32,631,232	26,412,014	33,797,752
APPROPRIATIONS					
121 REGULAR SALARY & WAGES	13,019,410	10,589,896	10,589,896	15,046,427	21,589,967
131 OTHER SALARY & WAGES	3,729,196	9,246,373	9,246,373	(1,175)	0
141 OVERTIME	56,437	76,435	76,435	45,576	78,151
152 SPECIAL PAY - CELL PHONES	44,999	58,035	58,035	43,023	56,640
211 SOCIAL SECURITY TAXES	1,003,555	660,266	660,266	474,822	730,095
212 MEDICARE TAXES	235,797	154,421	154,421	212,269	170,761
221 RETIREMENT CONTR-EMPLOYER	520,458	635,901	635,901	488,191	703,193
222 RETIREMENT CONTR-EMPLOYER MATCH	83,486	317,732	317,732	144,966	351,584
231 HEALTH & LIFE INSURANCE	2,454,369	3,278,752	3,278,752	2,221,055	3,535,333
241 WORKER'S COMPENSATION	593,204	782,985	782,985	292,956	868,460
251 UNEMPLOYMENT COMPENSATION	8,749	1,278	1,278	6,193	0

FY2020-21 BUDGET REPORT FOR THE VILLAGES COMMUNITY DEVELOPMENT DISTRICTS
Fund: 20.001 General Fund

ACCOUNT DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FIINAL BUDGET
311 MANAGEMENT FEES	273,541	300,895	300,895	250,829	0
312 ENGINEERING SERVICES	9,524	10,500	10,500	1,135	11,250
313 LEGAL SERVICES	13,489	20,100	20,100	16,613	19,500
319 OTHER PROFESSIONAL SVCS	98,949	77,673	107,673	48,417	87,005
341 JANITORIAL SVCS	107,336	118,486	148,486	118,220	147,801
342 HEALTH SERVICES	9,615	23,000	23,000	5,470	14,000
343 SYSTEMS MGMT SUPPORT	903,817	1,068,339	1,071,489	712,755	1,206,024
344 PAYROLL SERVICES	170,432	185,000	185,000	130,548	170,720
347 GOLF MGMT SVCS	3,750	0	0	0	0
349 MISC CONTRACTUAL SVCS	15,901	39,305	40,826	14,266	35,385
401 TRAVEL & PER DIEM	55,252	55,536	55,536	6,517	41,863
411 TELEPHONE	55,531	86,408	86,408	38,783	60,551
412 POSTAGE	260,864	333,900	333,900	236,564	297,400
413 CABLE	3,079	2,000	2,765	2,395	1,500
431 ELECTRICITY	36,611	40,264	57,264	25,267	42,200
432 NATURAL GAS	481	1,000	1,500	568	1,000
433 WATER & SEWER	3,959	4,076	7,676	3,190	4,355
436 SOLID WASTE	12,997	14,635	14,635	9,424	14,636
437 CHILLED WATER	41,741	43,627	43,627	27,330	45,916
441 OFFICE LEASES	745,703	745,494	870,494	765,921	995,294
442 EQUIPMENT RENTAL	73,091	95,631	99,114	42,634	70,583
443 VEHICLE RENTAL	115,313	443,495	443,495	298,745	503,266
444 STORAGE UNIT RENTAL	4,560	6,840	6,840	3,420	6,840
461 EQUIPMENT MAINTENANCE	15,487	52,164	52,164	13,522	27,925
462 BUILDING/STRUCTURE MAINT	52,112	77,517	134,917	13,696	76,550
465 VEHICLE REPAIR & MAINT	64,184	3,780	7,780	10,114	24,698
469 OTHER MAINTENANCE	75,065	32,600	33,100	34,494	52,000
471 PRINTING & BINDING	73,291	145,132	145,132	22,577	148,392
472 ID/GATE CARDS	50,005	75,240	75,240	82,167	122,000
482 VOLUNTEER RECOGNITION	71,600	75,000	75,000	30	75,000
483 COMMUNITY RELATIONS	0	18,000	18,000	10,076	21,800
485 BOX OFFICE FEES	23,278	24,000	24,000	849	24,000
486 LIFESTYLE EVENTS-GLOBAL	192,332	247,700	247,700	95,291	247,700
491 BANK CHARGES	34,406	28,312	28,312	21,386	30,100
493 PERMITS & LICENSES	0	4,500	4,500	0	2,500
497 LEGAL ADVERTISING	0	2,100	2,100	338	1,600
499 MISC CURRENT CHARGES	179	1,000	1,000	81	1,150
511 OFFICE SUPPLIES	64,256	76,483	76,983	41,927	74,288
521 GASOLINE/DIESEL	220,753	268,900	268,900	116,970	246,707
522 OPERATING SUPPLIES	198,668	285,113	286,313	166,434	208,319
523 RECREATION SUPPLIES	10,714	24,240	24,240	7,562	24,240
524 NON CAPITAL FF&E	137,474	283,829	409,179	173,009	191,750
525 NON CAPITAL HARDWARE/SOFTWARE	86,755	113,296	145,862	51,887	129,422
529 OPERATING SUPPLIES OTHER	0	0	0	281	0
541 BOOKS & PUBLICATIONS	3,103	5,925	5,925	1,922	5,675
542 TRAINING & EDUCATION	61,650	132,705	132,205	49,560	158,445
543 PROFESSIONAL DUES	18,879	31,492	31,492	14,768	31,693
544 REGISTRATION FEES	2,774	18,204	18,204	906	10,525
642 CAPITAL FF&E	849,787	50,000	649,687	100,997	0
TOTAL APPROPRIATIONS	27,071,948	31,595,510	32,631,232	22,764,158	33,797,752

GENERAL FUND - WORKING CAPITAL AND RESERVE BALANCES

Working Capital	2019-20 Amended Budget	2020-21 Proposed Budget	2020-21 Final Budget
Beginning Balance	12,126,677	10,928,684	10,928,684
Deposits	31,433,239	33,981,481	33,797,752
Expenditures	31,981,545	35,977,440	33,797,752
Capital Expenditures	649,687	0	0
Ending Balance	10,928,684	8,932,725	10,928,684

FY19-20 Operating Budget	$31,981,545
3-Months	$7,995,386
4-Months	$10,660,515

FISCAL YEAR 2020-21 BUDGET REPORT
Fund: 20.423 VCSA

DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FINAL BUDGET
ESTIMATED REVENUES					
324.221 IMPACT FEES-COMMERCIAL WATER	0	0	0	2,612	0
324.222 IMPACT FEES-COMMERCIAL SEWER	0	0	0	560	0
341.911 LIEN FEES	60	0	0	0	0
341.999 MISCELLANEOUS REVENUE	3,230	2,000	2,000	3,420	2,000
343.601 WATER FEES - RESIDENTIAL	2,535,837	2,443,000	2,443,000	2,221,578	2,604,238
343.602 WATER FEES - COMMERCIAL	261,656	260,000	260,000	213,110	277,160
343.603 SEWER FEES - RESIDENTIAL	3,383,354	3,371,000	3,371,000	2,885,030	3,593,486
343.604 SEWER FEES - COMMERCIAL	588,053	587,000	587,000	466,609	614,219
343.607 METER IMPACT FEES	68	0	0	610	0
343.609 RECONNECT FEES	9,782	10,000	10,000	9,177	10,400
343.610 FIRE PROTECTION WATER	19,834	20,000	20,000	17,216	20,800
343.611 METERED IRRIGATION WATER	355,906	341,000	341,000	298,592	363,506
343.612 METERED CONSTRUCTION WATER	0	0	0	15	0
343.613 RETURNED CHECK FEES ($25)	3,856	2,500	2,500	3,051	3,500
343.615 OTHER MISC WATER & SEWER	44,936	30,000	30,000	37,102	35,000
343.616 UTILITY LATE PENALTY FEE	13,477	12,000	12,000	11,940	12,000
361.101 INT INCOME - CFB	15,090	10,000	10,000	4,231	2,500
361.102 INT INCOME - CASH EQUIV	104,444	60,000	60,000	58,129	15,000
361.103 INT INCOME - USB	29,059	15,000	15,000	9,307	48,671
361.306 FLGIT-UNREALIZED GAIN/LOSS	161,661	0	0	130,868	0
361.307 LTP UNREALIZED GAIN/LOSS	67,399	0	0	65,610	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	-2,171	0	0	9,136	0
361.404 FMIVT-REALIZED GAIN/LOSS	47	0	0	0	0
361.409 FLFIT-REALIZED GAIN/LOSS	88,161	0	0	38,960	0
365.001 SALES OF SURPLUS MATERIAL & SC	8,899	3,500	3,500	1,979	3,500
669.901 (ADD)/USE-WORKING CAPITAL	0	790,026	1,465,194	0	3,802,764
TOTAL ESTIMATED REVENUES	7,692,638	7,957,026	8,632,194	6,488,842	11,408,744
APPROPRIATIONS					
311 MANAGEMENT FEES	356,357	298,080	298,080	248,400	323,149
312 ENGINEERING SERVICES	189,413	250,698	360,698	249,512	893,365
313 LEGAL SERVICES	10,960	4,235	4,235	6,088	4,235
318 TECHNOLOGY SERVICES	21,926	31,278	31,278	26,064	0
319 OTHER PROFESSIONAL SVCS	5,827	10,417	44,942	24,759	60,163
321 ACCOUNTING SERVICES	1,000	1,000	1,000	1,000	1,000
322 AUDITING SERVICES	3,690	3,702	3,702	2,768	3,788
323 TRUSTEE SERVICES	7,295	7,295	7,295	7,295	7,295
324 ARBITRAGE SERVICES	3,000	0	0	0	0
343 SYSTEMS MGMT SUPPORT	8,849	12,422	13,422	14,079	44,109
349 MISC CONTRACTUAL SVCS	1,847,730	2,090,190	2,090,190	1,592,083	2,097,798
411 TELEPHONE	277	0	500	399	300
412 POSTAGE	86	2,000	2,000	9	500
431 ELECTRICITY	424,646	393,923	393,923	337,749	405,740
433 WATER & SEWER	32,140	0	0	0	0

FISCAL YEAR 2020-21 BUDGET REPORT
Fund: 20.423 VCSA

DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FINAL BUDGET
442 EQUIPMENT RENTAL	17,363	5,000	15,000	17,700	30,000
451 CASUALTY & LIABILITY INSUR	15,764	17,051	17,051	14,308	20,931
462 BUILDING/STRUCTURE MAINT	194,715	318,820	317,177	240,180	1,006,050
463 LANDSCAPE MAINT-RECURRING	3,600	5,106	5,106	0	5,260
464 LANDSCAPE MAINT-NON RECURRING	0	3,000	3,000	342	3,000
465 VEHICLE REPAIR & MAINT	9	0	275	275	0
471 PRINTING & BINDING	1,429	2,300	2,300	1,113	2,300
491 BANK CHARGES	12	50	50	0	50
493 PERMITS & LICENSES	8,950	6,000	6,000	25	6,000
497 LEGAL ADVERTISING	15	2,000	2,000	47	1,500
499 MISC CURRENT CHARGES	600	0	580	580	0
524 NON CAPITAL FF&E	2,748	0	0	0	0
525 NON CAPITAL HARDWARE/SOFTWARE	0	0	0	0	2,133
526 METER SUPPLIES	0	82,500	11,225	0	50,000
529 OPERATING SUPPLIES OTHER	49,267	64,515	64,515	44,342	64,515
633 INFRASTRUCTURE	472,628	1,460,051	1,621,051	304,476	4,427,016
641 VEHICLES	0	150,000	356,965	206,965	0
642 CAPITAL FF&E	123,230	0	223,241	118,578	100,000
710 PRINCIPAL	1,520,000	1,565,000	1,565,000	1,565,000	1,610,000
721 INTEREST EXP - SR DEBT	318,720	270,393	270,393	225,327	238,547
911 TRANS TO GENERAL R&R	900,000	900,000	900,000	750,000	0
TOTAL APPROPRIATIONS	6,542,246	7,957,026	8,632,194	5,999,463	11,408,744

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
VILLAGE CENTER SERVICE AREA

FY2020-21 CAPITAL LIST

Facility / Location	Description	Proposed	Final	Funding Source
VCSA Wastewater Plant				
Plant Site	Variable Frequency Drive Program	$ 15,000	$ 15,000	Working Capital
Plant Site	Programmable Logic Computer Program	55,000	55,000	Working Capital
Aeration Blowers	Replace/Relocate 24" Isolation Valve to Clarifiers	100,000	100,000	Working Capital
Clarifiers	Full rebuild of No. 2 and Weir Baffle	250,000	250,000	Working Capital
Traveling Bridge Filters	New Electrical Panels 1 &2	100,000	100,000	Working Capital
Chlorine Contact Chamber	Replacement of FRP Slide Gates with SST	75,000	75,000	Working Capital
Sludge Holding	Replace CP and Main Breaker Digester Blower No. 3	300,000	300,000	Working Capital
Reclaimed Water System	Rehab RIB Embankment	200,000	200,000	Working Capital
VCSA Lift Stations & Collection				
Lift Station No. 5	Lift Station Improvement Project	-	200,000	Working Capital
Lift Station No. 12	Add Emergency Generator and Replace Panel	150,000	150,000	Working Capital
Lift Station No. 19	Replace Mechanical and Wilo Pumps	100,000	-	Working Capital
Lift Station No. 20	Replace Mechanical and Wilo Pumps	100,000	-	Working Capital
Collection System	Lindsey Lane Phase 2 - FM (2,500 ft.)	250,000	250,000	Working Capital
Collection System	VCP Lining (Aloha Way phase 1)	240,000	240,000	Working Capital
Collection System	Manhole replacement (5)	150,000	150,000	Working Capital
Collection System	Manhole rehab with ring & cover (10)	50,000	50,000	Working Capital
Collection System	Replace ARVs & Vaults	100,000	100,000	Working Capital
Collection System	Gravity Sewer Improvements - Phase 1	500,000	500,000	Working Capital
Collection System	Gravity Sewer Improvements - Phase 2	225,000	225,000	Working Capital
VCSA Water System				
Water System	Valve Program	100,000	100,000	Working Capital
VCSA-WS-3	Well flushing system & basin 3 & 5	100,000	100,000	Working Capital
VCSA-WS-5	Pump Control Panel Replacement	50,000	50,000	Working Capital
San Marino Booster Station	Replace Autofill Valve and replace GV with PV	30,000	30,000	Working Capital
Water System	441 Widening Project	350,000	350,000	Working Capital
VCSA Meter Repair Program				
Residential Meters	Resid. Meters & Parts (5%, 460)	80,030	80,030	Working Capital
Commercial Meters	Comm. Meters & Parts (3%, 17)	6,986	6,986	Working Capital
Metering System	AMI Implementation ($150 per meter)	700,000	700,000	Working Capital
VCSA General				
SCADA System	SCADA Security and Upgrade	50,000	50,000	Working Capital
Maintenance System	New Tractor	100,000	100,000	Working Capital
	TOTAL ANNUAL COST	**$ 4,527,016**	**$ 4,527,016**	

VCSA - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL

	2019-20 Amended	2020-21	2021-22	2022-23	2023-24
Beginning Balance	8,947,645	7,832,451	4,029,687	1,583,096	888,479
Deposits	5,331,607	5,757,433	5,902,339	6,096,588	6,293,407
Expenditures	3,538,624	3,869,681	4,150,914	4,353,821	4,567,102
Non Capital Work Plan	156,920	1,163,500	158,000	182,000	206,000
Capital Expenditures	1,851,257	4,527,016	4,040,016	2,255,384	1,092,384
Transfer to Reserve	900,000	0	0	0	0
Ending Balance	7,832,451	4,029,687	1,583,096	888,479	1,316,400

Debt Service

	2019-20 Amended	2020-21	2021-22	2022-23	2023-24
Beginning Balance	50,813	50,813	50,813	50,813	50,813
Deposits	1,835,393	1,848,547	1,848,570	1,846,021	1,845,802
Expenditures	1,835,393	1,848,547	1,848,570	1,846,021	1,845,802
Ending Balance	50,813	50,813	50,813	50,813	50,813

Note: Final debt service payment 2023-24

RESERVES

General R & R

	2019-20 Amended	2020-21	2021-22	2022-23	2023-24
Beginning Balance	5,100,000	6,000,000	6,000,000	5,000,000	2,000,000
Deposits	900,000	0	0	0	0
Expenditures	0	0	1,000,000	3,000,000	2,000,000
Ending Balance	6,000,000	6,000,000	5,000,000	2,000,000	0

Capital Projects Reserves

	2019-20 Amended	2020-21	2021-22	2022-23	2023-24
Beginning Balance	600,000	600,000	600,000	600,000	600,000
Deposits	0	0	0	0	0
Expenditures	0	0	0	0	0
Ending Balance	600,000	600,000	600,000	600,000	600,000

FY19-20 Operating Budget	$3,538,624
3 Months	$884,656
4 Months	$1,179,541

FISCAL YEAR 2020-21 BUDGET REPORT
Fund: 20.422 LSSA

DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FINAL BUDGET
ESTIMATED REVENUES					
324.221 IMPACT FEES-COMMERCIAL WATER	12,170	0	0	2,837	0
324.222 IMPACT FEES-COMMERCIAL SEWER	8,708	0	0	0	0
341.911 LIEN FEES	40	0	0	0	0
341.999 MISCELLANEOUS REVENUE	11,853	10,000	10,000	5,006	10,000
343.601 WATER FEES - RESIDENTIAL	4,714,590	4,550,000	4,550,000	4,289,926	4,663,750
343.602 WATER FEES - COMMERCIAL	457,200	444,000	444,000	350,962	455,100
343.603 SEWER FEES - RESIDENTIAL	4,955,899	4,877,000	4,877,000	4,336,727	4,998,925
343.604 SEWER FEES - COMMERCIAL	566,469	569,000	569,000	482,190	583,225
343.607 METER IMPACT FEES	3,185	2,000	2,000	6,807	3,000
343.609 RECONNECT FEES	7,638	6,000	6,000	6,669	7,000
343.610 FIRE PROTECTION WATER	35,348	36,000	36,000	27,592	36,000
343.611 METERED IRRIGATION WATER	544,023	547,000	547,000	488,609	560,675
343.612 METERED CONSTRUCTION WATER	1,425	1,000	1,000	15	1,500
343.613 RETURNED CHECK FEES ($25)	3,066	2,500	2,500	3,024	3,000
343.615 OTHER MISC WATER & SEWER	32,496	90,000	90,000	33,965	75,000
343.616 UTILITY LATE PENALTY FEE	12,279	10,000	10,000	11,111	12,000
361.101 INT INCOME - CFB	18,848	13,000	13,000	5,091	2,500
361.102 INT INCOME - CASH EQUIV	212,197	140,000	140,000	107,071	25,000
361.103 INT INCOME - USB	66,856	35,000	35,000	23,380	69,468
361.306 FLGIT-UNREALIZED GAIN/LOSS	142,086	0	0	115,022	0
361.307 LTP UNREALIZED GAIN/LOSS	62,476	0	0	72,545	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	-1,662	0	0	6,993	0
361.404 FMIVT-REALIZED GAIN/LOSS	36	0	0	0	0
361.409 FLFIT-REALIZED GAIN/LOSS	67,480	0	0	29,820	0
365.001 SALES OF SURPLUS MATERIAL & SC	12,174	6,000	6,000	2,714	6,000
669.901 (ADD)/USE-WORKING CAPITAL	0	554,248	1,181,265	0	1,687,231
TOTAL ESTIMATED REVENUES	11,946,880	11,892,748	12,519,765	10,408,076	13,199,374
APPROPRIATIONS					
311 MANAGEMENT FEES	414,845	358,262	358,262	298,552	401,670
312 ENGINEERING SERVICES	225,362	280,698	329,098	251,845	526,365
313 LEGAL SERVICES	1,776	3,025	3,025	936	3,025
318 TECHNOLOGY SERVICES	28,310	39,408	39,408	32,840	0
319 OTHER PROFESSIONAL SVCS	33,621	25,044	55,044	9,845	64,996
321 ACCOUNTING SERVICES	1,000	1,000	1,000	1,000	1,000
322 AUDITING SERVICES	5,740	5,732	5,732	4,305	5,494
323 TRUSTEE SERVICES	13,200	13,200	13,200	13,200	13,200
343 SYSTEMS MGMT SUPPORT	11,389	17,135	17,135	16,575	55,672
349 MISC CONTRACTUAL SVCS	1,779,960	2,151,610	2,151,610	1,642,142	2,237,675
411 TELEPHONE	493	200	800	412	500
412 POSTAGE	90	2,000	2,000	37	1,000
431 ELECTRICITY	543,638	625,000	575,000	362,909	575,000
442 EQUIPMENT RENTAL	13,950	1,000	6,000	9,075	20,000
451 CASUALTY & LIABILITY INSUR	31,528	31,970	31,970	26,827	44,167

FISCAL YEAR 2020-21 BUDGET REPORT
Fund: 20.422 LSSA

DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FINAL BUDGET
462 BUILDING/STRUCTURE MAINT	196,703	439,120	439,120	135,142	468,500
463 LANDSCAPE MAINT-RECURRING	2,100	3,000	3,000	0	3,090
464 LANDSCAPE MAINT-NON RECURRING	0	3,000	3,000	523	3,000
465 VEHICLE REPAIR & MAINT	9	0	0	0	0
471 PRINTING & BINDING	1,764	2,300	2,300	1,460	2,300
491 BANK CHARGES	12	0	0	0	0
493 PERMITS & LICENSES	8,950	6,025	6,025	25	6,000
497 LEGAL ADVERTISING	15	2,000	2,000	158	2,000
499 MISC CURRENT CHARGES	580	0	0	510	0
524 NON CAPITAL FF&E	2,321	0	0	0	0
525 NON CAPITAL HARDWARE/SOFTWARE	0	0	0	0	1,062
526 METER SUPPLIES	0	82,500	82,500	0	50,000
529 OPERATING SUPPLIES OTHER	68,552	112,585	112,585	55,862	112,585
622 BUILDINGS	0	50,000	50,000	0	125,000
633 INFRASTRUCTURE	1,016,068	1,601,125	1,870,365	810,689	3,319,928
642 CAPITAL FF&E	158,048	0	323,777	172,113	0
710 PRINCIPAL	2,255,000	2,320,000	2,320,000	2,320,000	2,390,000
721 INTEREST EXP - SR DEBT	2,887,450	2,815,809	2,815,809	2,346,507	2,766,145
911 TRANS TO GENERAL R&R	900,000	900,000	900,000	750,000	0
TOTAL APPROPRIATIONS	10,602,474	11,892,748	12,519,765	9,263,489	13,199,374

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
LITTLE SUMTER SERVICE AREA

FY2020-21 CAPITAL LIST

Facility/Location	Description	Proposed	Final	Funding Source
LSSA Wastewater Plant				
Plant Site	Programmable Logic Computer Program	$55,000	$55,000	Working Capital
Plant Site	Variable Frequency Drive Program	15,000	15,000	Working Capital
Headworks	Replace slide gates (4)	100,000	100,000	Working Capital
Headworks	Coating, Weirs, RAS & Auto Bypass & ARV at Meter	250,000	250,000	Working Capital
Headworks	Add Linear Actuator to Screw Drive to Screen and Controls	25,000	25,000	Working Capital
Chlorine Contact Chamber	Coat Cholorine Contact Chambers	200,000	200,000	Working Capital
PLC	Replace wire to vaults from MCC-1	30,000	30,000	Working Capital
Reclaimed Water System	Reuse HSP Improvements	500,000	500,000	Working Capital
Reclaimed Water System	SC RIBS, Improvement for Access and Usage	300,000	300,000	Working Capital
Plant Site	Garage conversion & HVAC	125,000	125,000	Working Capital
LSSA Lift Stations & Collection				
Lift Station No. 2	Rehab station & Control Panel (Mechanical and Electrical)	175,000	175,000	Working Capital
Collection System	LS No. 2 Gravity Sewer Project Design and 1/3 Construction	300,000	300,000	Working Capital
Collection System	Replace ARVs & Vaults	100,000	100,000	Working Capital
LSSA Water System				
Water System	Valve Program	100,000	100,000	Working Capital
LSSA Meter Change-out Program				
Residential Meters	Residential Meters & Parts	110,476	110,476	Working Capital
Commercial Meters	Commercial Meters & Parts	9,452	9,452	Working Capital
Metering System	AMI Implementation	1,000,000	1,000,000	Working Capital
LSSA General				
SCADA System	SCADA Security and Upgrade	50,000	50,000	Working Capital
	TOTAL	**$3,444,928**	**$3,444,928**	

LSSA - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL

	2019-20 Amended	2020-21	2021-22	2022-23	2023-24	2024-25
Beginning Balance	11,573,956	10,392,691	8,705,460	6,736,193	7,215,702	8,531,876
Deposits	6,202,691	6,355,998	6,583,896	6,877,693	7,183,204	7,490,822
Expenditures	4,239,814	4,598,301	4,820,235	3,988,114	4,161,960	4,341,990
Capital Expenditures	2,244,142	3,444,928	3,732,928	1,410,070	705,070	730,070
Transfer to Reserve	900,000	0	0	1,000,000	1,000,000	1,000,000
Ending Balance	10,392,691	8,705,460	6,736,193	7,215,702	8,531,876	9,950,638

Working Capital = Current Assets - Current Liabilities

Debt Service	2019-20 Amended	2020-21	2021-22	2022-23	2023-24	2024-25
Beginning Balance	107,655	107,655	107,655	107,655	107,655	107,655
Deposits	5,135,809	5,156,145	5,154,738	5,154,072	5,149,042	5,149,440
Expenditures	5,135,809	5,156,145	5,154,738	5,154,072	5,149,042	5,149,440
Ending Balance	107,655	107,655	107,655	107,655	107,655	107,655

RESERVES

Capital Projects Reserve	2019-20 Amended	2020-21	2021-22	2022-23	2023-24	2024-25
Beginning Balance	400,000	400,000	400,000	400,000	400,000	400,000
Deposits	0	0	0	0	0	0
Expenditures	0	0	0	0	0	0
Ending Balance	400,000	400,000	400,000	400,000	400,000	400,000

General R & R Reserve	2019-20 Amended	2020-21	2021-22	2022-23	2023-24	2024-25
Beginning Balance	5,950,000	6,850,000	6,850,000	6,850,000	7,850,000	8,850,000
Deposits	900,000	0	0	1,000,000	1,000,000	1,000,000
Expenditures	0	0	0	0	0	0
Ending Balance	6,850,000	6,850,000	6,850,000	7,850,000	8,850,000	9,850,000

FY19-20 Operating Budget	$4,239,814
3 Months	$1,059,954
4 Months	$1,413,271

FISCAL YEAR 2020-21 BUDGET REPORT
Fund: 20.124 SRF FIRE SAFETY

DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FINAL BUDGET
ESTIMATED REVENUES					
325.212 FIRE ASSESS - LAKE RESIDENTIAL	796,929	1,083,184	1,083,184	1,054,662	1,084,234
334.901 ST FEMA CLAIM REIM	0	0	0	121,754	0
335.211 FIREFIGHTER SUPPLEMENTAL COMP	36,589	38,000	38,000	30,650	38,000
338.033 MGMT FEES FROM D3	1,075,276	1,075,700	1,075,700	905,895	1,090,405
338.034 SAFETY FEES FROM SLAD (CURRENT	1,819,270	1,819,647	1,819,647	1,524,190	1,822,046
338.035 SAFETY FEES FROM SLAD (FUTURE)	119,468	244,212	244,212	176,309	373,169
338.036 SUMTER CO FIRE ASSESS REV SHAR	14,053,193	0	0	0	0
338.038 SUMTER CO OXVILLE ASSESS REV S	377,429	0	0	0	0
338.040 MGMT FEES FROM CW	273,541	146,353	146,353	250,829	0
338.100 SAFETY FEES FROM RAD (FUTURE)	13,517	14,688	14,688	2,587	196
338.105 SUMTER CO FIRE SERVICES	0	15,081,634	15,081,634	12,569,582	16,904,648
339.201 FIRE PROTECT-FRUITLAND PARK	334,307	334,300	334,300	287,820	340,986
341.905 PROPERTY DAMAGE REIMBURSEMENTS	8,620	0	0	10,675	0
341.908 ELECTRIC REIMBURSEMENT	0	0	0	3,383	0
341.917 INSURANCE REIMBURSEMENT	1,365	0	0	0	0
341.999 MISCELLANEOUS REVENUE	65,702	30,000	30,000	68,307	45,000
342.401 CPR CLASS FEES	14,833	9,300	9,300	5,375	10,000
342.905 TUITION REIMBURSEMENT	0	0	0	1,350	0
342.999 OTHER PUBLIC SAFETY FEES	73	0	0	0	0
361.101 INT INCOME - CFB	9,693	4,000	4,000	3,195	0
361.102 INT INCOME - CASH EQUIV	120,683	42,000	42,000	83,558	47,959
361.306 FLGIT-UNREALIZED GAIN/LOSS	38,233	0	0	30,950	0
361.307 LTP UNREALIZED GAIN/LOSS	44,869	0	0	44,287	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	(583)	0	0	2,454	0
361.409 FLFIT-REALIZED GAIN/LOSS	23,678	0	0	10,464	0
364.001 DISPOSITION OF FIXED ASSETS	0	1,000	1,000	3,803	0
366.002 DONATIONS - AED	75	0	0	0	0
366.005 DONATION - EE APPRECIATION	4,325	0	0	3,657	0
669.901 (ADD)/USE-WORKING CAPITAL	0	(3,151,202)	(379,624)	0	(2,196,591)
669.903 (ADD)/USE-GENERAL R&R	0	0	164,190	0	0
TOTAL ESTIMATED REVENUES	19,231,085	16,772,816	19,708,584	17,195,736	19,560,052
APPROPRIATIONS					
121 REGULAR SALARY & WAGES	6,823,125	7,815,218	7,815,218	6,010,473	8,208,268
141 OVERTIME	1,401,099	630,000	630,000	1,032,764	991,632
152 SPECIAL PAY - CELL PHONES	16,395	16,497	16,497	12,505	11,040
211 SOCIAL SECURITY TAXES	484,146	524,627	524,627	414,085	571,072
212 MEDICARE TAXES	113,228	122,693	122,693	96,843	133,553
221 RETIREMENT CONTR-EMPLOYER	1,158,484	1,232,214	1,232,214	1,021,428	1,439,954
222 RETIREMENT CONTR-EMPLOYER MATCH	109,510	235,063	235,063	145,888	276,011
231 HEALTH & LIFE INSURANCE	1,854,205	2,459,510	2,459,510	1,690,630	2,535,803
235 FF CANCER BENEFIT	0	0	0	25,250	10,187
241 WORKER'S COMPENSATION	268,392	479,375	479,375	326,619	549,968
251 UNEMPLOYMENT COMPENSATION	5,898	0	0	279	0
311 MANAGEMENT FEES	293,942	339,821	339,821	283,185	389,834
312 ENGINEERING SERVICES	7,120	2,000	7,500	1,975	10,000
313 LEGAL SERVICES	21,187	40,000	40,000	12,858	40,000
314 TAX COLLECTOR FEES	1,841	4,500	5,100	5,066	5,000
318 TECHNOLOGY SERVICES	8,058	10,459	10,459	8,713	0
319 OTHER PROFESSIONAL SVCS	48,926	57,801	57,801	38,678	69,083
322 AUDITING SERVICES	8,610	9,561	9,561	6,458	10,517
341 JANITORIAL SVCS	11,516	23,340	23,340	1,858	23,700
342 HEALTH SERVICES	148,350	99,875	99,875	13,823	110,898
343 SYSTEMS MGMT SUPPORT	260,063	275,075	275,075	200,950	292,028
344 PAYROLL SERVICES	18,375	18,795	18,795	16,276	18,795

FISCAL YEAR 2020-21 BUDGET REPORT
Fund: 20.124 SRF FIRE SAFETY

DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FINAL BUDGET
349 MISC CONTRACTUAL SVCS	128,141	104,088	121,338	29,861	94,844
401 TRAVEL & PER DIEM	49,614	43,904	25,804	10,925	56,006
411 TELEPHONE	49,682	37,233	37,233	51,893	43,355
412 POSTAGE	2,327	1,625	1,625	620	1,625
413 CABLE	2,677	3,420	3,420	1,771	3,541
431 ELECTRICITY	85,074	104,887	104,887	79,712	110,278
432 NATURAL GAS	10,940	14,954	14,954	6,924	15,634
433 WATER & SEWER	17,649	22,401	22,401	16,717	23,074
434 IRRIGATION WATER	10,250	20,563	20,563	9,523	21,165
436 SOLID WASTE	8,214	10,416	10,416	9,691	12,448
441 OFFICE LEASES	152,927	341,166	341,166	275,846	313,858
442 EQUIPMENT RENTAL	53,606	54,543	54,543	42,969	55,675
443 VEHICLE RENTAL	0	26,532	26,532	581	40,200
444 STORAGE UNIT RENTAL	121	0	0	0	0
451 CASUALTY & LIABILITY INSUR	173,249	178,200	178,200	179,765	196,020
461 EQUIPMENT MAINTENANCE	45,398	57,550	57,550	47,972	78,694
462 BUILDING/STRUCTURE MAINT	159,691	84,150	83,950	78,680	83,894
463 LANDSCAPE MAINT-RECURRING	43,994	52,663	52,663	38,867	55,831
464 LANDSCAPE MAINT-NON RECURRING	0	15,000	15,000	12,114	36,815
465 VEHICLE REPAIR & MAINT	179,434	6,000	18,000	24,384	11,500
468 IRRIGATION REPAIR	2,420	500	500	813	5,300
469 OTHER MAINTENANCE	7,389	18,000	18,200	11,140	25,500
491 BANK CHARGES	0	1,500	1,500	0	1,500
493 PERMITS & LICENSES	7,870	16,107	16,107	529	18,591
511 OFFICE SUPPLIES	32,153	37,050	37,050	12,027	31,300
521 GASOLINE/DIESEL	118,354	127,500	127,500	79,952	137,500
522 OPERATING SUPPLIES	496,401	329,179	673,077	568,251	453,066
524 NON CAPITAL FF&E	548,370	166,992	412,922	179,017	100,538
525 NON CAPITAL HARDWARE/SOFTWARE	44,039	60,979	103,081	42,132	132,490
529 OPERATING SUPPLIES OTHER	52,818	49,127	49,127	31,291	41,623
541 BOOKS & PUBLICATIONS	3,503	5,375	5,375	3,809	14,034
542 TRAINING & EDUCATION	135,808	197,413	197,413	84,324	167,585
543 PROFESSIONAL DUES	910	2,375	2,375	1,234	3,225
622 BUILDINGS	312,376	0	200,000	0	56,500
623 LEASEHOLD IMPROVEMENTS	970,977	0	880,023	550,978	471,500
641 VEHICLES	1,094,539	172,500	1,260,690	141,025	48,000
642 CAPITAL FF&E	176,559	12,500	130,875	89,230	0
911 TRANS TO GENERAL R&R	100,000	0	0	0	900,000
920 TRANS TO VEH/EQP R.R.	508,000	0	0	0	0
TOTAL APPROPRIATIONS	18,847,944	16,772,816	19,708,584	14,081,171	19,560,052

FY 2020-21
SAFETY
CAPITAL PROJECTS

Account	Location	Description	Proposed	Final	Funding Source
622	Station #43	Exhaust Removal System	$ 56,500	$ 56,500	Working Capital
		Total - 522622	**$ 56,500**	**$ 56,500**	
623	Station #51	Exhaust Removal System	$ 56,500	$ 56,500	Working Capital
	Station #51	Station Renovation	$ 415,000	$ 415,000	Working Capital
		Total - 522623	**$ 471,500**	**$ 471,500**	
641	Admin	LTRT 34' Triple Axle Trailer and Shelving	$ 48,000	$ 48,000	Working Capital
		Total - 522641	**$ 48,000**	**$ 48,000**	
		Total Safety Capital Projects	**$ 576,000**	**$ 576,000**	

SAFETY - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2019-20 Amended Budget	2020-21 Proposed Budget	2020-21 Final Budget
Beginning Balance	6,435,622	6,815,246	6,815,246
Deposits	19,924,018	21,708,684	21,756,643
Expenditures	17,236,996	18,084,052	18,084,052
Capital Expenditures	2,307,398	576,000	576,000
Transfer to General R&R /Veh R&R	0	900,000	900,000
Ending Balance	6,815,246	8,963,878	9,011,837

RESERVES

RESERVES (General/Vehicle)	2019-20 Amended Budget	2020-21 Proposed Budget	2020-21 Final Budget
Beginning Balance	2,485,277	2,321,087	2,321,087
Deposits	0	900,000	900,000
Expenditures	164,190	0	0
Ending Balance	2,321,087	3,221,087	3,221,087

FY19-20 Operating Budget	$17,236,996
3 Months	$4,309,249
4 Months	$5,745,665

FISCAL YEAR 2020-21 BUDGET REPORT
Fund: 20.123 ROAD MAINTENANCE

DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FINAL BUDGET
ESTIMATED REVENUES					
325.214 CAM & ROAD MAINTENANCE ASSESSM	36,605	36,606	36,606	36,605	36,606
341.999 MISCELLANEOUS REVENUE	0	0	0	56	0
361.101 INT INCOME - CFB	916	700	700	264	708
361.102 INT INCOME - CASH EQUIV	9,002	6,500	6,500	4,967	3,840
361.306 FLGIT-UNREALIZED GAIN/LOSS	3,716	0	0	3,008	0
361.307 LTP UNREALIZED GAIN/LOSS	3,322	0	0	3,408	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	(61)	0	0	255	0
361.404 FMIVT-REALIZED GAIN/LOSS	1	0	0	0	0
361.409 FLFIT-REALIZED GAIN/LOSS	2,463	0	0	1,088	0
381.005 TRANSFER IN - SPECIAL REVENUE	66,202	66,202	66,202	55,170	66,202
669.901 (ADD)/USE-WORKING CAPITAL	0	(74,120)	(74,120)	0	22,891
TOTAL ESTIMATED REVENUES	122,166	35,888	35,888	104,821	130,247
APPROPRIATIONS					
311 MANAGEMENT FEES	6,812	7,178	7,178	5,982	7,428
318 TECHNOLOGY SERVICES	200	258	258	214	0
319 OTHER PROFESSIONAL SVCS	245	952	952	203	1,319
462 BUILDING/STRUCTURE MAINT	3,524	16,000	16,000	535	10,000
469 OTHER MAINTENANCE	619	11,500	11,500	146	11,500
911 TRANS TO GENERAL R&R	0	0	0	0	100,000
TOTAL APPROPRIATIONS	11,400	35,888	35,888	7,080	130,247

ROAD MAINTENANCE

Assessment Allocation Worksheet

For Year Ending September 30, 2021

Key	
LPGS	LaPlaza Grande South
LPGW	LaPlaza Grande West
VC	Village Center
T	Target

RM Rate per building square foot 0.089

Project Property Listing	Location	Address	Square Footage	Type	Assessment
La Plaza Grande South	LPGS		251,326		$ 22,368.01
La Plaza Grande West	LPGW		67,864		$ 6,039.90
		Total Square Footage	319,190	Total Assessment	$ 28,407.91
AAA Auto Club - The Villages of Lake-Sumter	VC	955 Bichara Boulevard	9,398	Prof. Office	$ 836.42
		Total Square Footage	9,398	Total Assessment	$ 836.42
					$ -
Applebees	VC	1009 Bichara Boulevard	4,738	Restaurant	$ 421.68
Burger King	VC	1007 Bichara Boulevard	4,290	Restaurant	$ 381.81
Taco Bell, Kentucky Fried Chicken, Pizza Hut	VC	1005 Bichara Boulevard	3,545	Restaurant	$ 315.51
Perkins	VC	905 Bichara Boulevard	5,770	Restaurant	$ 513.53
Wendy's	VC	1011 Bichara Boulevard	3,313	Restaurant	$ 294.86
CVS	VC	860 Avenida Central	11,200	Pharmacy	$ 996.80
The Villages Car Wash	VC	970 Bichara Blvd.	6,400	Car Wash	$ 569.60
Gatenbien's Garage	VC	903 Avenida Central	10,352	Golf Cart Service Ctr	$ 921.33
		Total Square Footage	49,608	Total Assessment	$ 4,415.12
Elan @ Spanish Springs			33,100	Assisted Living	$ 2,945.90
		Total Square Footage	33,100	Total Assessment	$ 2,945.90
Subtotal Direct Road Maintenance Bills				$ 36,605.35	
Target	T	Target Project	119,703	Retail	$ 10,653.57
Salon Jaylee	T	Target Project	3,400	Prof. Office	$ 302.60
Vacant	T	Target Project	2,800	Retail	$ 249.20
Ross	T	Target Project	30,001	Retail	$ 2,670.09
Linens	T	Target Project	25,099	Retail	$ 2,233.81
TJ Max	T	Target Project	31,574	Retail	$ 2,810.09
Pier 1	T	Target Project	9,548	Retail	$ 849.77
Petco	T	Target Project	15,329	Retail	$ 1,364.28
Circuit City	T	Target Project	20,304	Retail	$ 1,807.06
Retail A1	T	Target Project	9,600	Retail	$ 854.40
Retail A2	T	Target Project	9,600	Retail	$ 854.40
Carrabba's	T	Target Project	6,238	Restaurant	$ 555.18
Outback	T	Target Project	6,116	Restaurant	$ 544.32
Chick-fil-A	T	Target Project	3,972	Restaurant	$ 353.51
Staples	T	Target Project	15,000	Retail	$ 1,335.00
		Total Square Footage	308,284	Total Assessment	$ 27,437.28
		Spanish Springs Buildings	435,557	Total Assessment	$ 38,764.57
				$ 66,201.85	
	335465	Total three projects Roads	1,155,137		$ 102,807.20

ROAD MAINTENANCE
WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2019-20 Amended Budget	2020-21 Proposed Budget	2020-21 Final Budget
Beginning Balance	473,475	547,595	547,595
Deposits	110,008	102,808	107,356
Expenditures	35,888	30,850	30,247
Transfer to General R&R		100,000	100,000
Ending Balance	547,595	519,553	524,704

RESERVES

General R & R	2019-20 Amended Budget	2020-21 Proposed Budget	2020-21 Final Budget
Beginning Balance	226,450	226,450	226,450
Deposits	0	100,000	100,000
Expenditures	0	0	0
Ending Balance	226,450	326,450	326,450

FY19-20 Operating Budget	$35,888
3 Months	$8,972
4 Months	$11,963

FISCAL YEAR 2020-21 BUDGET REPORT
Fund: 20.122 ROLLING ACRES

DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FINAL BUDGET
ESTIMATED REVENUES					
325.214 CAM & ROAD MAINTENANCE ASSESSM	107,669	107,669	107,669	107,669	107,669
341.999 MISCELLANEOUS REVENUE	39	-	-	69	-
361.101 INT INCOME - CFB	1,221	700	700	347	-
361.102 INT INCOME - CASH EQUIV	5,229	3,500	3,500	2,462	1,137
361.307 LTP UNREALIZED GAIN/LOSS	1,457	-	-	1,471	-
669.901 (ADD)/USE-WORKING CAPITAL	-	(14,212)	(14,212)	-	(10,800)
TOTAL ESTIMATED REVENUES	115,615	97,657	97,657	112,018	98,006
APPROPRIATIONS					
311 MANAGEMENT FEES	14,042	14,798	14,798	12,332	15,259
318 TECHNOLOGY SERVICES	439	491	491	409	-
319 OTHER PROFESSIONAL SVCS	104	398	398	75	847
411 TELEPHONE	464	-	500	419	511
431 ELECTRICITY	494	481	481	448	500
434 IRRIGATION WATER	4,243	4,694	4,694	3,890	4,694
462 BUILDING/STRUCTURE MAINT	-	5,750	5,750	1,890	5,750
463 LANDSCAPE MAINT-RECURRING	23,759	25,331	25,331	18,509	25,331
464 LANDSCAPE MAINT-NON RECURRING	-	2,250	2,250	-	2,250
467 GATE MAINTENANCE	2,409	2,958	2,958	1,405	2,958
468 IRRIGATION REPAIR	-	1,569	1,569	-	1,569
469 OTHER MAINTENANCE	1,354	11,300	10,800	-	10,800
522 OPERATING SUPPLIES	-	200	200	-	100
633 INFRASTRUCTURE	24,850	-	-	-	-
916 TRANS TO ROAD MAINT FUND	27,437	27,437	27,437	22,865	27,437
TOTAL APPROPRIATIONS	99,595	97,657	97,657	62,242	98,006

ROLLING ACRES
Assessment Allocation Worksheet
For Year Ending September 30, 2021

Description	Bldg Sq Ft	% Sq FT	Annual Assessment
1) Target Bldg	119,703	38.83%	$ 41,806.59
2) Salon Jaylee	3,400	1.10%	$ 1,187.46
3) Vacant	2,800	0.91%	$ 977.91
4) Ross	30,001	9.73%	$ 10,477.93
5) Beall's Outlet	25,099	8.14%	$ 8,765.89
6) TJ Max	31,574	10.24%	$ 11,027.30
7) Pier 1	9,548	3.10%	$ 3,334.66
8) Petco	15,329	4.97%	$ 5,353.69
9) Michael's	20,304	6.59%	$ 7,091.23
10) Retail A1	9,600	3.11%	$ 3,352.83
11) Retail A2	9,600	3.11%	$ 3,352.83
12) Carrabba's	6,238	2.02%	$ 2,178.64
13) Outback	6,116	1.98%	$ 2,136.03
14) Chick-fil-A	3,972	1.29%	$ 1,387.23
15) Staples	15,000	4.87%	$ 5,238.79
Totals	**308,284**	**100%**	**$ 107,669.01**

ROLLING ACRES - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2019-20 Amended Budget	2020-21 Proposed Budget	2020-21 Final Budget
Beginning Balance	187,971	202,183	202,183
Deposits	111,869	107,669	108,806
Expenditures	97,657	99,259	98,006
Ending Balance	202,183	210,593	212,983

RESERVES

General R & R	2019-20 Amended Budget	2020-21 Proposed Budget	2020-21 Final Budget
Beginning Balance	80,000	80,000	80,000
Deposits	0	0	0
Expenditures	0	0	0
Ending Balance	80,000	80,000	80,000

FY19-20 Operating Budget	$97,657
3 Months	$24,414
4 Months	$32,552

FISCAL YEAR 2020-21 BUDGET REPORT
Fund: 20.121 VOSS

DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FINAL BUDGET
ESTIMATED REVENUES					
325.214 CAM & ROAD MAINTENANCE ASSESSM	1,299,311	1,299,311	1,299,311	1,299,311	1,299,311
341.999 MISCELLANEOUS REVENUE	4,483	2,000	2,000	2,767	3,500
361.101 INT INCOME - CFB	2,033	1,700	1,700	635	1,137
361.102 INT INCOME - CASH EQUIV	44,079	32,000	32,000	15,901	10,265
361.306 FLGIT-UNREALIZED GAIN/LOSS	6,972	0	0	5,644	0
361.307 LTP UNREALIZED GAIN/LOSS	11,296	0	0	11,313	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	-120	0	0	507	0
361.409 FLFIT-REALIZED GAIN/LOSS	4,890	0	0	2,161	0
362.003 GROUND LEASE (T)	1,071	1,116	1,116	1,090	1,091
362.019 RENTS & LEASES/T-L	16,263	17,225	17,225	12,800	15,425
362.022 RENTS & LEASES/NT-L	4,263	4,323	4,323	3,557	4,323
669.901 (ADD)/USE-WORKING CAPITAL	0	-2,752	-2,752	0	159,460
669.903 (ADD)/USE-GENERAL R&R	0	185,192	185,192	0	268,156
TOTAL ESTIMATED REVENUES	1,394,541	1,540,115	1,540,115	1,355,686	1,762,668
APPROPRIATIONS					
311 MANAGEMENT FEES	140,313	152,876	152,876	127,398	158,599
312 ENGINEERING SERVICES	2,421	5,000	5,000	0	5,000
318 TECHNOLOGY SERVICES	2,448	3,674	3,674	3,062	0
319 OTHER PROFESSIONAL SVCS	2,054	3,042	3,792	1,288	3,828
341 JANITORIAL SVCS	74,973	90,554	90,554	61,431	74,743
343 SYSTEMS MGMT SUPPORT	17,361	117,832	117,082	50,906	102,599
431 ELECTRICITY	98,779	98,967	98,967	66,693	100,519
432 NATURAL GAS	528	573	573	443	591
433 WATER & SEWER	3,584	5,265	5,265	2,345	5,265
434 IRRIGATION WATER	32,902	30,189	30,189	22,567	36,193
442 EQUIPMENT RENTAL	0	1,500	1,500	0	1,500
444 STORAGE UNIT RENTAL	1,900	3,000	3,000	1,520	3,000
461 EQUIPMENT MAINTENANCE	146	2,000	2,000	56	3,000
462 BUILDING/STRUCTURE MAINT	198,841	193,520	150,019	106,390	250,665
463 LANDSCAPE MAINT-RECURRING	193,196	199,124	253,124	191,585	307,053
464 LANDSCAPE MAINT-NON RECURRING	20,016	89,300	38,300	31,776	84,500
468 IRRIGATION REPAIR	7,310	3,122	13,122	8,390	8,122
469 OTHER MAINTENANCE	247,951	285,945	272,945	172,432	281,795
493 PERMITS & LICENSES	0	250	250	0	250
499 MISC CURRENT CHARGES	11,500	15,000	15,000	5,750	15,000
522 OPERATING SUPPLIES	500	2,375	2,375	1,638	2,375
524 NON CAPITAL FF&E	49	13,050	13,050	8,373	11,150
633 INFRASTRUCTURE	280,796	185,192	228,693	0	268,156
642 CAPITAL FF&E	317,615	0	0	0	0
916 TRANS TO ROAD MAINT FUND	38,765	38,765	38,765	32,305	38,765
TOTAL APPROPRIATIONS	1,693,948	1,540,115	1,540,115	896,348	1,762,668

VOSS

Combined Assessment Allocation Worksheet

For Year Ending September 30, 2021

Description	Ownership	Bldg Sq Ft	% Sq FT	Common Area Maintenance Annual Assessment	Road Maintenance Assessment	FY20-21 Total Assessment
				$3.259912	$0.089000	$3.348912
1) Citrus Exchange	VOC	43,013	11.12%	$ 140,218.59	$ 3,828.16	$ 144,046.75
2) El Mercado	VOC	15,360	3.97%	$ 50,072.25	$ 1,367.04	$ 51,439.29
3) Shoppes of Spanish Springs	VOC	13,806	3.57%	$ 45,006.35	$ 1,228.73	$ 46,235.08
4) Spanish Springs Station	VOC	1,626	0.42%	$ 5,300.62	$ 144.71	$ 5,445.33
5) H G Seymour	VOC	18,035	4.66%	$ 58,792.51	$ 1,605.12	$ 60,397.63
6) El Rialto	VOC - Theatre	28,125	7.27%	$ 91,685.03	$ 2,503.13	$ 94,188.16
7) La Salle - Seely Bldg	VOC	9,295	2.40%	$ 30,300.88	$ 827.26	$ 31,128.14
8) Van Patten Bldg	VOC	67,649	17.49%	$ 220,529.79	$ 6,020.76	$ 226,550.55
9) Sharon L. Morse Performing Arts Center	VOC	48,957	12.66%	$ 159,595.51	$ 4,357.17	$ 163,952.68
Subtotal - Villages Operating Co.		***245,866***	***63.56%***	***$ 801,501.53***	***$ 21,882.08***	**$ 823,383.61**
10) La Reina Bldg	VOC	79,458	20.55%	$ 259,026.09	$ 7,071.76	$ 266,097.85
11) La Reina Chiller Bldg	VOC	1,275	0.33%	$ 4,156.39	$ -	$ 4,156.39
Total - Villages Family Co.		***80,733***	***20.88%***	***$ 263,182.48***	***$ 7,071.76***	**$ 270,254.24**
12) Towne Place Suites Marriott	JHM	17,296	4.47%	$ 56,383.44	$ 6,157.20	$ 62,540.64
		69,182				
13) PB Smythe Bldg	VOC	40,621	10.51%	$ 132,420.89	$ 3,615.27	$ 136,036.16
14) Citrus Parking Building	VLS	1,735	0.45%	$ 5,655.95	$ -	$ 5,655.95
15) Citizen's First Bank Drive-Thru	CFB	430	0.11%	$ 1,401.76	$ 38.27	$ 1,440.03
TOTALS	**CAM**	**386,681**	**100%**	**$ 1,260,546.05**	**$ 38,764.58**	**$ 1,299,310.63**
	ROAD	**435,557**				

FY 2020-21
VOSS
CAPITAL PROJECTS

Item	Description	Proposed	Final	Funding Source
H.G. Seymour	Mill & Overlay Parking Lot	$ 134,922	$ 134,922	General R & R
La Reina	Mill & Overlay Parking Lot	133,234	133,234	General R & R
	Total VOSS Capital Projects	**$ 268,156**	**$ 268,156**	

VOSS - WORKING CAPITAL AND RESERVES BALANCES

WORKING CAPITAL	2019-20 Amended Budget	2020-21 Proposed Budget	2020-21 Final Budget
Beginning Balance	1,090,389	1,093,141	1,093,141
Deposits	1,357,675	1,323,650	1,335,052
Expenditures	1,222,122	1,420,487	1,410,012
Plant Replacements Non-Recurring	89,300	84,500	84,500
Capital Expenditures	43,501	0	0
Ending Balance	1,093,141	911,804	933,681

RESERVES

General R & R	2019-20 Amended Budget	2020-21 Proposed Budget	2020-21 Final Budget
Beginning Balance	694,704	509,512	509,512
Deposits	0	0	0
Expenditures	185,192	268,156	268,156
Ending Balance	509,512	241,356	241,356

TOTAL COMBINED	1,602,653	1,153,160	1,175,037

FY19-20 Operating Budget	$1,311,422
3 Months	$327,856
4 Months	$437,141

FISCAL YEAR 2020-21 BUDGET REPORT
Fund: 20.125 COMMUNITY STANDARDS FUND

DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FINAL BUDGET
ESTIMATED REVENUES					
338.056 CS FEES FROM RAD	70,077	78,315	78,315	65,263	109,648
338.058 COMM STD FEE FR D1	46,464	59,883	59,883	49,903	41,593
338.059 COMM STD FEE FR D2	42,485	56,453	56,453	47,045	44,830
338.060 COMM STD FEE FR D3	36,307	43,164	43,164	35,970	37,691
338.061 COMM STD FEE FR D4	52,956	73,539	73,539	61,283	70,148
338.062 COMM STD FEE FR D5	59,396	72,375	72,375	60,313	69,576
338.063 COMM STD FEE FR D6	65,208	76,601	76,601	63,835	61,201
338.064 COMM STD FEE FR D7	50,705	52,963	52,963	44,135	39,785
338.065 COMM STD FEE FR D8	64,998	72,620	72,620	60,516	72,147
338.066 COMM STD FEE FR D9	66,098	78,132	78,132	65,110	59,678
338.067 COMM STD FEE FR D10	101,032	103,194	103,194	85,994	92,610
338.112 COMM STD FEE FR D12	-	-	-	-	129,541
341.303 COMM STAND FEES FROM DEVELOPER	24,297	33,385	33,385	27,821	133,354
341.905 PROPERTY DAMAGE REIMBURSEMENTS	-	-	-	364	-
341.999 MISCELLANEOUS REVENUE	144	-	-	116	-
354.001 DEED COMPLIANCE FINES	12,950	22,500	22,500	19,125	75,000
361.101 INT INCOME - CFB	1,876	1,000	1,000	514	-
361.102 INT INCOME - CASH EQUIV	9,674	6,000	6,000	4,564	2,237
361.307 LTP UNREALIZED GAIN/LOSS	2,494	-	-	2,855	-
669.901 (ADD)/USE-WORKING CAPITAL	-	50,000	50,000	-	-
669.908 (ADD)/USE-DEED VIOLATION RESR					(10,000)
TOTAL ESTIMATED REVENUES	707,161	880,124	880,124	694,726	1,029,039
APPROPRIATIONS					
121 REGULAR SALARY & WAGES	253,832	351,924	351,924	285,619	432,030
131 OTHER SALARY & WAGES	6,289	-	-	115	-
152 SPECIAL PAY - CELL PHONES	267	-	850	569	1,320
211 SOCIAL SECURITY TAXES	15,512	21,817	21,817	17,366	26,866
212 MEDICARE TAXES	3,628	5,103	5,103	4,074	6,283
221 RETIREMENT CONTR-EMPLOYER	14,102	21,117	21,117	17,107	25,923
222 RETIREMENT CONTR-EMPLOYER MATCH	180	10,557	10,557	416	12,960
231 HEALTH & LIFE INSURANCE	65,326	110,543	110,543	51,600	111,564
241 WORKER'S COMPENSATION	5,791	8,967	8,967	4,358	11,637
311 MANAGEMENT FEES	154,951	166,453	166,453	138,711	139,581
313 LEGAL SERVICES	80,105	84,300	84,300	52,157	150,000
318 TECHNOLOGY SERVICES	2,688	3,090	3,090	2,574	-
319 OTHER PROFESSIONAL SVCS	172	225	225	146	187
343 SYSTEMS MGMT SUPPORT	16,989	15,339	15,339	12,375	15,871
401 TRAVEL & PER DIEM	-	1,600	1,000	-	1,570
411 TELEPHONE	2,828	3,638	3,388	2,506	2,753
412 POSTAGE	1,487	2,000	2,000	1,563	3,300
442 EQUIPMENT RENTAL	10,439	12,264	12,264	6,977	11,393
443 VEHICLE RENTAL	7,029	17,955	17,955	14,736	21,385
465 VEHICLE REPAIR & MAINT	108	600	600	1,379	600

FISCAL YEAR 2020-21 BUDGET REPORT
Fund: 20.125 COMMUNITY STANDARDS FUND

DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FINAL BUDGET
469 OTHER MAINTENANCE	4,200	10,000	10,000	3,325	12,500
471 PRINTING & BINDING	173	700	700	262	1,000
497 LEGAL ADVERTISING	1,274	1,500	1,500	218	1,500
511 OFFICE SUPPLIES	3,210	2,800	2,800	2,795	4,880
521 GASOLINE/DIESEL	3,259	4,500	4,500	2,727	5,500
522 OPERATING SUPPLIES	2,177	1,332	1,332	779	1,846
525 NON CAPITAL HARDWARE/SOFTWARE	678	9,400	9,400	4,178	10,390
541 BOOKS & PUBLICATIONS	-	100	100	-	100
542 TRAINING & EDUCATION	-	2,000	2,000	-	2,000
543 PROFESSIONAL DUES	-	300	300	264	300
544 REGISTRATION FEES	-	-	-	30	1,300
992 BAD DEBT EXPENSE - GOVT	9,700	-	-	6,350	5,000
993 SURPLUS FINES	-	10,000	10,000	-	7,500
TOTAL APPROPRIATIONS	666,394	880,124	880,124	635,276	1,029,039

COMMUNITY STANDARDS
WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2019-20 Amended	2020-21 Proposed	2020-21 Final
Beginning Balance	421,065	371,065	371,065
Deposits	807,624	975,996	954,039
Expenditures	857,624	975,996	954,039
Ending Balance	371,065	371,065	371,065

RESERVES

DEED VIOLATION RESERVES	2019-20 Amended	2020-21 Proposed	2020-21 Final
Beginning Balance	83,490	83,490	83,490
Deposits	22,500	65,000	85,000
Expenditures	22,500	65,000	75,000
Ending Balance	83,490	83,490	93,490

FY19-20 Operating Budget	$857,624
3-Months	$214,406
4-Months	$285,875

FY2020-21 BUDGET REPORT FOR THE VILLAGES COMMUNITY DEVELOPMENT DISTRICTS
Fund: 20.425 The Enrichment Academy

ACCOUNT DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FINAL BUDGET
ESTIMATED REVENUES					
341.999 MISCELLANEOUS REVENUE	232	200	200	276	200
347.217 MERCHANDISE/T-S	84	0	0	19	0
347.246 THE ENRICHMENT ACADEMY-S	538,566	700,000	700,000	429,931	522,364
347.247 THE ENRICHMENT ACADEMY-M	165	200	200	2,623	3,000
347.248 THE ENRICHMENT ACADEMY-L	9,941	15,000	15,000	8,272	9,134
361.101 INT INCOME - CFB	3,693	2,500	2,500	1,268	0
361.102 INT INCOME - CASH EQUIV	0	0	0	218	355
669.901 (ADD)/USE-WORKING CAPITAL	0	(109,650)	(108,494)	0	(15,086)
TOTAL ESTIMATED REVENUES	552,681	608,250	609,406	442,607	519,967
APPROPRIATIONS					
121 REGULAR SALARY & WAGES	101,398	90,014	90,014	100,079	127,344
131 OTHER SALARY & WAGES	18	56,756	56,756	(18)	0
152 SPECIAL PAY - CELL PHONES	720	780	780	660	720
211 SOCIAL SECURITY TAXES	6,267	5,628	5,628	5,094	6,010
212 MEDICARE TAXES	1,466	1,316	1,316	1,475	1,405
221 RETIREMENT CONTR-EMPLOYER	5,287	5,401	5,401	4,865	5,774
222 RETIREMENT CONTR-EMPLOYER MATCH	1,038	2,700	2,700	1,356	2,886
231 HEALTH & LIFE INSURANCE	17,127	18,133	18,133	8,244	19,563
241 WORKER'S COMPENSATION	2,261	425	425	1,843	369
311 MANAGEMENT FEES	68,950	70,807	70,807	59,007	72,143
313 LEGAL SERVICES	878	0	0	113	500
318 TECHNOLOGY SERVICES	4,263	5,924	5,924	4,936	0
319 OTHER PROFESSIONAL SVCS	11,645	54,000	54,000	11,758	39,000
343 SYSTEMS MGMT SUPPORT	1,587	22,862	22,862	7,953	12,208
349 MISC CONTRACTUAL SVCS	224,913	175,200	175,200	158,476	186,200
401 TRAVEL & PER DIEM	60	500	500	0	500
411 TELEPHONE	64	700	700	68	345
412 POSTAGE	0	2,000	2,000	47	500
442 EQUIPMENT RENTAL	0	9,900	9,900	0	0
461 EQUIPMENT MAINTENANCE	0	100	100	0	500
471 PRINTING & BINDING	21,373	35,000	35,000	12,990	20,000
485 BOX OFFICE FEES	7,153	8,200	8,200	5,122	0
491 BANK CHARGES	11,386	11,800	11,800	7,050	12,000
494 OVERAGE & SHORTAGE	78	0	0	(68)	0
499 MISC CURRENT CHARGES	0	500	500	0	500
511 OFFICE SUPPLIES	1,345	5,000	5,000	1,099	2,000
522 OPERATING SUPPLIES	3,959	5,500	5,500	3,020	2,500
524 NON CAPITAL FF&E	11,325	15,000	16,156	11,029	5,000
525 NON CAPITAL HARDWARE/SOFTWARE	0	4,104	4,104	3,959	2,000
TOTAL APPROPRIATIONS	504,561	608,250	609,406	410,157	519,967

THE ENRICHMENT ACADEMY - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2019-20 Amended Budget	2020-21 Proposed Budget	2020-21 Final Budget
Beginning Balance	73,924	182,418	182,418
Deposits	717,900	534,698	535,053
Expenditures	609,406	534,698	519,967
Ending Balance	182,418	182,418	197,504

FY19-20 Operating Budget	$609,406
3 Months	$152,352
4 Months	$203,135

2020-2021 Adopted Operating Budget for Sumter Landing Community Development District

AGENDA REQUEST

TO:	Board of Supervisors Sumter Landing Community Development District
FROM:	Barbara E. Kays, Budget Director
DATE:	9/3/2020
SUBJECT:	**Adopt Resolution 20-07: FY20-21 Final Budget**

ISSUE:
Adoption of Resolution 20-07 to approve the Fiscal Year 2020-21 Final Budget

ANALYSIS/INFORMATION:
The District Manager prepared and submitted the Fiscal Year 2020-21 Proposed Budget to the Board at the June 4, 2020 meeting. Resolution 20-06 was adopted at that time which approved the Fiscal Year 2020-21 Proposed Budget and set a public hearing for September 3, 2020 to approve the final budget. The Proposed Budget was submitted to the local governing authorities for a period of 60 days prior to approval for public review and comment.

The Project Wide Advisory Committee has reviewed and discussed the Fiscal Year 2020-21 Project Wide Fund, Sumter Landing Amenity Division Fund, and Fitness Fund budgets during its May and June regular meetings. During its August 31, 2020 meeting the Project Wide Advisory Committee approved to recommend the Project Wide Fund, Sumter Landing Amenity Division Fund, and Fitness Fund Final budgets to the Sumter Landing Community Development District Board.

Section 190.021 of Florida Statutes provides that a Maintenance Special Assessment and Benefit Special Assessment may be assessed upon each piece of property within the boundaries of the District benefited by the approved maintenance and capital improvement program of the District. The maintenance assessments for the Lake Sumter Landing Fund shall be levied at a rate based on square footage as shown on the schedule attached as an exhibit to this Resolution. There was no change to the maintenance assessment rates.

The Sumter Landing Community Development District Board members have also had the opportunity to meet individually with District Administration to review the attached budget.

STAFF RECOMMENDATION:
Staff recommends adoption of Resolution 20-07 to approve the Fiscal Year 2020-21 Final Budget in the amount of:

Sumter Landing Amenities Division Fund	$ 72,088,459
Lake Sumter Landing Fund	$ 1,964,270
Project-Wide Fund	$ 14,083,168
Fitness Fund	$ 1,294,366

MOTION:
Move to adopt Resolution 20-07 to approve the Fiscal Year 2020-21 Final Budget in the amount of:

Sumter Landing Amenities Division Fund	$ 72,088,459
Lake Sumter Landing Fund	$ 1,964,270
Project-Wide Fund	$ 14,083,168
Fitness Fund	$ 1,294,366

RESOLUTION 20-07

A RESOLUTION TO APPROPRIATE FUNDS AND ADOPT THE FINAL BUDGET OF THE SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors the Proposed Budget for the forthcoming Fiscal Year 2020-21; and

WHEREAS, the Board of Supervisors approved the Fiscal Year 2020-21 Proposed Budget at a public meeting on June 4, 2020 and set September 3, 2020 as the date for a public hearing with notice of the budget hearing published pursuant to section 190.008(2) (a), Florida Statutes; and

WHEREAS, the District Board of Supervisors submitted to the local governing authorities, for purposes of disclosure and information only, the Fiscal Year 2020-21 Proposed Budget at least 60 days prior to approval; and

WHEREAS, Section 190.021 Florida Statutes provides that a Maintenance Special Assessment and Benefit Special Assessments may be assessed upon each piece of property within the boundaries of the District benefited by the approved maintenance and capital improvement program of the District, such levy representing the amount of assessments for District purposes necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District; and

WHEREAS, a public hearing has been held on this 3rd day of September, 2020 at which members of the general public were accorded the opportunity to speak prior to the approval of the Final Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT;

1. The Fiscal Year 2020-21 Budget, as listed below, proposed by the District Manager and approved by the Board of Supervisors is hereby adopted as the Final Adopted Budget for the District:

Sumter Landing Amenities Division Fund	**$**	**72,088,459**
Lake Sumter Landing Fund	**$**	**1,964,270**
Project-Wide Fund	**$**	**14,083,168**
Fitness Fund	**$**	**1,294,366**

2. The maintenance assessments shall be levied at a rate based on the schedule attached as an exhibit to this resolution in the District's "Official Record of Proceedings" and are based on square footage.

3. A verified copy of said Final Budget shall be attached as an exhibit to this Resolution in the District's "Official Record of Proceedings."

Adopted this 3rd day of September, 2020.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Mike Berning, Chair

Richard J. Baier, Secretary

FISCAL YEAR 2020-21 BUDGET REPORT
Fund: 30.431 SLAD

DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FINAL BUDGET
ESTIMATED REVENUES					
341.302 REC FEES FROM DEV	165,676	378,864	378,864	315,720	801,817
341.304 GOLF MGMT FEES FROM DEVELOPER	540,000	585,426	859,612	487,856	919,234
341.318 AMENITY FEES	68,793,663	69,423,474	69,423,474	58,186,848	71,034,082
341.905 PROPERTY DAMAGE REIMBURSEMENTS	2,593	15,000	15,000	33,360	15,000
341.908 ELECTRIC REIMBURSEMENT	1,574	1,500	1,500	0	1,500
341.909 COPIES-PUBLIC/T-S	43	150	150	25	150
341.910 SALES TAX COLLECTION ALLOWANCE	509	350	350	484	350
341.911 LIEN FEES	480	600	600	540	600
341.915 RETURN CHECK FEES	60	0	0	30	0
341.917 INSURANCE REIMBURSEMENT	26,824	0	0	87,653	0
341.918 ACCESS CD FEE/NT-S	371,376	350,000	350,000	296,948	350,000
341.919 GATE REPAIR FEES	36,750	25,000	25,000	29,250	30,000
341.921 AMENITY LATE PENALTY FEE	62,815	75,000	75,000	56,597	75,000
341.999 MISCELLANEOUS REVENUE	66,149	40,000	40,000	48,181	40,000
342.901 HOME/BUS WATCH/T-S	27,600	15,000	15,000	20,916	17,000
342.902 SECURITY (FUTURES)	82,565	521,701	521,701	443,796	0
342.903 FIRE SAFETY (FUTURES)	119,458	244,212	244,212	176,309	373,169
342.904 MODEL WATCH/T-S	0	5,000	5,000	0	0
342.906 RECREATION SPECIAL EVENTS	249,385	200,000	200,000	135,428	225,000
347.203 DAILY TRAIL/T-S	460,774	475,000	475,000	295,304	475,000
347.204 DAILY CART RNT/T-S	15,363	18,500	18,500	10,981	18,500
347.205 DAILY GRN FEE/T-S	262,822	280,000	280,000	171,880	260,000
347.208 ANNUAL TRAIL/T-S	1,431,267	1,445,000	1,445,000	1,336,228	1,445,000
347.210 DANCES - BOX OFFICE	0	20,000	20,000	0	0
347.215 LIFESTYLE-GEN/NT-S	21,129	25,000	25,000	8,918	25,000
347.216 LIFESTYLE-GLB/NT-S	146,355	115,000	115,000	46,408	115,000
347.217 MERCHANDISE/T-S	0	0	0	6	0
347.220 LIFESTYLE-GEN/NT-L	1,454	1,500	1,500	1,473	1,500
347.226 BOAT TOURS	53,202	40,000	40,000	21,486	45,000
347.240 DAILY TRAIL/T-L	50,381	54,000	54,000	29,825	54,000
347.242 DAILY CART RNT/T-L	925	1,000	1,000	717	1,000
347.244 DAILY GRN FEE/T-L	29,205	30,000	30,000	17,850	30,000
347.249 BOATS N/T	350	500	500	176	500
347.299 MISC REC REV/T-S	16,679	8,500	8,500	0	8,500
361.101 INT INCOME - CFB	25,540	32,000	32,000	8,645	0
361.102 INT INCOME - CASH EQUIV	884,694	360,000	360,000	487,567	261,790
361.103 INT INCOME - USB	227,277	180,000	180,000	77,655	0
361.306 FLGIT-UNREALIZED GAIN/LOSS	161,104	0	0	130,418	0
361.307 LTP UNREALIZED GAIN/LOSS	142,971	0	0	226,830	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	-2,315	0	0	3,177	0
361.404 FMIVT-REALIZED GAIN/LOSS	50	0	0	0	0
361.409 FLFIT-REALIZED GAIN/LOSS	94,010	0	0	48,110	0
362.002 ATM LEASE/T-S	14,875	15,042	15,042	15,180	15,351
362.006 VENDING MACHINES	9,642	6,500	6,500	6,945	10,000
362.007 LEASE REVENUE	77,867	168,476	168,476	66,095	80,773
362.009 RM RENTALS/T-L	2,624	1,000	1,000	1,458	1,000
362.010 RM RENTALS/T-S	173,427	145,000	145,000	107,945	160,000

FISCAL YEAR 2020-21 BUDGET REPORT
Fund: 30.431 SLAD

DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FINAL BUDGET
362.015 RM RENTALS/NT-L	0	0	0	100	0
362.016 RM RENTALS/NT-S	8,335	3,000	3,000	3,403	5,000
362.020 ATM LEASE/T-L	522	528	528	533	539
362.024 RM EQUIP/T-L	0	0	0	80	0
362.025 RM EQUIP/T-S	5,154	2,500	2,500	1,862	2,500
364.001 DISPOSITION OF FIXED ASSETS	3,238	0	0	0	0
365.001 SALES OF SURPLUS MATERIAL & SC	11,420	3,000	3,000	3,799	3,000
366.001 CONTRIBUTIONS FROM DEVELOPER	4,950	75,000	75,000	0	0
669.901 (ADD)/USE-WORKING CAPITAL	0	-2,918,914	-1,410,758	0	-4,813,396
TOTAL ESTIMATED REVENUES	74,882,811	72,468,409	74,250,751	63,450,995	72,088,459
APPROPRIATIONS					
311 CUSTOMER SERVICE	0	0	0	0	665,101
311 ADMINISTRATIVE SVCS	2,047,976	2,358,544	2,358,544	1,965,454	1,921,733
311 COMMUNITY WATCH SVCS	4,203,710	4,863,493	4,863,493	4,052,911	4,350,927
311 PROPERTY MGMT SVCS	1,032,134	1,128,239	1,128,239	940,201	1,388,549
311 RECREATION SERVICES	6,120,989	6,265,421	6,265,421	5,221,185	6,903,189
312 ENGINEERING SERVICES	72,715	57,500	62,300	17,185	45,215
313 LEGAL SERVICES	24,546	75,000	75,000	6,630	75,000
318 TECHNOLOGY SERVICES	319,331	405,360	405,360	337,800	0
319 OTHER PROFESSIONAL SVCS	131,861	120,184	297,684	297,558	134,536
321 ACCOUNTING SERVICES	2,000	2,000	2,000	2,000	2,000
322 AUDITING SERVICES	41,000	41,000	41,000	30,750	41,000
323 TRUSTEE SERVICES	39,300	39,300	39,300	39,300	39,300
341 JANITORIAL SVCS	1,317,281	1,992,686	2,040,686	1,470,658	2,031,138
343 SYSTEMS MGMT SUPPORT	575,285	664,239	664,239	428,272	662,745
345 DEPT OF SAFETY	1,938,738	2,063,859	2,063,859	1,700,499	2,195,215
347 GOLF MGMT SVCS	2,495,370	2,547,773	2,821,959	2,344,477	2,878,075
349 MISC CONTRACTUAL SVCS	18,521	0	0	4,080	0
411 TELEPHONE	50,582	63,816	65,316	34,304	62,499
412 POSTAGE	0	0	0	0	2,500
413 CABLE	28,131	55,419	55,419	27,238	48,094
431 ELECTRICITY	1,598,646	1,749,103	1,633,703	1,092,437	1,766,864
432 NATURAL GAS	473,181	571,250	565,150	361,368	566,958
433 WATER & SEWER	239,637	263,256	290,256	211,649	282,752
434 IRRIGATION WATER	357,584	331,552	344,052	291,475	339,659
435 IRRIGATION PHONES	472	0	500	751	750
436 SOLID WASTE	60,725	67,963	72,963	47,321	67,434
441 OFFICE LEASES	11,229	11,537	11,537	10,490	11,537
442 EQUIPMENT RENTAL	23,835	53,184	50,684	22,466	45,460
443 VEHICLE RENTAL	15,337	43,320	46,120	34,434	58,881
444 STORAGE UNIT RENTAL	3,487	4,200	4,200	2,845	4,800
451 CASUALTY & LIABILITY INSUR	651,474	696,443	696,443	559,918	649,939
452 INSURANCE DEDUCTIBLE PYMTS	483	0	0	6,481	0
461 EQUIPMENT MAINTENANCE	49,147	183,888	195,038	48,045	295,735
462 BUILDING/STRUCTURE MAINT	2,973,294	4,715,263	4,702,272	2,668,570	3,375,398
463 LANDSCAPE MAINT-RECURRING	1,690,290	1,868,060	1,872,560	1,386,208	1,738,029

FISCAL YEAR 2020-21 BUDGET REPORT
Fund: 30.431 SLAD

DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FINAL BUDGET
464 LANDSCAPE MAINT-NON RECURRING	338,329	744,150	856,618	234,511	789,860
465 VEHICLE REPAIR & MAINT	5,947	12,180	12,180	1,163	25,863
466 POOL MAINTENANCE	1,861,599	1,862,088	1,862,088	1,396,485	1,932,714
467 GATE MAINTENANCE	373,820	454,233	454,233	319,645	618,900
468 IRRIGATION REPAIR	144,769	147,988	359,098	99,763	147,424
469 OTHER MAINTENANCE	5,787,008	6,451,274	6,411,714	4,777,230	6,375,087
471 PRINTING & BINDING	543,924	565,020	565,020	352,462	659,350
484 LIFESTYLE EVENTS-GENERAL	21,991	90,000	90,000	13,623	102,000
486 LIFESTYLE EVENTS-GLOBAL	15	0	0	0	0
491 BANK CHARGES	57,028	65,400	65,400	2,117	57,800
492 MAINT & BOND ASSESSMENTS	84,691	90,000	90,000	82,660	90,000
493 PERMITS & LICENSES	19,334	21,250	21,250	19,688	34,875
494 OVERAGE & SHORTAGE	-104	0	0	20	0
497 LEGAL ADVERTISING	2,403	3,000	3,000	1,474	3,000
499 MISC CURRENT CHARGES	330	2,400	2,400	230	2,400
511 OFFICE SUPPLIES	31,146	43,000	43,000	26,793	44,150
521 GASOLINE/DIESEL	10,196	26,200	26,200	9,557	26,000
522 OPERATING SUPPLIES	130,108	330,950	286,550	111,749	306,801
523 RECREATION SUPPLIES	231,092	258,000	270,000	154,137	308,000
524 NON CAPITAL FF&E	1,167,639	2,065,878	2,484,530	614,029	1,308,863
525 NON CAPITAL HARDWARE/SOFTWARE	37,726	54,638	63,438	32,738	55,300
542 TRAINING & EDUCATION	0	500	500	0	500
543 PROFESSIONAL DUES	0	500	500	0	500
622 BUILDINGS	99,673	250,000	750,327	45,672	0
633 INFRASTRUCTURE	30,339	0	170,500	0	800,000
642 CAPITAL FF&E	0	34,717	34,717	34,000	0
710 PRINCIPAL	7,500,000	7,655,000	7,655,000	7,655,000	7,835,000
721 INTEREST EXP - SR DEBT	15,866,058	15,687,191	15,687,191	13,072,659	15,663,060
911 TRANS TO GENERAL R&R	2,250,000	2,250,000	2,250,000	1,875,000	2,250,000
952 BAD DEBT EXPENSE - PROP	-1,124	0	0	0	0
TOTAL APPROPRIATIONS	65,202,228	72,468,409	74,250,751	56,597,365	72,088,459

FY 2020-21
SLAD
CAPITAL PROJECTS

Account	Location	Description	Proposed	Final	Funding Source
Golf					
30.431.30.32.184.572.633	Sandhill	Greens Renovation	$ 250,000	$ 250,000	Working Capital
30.431.30.32.190.572.633	Sweetgum	Greens Renovation	250,000	250,000	Working Capital
		Golf Total	$ 500,000	$ 500,000	
Property Management					
30.431.50.52.000.539.633	Belvedere	Replace sluice gate on irrigation pump	75,000	75,000	Working Capital
30.431.50.52.000.539.633	Duval/Double Palm	Replace sluice gate on irrigation pump	75,000	75,000	Working Capital
30.431.50.52.000.539.633	Key Largo	Replace sluice gate on irrigation pump	75,000	75,000	Working Capital
30.431.50.52.000.539.633	Sunset Point	Replace sluice gate on irrigation pump	75,000	75,000	Working Capital
		Property Mgmt Total	$ 300,000	$ 300,000	
		Total SLAD Capital Projects	**$ 800,000**	**$ 800,000**	

SLAD - WORKING CAPITAL AND RESERVE BALANCES

Working Capital	Amend 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Beginning Balance	39,013,735	40,424,493	45,237,889	51,114,562	55,830,873	59,134,227
Deposits	52,319,318	53,403,795	56,566,684	57,687,862	58,822,768	59,971,729
Expenditures	46,835,098	44,750,539	48,326,011	50,259,051	52,269,413	54,360,190
Plant Replacements Non-Recurring	867,918	789,860	0	0	0	0
Capital Expenditures	955,544	800,000	114,000	462,500	1,000,000	1,000,000
Transfer to General R & R	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000
Ending Balance	40,424,493	45,237,889	51,114,562	55,830,873	59,134,227	61,495,766

Working Capital =Current Assets - Current Liabilities

Debt Service	Amend 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Beginning Balance	437,624	437,624	437,624	437,624	437,624	437,624
Deposits	23,342,191	23,498,060	23,295,034	23,269,888	23,248,087	23,228,070
Expenditures	23,342,191	23,498,060	23,295,034	23,269,888	23,248,087	23,228,070
Ending Balance	437,624	437,624	437,624	437,624	437,624	437,624

RESERVES

General R&R	Amend 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Beginning Balance	18,008,088	20,258,088	22,508,088	24,758,088	27,008,088	29,258,088
Deposits	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000
Expenditures	0	0	0	0	0	0
Ending Balance	20,258,088	22,508,088	24,758,088	27,008,088	29,258,088	31,508,088

FY19-20 Operating Budget	$ 47,703,016
3 Months	$ 11,925,754
4 Months	$ 15,901,005

FISCAL YEAR 2020-21 BUDGET REPORT
Fund: 30.131 LAKE SUMTER LANDING

DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FINAL BUDGET
ESTIMATED REVENUES					
325.214 CAM & ROAD MAINTENANCE ASSESSM	1,550,185	1,677,394	1,677,394	1,397,823	1,677,394
341.905 PROPERTY DAMAGE REIMBURSEMENTS	2,581	0	0	0	0
341.999 MISCELLANEOUS REVENUE	17,839	15,000	15,000	15,901	15,000
361.101 INT INCOME - CFB	2,187	1,600	1,600	622	0
361.102 INT INCOME - CASH EQUIV	5,532	5,400	5,400	1,785	20,058
361.306 FLGIT-UNREALIZED GAIN/LOSS	23,584	0	0	19,092	0
361.307 LTP UNREALIZED GAIN/LOSS	19,619	0	0	24,558	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	-526	0	0	722	0
361.404 FMIVT-REALIZED GAIN/LOSS	11	0	0	0	0
361.409 FLFIT-REALIZED GAIN/LOSS	21,368	0	0	10,935	0
362.012 RENTS & LEASES/T-S	12,875	14,125	14,125	11,925	14,125
362.023 RENTS & LEASES/NT-S	6,894	9,521	9,521	7,974	9,576
669.901 (ADD)/USE-WORKING CAPITAL	0	56,511	146,065	0	103,117
669.903 (ADD)/USE-GENERAL R&R	0	121,873	121,873	0	125,000
TOTAL ESTIMATED REVENUES	1,662,149	1,901,424	1,990,978	1,491,337	1,964,270
APPROPRIATIONS					
311 MANAGEMENT FEES	147,376	160,479	160,479	133,733	171,565
312 ENGINEERING SERVICES	42	5,000	21,500	4,620	5,000
318 TECHNOLOGY SERVICES	2,807	4,266	4,266	3,554	0
319 OTHER PROFESSIONAL SVCS	12,517	14,229	18,229	10,284	16,976
341 JANITORIAL SVCS	140,890	174,550	174,550	119,002	149,000
343 SYSTEMS MGMT SUPPORT	86,767	114,120	110,120	68,554	84,244
431 ELECTRICITY	182,265	196,326	196,326	145,982	198,428
433 WATER & SEWER	11,751	14,479	14,479	8,223	14,479
434 IRRIGATION WATER	10,403	15,758	15,758	7,229	15,758
435 IRRIGATION PHONES	945	0	1,200	702	1,200
436 SOLID WASTE	0	0	13,000	10,437	19,200
437 CHILLED WATER	7,699	8,347	8,347	2,579	9,182
444 STORAGE UNIT RENTAL	1,140	1,200	1,200	760	1,200
461 EQUIPMENT MAINTENANCE	70	1,600	1,600	24	2,000
462 BUILDING/STRUCTURE MAINT	320,100	340,602	359,902	307,584	339,020
463 LANDSCAPE MAINT-RECURRING	247,406	265,647	265,647	177,303	360,348
464 LANDSCAPE MAINT-NON RECURRING	149,949	122,700	115,200	28,089	125,000
468 IRRIGATION REPAIR	2,934	2,030	9,530	3,152	2,969
469 OTHER MAINTENANCE	219,050	289,385	235,385	172,959	279,230
498 PROJECT WIDE FEES	96,706	104,300	104,300	86,918	103,865
499 MISC CURRENT CHARGES	11,420	15,000	15,000	10,210	15,000
522 OPERATING SUPPLIES	471	8,800	8,800	445	8,000
524 NON CAPITAL FF&E	8,376	16,800	16,800	9,455	16,800
633 INFRASTRUCTURE	44,546	0	93,554	51,971	0
912 TRANS TO OTHER ROADS	48,273	25,806	25,806	21,506	25,806
TOTAL APPROPRIATIONS	1,753,903	1,901,424	1,990,978	1,385,275	1,964,270

Lake Sumter Landing
Combined Assessment
Allocation
for the Year Ending September 30, 2021

Building Name	Ownership	Bldg #	SF Bldg	% Lake Sumter Landing	FY 20-21 CAM Assessment	FY 20-21 Road Assessment	FY 20-21 Total Assessment
					3.20000	0.05000	3.25000
Bailey Cotton Exchange	VOC	200	38,832	7.5238%	124,262.40	1,941.60	126,204.00
Southern Sun Packing House	VOC	202	13,088	2.5358%	41,881.60	654.40	42,536.00
School House / Mathews House	VOC	204/204A	15,370	2.9780%	49,184.00	768.50	49,952.50
CFC Freight	VOC	500	46,277	8.9663%	148,086.40	2,313.85	150,400.25
Drake Building	VOC	501/502	9,238	1.7899%	29,561.60	461.90	30,023.50
Resmondo Building	VOC	503/508	12,255	2.3744%	39,216.00	612.75	39,828.75
Peninsula Land & Title	VOC	504	20,038	3.8824%	64,121.60	1,001.90	65,123.50
Atlas Tractor Annex	VOC	505	5,959	1.1546%	19,068.80	297.95	19,366.75
Shops I @ Mill Run	VOC	205	7,314	1.4171%	23,404.80	365.70	23,770.50
Shops II @ Mill Run	VOC	206	6,825	1.3224%	21,840.00	341.25	22,181.25
Krietemeyer	VOC	207	17,458	3.3825%	55,865.60	872.90	56,738.50
Mercantile	VOC	208	13,716	2.6575%	43,891.20	685.80	44,577.00
Mill Run Playhouse	VOC	600	50,127	9.7123%	160,406.40	2,506.35	162,912.75
Lake Sumter Station	VOC	901	2,120	0.4108%	6,784.00	106.00	6,890.00
Lighthouse Bar	VOC	112	2,810	0.5444%	8,992.00	140.50	9,132.50
Oscar's Bait & Tackle	VOC	201	1,702	0.3298%	5,446.40	85.10	5,531.50
Claude Graham Boat Works (RJ Gators)	VOC	902	5,192	1.0060%	16,614.40	259.60	16,874.00
Mercury Telephone & Telegraph	VOC	904	543	0.1052%	1,737.60	27.15	1,764.75
Mojo's Fish Camp (Cody's Roadhouse)	VOC	908	7,263	1.4072%	23,241.60	363.15	23,604.75
McDowell's Feed & Seed Supply (TooJays)	VOC	917	5,853	1.1340%	18,729.60	292.65	19,022.25
Lake Sumter Pulp & Paper Co. (Barnes & Noble)	VOC	111	26,026	5.0426%	83,283.20	1,301.30	84,584.50
Stage Coach Office (Sonny's BarBQ)	VOC	916	6,388	1.2377%	20,441.60	319.40	20,761.00
Gordon's Garage	VOC		18,765	3.6358%	60,048.00	938.25	60,986.25
Creekside Mill	VOC		8,882	1.7209%	28,422.40	444.10	28,866.50
VOC Subtotal Building Assessable Area =			**342,041**	**66.2715%**	**1,094,531.20**	**17,102.05**	**1,111,633.25**

Lake Sumter Landing
Combined Assessment
Allocation
for the Year Ending September 30, 2021

Building Name	Ownership	Bldg #	SF Bldg	% Lake Sumter Landing	FY 20-21 CAM Assessment	FY 20-21 Road Assessment	FY 20-21 Total Assessment
					3.20000	0.05000	3.25000
Overland Conveyance Company	VOC	506 A/B	15,898	3.0803%	50,873.60	794.90	51,668.50
Hammock House	VOC	506 C	30,256	5.8622%	96,819.20	1,512.80	98,332.00
The Grand Hotel	VOC	506 D	50,427	9.7704%	161,366.40	2,521.35	163,887.75
Hewitt House	VOC	506 E	13,566	2.6285%	43,411.20	678.30	44,089.50
West House	VOC	506 F	8,765	1.6982%	28,048.00	438.25	28,486.25
Coggins Home	VOC	507 G	10,563	2.0466%	33,801.60	528.15	34,329.75
Trolley Barn	VOC	508 H	4,547	0.8810%	14,550.40	227.35	14,777.75
Sales Storage	VOC	509	293	0.0568%	937.60	14.65	952.25
Sales Storage	VOC	510	532	0.1031%	1,702.40	26.60	1,729.00
VFC Subtotal Building Assessable Area =			**134,847**	**26.1270%**	**431,510.40**	**6,742.35**	**438,252.75**
Waggoner House	CFB	905	11,738	2.2743%	37,561.60	586.90	38,148.50
CFB Drive-Thru	CFB	911	675	0.1308%	2,160.00	33.75	2,193.75
CFB Subtotal Building Assessable Area =			**12,413**	**2.4051%**	**39,721.60**	**620.65**	**40,342.25**
		Road					
Waterfront Inn	JHM	CAM	17,712	3.4318%	56,678.40	885.60	57,564.00
JHM Subtotal Building Assessable Area =			**17,712**	**3.4318%**	**56,678.40**	**885.60**	**57,564.00**
Central Chiller Plant	VLS	907	2,980	0.5774%	9,536.00	149.00	9,685.00
TVLS Subtotal Building Assessable Area =			**2,980**	**0.5774%**	**9,536.00**	**149.00**	**9,685.00**
Kearn's Packaging & Shipping (Honest John's)	VA	110	6,128	1.1873%	19,609.60	306.40	19,916.00
VA Subtotal Building Assessable Area =			**6,128**	**1.1873%**	**19,609.60**	**306.40**	**19,916.00**
ASSESSMENT TOTAL =		**CAM**	**516,121**	**100.0000%**	**1,651,587.20**	**25,806.05**	**1,677,393.25**
		ROAD	**516,121**				

LAKE SUMTER LANDING
WORKING CAPITAL AND RESERVE BALANCES

Working Capital	2019-20 Amended Budget	2020-21 Proposed Budget	2020-21 Final Budget
Beginning Balance	667,573	642,335	642,335
Deposits	1,723,040	1,716,095	1,736,153
Expenditures	1,722,472	1,820,298	1,813,464
Transfer for Roads R&R	25,806	25,806	25,806
Ending Balance	642,335	512,326	539,218

RESERVES

General R & R	2019-20 Amended Budget	2020-21 Proposed Budget	2020-21 Final Budget
Beginning Balance	696,761	454,061	454,061
Deposits	0	0	0
Expenditures	242,700	125,000	125,000
Ending Balance	454,061	329,061	329,061

Villa Rds/Other Roads R&R	2019-20 Amended Budget	2020-21 Proposed Budget	2020-21 Final Budget
Beginning Balance	639,054	664,860	664,860
Deposits	25,806	25,806	25,806
Expenditures	0	0	0
Ending Balance	664,860	690,666	690,666

FY19-20 Operating Budget	$1,722,472
3 Months	$430,618
4 Months	$574,157

FISCAL YEAR 2020-21 BUDGET REPORT
Fund: 30.132 PROJECT WIDE

DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FINAL BUDGET
ESTIMATED REVENUES					
334.901 ST FEMA CLAIM REIM	38,266	0	0	0	0
337.405 PW SC RD AGRMT-D5	90,814	0	0	0	0
337.406 PW SC RD AGRMT-D6	28,300	0	0	0	0
337.407 PW SC RD AGRMT-D7	49,103	0	0	0	0
337.409 PW SC RD AGRMT-D9	21,564	0	0	0	0
337.410 PW SC RD AGRMT-D10	35,224	0	0	0	0
337.411 PW SC RD AGRMT-BW	12,038	0	0	0	0
338.026 PROJECT WIDE FEES-D5	1,693,538	1,822,644	1,822,644	1,518,870	1,819,701
338.027 PROJECT WIDE FEES-D6	1,879,698	2,023,421	2,023,421	1,686,185	2,019,117
338.028 PROJECT WIDE FEES-D7	1,197,929	1,289,410	1,289,410	1,074,510	1,286,529
338.029 PROJECT WIDE FEES-D8	1,344,195	1,447,164	1,447,164	1,205,970	1,444,404
338.030 PROJECT WIDE FEES-D9	1,526,723	1,644,030	1,644,030	1,370,026	1,656,287
338.031 PROJ WIDE FEES-D10	1,942,554	2,091,216	2,091,216	1,742,680	2,088,357
338.032 PROJECT WIDE FEES FRM LSL	96,706	104,300	104,300	86,918	103,865
338.054 PROJ WIDE FEES-D11	651,547	701,418	701,418	584,516	699,357
338.094 PROJ WIDE FEES FRM BROWNWOOD	209,125	225,549	225,549	187,959	225,730
338.101 PROJ WIDE FEES-DIST #12	1,546,066	1,688,357	1,688,357	1,406,965	1,685,370
338.110 PROJECT WIDE FEES-D13	0	0	0	0	819,836
341.905 PROPERTY DAMAGE REIMBURSEMENTS	6,288	0	0	15,041	0
341.917 INSURANCE REIMBURSEMENT	6,479	0	0	0	0
341.999 MISCELLANEOUS REVENUE	61,117	45,418	45,418	51,696	45,564
361.101 INT INCOME - CFB	5,449	4,500	4,500	1,444	0
361.102 INT INCOME - CASH EQUIV	74,994	55,000	55,000	47,246	59,051
361.306 FLGIT-UNREALIZED GAIN/LOSS	75,224	0	0	60,896	0
361.307 LTP UNREALIZED GAIN/LOSS	53,077	0	0	66,439	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	-1,171	0	0	1,606	0
361.404 FMIVT-REALIZED GAIN/LOSS	25	0	0	0	0
361.409 FLFIT-REALIZED GAIN/LOSS	47,529	0	0	24,323	0
669.901 (ADD)/USE-WORKING CAPITAL	0	0	89,800	0	0
669.903 (ADD)/USE-GENERAL R&R	0	0	0	0	130,000
TOTAL ESTIMATED REVENUES	12,692,401	13,142,427	13,232,227	11,133,290	14,083,168
APPROPRIATIONS					
311 MANAGEMENT FEES	485,849	531,688	531,688	443,074	585,737
312 ENGINEERING SERVICES	101,071	43,500	118,500	62,597	191,500
313 LEGAL SERVICES	15,140	0	0	6,725	8,000
318 TECHNOLOGY SERVICES	10,315	14,523	14,523	12,103	0
319 OTHER PROFESSIONAL SVCS	256,759	412,863	412,863	228,722	395,263
343 SYSTEMS MGMT SUPPORT	59,314	57,861	65,361	58,227	107,874
349 MISC CONTRACTUAL SVCS	18,555	0	0	4,080	0
412 POSTAGE	35	0	0	0	0
431 ELECTRICITY	523,138	204,665	204,665	153,915	214,598
434 IRRIGATION WATER	521,652	792,762	780,262	487,261	647,363
435 IRRIGATION PHONES	1,037	0	1,200	819	1,200
442 EQUIPMENT RENTAL	200	1,000	1,000	0	1,000
461 EQUIPMENT MAINTENANCE	100	1,600	1,600	100	1,400
462 BUILDING/STRUCTURE MAINT	590,476	365,976	437,576	364,140	1,113,713
463 LANDSCAPE MAINT-RECURRING	5,365,771	5,561,797	5,561,797	4,368,387	6,052,099
464 LANDSCAPE MAINT-NON RECURRING	380,548	568,207	568,207	171,882	845,586
468 IRRIGATION REPAIR	171,031	249,300	254,300	176,221	208,310

FISCAL YEAR 2020-21 BUDGET REPORT
Fund: 30.132 PROJECT WIDE

DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FINAL BUDGET
469 OTHER MAINTENANCE	3,031,611	3,897,185	3,817,185	2,822,881	3,370,091
471 PRINTING & BINDING	375	1,000	1,000	0	500
522 OPERATING SUPPLIES	3,199	6,000	11,000	14,893	3,300
524 NON CAPITAL FF&E	15,765	22,250	22,250	0	0
633 INFRASTRUCTURE	106,214	410,250	427,250	305,453	335,634
TOTAL APPROPRIATIONS	11,658,155	13,142,427	13,232,227	9,681,480	14,083,168

FY 2020-21
PROJECT WIDE
CAPITAL PROJECTS

Location	Description	Proposed	Final	Funding Source
CR 466 South ROW Laurel Manor Plaza to Morse Blvd Unit 105	Fence Replacement	$ 72,236	$ 72,236	Working Capital
BV East ROW Unit 71 (Tr A)	Fence Replacement	18,679	18,679	Working Capital
BV W ROW Liberty Park Preserve	Fence Replacement	21,536	21,536	Working Capital
BV W ROW Unit 96 (Tr D) Mount Vernon and Eagle Ridge Villas	Fence Replacement	26,823	26,823	Working Capital
BV W ROW St Charles to Liberty Park Unit 97 (Tr C) & 98 (Tr A)	Fence Replacement	39,039	39,039	Working Capital
Morse Blvd. West ROW at Kenya GC Unit 136	Fence Replacement	10,354	10,354	Working Capital
Morse Blvd. West ROW Unit 136	Fence Replacement	14,581	14,581	Working Capital
Morse Blvd. Eat ROW at Hemingway Unit 133	Fence Replacement	20,559	20,559	Working Capital
Morse Blvd. West ROW at Kilimanjaro GC West Unit 139	Fence Replacement	14,823	14,823	Working Capital
Morse Blvd. East ROW at Kilimanjaro GC East Unit 135	Fence Replacement	22,160	22,160	Working Capital
CR 466 South, Mariposa, & end Unit 105 to tunnel on Morse Blvd.	Fence Replacement	40,123	40,123	Working Capital
Morse Blvd./Stillwater (Pro Plaza Border)	Fence Replacement	34,721	34,721	Working Capital
Total - 539633		$ 335,634	$ 335,634	
Total Project Wide Capital Projects		**$ 335,634**	**$ 335,634**	

PROJECT WIDE - WORKING CAPITAL AND RESERVE BALANCES
FIVE YEAR CAPITAL IMPROVEMENT PLAN

Working Capital	Amend FY19-20	FY20-21	FY21-22	FY22-23	FY23-24	FY24-25
Beginning Balance	5,876,139	5,786,339	5,786,339	5,786,339	5,786,339	5,786,339
Deposits	13,142,427	13,953,168	13,567,071	13,949,829	14,366,705	14,941,373
Expenditures - Operating	12,223,770	12,771,948	13,282,826	13,814,139	14,366,705	14,941,373
Plant Replacements Non-Recurring	568,207	845,586				
Capital Expenditures	440,250	335,634	284,245	135,690	0	0
Ending Balance	5,786,339	5,786,339	5,786,339	5,786,339	5,786,339	5,786,339

RESERVES

General R & R	Amend FY19-20	FY20-21	FY21-22	FY22-23	FY23-24	FY24-25
Beginning Balance	2,112,220	2,112,220	1,982,220	1,982,220	1,982,220	1,982,220
Deposits						
Capital Improvement Plan Expenditures		130,000				
Ending Balance	2,112,220	1,982,220	1,982,220	1,982,220	1,982,220	1,982,220

Lake Miona Long Term Maintenance Plan	Amend FY19-20	FY20-21	FY21-22	FY22-23	FY23-24	FY24-25
Beginning Balance	15,125	0	0	0	0	0
Deposits						
Expenditures	15,125					
Ending Balance	0	0	0	0	0	0

FY19-20 Operating Budget	$	12,791,977
3 Months	$	3,197,994
4 Months	$	4,263,992

FISCAL YEAR 2020-21 BUDGET REPORT
Fund: 30.434 SLCDD FITNESS

DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FINAL BUDGET
ESTIMATED REVENUES					
341.999 MISCELLANEOUS REVENUE	554	500	500	658	500
347.217 MERCHANDISE/T-S	154	140	140	112	140
347.223 LAUREL MANOR FITNESS MEMBERS	207,448	220,000	220,000	139,139	203,700
347.224 COLONY COTTAGE FITNESS MEMBERS	210,722	210,000	210,000	134,882	206,400
347.225 MULBERRY GROVE FITNESS MEMBERS	0	140,000	140,000	90,210	141,700
347.227 SEABREEZE FITNESS MEMBERS	247,965	245,000	245,000	151,467	234,800
347.228 DANCES - BOX OFFICE (N/T)	0	0	0	30	0
347.238 ROHAN FITNESS MEMBERS	153,061	150,000	150,000	100,906	155,000
347.239 FENNEY FITNESS MEMBERS	22,794	12,000	12,000	15,828	60,000
347.250 D13 FITNESS MEMBERSHIPS	0	0	0	0	2,100
361.101 INT INCOME - CFB	3,521	3,000	3,000	1,638	0
361.102 INT INCOME - CASH EQUIV	43,376	36,000	36,000	22,258	28,205
361.306 FLGIT-UNREALIZED GAIN/LOSS	33,385	0	0	27,026	0
361.307 LTP UNREALIZED GAIN/LOSS	24,500	0	0	31,763	0
361.309 FLFIT-UNREALIZED GAIN/LOSS	-507	0	0	696	0
361.404 FMIVT-REALIZED GAIN/LOSS	11	0	0	0	0
361.409 FLFIT-REALIZED GAIN/LOSS	20,603	0	0	10,544	0
669.901 (ADD)/USE-WORKING CAPITAL	0	294,322	621,322	0	261,821
TOTAL ESTIMATED REVENUES	967,587	1,310,962	1,637,962	727,157	1,294,366
APPROPRIATIONS					
311 MANAGEMENT FEES	374,432	469,944	469,944	391,620	637,699
318 TECHNOLOGY SERVICES	18,564	29,895	29,895	24,915	0
319 OTHER PROFESSIONAL SVCS	2,106	2,803	2,803	1,430	2,079
341 JANITORIAL SVCS	60,603	95,765	95,765	18,357	104,906
343 SYSTEMS MGMT SUPPORT	15,256	17,955	17,955	13,146	25,137
411 TELEPHONE	2,157	5,665	5,665	1,930	1,057
413 CABLE	6,381	9,565	9,565	6,867	11,139
431 ELECTRICITY	25,337	33,139	31,639	18,788	46,874
432 NATURAL GAS	1,343	3,784	4,784	1,585	6,786
433 WATER & SEWER	3,033	4,037	5,037	2,758	4,729
434 IRRIGATION WATER	1,207	1,995	2,235	1,362	2,170
436 SOLID WASTE	1,050	1,455	1,955	1,053	1,586
461 EQUIPMENT MAINTENANCE	54,695	104,685	104,685	41,468	71,616
462 BUILDING/STRUCTURE MAINT	45,355	70,138	70,138	3,805	54,449
463 LANDSCAPE MAINT-RECURRING	19,461	25,944	25,944	8,938	26,947
464 LANDSCAPE MAINT-NON RECURRING	0	7,398	7,398	0	9,095
468 IRRIGATION REPAIR	128	676	676	0	730
469 OTHER MAINTENANCE	68	4,770	4,770	26	9,204
471 PRINTING & BINDING	2,094	8,760	8,760	0	11,460
491 BANK CHARGES	25,940	34,835	34,835	19,470	47,000
494 OVERAGE & SHORTAGE	-49	0	0	-84	0
499 MISC CURRENT CHARGES	0	1,100	1,100	0	1,200
511 OFFICE SUPPLIES	2,214	5,000	5,000	673	6,500
522 OPERATING SUPPLIES	18,700	52,300	51,060	14,338	50,519
523 RECREATION SUPPLIES	395	2,750	2,750	0	3,500

FISCAL YEAR 2020-21 BUDGET REPORT
Fund: 30.434 SLCDD FITNESS

DESCRIPTION	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	2019-20 ACTIVITY THRU 7/31/20	2020-21 FINAL BUDGET
524 NON CAPITAL FF&E	594	212,500	539,500	105,601	52,234
525 NON CAPITAL HARDWARE/SOFTWARE	207	4,104	4,104	1,572	5,750
911 TRANS TO GENERAL R&R	100,000	100,000	100,000	83,340	100,000
TOTAL APPROPRIATIONS	781,271	1,310,962	1,637,962	762,958	1,294,366

FITNESS - WORKING CAPITAL AND RESERVE BALANCES

Working Capital

	2019-20 Amended Budget	2020-21 Proposed Budget	2020-21 Final Budget
Beginning Balance	3,489,586	2,868,264	2,868,264
Deposits	1,016,640	1,004,340	1,032,545
Expenditures	1,537,962	1,175,049	1,194,366
Capital Expenditures	0	0	0
Transfer to General R & R	100,000	120,000	100,000
Ending Balance	2,868,264	2,577,555	2,606,443

RESERVES

General R&R	2019-20 Amended Budget	2020-21 Proposed Budget	2020-21 Final Budget
Beginning Balance	739,505	839,505	839,505
Deposits	100,000	120,000	100,000
Expenditures	0	0	0
Ending Balance	839,505	959,505	939,505

FY19-20 Operating Budget	$1,537,962
3-Month	$384,491
4-Month	$512,654

THIS PLAN HAS BEEN AMENDED.
SEE INSIDE FRONT COVER

SECOND AMENDED & RESTATED NEW YORK OFFERING PLAN FOR

THE VILLAGES

(Incorporating the First Amended and Restated Offering Plan and Amendments 25-37)

Located at

Lake, Sumter, and Marion Counties
The Villages, Florida

Total Number of Residences: 2,247

TOTAL OFFERING:
There is no master Home Owners Association that owns or maintains any common Property, so there is no separately assessed value.

Sponsor
The Villages of Lake-Sumter, Inc.
3619 Kiessel Road
The Villages, Florida 32163

The Villages Land Company, LLC
3619 Kiessel Road
The Villages, Florida 32163

Selling Agent
The Villages of Lake-Sumter, Inc.
3619 Kiessel Road
The Villages, Florida 32163

Sponsor's Attorney
Carmel & Carmel PC
2141 Wisconsin Ave., NW
Suite M
Washington, DC, 20007

THE DATE OF ACCEPTANCE FOR FILING OF THIS SECOND AMENDED AND RESTATED OFFERING PLAN IS FEBRUARY 5, 2019.

THE OFFERING PLAN MAY NOT BE USED AFTER FEBRUARY 4, 2020 UNLESS EXTENDED BY AMENDMENT.

THIS OFFERING PLAN IS THE ENTIRE OFFER TO SELL RESIDENCES IN A COMMUNITY THAT ARE SUBJECT TO COMMUNITY DEVELOPMENT DISTRICTS. NEW YORK LAW REQUIRES THE SPONSOR TO DISCLOSE ALL MATERIAL INFORMATION IN THIS PLAN AND TO FILE THIS PLAN WITH THE

Second Amendment to the
Second Amended and Restated Offering Plan
for
THE VILLAGES
(aka Amendment No. 40)

Dated: **September 9, 2020**

3619 Kiessel Road
The Villages, Florida 32163

This is the Second Amendment to the Second Amended and Restated Offering Plan (aka Amendment No. 40) for The Villages. The initial Offering Plan was accepted for filing on June 6, 1988 and amended on June 20, 1989 (Amendment No. 1), March 29, 1990 (Amendment No. 2), June 13, 1990 (Amendment No. 3), May 22, 1991 (Amendment No. 4), September 30, 1991 (Amendment No. 5), October 6, 1992 (Amendment No. 6), February 16, 1993 (Amendment No. 7), August 19, 1993 (Amendment No. 8), May 25, 1994 (Amendment No. 9), May 30, 1995 (Amendment No. 10), March 15, 1996 (Amendment No. 11), June 10, 1997 (Amendment No. 12), December 17, 1998 (Amendment No. 13), February 5, 2002 (Amendment No. 14), January 8, 2003 (Amendment No. 15), August 21, 2003 (Amendment No. 16), December 2, 2003 (Amendment No. 17), May 13, 2004 (Amendment No. 18), July 2, 2004 (Amendment No. 19), November 23, 2005 (Amendment No. 20), April 24, 2006 (Amendment No. 21), April 19, 2007 (Amendment No. 22), and May 8th, 2008 (Amendment No. 23), and thereby Amended and Restated on March 15, 2010 as the foregoing amendments are more particularly summarized in the Amended and Restated Offering Plan (Amendment No. 24), which was amended on June 3, 2011 (Amendment No. 25), November 3, 2011 (Amendment No. 26), June 25, 2012 (Amendment No. 27), May 1, 2013 (Amendment No. 28), November 4, 2013 (Amendment No. 29), September 12, 2014 (Amendment No. 30), April 1, 2015 (Amendment No. 31), September 11, 2015 (Amendment No. 32), March 8, 2016 (Amendment No. 33), August 24, 2016 (Amendment No. 34), September 20, 2017 (Amendment No. 35), February 22, 2018 (Amendment 36), July 17, 2018 (Amendment No. 37), and Amended and Restated on February 5, 2019 in the Second Amended and Restated Offering Plan (Amendment No. 38), which was amended on December 7, 2019 in the First Amendment to the Second Amended and Restated Offering Plan (Amendment No. 39), which is now amended by this Second Amendment to the Second and Restated Offering Plan (Amendment No. 40) as follows:

1. UPDATE TO LISTING OF HOMESITES/LOTS AVAILABLE

This Amendment No. 40 ("40th Amendment") is adding the following additional sections to the Offering Plan for The Villages:

Section	No. of Lots
Villages of Southern Oaks – Unit 30 – Lots 1-14	5 Lots
Villages of Southern Oaks – Unit 30A – Lots 1-27	8 Lots
Villages of Southern Oaks – Unit 31 – Lots 1-130	65 Lots
Villages of Southern Oaks – Unit 32 – Lots 1-69	63 Lots
Villages of Southern Oaks – Unit 44 – Lots 1-102	91 Lots
Villages of Southern Oaks – Unit 44A – Lots 1-57	48 Lots
Villages of Southern Oaks – Unit 45 – Lots 1-113	63 Lots
Villages of Southern Oaks – Unit 46 – Lots 1-230	230 Lots
Villages of Southern Oaks – Unit 47 – Lots 1-135	135 Lots
Villages of Southern Oaks – Unit 48 – Lots 1-130	130 Lots
Villages of Southern Oaks – Unit 60 – Opal Villas – Lots 1-122	122 Lots
Villages of Southern Oaks – Unit 61 – Gracie Villas – Lots 1-36	36 Lots
Villages of Southern Oaks – Unit 79 – Hawkins Verandas South – Lots 1-86	86 Lots
Villages of Southern Oaks – Unit 80 – Lots 1-52	52 Lots
Villages of Southern Oaks – Unit 81 – Lots 1-89	89 Lots
Villages of Southern Oaks – Unit 82 – Lots 1-44	44 Lots
Villages of Southern Oaks – Unit 83 – Lots 1-99	99 Lots
Villages of Southern Oaks – Unit 84 – Lots 1-60	60 Lots
Villages of Southern Oaks – Unit 85 – Lots 1-49	49 Lots
Villages of Southern Oaks – Unit 86 – Lots 1-58	58 Lots
Villages of Southern Oaks – Unit 87 – Lots 1-72	72 Lots
Villages of Southern Oaks – Unit 89 – Lots 1-57	57 Lots
Villages of Southern Oaks – Unit 229 – Lots 1-55	1 Lot
Villages of Southern Oaks – Unit 730 – Tate-Gregory – Villas - Lots 1-67	60 Lots
Villages of Southern Oaks – Unit 731 – Christopher Villas – Lots 1-53	53 Lots
Villages of Southern Oaks – Unit 741 – Austin Villas – Lots 1-43	43 Lots
Villages of Southern Oaks – Unit 742 – Ellie Villas – Lots 1-50	50 Lots
Villages of Southern Oaks – Unit 743 – Julia Villas – Lots 1-33	33 Lots
Total New Lots	**1,978 Lots**

These additional Lots are located within CDD 12 and CDD 13 and are situated on a total of 1,103.20 acres.

Plats of the new Lots and the Declaration of Covenants, Conditions and Restrictions relating to each of the new sections are available in the sales office of The Villages and on file in the Office of the New York State Attorney General, Real Estate Finance Bureau.

The following Lots are those currently available for sale in The Villages. Lots are sold by either The Villages of Lake-Sumter, Inc. ("VLS") or The Villages Land Company, LLC ("VLC"). VLS and VLC shall together be referred to herein as the "Sponsor". Other than a few legacy lots which are not within a numbered CDD, lots are only currently being sold in CDD 8, CDD 9, CDD 10, CDD 12 and CDD 13. This list is subject to change as Lots are sold and new sections are added. All Lots are sold with a completed home or with a construction contract upon which a home will be built of a specific model selected by the Purchaser:

UNIT	LOT NUMBERS	LOT NUMBER AVAILABLE PER SECTION	SPONSOR OFFERING LOTS
LAKE COUNTY – UNITS AND VILLAS			
Unit 7	1-394	2	VLS
Total Lake County Units and Villas			**2**
SUMTER COUNTY CDD #8 UNITS AND VILLAS			
Unit 828 – Cabana's @ Creekside Landing	1-182	14	VLS
Total Sumter County CDD #8 Units and Villas			**14**
SUMTER COUNTY CDD #9 UNITS AND VILLAS			
Unit 229	1-55	1	VLS
Total Sumter County CDD #9 Units and Villas			**1**
SUMTER COUNTY CDD #10 UNITS AND VILLAS			
Unit 969 - Alden Bungalows	1-180	116	VLS
Total Sumter County CDD #10 Lots and Villas			**116**
SUMTER COUNTY CDD #12 UNITS AND VILLAS (Villages of Southern Oaks)			
Unit 9	1-139	1	VLS
Unit 14	1-85	1	VLC
Unit 20	1-101	3	VLC
Unit 23	1-55	6	VLC

UNIT	LOT NUMBERS	LOT NUMBER AVAILABLE PER SECTION	SPONSOR OFFERING LOTS
Unit 24	1-24	1	VLC
Unit 25	1-103	12	VLC
Unit 26	1-76	28	VLC
Unit 27	1-36	14	VLC
Unit 28	1-79	9	VLC
Unit 29	1-81	31	VLC
Unit 30	1-14	5	VLC
Unit 30A	1-27	8	VLC
Unit 31	1-130	65	VLC
Unit 32	1-69	63	VLC
Unit 33	1-90	7	VLC
Unit 35	1-94	7	VLC
Unit 36	1-111	4	VLC
Unit 36A	1-32	17	VLC
Unit 37	1-31	31	VLC
Unit 38	1-86	23	VLC
Unit 39	1-104	26	VLC
Unit 40	1-112	35	VLC
Unit 41	1-91	45	VLC
Unit 42	1-88	17	VLC
Unit 43	1-99	27	VLC
Unit 722 - Patricia Villas	1-61	13	VLC
Unit 723 - Samuel Villas	1-60	3	VLC
Unit 724 - Kate Villas	1-64	3	VLC
Unit 726 - Cade Villas	1-50	17	VLC
Unit 727 - Lee Villas	1-45	29	VLC
Unit 728 - Ava Villas	1-59	59	VLC
Unit 729 - Marja Villas	1-53	47	VLC
Unit 730 – Tate-Gregory Villas	1-67	60	VLC
Unit 731 – Christopher Villas	1-53	53	VLC
Unit 732 - Preston Villas	1-57	15	VLC
Unit 734 - Taylor Villas	1-49	12	VLC

UNIT	LOT NUMBERS	LOT NUMBER AVAILABLE PER SECTION	SPONSOR OFFERING LOTS
Unit 736 - Lilly Villas	1-66	37	VLC
Unit 737 - Glenda Villas	1-56	31	VLC
Unit 738 - James Villas	1-42	19	VLC
Unit 739 - Chase Villas	1-56	7	VLC
Unit 740 - Cliff Villas	1-56	17	VLC
Total Sumter County CDD #12 Units and Villas			**896**
SUMTER COUNTY CDD #13 UNITS AND VILLAS			
Unit 44	1-102	91	VLC
Unit 44A	1-57	48	VLC
Unit 45	1-113	63	VLC
Unit 46	1-230	230	VLC
Unit 47	1-135	135	VLC
Unit 48	1-130	130	VLC
Unit 60 – Opal Villas	1-122	122	VLC
Unit 61 – Gracie Villas	1-36	36	VLC
Unit 79 – Hawkins Verandas South	1-86	86	VLC
Unit 80	1-52	52	VLC
Unit 81	1-89	89	VLC
Unit 82	1-44	44	VLC
Unit 83	1-99	99	VLC
Unit 84	1-60	60	VLC
Unit 85	1-49	49	VLC
Unit 86	1-58	58	VLC
Unit 87	1-72	72	VLC
Unit 89	1-57	57	VLC
Unit 741 – Austin Villas	1-43	43	VLC
Unit 742 – Ellie Villas	1-50	50	VLC
Unit 743 – Julia Villas	1-33	33	VLC
Total Sumter County CDD #13 Units and Villas			**1,647**

UNIT	LOT NUMBERS	LOT NUMBER AVAILABLE PER SECTION	SPONSOR OFFERING LOTS
CHATHAM ACRES UNITS			
Chatham Acres	1-7	1	MFP
Total Marion County Units and Villas			**1**
TOTAL NUMBER OF LOTS AVAILABLE – ALL SECTIONS			**2,677**

2. UPDATES TO SECTIONS OF THE SECOND AMENDED AND RESTATED OFFERING PLAN

Recreational Facilities. The section entitled "Recreational Facilities" within the INTRODUCTION section of the Second Amended and Restated Offering Plan, beginning on page 13, are being updated to account for additional recreational facilities that have been constructed within The Villages for use by all residents. There are currently ninety-five (95) recreation centers with an additional nineteen (19) postal only centers that are completed or nearing completion within The Villages. Such recreation centers identified by type ("NRC" – Neighbohood Recreational Center; "RRC" – Regional Recreational Center; and "VRC" – Village Recreational Center") are listed below:

Recreation Centers	
Alden Bungalows Neighborhood Recreation Center	NRC
Amelia Neighborhood Recreation Center	NRC
Antrim Dells Neighborhood Recreation Center	NRC
Ashland Neighborhood Recreation Center	NRC
Belvedere Neighborhood Recreation Center	NRC
Blue Heron Neighborhood Recreation Center	NRC
Bonita Neighborhood Recreation Center	NRC
Bonnybrook Neighborhood Recreation Center	NRC
Buttonwood Neighborhood Recreation Center	NRC
Calumet Grove Neighborhood Recreation Center	NRC
Caroline Neighborhood Recreation Center	NRC
Cattail Neighborhood Recreation Center	NRC
Charlotte Neighborhood Recreation Center	NRC
Collier Neighborhood Recreation Center	NRC
Creekside Landings Neighborhood Recreation Center	NRC
Creekside Neighborhood Recreation Center	NRC
Dunedin Neighborhood Recreation Center	NRC
Duval Neighborhood Recreation Center	NRC

Dudley Canine and Archery Range Center	NRC
Fernandina Neighborhood Recreation Center	NRC
Gilchrist Neighborhood Recreation Center	NRC
Haciendas of Mission Hills Neighborhood Recreation Center	NRC
Hadley Neighborhood Recreation Center	NRC
Hemingway Neighborhood Recreation Center	NRC
Hillsborough Neighborhood Recreation Center	NRC
Hilltop Neighborhood Recreation Center	NRC
LaBelle Neighborhood Recreation Center	NRC
Lake Deaton Neighborhood Recreation Center	NRC
Lake Shore Cottages Neighborhood Recreation Center	NRC
Largo Neighborhood Recreation Center	NRC
Liberty Park Neighborhood Recreation Center	NRC
Lynnhaven Neighborhood Recreation Center	NRC
Mallory Square Neighborhood Recreation Center	NRC
Miona Shores Neighborhood Recreation Center	NRC
Osceola Hills Neighborhood Recreation Center	NRC
Pennecamp Neighborhood Recreation Center	NRC
Phillips Neighborhood Recreation Center	NRC
Pine Hills Neighborhood Recreation Center	NRC
Pine Ridge Neighborhood Recreation Center	NRC
Pinellas Neighborhood Recreation Center	NRC
Poinciana Neighborhood Recreation Center	NRC
Rio Grande Neighborhood Recreation Center	NRC
Sabal Chase Neighborhood Recreation Center	NRC
Sanibel Neighborhood Recreation Center	NRC
Soulliere Neighborhood Recreation Center	NRC
Spanish Moss Neighborhood Recreation Center	NRC
Springdale Neighborhood Recreation Center	NRC
St. Charles Neighborhood Recreation Center	NRC
St. James Neighborhood Recreation Center	NRC
Sugar Cane Neighborhood Recreation Center	NRC
Summerhill Neighborhood Recreation Center	NRC
Sunset Pointe Neighborhood Recreation Center	NRC
Swallowtail Neighborhood Recreation Center	NRC
Tall Trees Neighborhood Recreation Center	NRC
Tamarind Grove Neighborhood Recreation Center	NRC
Virginia Trace Neighborhood Recreation Center	NRC
Winifred Neighborhood Recreation Center	NRC
Willow Tree Neighborhood Recreation Center	NRC
Colony Cottage Regional Recreation Center	RRC
Eisenhower Regional Recreation Center	RRC
Everglades Regional Recreation Center	RRC

Fenney Regional Recreation Center	RRC
La Hacienda Regional Recreation Center	RRC
Lake Miona Regional Recreation Center	RRC
Laurel Manor Regional Recreation Center	RRC
Mulberry Grove Regional Recreation Center	RRC
Paradise Regional Recreation Center	RRC
Rohan Regional Recreation Center	RRC
Savannah Regional Recreation Center	RRC
SeaBreeze Regional Recreation Center	RRC
Allamanda Village Recreation Center	VRC
Bacall Village Recreation Center	VRC
Big Cypress Village Recreation Center	VRC
Bradenton Village Recreation Center	VRC
Bridgeport Village Recreation Center	VRC
Burnsed Village Recreation Center	VRC
Canal Street Village Recreation Center	VRC
Captiva Village Recreation Center	VRC
Chatham Village Recreation Center	VRC
Chula Vista Village Recreation Center	VRC
Churchill Street Village Recreation Center	VRC
Coconut Cove Village Recreation Center	VRC
El Santiago Village Recreation Center	VRC
Fish Hawk Village Recreation Center	VRC
Hibiscus Village Recreation Center	VRC
Manatee Village Recreation Center	VRC
Moyer Village Recreation Center	VRC
Odell Village Recreation Center	VRC
Pimlico Village Recreation Center	VRC
Riverbend Village Recreation Center	VRC
Saddlebrook Village Recreation Center	VRC
Silver Lake Village Recreation Center	VRC
Southside Village Recreation Center	VRC
Sterling Heights Village Recreation Center	VRC
Tierra Del Sol Village Recreation Center	VRC
Truman Village Recreation Center	VRC

3. UPDATES TO PART II OF THE AMENDED AND RESTATED OFFERING PLAN

I. PLATS

"Exhibit C" to the Second Amended and Restated Offering Plan is hereby updated by reference to include and incorporate the plats of the new Lots being added with this Amendment. Copies of such plats are available in the sales office of The Villages and

are on file in the Office of the New York State Attorney General, Real Estate Finance Bureau.

II. DECLARATION

"Exhibit G" to the Second Amended and Restated Offering Plan is hereby updated by reference to include and incorporate the supplemental Declarations of Covenants, Conditions and Restrictions relating to each new section. Copies of such Declarations are available in the sales office of The Villages and are on file in the Office of the New York State Attorney General, Real Estate Finance Bureau.

III. 2019-2020 BUDGETS

"Exhibit E" to the Second Amended and Restated Offering Plan is hereby updated to include and incorporate the 2019-2020 adopted operating budgets ("Budgets") for Village Center Community Development District ("VCCDD") and the Sumter Landing Community Development District ("SLCDD"), which are attached to this 40th Amendment as Exhibit A. These two Community Development Districts own and are responsible for the management, maintenance and operation of substantially all of the recreational facilities and amenities and various parts of the infrastructure in The Villages.

IV. FINANCIAL STATEMENTS

"Exhibit E" to the Second Amended and Restated Offering Plan is hereby updated to include and incorporate the current financial statements of VCCDD and SLCDD for the period ending September 30, 2019, and the independent auditor's reports thereon. The financial statements and auditor's reports are attached to this 40th Amendment as Exhibit B. Monthly interim financial statements of both the VCCDD and the SLCDD online at the Villages CDD website found at https://www.districtgov.org/departments/finance/statements.aspx?district=vc.

V. ADDENDUM TO PURCHASE AGREEMENT

As stated below, a revised New York Contract Addendum to Purchase Agreement is attached to this 40th Amendment as Exhibit C.

4. REVISED ADDENDUM TO PURCHASE AGREEMENT TO COMPLY WITH NEW YORK LAW

The New York Contract Addendum to Purchase Agreement, as set forth in Part II of the Plan, is hereby replaced with the revised New York Contract Addendum to Purchase Agreement, attached to this 40th Amendment as Exhibit C. The New York Addendum has been amended solely to

reflect the inclusion of this Second Amendment to the Second Amended and Restated Offering Plan (Amendment No. 40).

5. DEVELOPMENT AGREEMENT

When VLC was formed, it acquired significant acreage in south Wildwood that is known internally as the Villages of Southern Oaks ("VOSO"). VLC has entered into a "Development Agreement" with the City of Wildwood, as amended from time to time, to develop the additional sections in the Villages of Southern Oaks. The Development Agreement with the City of Wildwood established the zoning of the property as Age Restricted Development ("ARD"). The Project entitlements include up to thirty-six thousand four hundred fifty-five (36,455) dwelling Units and up to three million seven hundred and seven thousand (3,707,000) square feet of non-residential development. The development process approved by the Development Agreement only applies to the initial property subjected to the Agreement at the time of approval. Additional property cannot be added without going through the statutory process of amending the Development Agreement or by VLC entering into separate 163 Agreements for future land. The Development Agreement provides for Approved Land Use and Development Rights unto VLC. The Villages of Southern Oaks will be developed in compliance with this Development Agreement.

The original Development Agreement with the City of Wildwood was referred to by VLC as VOSO 1, however, the Development Agreement has been amended multiple times since the original approval with the currently approved Development Agreement, being referred to as VOSO 6, and VOSO 7 is currently in the process of being implemented. The 163 agreement for the areas of VOSO have been split into three Areas: A (consisting of 9,454 acres), B (consisting of 8,223 acres) and C (consisting of 8,713 acres). Amendment #7 will consist of a text amendment only and was submitted in June 2020 but has not yet been finalized.

VLC has entered into an additional Development Agreement, as amended, with the City of Leesburg for a future section of The Villages to be known internally as The Villages of West Lake; however, it will be marketed as other sections as a part of The Villages. The Leesburg property currently includes two parcels of land consisting of Area A with 1374 acres and Area B with 1230 acres. The properties comprising the Villages of West Lake were acquired from the City of Leesburg. The homes that will be built in the Villages of West Lake pursuant to this Development Agreement are not estimated to be platted and constructed until 2022. The Development Agreement with the City of Leesburg referred to internally as "VOWL" has been amended and VLC is currently working on VOWL 4. Additional amendments are likely. The Offering Plan will be amended to provide further details of the Development Agreement, as amended, once homes in the Villages of West Lake are under development and ready for sale.

6. CONTROL BY SPONSOR

There is no master homeowners' association in The Villages, since all recreational facilities and amenities are ultimately owned and operated by the VCCDD or the SLCDD. The Community

Development Districts are special purpose governmental entities that are governed by their Board of Supervisors which is elected bi-annually by the landowners within the district.

The Sponsor does not have any control over the Board of Supervisors. The Sponsor has been and is continuing to transfer the applicable facilities, amenities, infrastructure, etc. together with the right to collect fees relating thereto from Residents of The Villages to the VCCDD and the SLCDD as well as infrastructure and maintenance responsibilities to the various numbered CDDs. The Sponsor does not control the VCCDD or the SLCDD.

The current Board of Supervisors of the VCCDD is made up of Steve Kurtz (Chair), Peter Evans (Vice Chair), Kelly Flores, Doug Tharp and Robert Chandler IV. Peter Evans is an employee of VLS. Robert Chandler IV is an officer of both Sponsors. None of the other Board Members are affiliated with either Sponsor.

The current Board of Supervisors of the SLCDD is made up of Mike Berning (Chair), Joseph Nisbett (Vice Chair), Brad Brown, Gerry Lachnict and Dr. Randy McDaniel. Mike Berning is an employee of VLS. None of the other Board Members are affiliated with either Sponsor.

7. ASSESSMENTS

Below are the current ranges of CDD assessments for available Lots in CDD 8, 9, 10, 12 and 13 which are the CDD's in which Lots are available for sale.

Numbered CDD Range of Bond Debt Assessments

CDD Number	Low	Average	High
CDD 8	$717.83	$1,348.92	$3,867.18
CDD 9	$782.47	$1,565.48	$3,378.83
CDD 10	$769.77	$1,524.00	$3,596.40
CDD 12	$822.72	$1,367.60	$2,734.98
CDD 13	$1,062.06	$1,737.74	$2,551.90

The proposed schedule of bond assessments for CDD 13 will be presented to the Board for approval in the summer of 2020 and the Bond Assessments will be available after that has been approved. Detailed information concerning the various CDDs within the Villages along with their budgets and financial statements can be found at the Community Development District Website: https://www.districtgov.org/yourdistrict/index.aspx

Numbered CDD Range of Maintenance Assessments

CDD Number	Low	Average	High
CDD 8	$311.92	$539.02	$1,452.60

CDD Number	Low	Average	High
CDD 9 (Sec. 229)	$855.06	$855.06	$855.06
CDD 10	$261.43	$494.72	$1,106.40
CDD 12	$346.62	$587.76	$1,041.91
CDD 13	$324.85	$540.44	$1,066.66

The proposed schedule of maintenance assessments for CDD 13 will be presented to the Board for approval in the summer of 2020 and the Bond Assessments will be available after that has been approved. Again, detailed information concerning the various CDDs within the Villages along with their budgets and financial statements and maintenance assessments by section within each of the CDDs can be found at the Community Development District Website: https://www.districtgov.org/yourdistrict/index.aspx.

The CDD assessments are assessed as part of the Ad Valorem taxes of the cities and counties in which the Lots in the Villages are located. These CDD Assessments for the Numbered CDDs are in addition to the Amenity Assessments payable to the VCCDD and the SLCDD.

8. ANNUAL STATEMENTS TO EXTEND THE PLAN

I. The estimated aggregate monthly bond debt payable by VLS is $23,176.75 and the estimated aggregate monthly maintenance charges for all Lots currently held by the VLS is $9,764.96. The estimated aggregate monthly bond debt payable by VLC is $75,016.24 and the estimated aggregate monthly maintenance charges for all Lots currently held by the VLC is $165,653.19. The foregoing amounts are the gross amounts due by the Sponsor, and the amount paid by the Sponsor is generally decreased by four percent (4%) due to a discount available to the Sponsor. These amounts are subject to increase and decrease as Lots are conveyed to end-use purchasers who will become responsible for these charges or additional Lots become the responsibility of Sponsor.

II. The estimated aggregate monthly real estate taxes for the Lots held by VLS is $48,925.00. The estimated aggregate monthly real estate taxes for the Lots held by VLC is $658,333.00. The foregoing amounts are the gross amounts due by the Sponsor, and the amount actually paid by the Sponsor is generally decreased by four percent (4%) due to a discount available to the Sponsor. These amounts fluctuate as Lots are sold and new Lots are platted.

III. There are no homes or residential Lots owned by the Sponsor which are occupied by tenants. Therefore, no monthly rents are collected.

IV. The Sponsor is current on any and all existing financial obligations relating to the CDDs (as defined in the Second Amended and Restated Offering Plan), specifically including

but in no way limited to any such obligation arising out of or in any way related to association charges, assessments, repairs/improvements as described in the Offering Plan, maintaining/replenishing any reserve or working capital fund(s), etc. Except for any financial obligations specifically described in the Amended and Restated Offering Plan, the Sponsor has no other financial obligations relating to the CDDs becoming due within the next twelve (12) months.

V. The homes that are currently available for sale by the Sponsor are not subject to any underlying mortgages and are not otherwise represented as security for financial arrangements.

VI. The Sponsor represents that it has the financial resources to meet any other financial obligations with respect to the unsold lots or residences. The funding source for any such obligations shall be those funds anticipated to be derived upon the occurrence of certain projected future sales and/or from the other funds now existing or subsequently accumulated and/or held on the books of the Sponsor and/or certain affiliated entities.

VII. Sponsor is current on all financial obligations relating to the CDDs including but not limited to, payment of association charges, reserve or working capital fund payments, assessments, and payments for repairs or promised improvements.

VIII. Neither the Sponsor or principals of Sponsor nor any of its officers, directors or shareholders own more than ten percent (10%) of any unsold shares or unsold lots/units in any other cooperative condominium or homeowners' association registered in the State of New York.

IX. The Sponsor and all principals of Sponsor are current on all obligations set forth in this filing.

9. OFFERING PLAN EXTENSION

This Plan may be used for twelve (12) months from the date this 40th Amendment is duly accepted for filing and thereafter said date is to be extended in a further Amendment to be filed.

THE VILLAGES OF LAKE-SUMTER, INC.
THE VILLAGES LAND COMPANY, LLC

Co-Sponsors

Exhibit A

2019-2020 Adopted Operating Budgets of VCCDD and SLCDD

2019-2020 Adopted Operating Budget for Village Center Community Development District

RESOLUTION 19-20

A RESOLUTION TO APPROPRIATE FUNDS AND ADOPT THE FINAL BUDGET OF THE VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors the Proposed Budget for the forthcoming Fiscal Year 2019-20; and

WHEREAS, the Board of Supervisors approved the Fiscal Year 2019-20 Proposed Budget at a public meeting on June 12, 2019 and set September 11, 2019 as the date for a public hearing with notice of the budget hearing published pursuant to section 190.008(2) (a), Florida Statutes; and

WHEREAS, the District Board of Supervisors submitted to the local governing authorities, for purposes of disclosure and information only, the Fiscal Year 2019-20 Proposed Budget at least 60 days prior to adoption; and

WHEREAS, Section 190.021 Florida Statutes provides that a Maintenance Special Assessment and Benefit Special Assessments may be assessed upon each piece of property within the boundaries of the District benefited by the approved maintenance and capital improvement program of the District, such levy representing the amount of assessments for District purposes necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District; and

WHEREAS, a public hearing has been held on this 11th day of September, 2019 at which members of the general public were accorded the opportunity to speak prior to the approval of the Final Budget;

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

1. The Fiscal Year 2019-20 Budget as listed below proposed by the District Manager and is hereby approved by the Board of Supervisors as the Final Approved Budget for the District:

Village Center-Recreation Amenities Division	$ 43,216,931
General Fund	$ 31,595,510
Village Center Service Area	$ 7,957,026
Little Sumter Service Area	$ 11,892,748
Department of Safety	$ 16,772,816
Village Center Road Maintenance Assessment	$ 35,888
Rolling Acres Plaza Maintenance Assessment	$ 97,657
Village of Spanish Springs Maintenance Assessment	$ 1,540,115
Community Standards Fund	$ 880,124
The Enrichment Academy	$ 608,250

2. The maintenance assessments shall be levied at the rates based on the schedules attached as exhibits to this resolution in the District's "Official Record of Proceedings" and are based on square footage.

3. A verified copy of said Final Budget shall be attached as an exhibit to this Resolution in the District's "Official Record of Proceedings."

Adopted this 11th day of September, 2019.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Steve Kurtz, Chair

Richard J. Baier, Secretary

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
RECREATION AMENITIES DIVISION
FY 2019-20 Budget

19-20 Object Codes	20-421	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 10-Month Actual	2019-20 Final Budget
341000	***General Government***	***38,814,672***	***39,178,621***	***39,178,621***	***32,930,452***	***40,197,120***
341318	Amenity Fees	38,814,672	39,178,621	39,178,621	32,930,452	40,197,120
341900	***Other General Government Chg &***	***367,401***	***266,680***	***266,680***	***316,017***	***306,680***
341901	Veterans Brick Sale	4,249	2,000	2,000		2,000
341905	Property Damage Reimbursemen	15,067	4,000	4,000	3,039	4,000
341908	Electric Reimbursement	12,685	13,000	13,000	10,564	12,000
341909	Copies-Public/T-S	62	100	100	82	100
341910	Sales Tax Collection Allowan	1,080	1,080	1,080	870	1,080
341911	Lien Fees	1,063	2,000	2,000	1,110	1,000
341915	Return Check Fees				30	
341917	Insurance Reimbursement	17,520			3,914	
341918	Access Cd Fee/NT-S	183,198	150,000	150,000	164,927	178,000
341919	Gate Repair Fees	37,772	20,000	20,000	24,913	20,000
341921	Amenity Late Penalty Fee	56,906	46,000	46,000	48,178	50,000
341922	Copies-Public/T-L	11			21	
341923	Copies-Public/T-M	31			13	
341924	Access CD Fee/T-S	4,700	3,500	3,500	2,500	3,500
341927	FEMA Claim Ins Proc IRMA 433				12,688	
341999	Misc Revenue	33,057	25,000	25,000	43,168	35,000
342900	***Other Public Safety Chg & Fees***	***240,607***	***140,100***	***140,100***	***178,522***	***184,988***
342901	Home/Bus Watch/T-S	9,030	9,000	9,000	12,292	8,200
342902	Security (Futures)	21,003	5,000	5,000	28,755	38,000
342903	Fire Safety (Futures)	8,217	2,000	2,000	11,036	14,688
342904	Model Watch/T-S	69,009	3,000	3,000		3,000
342906	Recreation Special Events	131,036	120,000	120,000	125,008	120,000
342910	Home Bus Watch/T-L	761	600	600	911	600
342911	Home Bus Watch/T-M	614	500	500	520	500
342913	Model Watch/T-M	937				
347200	***Parks & Recreation***	***1,495,727***	***1,437,400***	***1,437,400***	***1,238,486***	***1,430,600***
347202	Exec Golf Exp Reimbursement	50,347	30,000	30,000		30,000
347203	Daily Trail/T-S	102,627	100,000	100,000	99,962	102,000
347204	Daily Cart Rnt/T-S	4,205	4,000	4,000	3,793	3,900
347205	Daily Grn Fee/T-S	64,162	72,000	72,000	66,001	68,000
347208	Annual Trail/T-S	858,015	800,000	800,000	673,517	820,000
347215	Lifestyle-Gen/NT-S	32,624	32,000	32,000	25,026	32,000
347216	Lifestyle-Glb/NT-S	37,897	30,000	30,000	50,754	35,000
347220	Lifestyle-Gen/NT-L	17,031	18,000	18,000	13,194	20,000
347221	Lifestyle-Gen/NT-M	10,303	7,500	7,500	4,286	5,000
347229	Lifestyle-Glb/NT-L	35,097	35,000	35,000	24,214	31,000
347230	Lifestyle-Glb/NT-M	1,175	500	500	1,378	300
347231	LF Merch-Glb/T-S	1,779	1,000	1,000	1,322	1,500
347232	LF Merch-Glb/T-L	391	500	500	454	600
347240	Daily Trail/T-L	81,471	87,000	87,000	78,248	83,000
347241	Daily Trail/T-M	72,507	84,000	84,000	70,381	72,000
347242	Daily Cart Rnt/T-L	4,420	4,500	4,500	4,003	4,000
347243	Daily Cart Rnt/T-M	3,031	4,000	4,000	2,970	2,800
347244	Daily Grn Fee/T-L	56,465	61,000	61,000	56,283	57,000
347245	Daily Grn Fee/T-M	54,633	62,000	62,000	56,226	57,000
347298	Misc Rec Rev/T-L	1,091	400	400	544	500
347299	Misc Rec Rev/T-S	6,456	4,000	4,000	5,930	5,000
354000	***Fines-Local Ordinance Violatio***	***5,905***				
354001	Deed Compliance Fines	5,905				
361100	***Interest***	***406,861***	***189,000***	***189,000***	***477,452***	***437,000***
361101	Int Income - CFB	11,998	9,000	9,000	18,220	12,000
361102	Int Income - Cash Equiv	217,122	100,000	100,000	333,956	250,000
361103	Int Income - USB	177,741	80,000	80,000	125,276	175,000
361300	***Net Inc(Dec) Fair Value Invest***	***383,153***			***763,852***	
361305	Unrealized Gain(Loss)-Annuit				123,598	
361306	FLGIT-Unrealized Gain/Loss	57,408			457,576	
361307	LTP Unrealized Gain/Loss	325,707			191,690	
361309	FLFIT-Unrealized Gain/Loss	38			(9,012)	
361400	***Gain or Loss on Sale of Invest***	***80,061***			***243,434***	
361404	FMIvT-Realized Gain/Loss	18,008			152	
361409	FLFIT-Realized Gain/Loss	62,053			243,282	

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
RECREATION AMENITIES DIVISION
FY 2019-20 Budget

19-20 Object Codes	20-421	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 10-Month Actual	2019-20 Final Budget
362000	***Rental Royalties***	***647,538***	***618,364***	***618,364***	***535,733***	***622,499***
362002	ATM Lease/T-S	3,796	7,570	7,570	7,758	7,640
362004	La Hacienda Catering	65,865	64,236	64,236	56,570	65,000
362005	Polo Club Lease (T)	6,865	7,488	7,488	6,241	7,488
362006	Vending Machines	3,220	3,000	3,000	2,862	3,000
362008	RV Fees	215,561	215,000	215,000	180,765	215,000
362009	Rm Rentals/T-L	39,185	35,000	35,000	33,341	37,000
362010	Rm Rentals/T-S	273,365	260,000	260,000	212,410	255,000
362011	Rm Rentals/T-M	12,374	7,000	7,000	6,350	7,000
362012	Rents & Leases/T-S				3,272	1,531
362015	Rm Rentals/NT-L	750	600	600	575	700
362016	Rm Rentals/NT-S	11,677	8,000	8,000	11,296	11,000
362017	Rm Rentals/NT-M	1,090	1,000	1,000	1,015	1,000
362018	RV Late Penalty Fee	233	150	150	145	150
362020	ATM Lease/T-L	4,556	3,780	3,780	3,879	3,810
362021	ATM Lease/T-M	7,593	4,540	4,540	4,655	4,580
362023	Rents & Leases/NT-S	263	1,000	1,000		
362024	Rm Equip/T-L	120			600	500
362025	Rm Equip/T-S	1,025			3,700	2,000
362026	Rm Equip/T-M				299	100
364000	***Disposition of Fixed Assets***				***5,285***	
364001	Disposition of Fixed Assets				5,285	
365000	***Sales or Surplus Material & Sc***	***4,306***			***1,278***	
365001	Sales of Surplus Material &	4,306			1,278	
366000	***Contributions & Donations from***	***75,754***				
366001	Contributions from Developer	75,754				
499995	***TOTAL REVENUE***	***42,521,985***	***41,830,165***	***41,830,165***	***36,690,511***	***43,178,887***
499997	(Add)/Use-General R&R		1,352,990	2,015,399		1,185,155
499997	(Add)/Use-Working Capital		(356,911)	(13,910)		(1,147,111)
499997	***Budget Funding Sources***		***996,079***	***2,001,489***		***38,044***
499998	***TOTAL SOURCES***	***42,521,985***	***42,826,244***	***43,831,654***	***36,690,511***	***43,216,931***
499999						
500000	***DISBURSEMENTS***					
500310	***Professional Services***	***7,943,805***	***8,085,341***	***8,085,341***	***6,747,808***	***8,304,593***
500311	Administrative Services	1,369,017	1,366,537	1,366,537	1,138,781	1,541,895
500311	Community Watch Services	2,544,113	2,481,825	2,481,825	2,068,189	2,463,359
500311	Property Management Services	729,998	802,871	802,871	669,061	796,466
500311	Recreation Services	2,840,962	2,980,321	2,980,321	2,483,601	2,979,931
500312	Engineering Services	35,552	65,200	65,200	95,353	92,650
500313	Legal Services	59,476	75,000	75,000	47,910	75,000
500316	Deed Compliance Services	75,534	70,077	70,077	63,998	78,315
500318	Technology Services	250,811	183,410	183,410	152,842	222,121
500319	Other Professional Services	38,342	60,100	60,100	28,073	54,856
500320	***Accounting & Auditing***	***38,706***	***39,676***	***39,676***	***31,420***	***36,205***
500321	Accounting Services	1,000	1,000	1,000	1,000	1,000
500322	Auditing Services	23,591	23,149	23,149	17,220	22,005
500323	Trustee Services	14,115	15,527	15,527	13,200	13,200
500340	***Other Contractual Services***	***3,288,964***	***3,411,927***	***3,411,927***	***2,810,153***	***3,760,615***
500341	Janitorial Services	578,130	678,902	678,902	552,686	1,003,045
500343	Systems Management Support	403,600	422,295	422,295	301,732	420,904
500345	Dept Of Safety	1,083,599	1,075,700	1,075,700	907,094	1,075,700
500347	Golf Management Services	1,209,984	1,235,030	1,235,030	1,029,192	1,260,966
500349	Misc Contractual Services	13,651			19,449	
500410	***Comm.& Freight Service***	***110,565***	***157,099***	***157,099***	***96,284***	***146,309***
500411	Telephone	37,187	69,591	69,591	34,454	63,781
500412	Postage		100	100		600
500413	Cable	73,378	87,408	87,408	61,830	81,928
500430	***Utilities Services***	***1,354,827***	***1,471,530***	***1,471,530***	***1,182,131***	***1,600,290***
500431	Electricity	866,347	914,808	914,808	724,383	1,014,872
500432	Natural Gas	116,500	118,500	118,500	116,064	131,923
500433	Water & Sewer	89,514	112,113	112,113	82,254	120,964
500434	Irrigation Water	141,413	180,054	180,054	137,012	185,159
500436	Solid Waste	141,053	146,055	146,055	122,418	147,372

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
RECREATION AMENITIES DIVISION
FY 2019-20 Budget

19-20 Object Codes	20-421	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 10-Month Actual	2019-20 Final Budget
500440	***Rentals & Leases***	***27,513***	***37,698***	***37,698***	***23,762***	***59,478***
500442	Equipment Rental	25,313	34,698	34,698	18,048	34,818
500443	Vehicle Rental				4,004	21,660
500444	Storage Unit Rental	2,200	3,000	3,000	1,710	3,000
500450	***Insurance***	***692,045***	***803,518***	***803,518***	***680,279***	***810,819***
500451	Casualty & Liability Insuran	672,340	803,518	803,518	675,682	810,819
500452	Insurance Deductible Payment	19,705			4,597	
500460	***Repairs & Maintenance Services***	***7,612,901***	***9,002,926***	***9,247,252***	***5,915,464***	***10,062,773***
500461	Equipment Maintenance	24,895	60,387	60,387	12,496	54,683
500462	Building/Structure Maintenan	1,792,370	2,748,422	2,919,079	1,530,213	3,780,766
500463	Landscape Maint.- Recurring	1,559,812	1,525,665	1,525,665	1,188,351	1,522,665
500464	Landscape Maint.-Non-Recurri	444,067	452,880	452,880	126,350	447,749
500465	Vehicle Repair & Maintenance	3,940	12,000	12,000	4,939	3,780
500466	Pool Maintenance	443,828	481,200	481,200	350,289	481,200
500467	Gate Maintenance	230,632	230,681	230,681	175,223	261,004
500468	Irrigation Repair	119,638	146,328	160,015	102,647	127,187
500469	Other Maintenance	2,993,719	3,345,363	3,405,345	2,424,956	3,383,739
500470	***Printing & Binding***	***233,412***	***234,750***	***234,750***	***154,809***	***245,306***
500471	Printing & Binding	233,412	234,750	234,750	154,809	245,306
500480	***Promotional Activities***	***42,714***	***56,000***	***56,000***	***21,812***	***56,000***
500484	Lifestyle Events-General	42,714	56,000	56,000	21,786	56,000
500486	Lifestyle Events-Global				26	
500490	***Other Current Chg & Obligation***	***154,627***	***107,555***	***107,555***	***145,711***	***134,985***
500491	Bank Charges	82,176	33,500	33,500	71,533	34,600
500492	Maintenance & Bond Assessmen	61,248	58,000	58,000	64,542	81,355
500493	Permits & Licenses	5,982	10,455	10,455	5,275	13,430
500494	Overage & Shortage	(515)			464	
500497	Legal Advertising	2,572	3,000	3,000	2,012	3,000
500499	Misc Current Charges	3,164	2,600	2,600	1,885	2,600
500510	***Office Supplies***	***14,528***	***16,250***	***16,250***	***7,553***	***16,250***
500511	Office Supplies	14,528	16,250	16,250	7,553	16,250
500520	***Operating Supplies***	***608,963***	***782,180***	***855,855***	***322,100***	***955,466***
500521	Gasoline/Diesel	4,415	10,000	10,000	3,269	11,000
500522	Operating Supplies	67,529	117,864	117,864	49,919	120,164
500523	Recreation Supplies	66,814	87,200	87,200	46,531	89,000
500524	Non-Capital FF&E	439,636	518,329	592,004	220,637	697,741
500525	Non-Capital Hardware/Softwar	27,965	41,787	41,787	292	35,561
500529	Operating Supplies-Other	2,604	7,000	7,000	1,452	2,000
500600	***Capital Outlay***	***1,026,947***	***1,352,990***	***2,040,399***	***687,062***	***1,185,155***
500622	Buildings			422,716	175,326	170,881
500633	Infrastructure	868,295	1,352,990	1,617,683	511,736	644,840
500642	Capital FF&E	158,652				369,434
500700	***Debt Service***	***15,312,980***	***15,266,804***	***15,266,804***	***14,242,126***	***12,842,687***
500710	Principal	8,630,000	8,830,000	8,830,000	8,830,000	6,610,000
500721	Interest Expense - Senior De	6,682,980	6,436,804	6,436,804	5,412,126	6,232,687
500900	***Other Uses***	***2,000,000***	***2,000,000***	***2,000,000***	***1,666,668***	***3,000,000***
500911	Trans to Gen R&R	2,000,000	2,000,000	2,000,000	1,666,668	3,000,000
500990	***Other Uses***	***3,085,078***			***17,205***	
500991	Settlement Projects	3,085,078			17,205	
599999	***TOTAL DISBURSEMENTS***	***43,548,575***	***42,826,244***	***43,831,654***	***34,752,347***	***43,216,931***

FY 2019-20
RAD
CAPITAL PROJECTS

Account	Location	Description	Proposed	Final	Funding Source
	Golf Maintenance 30-32				
633	Chula Vista	Rebuilding/Leveling/Expanding Tees 1-9	$ 70,000	$ 70,000	General R & R
	De La Vista	Rebuild Two Fairways	$ 70,000	$ 70,000	General R & R
		Total Golf Maintenance	**$ 140,000**	**$ 140,000**	
	Golf Facilities 50-52				
642	El Diablo	Pump Station Overhaul	$ 150,000	$ 150,000	General R & R
	Golfview Lake	Pump Station Overhaul	$ 150,000	$ 150,000	General R & R
		Total Golf Facilities	**$ 300,000**	**$ 300,000**	
	Regional Recreation Centers 50-53				
622	La Hacienda Rec Center	Roof Replacement	$ 17,600	$ 17,600	General R & R
622	Mulberry Rec Center	Roof Replacement	$ 93,500	$ 93,500	General R & R
622	Savannah Rec Center	Sound System Upgrade	$ 45,000	$ 45,000	General R & R
633	Savannah Rec Center	ADA Compliant Ramp and Staircase	$ 33,330	$ 33,330	General R & R
		Total Regional Recreation Centers	**$ 189,430**	**$ 189,430**	
	Village Recreation Centers 50-54				
622	Southside Rec Center	Roof Replacement	$ 14,781	$ 14,781	General R & R
642	Chatham Rec Center	VAKPAK Replacement	$ 34,717	$ 34,717	General R & R
633	Chula Vista Rec Center	Fence Replacement	$ 18,900	$ 18,900	General R & R
		Total Village Recreation Centers	**$ 68,398**	**$ 68,398**	
	Neighborhood Recreation Centers 50-55				
642	Springdale Rec Center	VAKPAK Replacement	$ 34,717	$ 34,717	General R & R
		Total Neighborhood Recreation Centers	**$ 34,717**	**$ 34,717**	
	Parks/Athletic Fields 50-56				
633	Mulberry Dog Park	Shade Structure Replacement	$ 47,000	$ 47,000	General R & R
		Total Parks/Athletic Fields	**$ 47,000**	**$ 47,000**	
	Non-Facility Maintenance 50-57				
633	Avenida Central	Maxicome Irrigation Conversion	$ 182,294	$ 182,294	General R & R
633	Avenida Central	Irrigation Upgrade	$ 191,409	$ 191,409	General R & R
		Total Non-Facility Maintenance	**$ 373,703**	**$ 373,703**	
	Postal Centers 50-58				
633	Alhambra	Mill & Overlay Parking Lot	$ 31,907	$ 31,907	General R & R
		Total Postal Centers	**$ 31,907**	**$ 31,907**	
		Total RAD Capital Projects	**$ 1,185,155**	**$ 1,185,155**	

RAD - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2018-19 Amended Budget	2019-20	2020-21	2021-22	2022-23
Beginning Balance	17,879,456	18,193,366	19,340,477	20,975,940	21,546,005
Deposits	26,563,361	30,335,200	31,405,417	31,410,816	31,416,812
Expenditures	23,796,571	25,740,340	26,769,954	27,840,752	28,954,382
Plant Replacements Non-Recurring	452,880	447,749			
Transfer to General R & R	2,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Ending Balance	18,193,366	19,340,477	20,975,940	21,546,005	21,008,435

1) A total of $998,201 in claims for storm related costs has been submitted with $863, 891.17 expected to be reimbursed at a future date.

2) Unrealized gain of $1,850,892 is included in FY18-19 Beginning Balance

Debt Service	2018-19 Amended Budget	2019-20	2020-21	2021-22	2022-23
Beginning Balance	810,056	810,056	810,056	810,056	810,056
Deposits	15,266,804	12,843,687	11,773,470	11,768,071	11,762,075
Expenditures	15,266,804	12,843,687	11,773,470	11,768,071	11,762,075
Ending Balance	810,056	810,056	810,056	810,056	810,056

RESERVES

General R&R	2018-19 Amended Budget	2019-20	2020-21	2021-22	2022-23
Beginning Balance	14,537,734	14,822,335	16,637,180	18,287,680	20,701,446
Deposits	2,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Expenditures	2,015,399	1,185,155	1,349,500	586,234	909,242
Ending Balance	14,522,335	16,637,180	18,287,680	20,701,446	22,792,204

Insurance Reserves	2018-19 Amended Budget	2019-20	2020-21	2021-22	2022-23
Beginning Balance	300,000	0	0	0	0
Deposits	0	0	0	0	0
Expenditures-Transferred to Gen R&R	300,000	0	0	0	0
Ending Balance	0	0	0	0	0

Settlement Proceeds	2018-19 Amended Budget	2019-20	2020-21	2021-22	2022-23
Beginning Balance	10,924,416	14,120,889	15,125,089	15,291,789	15,291,789
Deposits	3,213,678	1,004,200	166,700	0	0
Expenditures (Actual)	17,205				
Ending Balance	14,120,889	15,125,089	15,291,789	15,291,789	15,291,789

NOTE: Settlement Project costs are not budgeted. The amount listed in the Expenditures line reflects the actual paid costs as of June 2019 and DOES NOT reflect the actual remaining unpaid costs and other estimated project costs. Depositis in FY18-19 Amended Budget include Annuity and estimated interest. Future years only include Annuity.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
General Fund
FY 2019-20 Budget

19-20 Object Codes	20-001	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 10-Month Actual	2019-20 Final Budget
338000	***Shared Revenues From Other Loc***	***26,113,175***	***27,431,513***	***27,431,513***	***22,859,631***	***29,095,722***
338001	Mgmt Fees From D#1	144,485	150,985	150,985	125,821	157,550
338002	Mgmt Fees From D#2	156,506	162,886	162,886	135,740	168,930
338003	Mgmt Fees From D#3	171,856	178,344	178,344	148,620	182,937
338004	Mgmt Fees From D#4	226,112	236,971	236,971	197,477	246,739
338005	Mgmt Fees From D#5	152,028	163,984	163,984	136,654	175,504
338006	Mgmt Fees From D#6	157,668	170,046	170,046	141,706	178,620
338007	Mgmt Fees From D#7	133,494	143,638	143,638	119,700	153,469
338008	Mgmt Fees From D#8	151,390	158,488	158,488	132,074	166,171
338009	Mgmt Fees From D#9	136,510	150,163	150,163	125,137	164,113
338010	Mgmt Fees From D#10	143,596	158,519	158,519	132,101	173,577
338011	Mgmt Fees From LSL	136,326	147,376	147,376	122,814	160,479
338012	Mgmt Fees From PW	448,426	485,849	485,849	404,875	531,688
338015	Mgmt Fees From Fitness	30,792	33,248	33,248	27,708	
338016	Mgmt Fees From RA	14,231	14,042	14,042	11,702	14,798
338017	Mgmt Fees From VOSS	127,584	140,313	140,313	116,929	152,876
338018	Mgmt Fees From Brownwood	301,543	321,718	321,718	268,100	243,703
338019	Mgmt Fees From LSSA	375,918	414,845	414,845	345,705	358,262
338020	Mgmt Fees From VCSA	323,525	356,357	356,357	296,965	298,080
338021	Mgmt Fees From NSU	683,483	738,507	738,507	615,423	677,898
338023	Mgmt Fees From Road Maint	6,928	6,812	6,812	5,678	7,178
338024	Mgmt Fees From Safety	240,343	293,942	293,942	244,952	339,821
338041	Mgmt Fees from SL Fitness	346,800	374,432	374,432	312,032	469,944
338042	Mgmt Fees from CS	148,847	154,951	154,951	129,127	166,453
338043	Adm Fees from RAD	1,369,017	1,366,537	1,366,537	1,138,781	1,541,895
338044	CW Fees from RAD	2,544,113	2,481,825	2,481,825	2,068,189	2,463,359
338045	Prop Mgmt from RAD	729,998	802,871	802,871	669,061	796,466
338046	Rec Fees from RAD	2,840,962	2,980,321	2,980,321	2,483,601	2,979,931
338047	Adm Fees from SLAD	1,900,293	2,047,976	2,047,976	1,706,648	2,358,544
338048	CW Fees from SLAD	3,952,768	4,203,710	4,203,710	3,503,092	4,863,493
338049	Prop Mgmt from SLAD	784,419	1,031,739	1,031,739	859,783	1,128,239
338050	Recreation Fees from SLAD	5,873,351	6,120,989	6,120,989	5,100,825	6,265,421
338051	Mgmt Fees from SSF	138,986	152,123	152,123	126,771	185,894
338052	Tech Svc fr SSF	14,508	12,182	12,182	10,152	16,756
338053	Mgmt Fees From D#11	103,677	110,690	110,690	92,242	119,811
338055	Mgmt Fees-Dist #12	108,909	157,571	157,571	131,311	169,734
338068	Tech Svc fr RAD	250,811	183,410	183,410	152,842	222,121
338069	Tech Svc fr SLAD	438,126	319,331	319,331	266,109	405,360
338070	Tech Svc fr SFTY	11,718	8,058	8,058	6,714	10,459
338071	Tech Svc fr D1	4,317	4,205	4,205	3,505	5,384
338072	Tech Svc fr D2	4,600	4,476	4,476	3,730	5,715
338073	Tech Svc fr D3	5,155	5,094	5,094	4,244	6,443
338074	Tech Svc fr D4	7,440	6,267	6,267	5,223	7,661
338075	Tech Svc fr D5	5,684	5,561	5,561	4,635	7,057
338076	Tech Svc fr D6	5,613	5,477	5,477	4,565	7,070
338077	Tech Svc fr D7	4,766	4,905	4,905	4,087	6,223
338078	Tech Svc fr D8	5,389	5,531	5,531	4,609	7,053
338079	Tech Svc fr D9	5,393	5,451	5,451	4,543	6,894
338080	Tech Svc fr D10	5,150	5,251	5,251	4,375	6,686
338081	Tech Svc fr CS	2,804	2,688	2,688	2,240	3,090
338082	Tech Svc fr LSL	5,867	2,807	2,807	2,339	4,266
338083	Tech Svc fr VOSS	4,931	2,448	2,448	2,040	3,674
338084	Tech Svc fr RM	386	200	200	166	258
338085	Tech Svc fr RA	686	439	439	365	491
338086	Tech Svc fr PW	13,567	10,315	10,315	8,595	14,523
338087	Tech Svc fr VC Fit	547	3,927	3,927	3,273	
338088	Tech Svc fr SL Fit	1,250	18,564	18,564	15,468	29,895
338089	Tech Svc fr LSSA	37,845	28,310	28,310	23,592	39,408
338090	Tech Svc fr VCSA	29,477	21,826	21,826	18,188	31,278
338091	Tech Svc fr NSU	83,023	60,110	60,110	50,092	77,400
338093	Tech Svc fr BW	5,564	5,531	5,531	4,609	4,609
338096	Tech Svc fr D11	4,152	4,706	4,706	3,922	6,062
338097	Management Fees from FP	1,862	3,105	3,105	2,589	3,794
338098	Tech Svc fr FP	162	249	249	207	342
338099	Tech Svc fr D12	4,544	5,108	5,108	4,256	6,527
338103	Mgmt Fees from TEA	42,176	68,950	68,950	57,460	70,807
338104	Tech Svc fr TEA	778	4,263	4,263	3,553	5,924
338106	Mgmt Fees from D13					10,173
338107	Tech Svc fr D13					742
341000	***General Government***	***856,163***	***2,175,463***	***2,175,463***	***1,421,241***	***2,103,517***
341301	Admin Fees from Developer	140,331	144,468	144,468	120,390	176,276
341302	Rec Fees from Dev	400,341	1,222,840	1,222,840	1,019,034	1,511,132
341307	Tech Svc fr Dev	26,296	39,272	39,272	32,726	75,671

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
General Fund
FY 2019-20 Budget

19-20 Object Codes	20-001	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 10-Month Actual	2019-20 Final Budget
341308	Tech Svc fr CSU	41,966	29,167	29,167	24,305	37,637
341309	Tech Svc fr SWCA	140	142	142	118	209
341310	Adm Svc Fee fr CSU	222,537	204,224	204,224	170,186	229,362
341311	Adm Svc Fee fr SWCA	9,297	9,004	9,004	7,504	9,248
341312	Adm Fees from FWCA	12,822	16,194	16,194	13,494	22,909
341313	Adm Fee fr Tri-County Sntn	2,433	8,348	8,348	6,956	9,183
341314	Adm Svc Fee fr SSU		26,039	26,039	21,699	25,230
341315	Tech Svc fr FWCA		2,119	2,119	1,765	2,814
341316	Tech Svc fr SSU		3,144	3,144	2,620	3,846
341317	CW from Developer		470,502	470,502	444	
341900	***Other General Government Chg &***	***31,637***	***42,000***	***42,000***	***42,573***	***42,000***
341909	Copies-Public/T-S	67			191	
341916	Village Maps/T-S	625	1,500	1,500	675	1,500
341917	Insurance Reimbursement	4,576			22,117	
341918	Access Cd Fee/NT-S	10			25	
341925	Village Maps/NT-S		500	500		500
341999	Misc Revenue	26,359	40,000	40,000	19,565	40,000
342900	***Other Public Safety Chg & Fees***	***21,491***				
342901	Home/Bus Watch/T-S	21,491				
361100	***Interest***	***151,159***	***60,500***	***60,500***	***218,243***	***157,000***
361101	Int Income - CFB	7,067	5,500	5,500	9,835	7,000
361102	Int Income - Cash Equiv	144,092	55,000	55,000	208,408	150,000
361300	***Net Inc(Dec) Fair Value Invest***	***63,502***			***38,138***	
361307	LTP Unrealized Gain/Loss	63,502			38,138	
364000	***Disposition of Fixed Assets***	***29,291***				
364001	Disposition of Fixed Assets	29,291				
365000	***Sales or Surplus Material & Sc***	***344***			***6***	
365001	Sales of Surplus Material &	344			6	
366000	***Contributions & Donations from***	***32,270***	***35,000***	***35,000***	***39,614***	***35,000***
366010	Donations - Other	32,270	35,000	35,000	39,614	35,000
499995	***TOTAL REVENUE***	***27,299,032***	***29,744,476***	***29,744,476***	***24,619,446***	***31,433,239***
499997	(Add)/Use-Working Capital			2,271,381		162,271
499997	***Budget Funding Sources***			***2,271,381***		***162,271***
499998	***TOTAL SOURCES***	***27,299,032***	***29,744,476***	***32,015,857***	***24,619,446***	***31,595,510***
499999						
500000	***DISBURSEMENTS***					
500110	***Personnel Services***	***20,264,957***	***24,135,502***	***24,136,222***	***17,257,235***	***25,800,796***
500121	Regular Salary & Wages	8,379,512	9,479,951	9,479,951	9,385,534	10,589,896
500131	Other Salary & Wages	7,346,881	8,706,136	8,706,136	3,729,196	9,246,374
500141	Overtime	31,024	47,196	47,196	47,217	76,435
500152	Special Pay - Cell Phones	43,467	41,794	42,514	37,216	58,035
500211	Social Security Taxes	937,244	1,132,083	1,132,083	786,189	660,266
500212	Medicare Taxes	220,870	264,773	264,773	184,627	154,421
500221	Retirement Contr.-Employer	485,788	567,468	567,468	406,620	635,901
500222	Retirement Contr-Employer-Mt	73,276	190,241	190,241	63,526	317,732
500231	Health & Life Insurance	2,254,018	2,974,727	2,974,727	2,020,331	3,278,752
500241	Worker's Compensation	488,693	731,133	731,133	593,204	782,984
500251	Unemployment Compensation	4,184			3,575	
500310	***Professional Services***	***352,891***	***426,778***	***486,778***	***318,935***	***409,168***
500311	Management Fees	265,707	273,541	273,541	227,954	300,895
500312	Engineering Services	20,792	38,700	38,700	6,872	10,500
500313	Legal Services	13,131	20,100	20,100	12,409	20,100
500319	Other Professional Services	53,261	94,437	154,437	71,700	77,673
500340	***Other Contractual Services***	***1,273,313***	***1,169,076***	***1,160,476***	***999,650***	***1,435,353***
500341	Janitorial Services	96,555	99,789	99,789	87,214	118,486
500342	Health Services	10,899	23,000	23,000	8,020	23,000
500343	Systems Management Support	965,795	819,643	822,793	746,279	1,069,562
500344	Payroll Services	158,439	180,000	180,000	140,410	185,000
500347	Golf Management Services	15,000	15,500	3,750	3,750	
500349	Misc Contractual Services	26,625	31,144	31,144	13,977	39,305
500400	***Travel & Per Diem***	***42,754***	***71,087***	***71,087***	***39,518***	***55,591***
500401	Travel & Per Diem	42,754	71,087	71,087	39,518	55,591
500410	***Comm.& Freight Service***	***319,182***	***425,757***	***425,757***	***262,609***	***422,308***
500411	Telephone	31,860	86,525	86,525	46,720	86,408
500412	Postage	282,672	333,700	333,700	212,803	333,900
500413	Cable	4,650	5,532	5,532	3,086	2,000
500430	***Utilities Services***	***88,584***	***100,772***	***100,772***	***68,121***	***103,602***
500431	Electricity	33,554	36,928	36,928	27,883	40,264
500432	Natural Gas	456	1,000	1,000	365	1,000
500433	Water & Sewer	3,705	3,545	3,545	2,963	4,076
500436	Solid Waste	13,264	15,672	15,672	9,874	14,635
500437	Chilled Water	37,605	43,627	43,627	27,036	43,627

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
General Fund
FY 2019-20 Budget

19-20 Object Codes	20-001	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 10-Month Actual	2019-20 Final Budget
500440	***Rentals & Leases***	***817,042***	***834,484***	***834,484***	***727,284***	***1,291,460***
500441	Office Leases	743,936	745,494	745,494	619,659	745,494
500442	Equipment Rental	68,578	84,238	84,238	58,560	95,631
500443	Vehicle Rental				45,645	443,495
500444	Storage Unit Rental	4,528	4,752	4,752	3,420	6,840
500460	***Repairs & Maintenance Services***	***183,525***	***267,346***	***312,386***	***179,182***	***166,061***
500461	Equipment Maintenance	24,573	50,893	50,893	15,242	52,164
500462	Building/Structure Maintenan	33,665	72,000	117,040	36,709	77,517
500465	Vehicle Repair & Maintenance	96,172	124,353	124,353	55,696	3,780
500468	Irrigation Repair				930	
500469	Other Maintenance	29,115	20,100	20,100	70,605	32,600
500470	***Printing & Binding***	***152,616***	***210,108***	***211,745***	***77,472***	***220,372***
500471	Printing & Binding	102,286	151,463	153,100	33,527	145,132
500472	ID/Gate Cards	50,330	58,645	58,645	43,945	75,240
500480	***Promotional Activities***	***319,919***	***339,430***	***339,430***	***269,723***	***364,700***
500482	Volunteer Recognition	104,223	75,000	75,000	71,600	75,000
500483	Community Relations					18,000
500485	Box Office Fees	25,173	24,000	24,000	22,130	24,000
500486	Lifestyle Events-Global	190,523	240,430	240,430	175,993	247,700
500490	***Other Current Chg & Obligation***	***20,994***	***37,272***	***37,272***	***27,546***	***35,912***
500491	Bank Charges	19,929	29,947	29,947	27,367	28,312
500493	Permits & Licenses	135	1,225	1,225		4,500
500494	Overage & Shortage	(26)				
500497	Legal Advertising	956	5,100	5,100		2,100
500499	Misc Current Charges		1,000	1,000	179	1,000
500510	***Office Supplies***	***59,966***	***72,636***	***73,886***	***49,178***	***76,483***
500511	Office Supplies	59,966	72,636	73,886	49,178	76,483
500520	***Operating Supplies***	***734,963***	***1,000,850***	***1,037,040***	***533,837***	***975,378***
500521	Gasoline/Diesel	216,393	335,786	335,786	164,592	268,900
500522	Operating Supplies	197,815	247,731	247,731	139,929	285,113
500523	Recreation Supplies	15,154	24,240	24,240	7,385	24,240
500524	Non-Capital FF&E	141,611	286,158	301,158	170,505	283,829
500525	Non-Capital Hardware/Softwar	163,990	106,935	128,125	51,426	113,296
500540	***Books, Publ, Subscriptions & M***	***53,217***	***123,661***	***135,013***	***67,867***	***188,326***
500541	Books & Publications	1,414	3,888	4,188	1,272	5,925
500542	Training & Education	42,971	90,322	100,234	48,439	132,705
500543	Professional Dues	8,534	18,472	19,612	15,642	31,492
500544	Registration Fees	298	10,979	10,979	2,514	18,204
500600	***Capital Outlay***	***667,410***	***529,717***	***2,653,509***	***347,813***	***50,000***
500641	Vehicles	316,308	450,853	450,853	32,383	
500642	Capital FF&E	351,102	78,864	2,202,656	315,430	50,000
599999	***TOTAL DISBURSEMENTS***	***25,351,333***	***29,744,476***	***32,015,857***	***21,225,970***	***31,595,510***

FY 2019-20
GENERAL FUND
CAPITAL OUTLAY

Account	Location	Description	Proposed	Final	Funding Source
	Office of District Manager				
641	Customer Service	Website Platform Upgrade	$ 50,000	$ 50,000	Working Capital
	Total General Fund Capital Outlay		**$ 50,000**	**$ 50,000**	

GENERAL FUND - WORKING CAPITAL AND RESERVE BALANCES

Working Capital	2017-18 Actual (Per FY17-18 Audit)	2018-19 Amended Budget	2019-20 Proposed Budget	2019-20 Final Budget
Beginning Balance		9,364,727	8,357,039	8,357,039
Deposits		29,744,476	32,801,683	31,433,239
Expenditures		29,362,348	33,490,585	31,545,510
Capital Expenditures		1,389,816	50,000	50,000
Ending Balance	9,364,727	8,357,039	7,618,137	8,194,768

1)The amount of claims for storm related costs was $581,059 and $417,837 in 2018 and 2017 respectively. No FEMA reimbursement has been received or accrued to date due to the uncertainty of a reliable 'estimate of approved expenditures.

2) Unrealized gain of $175,214 is included in the FY18-19 Beginning Balance

FY18-19 Operating Budget	$29,362,348
3-Months	$7,340,587
4-Months	$9,787,449

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Village Center Service Area Utilities
FY 2019-20 Budget

19-20 Object Codes	20-423-10-00-000	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 10-Month Actual	2019-20 Final Budget
	SOURCES					
324220	***Impact Fees-Commercial-Ph Env***	***1,463***				
324221	Impact Fees-Commercial-Water	948				
324222	Impact Fees-Commercial-Sewer	515				
341900	***Other General Government Chg &***	***5,952***	***2,000***	***2,000***	***25,013***	***2,000***
341905	Property Damage Reimbursemen	567			21,736	
341911	Lien Fees	40			50	
341917	Insurance Reimbursement	3,400				
341999	Misc Revenue	1,945	2,000	2,000	3,227	2,000
343600	***Water-Sewer Combination Fees***	***6,808,873***	***6,800,483***	***6,800,483***	***6,029,192***	***7,076,500***
343601	Water Fees - Residential	2,302,955	2,305,525	2,305,525	2,141,481	2,443,000
343602	Water Fees - Commercial	248,403	253,476	253,476	216,741	260,000
343603	Sewer Fees - Residential	3,305,071	3,297,754	3,297,754	2,813,430	3,371,000
343604	Sewer Fees - Commercial	560,018	568,113	568,113	488,725	587,000
343607	Meters Impact Fees	786			68	
343609	Reconnect Fees	9,006	10,000	10,000	8,399	10,000
343610	Fire Protection Water	19,203	16,800	16,800	16,486	20,000
343611	Metered Irrigation Water	313,559	285,815	285,815	299,152	341,000
343613	Returned Check Fees ($25)	3,757	2,000	2,000	3,203	2,500
343615	Other Misc Water & Sewer	34,489	51,000	51,000	30,078	30,000
343616	Utility Late Penalty Fee	11,626	10,000	10,000	11,429	12,000
361100	***Interest***	***82,515***	***31,500***	***31,500***	***116,820***	***85,000***
361101	Int Income - CFB	8,946	4,500	4,500	12,931	10,000
361102	Int Income - Cash Equiv	49,707	20,000	20,000	85,657	60,000
361103	Int Income - USB	23,862	7,000	7,000	18,232	15,000
361300	***Net Inc(Dec) Fair Value Invest***	***105,257***			***186,444***	
361304	FMIvT-Unrealized Gain/Loss	1				
361306	FLGIT-Unrealized Gain/Loss	17,191			137,027	
361307	LTP Unrealized Gain/Loss	88,053			52,173	
361309	FLFIT-Unrealized Gain/Loss	12			(2,756)	
361400	***Gain or Loss on Sale of Invest***	***24,486***			***74,455***	
361404	FMIvT-Realized Gain/Loss	5,507			47	
361409	FLFIT-Realized Gain/Loss	18,979			74,408	
365000	***Sales or Surplus Material & Sc***	***9,389***	***3,500***	***3,500***	***7,354***	***3,500***
365001	Sales of Surplus Material &	9,389	3,500	3,500	7,354	3,500
499995	***TOTAL REVENUE***	***7,037,935***	***6,837,483***	***6,837,483***	***6,439,278***	***7,167,000***
669900	***Budget Funding Sources***		***226,326***	***828,921***		***790,026***
669901	(Add)/Use-Working Capital		226,326	828,921		790,026
499998	***TOTAL SOURCES***	***7,037,935***	***7,063,809***	***7,666,404***	***6,439,278***	***7,957,026***
	DISBURSEMENTS					
500310	***Professional Services***	***555,538***	***618,873***	***618,873***	***478,733***	***594,708***
536311	Management Fees	323,525	356,357	356,357	296,965	298,080
536312	Engineering Services	183,521	197,630	197,630	151,096	250,698
514313	Legal Services	8,621	3,850	3,850	7,253	4,235
536318	Technology Services	29,477	21,826	21,826	18,288	31,278
536319	Other Professional Services	10,394	39,210	39,210	5,131	10,417
500320	***Accounting & Auditing***	***12,827***	***13,635***	***13,635***	***14,063***	***11,997***
536321	Accounting Services	1,000	1,000	1,000	1,000	1,000
536322	Auditing Services	3,604	3,589	3,589	2,768	3,702
536323	Trustee Services	8,223	9,046	9,046	7,295	7,295
536324	Arbitrage Services				3,000	
500340	***Other Contractual Services***	***1,765,284***	***1,961,649***	***1,961,649***	***1,553,976***	***2,102,612***
536343	Systems Management Support	2,210	8,200	8,200	14,201	12,422
536349	Misc Contractual Services	1,763,074	1,953,449	1,953,449	1,539,775	2,090,190
500410	***Comm.& Freight Service***	***31***	***2,000***	***2,000***	***35***	***2,000***
536412	Postage	31	2,000	2,000	35	2,000

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Village Center Service Area Utilities
FY 2019-20 Budget

19-20 Object Codes	20-423-10-00-000	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 10-Month Actual	2019-20 Final Budget
500430	***Utilities Services***	***482,541***	***553,923***	***553,923***	***344,460***	***393,923***
536431	Electricity	425,073	553,923	553,923	344,460	393,923
536433	Water & Sewer	57,468				
500440	***Rentals & Leases***				***8,513***	***5,000***
536442	Equipment Rental				8,513	5,000
500450	***Insurance***	***13,365***	***17,051***	***17,051***	***13,137***	***17,051***
536451	Casualty & Liability Insuran	13,365	17,051	17,051	13,137	17,051
500460	***Repairs & Maintenance Services***	***205,152***	***242,587***	***251,617***	***121,050***	***326,926***
536462	Building/Structure Maintenan	201,102	234,130	243,160	118,041	318,820
536463	Landscape Maint.- Recurring				3,000	5,106
536464	Landscape Maint.-Non-Recurri	3,300	7,957	7,957		3,000
536465	Vehicle Repair & Maintenance	750	500	500	9	
500470	***Printing & Binding***	***762***	***2,300***	***2,300***	***1,429***	***2,300***
536471	Printing & Binding	762	2,300	2,300	1,429	2,300
500490	***Other Current Chg & Obligation***	***6,371***	***8,000***	***8,000***	***652***	***8,050***
536491	Bank Charges	269			12	50
536493	Permits & Licenses	6,025	6,000	6,000	25	6,000
536497	Legal Advertising	77	2,000	2,000	15	2,000
536499	Misc Current Charges				600	
500520	***Operating Supplies***	***77,664***	***147,015***	***147,015***	***42,563***	***147,015***
536522	Operating Supplies	554				
536524	Non-Capital FF&E	24,803			2,321	
536526	Meter Supplies		82,500	82,500		82,500
536529	Operating Supplies-Other	52,307	64,515	64,515	40,242	64,515
500600	***Capital Outlay***	***580,808***	***758,056***	***1,351,621***	***179,998***	***1,610,051***
536633	Infrastructure	580,808	758,056	910,429	171,332	1,460,051
536641	Vehicles			150,000		150,000
536642	Capital FF&E			291,192	8,666	
500700	***Debt Service***	***1,851,093***	***1,838,720***	***1,838,720***	***1,785,600***	***1,835,393***
536710	Principal	1,490,000	1,520,000	1,520,000	1,520,000	1,565,000
536721	Interest Expense - Senior De	361,093	318,720	318,720	265,600	270,393
500900	***Other Uses***	***500,000***	***900,000***	***900,000***	***750,000***	***900,000***
536911	Trans to Gen R&R	500,000	900,000	900,000	750,000	900,000
599999	***TOTAL DISBURSEMENTS***	***6,051,436***	***7,063,809***	***7,666,404***	***5,294,209***	***7,957,026***

FY 2019-20
VCSA
CAPITAL PROJECTS

Account	Location	Description	Proposed	Final	Funding Source
633	Wastewater Treatment Plant	Programmable Logic Computer Upgrades	$ 54,000	$ 54,000	Working Capital
	Wastewater Treatment Plant	Variable Frequency Drive Program	$ 15,000	$ 15,000	Working Capital
	Wastewater Treatment Plant	Digester-Replace Blower Control Panel/Breakers	$ 100,000	$ 100,000	Working Capital
	Lift Station No. 2	Replace risers and recoat wet well	$ 45,600	$ 45,600	Working Capital
	Lift Station No. 2, 4, 7 & 8	Replace Control Cabinets	$ 60,000	$ 60,000	Working Capital
	Lift Station No. 12	Emergency Generator	$ 75,000	$ 75,000	Working Capital
	Collection System	Force Main Replacement	$ 100,000	$ 100,000	Working Capital
	Collection System	Force Main Relocation	$ 100,000	$ 157,000	Working Capital
	Collection System	Manhole Replacements (4)	$ 75,000	$ 75,000	Working Capital
	Collection System	Manhole Rehab (10)	$ 50,000	$ 50,000	Working Capital
	Collection System	Gravity Sewer Assessment & Plan Unit 1 & 2		$ 200,400	Working Capital
	Water System	Underground Valve Replacement Program	$ 100,000	$ 100,000	Working Capital
	SCADA	SCADA Upgrade - Phase 3	$ 20,000	$ 20,000	Working Capital
	Water System 5	Emergency Generator	$ 150,000	$ 150,000	Working Capital
	Residential/Commerical	Meter Change Out Program	$ 358,484	$ 258,051	Working Capital
		Total Infrastructure	**$ 1,303,084**	**$ 1,460,051**	
641	Utility Service Area	Closed Circuit TV Utility Trailer	$ 150,000	$ 150,000	Working Capital
		Total Vehicles	**$ 150,000**	**$ 150,000**	
		Total VCSA Capital Projects	**$ 1,453,084**	**$ 1,610,051**	

VCSA - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2017-18 Actual (Per FY17-18 Audit)	2018-19 Amended Budget	2019-20 Proposed Budget	2019-20 Final Budget
Beginning Balance		7,865,864	7,328,135	7,328,135
Deposits		4,998,763	5,328,280	5,328,279
Expenditures		3,576,063	3,682,899	3,608,254
Capital Expenditures		1,060,429	1,453,084	1,610,051
Transfer to Reserve		900,000	900,000	900,000
Ending Balance	7,865,864	7,328,135	6,620,432	6,538,109

1) Unrealized gain of $406,587 is included in the FY18-19 Beginning Balance

Debt Service	2017-18 Actual (Per FY17-18 Audit)	2018-19 Amended Budget	2019-20 Proposed Budget	2019-20 Final Budget
Beginning Balance		28,231	28,231	28,231
Deposits		1,838,720	1,838,720	1,838,721
Expenditures		1,838,720	1,838,720	1,838,721
Ending Balance	28,231	28,231	28,231	28,231

RESERVES

General R & R	2017-18 Actual (Per FY17-18 Audit)	2018-19 Amended Budget	2019-20 Proposed Budget	2019-20 Final Budget
Beginning Balance		4,200,000	5,100,000	5,100,000
Deposits		900,000	900,000	900,000
Expenditures				
Ending Balance	4,200,000	5,100,000	6,000,000	6,000,000

Capital Projects Reserves	2017-18 Actual (Per FY17-18 Audit)	2018-19 Amended Budget	2019-20 Proposed Budget	2019-20 Final Budget
Beginning Balance	600,000	600,000	600,000	600,000
Deposits				
Expenditures				
Ending Balance	600,000	600,000	600,000	600,000

FY18-19 Operating Budget	$3,576,063
3 Months	$894,016
4 Months	$1,192,021

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Little Sumter Service Area Utilities
FY 2019-20 Budget

19-20 Object Codes	20-422-10-00-000	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 10-Month Actual	2019-20 Final Budget
	SOURCES					
324220	***Impact Fees-Commercial-Ph Env***	***65,753***			***20,878***	
324221	Impact Fees-Commercial-Water	34,266			12,170	
324222	Impact Fees-Commercial-Sewer	31,487			8,708	
341900	***Other General Government Chg &***	***6,789***	***3,000***	***3,000***	***11,886***	***10,000***
341911	Lien Fees	110			40	
341999	Misc Revenue	6,679	3,000	3,000	11,846	10,000
343600	***Water-Sewer Combination Fees***	***10,826,874***	***10,895,285***	***10,895,285***	***9,535,843***	***11,134,500***
343601	Water Fees - Residential	4,383,531	4,519,202	4,519,202	3,999,190	4,550,000
343602	Water Fees - Commercial	472,081	446,759	446,759	358,565	444,000
343603	Sewer Fees - Residential	4,736,826	4,743,867	4,743,867	4,164,474	4,877,000
343604	Sewer Fees - Commercial	546,182	548,772	548,772	468,996	569,000
343607	Meters Impact Fees	2,393	3,000	3,000	3,117	2,000
343609	Reconnect Fees	7,980	5,000	5,000	5,928	6,000
343610	Fire Protection Water	34,114	28,221	28,221	29,389	36,000
343611	Metered Irrigation Water	516,996	509,464	509,464	465,880	547,000
343612	Metered Construction Water	1,545			1,425	1,000
343613	Returned Check Fees ($25)	3,392	2,500	2,500	2,594	2,500
343615	Other Misc Water & Sewer	109,355	80,000	80,000	25,821	90,000
343616	Utility Late Penalty Fee	12,479	8,500	8,500	10,464	10,000
361100	***Interest***	***181,847***	***69,000***	***69,000***	***235,723***	***188,000***
361101	Int Income - CFB	11,178	8,000	8,000	16,078	13,000
361102	Int Income - Cash Equiv	118,143	45,000	45,000	176,460	140,000
361103	Int Income - USB	52,526	16,000	16,000	43,185	35,000
361300	***Net Inc(Dec) Fair Value Invest***	***92,901***			***165,888***	
361306	FLGIT-Unrealized Gain/Loss	15,110			120,434	
361307	LTP Unrealized Gain/Loss	77,782			47,564	
361309	FLFIT-Unrealized Gain/Loss	9			(2,110)	
361400	***Gain or Loss on Sale of Invest***	***18,743***			***56,989***	
361404	FMIvT-Realized Gain/Loss	4,216			36	
361409	FLFIT-Realized Gain/Loss	14,527			56,953	
365000	***Sales or Surplus Material & Sc***	***12,188***	***6,000***	***6,000***	***10,055***	***6,000***
365001	Sales of Surplus Material &	12,188	6,000	6,000	10,055	6,000
499995	***TOTAL REVENUE***	***11,205,095***	***10,973,285***	***10,973,285***	***10,037,262***	***11,338,500***
669900	***Budget Funding Sources***		***300,141***	***868,832***		***554,248***
669901	(Add)/Use-Working Capital		300,141	868,832		554,248
499998	***TOTAL SOURCES***	***11,205,095***	***11,273,426***	***11,842,117***	***10,037,262***	***11,892,748***

	DISBURSEMENTS					
500310	***Professional Services***	***606,723***	***739,671***	***744,671***	***578,257***	***706,437***
536311	Management Fees	375,918	414,845	414,845	345,705	358,262
536312	Engineering Services	175,857	212,630	217,630	175,092	280,698
514313	Legal Services	5,176	2,750	2,750	1,667	3,025
536318	Technology Services	37,845	28,310	28,310	23,592	39,408
536319	Other Professional Services	11,927	81,136	81,136	32,201	25,044
500320	***Accounting & Auditing***	***20,785***	***25,140***	***25,140***	***18,505***	***19,932***
536321	Accounting Services	1,000	1,000	1,000	1,000	1,000
536322	Auditing Services	5,670	5,613	5,613	4,305	5,732
536323	Trustee Services	14,115	15,527	15,527	13,200	13,200
536324	Arbitrage Services		3,000	3,000		
500340	***Other Contractual Services***	***1,724,503***	***2,022,928***	***2,022,928***	***1,503,221***	***2,168,745***
536343	Systems Management Support	17,516	12,078	12,078	19,921	17,135
536349	Misc Contractual Services	1,706,987	2,010,850	2,010,850	1,483,300	2,151,610

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Little Sumter Service Area Utilities
FY 2019-20 Budget

19-20 Object Codes	20-422-10-00-000	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 10-Month Actual	2019-20 Final Budget
500410	***Comm.& Freight Service***	***468***	***2,200***	***2,200***	***251***	***2,200***
536411	Telephone	433	200	200	216	200
536412	Postage	35	2,000	2,000	35	2,000
500430	***Utilities Services***	***467,502***	***709,170***	***709,170***	***436,319***	***625,000***
536431	Electricity	467,502	709,170	709,170	436,319	625,000
500440	***Rentals & Leases***				***10,575***	***1,000***
536442	Equipment Rental				10,575	1,000
500450	***Insurance***	***26,730***	***31,970***	***31,970***	***26,274***	***31,970***
536451	Casualty & Liability Insuran	26,730	31,970	31,970	26,274	31,970
500460	***Repairs & Maintenance Services***	***415,616***	***314,375***	***316,105***	***168,286***	***445,120***
536462	Building/Structure Maintenan	413,666	305,790	307,520	166,527	439,120
536463	Landscape Maint.- Recurring				1,750	3,000
536464	Landscape Maint.-Non-Recurri	1,650	8,085	8,085		3,000
536465	Vehicle Repair & Maintenance	300	500	500	9	
500470	***Printing & Binding***	***986***	***2,300***	***2,300***	***1,764***	***2,300***
536471	Printing & Binding	986	2,300	2,300	1,764	2,300
500490	***Other Current Chg & Obligation***	***6,281***	***8,025***	***8,025***	***632***	***8,025***
536491	Bank Charges	130			12	
536493	Permits & Licenses	6,025	6,025	6,025	25	6,025
536497	Legal Advertising	106	2,000	2,000	15	2,000
536499	Misc Current Charges	20			580	
500520	***Operating Supplies***	***100,436***	***195,085***	***195,085***	***59,650***	***195,085***
536522	Operating Supplies	554				
536524	Non-Capital FF&E	2,909			2,321	
536526	Meter Supplies		82,500	82,500		82,500
536529	Operating Supplies-Other	96,973	112,585	112,585	57,329	112,585
500600	***Capital Outlay***	***354,236***	***1,180,112***	***1,742,073***	***257,308***	***1,651,125***
536622	Buildings					50,000
536633	Infrastructure	354,236	1,180,112	1,319,031	244,309	1,601,125
536642	Capital FF&E			423,042	12,999	
500700	***Debt Service***	***5,155,321***	***5,142,450***	***5,142,450***	***4,661,210***	***5,135,809***
536710	Principal	2,205,000	2,255,000	2,255,000	2,255,000	2,320,000
536721	Interest Expense - Senior De	2,950,321	2,887,450	2,887,450	2,406,210	2,815,809
500900	***Other Uses***	***900,000***	***900,000***	***900,000***	***750,000***	***900,000***
536911	Trans to Gen R&R	900,000	900,000	900,000	750,000	900,000
599999	***TOTAL DISBURSEMENTS***	***9,779,587***	***11,273,426***	***11,842,117***	***8,472,252***	***11,892,748***

FY 2019-20
LSSA
CAPITAL PROJECTS

Account	Location	Description	Proposed	Final	Funding Source
622	Wastewater Plant	Refurbish Wet Lab	$ 50,000	$ 50,000	Working Capital
		Total Buildings	**$ 50,000**	**$ 50,000**	
633	Wastewater Plant	Aeration Upgrade	$ 702,000	$ 702,000	Working Capital
	Wastewater Plant	W3 System Replacement	$ 50,000	$ 50,000	Working Capital
	Reclaimed Water System	Replace Reclaimed Water Pumps #1 & #2	$ -	$ 30,000	Working Capital
	Reclaimed Water System	Replace Pump Station Heading Piping	$ 30,000	$ 30,000	Working Capital
	Wastewater Plant	Programmable Logic Control Upgrade	$ 54,000	$ 54,000	Working Capital
	Wastewater Plant	Variable Frequency Drive Upgrade	$ 15,000	$ 15,000	Working Capital
	Lift Station No. 15	Replace Pump #1	$ 11,160	$ 11,160	Working Capital
	WTP #3	Hypochlorite Conversion	$ 150,000	$ 150,000	Working Capital
	WTP #3	Replace Well Meters (2) & Add to SCADA	$ 40,000	$ 40,000	Working Capital
	Water System	Underground Valve Replacement Program	$ 100,000	$ 100,000	Working Capital
	Water System	Automated Interconnect with NSU	$ 35,000	$ 35,000	Working Capital
	Residential/Commerical	Meter Change Out Program	$ 192,089	$ 363,965	Working Capital
	SCADA System	SCADA Upgrade - Phase 3	$ 20,000	$ 20,000	Working Capital
		Total Infrastructure	**$ 1,399,249**	**$ 1,601,125**	
		Total LSSA Capital Projects	**$ 1,449,249**	**$ 1,651,125**	

LSSA - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2017-18 Actual (Per FY17-18 Audit)	2018-19 Amended Budget	2019-20 Proposed Budget	2019-20 Final Budget
Beginning Balance		10,380,301	9,934,511	9,934,511
Deposits		5,830,835	6,202,691	6,202,691
Expenditures		4,057,594	4,267,902	4,205,814
Capital Expenditures		1,319,031	1,449,249	1,651,125
Transfer to Reserve		900,000	900,000	900,000
Ending Balance	10,380,301	9,934,511	9,520,051	9,380,263

1) Unrealized gain of $332,486 is included in the FY18-19 Beginning Balance

Debt Service	2017-18 Actual (Per FY17-18 Audit)	2018-19 Amended Budget	2019-20 Proposed Budget	2019-20 Final Budget
Beginning Balance		58,811	58,811	58,811
Deposits		5,142,450	5,135,809	5,135,809
Expenditures		5,142,450	5,135,809	5,135,809
Ending Balance	58,811	58,811	58,811	58,811

RESERVES

Capital Projects Reserve	2017-18 Actual (Per FY17-18 Audit)	2018-19 Amended Budget	2019-20 Proposed Budget	2019-20 Final Budget
Beginning Balance		400,000	400,000	400,000
Deposits				
Expenditures				
Ending Balance	400,000	400,000	400,000	400,000

General R & R Reserve	2017-18 Actual (Per FY17-18 Audit)	2018-19 Amended Budget	2019-20 Proposed Budget	2019-20 Final Budget
Beginning Balance		5,050,000	5,050,000	5,050,000
Deposits		900,000	900,000	900,000
Expenditures				
Ending Balance	5,050,000	5,950,000	5,950,000	5,950,000

FY18-19 Operating Budget	$4,057,594
3 Months	$1,014,399
4 Months	$1,352,531

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Safety - Summary
FY 2019-20 Budget

19-20 Object Codes	20-124-90	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 10-Month Actual	2019-20 Final Budget
	SOURCES					
325200	***Special Assessments-Serv.Charg***	***788,249***	***784,259***	***784,259***	***796,928***	***1,083,184***
325212	Fire Assess - Lake Residenti	788,249	784,259	784,259	796,928	1,083,184
331500	***Economic Environment***	***5,235***				
331910	CERT Homeland Sec 2010SST000	5,235				
335200	***Public Safety***	***37,790***	***39,000***	***39,000***	***27,049***	***38,000***
335211	Firefighter Supplemental Com	37,790	39,000	39,000	27,049	38,000
338000	***Shared Revenues From Other Loc***	***14,223,982***	***17,027,005***	***17,027,005***	***14,297,082***	***18,382,234***
338033	Safety Fees From RAD (Curren	1,075,382	1,075,700	1,075,700	896,058	1,075,700
338034	Safety Fees From SLAD (Curre	1,813,340	1,822,683	1,822,683	1,607,957	1,819,647
338035	Safety Fees From SLAD (Futur	36,667	121,274	121,274		244,212
338036	Sumter Co Fire Assess Rev Sh	5,650,246	6,224,199	6,224,199	11,212,077	
338038	Sumter Co Oxville Assess Rev	307,755	394,444	394,444	342,000	
338039	Sumter Co Medical Assess Rev	5,066,668	7,098,803	7,098,803		
338040	Mgmt Fees from CW	265,707	275,214	275,214	227,954	146,353
338100	Safety Fees from RAD (Future	8,217	14,688	14,688	11,036	14,688
338105	Sumter Co Fire Services					15,081,634
339000	***Payment from Other Local Gover***	***303,551***	***325,000***	***325,000***	***278,590***	***334,300***
339201	Fire Protect-Fruitland Park	303,551	325,000	325,000	278,590	334,300
341900	***Other General Government Chg &***	***48,020***	***26,000***	***26,000***	***73,523***	***30,000***
341905	Property Damage Reimbursemen				8,620	
341917	Insurance Reimbursement				1,000	
341927	FEMA Claim Ins Proc IRMA 433	627				
341999	Misc Revenue	47,393	26,000	26,000	63,903	30,000
342400	***Emergency Service Fees***	***8,935***	***9,300***	***9,300***	***10,237***	***9,300***
342401	CPR Class Fees	8,935	9,300	9,300	10,237	9,300
342600	***Ambulance Fees***	***320***				
342601	LSEMS Reimbursement	320				
342900	***Other Public Safety Chg & Fees***	***23,542***			***73***	
342914	Vehicle Maint Reimb	22,701				
342999	Other Public Safety Fees	841			73	
361100	***Interest***	***82,918***	***29,500***	***29,500***	***101,200***	***46,000***
361101	Int Income - CFB	5,218	4,500	4,500	7,981	4,000
361102	Int Income - Cash Equiv	77,700	25,000	25,000	93,219	42,000
361300	***Net Inc(Dec) Fair Value Invest***	***62,514***			***66,359***	
361306	FLGIT-Unrealized Gain/Loss	4,066			32,407	
361307	LTP Unrealized Gain/Loss	58,420			34,692	
361309	FLFIT-Unrealized Gain/Loss	28			(740)	
361400	***Gain or Loss on Sale of Invest***	***5,984***			***19,997***	
361404	FMIvT-Realized Gain/Loss	1,480			13	
361409	FLFIT-Realized Gain/Loss	4,504			19,984	
364000	***Disposition of Fixed Assets***	***11,069***	***43,500***	***43,500***		***1,000***
364001	Disposition of Fixed Assets	11,069	43,500	43,500		1,000
365000	***Sales or Surplus Material & Sc***	***57***				
365001	Sales of Surplus Material &	57				
366000	***Contributions & Donations from***	***4,056***			***3,755***	
366002	Donations - AED				75	

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Safety - Summary
FY 2019-20 Budget

19-20 Object Codes	20-124-90	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 10-Month Actual	2019-20 Final Budget
366005	Donation - EE Appreciation	4,056			3,680	
499995	***TOTAL REVENUE***	***15,606,222***	***18,283,564***	***18,283,564***	***15,674,793***	***19,924,018***
669900	***Budget Funding Sources***		***168,561***	***764,807***		***(3,151,202)***
669901	(Add)/Use-Working Capital		(306,439)	(70,193)		(3,151,202)
669911	(Add)/Use-Veh/Eqp R.R.		475,000	835,000		
499998	***TOTAL SOURCES***	***15,606,222***	***18,452,125***	***19,048,371***	***15,674,793***	***16,772,816***
	DISBURSEMENTS					
	DISBURSEMENTS					
500110	***Personnel Services***	***10,448,391***	***12,931,636***	***12,931,636***	***9,364,487***	***13,515,197***
522121	Regular Salary & Wages	6,066,816	7,533,428	7,533,428	5,290,102	7,815,218
522131	Other Salary & Wages	5,319				
522141	Overtime	949,619	650,000	650,000	1,103,737	630,000
522152	Special Pay - Cell Phones	18,636	21,255	21,255	13,696	16,497
522211	Social Security Taxes	411,553	508,692	508,692	375,936	524,627
522212	Medicare Taxes	96,167	118,967	118,967	87,920	122,693
522221	Retirement Contr.-Employer	964,532	1,188,977	1,188,977	631,119	1,232,214
522222	Retirement Contr-Employer-Mt	46,119	147,480	147,480	59,856	235,063
522231	Health & Life Insurance	1,666,119	2,309,884	2,309,884	1,527,831	2,459,510
522241	Worker's Compensation	223,511	452,953	452,953	268,392	479,375
522251	Unemployment Compensation				5,898	
500310	***Professional Services***	***315,257***	***388,359***	***388,359***	***322,223***	***454,581***
522311	Management Fees	240,343	293,942	293,942	244,952	339,821
522312	Engineering Services	1,670	2,000	2,000	7,112	2,000
514313	Legal Services	19,032	30,000	30,000	20,062	40,000
522314	Tax Collector Fees	1,870	4,500	4,500	1,841	4,500
522318	Technology Services	11,718	8,058	8,058	6,714	10,459
522319	Other Professional Services	40,624	49,859	49,859	41,542	57,801
500320	***Accounting & Auditing***	***8,134***	***8,649***	***8,649***	***6,458***	***9,561***
522322	Auditing Services	8,134	8,649	8,649	6,458	9,561
500340	***Other Contractual Services***	***347,716***	***434,889***	***454,889***	***373,861***	***521,173***
522341	Janitorial Services	13,718	23,000	23,000	9,699	23,340
522342	Health Services	63,155	90,690	90,690	75,775	99,875
522343	Systems Management Support	192,198	209,436	209,436	194,837	275,075
522344	Payroll Services	12,766	18,795	18,795	14,079	18,795
522349	Misc Contractual Services	65,879	92,968	112,968	79,471	104,088
500400	***Travel & Per Diem***	***48,882***	***36,274***	***39,754***	***47,675***	***43,904***
522401	Travel & Per Diem	48,882	36,274	39,754	47,675	43,904
500410	***Comm.& Freight Service***	***35,634***	***42,076***	***44,066***	***28,663***	***42,278***
522411	Telephone	32,090	37,562	37,562	24,442	37,233
522412	Postage	1,560	1,550	3,540	2,259	1,625
522413	Cable	1,984	2,964	2,964	1,962	3,420
500430	***Utilities Services***	***119,037***	***178,001***	***178,001***	***103,381***	***173,221***
522431	Electricity	74,691	107,748	107,748	64,422	104,887
522432	Natural Gas	9,618	14,075	14,075	9,405	14,954
522433	Water & Sewer	14,751	24,366	24,366	14,515	22,401
522434	Irrigation Water	12,779	21,924	21,924	8,394	20,563

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Safety - Summary
FY 2019-20 Budget

19-20 Object Codes	20-124-90	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 10-Month Actual	2019-20 Final Budget
522436	Solid Waste	7,198	9,888	9,888	6,645	10,416
500440	***Rentals & Leases***	***128,080***	***224,805***	***224,805***	***163,171***	***422,241***
522441	Office Leases	76,041	171,556	171,556	119,019	341,166
522442	Equipment Rental	50,827	53,249	53,249	44,031	54,543
522443	Vehicle Rental					26,532
522444	Storage Unit Rental	1,212			121	
500450	***Insurance***	***151,906***	***169,177***	***169,177***	***173,249***	***178,200***
522451	Casualty & Liability Insuran	151,906	169,177	169,177	173,249	178,200
500460	***Repairs & Maintenance Services***	***788,357***	***741,791***	***741,791***	***372,245***	***233,863***
522461	Equipment Maintenance	49,844	63,978	63,978	42,545	57,550
522462	Building/Structure Maintenan	311,529	176,750	176,750	118,035	84,150
522463	Landscape Maint.- Recurring	44,339	52,663	52,663	34,394	52,663
522464	Landscape Maint.-Non-Recurri		13,200	13,200		15,000
522465	Vehicle Repair & Maintenance	380,118	410,000	410,000	170,710	6,000
522468	Irrigation Repair	392	1,000	1,000	851	500
522469	Other Maintenance	2,135	24,200	24,200	5,710	18,000
500490	***Other Current Chg & Obligation***	***394***	***18,103***	***18,103***	***3,842***	***17,607***
522491	Bank Charges	151	1,500	1,500		1,500
522493	Permits & Licenses	243	16,603	16,603	3,842	16,107
500510	***Office Supplies***	***27,846***	***37,797***	***37,797***	***20,175***	***37,050***
522511	Office Supplies	27,846	37,797	37,797	20,175	37,050
500520	***Operating Supplies***	***1,087,090***	***1,218,329***	***1,368,355***	***818,969***	***733,777***
522521	Gasoline/Diesel	107,617	117,447	117,447	90,307	127,500
522522	Operating Supplies	292,597	455,837	553,863	377,265	329,179
522524	Non-Capital FF&E	607,909	510,616	562,616	301,787	166,992
522525	Non-Capital Hardware/Softwar	38,564	87,275	87,275	14,562	60,979
522529	Operating Supplies-Other	40,403	47,154	47,154	35,048	49,127
500540	***Books, Publ, Subscriptions & M***	***127,274***	***187,289***	***199,289***	***126,378***	***205,163***
522541	Books & Publications	3,716	3,775	3,775	3,319	5,375
522542	Training & Education	122,001	181,584	193,584	122,509	197,413
522543	Professional Dues	1,557	1,930	1,930	550	2,375
500600	***Capital Outlay***	***288,729***	***1,226,950***	***1,635,700***	***582,167***	***185,000***
522622	Buildings	50,629	116,950	116,950	312,376	
522641	Vehicles	163,661	950,000	1,310,000	129,712	172,500
522642	Capital FF&E	74,439	160,000	208,750	140,079	12,500
500900	***Other Uses***	***660,000***	***608,000***	***608,000***	***506,668***	
581911	Trans to Gen R&R	660,000	100,000	100,000	83,334	
581920	Transfer to Veh/Eqp R.R.		508,000	508,000	423,334	
599999	***TOTAL DISBURSEMENTS***	***14,582,727***	***18,452,125***	***19,048,371***	***13,013,612***	***16,772,816***

FY 2019-20
SAFETY
CAPITAL PROJECTS

Account	Location	Description	Proposed	Final	Funding Source
641	Operations	Rescue Truck - Repl #141	$ 140,000	$ 140,000	Working Capital - Sumter County
	Operations	Mobile Quick Response - New	$ 32,500	$ 32,500	Working Capital
		Total Vehicles	**$ 172,500**	**$ 172,500**	
642	Operations	I-Simulator Training Monitor	$ 12,500	$ 12,500	Working Capital
		Total Capital FF&E	**$ 12,500**	**$ 12,500**	
	Total Safety Capital Projects		**$ 185,000**	**$ 185,000**	

SAFETY - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2017-18 Actual (Per FY17-18 Audit)	2018-19 Amended Budget	2019-20 Proposed Budget	2019-20 Final Budget
Beginning Balance		5,434,006	5,504,199	5,504,199
Deposits		18,283,564	20,009,072	19,924,018
Expenditures		16,804,671	16,814,886	16,587,816
Capital Expenditures		800,700	185,000	185,000
Transfer to General R&R /Veh R&R		608,000		
Ending Balance	5,434,006	5,504,199	8,513,385	8,655,401

NOTE: There will be several upcoming budget resolutions during FY18-19 that will reduce the ending balance.

RESERVES

RESERVES (General/Vehicle)	2017-18 Actual (Per FY17-18 Audit)	2018-19 Amended Budget	2019-20 Proposed Budget	2019-20 Final Budget
Beginning Balance		2,481,989	2,254,989	2,254,989
Deposits		608,000		
Expenditures		835,000		
Ending Balance	2,481,989	2,254,989	2,254,989	2,254,989

FY18-19 Operating Budget	$16,804,671
3 Months	$4,201,168
4 Months	$5,601,557

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Road Maintenance
FY 2019-20 Budget

19-20 Object Codes	20-123-50-00-000	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 10-Month Actual	2019-20 Final Budget
	SOURCES					
325200	***Special Assessments-Serv.Charg***	***35,906***	***36,606***	***36,606***	***36,605***	***36,606***
325214	CAM & Road Maintenance Asses	35,906	36,606	36,606	36,605	36,606
341900	***Other General Government Chg &***	***56***				
341999	Misc Revenue	56				
361100	***Interest***	***5,482***	***3,700***	***3,700***	***8,331***	***7,200***
361101	Int Income - CFB	541	200	200	780	700
361102	Int Income - Cash Equiv	4,941	3,500	3,500	7,551	6,500
361300	***Net Inc(Dec) Fair Value Invest***	***4,740***			***5,646***	
361306	FLGIT-Unrealized Gain/Loss	395			3,150	
361307	LTP Unrealized Gain/Loss	4,345			2,573	
361309	FLFIT-Unrealized Gain/Loss				(77)	
361400	***Gain or Loss on Sale of Invest***	***684***			***2,080***	
361404	FMIvT-Realized Gain/Loss	154			1	
361409	FLFIT-Realized Gain/Loss	530			2,079	
499995	***TOTAL REVENUE***	***46,868***	***40,306***	***40,306***	***52,662***	***43,806***
381000	***Interfund Transfer***	***66,202***	***66,202***	***66,202***	***55,170***	***66,202***
381005	Transfer In - Special Revenu	66,202	66,202	66,202	55,170	66,202
669900	***Budget Funding Sources***		***(72,998)***	***(72,998)***		***(74,120)***
669901	(Add)/Use-Working Capital		(72,998)	(72,998)		(74,120)
499998	***TOTAL SOURCES***	***113,070***	***33,510***	***33,510***	***107,832***	***35,888***

	DISBURSEMENTS					
500310	***Professional Services***	***7,643***	***8,010***	***8,010***	***6,060***	***8,388***
539311	Management Fees	6,928	6,812	6,812	5,678	7,178
539318	Technology Services	386	200	200	166	258
539319	Other Professional Services	329	998	998	216	952
500460	***Repairs & Maintenance Services***	***37,494***	***25,500***	***25,500***	***3,524***	***27,500***
539462	Building/Structure Maintenan	37,494	14,000	14,000	3,524	16,000
539469	Other Maintenance		11,500	11,500		11,500
500600	***Capital Outlay***					
599999	***TOTAL DISBURSEMENTS***	***45,137***	***33,510***	***33,510***	***9,584***	***35,888***

ROAD MAINTENANCE
Assessment Allocation Worksheet
For Year Ending September 30, 2020

Key	
LPGS	LaPlaza Grande South
LPGW	LaPlaza Grande West
VC	Village Center
T	Target

RM Rate per building square foot **0.089**

Project Property Listing	Location	Address	Square Footage	Type	Assessment	
La Plaza Grande South	LPGS		**251,326**		**$ 22,368.01**	
La Plaza Grande West	LPGW		**67,864**		**$ 6,039.90**	
		Total Square Footage	**319,190**	**Total Assessment**	**$ 28,407.91**	direct bill
AAA Auto Club - The Villages of Lake-Sumter	VC	955 Bichara Boulevard	9,398	Prof. Office	$ 836.42	
		Total Square Footage	**9,398**	**Total Assessment**	**$ 836.42**	direct bill
					$ -	
Applebees	VC	1009 Bichara Boulevard	4,738	Restaurant	$ 421.68	
Burger King	VC	1007 Bichara Boulevard	4,290	Restaurant	$ 381.81	
Taco Bell, Kentucky Fried Chicken, Pizza Hut	VC	1005 Bichara Boulevard	3,545	Restaurant	$ 315.51	
Perkins	VC	905 Bichara Boulevard	5,770	Restaurant	$ 513.53	
Wendy's	VC	1011 Bichara Boulevard	3,313	Restaurant	$ 294.86	
CVS	VC	860 Avenida Central	11,200	Pharmacy	$ 996.80	
The Villages Car Wash	VC	970 Bichara Blvd.	6,400	Car Wash	$ 569.60	
Gatenbien's Garage	VC	903 Avenida Central	10,352	Golf Cart Service Ctr	$ 921.33	
		Total Square Footage	**49,608**	**Total Assessment**	**$ 4,415.12**	direct bills
Elan @ Spanish Springs			33,100	Assisted Living	$ 2,945.90	
		Total Square Footage	**33,100**	**Total Assessment**	**$ 2,945.90**	direct bills
Subtotal Direct Road Maintenance Bills				**$ 36,605.35**		**DIRECT BILL**
Target	T	Target Project	119,703	Retail	$ 10,653.57	
Salon Jaylee	T	Target Project	3,400	Prof. Office	$ 302.60	
Payless Shoes	T	Target Project	2,800	Retail	$ 249.20	
Ross	T	Target Project	30,001	Retail	$ 2,670.09	
Linens	T	Target Project	25,099	Retail	$ 2,233.81	
TJ Max	T	Target Project	31,574	Retail	$ 2,810.09	
Pier 1	T	Target Project	9,548	Retail	$ 849.77	
Petco	T	Target Project	15,329	Retail	$ 1,364.28	
Circuit City	T	Target Project	20,304	Retail	$ 1,807.06	
Retail A1	T	Target Project	9,600	Retail	$ 854.40	
Retail A2	T	Target Project	9,600	Retail	$ 854.40	
Carrabba's	T	Target Project	6,238	Restaurant	$ 555.18	
Outback	T	Target Project	6,116	Restaurant	$ 544.32	
Chick-fil-A	T	Target Project	3,972	Restaurant	$ 353.51	
Staples	T	Target Project	15,000	Retail	$ 1,335.00	
		Total Square Footage	**308,284**	**Total Assessment**	**$ 27,437.28**	Trf. In-Spec. Rev (RA)
		Spanish Springs Buildings	**435,557**	**Total Assessment**	**$ 38,764.57**	Trf. In-Spec Rev(VOSS)
				$ 66,201.85		381005 - Trf In
335465		**Total three projects Roads**	**1,155,137**		**$ 102,807.20**	

ROAD MAINTENANCE - WORKING CAPITAL AND RESERVES BALANCES

WORKING CAPITAL	2017-18 Actual (Per FY17-18 Audit)	2018-19 Amended Budget	2019-20 Proposed Budget	2019-20 Final Budget
Beginning Balance		273,144	346,142	346,142
Deposits		106,508	110,008	110,008
Expenditures		33,510	36,165	35,888
Ending Balance	362,709	346,142	419,985	420,262

1) Unrealized gain of $20,926 is included in FY18-19 beginning balance

RESERVES

General R & R	2017-18 Actual (Per FY17-18 Audit)	2018-19 Amended Budget	2019-20 Proposed Budget	2019-20 Final Budget
Beginning Balance		226,450	226,450	226,450
Deposits				
Expenditures				
Ending Balance	226,450	226,450	226,450	226,450

FY18-19 Operating Budget	$33,510
3 Months	$8,378
4 Months	$11,170

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Rolling Acres
FY 2019-20 Budget

19-20 Object Codes	20-122-50-00-000	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 10-Month Actual	2019-20 Final Budget
	SOURCES					
325200	***Special Assessments-Serv.Charg***	***107,669***	***107,669***	***107,669***	***107,669***	***107,669***
325214	CAM & Road Maintenance Asses	107,669	107,669	107,669	107,669	107,669
341900	***Other General Government Chg &***	***34***			***39***	
341999	Misc Revenue	34			39	
361100	***Interest***	***3,649***	***1,950***	***1,950***	***5,512***	***4,200***
361101	Int Income - CFB	709	350	350	1,045	700
361102	Int Income - Cash Equiv	2,940	1,600	1,600	4,467	3,500
361300	***Net Inc(Dec) Fair Value Invest***	***1,910***			***1,129***	
361307	LTP Unrealized Gain/Loss	1,910			1,129	
499995	***TOTAL REVENUE***	***113,262***	***109,619***	***109,619***	***114,349***	***111,869***
669900	***Budget Funding Sources***		***39,432***	***39,432***		***(14,212)***
669901	(Add)/Use-Working Capital		39,432	39,432		(14,212)
499998	***TOTAL SOURCES***	***113,262***	***149,051***	***149,051***	***114,349***	***97,657***

	DISBURSEMENTS					
500310	***Professional Services***	***15,046***	***14,887***	***14,887***	***12,159***	***15,687***
539311	Management Fees	14,231	14,042	14,042	11,702	14,798
539318	Technology Services	686	439	439	365	491
539319	Other Professional Services	129	406	406	92	398
500410	***Comm.& Freight Service***	***446***	***450***	***450***	***384***	
539411	Telephone	446	450	450	384	
500430	***Utilities Services***	***4,108***	***5,169***	***5,169***	***3,983***	***5,175***
539431	Electricity	437	475	475	411	481
539434	Irrigation Water	3,671	4,694	4,694	3,572	4,694
500460	***Repairs & Maintenance Services***	***35,343***	***47,058***	***47,058***	***21,670***	***49,158***
539462	Building/Structure Maintenan	560	6,250	6,250		5,750
539463	Landscape Maint.- Recurring	26,883	25,331	25,331	18,509	25,331
539464	Landscape Maint.-Non-Recurri	1,417	2,250	2,250		2,250
539467	Gate Maintenance	3,637	2,958	2,958	1,807	2,958
539468	Irrigation Repair		1,569	1,569		1,569
539469	Other Maintenance	2,846	8,700	8,700	1,354	11,300
500520	***Operating Supplies***		***200***	***200***		***200***
539522	Operating Supplies		200	200		200
500600	***Capital Outlay***		***53,850***	***53,850***		
539633	Infrastructure		53,850	53,850		
500900	***Other Uses***	***27,437***	***27,437***	***27,437***	***22,865***	***27,437***
581916	Transfer to Road Maint Fund	27,437	27,437	27,437	22,865	27,437
599999	***TOTAL DISBURSEMENTS***	***82,380***	***149,051***	***149,051***	***61,061***	***97,657***

ROLLING ACRES
Assessment Allocation Worksheet
For Year Ending September 30, 2020

DESCRIPTION	Bldg Sq Ft	% Sq FT	Annual Assessment
1) Target Bldg	119,703	38.83%	$ 41,806.59
2) Salon Jaylee	3,400	1.10%	$ 1,187.46
3) Payless Shoes	2,800	0.91%	$ 977.91
4) Ross	30,001	9.73%	$ 10,477.93
5) Beall's Outlet	25,099	8.14%	$ 8,765.89
6) TJ Max	31,574	10.24%	$ 11,027.30
7) Pier 1	9,548	3.10%	$ 3,334.66
8) Petco	15,329	4.97%	$ 5,353.69
9) Michael's	20,304	6.59%	$ 7,091.23
10) Retail A1	9,600	3.11%	$ 3,352.83
11) Retail A2	9,600	3.11%	$ 3,352.83
12) Carrabba's	6,238	2.02%	$ 2,178.64
13) Outback	6,116	1.98%	$ 2,136.03
14) Chick-fil-A	3,972	1.29%	$ 1,387.23
15) Staples	15,000	4.87%	$ 5,238.79
TOTALS	308,284	100%	$ 107,669.01
	Sq Ft.	*% of Sq Ft*	*Assessments*

Total Assessment Billed $ 107,669.00

0.349253

ROLLING ACRES - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2017-18 Actual (Per FY17-18 Audit)	2018-19 Amended Budget	2019-20 Proposed Budget	2019-20 Final Budget
Beginning Balance		171,950	132,518	132,518
Deposits		109,619	111,869	111,869
Expenditures		149,051	70,860	97,657
Ending Balance	171,950	132,518	173,527	146,730

1) Unrealized gain of $6,496 is included in FY18-19 Beginning Balance

RESERVES

General R & R	2017-18 Actual (Per FY17-18 Audit)	2018-19 Amended Budget	2019-20 Proposed Budget	2019-20 Final Budget
Beginning Balance		80,000	80,000	80,000
Deposits				
Expenditures				
Ending Balance	80,000	80,000	80,000	80,000

FY18-19 Operating Budget	$149,051
3 Months	$37,263
4 Months	$49,684

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Village of Spanish Springs (VOSS)
FY 2019-20 Budget

19-20 Object Codes	20-121-50	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 10-Month Actual	2019-20 Final Budget
	SOURCES					
325200	***Special Assessments-Serv.Charg***	***1,299,311***	***1,299,311***	***1,299,311***	***1,299,311***	***1,299,311***
325214	CAM & Road Maintenance Asses	1,299,311	1,299,311	1,299,311	1,299,311	1,299,311
341900	***Other General Government Chg &***	***3,443***	***2,000***	***2,000***	***4,483***	***2,000***
341999	Misc Revenue	3,443	2,000	2,000	4,483	2,000
361100	***Interest***	***29,378***	***13,700***	***13,700***	***39,756***	***33,700***
361101	Int Income - CFB	1,046	700	700	1,757	1,700
361102	Int Income - Cash Equiv	28,332	13,000	13,000	37,999	32,000
361300	***Net Inc(Dec) Fair Value Invest***	***15,395***			***14,479***	
361306	FLGIT-Unrealized Gain/Loss	741			5,910	
361307	LTP Unrealized Gain/Loss	14,653			8,722	
361309	FLFIT-Unrealized Gain/Loss	1			(153)	
361400	***Gain or Loss on Sale of Invest***	***1,359***			***4,130***	
361404	FMIvT-Realized Gain/Loss	306			3	
361409	FLFIT-Realized Gain/Loss	1,053			4,127	
362000	***Rental Royalties***	***29,494***	***29,503***	***29,503***	***11,111***	***22,664***
362003	Ground Lease (T)	1,043	1,116	1,116	1,071	1,116
362019	Rents & Leases/T-L	24,188	24,125	24,125	6,488	17,225
362022	Rents & Leases/NT-L	4,263	4,262	4,262	3,552	4,323
499995	***TOTAL REVENUE***	***1,378,380***	***1,344,514***	***1,344,514***	***1,373,270***	***1,357,675***
669900	***Budget Funding Sources***		***519,176***	***720,539***		***182,440***
669901	(Add)/Use-Working Capital		285,716	487,079		(2,752)
669903	(Add)/Use-General R&R		233,460	233,460		185,192
499998	***TOTAL SOURCES***	***1,378,380***	***1,863,690***	***2,065,053***	***1,373,270***	***1,540,115***
	DISBURSEMENTS					
500310	***Professional Services***	***134,933***	***153,318***	***153,318***	***123,106***	***164,592***
539311	Management Fees	127,584	140,313	140,313	116,929	152,876
539312	Engineering Services		6,500	6,500	2,421	5,000
539318	Technology Services	4,931	2,448	2,448	2,040	3,674
539319	Other Professional Services	2,418	4,057	4,057	1,716	3,042
500340	***Other Contractual Services***	***85,121***	***168,047***	***168,047***	***64,659***	***208,386***
539341	Janitorial Services	74,333	73,243	73,243	62,873	90,554
539343	Systems Management Support	10,788	94,804	94,804	1,786	117,832
500430	***Utilities Services***	***108,354***	***133,037***	***133,037***	***108,359***	***134,994***
539431	Electricity	82,473	98,266	98,266	76,186	98,967
539432	Natural Gas	521	557	557	433	573
539433	Water & Sewer	4,787	4,025	4,025	3,152	5,265
539434	Irrigation Water	20,573	30,189	30,189	28,588	30,189
500440	***Rentals & Leases***	***2,210***	***4,500***	***4,500***	***1,520***	***4,500***
539442	Equipment Rental		1,500	1,500		1,500
539444	Storage Unit Rental	2,210	3,000	3,000	1,520	3,000
500460	***Repairs & Maintenance Services***	***622,015***	***766,313***	***959,100***	***551,629***	***773,011***
539461	Equipment Maintenance	33	500	500	146	2,000
539462	Building/Structure Maintenan	146,801	210,532	327,978	172,243	193,520
539463	Landscape Maint.- Recurring	205,284	199,124	199,124	155,608	199,124
539464	Landscape Maint.-Non-Recurri	46,990	57,800	115,554	19,237	89,300
539468	Irrigation Repair	4,029	12,007	12,007	4,592	3,122
539469	Other Maintenance	218,878	286,350	303,937	199,803	285,945

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Village of Spanish Springs (VOSS)
FY 2019-20 Budget

19-20 Object Codes	20-121-50	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 10-Month Actual	2019-20 Final Budget
500490	***Other Current Chg & Obligation***	***11,656***	***15,250***	***15,250***	***13,361***	***15,250***
539493	Permits & Licenses		250	250		250
539499	Misc Current Charges	11,656	15,000	15,000	13,361	15,000
500520	***Operating Supplies***	***3,222***	***11,000***	***11,000***	***395***	***15,425***
539522	Operating Supplies	802	2,700	2,700	346	2,375
539524	Non-Capital FF&E	2,420	8,300	8,300	49	13,050
500600	***Capital Outlay***	***6,527***	***573,460***	***582,036***	***187,126***	***185,192***
539633	Infrastructure	6,527	233,460	242,036	10,457	185,192
539642	Capital FF&E		340,000	340,000	176,669	
500900	***Other Uses***	***238,765***	***38,765***	***38,765***	***32,305***	***38,765***
539911	Trans to Gen R&R	200,000				
581916	Transfer to Road Maint Fund	38,765	38,765	38,765	32,305	38,765
599999	***TOTAL DISBURSEMENTS***	***1,212,803***	***1,863,690***	***2,065,053***	***1,082,460***	***1,540,115***

VOSS
Combined Assessment Allocation Worksheet
For Year Ending September 30, 2020

DESCRIPTION	Ownership	Bldg Sq Ft	% Sq FT	Common Area Maintenance Annual Assessment	Road Maintenance Assessment	FY19-20 Total Assessment
				$3.259912	**0.089**	**$3.348912**
1) Citrus Exchange	VOC	43,013	11.12%	$ 140,218.59	$ 3,828.16	$ 144,046.75
2) El Mercado	VOC	15,360	3.97%	$ 50,072.25	$ 1,367.04	$ 51,439.29
3) Shoppes of Spanish Springs	VOC	13,806	3.57%	$ 45,006.35	$ 1,228.73	$ 46,235.08
4) Spanish Springs Station	VOC	1,626	0.42%	$ 5,300.62	$ 144.71	$ 5,445.33
5) H G Seymour	VOC	18,035	4.66%	$ 58,792.51	$ 1,605.12	$ 60,397.63
6) El Rialto	VOC - Theatre	28,125	7.27%	$ 91,685.03	$ 2,503.13	$ 94,188.16
7) La Salle - Seely Bldg	VOC	9,295	2.40%	$ 30,300.88	$ 827.26	$ 31,128.14
8) Van Patten Bldg	VOC	67,649	17.49%	$ 220,529.79	$ 6,020.76	$ 226,550.55
9) Sharon L. Morse Performing Arts Center	VOC	48,957	12.66%	$ 159,595.51	$ 4,357.17	$ 163,952.68
Subtotal - Villages Operating Co.		***245,866***	***63.56%***	***$ 801,501.53***	***$ 21,882.08***	**$ 823,383.61**
10) La Reina Bldg	VFC	79,458	20.55%	$ 259,026.09	$ 7,071.76	$ 266,097.85
11) La Reina Chiller Bldg	VFC	1,275	0.33%	$ 4,156.39	$ -	$ 4,156.39
Total - Villages Family Co.		***80,733***	***20.88%***	***$ 263,182.48***	***$ 7,071.76***	**$ 270,254.24**
12) Towne Place Suites Marriott	JHM	17,296	4.47%	$ 56,383.44	$ 6,157.20	$ 62,540.64
		69,182				
13) PB Smythe Bldg	TDC	40,621	10.51%	$ 132,420.89	$ 3,615.27	$ 136,036.16
14) Citrus Parking Building	VLS	1,735	0.45%	$ 5,655.95	$ -	$ 5,655.95
15) Citizen's First Bank Drive-Thru	CFB	430	0.11%	$ 1,401.76	$ 38.27	$ 1,440.03
TOTALS	**CAM**	**386,681**	**100%**	**$ 1,260,546.05**	**$ 38,764.58**	**$ 1,299,310.63**
	ROAD	**435,557**				

FY 2019-20
VOSS
CAPITAL PROJECTS

Account	Item	Description	Proposed	Final	Funding Source
633	Shoppes of Spanish Springs	Mill & Overlay Parking Lots	$ 115,526	$ 119,025	General R & R
	LaReina	Mill & Overlay Parking Lots	$ 108,275	$ -	General R & R
	P.B. Smyth/La Salle Sealey	Mill & Overlay Parking Lots	$ -	$ 66,167	General R & R
		Total VOSS Capital Projects	**$ 223,801**	**$ 185,192**	

VOSS - WORKING CAPITAL AND RESERVES BALANCES

WORKING CAPITAL	2017-18 Actual (Per FY17-18 Audit)	2018-19 Amended Budget	2019-20 Proposed Budget	2019-20 Final Budget
Beginning Balance		1,156,335	669,256	669,256
Deposits		1,344,514	1,357,675	1,357,675
Expenditures		1,367,463	1,266,110	1,265,623
Plant Replacements Non-Recurring		115,554	89,300	89,300
Capital Expenditures		348,576	0	0
Ending Balance	1,156,335	669,256	671,521	672,008

1) Unrealized gains of $53,579 is included in FY18-19 beginning balance.

RESERVES

General R & R	2017-18 Actual (Per FY17-18 Audit)	2018-19 Amended Budget	2019-20 Proposed Budget	2019-20 Final Budget
Beginning Balance		928,164	694,704	694,704
Deposits		0	0	
Expenditures		233,460	223,801	185,192
Ending Balance	928,164	694,704	470,903	509,512

TOTAL COMBINED		1,363,960	1,142,424	1,181,520

FY18-19 Operating Budget	$1,483,017
3 Months	$370,754
4 Months	$494,339

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Community Standards - Summary
FY 2019-20 Budget

19-20 Object Codes	20-125	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 10-Month Actual	2019-20 Final Budget
	SOURCES					
338000	***Shared Revenues From Other Loc***	***676,745***	***655,726***	***655,726***	***546,438***	***767,239***
338056	CS Fees from RAD	75,534	70,077	70,077	58,397	78,315
338058	Comm Std Fee fr D1	43,278	46,464	46,464	38,720	59,883
338059	Comm Std Fee fr D2	39,219	42,485	42,485	35,405	56,453
338060	Comm Std Fee fr D3	45,497	36,307	36,307	30,255	43,164
338061	Comm Std Fee fr D4	45,822	52,956	52,956	44,130	73,539
338062	Comm Std Fee fr D5	61,895	59,396	59,396	49,496	72,375
338063	Comm Std Fee fr D6	63,085	65,208	65,208	54,340	76,601
338064	Comm Std Fee fr D7	54,210	50,705	50,705	42,255	52,963
338065	Comm Std Fee fr D8	62,761	64,998	64,998	54,164	72,620
338066	Comm Std Fee fr D#9	73,206	66,098	66,098	55,082	78,132
338067	Comm Std Fee fr D10	112,238	101,032	101,032	84,194	103,194
341000	***General Government***	***11,851***	***24,297***	***24,297***	***20,248***	***33,385***
341303	Comm Stand Fees from Develop	11,851	24,297	24,297	20,248	33,385
341900	***Other General Government Chg &***	***123***			***144***	
341999	Misc Revenue	123			144	
354000	***Fines-Local Ordinance Violatio***	***6,050***	***27,500***	***27,500***	***(14,550)***	***22,500***
354001	Deed Compliance Fines	6,050	27,500	27,500	(14,550)	22,500
361100	***Interest***	***7,203***	***5,100***	***5,100***	***9,634***	***7,000***
361101	Int Income - CFB	1,081	600	600	1,593	1,000
361102	Int Income - Cash Equiv	6,122	4,500	4,500	8,041	6,000
361300	***Net Inc(Dec) Fair Value Invest***	***3,205***			***1,919***	
361307	LTP Unrealized Gain/Loss	3,205			1,919	
499995	***TOTAL REVENUE***	***705,177***	***712,623***	***712,623***	***563,833***	***830,124***
669900	***Budget Funding Sources***					***50,000***
669901	(Add)/Use-Working Capital					50,000
499998	***TOTAL SOURCES***	***705,177***	***712,623***	***712,623***	***563,833***	***880,124***

	DISBURSEMENTS					
500110	***Personnel Services***	***376,250***	***416,072***	***416,072***	***288,595***	***530,028***
519121	Regular Salary & Wages	250,059	273,740	273,740	193,997	351,924
519131	Other Salary & Wages	10,971	14,418	14,418	6,266	
519152	Special Pay - Cell Phones				184	
519211	Social Security Taxes	15,214	17,867	17,867	11,903	21,817
519212	Medicare Taxes	3,558	4,179	4,179	2,784	5,103
519221	Retirement Contr.-Employer	15,242	16,424	16,424	10,876	21,117
519222	Retirement Contr-Employer-Mt		5,475	5,475	180	10,557
519231	Health & Life Insurance	76,656	75,987	75,987	56,614	110,543
519241	Worker's Compensation	4,550	7,982	7,982	5,791	8,967
500310	***Professional Services***	***228,247***	***218,793***	***218,793***	***196,643***	***254,068***
519311	Management Fees	148,847	154,951	154,951	129,127	166,453
514313	Legal Services	76,359	60,900	60,900	65,130	84,300
519318	Technology Services	2,804	2,688	2,688	2,240	3,090
514319	Other Professional Services	237	254	254	146	225
500340	***Other Contractual Services***	***13,138***	***12,288***	***12,288***	***13,286***	***15,339***
519343	Systems Management Support	13,138	12,288	12,288	13,286	15,339
500400	***Travel & Per Diem***					***1,600***
519401	Travel & Per Diem					1,600

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Community Standards - Summary
FY 2019-20 Budget

19-20 Object Codes	20-125	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 10-Month Actual	2019-20 Final Budget
500410	***Comm.& Freight Service***	***2,979***	***4,288***	***4,288***	***2,386***	***5,638***
519411	Telephone	1,167	2,288	2,288	1,409	3,638
519412	Postage	1,812	2,000	2,000	977	2,000
500440	***Rentals & Leases***	***9,612***	***12,264***	***12,264***	***12,156***	***30,219***
519442	Equipment Rental	9,612	12,264	12,264	7,991	12,264
519443	Vehicle Rental				4,165	17,955
500460	***Repairs & Maintenance Services***	***11,289***	***17,865***	***17,865***	***2,798***	***10,600***
519465	Vehicle Repair & Maintenance	3,017	2,865	2,865	98	600
519469	Other Maintenance	8,272	15,000	15,000	2,700	10,000
500470	***Printing & Binding***		***2,000***	***2,000***	***173***	***700***
519471	Printing & Binding		2,000	2,000	173	700
500490	***Other Current Chg & Obligation***		***75***	***75***	***1,123***	***1,500***
519497	Legal Advertising		75	75	1,123	1,500
500510	***Office Supplies***	***2,870***	***3,208***	***3,208***	***2,369***	***2,800***
519511	Office Supplies	2,870	3,208	3,208	2,369	2,800
500520	***Operating Supplies***	***8,962***	***14,670***	***14,670***	***4,395***	***15,232***
519521	Gasoline/Diesel	4,413	12,100	12,100	1,844	4,500
519522	Operating Supplies	3,561	1,570	1,570	1,873	1,332
519525	Non-Capital Hardware/Softwar	988	1,000	1,000	678	9,400
500540	***Books, Publ, Subscriptions & M***		***1,100***	***1,100***		***2,400***
519541	Books & Publications		100	100		100
519542	Training & Education		1,000	1,000		2,000
519543	Professional Dues					300
500600	***Capital Outlay***					
500990	***Other Uses***	***13,905***	***10,000***	***10,000***		***10,000***
519993	Surplus Fines	13,905	10,000	10,000		10,000
599999	***TOTAL DISBURSEMENTS***	***667,252***	***712,623***	***712,623***	***523,924***	***880,124***

COMMUNITY STANDARDS - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2017-18 Actual (Per FY17-18 Audit)	2018-19 Amended Budget	2019-20 Proposed Budget	2019-20 Final Budget
Beginning Balance		379,348	379,348	379,348
Deposits		685,123	770,971	807,624
Expenditures		685,123	820,971	857,624
Ending Balance	379,348	379,348	329,348	329,348

1) Unrealized gain of $9,135 is included in FY18-19 Beginnin

RESERVES

DEED VIOLATION RESERVES	2017-18 Actual (Per FY17-18 Audit)	2018-19 Amended Budget	2019-20 Proposed Budget	2019-20 Final Budget
Beginning Balance		84,440	84,440	84,440
Deposits		27,500	22,500	22,500
Expenditures		27,500	22,500	22,500
Ending Balance	84,440	84,440	84,440	84,440

FY18-19 Operating Budget	$685,123
3-Months	$171,281
4-Months	$228,374

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Enrichment Academy
FY 2019-20 Budget

19-20 Object Codes	20-425-20	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 10-Month Actual	2019-20 Final Budget
	SOURCES					
341900	***Other General Government Chg &***	***135***			***232***	***200***
341999	Misc Revenue	135			232	200
347200	***Parks & Recreation***	***517,085***	***774,800***	***774,800***	***542,355***	***715,200***
347217	Merchandise/T-S				65	
347246	The Enrichment Academy-S	508,812	766,800	766,800	532,034	700,000
347247	The Enrichment Academy-M				165	200
347248	The Enrichment Academy-L	8,273	8,000	8,000	10,091	15,000
361100	***Interest***	***1,394***	***1,000***	***1,000***	***3,203***	***2,500***
361101	Int Income - CFB	1,394	1,000	1,000	3,203	2,500
499995	***TOTAL REVENUE***	***518,614***	***775,800***	***775,800***	***545,790***	***717,900***
669900	***Budget Funding Sources***					***(109,650)***
669901	(Add)/Use-Working Capital					(109,650)
499998	***TOTAL SOURCES***	***518,614***	***775,800***	***775,800***	***545,790***	***608,250***
	DISBURSEMENTS					
500110	***Personnel Services***	***105,996***	***226,297***	***226,297***	***108,536***	***181,153***
578121	Regular Salary & Wages	75,281	81,882	81,882	80,223	90,014
578131	Other Salary & Wages		105,036	105,036		56,756
578152	Special Pay - Cell Phones	703	720	720	600	780
578211	Social Security Taxes	4,635	11,632	11,632	4,946	5,628
578212	Medicare Taxes	1,084	2,720	2,720	1,157	1,316
578221	Retirement Contr.-Employer	4,452	4,913	4,913	4,384	5,401
578222	Retirement Contr-Employer-Mt	1,523	1,638	1,638	766	2,700
578231	Health & Life Insurance	16,501	17,215	17,215	14,199	18,133
578241	Worker's Compensation	1,817	541	541	2,261	425
500310	***Professional Services***	***60,205***	***127,213***	***127,213***	***73,211***	***130,731***
578311	Management Fees	42,176	68,950	68,950	57,460	70,807
578313	Legal Services				743	
578318	Technology Services	778	4,263	4,263	3,553	5,924
578319	Other Professional Services	17,251	54,000	54,000	11,455	54,000
500340	***Other Contractual Services***	***188,494***	***265,430***	***265,430***	***207,901***	***198,062***
578341	Janitorial Services		41,040	41,040		
578343	Systems Management Support	956	3,719	3,719	1,254	22,862
578349	Misc Contractual Services	187,538	220,671	220,671	206,647	175,200
500400	***Travel & Per Diem***	***205***	***500***	***500***	***60***	***500***
578401	Travel & Per Diem	205	500	500	60	500
500410	***Comm.& Freight Service***	***34***	***5,500***	***5,500***	***43***	***2,700***
578411	Telephone		1,500	1,500	43	700
578412	Postage	34	4,000	4,000		2,000
500430	***Utilities Services***		***13,360***	***13,360***		
578431	Electricity		12,120	12,120		
578432	Natural Gas		360	360		
578433	Water & Sewer		880	880		
500440	***Rentals & Leases***		***33,900***	***33,900***		***9,900***
578441	Office Leases		24,000	24,000		
578442	Equipment Rental		9,900	9,900		9,900
500460	***Repairs & Maintenance Services***		***100***	***100***		***100***
578461	Equipment Maintenance		100	100		100
500470	***Printing & Binding***	***23,402***	***19,000***	***19,000***	***12,953***	***35,000***
578471	Printing & Binding	23,402	19,000	19,000	12,953	35,000
500480	***Promotional Activities***	***2,501***	***8,200***	***8,200***	***5,808***	***8,200***
578485	Box Office Fees	2,501	8,200	8,200	5,808	8,200
500490	***Other Current Chg & Obligation***	***11,387***	***12,300***	***12,300***	***5,803***	***12,300***
578491	Bank Charges	11,352	11,800	11,800	5,863	11,800
578494	Overage & Shortage				(60)	
578499	Misc Current Charges	35	500	500		500
500510	***Office Supplies***	***2,017***	***5,000***	***5,000***	***1,239***	***5,000***
578511	Office Supplies	2,017	5,000	5,000	1,239	5,000
500520	***Operating Supplies***	***6,267***	***59,000***	***59,000***	***4,763***	***24,604***
578522	Operating Supplies	5,783	6,700	6,700	2,897	5,500
578524	Non-Capital FF&E	314	52,300	52,300	1,866	15,000
578525	Non-Capital Hardware/Softwar	170				4,104
500540	***Books, Publ, Subscriptions & M***					
578542	Training & Education					
599999	***TOTAL DISBURSEMENTS***	***400,508***	***775,800***	***775,800***	***420,317***	***608,250***

THE ENRICHMENT ACADEMY - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2017-18 Actual (Per FY17-18 Audit)	2018-19 Amended Budget	2019-20 Proposed Budget	2019-20 Final Budget
Beginning Balance		25,801	25,801	25,801
Deposits		775,800	817,900	717,900
Expenditures		775,800	836,506	608,250
Ending Balance	25,801	25,801	7,195	135,451

FY18-19 Operating Budget	$775,800
3 Months	$193,950
4 Months	$258,600

2019-2020 Adopted Operating Budget for Sumter Landing Community Development District

RESOLUTION 19-16

A RESOLUTION TO APPROPRIATE FUNDS AND ADOPT THE FINAL BUDGET OF THE SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors the Proposed Budget for the forthcoming Fiscal Year 2019-20; and

WHEREAS, the Board of Supervisors approved the Fiscal Year 2019-20 Proposed Budget at a public meeting on June 6, 2019 and set September 5, 2019 as the date for a public hearing with notice of the budget hearing published pursuant to section 190.008(2) (a), Florida Statutes; and

WHEREAS, the District Board of Supervisors submitted to the local governing authorities, for purposes of disclosure and information only, the Fiscal Year 2019-20 Proposed Budget at least 60 days prior to approval; and

WHEREAS, Section 190.021 Florida Statutes provides that a Maintenance Special Assessment and Benefit Special Assessments may be assessed upon each piece of property within the boundaries of the District benefited by the approved maintenance and capital improvement program of the District, such levy representing the amount of assessments for District purposes necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District; and

WHEREAS, a public hearing has been held on this 5th day of September, 2019 at which members of the general public were accorded the opportunity to speak prior to the approval of the Final Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT;

1. The Fiscal Year 2019-20 Budget, as listed below, proposed by the District Manager and approved by the Board of Supervisors is hereby adopted as the Final Adopted Budget for the District:

Sumter Landing Amenities Division Fund	**$**	**72,468,409**
Lake Sumter Landing Fund	**$**	**1,901,424**
Project-Wide Fund	**$**	**13,142,427**
Fitness Fund	**$**	**1,310,962**

2. The maintenance assessments shall be levied at a rate based on the schedule attached as an exhibit to this resolution in the District's "Official Record of Proceedings" and are based on square footage.

3. A verified copy of said Final Budget shall be attached as an exhibit to this Resolution in the District's "Official Record of Proceedings."

Adopted this 5th day of September, 2019.

SUMTER LANDING COMMUNITY
DEVELOPMENT DISTRICT

Mike Berning, Chair

Richard J. Baier, Secretary

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Sumter Landing Amenities Division
FY 2019-20 Budget

19-20 Object Codes	30-431	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 9-Month Actual	2019-20 Final Budget
341000	***General Government***	***67,412,269***	***68,475,462***	***68,475,462***	***51,907,023***	***70,387,764***
341302	Rec Fees from Dev	77,135	249,058	249,058	186,793	378,864
341304	Golf Mgmt Fees from Develope	170,457	586,140	586,140	439,605	585,426
341318	Amenity Fees	67,164,677	67,640,264	67,640,264	51,280,625	69,423,474
341900	***Other General Government Chg &***	***587,184***	***482,350***	***482,350***	***406,553***	***507,600***
341905	Property Damage Reimbursemen	24,178	15,000	15,000	474	15,000
341908	Electric Reimbursement	1,153	1,500	1,500	1,574	1,500
341909	Copies-Public/T-S	296			41	150
341910	Sales Tax Collection Allowan	510	350	350	401	350
341911	Lien Fees	460	500	500	410	600
341915	Return Check Fees				60	
341917	Insurance Reimbursement	11,580			20,939	
341918	Access Cd Fee/NT-S	393,340	325,000	325,000	273,984	350,000
341919	Gate Repair Fees	46,500	25,000	25,000	27,000	25,000
341921	Amenity Late Penalty Fee	76,078	75,000	75,000	46,824	75,000
341999	Misc Revenue	33,089	40,000	40,000	34,846	40,000
342900	***Other Public Safety Chg & Fees***	***368,239***	***662,293***	***662,293***	***507,803***	***985,913***
342901	Home/Bus Watch/T-S	17,717	15,000	15,000	22,257	15,000
342902	Security (Futures)	5,050	321,019	321,019	197,205	521,701
342903	Fire Safety (Futures)	2,044	121,274	121,274	79,821	244,212
342904	Model Watch/T-S	120,313	5,000	5,000		5,000
342906	Recreation Special Events	223,115	200,000	200,000	208,520	200,000
347200	***Parks & Recreation***	***2,471,006***	***2,507,000***	***2,507,000***	***2,018,654***	***2,514,000***
347203	Daily Trail/T-S	483,714	475,000	475,000	405,306	475,000
347204	Daily Cart Rnt/T-S	17,258	18,500	18,500	14,427	18,500
347205	Daily Grn Fee/T-S	268,535	280,000	280,000	241,638	280,000
347208	Annual Trail/T-S	1,403,331	1,445,000	1,445,000	1,101,514	1,445,000
347210	Dances - Box Office	15,747	20,000	20,000		20,000
347215	Lifestyle-Gen/NT-S	23,714	25,000	25,000	13,840	25,000
347216	Lifestyle-Glb/NT-S	125,656	115,000	115,000	108,440	115,000
347220	Lifestyle-Gen/NT-L	64	1,000	1,000	1,385	1,500
347226	Boat Tours	46,852	40,000	40,000	44,807	40,000
347240	Daily Trail/T-L	53,470	54,000	54,000	43,078	54,000
347242	Daily Cart Rnt/T-L	948	1,000	1,000	865	1,000
347244	Daily Grn Fee/T-L	29,301	30,000	30,000	26,445	30,000
347249	Boats N/T	252	500	500	230	500
347299	Misc Rec Rev/T-S	2,164	2,000	2,000	16,679	8,500
361100	***Interest***	***657,490***	***324,500***	***324,500***	***795,826***	***572,000***
361101	Int Income - CFB	14,604	9,500	9,500	19,568	32,000
361102	Int Income - Cash Equiv	460,636	225,000	225,000	654,641	360,000
361103	Int Income - USB	182,250	90,000	90,000	121,617	180,000
361300	***Net Inc(Dec) Fair Value Invest***	***208,019***			***102,973***	
361306	FLGIT-Unrealized Gain/Loss	17,132			116,609	
361307	LTP Unrealized Gain/Loss	190,875			(12,502)	
361309	FLFIT-Unrealized Gain/Loss	12			(1,134)	
361400	***Gain or Loss on Sale of Invest***	***26,111***			***71,650***	
361404	FMIvT-Realized Gain/Loss	5,873			50	
361409	FLFIT-Realized Gain/Loss	20,238			71,600	
362000	***Rental Royalties***	***279,565***	***339,366***	***339,366***	***229,425***	***342,046***
362002	ATM Lease/T-S	14,558	14,868	14,868	14,875	15,042
362006	Vending Machines	10,481	6,500	6,500	6,525	6,500
362007	Lease Revenue	76,041	168,476	168,476	58,280	168,476

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Sumter Landing Amenities Division
FY 2019-20 Budget

19-20 Object Codes	30-431	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 9-Month Actual	2019-20 Final Budget
362009	Rm Rentals/T-L	1,801	1,000	1,000	1,794	1,000
362010	Rm Rentals/T-S	171,100	145,000	145,000	140,522	145,000
362016	Rm Rentals/NT-S	4,593	3,000	3,000	2,907	3,000
362020	ATM Lease/T-L	511	522	522	522	528
362025	Rm Equip/T-S	480			4,000	2,500
364000	***Disposition of Fixed Assets***				***3,238***	
364001	Disposition of Fixed Assets				3,238	
365000	***Sales or Surplus Material & Sc***	***6,063***			***6,664***	***3,000***
365001	Sales of Surplus Material &	6,063			6,664	3,000
366000	***Contributions & Donations from***		***75,000***	***75,000***		***75,000***
366001	Contributions from Developer		75,000	75,000		75,000
499995	***TOTAL REVENUE***	***72,015,946***	***72,865,971***	***72,865,971***	***56,049,809***	***75,387,323***
499997	(Add)/Use-Working Capital		(3,285,389)	(2,760,870)		(2,918,914)
499997	***Budget Funding Sources***		***(3,285,389)***	***(2,760,870)***		***(2,918,914)***
499998	***TOTAL SOURCES***	***72,015,946***	***69,580,582***	***70,105,101***	***56,049,809***	***72,468,409***
499999						
500000	***DISBURSEMENTS***					
500310	***Professional Services***	***13,160,727***	***13,957,423***	***13,957,423***	***10,451,526***	***15,273,741***
500311	Administrative Services	1,900,293	2,047,976	2,047,976	1,535,984	2,358,544
500311	Community Watch Services	3,952,768	4,203,710	4,203,710	3,152,783	4,863,493
500311	Property Management Services	784,419	1,031,739	1,031,739	774,200	1,128,239
500311	Recreation Services	5,873,351	6,120,989	6,120,989	4,590,743	6,265,421
500312	Engineering Services	19,359	46,500	46,500	67,156	57,500
500313	Legal Services	14,605	75,000	75,000	14,639	75,000
500318	Technology Services	438,126	319,331	319,331	239,498	405,360
500319	Other Professional Services	177,806	112,178	112,178	76,523	120,184
500320	***Accounting & Auditing***	***86,050***	***74,800***	***74,800***	***72,050***	***82,300***
500321	Accounting Services	2,000	2,000	2,000	2,000	2,000
500322	Auditing Services	44,750	33,500	33,500	30,750	41,000
500323	Trustee Services	39,300	39,300	39,300	39,300	39,300
500340	***Other Contractual Services***	***5,804,888***	***6,729,696***	***6,729,696***	***4,796,672***	***7,268,557***
500341	Janitorial Services	1,296,579	1,551,791	1,551,791	922,426	1,992,686
500343	Systems Management Support	551,533	738,578	738,578	337,206	664,239
500345	Dept Of Safety	1,813,340	1,943,957	1,943,957	1,444,022	2,063,859
500347	Golf Management Services	2,130,714	2,495,370	2,495,370	2,079,475	2,547,773
500349	Misc Contractual Services	12,722			13,543	
500410	***Comm.& Freight Service***	***72,128***	***105,389***	***105,389***	***58,735***	***119,235***
500411	Telephone	41,696	52,449	52,449	38,867	63,816
500413	Cable	30,432	52,940	52,940	19,868	55,419
500430	***Utilities Services***	***2,644,651***	***2,829,076***	***2,829,076***	***2,048,856***	***2,983,124***
500431	Electricity	1,531,677	1,669,055	1,669,055	1,088,048	1,749,103
500432	Natural Gas	501,923	545,347	545,347	455,957	571,250
500433	Water & Sewer	231,931	226,837	226,837	232,916	263,256
500434	Irrigation Water	317,952	323,459	323,459	227,098	331,552
500435	Irrigation Phones	1,087			358	
500436	Solid Waste	60,081	64,378	64,378	44,479	67,963
500440	***Rentals & Leases***	***39,287***	***58,732***	***58,732***	***32,404***	***112,241***
500441	Office Leases	10,965	11,300	11,300	9,346	11,537
500442	Equipment Rental	24,201	43,232	43,232	17,809	53,184
500443	Vehicle Rental				3,030	43,320
500444	Storage Unit Rental	4,121	4,200	4,200	2,219	4,200
500450	***Insurance***	***631,717***	***693,547***	***693,547***	***488,759***	***696,443***

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Sumter Landing Amenities Division
FY 2019-20 Budget

19-20 Object Codes	30-431	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 9-Month Actual	2019-20 Final Budget
500451	Casualty & Liability Insuran	631,717	693,547	693,547	488,759	696,443
500460	***Repairs & Maintenance Services***	***13,144,806***	***15,617,612***	***15,735,335***	***9,276,780***	***16,439,124***
500461	Equipment Maintenance	86,026	201,039	204,189	42,356	183,888
500462	Building/Structure Maintenan	2,457,367	4,478,001	4,578,887	1,763,842	4,715,263
500463	Landscape Maint.- Recurring	1,720,809	1,786,942	1,786,942	1,185,983	1,868,060
500464	Landscape Maint.-Non-Recurri	241,705	512,831	512,831	211,125	744,150
500465	Vehicle Repair & Maintenance	7,217	12,000	12,000	3,003	12,180
500466	Pool Maintenance	1,834,200	1,862,588	1,862,588	1,364,685	1,862,088
500467	Gate Maintenance	398,147	429,976	429,976	269,815	454,233
500468	Irrigation Repair	118,567	143,047	156,734	100,794	147,988
500469	Other Maintenance	6,280,768	6,191,188	6,191,188	4,335,177	6,451,274
500470	***Printing & Binding***	***498,520***	***569,150***	***569,150***	***363,931***	***565,020***
500471	Printing & Binding	498,520	569,150	569,150	363,931	565,020
500480	***Promotional Activities***	***25,925***	***90,000***	***90,000***	***17,542***	***90,000***
500484	Lifestyle Events-General	25,925	90,000	90,000	17,485	90,000
500486	Lifestyle Events-Global				57	
500490	***Other Current Chg & Obligation***	***147,642***	***177,475***	***177,475***	***114,495***	***182,050***
500491	Bank Charges	50,729	62,100	62,100	3,875	65,400
500492	Maintenance & Bond Assessmen	72,936	90,000	90,000	84,691	90,000
500493	Permits & Licenses	19,585	20,875	20,875	18,975	21,250
500494	Overage & Shortage	(243)			(21)	
500497	Legal Advertising	2,234	2,100	2,100	1,491	3,000
500499	Misc Current Charges	2,401	2,400	2,400	5,484	2,400
500510	***Office Supplies***	***29,253***	***43,000***	***43,000***	***19,834***	***43,000***
500511	Office Supplies	29,253	43,000	43,000	19,834	43,000
500520	***Operating Supplies***	***1,428,675***	***2,227,454***	***2,634,250***	***1,267,534***	***2,735,666***
500521	Gasoline/Diesel	7,464	14,100	14,100	5,279	26,200
500522	Operating Supplies	133,235	334,750	334,750	86,668	330,950
500523	Recreation Supplies	229,589	243,100	243,100	156,489	258,000
500524	Non-Capital FF&E	1,009,538	1,570,766	1,977,562	1,010,997	2,065,878
500525	Non-Capital Hardware/Softwar	48,607	63,938	63,938	8,101	54,638
500529	Operating Supplies-Other	242	800	800		
500540	***Books, Publ, Subscriptions & M***		***1,000***	***1,000***		***1,000***
500542	Training & Education		500	500		500
500543	Professional Dues		500	500		500
500600	***Capital Outlay***	***33,212***	***790,170***	***790,170***	***314,215***	***284,717***
500622	Buildings	10,583	600,000	600,000	314,215	250,000
500633	Infrastructure		190,170	190,170		
500642	Capital FF&E	22,629				34,717
500700	***Debt Service***	***24,455,938***	***23,366,058***	***23,366,058***	***19,399,545***	***23,342,191***
500710	Principal	8,435,000	7,500,000	7,500,000	7,500,000	7,655,000
500721	Interest Expense - Senior De	16,020,938	15,866,058	15,866,058	11,899,545	15,687,191
500900	***Other Uses***	***2,250,000***	***2,250,000***	***2,250,000***	***1,687,500***	***2,250,000***
500911	Trans to Gen R&R	2,250,000	2,250,000	2,250,000	1,687,500	2,250,000
599999	***TOTAL DISBURSEMENTS***	***64,453,419***	***69,580,582***	***70,105,101***	***50,410,378***	***72,468,409***

SLAD
Adjustments since Proposed Budget
FY 2019-20

REVENUES

- **341318:** Amenity Fees – increased $544,089 due to elimination of deferral rate.
- **342902:** Security – increased $200,682 for futures security revenues

EXPENDITURES

- **311/318**: Administrative, Community Watch, Property Management, Recreation, and Technology Services – decreased $75,063, due to final cost allocation adjustments.
- **312**: Engineering Services – increased $30,000 for facility inspections for neighborhood recreation centers (Sightlines).
- **314**: Janitorial Services – increased $10,000 for addition of satellite office location added to contract.
- **462/463/467/524**: Building/Structure/Landscape/Gate Maintenance/Non-Capital FF&E – increased $438,977 for additional maintenance projects identified by DPM such as exterior painting of Colony Cottage, Hibiscus, Sterling Heights; wallpapering at Churchill, Manatee, Pimlico; marcite/tilework for Lynnhaven/Poinciana pools; replace P/A –Sterling Heights; drapes – Allamanda and replace lobby furniture – Hibiscus.
- **622**: Buildings – increased $250,000 for roof replacement at Colony Cottage.

Proposed Budget	**$71,814,495**
Administrative Services	105,770
Community Watch Services	239,412
Property Management Services	-6,674
Recreation Services	-467,667
Engineering Services	30,000
Technology Services	54,096
Janitorial Services	10,000
Building/Structure Maintenance	344,082
Landscape Maint.-Recurring	7,378
Gate Maintenance	8,517
Non-Capital FF&E	79,000
Buildings	250,000
Final Budget	**$72,468,409**

FY 2019-20
SLAD
CAPITAL PROJECTS

Account	Location	Description	Proposed	Final	Funding Source
	Village Recreation Facilities 50-54				
642	Canal Street	Vak-Pak Replacement	$ 34,717	$ 34,717	Working Capital
	Total - 539642		**$ 34,717**	**$ 34,717**	
	Regional Recreation Facilities 50-53				
622	Colony Cottage	Roof Replacement	$ -	$ 250,000	Working Capital
	Total - 539622		**$ 34,717**	**$ 284,717**	
Total Lake Sumter Landing Capital Projects			**$ 34,717**	**$ 284,717**	

SLAD - WORKING CAPITAL AND RESERVE BALANCES

Working Capital	2018-19 Amended Budget	2019-20	2020-21	2021-22	2022-23
Beginning Balance	29,788,875	33,610,575	36,529,489	37,920,938	37,315,961
Deposits	49,499,913	52,045,132	51,322,695	51,347,518	51,372,665
Expenditures	42,125,212	45,847,351	47,681,245	49,588,495	51,572,035
Plant Replacements Non-Recurring	512,831	744,150			
Capital Expenditures	790,170	284,717	0	114,000	462,500
Transfer to General R & R	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000
Ending Balance	33,610,575	36,529,489	37,920,938	37,315,961	34,404,091

1) Unrealized gain of $861,104 is included in FY18-19 Beginning Balance

Debt Service	2018-19 Amended Budget	2019-20	2020-21	2021-22	2022-23
Beginning Balance	236,287	236,287	236,287	236,287	236,287
Deposits	23,366,058	23,342,191	23,319,857	23,295,034	23,269,887
Expenditures	23,366,058	23,342,191	23,319,857	23,295,034	23,269,887
Ending Balance	236,287	236,287	236,287	236,287	236,287

RESERVES

General R&R	2018-19 Amended Budget	2019-20	2020-21	2021-22	2022-23
Beginning Balance	15,825,000	16,224,000	18,474,000	20,724,000	22,974,000
Deposits	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000
Expenditures Station 40 Expansion	1,851,000				
Ending Balance	16,224,000	18,474,000	20,724,000	22,974,000	25,224,000

Note: Unbudgeted Station 40 expansion project approved at April 2018 board meeting. Appropriate budget adjustments to be made later.

FY18-19 Operating Budget	$44,489,043
3 Months	$11,122,261
4 Months	$14,829,681

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Lake Sumter Landing - Summary
FY 2019-20 Budget

19-20 Object Codes	30-131-50	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 9-Month Actual	2019-20 Final Budget
	SOURCES					
325200	***Special Assessments-Serv.Charg***	***1,550,185***	***1,550,185***	***1,550,185***	***1,162,636***	***1,677,394***
325214	CAM & Road Maintenance Asses	1,550,185	1,550,185	1,550,185	1,162,636	1,677,394
341900	***Other General Government Chg &***	***18,922***	***12,000***	***12,000***	***17,420***	***15,000***
341905	Property Damage Reimbursemen	3,072			2,581	
341999	Misc Revenue	15,850	12,000	12,000	14,839	15,000
361100	***Interest***	***6,359***	***4,300***	***4,300***	***6,130***	***7,000***
361101	Int Income - CFB	1,257	800	800	1,652	1,600
361102	Int Income - Cash Equiv	5,102	3,500	3,500	4,478	5,400
361300	***Net Inc(Dec) Fair Value Invest***	***34,279***			***15,537***	
361306	FLGIT-Unrealized Gain/Loss	2,508			17,070	
361307	LTP Unrealized Gain/Loss	31,768			(1,275)	
361309	FLFIT-Unrealized Gain/Loss	3			(258)	
361400	***Gain or Loss on Sale of Invest***	***5,935***			***16,285***	
361404	FMIvT-Realized Gain/Loss	1,335			11	
361409	FLFIT-Realized Gain/Loss	4,600			16,274	
362000	***Rental Royalties***	***19,646***	***18,846***	***18,846***	***14,539***	***23,646***
362012	Rents & Leases/T-S	14,925	14,125	14,125	10,025	14,125
362023	Rents & Leases/NT-S	4,721	4,721	4,721	4,514	9,521
499995	***TOTAL REVENUE***	***1,635,326***	***1,585,331***	***1,585,331***	***1,232,547***	***1,723,040***
669900	***Budget Funding Sources***		***280,185***	***357,971***		***178,384***
669901	(Add)/Use-Working Capital		89,685	167,471		56,511
669903	(Add)/Use-General R&R		190,500	190,500		121,873
499998	***TOTAL SOURCES***	***1,635,326***	***1,865,516***	***1,943,302***	***1,232,547***	***1,901,424***
	DISBURSEMENTS					
500310	***Professional Services***	***153,436***	***173,401***	***173,401***	***120,054***	***183,974***
539311	Management Fees	136,326	147,376	147,376	110,533	160,479
539312	Engineering Services	371	7,500	7,500	42	5,000
539318	Technology Services	5,867	2,807	2,807	2,105	4,266
539319	Other Professional Services	10,872	15,718	15,718	7,374	14,229
500340	***Other Contractual Services***	***205,103***	***246,690***	***246,690***	***141,186***	***288,670***
539341	Janitorial Services	138,994	137,940	137,940	92,338	174,550
539343	Systems Management Support	66,109	108,750	108,750	48,848	114,120
500430	***Utilities Services***	***207,198***	***235,004***	***235,004***	***155,476***	***234,910***
539431	Electricity	178,687	197,024	197,024	134,779	196,326
539433	Water & Sewer	13,163	13,034	13,034	9,500	14,479
539434	Irrigation Water	6,942	15,758	15,758	7,263	15,758
539435	Irrigation Phones	818	1,000	1,000	716	
539437	Chilled Water	7,588	8,188	8,188	3,218	8,347
500440	***Rentals & Leases***	***1,790***	***1,200***	***1,200***	***665***	***1,200***
539442	Equipment Rental	600				
539444	Storage Unit Rental	1,190	1,200	1,200	665	1,200
500460	***Repairs & Maintenance Services***	***807,566***	***987,042***	***1,064,828***	***648,344***	***1,021,964***
539461	Equipment Maintenance	39	1,350	1,350	70	1,600
539462	Building/Structure Maintenan	300,716	342,550	342,550	223,767	340,602
539463	Landscape Maint.- Recurring	265,611	265,467	265,467	169,241	265,647
539464	Landscape Maint.-Non-Recurri	46,731	112,000	167,761	113,498	122,700
539468	Irrigation Repair	1,886	4,000	4,000	1,977	2,030

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Lake Sumter Landing - Summary
FY 2019-20 Budget

19-20 Object Codes	30-131-50	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 9-Month Actual	2019-20 Final Budget
539469	Other Maintenance	192,583	261,675	283,700	139,791	289,385
500490	***Other Current Chg & Obligation***	***105,497***	***111,706***	***111,706***	***83,952***	***119,300***
539498	Project Wide Fees	95,381	96,706	96,706	72,532	104,300
539499	Misc Current Charges	10,116	15,000	15,000	11,420	15,000
500520	***Operating Supplies***	***7,626***	***15,700***	***15,700***	***8,847***	***25,600***
539522	Operating Supplies	1,033	4,200	4,200	471	8,800
539524	Non-Capital FF&E	6,593	11,500	11,500	8,376	16,800
500600	***Capital Outlay***	***137,227***	***46,500***	***46,500***	***221***	
539633	Infrastructure	49,676	46,500	46,500		
539642	Capital FF&E	87,551			221	
500900	***Other Uses***	***48,273***	***48,273***	***48,273***	***36,207***	***25,806***
539912	Trans to Oth Roads	48,273	48,273	48,273	36,207	25,806
599999	***TOTAL DISBURSEMENTS***	***1,673,716***	***1,865,516***	***1,943,302***	***1,194,952***	***1,901,424***

Lake Sumter Landing
Adjustments since Proposed Budget
FY 2019-20

EXPENDITURES

- **311/318/498**: Management Fees, Technology Services and Project Wide Fees – decreased $827 due to final cost allocation adjustments.

- **633**: Infrastructure – decreased $120,000 for playground equipment project to be started in the current fiscal year.

Proposed Budget	**$2,022,251**
Management Fees	-1,635
Technology Services	1,178
Project Wide Fees	-370
Infrastructure	-120,000
Final Budget	**$1,901,424**

Lake Sumter Landing
Combined Assessment
Allocation
for the Year Ending September 30, 2020

Building Name	Ownership	Bldg #	SF Bldg	% Lake Sumter Landing	FY 19-20 CAM Assessment	FY 19-20 ROAD Assessment	FY 19-20 FINAL TOTAL Assessment
					3.20000	0.05000	3.25000
Bailey Cotton Exchange	VOC	200	38,832	7.5238%	124,262.40	1,941.60	126,204.00
Southern Sun Packing House	VOC	202	13,088	2.5358%	41,881.60	654.40	42,536.00
School House / Mathews House	VOC	204/204A	15,370	2.9780%	49,184.00	768.50	49,952.50
CFC Freight	VOC	500	46,277	8.9663%	148,086.40	2,313.85	150,400.25
Drake Building	VOC	501/502	9,238	1.7899%	29,561.60	461.90	30,023.50
Resmondo Building	VOC	503/508	12,255	2.3744%	39,216.00	612.75	39,828.75
Peninsula Land & Title	VOC	504	20,038	3.8824%	64,121.60	1,001.90	65,123.50
Atlas Tractor Annex	VOC	505	5,959	1.1546%	19,068.80	297.95	19,366.75
Shops I @ Mill Run	VOC	205	7,314	1.4171%	23,404.80	365.70	23,770.50
Shops II @ Mill Run	VOC	206	6,825	1.3224%	21,840.00	341.25	22,181.25
Krietemeyer	VOC	207	17,458	3.3825%	55,865.60	872.90	56,738.50
Mercantile	VOC	208	13,716	2.6575%	43,891.20	685.80	44,577.00
Mill Run Playhouse	VOC	600	50,127	9.7123%	160,406.40	2,506.35	162,912.75
Lake Sumter Station	VOC	901	2,120	0.4108%	6,784.00	106.00	6,890.00
Lighthouse Bar	VOC	112	2,810	0.5444%	8,992.00	140.50	9,132.50
Oscar's Bait & Tackle	VOC	201	1,702	0.3298%	5,446.40	85.10	5,531.50
Claude Graham Boat Works (RJ Gators)	VOC	902	5,192	1.0060%	16,614.40	259.60	16,874.00
Mercury Telephone & Telegraph	VOC	904	543	0.1052%	1,737.60	27.15	1,764.75
Mojo's Fish Camp (Cody's Roadhouse)	VOC	908	7,263	1.4072%	23,241.60	363.15	23,604.75
McDowell's Feed & Seed Supply (TooJays)	VOC	917	5,853	1.1340%	18,729.60	292.65	19,022.25
Lake Sumter Pulp & Paper Co. (Barnes & Noble)	VOC	111	26,026	5.0426%	83,283.20	1,301.30	84,584.50
Stage Coach Office (Sonny's BarBQ)	VOC	916	6,388	1.2377%	20,441.60	319.40	20,761.00
Gordon's Garage	VOC		18,765	3.6358%	60,048.00	938.25	60,986.25
Creekside Mill	VOC		8,882	1.7209%	28,422.40	444.10	28,866.50
VOC Subtotal Building Assessable Area =			342,041	66.2715%	1,094,531.20	17,102.05	1,111,633.25

Lake Sumter Landing
Combined Assessment
Allocation
for the Year Ending September 30, 2020

Building Name	Ownership	Bldg #	SF Bldg	% Lake Sumter Landing	FY 19-20 CAM Assessment	FY 19-20 ROAD Assessment	FY 19-20 FINAL TOTAL Assessment
					3.20000	0.05000	3.25000
Overland Conveyance Company	VFC	506 A/B	15,898	3.0803%	50,873.60	794.90	51,668.50
Hammock House	VFC	506 C	30,256	5.8622%	96,819.20	1,512.80	98,332.00
The Grand Hotel	VFC	506 D	50,427	9.7704%	161,366.40	2,521.35	163,887.75
Hewitt House	VFC	506 E	13,566	2.6285%	43,411.20	678.30	44,089.50
West House	VFC	506 F	8,765	1.6982%	28,048.00	438.25	28,486.25
Coggins Home	VFC	507 G	10,563	2.0466%	33,801.60	528.15	34,329.75
Trolley Barn	VFC	508 H	4,547	0.8810%	14,550.40	227.35	14,777.75
Sales Storage	VFC	509	293	0.0568%	937.60	14.65	952.25
Sales Storage	VFC	510	532	0.1031%	1,702.40	26.60	1,729.00
VFC Subtotal Building Assessable Area =			134,847	26.1270%	431,510.40	6,742.35	438,252.75
Waggoner House	CFB	905	11,738	2.2743%	37,561.60	586.90	38,148.50
CFB Drive-Thru	CFB	911	675	0.1308%	2,160.00	33.75	2,193.75
CFB Subtotal Building Assessable Area =			12,413	2.4051%	39,721.60	620.65	40,342.25
		Road					
Waterfront Inn	JHM	CAM	17,712	3.4318%	56,678.40	885.60	57,564.00
JHM Subtotal Building Assessable Area =			17,712	3.4318%	56,678.40	885.60	57,564.00
Central Chiller Plant	VLS	907	2,980	0.5774%	9,536.00	149.00	9,685.00
TVLS Subtotal Building Assessable Area =			2,980	0.5774%	9,536.00	149.00	9,685.00
Kearn's Packaging & Shipping (Honest John's)	VA	110	6,128	1.1873%	19,609.60	306.40	19,916.00
VA Subtotal Building Assessable Area =			6,128	1.1873%	19,609.60	306.40	19,916.00
ASSESSMENT TOTAL =		CAM	516,121	100.0000%	1,651,587.20	25,806.05	1,677,393.25
		ROAD	516,121				

FY 2019-20
LAKE SUMTER LANDING
CAPITAL PROJECTS

Account	Location	Description	Proposed	Final	Funding Source
633	Wilkerson Creek	Playground Equipment	$ 120,000	$ -	General R & R
Total Lake Sumter Landing Capital Projects			**$ 120,000**	**$ -**	

LAKE SUMTER LANDING - WORKING CAPITAL AND RESERVE BALANCES

Working Capital	2017-18 Actual (Per FY17-18 Audit)	2018-19 Amended Budget	2019-20 Proposed Budget	2019-20 Final Budget
Beginning Balance		602,784	435,313	435,313
Deposits		1,585,331	1,723,040	1,723,040
Expenditures		1,704,529	1,753,745	1,752,918
Transfer for Roads R&R		48,273	25,806	25,806
Ending Balance	602,784	435,313	378,802	379,629

1) Unrealized gain of $141,921 is in the FY18-19 beginning balance

RESERVES

General R & R	2017-18 Actual (Per FY17-18 Audit)	2018-19 Amended Budget	2019-20 Proposed Budget	2019-20 Final Budget
Beginning Balance		853,307	662,807	662,807
Deposits				
Expenditures		190,500	242,700	122,700
Ending Balance	853,307	662,807	420,107	540,107

Villa Rds/Other Roads R&R	2017-18 Actual (Per FY17-18 Audit)	2018-19 Amended Budget	2019-20 Proposed Budget	2019-20 Final Budget
Beginning Balance		590,781	639,054	639,054
Deposits		48,273	25,806	25,806
Expenditures				
Ending Balance	590,781	639,054	664,860	664,860

* Adjustments to actual usage of funding sources as originally designated will be made at a later date.

FY18-19 Operating Budget	$1,704,529
3 Months	$426,132
4 Months	$568,176

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Project Wide
FY 2019-20 Budget

19-20 Object Codes	30-132-50-00-000	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 9-Month Actual	2019-20 Final Budget
	SOURCES					
331000	***Federal Grant***				***38,266***	
334901	St FEMA Claim Reim-IRMA 4337				38,266	
337400	***Transportation***	***355,564***	***355,569***	***355,569***	***237,043***	
337405	PW SC Rd Agrmt-D5	136,221	136,222	136,222	90,814	
337406	PW SC Rd Agrmt-D6	42,450	42,451	42,451	28,300	
337407	PW SC Rd Agrmt-D7	73,654	73,655	73,655	49,103	
337409	PW SC Rd Agrmt-D9	32,346	32,347	32,347	21,564	
337410	PW SC Rd Agrmt-D10	52,836	52,836	52,836	35,224	
337411	PW SC Rd Agrmt-BW	18,057	18,058	18,058	12,038	
338000	***Shared Revenues From Other Loc***	***10,963,451***	***12,088,081***	***12,088,081***	***9,066,076***	***13,037,509***
338026	Project Wide Fees-Dist #5	1,668,639	1,693,538	1,693,538	1,270,154	1,822,644
338027	Project Wide Fees-Dist #6	1,851,725	1,879,698	1,879,698	1,409,775	2,023,421
338028	Project Wide Fees-Dist #7	1,179,668	1,197,929	1,197,929	898,448	1,289,410
338029	Project Wide Fees-Dist #8	1,325,482	1,344,195	1,344,195	1,008,147	1,447,164
338030	Project Wide Fees-Dist #9	1,483,355	1,526,723	1,526,723	1,145,045	1,644,030
338031	Proj Wide Fees-Dist #10	1,914,221	1,942,554	1,942,554	1,456,917	2,091,216
338032	Project Wide Fees Frm LSL	95,381	96,706	96,706	72,532	104,300
338054	Proj Wide Fees-Dist #11	642,459	651,547	651,547	488,662	701,418
338094	Proj Wide Fees Frm Brownwood	198,437	209,125	209,125	156,844	225,549
338101	Proj Wide Fees-Dist #12	604,084	1,546,066	1,546,066	1,159,552	1,688,357
341900	***Other General Government Chg &***	***178,474***	***42,263***	***42,263***	***79,229***	***45,418***
341905	Property Damage Reimbursemen	18,300			6,217	
341917	Insurance Reimbursement				6,479	
341999	Misc Revenue	160,174	42,263	42,263	66,533	45,418
361100	***Interest***	***50,586***	***48,000***	***48,000***	***59,087***	***59,500***
361101	Int Income - CFB	3,401	3,000	3,000	4,134	4,500
361102	Int Income - Cash Equiv	47,185	45,000	45,000	54,953	55,000
361300	***Net Inc(Dec) Fair Value Invest***	***93,951***			***50,425***	
361306	FLGIT-Unrealized Gain/Loss	8,000			54,448	
361307	LTP Unrealized Gain/Loss	85,945			(3,449)	
361309	FLFIT-Unrealized Gain/Loss	6			(574)	
361400	***Gain or Loss on Sale of Invest***	***13,201***			***36,224***	
361404	FMIvT-Realized Gain/Loss	2,969			25	
361409	FLFIT-Realized Gain/Loss	10,232			36,199	
499995	***TOTAL REVENUE***	***11,655,227***	***12,533,913***	***12,533,913***	***9,566,350***	***13,142,427***
669900	***Budget Funding Sources***		***498,642***	***782,246***		
669901	(Add)/Use-Working Capital		498,642	721,850		
669912	(Add)/Use-Comm Enc			60,396		
499998	***TOTAL SOURCES***	***11,655,227***	***13,032,555***	***13,316,159***	***9,566,350***	***13,142,427***
	DISBURSEMENTS					
500310	***Professional Services***	***812,227***	***977,281***	***977,281***	***604,779***	***1,002,574***
539311	Management Fees	448,426	485,849	485,849	364,388	531,688
539312	Engineering Services	90,426	40,000	40,000	60,249	43,500
514313	Legal Services	7,929			8,306	
539318	Technology Services	13,567	10,315	10,315	7,735	14,523
539319	Other Professional Services	251,879	441,117	441,117	164,101	412,863
500340	***Other Contractual Services***	***56,438***	***37,940***	***37,940***	***55,222***	***57,861***
539343	Systems Management Support	44,773	37,940	37,940	41,645	57,861
539349	Misc Contractual Services	11,665			13,577	
500410	***Comm.& Freight Service***				***35***	

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Project Wide
FY 2019-20 Budget

19-20 Object Codes	30-132-50-00-000	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 9-Month Actual	2019-20 Final Budget
539412	Postage				35	
500430	***Utilities Services***	***1,120,650***	***1,425,194***	***1,425,194***	***837,115***	***997,427***
539431	Electricity	628,093	687,930	687,930	460,024	204,665
539434	Irrigation Water	491,056	737,264	737,264	376,307	792,762
539435	Irrigation Phones	1,501			784	
500440	***Rentals & Leases***		***1,000***	***1,000***	***200***	***1,000***
539442	Equipment Rental		1,000	1,000	200	1,000
500460	***Repairs & Maintenance Services***	***9,568,419***	***10,304,198***	***10,587,802***	***6,615,017***	***10,644,065***
539461	Equipment Maintenance		1,600	1,600	100	1,600
539462	Building/Structure Maintenan	321,230	509,171	524,718	297,635	365,976
539463	Landscape Maint.- Recurring	5,082,182	5,684,656	5,684,656	3,706,669	5,561,797
539464	Landscape Maint.-Non-Recurri	458,105	200,000	407,661	354,874	568,207
539468	Irrigation Repair	122,148	228,452	228,452	105,388	249,300
539469	Other Maintenance	3,584,754	3,680,319	3,740,715	2,150,351	3,897,185
500470	***Printing & Binding***	***387***	***500***	***500***	***11***	***1,000***
539471	Printing & Binding	387	500	500	11	1,000
500520	***Operating Supplies***	***14,755***	***5,800***	***5,800***	***2,687***	***28,250***
539522	Operating Supplies	3,816	4,000	4,000	2,687	6,000
539524	Non-Capital FF&E	10,939	1,800	1,800		22,250
500600	***Capital Outlay***	***394,936***	***280,642***	***280,642***	***91,625***	***410,250***
539633	Infrastructure	269,997	280,642	280,642	91,625	410,250
539642	Capital FF&E	124,939				
599999	***TOTAL DISBURSEMENTS***	***11,967,812***	***13,032,555***	***13,316,159***	***8,206,691***	***13,142,427***

PROJECT WIDE FUND
Adjustments since Proposed Budget
FY 2019-20

Revenues

- **338:** Project Wide Fees decreased $46,292 due to allocation of final reduced budget

Expenditures

- **311/318**: Management Fees and Technology Services - increased $430 due to final cost allocation adjustments
- **319**: Other Professional Services – decreased $10,000 for environmental support services.
- **462**: Building/Structure Maintenance – decreased $63,500 due to moving the Entry Column project into the 633 Capital - Infrastructure account.
- **463**: Landscape Maint. – Recurring – a net decrease of $11,722 due to landscape location increases and a new landscape contract being less than estimated.
- **469:** Other Maintenance –decreased $25,000 due to a new basins contract being less than estimated.
- **633:** Capital Infrastructure – increased $63,500 due to moving the Entry Column project from the 462 Building/Structure Maintenance account.

Proposed Budget	**$ 13,188,719**
Management Fees	-2,746
Technology Services	3,176
Other Professional Services	-10,000
Building/Structure Maintenance	-63,500
Landscape Maint. - Recurring	-11,722
Other Maintenance	-25,000
Infrastructure	63,500
Final Budget	**$ 13,142,427**

FY 2019-20
PROJECT WIDE
CAPITAL PROJECTS

Account	Location	Description	Proposed	Final	Funding Source
633	CR 472 - Unit 87 (Tr B) Rainey Villas & Tr A Golf Course & Rainey	Fence Replacement	$ 35,529	$ 35,529	Working Capital
	BV ROW - Unit 105 Palmer Circle to Bridgeport Lake Sumter	Fence Replacement	$ 14,751	$ 14,751	Working Capital
	BV W ROW Unit 90 (Tr A & J) / Black Lake	Fence Replacement	$ 70,705	$ 70,705	Working Capital
	Bailey Trail Preserve - Unit 90	Fence Replacement	$ 26,129	$ 26,129	Working Capital
	Morse Blvd. East ROW Unit 125	Fence Replacement	$ 28,274	$ 28,274	Working Capital
	Morse Blvd. East ROW Unit 125	Fence Replacement	$ 11,948	$ 11,948	Working Capital
	Morse Blvd West ROW back of Unit 118	Fence Replacement	$ 16,001	$ 16,001	Working Capital
	Morse Blvd West ROW back of Unit 121	Fence Replacement	$ 19,691	$ 19,691	Working Capital
	BVB West ROW Unit 101	Fence Replacement	$ 16,164	$ 16,164	Working Capital
	Parr Drive South ROW Unit 101on Parr Drive	Fence Replacement	$ 6,300	$ 6,300	Working Capital
	Morse Blvd West ROW back of Unit 122	Fence Replacement	$ 34,136	$ 34,136	Working Capital
	BV East ROW - Unit 107 Stillwater Circle to Odell	Fence Replacement	$ 33,416	$ 33,416	Working Capital
	BV East ROW - Unit 119 & 120 from Hampton Villages to Key Largo	Fence Replacement	$ 23,067	$ 23,067	Working Capital
	BV East ROW - Key Largo Golf Course	Fence Replacement	$ 10,639	$ 10,639	Working Capital
	Brownwood Square Entryway	Wood Column Repl	$ -	$ 63,500	Working Capital
	Total - 539633		$ 346,750	$ 410,250	

Total Project Wide Capital Projects		**$ 346,750**	**$ 410,250**	

PROJECT WIDE - WORKING CAPITAL AND RESERVE BALANCES
FIVE YEAR CAPITAL IMPROVEMENT PLAN

Working Capital		Amended Budget 2018-19	2019-20	2020-21	2021-22	2022-23
Beginning Balance		4,796,619	4,074,769	4,074,769	4,074,769	4,074,769
Deposits		12,533,913	13,142,427	12,831,308	13,689,063	13,810,002
Expenditures - Operating		12,567,460	12,163,970	12,650,529	13,156,550	13,682,812
Plant Replacements Non-Recurring		407,661	568,207			
Capital Improvement Plan Expenditures		280,642	410,250	180,779	532,513	127,190
Ending Balance		4,074,769	4,074,769	4,074,769	4,074,769	4,074,769

1) Unrealized gain of $417,296 is included in FY18-19 beginning balance

2) A total of $254,292 in claims for storm related costs has been prepared to be reimbursed at a future date.

RESERVES

General R & R		Amended Budget 2018-19	2019-20	2020-21	2021-22	2022-23
Beginning Balance		2,112,220	2,112,220	2,112,220	2,112,220	2,112,220
Deposits						
Capital Improvement Plan Expenditures						
Ending Balance		2,112,220	2,112,220	2,112,220	2,112,220	2,112,220

Lake Miona Long Term Maintenance Plan	Amended Budget 2018-19	2019-20	2020-21	2021-22	2022-23
Beginning Balance	60,396	0	0	0	0
Deposits					
Expenditures	60,396				
Ending Balance	0	0	0	0	0

FY18-19 Operating Budget	12,975,121
3 Months	3,243,780
4 Months	4,325,040

PROJECT WIDE FUND
ALLOCATION SCHEDULE
FY2019-20 PROPOSED BUDGET

	TOTALS	ALLOCATED COSTS									
		LAKE SUMTER LANDING	Brownwood	DISTRICT # 5	DISTRICT # 6	DISTRICT # 7	DISTRICT # 8	DISTRICT # 9	DISTRICT # 10	DISTRICT #11	DISTRICT #12
Project Wide Revenues											
Sumter Landing	$ 104,300	104,300									
Brownwood	225,549		$ 225,549								
District 5	1,822,644			1,822,644							
District 6	2,023,421				2,023,421						
District 7	1,289,410					1,289,410					
District 8	1,447,164						1,447,164				
District 9	1,644,030							1,644,030			
District 10	2,091,216								2,091,216		
District 11	701,418									701,418	
District 12	1,688,357										1,688,357
Interest Income	59,500										
Misc. Revenues											
District 7 Grant Appurtenant Easement	2,805										
District 9 Grant Appurtenant Easement	3,366										
Laurel Manor POA - Signage & Landscape Maint Agreement	1,247										
LSL Outer Properties	38,000										
Sumter County ROW	-										
Working Capital Usage	-										
Total Revenues	$ 13,142,427	$ 104,300	$ 225,549	$ 1,822,644	$ 2,023,421	$ 1,289,410	$ 1,447,164	$ 1,644,030	$ 2,091,216	$ 701,418	$ 1,688,357
Project Wide Expenses											
Management Fees	$ 531,688	4,254	9,198	74,330	82,518	52,584	59,017	67,046	85,283	28,605	68,854
Engineering Services	43,500	348	753	6,081	6,751	4,302	4,829	5,485	6,978	2,340	5,633
Technology Services	14,523	116	251	2,030	2,254	1,436	1,612	1,831	2,331	781	1,881
Other Professional Svs.	412,863	3,303	7,143	57,718	64,076	40,832	45,828	52,062	66,223	22,212	53,466
Systems Management Support	57,861	463	1,001	8,089	8,980	5,722	6,423	7,296	9,281	3,113	7,493
Utilities (Electric, Irrigation water/phones)	997,427	7,979	17,255	139,440	154,801	98,646	110,714	125,776	159,987	53,662	129,167
Equipment Rental	1,000	8	17	140	155	99	111	126	160	54	130
Equipment Maintenance	1,600	13	28	224	248	158	178	202	256	86	207
Building/Infrastructure Maintenance	365,976	2,928	6,331	51,163	56,799	36,195	40,623	46,150	58,703	19,690	47,394
Landscape Maintenance - Recurring	5,561,797	44,494	96,219	777,539	863,191	550,062	617,359	701,343	892,112	299,225	720,253
Landscape Maintenance - Non-Recurring	568,207	4,546	9,830	79,435	88,186	56,196	63,071	71,651	91,139	30,570	73,583
Irrigation Repair	249,300	1,994	4,313	34,852	38,691	24,656	27,672	31,437	39,989	13,412	32,284
Other Misc Maintenance	3,897,185	31,177	67,421	544,826	604,843	385,432	432,588	491,435	625,109	209,669	504,685
Printing & Binding/Misc Current Charges	1,000	8	17	140	155	99	111	126	160	54	130
Operating Supplies	6,000	48	104	839	931	593	666	757	962	323	777
Non-Capital FF&E	22,250	178	385	3,111	3,453	2,201	2,470	2,806	3,568	1,197	2,881
Non-Capital Hardware/Software	-	-	-	-	-	-	-	-	-	-	-
Capital	410,250	3,282	7,097	57,353	63,671	40,574	45,538	51,733	65,804	22,071	53,127
Total Expenditures	$ 13,142,427	105,139	$ 227,363	$ 1,837,310	$ 2,039,703	$ 1,299,787	$ 1,458,810	$ 1,657,262	$ 2,108,045	$ 707,064	$ 1,701,945
LESS: Interest Income.	59,500	476	1,029	8,318	9,234	5,885	6,605	7,503	9,544	3,201	7,705
LESS: Kiosk/Square Rental	-	-	-	-	-	-	-	-	-	-	-
LESS: Dist 7 Grant Appurtenant Easement	2,805	22	49	392	435	277	311	354	450	151	363
LESS: Dist 9 Grant Appurtenant Easement	3,366	27	58	471	522	333	374	424	540	181	436
LESS: LM POA - Signage & Landscape Maint Agreement	1,247	10	22	174	194	123	138	157	200	67	161
LESS: LSL Outer Properties	38,000	304	657	5,312	5,898	3,758	4,218	4,792	6,095	2,044	4,921
LESS: Sumter County ROW	-	-	-	-	-	-	-	-	-	-	-
LESS: General Fund Refund	-	-	-	-	-	-	-	-	-	-	-
LESS: Working Capital Usage - Capital Projects	-	-	-	-	-	-	-	-	-	-	-
LESS: Working Capital Usage	-	-	-	-	-	-	-	-	-	-	-
Total Allocation	$ 13,037,509	$104,300	$225,549	$1,822,644	$2,023,421	$1,289,410	$1,447,164	$1,644,030	$2,091,216	$701,418	$1,688,357
		96,706	209,125	1,693,538	1,879,698	1,197,929	1,344,195	1,526,723	1,942,554	651,547	1,546,066
		7,594	16,424	129,106	143,723	91,481	102,969	117,307	148,662	49,871	142,291
		7.9%	**7.9%**	**7.6%**	**7.6%**	**7.6%**	**7.7%**	**7.7%**	**7.7%**	**7.7%**	**9.2%**
Acreages:		LSL	Brownwood	5	6	7	8	9	10	11	12
Assessable Acres	9,281.93										
Percentages	100.00%										

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Fitness Center - Summary
FY 2019-20 Budget

19-20 Object Codes	30-434	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 9-Month Actual	2019-20 Final Budget
	SOURCES					
341900	***Other General Government Chg &***	***711***			***554***	***500***
341999	Misc Revenue	711			554	500
347200	***Parks & Recreation***	***834,952***	***828,000***	***828,000***	***646,928***	***977,140***
347217	Merchandise/T-S	217			126	140
347223	Laurel Manor Fitness Members	221,626	220,000	220,000	173,823	220,000
347224	Colony Cottage Fitness Membe	207,936	220,000	220,000	155,604	210,000
347225	Mulberry Grove Fitness Membe					140,000
347227	SeaBreeze Fitness Members	249,278	250,000	250,000	186,047	245,000
347238	Rohan Fitness Members	147,298	130,000	130,000	115,683	150,000
347239	Fenney Fitness Members	8,597	8,000	8,000	15,645	12,000
361100	***Interest***	***29,447***	***16,300***	***16,300***	***35,354***	***39,000***
361101	Int Income - CFB	2,007	1,300	1,300	2,741	3,000
361102	Int Income - Cash Equiv	27,440	15,000	15,000	32,613	36,000
361300	***Net Inc(Dec) Fair Value Invest***	***43,224***			***22,324***	
361306	FLGIT-Unrealized Gain/Loss	3,550			24,165	
361307	LTP Unrealized Gain/Loss	39,671			(1,592)	
361309	FLFIT-Unrealized Gain/Loss	3			(249)	
361400	***Gain or Loss on Sale of Invest***	***5,722***			***15,703***	
361404	FMIvT-Realized Gain/Loss	1,287			11	
361409	FLFIT-Realized Gain/Loss	4,435			15,692	
499995	***TOTAL REVENUE***	***914,056***	***844,300***	***844,300***	***720,863***	***1,016,640***
669900	***Budget Funding Sources***		***431,526***	***431,526***		***294,322***
669901	(Add)/Use-Working Capital		431,526	431,526		294,322
499998	***TOTAL SOURCES***	***914,056***	***1,275,826***	***1,275,826***	***720,863***	***1,310,962***

	DISBURSEMENTS					
	DISBURSEMENTS					
500310	***Professional Services***	***350,966***	***396,576***	***396,576***	***296,413***	***502,642***
575311	Management Fees	346,800	374,432	374,432	280,832	469,944
575318	Technology Services	1,250	18,564	18,564	13,920	29,895
575319	Other Professional Services	2,916	3,580	3,580	1,661	2,803
500340	***Other Contractual Services***	***75,421***	***92,247***	***92,247***	***52,629***	***113,720***
575341	Janitorial Services	61,434	77,883	77,883	43,383	95,765
575343	Systems Management Support	13,987	14,364	14,364	9,246	17,955
500410	***Comm.& Freight Service***	***8,228***	***17,759***	***17,759***	***6,161***	***15,230***
575411	Telephone	1,669	9,873	9,873	1,661	5,665
575413	Cable	6,559	7,886	7,886	4,500	9,565
500430	***Utilities Services***	***30,173***	***37,339***	***37,339***	***22,239***	***44,410***
575431	Electricity	24,189	28,729	28,729	17,169	33,139
575432	Natural Gas	1,320	2,433	2,433	1,212	3,784
575433	Water & Sewer	2,654	3,426	3,426	2,222	4,037
575434	Irrigation Water	959	1,525	1,525	900	1,995
575436	Solid Waste	1,051	1,226	1,226	736	1,455
500460	***Repairs & Maintenance Services***	***106,104***	***190,222***	***190,222***	***60,594***	***213,611***
575461	Equipment Maintenance	46,783	92,680	92,680	41,883	104,685
575462	Building/Structure Maintenan	36,749	63,685	63,685	4,752	70,138
575463	Landscape Maint.- Recurring	21,087	22,221	22,221	13,854	25,944
575464	Landscape Maint.-Non-Recurri	332	6,298	6,298		7,398
575468	Irrigation Repair	95	568	568	37	676
575469	Other Maintenance	1,058	4,770	4,770	68	4,770
500470	***Printing & Binding***	***2,506***	***8,100***	***8,100***	***360***	***8,760***
575471	Printing & Binding	2,506	8,100	8,100	360	8,760
500490	***Other Current Chg & Obligation***	***22,889***	***31,575***	***31,575***	***17,076***	***35,935***
575491	Bank Charges	22,925	30,675	30,675	17,100	34,835
575494	Overage & Shortage	(36)			(24)	
575499	Misc Current Charges		900	900		1,100
500510	***Office Supplies***	***889***	***4,500***	***4,500***	***1,347***	***5,000***
575511	Office Supplies	889	4,500	4,500	1,347	5,000

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Fitness Center - Summary
FY 2019-20 Budget

19-20 Object Codes	30-434	2017-18 Actual	2018-19 Original Budget	2018-19 Amended Budget	2018-19 9-Month Actual	2019-20 Final Budget
500520	***Operating Supplies***	***37,430***	***397,508***	***397,508***	***13,857***	***271,654***
575522	Operating Supplies	22,434	46,200	46,200	13,462	52,300
575523	Recreation Supplies		2,250	2,250	395	2,750
575524	Non-Capital FF&E	14,996	344,258	344,258		212,500
575525	Non-Capital Hardware/Softwar		4,800	4,800		4,104
500600	***Capital Outlay***					
500900	***Other Uses***	***100,000***	***100,000***	***100,000***	***75,004***	***100,000***
575911	Trans to Gen R&R	100,000	100,000	100,000	75,004	100,000
599999	***TOTAL DISBURSEMENTS***	***734,606***	***1,275,826***	***1,275,826***	***545,680***	***1,310,962***

Fitness Fund
Adjustments since Proposed Budget
FY 2019-20

Numerous account adjustments were made due to the recommended consolidation of the VCCDD/ Mulberry Fitness Fund with the SLCDD Fitness Fund.

Revenue:

Proposed Budget	**$ 1,007,617**
Misc Revenue	500
Merchandise/T-S	40
Mulberry Grove Fitness Membership	140,000
Int Income – CFB	1,000
Int Income – Cash Equiv	14,000
Use-Working Capital	147,805
Final Budget	**$ 1,310,962**

Expenditures:

Proposed Budget	**$ 1,007,617**
Management Fees	58,064
Technology Services	9,475
Other Professional Services	103
Other Contractual Services	21,473
Comm. & Freight Service	2,737
Utilities Services	7,071
Repairs & Maintenance Services	23,434
Printing & Binding	660
Other Current Chg & Obligation	4,360
Office Supplies	500
Operating Supplies	175,468
Final Budget	**$ 1,310,962**

FITNESS - WORKING CAPITAL AND RESERVE BALANCES

Working Capital	2017-18 Actual (Per FY17-18 Audit)	2018-19 Amended Budget	2019-20 Proposed Budget	2019-20 Final Budget
Beginning Balance		3,141,607	2,710,081	2,835,081
Deposits		844,300	861,100	1,002,970
Expenditures		1,175,826	907,617	1,210,962
Capital Expenditures				
Transfer to General R & R		100,000	100,000	100,000
Ending Balance	3,141,607	2,710,081	2,563,564	2,527,089

***Unrealized Gain of $174,490 is included in FY18-19 Beginning Balance

** FY 2019-20 Final Budget beginning balance includes a transfer of an estimated year end beginning balance of $125,000 from the VC Mulberry Fitness Fund due to the recommended consolidation.

RESERVES

General R&R	2017-18 Actual (Per FY17-18 Audit)	2018-19 Amended Budget	2019-20 Proposed Budget	2019-20 Final Budget
Beginning Balance		639,505	739,505	764,505
Deposits		100,000	100,000	100,000
Expenditures				
Ending Balance	639,505	739,505	839,505	864,505

** FY 2019-20 Final Budget includes a transfer of a beginning balance of $25,000 for Mulberry Fitness

FY18-19 Operating Budget	$844,300
3-Month	$211,075
4-Month	$281,433

Exhibit B

Financials Statements

Financial Statements for Village Center Community Development District



VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Basic Financial Statements

September 30, 2019

(With Independent Auditors' Report Thereon)

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

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ON THE COVER

The cover photograph was submitted by
Debra LoMonaco, Recreation Assistant
in the District Recreation and Parks Department.

Purvis Gray & Company

INDEPENDENT AUDITOR'S REPORT

Board of Supervisors
Village Center Community Development District
The Villages, Florida

Report on the Financial Statements
We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Village Center Community Development District (the District) as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements
Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility
Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Certified Public Accountants
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MEMBERS OF AMERICAN AND FLORIDA INSTITUTES OF CERTIFIED PUBLIC ACCOUNTANTS
MEMBER OF AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS PRIVATE COMPANIES AND S.E.C. PRACTICE SECTIONS

Board of Supervisors
Village Center Community Development District
The Villages, Florida

INDEPENDENT AUDITOR'S REPORT

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the District as of September 30, 2019, and the respective changes in financial position and, where applicable, cash flows thereof, and the respective budgetary comparison for the General Fund and Public Safety Special Revenue Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

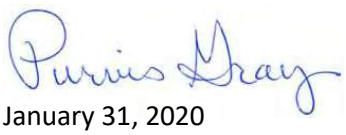
Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required Other Postemployment Benefit information, as listed in the accompanying table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 31, 2020, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



January 31, 2020
Ocala, Florida

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
Management's Discussion and Analysis
September 30, 2019

This Management Discussion and Analysis report provides the reader with a narrative overview and analysis of the financial activities of the Village Center Community Development District for the fiscal year ending September 30, 2019. This report is designed to (a) assist the reader in focusing on significant financial issues; (b) provide an overview of the District's financial activities; (c) identify changes in the District's financial position and its ability to address the next and subsequent year challenges (d) identify any material deviations from the financial plan (the approved budget), and (e) identify any individual fund issues and concerns. The information contained within this section should be considered in conjunction with the District's Financial Statements.

FINANCIAL HIGHLIGHTS

- Total assets of the District are $375,510,000; the deferred outflows of the resources of the District are $4,265,000; total assets and deferred outflows have increased $10,215,000 over prior year, an increase of 3%.
- Total liabilities of the District are $223,491,000; the deferred inflows of the resources of the District are $76,000; total liabilities and deferred inflows have decreased $8,758,000 over prior year, a decrease of 4%.
- The assets and deferred outflows of the District exceeded its liabilities and deferred inflows as of September 30, 2019, by $156,208,000 (net position). Of this amount, $96,843,000 is unrestricted and can be used at the discretion of the Board of Supervisors.
- At September 30, 2019, fund balance for governmental activities was $38,975,000, or 76% of total governmental revenues. Of this amount, $16,429,000 reflects its investment in capital assets and $8,692,000 is restricted.
- The current year's unrestricted fund balance for governmental activities is $13,854,000, or 27% of total governmental revenues.
- At September 30, 2019, fund balance for business-type activities was $117,233,000, or 182% of total business-type revenues. Of this amount, $18,416,000 reflects its investment in capital assets and $15,828,000 is restricted.
- The current year's unrestricted fund balance for business-type activities is $82,989,000, or 129% of total business-type revenues.
- The total net position has grown from a fiscal year 2018 balance of $137,234,000 to a fiscal year 2019 balance of $156,208,000.
- The District-wide total revenues of $115,538,000 exceeded the expenses of $96,399,000, providing an $18,974,000 increase in total net position after the $166,000 contribution to affiliate; the increase in net position for the governmental activities and business-type activities was $5,705,000 and $13,269,000, respectively.
- Depreciation expenses on existing capital assets for the current fiscal year amounted to $7,404,000 to show the need for the gradual replacement of these assets over time while amortization expense totaled $5,678,000.
- The District's total debt decreased by $12,605,000 during the year ending September 30, 2019.

OVERVIEW OF THE FINANCIAL STATEMENTS

The discussion and analysis are intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements consist of three sections:

- Government-wide financial statements
- Fund financial statements
- Notes to the financial statements.

This report also contains other supplemental information in addition to the basic financial statements themselves.

Government-wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances in a manner similar to a private-sector business.

The *Statement of Net Position* presents information on all of the District's assets (and deferred outflows) and liabilities (and deferred inflows), with the difference reported as *net position.* Over time, increases and decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The *Statement of Changes in Net Position,* also referred to as the *Statement of Activities* presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected assessments).

The government-wide financial statements are provided on pages 11-12 of this report.

Fund Financial Statements

The fund financial statements provide more detailed information about the District's major funds individually. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District can be divided into three categories, the governmental funds, proprietary funds and fiduciary funds. The fund financial statements present information in more detail than the government-wide financial statements.

Governmental funds
Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains several governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balance for the General Fund and the Public Safety Special Revenue Fund, both of which are considered to be major funds. Data from the other funds are combined into a single, aggregated presentation. The non-major governmental funds include Community Standards, Village of Spanish Springs, Rolling Acres and Road Maintenance Special Revenue Funds.

The government fund financial statements can be found on pages 13-16 of this report.

A budgetary comparison statement is provided for the General Fund and the Public Safety Special Revenue Fund to demonstrate compliance with these budgets.

Proprietary funds
Proprietary funds are used to report business-type activities. The District maintains five proprietary funds. Information is presented separately in the proprietary fund balance sheet and in the proprietary fund statement of revenues, expenditures, and changes in fund balance for The Recreation Amenities Division (RAD), the Village Center Service Area (VCSA) Fund and the Little Sumter Service Area (LSSA) Funds, all of which are considered major funds. Enterprise funds, a category of proprietary funds, are included as *business-type activities* in the government-wide financial statements. The non-major proprietary funds include the Fitness Fund and The Enrichment Academy (TEA) Fund. Proprietary funds statements provide the same type of information as the government-wide financial statements, only in more detail.

The RAD Enterprise Fund provides for the operation, maintenance and debt service for bonds used to acquire recreational facilities in the Districts. The District operates two separate water and sewer utility funds serving different geographical areas of The Villages. The VCSA Fund serves the Village of Spanish Springs commercial area and residential areas in Lake County, plus part of District No. 1 in Sumter County. The LSSA Fund provides utility services to part of District No. 1 and all of District Nos. 2, 3, and 4. The Fitness Fund accounts for the operations of the Mulberry Grove fitness center. The TEA Fund provides for the operations of formal educational opportunities for the District residents.

At September 30, 2019, the assets of the Fitness Fund were donated to Sumter Landing Center Development District (SLCDD) and all liabilities were assumed by SLCDD. All remaining cash was transferred to SLCDD to allow for the continued upkeep of the fitness equipment and operations.

The basic proprietary fund financial statements can be found on pages 19-21 of this report.

Fiduciary funds
Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the Village Center Community Development District's own programs. The accounting for fiduciary funds is much like that used for proprietary funds.

The District maintains one fiduciary fund, the Beyond the Stars Fund. This fund is used to account for donations voluntarily deducted from employees' paychecks and used for charitable purposes involving needy employees and their family members.

The fiduciary fund financial statements can be found on page 22 of this report.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes are presented beginning on page 23.

Supplemental Information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information pertinent to the District's operations. Required Supplementary information begins on page 23.

GOVERNMENT-WIDE FINANCIAL STATEMENTS AND ANALYSIS

A comparison of the *Statement of Net Position* for the current year and prior year is presented below.

	Governmental Activities		Business-type Activities		Total	
	September 30,		September 30,		September 30,	
	2019	2018	2019	2018	2019	2018
Assets:						
Current and other assets	$ 28,286,397	22,272,441	108,406,570	98,070,880	136,692,967	120,343,321
Capital assets, (net of accumulated depreciation)	16,428,700	14,062,616	107,772,111	110,822,822	124,200,811	124,885,438
Intangible assets, (net of accumulated amortization)	-	-	114,615,780	119,970,494	114,615,780	119,970,494
Total Assets	44,715,097	36,335,057	330,794,461	328,864,196	375,509,558	365,199,253
Deferred outflow of resources:						
Deferred amount on OPEB	230,393	-	-		230,393	-
Deferred amount on debt refunding	-	-	4,034,913	4,360,200	4,034,913	4,360,200
Total assets and deferred outflows	44,945,490	36,335,057	334,829,374	333,224,396	379,774,864	369,559,453
Liabilities:						
Current liabilities	3,981,279	1,602,323	9,600,039	8,657,265	13,581,318	10,259,588
Long-term debt						
Due within one year	337,808	180,535	10,495,000	12,605,000	10,832,808	12,785,535
Due in more than a year	1,581,624	1,203,774	197,495,000	207,990,000	199,076,624	209,193,774
Total Liabilities	5,900,711	2,986,632	217,590,039	229,252,265	223,490,750	232,238,897
Deferred inflow of resources:						
Deferred amount on debt refunding	-	-	6,299	7,873	6,299	7,873
Deferred amount on OPEB	69,904	78,326	-	-	69,904	78,326
Total liabilities and deferred inflows	5,970,615	3,064,958	217,596,338	229,260,138	223,566,953	232,325,096
Net position:						
Net investment in capital assets	16,428,700	14,062,616	18,415,504	14,550,643	34,844,204	28,613,259
Restricted	8,692,012	7,588,788	15,828,405	20,598,302	24,520,417	28,187,090
Unrestricted	13,854,163	11,618,695	82,989,127	68,815,313	96,843,290	80,434,008
Total net position, restated	$ 38,974,875	33,270,099	117,233,036	103,964,258	156,207,911	137,234,357

Statement of Net Position

As noted earlier, net position may serve as a useful indicator of a government's financial position over time. The District's total assets (and deferred outflows) exceeded total liabilities (and deferred inflows) by $156,208,000. The net position increased $18,974,000 from a balance of $137,234,000 as of September 30, 2018.

The District's net position is broken down into three categories.

Net investment in capital assets A total $34,844,000 or 22% reflects its investment in capital assets less any related outstanding debt to acquire those assets. The District uses these capital assets to provide services to its

residents; therefore, these assets are not available for future spending. Although the District's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves will not be used to liquidate these liabilities.

Restricted net assets A total $26,451,000 of net assets is restricted for certain purposes as outlined below:

Restricted for debt service An additional $12,026,000 portion of the District's net position (8%) represents resources that are subject to external restrictions on how they may be used. The District's restricted net position is restricted for the purpose of meeting its debt service obligations.

Restricted for special revenue purposes A total of $8,692,000 of the District's net position (6%) is restricted for the special revenue purposes of public safety, community standards-deed covenants, the Village of Spanish Springs-common area maintenance, Rolling Acres-common area maintenance, commercial road maintenance and community standards.

Restricted for renewal and replacement A total of $3,369,000 of the District's net position (2%) is restricted by the bond indenture for use in the renewal and replacement of the capital assets as they wear out, in the RAD and two utility proprietary funds.

Restricted for system development A total of $434,000 of the District's net position (0.3%) is restricted for system development.

Unrestricted net position The remaining portion of $96,843,000 or 62% is unrestricted and available to meet the future needs of the district as unrestricted net position.

A comparison of the *Statement of Changes in Net Position* for the current year and prior year is presented below.

Statement of Changes in Net Position

	Governmental Activities		Business-type Activities		Total	
	September 30,		September 30,		September 30,	
	2019	2018	2019	2018	2019	2018
Program revenues:						
Charges for services	$ 49,987,460	44,615,633	61,518,097	59,876,983	111,505,557	104,492,616
Operating grants and contributions	40,989	37,790	-	-	40,989	37,790
Capital grants and contributions	43,954	36,326	20,878	142,970	64,832	179,296
Gain on sale of fixed assets	362,672	(11,328)	42,351	13,145	405,023	1,817
General revenues:						
Investment earnings	659,308	439,081	2,862,584	1,677,384	3,521,892	2,116,465
Total revenues	51,094,383	45,117,502	64,443,910	61,710,482	115,538,293	106,827,984
Expenses:						
General government	8,071,126	7,822,048	3,894,101	3,752,223	11,965,227	11,574,271
Public safety	21,910,316	18,812,555	2,481,825	2,544,113	24,392,141	21,356,668
Physical environment	4,205,947	3,797,919	14,686,863	14,194,947	18,892,810	17,992,866
Recreation	9,798,440	9,301,237	8,576,714	8,761,965	18,375,154	18,063,202
Interest on long-term debt	-	-	9,691,097	9,994,394	9,691,097	9,994,394
Depreciation (unallocated)	1,403,778	1,357,611	6,000,234	5,841,417	7,404,012	7,199,028
Amortization expense	-	-	5,678,427	5,678,426	5,678,427	5,678,426
Total expenses	45,389,607	41,091,370	51,009,261	50,767,485	96,398,868	91,858,855
Special item:						
Contribution to affiliate	-	-	(165,871)	-	(165,871)	-
Changes in net position	5,704,776	4,026,132	13,268,778	10,942,997	18,973,554	14,969,129
Total net position, beginning, restated	33,270,099	29,243,967	103,964,258	93,021,261	137,234,357	122,265,228
Total net position, ending, restated	$ 38,974,875	33,270,099	117,233,036	103,964,258	156,207,911	137,234,357

As noted earlier, the Statement of Changes in Net Position presents information showing how the District's net position changed during the most recent fiscal year.

Revenues The District's revenues for the years ended September 30, 2019, and September 30, 2018 were approximately $115,538,000 and $106,828,000 respectively. Total revenues increased 8% year over year. The District's expenses for the years ended September 30, 2019, and September 30, 2018, were $96,399,000 and $91,859,000 respectively. Total expenses increased 5% year over year. The increase in expense was related primarily to an increase in public safety and physical environment expenses.

Revenues include charges for services, operating and capital grants, a gain on sale of fixed assets and investment earnings on cash balances held during the year. Charges for services totaled $111,506,000 in Fiscal Year 2019, an increase of $7,013,000 compared to the prior year. Governmental charges increased 12% year over year, while the Little Sumter Service Area (LSSA) and Village Center Service Area (VCSA) water and utility funds and the RAD fund included an approximate 2.5% rate increase. Investment income increased by $1,405,000 as the cash and cash equivalent deposits grew and unrealized earnings continued to show very positive results in the Investment portfolios.

Expenses General government expenses increased by $391,000 in fiscal year 2019 compared to fiscal year 2018. Physical environment expenses, including landscaping, irrigation, utilities and maintenance costs, increased $900,000, as compared to the prior fiscal year. Public safety expense, including costs related to fire and community watch services increased $3,035,000 over prior year. Interest expense declined by $303,000, depreciation expense increased $205,000 while amortization expense remained steady year over year.

GOVERNMENT FUND BUDGETARY HIGHLIGHTS

The Budget to actual comparison statement outlines the original budget, amended budget, actual amounts and any variance between the final budget and actual amounts. Budget amendments are approved throughout the year. Budgets are revised for a variety of reasons, such as an unforeseen expenditure. Below are notable variances between the original to final budget and final budget to actual.

General Fund

- During fiscal year 2019, the final General Fund revenue budget was unchanged compared to the original budgeted revenues.
- The total expenditure budget increased $2,271,000 primarily in the capital outlay.
- Investment earnings of $312,000 exceeded the budget of $61,000. Investment returns improved in fiscal year 2019.
- Total expenses were $4,944,000, or 9% under budget for the year primarily in personnel services and capital outlay.

Public Safety Special Revenue Fund

- During fiscal year 2019, the final Public Safety Fund revenue budget was unchanged compared to the original budgeted revenues.
- The total expenditure budget increased $4,638,000 primarily in the capital outlay and other expenses.
- Investment earnings of $237,000 exceeded the budget of $30,000. Investment returns improved in fiscal year 2019.
- Total expenses were $4,242,000, or 23% under budget for the year primarily in personnel services and capital outlay.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The District's investment in capital assets as of September 30, 2019 amounts to $124,190,000. This investment in capital assets includes land, buildings and structures, improvements other than buildings and machinery and equipment. New capital assets, net of disposals totaled $6,708,000 during the year. Depreciation expenses totaled $7,404,000 resulting in an overall net decrease in capital assets of $696,000.

Additional information regarding the District's capital assets can be found in Note 4 of the Notes to Basic Financial Statements.

Long-Term Debt

As of September 30, 2019, the District has outstanding long-term debt, including a liability for compensated absences and other post-employment benefits totaling $209,679,000. Total principal payments were $12,605,000 during the year. A total $10,833,000 is due within one year.

Additional information regarding the District's long-term debt can be found in Note 6 of the Notes to Basic Financial Statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

Local, state and national economic factors influence the District's budget in a variety of ways. These factors were considered in preparing the District's General Fund budget for the 2019 Fiscal Year

- The unemployment rate in Sumter County where the District is located was 4.1% in September 2019, a decrease from 4.3% a year ago. The State's average unemployment rate is 3.2%, below the national average rate of 3.5%.
- Inflationary trends in the area are comparable to national indices. The national Consumer Price Index (CPI) annual change for all urban consumers decreased from 2.28% in September 2018 to 1.71% in September 2019.

General Fund: In Fiscal Year 2020, the total revenues are projected to increase by $1,689,000 compared to the Fiscal Year 2019 final budget. There is no increase in maintenance assessments. Interest income makes up the majority of the revenue increase. The Fiscal Year 2020 expenditure budget projects an increase of $70,000, when compared to the Fiscal Year 2019 final budget. The increase in expenditures results primarily from an increase in repairs and maintenance services.

Public Safety Special Revenue Fund: In Fiscal Year 2020, the total revenues are projected to increase by $24,000 compared to the Fiscal Year 2019 final budget. A 6% increase in management fees makes up the majority of this revenue increase. The Fiscal Year 2020 expenditure budget projects a decrease of $421,000, when compared to the Fiscal Year 2019 final budget. The decrease in expenditures results primarily from a decrease in capital outlay.

Recreation Amenities Division Fund: In Fiscal Year 2020, the total revenues are projected to increase by $1,349,000 compared to the Fiscal Year 2019 final budget. A 2 ½% increase in amenity fees and a $250,000 increase in interest income make up the majority of this revenue increase. The Fiscal Year 2020 General Fund expenditure budget projects a decrease of $1,614,000, when compared to the Fiscal Year 2019 final budget. The decrease in expenditures results primarily from a decrease in contract services and capital outlay.

Village Center Service Area Fund: In Fiscal Year 2020, the total revenues are projected to increase by $330,000 compared to the Fiscal Year 2019 final budget. A 2 ½% increase in utility fees make up the majority of this revenue increase. The Fiscal Year 2020 General Fund expenditure budget projects an increase of $291,000, when compared to the Fiscal Year 2019 final budget. The increase in expenditures results primarily from an increase in capital outlay.

Little Sumter Service Area Fund: In Fiscal Year 2020, the total revenues are projected to increase by $365,000 compared to the Fiscal Year 2019 final budget. A 2 ½% increase in utility fees make up the majority of this revenue increase. The Fiscal Year 2020 General Fund expenditure budget projects an increase of $51,000, when compared to the Fiscal Year 2019 final budget. The increase in expenditures results primarily from an increase in repairs and maintenance and contract services offset by a decrease in capital outlay.

TO OBTAIN FURTHER INFORMATION

The District's financial statements are designed to provide a general overview of the District's finances and to demonstrate the District's accountability. If you have any questions about the report or would like additional financial information, contact the Village Center Community Development District, Finance Office at:

984 Old Mill Run
The Villages, FL 32162
Telephone (352) 753-0421

It is also suggested you visit our website at www.districtgov.org for general information and additional financial information about the District.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Statement of Net Position
September 30, 2019

Assets	Governmental Activities	Business-type Activities	Total
Cash and cash equivalents	$ 22,101,696	55,342,445	$ 77,444,141
Accounts receivable (net)	648,533	5,509,480	6,158,013
Investments	4,846,469	45,811,897	50,658,366
Investment in annuity	-	1,735,600	1,735,600
Due from other governments	498,984	116,042	615,026
Internal balances (net)	98,674	(98,674)	-
Prepaid items	92,041	780	92,821
Capital assets:			
Non depreciable assets	3,145,683	11,411,095	14,556,778
Depreciable assets (net of accumulated depreciation)	13,283,017	96,350,016	109,633,033
Intangible assets (net of accumulated attribution)	-	114,615,780	114,615,780
Total assets	44,715,097	330,794,461	375,509,558
Deferred outflow of resources			
Deferred amount on OPEB	230,393	-	230,393
Deferred amount on debt refunding	-	4,034,913	4,034,913
Total deferred outlows	230,393	4,034,913	4,265,306
Liabilities			
Accounts payable	1,534,474	2,172,195	3,706,669
Accrued expenses	876,776	86,770	963,546
Accrued interest payable	-	4,285,078	4,285,078
Due to developer	-	46,016	46,016
Due to other governments	1,561,055	1,016,968	2,578,023
Unearned revenue	8,974	1,993,012	2,001,986
Total current liabilities	3,981,279	9,600,039	13,581,318
Long-term debt:			
Due within one year	337,808	10,495,000	10,832,808
Due in more than one year	1,581,624	197,495,000	199,076,624
Total long-term debt	1,919,432	207,990,000	209,909,432
Total liabilities	5,900,711	217,590,039	223,490,750
Deferred inflow of resources			
Deferred amount on debt refunding	-	6,299	6,299
Deferred amount on OPEB	69,904	-	69,904
Total deferred inflows	69,904	6,299	76,203
Net position			
Net investment in capital assets	16,428,700	18,415,504	34,844,204
Restricted for:			
Debt service	-	12,025,785	12,025,785
Special revenue purposes	8,692,012	-	8,692,012
Renewal and replacement	-	3,368,582	3,368,582
System development	-	434,038	434,038
Unrestricted	13,854,163	82,989,127	96,843,290
Total net position	$ 38,974,875	117,233,036	$ 156,207,911

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Statement of Activities
September 30, 2019

Functions/Programs	Expenses	Program revenues: Charges for services	Program revenues: Operating grants and contributions	Program revenues: Capital grants and contributions	Net (expense) revenue and changes in net assets: Governmental activities	Net (expense) revenue and changes in net assets: Business-type activities	Net (expense) revenue and changes in net assets: Total
Governmental activities:							
General government	$ 8,071,126	31,033,936	-	43,954	23,006,764	-	23,006,764
Public safety	21,910,316	18,953,524	40,989	-	(2,915,803)	-	(2,915,803)
Physical environment	4,205,947	-	-	-	(4,205,947)	-	(4,205,947)
Recreation	9,798,440	-	-	-	(9,798,440)	-	(9,798,440)
Capital Outlay	-						
Interest on long-term debt	-	-	-	-	-	-	-
Depreciation (unallocated)	1,403,777	-	-	-	(1,403,777)	-	(1,403,777)
Total governmental activities	45,389,606	49,987,460	40,989	43,954	4,682,797	-	4,682,797
Business-type activities:							
General government	3,894,101	-	-	-	-	(3,894,101)	(3,894,101)
Public safety	2,481,825	-	-	-	-	(2,481,825)	(2,481,825)
Physical environment	14,686,863	19,049,185		20,878	-	4,383,200	4,383,200
Transportation	-		-	-	-	-	-
Recreation	8,576,714	42,468,912	-	-	-	33,892,198	33,892,198
Interest on long term debt	9,691,097	-	-	-	-	(9,691,097)	(9,691,097)
Depreciation (unallocated)	6,000,234	-	-	-	-	(6,000,234)	(6,000,234)
Amortization expense	5,678,427	-	-	-	-	(5,678,427)	(5,678,427)
Total business-type activities	51,009,261	61,518,097	-	20,878	-	10,529,714	10,529,714
Total primary government	$ 96,398,867	111,505,557	40,989	64,832	4,682,797	10,529,714	15,212,511
General revenues:							
Investment earnings					$ 659,308	2,862,584	3,521,892
Gain on sale of property					362,671	42,351	405,022
Total general revenues					1,021,979	2,904,935	3,926,914
Contribution to Affiliate					-	(165,871)	(165,871)
Change in net position					5,704,776	13,268,778	19,139,425
Net position, beginning					33,270,099	103,964,258	137,234,357
Net position, ending					$ 38,974,875	117,233,036	156,373,782

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
Governmental Funds
September 30, 2019

	Major Funds			
	General Fund	Department of Public Safety	Non-Major Funds Total	Total
Assets				
Cash and cash equivalents	$ 11,829,852	7,537,619	2,734,225	22,101,696
Accounts receivable (net)	613,142	25,739	9,652	648,533
Investments	1,094,352	2,797,306	954,811	4,846,469
Due from other funds	121,365	90,849	682	212,896
Due from other governments	263,463	235,521	-	498,984
Prepaid items	68,358	23,683	-	92,041
Total assets	13,990,532	10,710,717	3,699,370	28,400,619
Liabilities and Fund Balance				
Accounts payable	747,681	353,775	433,018	1,534,474
Accrued expenses	541,812	334,964	-	876,776
Due to other funds	-	105,415	8,808	114,223
Due to other governments	565,391	995,664	-	1,561,055
Unearned revenue	8,973	-	-	8,973
Total liabilities	1,863,857	1,789,818	441,826	4,095,501
Fund balances:				
Restricted				
Public Safety	-	6,435,622	-	6,435,622
Community Standards-deed covenants	-	-	83,490	83,490
Village of Spanish Springs-common area maintenance	-	-	1,090,388	1,090,388
Rolling Acres-common area maintenance	-	-	187,971	187,971
Commercial road maintenance	-	-	473,476	473,476
Community Standards	-	-	421,065	421,065
Committed				
Renewal and replacement	-	2,485,277	1,001,154	3,486,431
Unassigned	12,126,675	-	-	12,126,675
Total fund balance	12,126,675	8,920,899	3,257,544	24,305,118
Total liabilities and fund balance	$ 13,990,532	10,710,717	3,699,370	28,400,619

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Reconciliation of the Balance Sheet - Governmental Funds to the Statement of Net Position
September 30, 2019

Fund balance – governmental funds		$ 24,305,118
Total net position reported for governmental activities in the statement of net position is different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported in the general fund:		
Capital assets	$ 24,039,934	
Less accumulated depreciation	(7,611,234)	16,428,700
Long–term liabilities are not due and payable in the current period and therefore are not reported in the general fund:		
Compensated absences	(960,519)	
Other Post-Employment Benefits (OPEB)	(958,913)	(1,919,432)
Deferred Inflow of Resources - Other Post-Employment Benefits (OPEB)		(69,904)
Deferred Outflow of Resources - Other Post-Employment Benefits (OPEB)		230,393
Net position of governmental activities		$ 38,974,875

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Year Ended September 30, 2019

	Major Funds			
	General Fund	Department of Public Safety	Non-Major Funds	Total
Revenues:				
Administration and maintenance fees	$ 27,431,513	-	-	27,431,513
Amenities revenue	-	3,027,531	-	3,027,531
Intergovernmental fire assessments	-	15,835,399	-	15,835,399
State revenue sharing-firefighters' supplemental	-	36,589	-	36,589
Assessments, Village of Spanish Springs	-	-	1,299,311	1,299,311
Assessments, Rolling Acres	-	-	107,669	107,669
Assessments, Commercial Road Maintenance	-	-	36,605	36,605
Assessments, Community Standards	-	-	668,676	668,676
Fees for services provided to developer	1,396,722	-	24,297	1,421,019
Miscellaneous revenues	42,880	90,594	26,263	159,737
Other public safety revenue	-	-	-	-
Investment earnings	312,259	236,586	110,463	659,308
Disposition of fixed assets	606,563	13,747	-	620,310
Contributions and donations from private sources	43,954	4,400	-	48,354
Total revenues	29,833,891	19,244,846	2,273,284	51,352,021
Expenditures:				
Current				
General government	7,087,235	21,188	666,395	7,774,818
Public safety	6,246,013	15,664,303	-	21,910,316
Physical environment	3,090,466	-	1,115,481	4,205,947
Culture/recreation	9,798,440	-	-	9,798,440
Capital outlay	849,789	2,554,451	623,260	4,027,500
Total expenditures	27,071,943	18,239,942	2,405,136	47,717,021
Net change in fund balance and transfers	2,761,948	1,004,904	(131,852)	3,635,000
Fund balance, beginning of year	9,364,727	7,915,995	3,389,396	20,670,118
Fund balance, end of year	$ 12,126,675	8,920,899	3,257,544	24,305,118

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds to the Statement of Activities
Year Ended September 30, 2019

Net change in fund balance – governmental funds		$ 3,635,000
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay exceeded depreciation in the current period.		
Capital outlay	$ 4,027,500	
Disposition of fixed assets	(257,639)	
Less depreciation	(1,403,777)	2,366,084
Decrease (increase) in long-term liabilities is shown on the government-wide statements but not on the governmental fund statements.		
Compensated absences	(144,577)	
Other Post-Employment Benefits (OPEB)	(390,546)	(535,123)
Decrease (increase) in Deferred Inflows OPEB is shown on the government-wide statements		8,422
(Decrease) increase in Deferred Outflows OPEB is shown on the government-wide statements		230,393
Change in net position of governmental activities		$ 5,704,776

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in
Fund Balance – Budget and Actual
General Fund
Year ended September 30, 2019

	Original Budget	Amended Budget	YTD Actual	Variance
Revenues:				
Maintenance and Other Special Assessments	$ 29,606,976	$ 29,606,976	$ 28,828,235	$ (778,741)
Proceeds from Sale of Capital Assets	-	-	606,563	606,563
Other Income	77,000	77,000	86,834	9,834
Investment Income	60,500	60,500	312,259	251,759
Total Revenues:	29,744,476	29,744,476	29,833,891	89,415
Expenditures:				
Personnel Services	24,135,502	24,158,922	21,749,659	(2,409,263)
Management and Other Professional Services	1,595,854	1,695,904	1,606,350	(89,554)
Utility Services	100,772	100,772	95,789	(4,983)
Building, Landscape and Other Maintenance	267,346	372,386	206,848	(165,538)
Capital Outlay	529,717	2,595,009	849,787	(1,745,222)
Other Expenditures	3,115,285	3,092,864	2,563,510	(529,354)
Total Expenditures	29,744,476	32,015,857	27,071,943	(4,943,914)
Net Change in Fund Balance	$ -	$ (2,271,381)	$ 2,761,948	$ 5,033,329
Beginning Fund Balance	9,364,727	9,364,727	9,364,727	-
Ending Fund Balance	$ 9,364,727	$ 7,093,346	$ 12,126,675	$ 5,033,329

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in
Fund Balance – Budget and Actual
Safety Fund
Year ended September 30, 2019

	Original Budget	Amended Budget	YTD Actual	Variance
Revenues:				
Charges for Services	$ 18,175,264	$ 18,175,264	$ 18,899,532	$ 724,268
Other Income	78,800	78,800	108,741	29,941
Investment Income	29,500	29,500	236,573	207,073
Total Revenues:	18,283,564	18,283,564	19,244,846	961,282
Expenditures:				
Personnel Services	12,931,636	12,931,636	12,234,477	(697,159)
Management and Other Professional Services	831,897	927,046	956,129	29,083
Utility Services	178,001	178,001	132,127	(45,874)
Building, Landscape and Other Maintenance	741,791	618,276	438,327	(179,949)
Capital Outlay	1,226,950	5,304,527	2,554,451	(2,750,076)
Other Expenditures	1,933,850	2,522,861	1,924,431	(598,430)
Total Expenditures	17,844,125	22,482,347	18,239,942	(4,242,405)
Net Change in Fund Balance	$ 439,439	$ (4,198,783)	$ 1,004,904	$ 5,203,687
Beginning Fund Balance	7,915,995	7,915,995	7,915,995	-
Ending Fund Balance	$ 8,355,434	$ 3,717,212	$ 8,920,899	$ 5,203,687

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Net Position
Proprietary Funds
September 30, 2019

Assets	Major Funds RAD	Major Funds VCSA Water and Sewer	Major Funds LSSA Water and Sewer	Non-Major Funds	Total
Current assets:					
Cash and cash equivalents	$ 21,925,941	5,529,315	9,674,609	277,735	37,407,600
Restricted cash and cash equivalents	10,221,281	1,775,167	3,871,377	-	15,867,825
Accounts receivable (net)	3,252,262	879,845	1,377,342	811	5,510,260
Investments	29,397,021	8,790,999	7,600,034	23,843	45,811,897
Investment in annuity	1,004,200	-	-	-	1,004,200
Due from other funds	268,723	-	-	240,201	508,924
Due from other governments	113,567	1,500	975	-	116,042
Total current assets	66,182,995	16,976,826	22,524,337	542,590	106,226,748
Non-current assets:					
Restricted cash and cash equivalents	971,708	291,664	803,648	-	2,067,020
Investment in annuity	731,400	-	-	-	731,400
Capital assets:					
Land	9,901,617	150,312	126,797	-	10,178,726
Buildings and structures	61,818,774	1,639,117	5,230,180	-	68,688,071
Infrastructure	36,102,597	36,792,709	38,791,344	-	111,686,650
Leasehold improvements	-	-	-	-	-
Furniture & fixtures	1,013,325	1,213,371	453,567	-	2,680,263
Construction in progress	449,589	142,458	640,321	-	1,232,368
Less accumulated depreciation	(42,531,271)	(22,720,559)	(21,453,138)	-	(86,704,968)
Intangible assets (net of accumulated amortization)	88,608,978	-	26,006,802	-	114,615,780
Total non-current assets	157,066,717	17,509,072	50,599,521	-	225,175,310
Total assets	223,249,712	34,485,898	73,123,858	542,590	331,402,058
Deferred outflow of resources:					
Deferred amount on debt refunding	3,587,908	-	447,005	-	4,034,913
Total assets and deferred outflows	226,837,620	34,485,898	73,570,863	542,590	335,436,971
Liabilities					
Current liabilities:					
Accounts payable	1,264,178	402,952	479,537	25,528	2,172,195
Accrued expenses	44,237	17,749	24,784	-	86,770
Accrued interest payable	2,682,002	159,354	1,443,722	-	4,285,078
Due to other funds	334,842	118,999	148,621	5,135	607,597
Due to other governments	785,963	14,314	30,046	186,645	1,016,968
Due to developer	-	-	46,016	-	46,016
Unearned revenue	1,741,655	-	-	251,357	1,993,012
Current installments of revenue bonds payable	6,610,000	1,565,000	2,320,000	-	10,495,000
Total current liabilities	13,462,877	2,278,368	4,492,726	468,665	20,702,636
Non-current liabilities:					
Revenue bonds payable, net	131,455,000	6,835,000	59,205,000	-	197,495,000
Total non-current liabilities	131,455,000	6,835,000	59,205,000	-	197,495,000
Total liabilities	144,917,877	9,113,368	63,697,726	468,665	218,197,636
Deferred inflow of resources					
Deferred amount on debt refunding	-	6,299	-	-	6,299
Total liabilities and deferred inflows	144,917,877	9,119,667	63,697,726	468,665	218,203,935
Net position					
Net investment in capital assets	20,886,517	8,811,109	(11,282,122)	-	18,415,504
Restricted for:	-				
Debt service	7,539,279	1,624,813	2,861,693	-	12,025,785
Renewal and replacement	2,707,308	291,664	369,610	-	3,368,582
System development	-	-	434,038	-	434,038
Unrestricted	50,786,639	14,638,645	17,489,918	73,925	82,989,127
Total net position	$ 81,919,743	25,366,231	9,873,137	73,925	117,233,036

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenses and Changes in Fund Net Position
Proprietary Funds
For the Fiscal Year Ended September 30, 2019

	Major Funds				
	RAD	VCSA Water and Sewer	LSSA Water and Sewer	Non-Major Funds	Total
Operating revenues:					
Charges for services:					
Water revenue	$ -	3,153,399	5,715,813	-	8,869,212
Sewer revenue	-	3,971,407	5,522,368	-	9,493,775
Recreational amenity fees	39,566,907	-	-	-	39,566,907
Recreational fees	1,590,185	-	-	695,366	2,285,551
Rentals and leases	616,454	-	-	-	616,454
Other Income	483,327	95,244	107,331	296	686,198
Total operating revenues	42,256,873	7,220,050	11,345,512	695,662	61,518,097
Operating expenses:					
Water and sewer expense	-	-	-	-	-
Recreational expenses	7,928,263	-	-	648,451	8,576,714
General and administrative	3,881,365	10,960	1,776	-	3,894,101
Public Safety	2,481,825	-	-	-	2,481,825
Physical Environment	8,116,443	3,190,333	3,380,087	-	14,686,863
Depreciation	3,122,787	1,300,054	1,576,493	900	6,000,234
Amortization / accretion	4,570,255	(1,574)	1,109,746	-	5,678,427
Total operating expenses	30,100,938	4,499,773	6,068,102	649,351	41,318,164
Operating income	12,155,935	2,720,277	5,277,410	46,311	20,199,933
Non-operating revenue (expenses):					
Investment earnings	1,822,208	463,690	568,316	8,370	2,862,584
Interest expense	(6,484,927)	(318,720)	(2,887,450)	-	(9,691,097)
Gain (loss) on disposal of property	21,278	8,899	12,174	-	42,351
Contribution to Affiliate	-	-	-	(165,871)	(165,871)
Total non-operating revenue (expenses)	(4,641,441)	153,869	(2,306,960)	(157,501)	(6,952,033)
Change in net position before capital contributions	7,514,494	2,874,146	2,970,450	(111,190)	13,247,900
Capital contributions - impact fees	-	-	20,878	-	20,878
Change in net position	7,514,494	2,874,146	2,991,328	(111,190)	13,268,778
Total net position, beginning	74,405,249	22,492,085	6,881,809	185,115	103,964,258
Total net position, ending	$ 81,919,743	25,366,231	9,873,137	73,925	117,233,036

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Cash Flows
Proprietary Funds
Year ended September 30, 2019

	Major Funds				
	RAD	VCSA Water and Sewer	LSSA Water and Sewer	Non-Major Funds	Total
Cash flows from operating activities:					
Receipts from customers	$ 42,271,345	7,193,851	11,317,117	695,752	61,478,065
Payments to suppliers and others	(22,166,460)	(2,864,725)	(2,981,137)	(459,657)	(28,471,979)
Net cash provided (used) by operating activities	20,104,885	4,329,126	8,335,980	236,095	33,006,086
Cash flows from capital and related financing activities:					
Principal payments on bonds	(8,830,000)	(1,520,000)	(2,255,000)	-	(12,605,000)
Annuity payments received	2,964,136	-	-	-	2,964,136
Interest paid	(6,559,894)	(339,909)	(2,918,884)	-	(9,818,687)
Payment for capital assets	(1,168,546)	(595,858)	(1,174,118)	-	(2,938,522)
Receipt of capital contributions - impact fees	-	-	20,878	-	20,878
Proceeds from sale of surplus	21,278	8,899	12,174	-	42,351
Net cash (used in) provided by capital and related financing activities	(13,573,026)	(2,446,868)	(6,314,950)	-	(22,334,844)
Cash flows from investing activities:					
Purchase of investments	(1,273,877)	(430,424)	(623,303)	(1,232)	(2,328,836)
Donation of net assets to affiliate				(165,871)	(165,871)
Interest received	1,822,208	463,690	568,316	8,370	2,862,584
Net cash provided (used) by investing activities	548,331	33,266	(54,987)	(158,733)	367,877
Net increase (decrease) in cash and cash equivalents	7,080,190	1,915,524	1,966,043	77,362	11,039,119
Cash and cash equivalents, beginning of year	26,038,740	5,680,622	12,383,591	200,373	44,303,326
Cash and cash equivalents, end of year	33,118,930	7,596,146	14,349,634	277,735	55,342,445
Reconciliation of cash and cash equivalents per statement of cash flows to the statement of net position:					
Cash per statement of net position:					
Unrestricted cash and cash equivalents	21,925,941	5,529,315	9,674,609	277,735	37,407,600
Restricted cash and cash equivalents - current	10,221,281	1,775,167	3,871,377	-	15,867,825
Restricted cash and cash equivalents - non-current	971,708	291,664	803,648	-	2,067,020
Cash and cash equivalents	33,118,930	7,596,146	14,349,634	277,735	55,342,445
Reconciliation of operating income to net cash provided by operating activities:					
Operating income (loss)	12,155,935	2,720,277	5,277,410	46,311	20,199,933
Adjustments to reconcile operating income to net cash provided by operating activities:					
Depreciation	3,122,787	1,300,054	1,576,493	900	6,000,234
Amortization / accretion	4,570,255	(1,574)	1,109,746	-	5,678,427
Change in assets and liabilities:					
(Increase) Decrease in:					
Accounts receivable	31,144	(26,199)	(3,640)	90	1,395
Due from other funds	(80,401)	34,539	28,986	48,452	31,576
Due from other governments	19,924	59,221	(975)	-	78,170
Increase (Decrease) in:					
Accounts payable and accrued liabilities	264,768	227,392	314,634	11,176	817,970
Unearned revenue	(16,672)	(11,463)	(24,755)	(8,430)	(61,320)
Due to developer	-	-	14,947	-	14,947
Due to other funds	(47,840)	16,189	26,687	(49,049)	(54,013)
Due to other governments	84,985	10,690	16,447	186,645	298,767
Net cash provided by operating activities	$ 20,104,885	4,329,126	8,335,980	236,095	33,006,086

See accompanying notes to basic financial statements

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Fiduciary Net Position
Fiduciary Fund
September 30, 2019

		Beyond the Stars Agency Fund
Assets:		
Cash and cash equivalents	$	53,520
Total assets		53,520
Liabilities:		
Due to Beyond the Stars beneficiaries		53,520
Total liabilities	$	53,520

See accompanying notes to basic financial statements.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Financial Reporting Entity

The Village Center Community Development District (the District) was established in 1992 to manage and finance basic services for a community development district located in The Villages, Florida. The District was created by the Town of Lady Lake, Florida, in Ordinance No. 92-06, pursuant to the provisions of Chapter 190.005 of the Florida Statutes, and operates within the criteria established by Chapter 190. The District is governed by a five-member Board of Supervisors who is elected on a rotating basis by the landowners within the District for terms from two to four years. As of September 30, 2019, four of the five members of the Board of Supervisors are employees of or affiliated with the Developer and one member is a resident of a district within The Villages.

The District provides water and sewer utility services, recreation, security services, fire protection and paramedic services to residents of a retirement community known as The Villages, located in The Villages, Florida. The District also provides for the maintenance of common areas and roadways for the commercial areas within the District's boundaries. The Villages of Lake-Sumter, Inc. was the developer and initial owner of the property within the District.

The Villages continues to be developed by the developer, a family-owned business established for the single purpose of developing The Villages. Today, The Villages spans approximately 50 square miles across the borders of Lake, Sumter and Marion Counties, the City of Wildwood, the City of Fruitland Park and the Town of Lady Lake, Florida, with a population of approximately 130,000. When fully developed The Villages is expected to span 86 square miles and include approximately 98,500 residences and a population of 190,000. Development is currently underway in the south end of The Villages in Districts 12 and 13.

The financial statements of the District have been prepared in conformity with U.S. Generally Accepted Accounting Principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the standard-setting body for establishing governmental accounting and financial reporting principles. As defined by GASB, the financial reporting entity is required to include the primary government, organizations for which the primary government is financially accountable and other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would case the reporting entity's financial statements to be misleading or incomplete. Blended component units, on the other hand, are reported in a separate column in the statement of net position to emphasize they are legally separate from the government.

There are no component units which are legally separate from the District. There are sixteen Community Development Districts in the total structure of The Villages, each being a separate government entity established pursuant to Chapter 190, Florida Statutes.

The following is a listing of these Community Development Districts:

- Village Center Community Development District provides water and sewer utility services, recreation facilities and services, security, fire protection, emergency medical first response (non-transport) and executive golf services to the residents. The cost of operations is funded by amenity and utility fees which residents pay monthly. This District also provides for the maintenance of common areas and roadways for the commercial areas within the District boundaries. The cost of

maintenance in the commercial areas is funded through commercial maintenance assessments. Lastly, the District provides administrative services, including human resources, payroll, accounting, property management, recreation leadership and community standard services to the Community Development Districts.

- Sumter Landing Community Development District provides recreation facilities and services, security, fire protection, emergency medical first response (non-transport) and executive golf services to the residents. The cost of operations is funded by amenity fees which residents pay monthly. This District also provides for the maintenance of common areas and roadways for the commercial areas within the CDD boundaries in Sumter County. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments

- Brownwood Community Development District provides the maintenance of common areas and roadways for the commercial areas within the District boundaries in Sumter County. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments as the new downtown area builds out.

- The Village Community Development District No. 1 boundary consists of approximately 993 acres in Sumter County. The development included construction of 3,420 residential units.

- The Village Community Development District No. 2 boundary consists of approximately 990 acres in Sumter County. The development included construction of 3,668 residential units.

- The Village Community Development District No. 3 boundary consists of approximately 894 acres in Sumter County. The development included construction of 3,762 residential units.

- The Village Community Development District No. 4 boundary consists of approximately 1,253 acres in Marion County. The development included construction of 5,432 residential units.

- The Village Community Development District No. 5 boundary consists of approximately 1,407 acres in Sumter County. The development included construction of 6,399 residential units.

- The Village Community Development District No. 6 boundary consists of approximately 1,497 acres in Sumter County. The development included construction of 6,697 residential units.

- The Village Community Development District No. 7 boundary consists of approximately 976 acres in Sumter County. The development included construction of 4,765 residential units.

- The Village Community Development District No. 8 boundary consists of approximately 1,098 acres in Sumter County. The development included construction of 5,193 residential units of which 29 are being used as lifestyle preview homes by the Developer.

- The Village Community Development District No. 9 boundary consists of approximately 1,299 acres in Sumter County. The development included construction of 5,409 residential.

- The Village Community Development District No. 10 boundary consists of approximately 1,489 acres in Sumter County. The development included construction of 6,639 residential units of which 116 are being used as lifestyle preview homes by the Developer.

- The Village Community Development District No. 11 boundary consists of approximately 693 acres within the city limits of Fruitland Park in Lake County. Planned development includes construction of 2,055 residential units of which 2 remain unsold as of the end of the fiscal year.

- The Village Community Development District No. 12 boundary consists of approximately 1,483 acres within the city limits of the City of Wildwood in Sumter County. Planned development includes construction of 6,202 residential units of which 2,653 remain unsold as of the end of the fiscal year.

- The Village Community Development District No. 13 boundary consists of approximately 2,290 acres within the city limits of the City of Wildwood in Sumter County. Planned development includes construction of 7,822 residential units and construction is currently underway.

In order to acquire land and fund the construction costs of the District's public infrastructure, the District issued Special Assessment Revenue Bonds. The proceeds of these bonds were used to construct improvements within the District which consists of roadway improvements, landscaping, open areas, streetlights, multi-modal paths, master drainage systems and a water and waste water distribution and collection service system. The bonds are supported by assessments which are levied upon the benefiting properties. In addition to the bond assessment for construction of the infrastructure, there is an annual maintenance assessment to provide for the services and ongoing maintenance and administration.

It is anticipated additional infrastructure improvements within The Villages will be undertaken by existing community development districts and/or a community development district yet to be created in the future, for which special assessments may be imposed on residences in The Villages and lands owned by the Developer.

In addition to the above community development districts, there is one dependent district of Sumter County which is part of the family of Districts which comprise the local government of The Villages.

- North Sumter County Utility Dependent District (NSCUDD) – This dependent district provides water, wastewater and reclaimed water service to Village properties between C.R. 466 and C.R. 466A in Sumter County. NSCUDD also provides solid waste sanitation services for the Sumter County, Marion County, and portions of The Villages which are in the City of Fruitland Park and City of Wildwood.

Basis of Presentation

Government-wide Statements: The financial statements include both government-wide financial statements, based on the District as a whole, and fund financial statements. The government-wide financial statements report information on all of the non-fiduciary activities of the District. The effect of any inter-fund activity has been removed from these statements. Governmental activities, which normally are supported by assessments and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees charged to external parties.

The government-wide statement of net position reports the governmental activities of the District on a government-wide basis and on a full accrual basis, using the economic resources measurement focus, which incorporates long-term assets and receivables as well as long-term debt and obligations. The statement of net position also addresses deferred inflows and deferred outflows. The statement of activities reflects the expenses of the District, which are offset by revenues. Program revenues are defined as charges for services, operating grants and contributions, and capital grants and contributions directly associated with a given function.

Fund Financial Statements: Separate financial statements are provided for the governmental and proprietary funds. Major individual funds are presented in separate columns on the fund financial statements and all non-major funds are aggregated and displayed in a single column. The General Fund and Public Safety Special Revenue Fund meet this definition as governmental funds and are designated as major funds. The Recreation Amenities Division Fund (RAD), Village Center Service Area and Little Sumter Service Area water and sewer funds also meet this definition as proprietary funds and are designated as major funds. The District has six non-major funds. The Village of Spanish Springs, Rolling Acres, Road Maintenance and Community Standards funds are all non-major governmental special revenue funds. The Fitness Fund and The Enrichment Academy are the non-major proprietary funds. The fund financial statements include reconciliations with brief explanations to better identify the relationship between the government-wide and the statements of the governmental funds.

Program revenues in the statement of activities consist primarily of special assessments for the governmental funds and charges for utility and recreational amenities in the proprietary funds. Net position is categorized as net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets is intended to reflect the portion of net position which is associated with capital assets net of accumulated depreciation less outstanding capital asset related debt.

Restricted net position is assets which have third party (statutory, bond covenant or granting agency) or enabling legislation limits on their use. The District would typically use restricted assets first, as appropriate opportunities arise, but reserves the right to selectively defer the use thereof to a future project or replacement equipment acquisition.

Unrestricted net position represents net position not included in net investment in capital assets or restricted net position.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year in which the related debt is issued and the assessments established.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within sixty days of the end of the current

fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded when payment is due.

The following are the District's major governmental funds:
General Fund**:** The General Fund is the primary operating fund of the District and is used to account for all financial resources of the general government except those required to be accounted for in another fund.

Public Safety Special Revenue Fund**:** The Public Safety Special Revenue Fund is used to account for all financial resources of the Public Safety Department.

The following are the District's four non-major governmental funds:
Rolling Acres Special Revenue Fund: The Rolling Acres Special Revenue Fund is used to account for all financial resources, including special assessments, related to the maintenance of facilities in the Rolling Acres Plaza commercial area, a major retail center in The Villages.

Village of Spanish Springs (VOSS) Special Revenue Fund: The VOSS Special Revenue Fund is used to account for all financial resources, including special assessments, related to the maintenance of facilities in the Spanish Springs commercial area, a major retail center in The Villages.

Road Maintenance Special Revenue Fund: The Road Maintenance Special Revenue Fund is used to account for all financial resources, including special assessments, related to the maintenance of roads and rights-of-way facilities in the commercial areas of The Villages.

Community Standards Special Revenue Fund: The Community Standards Special Revenue Fund is used to account for those services related to deed compliance within The Villages. Any fines levied are also accounted for within this fund.

The following are the District's three major enterprise funds, a type of proprietary fund:
Recreation Amenities Division (RAD) Fund is used to account for the amenity recreation and security revenues and expenses for Districts 1 through 4.

Village Center Service Area (VCSA) Utility Fund is used to account for all water and irrigation revenues and costs of providing services on a continuing basis to customers located in the Lake County portion of The Villages, and a portion of District No. 1 residential areas in Sumter County, along with associated commercial areas.

Little Sumter Service Area (LSSA) Utility Fund is used to account for all water and irrigation revenues and costs of providing services on a continuing basis in the residential areas located in District Nos. 1 (portion), 2, 3, and 4, along with associated commercial areas.

The following funds are the two non-major enterprise funds within the District:
Fitness Enterprise Fund is used to account for all resources for the operation of the fitness center located at the Mulberry Grove recreation center. At September 30, 2019, the assets and the related liabilities were transferred to an affiliated organization, Sumter Landing Center Development District Fitness Fund.

The Enrichment Academy (TEA) is used to account for the resources for the operation of a community educational enrichment program.

Governmental Fund Balance Classifications

Governmental fund balances are classified as either non-spendable or spendable. Spendable balances are further classified as restricted, committed, assigned or unassigned, based on the extent to which there are external or internal constraints on the spending of these fund balances. A discussion of each is as follows:

- Non-spendable: This classification includes amounts which cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact. "Not in spendable form" includes items which are not expected to be converted into cash (such as inventories and prepaid amounts).

- Restricted: This classification incudes amounts for which constraints have been placed on the use of the resources either externally imposed by creditors, grantors, contributors, laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation.

- Committed: This classification includes amounts which can only be used for specific purposes established by the highest decision making authority in the government. Committed amounts cannot be used for any other purposed unless the District removes those constraints by taking the same type action.

- Assigned: This classification includes amounts which are constrained by the District's intent to be used for a specific purpose but are neither restricted nor committed.

- Unassigned: This classification includes the residual fund balance for the General Fund. This classification represents fund balance which has not been assigned to other funds and which has not been restricted, committed or assigned to a specific purpose within the General Fund. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed or assigned for those specific purposes.

The District does not currently use non-spendable or assigned categories of fund balance. All restricted fund balances relate to external debt service restrictions. The Board of Supervisors, the highest decision making authority of the District, approves the establishment, increase and reduction in committed fund balances by budget resolutions and amendments. All other fund balances are unassigned. Restricted and Committed fund balances are always used first for the purposes for which they are designated. Changes to this practice require prior Board of Supervisors approval. A minimum fund balance amount has not been formally adopted.

Budgetary Information

The annual budget is formally adopted by the Board of Supervisors and serves as the legal authorization for expenditures. Legal authority and control are established in accordance with Section 190.008, Florida Statutes. The annual budget, as well as any subsequent amendment, is adopted and approved for all funds by the Board of Supervisors. Budgets are adopted on a basis consistent with GAAP. All budget amounts presented in the statements reflect the original budget and the amended final budget.

Assets, Liabilities and Net Position

Cash, Cash Equivalents and Investments The District considers cash and cash equivalents to be cash on hand, demand deposits, cash with fiscal agent, and short-term investments with original maturities of three months or less from the date of acquisition.

The District's investments are recorded at fair value unless the investment qualifies as an external investment pool and follows the guidance in GASB, which allows the investment to be recorded at amortized cost under certain criteria. Fair value is the price which would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The method of measuring the fair value of investments uses the fair value hierarchy as defined by GASB.

Receivables and Payables The accounts receivable of the District are recorded in the government-wide and fund financial statements. Activities between funds which are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds".

Deferred Outflows/Inflows of Resources In addition to assets, the statement of financial position may report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position which applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial positon may report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position which applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until then.

Capital Assets Capital assets, which may include property (land), buildings, infrastructure assets (roads, sidewalks, etc.), improvements, equipment, construction in progress and intangible assets, are reported in the government-wide financial statements.

The District has established the threshold for additions to capital assets as an asset with an acquisition cost of $10,000 or more, and an estimated useful life in excess of one year. This threshold was increased effective October 1, 2018 from a previous threshold of $5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. The District values and records donated capital assets at the estimated fair value of the item at the date of its donation.

Routine maintenance and repairs to capital assets are not included in the reported value because they do not increase the capacity or extend the useful life of the capital asset.

Depreciation of capital assets is computed using the straight-line method and is recorded in general government expenses in the District's statement of activities. Estimated useful lives of the assets are as follows:

- Improvement other than building and structure 40 years
- Furniture and Equipment 5-10 years

Intangible Assets Intangible assets represent the discounted value of future amenity fees or utilities service fees acquired from the Developer, and are capitalized at cost at the date of acquisition. Intangible assets are amortized on a straight-line basis over an estimated useful life of 40 years.

Compensated Absences It is the District's policy to accumulate earned but unused vacation benefits. All vacation pay is accrued when incurred in the government-wide financial statements. The compensated absences balance was $961,000 and $816,000 as of September 30, 2019 and 2018 respectively.

Bond Discounts, Premiums and Issuance Costs In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable business-type activities statement of net position. Bond premiums and discounts and bond insurance costs, are deferred and amortized over the term of the bonds using the straight-line method, which approximates the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, proprietary fund types recognize bond issuance costs during the period when the debt is issued. The face amount of debt issued is reported as other financial sources. Issuance costs are reported as other debt services expenditures.

Restricted Assets Certain proceeds of revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position because their use is limited by applicable bond covenants. Restricted assets in the form of cash and cash equivalents which will be used to pay current liabilities are classified as current assets in the accompanying statement of net position.

The resolutions, authorizing both the utility and recreational revenue bonds require the District establish sinking fund and reserve accounts in amounts which equal the Reserve Account Requirements, which are defined in the Bond Trust Indentures. In addition, the bond resolutions require a renewal and replacement reserve be established. The renewal and replacement reserve deposits are maintained as restricted assets until such time as needed to fund those necessary recreation and water and sewer system renewals and replacements.

The utility bond resolutions further require the District deposit all system development charges promptly, upon receipt thereof, in the System Development Charges account. These funds shall be accumulated and applied by the District in accordance with the provisions of the Bond Trust Indentures.

Retirement Benefits Full-time employees participate in the District defined contribution retirement plans. The plans were established under IRS section 401(a) and 457(b) and are administered by Nationwide and ICMA. Employees may choose among various investment options available to plan participants. There are two classes of employees participating in the plan, regular full-time employees and professional fire-fighters. During fiscal year 2019, regular full-time employees received a 6% contribution and professional fire-fighters received a 15% contribution based on each employee's total salary. At the end of fiscal year 2019, there were 229 regular full-time employee participants and 131 professional fire-fighters. Employer contributions to the plan for the fiscal year 2019 totaled $539,000 for the regular full-time employees and $1,158,000 for the professional fire-fighters. In addition to the employer contribution, there is an employer match as follows: of up to 2% for those non-emergency staff who participate in either of the 457(b) plans with contributions from the employee to those 457(b) plans of at least 2% and of up to 1% for those emergency personnel per collective bargaining agreement who participate in either of the 457(b) plans with contributions from the employee to those 457(b) plans of at least 1%. Employer match contributions for the fiscal year 2019 totaled $85,000 for the regular full-time employees and $110,000 for the professional fire-fighters. Employees are fully vested in the plan when employed full-time for 6 years

and upon termination of employment will receive 100% of the contributions made on their behalf. If employment is terminated prior to an employee becoming fully vested, they receive a portion of the amount based on the following terms of full-time employment: 2 years – 20%, 3 years – 40%, 4 years – 60%, and 5 years – 80%. Any amounts forfeited by employees are distributed annually to the remaining members of the plan on a proportional basis. The plan can only be amended with the approval of the District Board of Supervisors and in the case of the professional fire-fighters; the IAFF Local 4770 must approve changes to the Collective Bargaining Agreement regarding pension contributions. ICMA was closed to new entrants and deferral contributions as of August 2018.

Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles (GAAP) requires management to make various estimates and assumptions which affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statement and the reported amounts of revenues and expenditures/expenses during the reporting period. Some of these estimates include assessing the collectability of the receivables, the useful lives of capital assets and the collectability of the liabilities. Although these estimates are based on management's knowledge of current events and actions it may undertake in the future, they could ultimately differ from actual results.

Date of Management's Review

Subsequent events were evaluated by management through January 31, 2020, which is the date the financial statements were available to be issued.

NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS

The District maintains an approved Investment Policy and Long-Term Portfolio Investment Policy in compliance with guidelines established by Florida Statutes.

The primary objective of the District's Investment policy is to assure safety and preservation of principal. The objective is to mitigate credit and interest rate risk, maintain the necessary liquidity to match expected liabilities and maximize yield.

The primary objective of the District's Long-term Portfolio Investment policy is to achieve a long-term (five years or longer) level of return commensurate with the contemporary economic conditions and equal to or exceeding the then prevailing investment environment.

Cash and Cash Equivalents: The District's cash and cash equivalents are considered to be cash on hand, demand deposits, cash with fiscal agent and short-term investments with an original maturity of three months or less.

The District invests its operating cash solely in Qualified Public Depositories which meet the requirements of Chapter 280, Florida Statutes "Florida Security for Public Deposits Act". In addition to protection of up to $250,000 for its deposits with a single bank as provided by the Federal Deposit Insurance Corporation (FDIC), the District's deposits are provided the extra level of security afforded by using a public depository which meets the requirements of Chapter 280. This includes the provision by the public depository of collateral based on the amount of public deposits maintained at the institution and the ability

of the State of Florida to levy other public depositories for shortages in collateral in the event of the failure of a public depository. Citizens First Bank is a Qualified Public Depository.

As of September 30, 2019, the District's Cash and Cash Equivalents consisted of:

Cash and Cash Equivalents	Fair Value	Weighted Average Maturity (Days)	Credit Rating
Citizens First Bank demand deposits	3,507,174	1.0	n/a
Fl Cooperative Liquid Assets Securities System, FLCLASS	48,606,058	52.0	AAAm
Fl Public Assets for Liquidity Management (FL PALM)	7,396,064	39.0	AAAm
US Bank - State Board of Administration, Florida Prime TM	17,934,845	22.0	AAAm
Total Fair Value	$ 77,444,141		
Portfolio Weighted Average Maturity (WAM)		41.5	

The District invests excess funds pursuant to the guidelines established in Section 218.415, Florida Statutes. The authorized investments consist of:

- The Local Government Surplus Funds Trust Fund or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act as provided in Section 163.01, Florida Statutes.
- Securities and Exchange Commission registered money market mutual funds with the highest credit quality rating from a nationally recognized rating agency.
- Interest-bearing time deposits or savings accounts in qualified public depositories as defined in Section 280.02, Florida Statutes.
- Direct obligations of the United States Treasury.
- Federal agencies and instrumentalities.
- Repurchase agreements with financial institutions approved as public depositors, provided that the underlying collateral consists of obligations of the United States Government, its agencies and instrumentalities. The repurchase agreement shall be collateralized equal to at least 102 percent of the value of the District's investment.

The District has further segregated a portion of its investment into a long-term investment portfolio with further investment guidelines. The investment objectives are based on a long-term investment horizon of five years or longer. The District has developed a long-term investment horizon such that the risk and duration of investment losses are carefully weighed against the long-term potential for asset growth. A large portion of the assets will be invested in longer-term investments and will be diversified with the intent to minimize risk loss. In order to best balance risk and return for optimal diversification, the following asset allocation has been identified:

	Asset Weightings	
Asset Classes	**Range**	**Target**
Growth Assets		
Domestic Equity	20% - 60%	40%
International Equity	0% - 40%	20%
Other	0% - 20%	0%
Income Assets		
Fixed Income	20% - 60%	40%
Other	0% - 20%	0%
Real Return Assets	0% - 20%	0%
Cash Equivalents	0% - 20%	0%

As of September 30, 2019, the District's Investments consisted of:

Investments		**Fair Value**	**Weighted Average Maturity (Years)**	**Credit Rating**
Florida Fixed Income Trust, FLFIT	$	18,350,206	0.55	AAAf1/S1
Florida Local Government Investment Trust		22,023,617	2.06	AAAf/S1
PFM Multi-Manager Domestic Equity Fund		4,252,980	n/a	n/a
PFM Multi-Manager International Equity Fund		2,295,827	n/a	n/a
PFM Multi-Manager Fixed Income Fund		3,710,051	7.90	A
PFM Cash Equivalent		25,685		
Total Investments	$	50,658,366		
Portfolio Weighted Average Maturity (WAM)			1.67	

The District participates in the following external investment pools:

The State Board of Administration for participation in the Local Government Investment Pool (Florida PRIME^{TM}) created by Section 218.415, Florida Statutes is an investment pool that operates under investment guidelines established by Section 215.47, Florida Statutes. The District's investments in Florida PRIME^{TM}, a qualified external investment pool, meet the requirements of GASB Statement No. 79 and are reported at amortized cost.

Florida Public Assets for Liquidity Management (FL PALM) is a fund whose objectives are to provide participants with the highest possible investment yield while it maintains liquidity and preserves capital, and maintains a stable NAV. The fund meets the requirements of GASB Statement No. 79 and is reported at amortized cost.

The Florida Local Government Investment Trust (the Trust) is administered by a Board of Trustees appointed by the Florida Association of Court Clerks and County Comptroller, and the Florida Association

of Counties, Inc. The Trust was created to provide a means for public entities to pool surplus funds to maximize net earnings certificates of deposit. The District's investment in the Trust Short-Term Bond Fund does not meet the requirements of GASB Statement No. 79 and is valued at variable Net Asset Value (NAV), which approximates fair value.

The Florida Cooperative Liquid Assets Securities System (FLCLASS) is an independent local government investment pool designed to provide a safe and competitive investment alternative for Florida governmental entities. FLCLASS does not meet the requirements of GASB Statement No. 79 and is measured at variable NAV, which approximates fair value.

Florida Fixed Income Trust Enhanced Cash Pool is a Series Trust designed to provide liquid solutions to local governments of Florida. The funds objective is to provide liquidity and preservation of capital while providing current income consistent with low volatility of net asset value. The fund does not meet the requirements of GASB Statement No. 79 and is measured at variable NAV, which approximates fair value

Fair Value Hierarchy. GASB Statement No. 72, Fair Value Measurement and Application, sets forth the framework for measuring fair value. The District's investments are recorded at fair value unless the investment qualifies as an external investment pool under the guidance in GASB Statement No. 79.

The valuation measurement levels are defined below:

- Level 1 inputs are unadjusted price quotations in active markets/exchanges for identical assets or liabilities which a government can access at the measurement date.
- Level 2 inputs are observable inputs including, but not limited to, quoted prices for similar assets or liabilities in active markets, quoted process for identical or similar assets or liabilities in markets which are not active, inputs other than quoted prices which are observable for the assets or liabilities (such as interest rates, yield curves, volatilities, loss severities, credit risks and default rates) or other market-corroborated inputs.
- Level 3 inputs are unobservable inputs based on the best information available in the circumstances, to the extent observable inputs are not available.

The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs. If a price for an identical asset or liability is not observable, a government should measure fair value using another valuation technique which maximizes the use of relevant observable inputs and minimizes the use of unobservable inputs.

At September 30, 2019, the District's investments carried the following Fair Value Hierarchy:

	Total	Level 1	Level 2	Level 3
Investment by fair value level:				
PFM Multi-Manager Domestic Equity Fund	$ 4,252,980	$ -	$ 4,252,980	$ -
PFM Multi-Manager International Equity Fund	2,295,827	-	2,295,827	-
PFM Multi-Manager Fixed Income Fund	3,710,051	-	3,710,051	-
Totals	$ 10,258,858	$ -	$ 10,258,858	$ -

Management of the following investment risks are addressed below:

- Custodial credit risk is the risk that a government will not be able to recover deposits or the value of an investment which is in the possession of a failed institution or counterparty.
    - The financial institution in which the District places its deposits is certified as a "qualified public depository" as required under the Florida Security for Public Deposits Act. Therefore, the deposits are entirely insured by Federal depository insurance and collateralized pursuant to Chapter 280, Florida Statutes.
    - At September 30, 2019, and consistent with the investment policy, the District's investments are all registered in the name of the District by a custodian or a trustee for the District.

- Credit risk is the risk of loss from an issuer's failure to repay principal and/or interest on a debt obligation. To manage this risk, the District's investment policy identifies and limits investments to only top ratings issued by nationally recognized statistical rating organization.

- Concentration of investment risk is the increasing probability of loss arising from heavily lopsided exposure to an asset class, issuer, structure or maturity. The District's investment policy stipulates guidelines for diversification of investments by limiting investments to avoid over-concentration in securities from a specific issuer or business sector; limiting investments in securities with higher credit risk; investments in securities with varying maturities; and continuously investing a portion of the portfolio in readily available funds to ensure that appropriate liquidity is maintained to meet ongoing obligations.

- Interest rate risk is the risk which a security's value will decrease with a rise in interest rates. To manage interest rate risk, the District maintains a formal investment policy which limits investment maturities not to exceed five (5) years. The District maintains and reports interest rate risk using the Weighted Average Maturity (WAM) method. A weighted average takes into account both the timing and the amounts of the maturities. The District manages its exposure to decline in fair values by limiting the WAM of its investment portfolio to less than three (3) years.

- Foreign currency risk is the risk of loss from a reduction in value affected by changes in the rate of exchange. The District's investment policies do not allow for direct investments in foreign currency.

NOTE 3 –RECEIVABLES AND PAYABLES

Receivables

Accounts Receivable The accounts receivable balance for governmental activity and business-type activities was $649,000 and $5,509,000 as of September 30, 2019 respectively. Business-type receivables include outstanding amounts owed from residents for utility services and amenity fees. Governmental receivables primarily include a balance due from the sale of District-owned vehicles.

Due from other Governments The inter-government balances result from the time lag between the dates that (1) inter-government goods and services were provided or reimbursable expenditure occur, (2) transactions are recorded in the accounting system and (3) payments between governments are made. The balance at September 30, 2019 is expected to be repaid shortly after year-end from available current assets and next year funding.

Due from Other Funds The inter-fund balances result from the time lag between the dates that (1) inter-fund goods and services were provided or reimbursable expenditure occur, (2) transactions are recorded in

the accounting system and (3) payments between funds are made. The balance at September 30, 2019 is expected to be repaid shortly after year-end from available current assets and next year funding.

Internal Balances, net The internal balances result from transactions between the governmental funds and the proprietary funds. It is due to the time lag between the dates that (1) inter-fund goods and services were provided or reimbursable expenditure occurred, (2) transactions are recorded in the accounting system and (3) payments between funds are made. The balance at September 30, 2019 is expected to be repaid shortly after year-end from available current assets and next year funding and is offset by the liability balance.

The accounts receivable is shown net of the allowance for doubtful account totaling $771,000 as of September 30, 2019.

Payables

Accounts Payable As of September 30, 2019, a total $3,707,000 is due to trade vendors in the normal course of business. This balance is expected to be repaid shortly after year-end from available current assets and next year funding.

Due to other Governments The inter-government balances result from the time lag between the dates that (1) inter-government goods and services were provided or reimbursable expenditure occur, (2) transactions are recorded in the accounting system and (3) payments between governments are made. The balance at September 30, 2019 is expected to be repaid shortly after year-end from available current assets and next year funding.

Due to Developer As of September 30, 2019, a total $46,000 is Due to the Developer. This balance represents amenity fees collected by the District that is owed to the Developer. The balance at September 30, 2019 is expected to be repaid shortly after year-end from available current assets and next year funding.

Due to Other Funds The inter-fund balances result from the time lag between the dates that (1) inter-fund goods and services were provided or reimbursable expenditure occur, (2) transactions are recorded in the accounting system and (3) payments between funds are made. The balance at September 30, 2019 is expected to be repaid shortly after year-end from available current assets and next year funding.

Internal Balances, net The internal balances result from transactions between the governmental funds and the proprietary funds due to the time lag between the dates that (1) inter-fund goods and services were provided or reimbursable expenditure occurred, (2) transactions are recorded in the accounting system and (3) payments between funds are made. The balance at September 30, 2019 is expected to be repaid shortly after year-end from available current assets and next year funding and is offset by the receivable balance.

NOTE 4 – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2019, was as follows:

	Beginning balance	Increases	Decreases	Ending balance
Governmental activities:				
Assets not being depreciated:				
Land	$ 1,427,519	-	-	1,427,519
Construction in progress	10,952	1,750,177	(42,965)	1,718,164
Total assets not being depreciated	1,438,471	1,750,177	(42,965)	3,145,683
Assets being depreciated:				
Building	4,873,507	312,377	-	5,185,884
Furniture & fixtures	13,901,819	1,658,838	(1,288,774)	14,271,883
Infrastructure	597,188	312,173	-	909,361
Leasehold improvements	490,223	36,900	-	527,123
Total assets being depreciated	19,862,737	2,320,288	(1,288,774)	20,894,251
Total assets	21,301,208	4,070,465	(1,331,739)	24,039,934
Less accumulated depreciation for:				
Building	(817,667)	(134,805)	-	(952,472)
Furniture & fixtures	(6,101,711)	(1,213,826)	1,031,135	(6,284,402)
Infrastructure	(153,395)	(34,377)	-	(187,772)
Leasehold improvements	(165,819)	(20,769)	-	(186,588)
Total accumulated depreciation	(7,238,592)	(1,403,777)	1,031,135	(7,611,234)
Governmental activities capital assets, net	14,062,616	2,666,688	(300,604)	16,428,700

	Beginning balance	Increases	Decreases	Ending balance
Business activities:				
Assets not being depreciated:				
Land	10,178,726	-	-	10,178,726
Construction in progress	334,720	1,386,269	(488,620)	1,232,369
	10,513,446	1,386,269	(488,620)	11,411,095
Assets being depreciated:				
Buildings and structures	68,663,681	24,390	-	68,688,071
Infrastructure	110,328,620	1,620,200	(262,170)	111,686,650
Leasehold improvements	9,815	-	(9,815)	-
Furniture & fixtures	2,789,016	-	(108,753)	2,680,263
Total assets being depreciated	181,791,132	1,644,590	(380,738)	183,054,984
Total assets	192,304,578	3,030,859	(869,358)	194,466,079
Less accumulated depreciation for:				
Buildings and structures	(27,627,313)	(1,886,370)	-	(29,513,683)
Infrastructure	(52,046,370)	(3,926,193)	658,454	(55,314,109)
Leasehold improvements	(8,915)	(900)	9,815	-
Furniture & fixtures	(1,799,158)	(186,771)	108,753	(1,877,176)
Total accumulated depreciation	(81,481,756)	(6,000,234)	777,022	(86,704,968)
Business activities capital assets, net	110,822,822	(2,969,375)	(92,336)	107,761,111
Total capital assets governmental and business activities:	$ 124,885,438	(302,687)	(392,940)	124,189,811

Net capital purchases for governmental activities totaled $3,770,000 and $2,938,000 for business activity. Depreciation expense of $1,404,000 and $6,000,000 was recognized during the year in governmental activity and business activity respectively.

NOTE 5 – INTANGIBLE ASSETS

Intangible Asset activity for the year ending September 30, 2019 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type activities:				
RAD:				
Discounted value of amenity fees	$ 171,432,090	-	-	171,432,090
Less accumulated amortization	(78,551,849)	(4,271,263)	-	(82,823,112)
Intangible assets, net	92,880,241	(4,271,263)	-	88,608,978
LSSA:				
Discounted value of utilities charges	43,338,051	-	-	43,338,051
Less accumulated amortization	(16,247,798)	(1,083,451)	-	(17,331,249)
Intangible assets, net	27,090,253	(1,083,451)	-	26,006,802
Business-type activities total:				
Discounted value of amenity fees	171,432,090	-	-	171,432,090
Discounted value of utilities charges	43,338,051	-	-	43,338,051
Less accumulated amortization	(94,799,647)	(5,354,714)	-	(100,154,361)
Intangible assets, net	$ 119,970,494	(5,354,714)	-	114,615,780

NOTE 6 – LONG- TERM DEBT

Long-term debt consists of the following Special Assessment Revenue bonds as of September 30, 2019:

Recreation Amenities Division Bonds:		
principal installments ranging from $3,320,000 to $11,595,000 through November 2036 in accordance with the redemption schedule. Interest is due semi-annually on May 1 and November 1 of each year until redemption or maturity. Interest rates range from 3.088% to 5.015%.	$	138,065,000
VCSA Utility Revenue Bonds		
$14,320,000 Utility Revenue Refunding Bonds, Series 2014A due in annual principal installments ranging from $1,565,000 to $1,810,000 through October 2023 in accordance with the redemption schedule. Interest is due semi-annually on April 1 and October 1 of each year until redemption or maturity. Interest rates range from 3.088% to 3.956%.		8,400,000
LSSA Utility Revenue Bonds		
$70,300,000 Utility Revenue Bonds, Series 2014B due in annual principal installments ranging from $2,320,000 to $4,955,000 through October 2036 in accordance with the redemption schedule. Interest is due semi-annually on April 1 and October 1 of each year until redemption or maturity. Interest rates range from 3.088% to 5.015%.		61,525,000
Total revenue bonds payable	$	207,990,000
Less current installment of revenue bonds payable		(10,495,000)
Revenue bonds payable less current installments	$	197,495,000

The Taxable Recreational Revenue Bonds, Series 2014 are secured by a lien and pledge of amenity fees and other revenues under the indenture which are derived by the District from the users of the recreational facilities.

The VCSA Utility Revenue Bonds are secured by a lien and pledge of the revenues under the indenture which are derived by the District from the fees and charges for water and wastewater services in the Village Center Areas (VCSA).

The LSSA Utility Revenue Bonds are secured by a lien and pledge of the revenues under the indenture which is derived by the District from the fees and charges for water and wastewater services in the Little Sumter Service Areas (LSSA).

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The annual requirements to amortize the principal and interest of all revenue bonds payable as of September 30, 2019, are as follows:

	Principal	Interest	Total
Fiscal year ending September 30:			
2020	10,495,000	9,480,931	19,975,931
2021	9,780,000	9,117,270	18,897,270
2022	10,190,000	8,705,579	18,895,579
2023	10,615,000	8,276,666	18,891,666
2024	11,065,000	7,829,705	18,894,705
2025-2029	48,340,000	32,722,398	81,062,398
2030-2034	60,210,000	19,143,349	79,353,349
2035-2037	47,295,000	3,635,750	50,930,750
Total	$ 207,990,000	98,911,647	306,901,647

The following is a summary of changes in long-term debt:

	Beginning balance	Additions	Reductions	Ending balance	Due within one year
Govermental activities:					
Compensated absences	$ 815,942	144,577	-	960,519	192,104
Other post-employment benefits	568,367	390,546	-	958,913	145,704
Governmental activities long-term debt	1,384,309	535,123	-	1,919,432	337,808
Business-type activities:					
Bonds payable					
RAD	146,895,000	-	(8,830,000)	138,065,000	6,610,000
VCSA Water and Sewer	9,920,000	-	(1,520,000)	8,400,000	1,565,000
LSSA Water and Sewer	63,780,000	-	(2,255,000)	61,525,000	2,320,000
Total business-type activities long-term liabilities	220,595,000	-	(12,605,000)	207,990,000	10,495,000
Total debt	$ 221,979,309	535,123	(12,605,000)	209,909,432	10,832,808

Debt Covenants and Pledged Revenues

The District has pledged certain amenities fee and water and sewer revenue to pay the principal and interest on Recreational Revenue and Utility Revenue Bonds issued to pay for the purchase of recreational and water and sewer utility facilities from the Developer. These Recreational and Utility Revenue Bonds were outstanding on September 30, 2019, as shown below. The table below reports the revenues pledged for each debt issue, the amounts of revenue received in the current year, the current year principal and interest paid on the debt, the approximate percentage of each revenue which is pledged to meet the debt obligation, and the date through which the revenue is pledged under the debt agreement and the total pledged future revenues for each debt, which is the amount of the remaining principal and interest on the bonds as of September 30, 2019.

Pledged Revenue	Revenue Received	Principal and Interest Paid	Estimated Percent Pledged	Outstanding Principal and Interest	Pledged Through
Business type funds					
Amenities Fee Revenue and Other Income of RAD Fund	$ 44,079,081	$ 15,314,927	34.74%	205,389,913	2036
Water and Sewer Revenue, VCSA Fund	7,683,740	1,838,720	23.93%	9,248,495	2023
Water and Sewer Revenue, LSSA Fund	11,913,828	5,142,450	43.16%	92,263,239	2036

NOTE 7 – RELATED PARTIES

The District entered into interlocal agreements to provide Village Community Development District No. 1 (District No. 1), Village Community Development District No. 2 (District No. 2), Village Community Development District No. 3 (District No. 3), Village Community Development District No. 4 (District No. 4), Village Community Development District No. 5 (District No. 5), Village Community Development District No. 6 (District No. 6), Village Community Development District No. 7 (District No. 7), Village Community Development District No. 8 (District No. 8), Village Community Development District No. 9 (District No. 9), Village Community Development District No. 10 (District No. 10), Village Community Development District No. 11 (District No. 11), and Village Community Development District No. 12 (District No. 12), Sumter Landing Community Development District (Sumter Landing), North Sumter County Utility Dependent District and Brownwood Community Development District, certain management, finance, tech and administrative services. Upon action by their respective Boards of Supervisors, District No. 1 through District No. 11, Sumter Landing District, NSCUDD, and Brownwood may request additional services as they deem necessary for the efficient and effective management of their respective districts. Such additional services are billed to the benefiting district at the District's cost, and include items such as payroll reimbursement for board members, reimbursement for payment of the investment advisor contract, and office equipment lease and copy costs.

The District also has agreements to provide deed compliance services to District No. 1, District No. 2, District No. 3, District No. 4, District No. 5, District No. 6, District No. 7, District No. 8, District No. 9, and District No. 10 and recreation, property management and community watch services to SLCDD.

The total expense per District is outlined below:

	Management Fees	Deed Compliance	Tech Services	Recreation Fees	Property Management	Community Watch	Totals
Sumter Landing	$ 3,055,000	$ -	$ 606,000	$ 6,121,000	$ 1,032,000	$ 4,203,000	$ 15,017,000
VCCDD	2,849,000	70,000	72,000	2,980,000	803,000	2,482,000	9,256,000
NSCUDD	891,000	-	72,000	-	-	-	963,000
Brownwood	322,000	-	6,000	-	-	-	328,000
District #1	151,000	47,000	4,000	-	-	-	202,000
District #2	163,000	43,000	5,000	-	-	-	211,000
District #3	178,000	36,000	5,000	-	-	-	219,000
District #4	237,000	53,000	6,000	-	-	-	296,000
District #5	164,000	59,000	6,000	-	-	-	229,000
District #6	170,000	65,000	5,000	-	-	-	240,000
District #7	144,000	51,000	5,000	-	-	-	200,000
District #8	158,000	65,000	6,000	-	-	-	229,000
District #9	150,000	66,000	5,000	-	-	-	221,000
District #10	159,000	101,000	5,000	-	-	-	265,000
District #11	111,000	-	5,000	-	-	-	116,000
District #12	158,000	-	5,000	-	-	-	163,000
Totals	$ 9,060,000	$ 656,000	$ 818,000	$ 9,101,000	$ 1,835,000	$ 6,685,000	$ 28,155,000

The District has purchased from the Developer classified advertising, building rents, management services, and repair services for $2,030,000. In addition, the District purchased IT-related services from the Developer totaling $3,050,000, golf management services totaling $2,900,000, for items and services purchased or paid for by the Developer on behalf of the District.

The District purchased water, waste water, and irrigation water, paying rates approved by the Public Service Commission, from companies affiliated with the Developer for $1,294,000. The District paid bank fees and loan interest to a bank affiliated with the Developer in the amount of $34,000 and maintained demand deposit accounts with the same bank based on a compensating balance agreement.

Substantially all capital costs for infrastructure were acquired from the Developer or paid on contracts which were assigned to the District by the Developer using bond proceeds in either the current or previous years.

The Developer purchased from the District certain management, deed compliance, tech, recreation, property management and community watch services totaling $1,426,000.

The District is governed by a five-member Board of Supervisors. As of September 30, 2019, four of the five members of the Board of Supervisors are employees of, or affiliated with, the Developer.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to general liability, crime, auto liability, employee practice liability, theft, damage and destruction of assets, errors and omissions and natural disasters. To manage much of this risk, the District carries insurance, however, the District retains risk for certain property coverage and for losses in excess of coverage limits. Any settled claims from these risks have not exceeded commercial insurance coverage in any of the past three years.

NOTE 9 – COMMITMENTS AND CONTINGENCIES

Operating Leases

The District had entered into three office building leases and one fire station lease with the Developer. The District has entered into two fire station leases with Sumter Landing Community Development District and a water tower lease with North Sumter County Dependent District.

The District has also entered into operating leases with third parties for various vehicles and office equipment. The future minimum lease payments for these leases are as follows:

	Buildings	Vehicles	Equipment	Total
Year ending September 30,				
2020	$ 881,844	$ 351,228	$ 31,390	$ 1,264,462
2021	811,906	159,660	20,478	992,044
2022	811,906	10,302	11,317	833,525
2023	811,906	10,302	2,637	824,845
2024	151,482	3,434	-	154,916
Thereafter	3,749,175	-	-	3,749,175
Total Lease Obligations	$ 7,218,219	$ 534,926	$ 65,822	$ 7,818,967

Hurricane Irma

The District sustained damages related to Hurricane Irma in September 2017.

The Florida Emergency Management Agency (FEMA) is in varying stages of obligation to the District on eligible expenditures. As of September 30, 2019, the District has submitted all required documentation to support approximately $929,000 of eligible expenditures sustained as a result of the damage. Management believes all the expenditures submitted to FEMA are eligible for reimbursement; however, no FEMA reimbursement has been received or accrued to date due to the uncertainty of a reliable estimate of approved expenditures.

NOTE 10 – LITIGATION SETTLEMENT AGREEMENT AND AMENITY AUTHORITY COMMITTEE (AAC)

As part of the litigation settlement agreement between the District, The Villages of Lake Sumter, and Villages residents, an initial payment of $11,886,000 in cash was received in April 2008. In addition, a total of $28,021,000 in further payments is due each December until 2020. The Villages of Lake Sumter provided the District an annuity contract which is held as an investment valued at $13,110,000 to cover the last eight years of this settlement requirement. All six annual payments from the Developer have now been received. The payment of $1,004,000 due December 31, 2019, was the seventh of the eight annuity payments received from the annuity contract.

As part of the settlement agreement, a requirement was established to form an Amenity Authority Committee (AAC) with duties, authority and limitations to be defined in an Interlocal Agreement among the Village Center Community Development District, the Town of Lady Lake, and Village Community Development District Nos. 1, 2, 3 and 4. This Interlocal Agreement dated April 18, 2008, establishes the membership of the AAC including elected representatives from each of the six jurisdictions named above. It establishes the powers and limitations of the AAC in advising and providing direction to the Board of Supervisors of the Village Center Community Development District concerning the receipt and expenditure of amenities fees, settlement proceeds and related funds.

NOTE 11 – OTHER POST EMPLOYEE BENEFITS (OPEB) OBLIGATIONS

The District follows GASB Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions, for reporting the employers' OPEB Plan liability.

Plan Description The Other Postemployment Benefits Plan (OPEB Plan) is a single-employer defined benefit plan administered by the District. Pursuant to the provisions of Section 112.0801, Florida Statutes, employees who retire from the District are eligible to participate in the District's medical and prescription drug coverage. The District subsidizes the premium rates paid by retirees by allowing them to participate in the OPEB Plan at reduced or blended group (implicitly subsidized) premium rates for both active and retired employees. These rates provide an implicit subsidy for retirees because, on an actuarial basis, their current and future claims are expected to result in higher costs to the OPEB Plan on average than those of active employees. The District does not offer any explicit subsidies for retiree coverage. Retirees are assumed to enroll in the Federal Medicare program for their primary coverage as soon as they are eligible. The OPEB Plan does not issue a stand-alone report, and is not included in the report of a public employee retirement system or other entity.

Summary of Membership Information The following table provides a summary of the number of participants in the plan as of the measurement date:

Retirees and Beneficiaries	0
Inactive, Non-retired Members	0
Active Plan Members	288
Total Plan Members	**288**

Changes in the Total OPEB Plan Liability The following table shows the change in the District's OPEB Plan liability:

Description		Amount
Service Cost	$	114,713
Interest on total OPEB Plan Liability		28,790
Difference between Expected and Actual Experience		255,166
Implicit Rate Study		81
Benefit Payment		(8,204)
Net Change in OPEB Plan Liability	$	390,546
Net OPEB Liability, Beginning Balance		568,367
Net OPEB Liability, Ending Balance	$	958,913
Net OPEB liability as a % of Covered Payroll		3.80%

Funded Status and Funding Progress As of September 30, 2019, the total OPEB Plan liability was $959,000, and assets held in trust were $0, resulting in a funded ratio of 0 percent. The covered payroll (annual payroll of active participating employees) was estimated to be $25,250,000, and the ratio of the total OPEB Plan liability to the covered payroll was 3.80%.

The OPEB Plan contribution requirements of the District and OPEB Plan members are established and may be amended through action from the Board. The District has not advance-funded or established a funding methodology for the annual OPEB expense or the net OPEB Plan liability, and the OPEB Plan is financed on a pay-as-you-go basis.

Actuarial Valuation Date For employee and retiree population purposes, October 1, 2017, was the actuarial valuation date. For development of per capita cost purposes and for valuation purposes, October 1, 2017, was used as the effective date of OPEB Plan provisions.

Actuarial Valuation Methods and Assumptions Actuarial valuations of an ongoing OPEB Plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment and termination, mortality, and healthcare cost trends. Amounts determined regarding the funded status of the OPEB Plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

The Individual Entry Age Normal Cost Method with an increasing normal cost pattern consistent with the salary increase assumptions used in the October 1, 2017 actuarial valuation of the Village Center Community Development District (VCCDD) Medical Plan was used in the OPEB Plan liability calculation.

Demographic assumptions employed in the actuarial valuation were the same as those employed in the October 1, 2017, actuarial valuation of the VCCDD Medical Plan. These demographic assumptions were developed by VCCDD from an Actuarial Experience Study, and therefore are appropriate for use in the OPEB Plan Actuarial Valuation. These include assumed rates of future termination, mortality, disability, and retirement. In addition, salary increase assumptions (for development of the pattern of the normal cost increases) were the same as those used in the October 1, 2017 actuarial valuation of the VCCDD Medical Plan.

The 2017 Pension Protection Act mortality tables were used in the October 1, 2017 actuarial valuation. They are based on the results of a statewide experience study covering the period 2006 through 2014.

The total OPEB Plan liability actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	**2.50%**
Salary Increases	**2.50%**

Healthcare cost trend rates were estimated with trend starting at 8.00% and gradually decreasing to an ultimate trend rate of 4.5%.

Administrative expenses are included in the claims rates.

Discount Rate There are no invested plan assets held in trust to finance the OPEB Plan liability. The discount rate used equals the tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA rating as of the measurement date. For the purpose of the OPEB Plan valuation, the municipal bond rate was 2.66% (based on the daily rate closest to but not later than the measurement date of the "Fidelity General Obligation AA Index"). The discount rate was 4.24% as of the beginning of the measurement period.

The District's annual OPEB expense, net of current recognized deferred amounts totaled $152,000 for the fiscal year ended September 30, 2019. At September 30, 2019, the District reported deferred inflows of resources and deferred outflows of resources related to the OPEB Plan liability from the following source:

Description		**Deferred Outflow of Resources**
Change of Assumptions - FY 2018	$	(69,904)

Description		**Deferred Inflow of Resources**
Change of Assumptions - FY 2019	$	230,393

The deferred inflows of resources related to OPEB arising from differences between expected and actual experiences, will be recognized in health insurance expense ratably over 10.3 years as follows:

Fiscal Year Ending September 30,	Amortization
2020	$ 8,422
2021	8,422
2022	8,422
2023	8,422
2024	8,422
Thereafter	27,794
	$ **69,904**

The deferred outflows of resources related to OPEB arising from differences between expected and actual experiences, will be recognized in health insurance expense ratably over 10.3 years as follows:

Fiscal Year Ending September 30,	Amortization
2020	$ 24,781
2021	24,781
2022	24,781
2023	24,781
2024	24,781
Thereafter	106,488
	$ **230,393**

Sensitivity of the District's Total OPEB Plan Liability to Changes in the Discount Rate The following presents the District's OPEB Plan liability calculated using the discount rate of 2.66%, as well as what the OPEB Plan liability would be if it were calculated using a discount rate which is 1-percentage-point lower (1.66%) or 1-percentage-point higher (3.66%) than the current rate:

	1% Decrease in Discount Rate (1.66%)	1% Decrease in Discount Rate (2.66%)	1% Decrease in Discount Rate (3.66%)
OPEB Plan Liability	$ 1,208,740	$ 958,913	$ 767,712

Sensitivity of the District's Total OPEB Plan Liability to the Healthcare Cost Trend Rate Assumption The following presents the District's OPEB Plan liability calculated using the assumed healthcare cost trend rates as well as what the OPEB Plan's total liability would be if it were calculated using a trend rate which is one percent lower or one percent higher:

	1% Decrease	Healthcare Medical Trend Rate Assumption	1% Increase
Entry Age Normal Total OPEB Liability	$ 742,144	$ 958,913	$ 1,253,834

Schedule of Other Postemployment Benefit (OPEB) Plan Liability and Schedule of Change in OPEB Plan Liability

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB statement No. 75 to pay related benefits.

Changes in assumptions and other inputs include the change in the discount rate from 4.24% as of the beginning of the measurement period to 2.66% as of the end of the measurement period. This change is reflected in the Schedule of Changes in Total OPEB Plan Liability.

Village Center Community Development District
Required Supplementary Information
Schedule of Changes in Net Other Postemployment Benefit (OPEB) Plan Liability and Related Ratios
Last 10 Fiscal Years*

	2019	2018
Service Cost	$ 114,713	$ 80,229
Interest on Total OPEB Plan Liability	28,790	22,946
Difference between Expected and Actual Experience	255,166	(86,748)
Benefit Payment	(8,204)	-
Implicit Rate Study	81	81
Net Change in Total OPEB Plan Liability	390,546	16,508
Total OPEB Plan Liability, Beginning	568,367	551,859
Total OPEB Plan Liability, Ending	$ 958,913	$ 568,367
Total OPEB Plan Liability	$ 958,913	$ 568,367
Covered- Employee Payroll	$ 25,250,000	$ 26,202,000
Total OPEB Plan Liability as a Percentage of Covered-Employee Payroll	3.8%	2.2%

* The amounts presented for each fiscal year were determined as of October 1. The District implemented GASB Statement No. 75 for the fiscal year ended September 30, 2018. As a result, this schedule will present 10 years information as available.

Purvis Gray & Company

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Supervisors
Village Center Community Development District
The Villages, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Village Center Community Development District (the District) as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated January 31, 2020.

Internal Control over Financial Reporting
In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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Board of Supervisors
Village Center Community Development District
The Villages, Florida

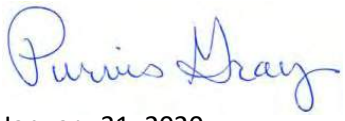
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



January 31, 2020
Ocala, Florida

Purvis Gray & Company

MANAGEMENT LETTER

Board of Supervisors
Village Center Community Development District
The Villages, Florida

Report on the Financial Statements
We have audited the financial statements of Village Center Community Development District (the District) as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated January 31, 2020.

Auditor's Responsibility
We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, *Rules of the Florida Auditor General*.

Other Reporting Requirements
We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with American Institute of Certified Accountants *Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports, which are dated January 31, 2020, should be considered in conjunction with this management letter.

Prior Audit Findings
Section 10.554(1)(i)1., *Rules of the Auditor General,* requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. All prior audit findings have been addressed.

Official Title and Legal Authority
Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government be disclosed in this management letter, unless disclosed in the notes to the financial statements (see Note 1 of the District's September 30, 2019, basic financial statements for this information).

Board of Supervisors
Village Center Community Development District
The Villages, Florida

MANAGEMENT LETTER

Financial Condition and Management
Sections 10.554(1)(i)5.a. and 10.556 (7), *Rules of the Auditor General*, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

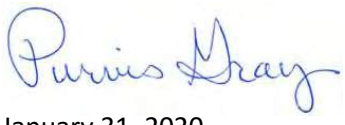
Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same.

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires that we communicate any recommendations to improve financial management. There are no current year recommendations.

Additional Matters
Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate non-compliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter
Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, and the Board of Supervisors and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

We wish to take this opportunity to thank you and your staff for the cooperation and courtesies extended to us during the course of our audit. Please let us know if you have any questions or comments concerning this letter, our accompanying reports, or other matters.



January 31, 2020
Ocala, Florida

Purvis Gray & Company

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH FLORIDA STATUTE SECTION 218.415 - INVESTMENT OF PUBLIC FUNDS

Board of Supervisors
Village Center Community Development District
The Villages, Florida

We have examined Village Center Community Development District's (the District) compliance with Section 218.415, Florida Statutes, with regards to the District's investments during the fiscal year ended September 30, 2019. District management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material non-compliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements during the fiscal year ended September 30, 2019.

This report is intended solely for the information and use of the Florida Auditor General, and the Board of Supervisors of the District and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

January 31, 2020
Ocala, Florida

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Financial Statements for Sumter Landing Community Development District



SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Basic Financial Statements

September 30, 2019

(With Independent Auditors' Report Thereon)

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

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ON THE COVER

The cover photograph was submitted by
Jerica Adams, Staff Assistant
in the District Community Standards Department.

Purvis Gray & Company

INDEPENDENT AUDITOR'S REPORT

Board of Supervisors
Sumter Landing Community Development District
The Villages, Florida

Report on the Financial Statements
We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of Sumter Landing Community Development District (the District) as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements
Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility
Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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Board of Supervisors
Sumter Landing Community Development District
The Villages, Florida

INDEPENDENT AUDITOR'S REPORT

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities and, each major fund of the District as of September 30, 2019, and the respective changes in financial position, and, where applicable, cash flows thereof, and the respective budgetary comparison of the Lake Sumter Landing and Project Wide Special Revenue Funds for the year then ended in accordance with accounting principles generally accepted in the United States of America.

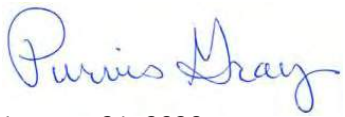
Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, as listed in the accompanying table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 31, 2020, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



January 31, 2020
Ocala, Florida

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Management's Discussion and Analysis
September 30, 2019

This Management Discussion and Analysis report provides the reader with a narrative overview and analysis of the financial activities of the Sumter Landing Community Development District for the fiscal year ending September 30, 2019. This report is designed to (a) assist the reader in focusing on significant financial issues; (b) provide an overview of the District's financial activities; (c) identify changes in the District's financial position and its ability to address the next and subsequent year challenges (d) identify any material deviations from the financial plan (the approved budget), and (e) identify individual fund issues and concerns. The information contained within this section should be considered in conjunction with the District's Financial Statements.

FINANCIAL HIGHLIGHTS

- Total assets of the District are $481,362,000; and the deferred outflows of the resources of the District are $903,000.
- Total liabilities of the District are $405,692,000; and the deferred inflows of the resources of the District are $0.
- The assets and deferred outflows of the District exceeded its liabilities and deferred inflows as of September 30, 2019, by $76,573,000 (net position). Of this amount, $71,258,000 is unrestricted and can be used at the discretion of the Board of Supervisors.
- At September 30, 2019, net position for governmental activities was $42,335,000, or 295% of total governmental revenues. Of this amount, $32,328,000 reflects its investment in capital assets.
- The current year's unrestricted net position for governmental activities is $10,007,000, or 70% of total governmental revenues.
- At September 30, 2019, net position for business-type activities was $34,238,000, or 45% of total business-type revenues. Of this amount, $(36,499,000) reflects its investment in capital assets, $8,093,000 is restricted for debt service and $1,394,000 is restricted for renewal and replacement.
- The current year's unrestricted fund balance for business-type activities is $61,251,000, or 81% of total business-type revenues.
- The total net position has grown from a fiscal year 2018 balance of $69,101,000 to a fiscal year 2019 balance of $76,573,000.
- The District's total revenues of $90,371,000 exceeded the expenses of $82,899,000, providing a $7,472,000 increase in total net position; the increase in net position for the business-type activities was $7,573,000 offset by a decrease in net position for the governmental activities of $(101,000).
- Depreciation expenses on existing capital assets for the current fiscal year amounted to $8,413,000 to show the need for the gradual replacement of these assets over time while amortization expense totaled $5,247,000.
- The District's total debt decreased by $7,500,000 during the year ending September 30, 2019.

OVERVIEW OF THE FINANCIAL STATEMENTS

The discussion and analysis are intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements consist of three sections:

- Government-wide financial statements
- Fund financial statements
- Notes to the financial statements.

This report also contains other supplemental information in addition to the basic financial statements themselves.

Government-wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances in a manner similar to a private-sector business.

The *Statement of Net Position* presents information on all of the District's assets (and deferred outflows) and liabilities (and deferred inflows), with the difference reported as *net position.* Over time, increases and decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The *Statement of Changes in Net Position,* also referred to as the *Statement of Activities* presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items which will only result in cash flows in future fiscal periods (e.g., uncollected assessments).

The government-wide financial statements are provided on pages 11-12 of this report.

Fund Financial Statements

The fund financial statements provide more detailed information about the District's major funds individually. A *fund* is a grouping of related accounts which is used to maintain control over resources which have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District maintains two governmental funds and two proprietary funds. There are no fiduciary funds maintained by the District. The fund financial statements present information in more detail than the government-wide financial statements.

Governmental funds
Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds, the Lake Sumter Landing fund and the Project Wide Special Revenue fund. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balance for the fund which is considered to be a major fund. Both funds are considered major funds.

The basic governmental fund financial statements can be found on pages 13-16 of this report.

A budgetary comparison statement is provided for each of the two governmental funds to demonstrate compliance with the budgets.

Proprietary funds

Proprietary funds are used to report business-type activities. The District maintains two proprietary funds, the Sumter Landing Amenities Division (SLAD) Enterprise Fund and the Sumter Landing Fitness Enterprise Fund. Enterprise funds, a category of proprietary funds, are included as *business-type activities* in the government-wide financial statements. Proprietary funds statements provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the SLAD and Fitness funds, which are both considered to be major funds of the Sumter Landing Community Development District. The basic proprietary fund financial statements can be found on pages 19-21 of this report.

Notes to the Financial Statements

The notes provide additional information which is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes are presented beginning on page 22.

GOVERNMENT-WIDE FINANCIAL STATEMENTS AND ANALYSIS

A comparison of the *Statement of Net Position* for the current year and prior year is presented below.

Statement of Net Position

	Governmental Activities		Business-type Activities		Total	
	September 30,		September 30,		September 30,	
	2019	2018	2019	2018	2019	2018
Assets:						
Current and other assets	$ 11,068,140	9,546,943	85,766,008	71,610,257	96,834,148	81,157,200
Capital assets, net of accumulated depreciation	32,327,688	33,419,554	205,250,787	212,290,860	237,578,475	245,710,414
Intangible assets, net of accumulated amortization	-	-	146,949,228	152,149,053	146,949,228	152,149,053
Total assets	43,395,828	42,966,497	437,966,023	436,050,170	481,361,851	479,016,667
Deferred outflows of resources:						
Deferred charges on refunding	-	-	903,315	950,858	903,315	950,858
Liabilities:						
Current and other liabilities	1,061,267	530,836	15,035,991	13,241,004	16,097,258	13,771,840
Long-term debt:						
Due within one year	-	-	7,655,000	7,500,000	7,655,000	7,500,000
Due in more than one year	-	-	381,940,000	389,595,000	381,940,000	389,595,000
Total liabilities	1,061,267	530,836	404,630,991	410,336,004	405,692,258	410,866,840
Net position (deficit)						
Net investment in capital assets	32,327,688	33,419,554	(36,498,823)	(31,704,229)	(4,171,135)	1,715,325
Restricted for debt service	-	-	8,092,624	7,736,348	8,092,624	7,736,348
Restricted for renewal and replacement	-	-	1,393,631	1,249,277	1,393,631	1,249,277
Unrestricted	10,006,873	9,016,107	61,250,915	49,383,628	71,257,788	58,399,735
Total net position	$ 42,334,561	42,435,661	34,238,347	26,665,024	76,572,908	69,100,685

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The District's total assets (and deferred outflows) exceeded total liabilities (and deferred inflows) by $76,573,000. The net position increased $7,472,000 from a balance of $69,101,000 as of September 30, 2018.

The District's net position is broken down into four categories:

- **Net investment in capital assets** reflects its investment in capital assets less any related outstanding debt to acquire those assets. The District uses these capital assets to provide services to its residents; therefore, these assets are not available for future spending. Although the District's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves will not be used to liquidate these liabilities.

- **Restricted for debt service** An additional $8,092,000 of the District's net position (11%) represents resources which are subject to external restrictions on how they may be used. The District's restricted net position is restricted for the purpose of meeting its debt service obligations.
- **Restricted for renewal and replacement** A total $1,394,000 of the District's net position (2%) is restricted by the bond indenture for use in the renewal and replacement of capital assets in the SLAD Fund.
- **Unrestricted net position** The remaining portion of $71,258,000 or 93% is unrestricted and available to meet the future needs of the district as unrestricted net position.

A comparison of the *Statement of Changes in Net Position* for the current year and prior year is presented below.

Statement of Changes in Net Position

	Governmental Activities		Business-type Activities		Total	
	September 30,		September 30,		September 30,	
	2019	2018	2019	2018	2019	2018
Operating revenues:						
General government	$ 94,304	197,394	68,793,663	67,164,677	68,887,967	67,362,071
Special assessments	13,933,347	12,888,847	-	-	13,933,347	12,888,847
Public safety	-	-	3,850,848	3,712,987	3,850,848	3,712,987
Culture/recreation	-	-	1,713,539	1,082,327	1,713,539	1,082,327
General revenues:						
Interest and other earnings	326,902	204,310	1,658,219	970,016	1,985,121	1,174,326
Total revenues	14,354,553	13,290,551	76,016,269	72,930,007	90,370,822	86,220,558
Expenses:						
General government services	-	-	21,060,804	21,112,839	21,060,804	21,112,839
Public safety	-	-	4,203,710	3,952,768	4,203,710	3,952,768
Physical environment	13,213,026	13,061,100	12,912,868	11,964,881	26,125,894	25,025,981
Culture/recreation	-	-	17,848,294	17,336,720	17,848,294	17,336,720
Depreciation (unallocated)	1,242,627	1,157,908	7,169,902	7,170,558	8,412,529	8,328,466
Amortization expense	-	-	5,247,368	5,199,825	5,247,368	5,199,825
Total expenses	14,455,653	14,219,008	68,442,946	66,737,591	82,898,599	80,956,599
Changes in net position	$ (101,100)	(928,457)	7,573,323	6,192,416	7,472,223	5,263,959

As noted earlier, the Statement of Changes in Net Position presents information showing how the District's net position changed during the most recent fiscal year.

Revenues The District's revenues for the years ended September 30, 2019, and September 30, 2018 were approximately $90,371,000 and $86,221,000 respectively. Total revenues increased 5% year over year. The District's expenses for the years ended September 30, 2019, and September 30, 2018, were $82,899,000 and $80,957,000 respectively. The increase in expense was related primarily to an increase in physical environment and recreation expenses.

Revenues include amenity and general governmental revenues, special assessments for maintenance and investment earnings on cash balances held during the year. Amenity revenue totaled $68,888,000 in fiscal year 2019, an increase of $1,526,000 over prior year. Special assessments revenue totaled $13,933,000 in Fiscal Year 2019, an increase of $1,045,000 compared to the prior year. Investment income increased by $811,000 as the

cash and cash equivalent deposits grew and unrealized earnings continued to show very positive results in the Investment portfolios.

Expenses General government expenses decreased $52,000 in fiscal year 2019 compared to fiscal year 2018. Public safety expenses increased $251,000 year over year. Physical environment expenses, including landscaping, irrigation, utilities and maintenance costs, increased $1,100,000, as compared to the prior fiscal year while recreation expenses increased a total $512,000. Depreciation and amortization expenses remained steady year over year.

GOVERNMENT FUND BUDGETARY HIGHLIGHTS

The Budget to actual comparison statement shows the original budget, amended budget, actual amounts and any variance between the final budget and actual amounts. Budget amendments are approved throughout the year. Budgets are revised for a variety of reasons, such as an unforeseen expenditure. Below are notable variances between the original to final budget and final budget to actual.

Lake Sumter Landing Fund

- During fiscal year 2019, the final General Fund revenue budget was unchanged compared to the original budgeted revenues.
- The total expenditure budget increased $78,000 primarily in the building, landscape and maintenance and capital outlay expenses.
- Investment earnings of $72,000 exceeded the budget of $4,000. Investment returns improved in fiscal year 2019.
- Total expenses were $189,000, or 11% under budget for the year.

Project-wide Special Revenue Fund

- During fiscal year 2019, the final General Fund revenue budget was unchanged compared to the original budgeted revenues.
- The total expenditure budget increased $284,000 primarily in the building, landscape and other maintenance and management and professional services offset by a decrease in utility services.
- Investment earnings of $255,000 exceeded the budget of $48,000. Investment returns improved in fiscal year 2019.
- Total expenses were $1,658,000, or 14% under budget for the year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The District's investment in capital assets for its governmental activities as of September 30, 2019 amounts to $237,578,000. This investment in capital assets includes land, infrastructure, buildings and furniture and fixture. New capital assets, net of disposals totaled $281,000 during the year. Depreciation expenses totaled $8,413,000 resulting in an overall net decrease in capital assets of $8,132,000.

Additional information regarding the District's capital assets can be found in Note 3 of the Notes to Basic Financial Statements.

Long-Term Debt
As of September 30, 2019, and September 30, 2018, the District had long-term debt outstanding of $389,595,000 and $397,095,000, respectively. The majority of the debt consists of Recreational Revenue Bonds and Recreation Revenue Refunding Bonds. This debt is secured by a lien and pledge of revenues under the indentures which are derived by the District from the users of the recreational facilities.

Additional information regarding the District's long-term debt can be found in Note 5 of the Notes to Basic Financial Statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

Local, state and national economic factors influence the District's budget in a variety of ways. These factors were considered in preparing the District's General Fund budget for the 2019 Fiscal Year

- The unemployment rate in Sumter County where the District is located was 4.1% in September 2019, a decrease from 4.3% a year ago. The State's average unemployment rate is 3.2%, below the national average rate of 3.5%.
- Inflationary trends in the area are comparable to national indices. The national Consumer Price Index (CPI) annual change for all urban consumers decreased from 2.28% in September 2018 to 1.71% in September 2019.

Lake Sumter Landing Special Revenue Fund: In Fiscal Year 2020, the total revenues are projected to increase by $138,000 compared to the Fiscal Year 2019 final budget. There is an 8% budgeted increase in maintenance assessments. The Fiscal Year 2020 expenditure budget projects a decrease of $42,000, when compared to the Fiscal Year 2019 final budget. The decrease in expenditures results primarily from a decrease in repairs and maintenance services.

Project Wide Special Revenue Fund: In Fiscal Year 2020, the total revenues are projected to increase by $608,000 compared to the Fiscal Year 2019 final budget. There is an 8% increase in maintenance assessments budgeted. The Fiscal Year 2020 expenditure budget projects a decrease of $174,000, when compared to the Fiscal Year 2019 final budget. The decrease in expenditures results primarily from a decrease in capital outlay.

Sumter Landing Amenities Division Fund: In Fiscal Year 2020, the total revenues are projected to increase by $2,521,000 compared to the Fiscal Year 2019 final budget. An increase in amenity fees makes up the majority of the revenue increase. The Fiscal Year 2020 expenditure budget projects an increase of $2,363,000, when compared to the Fiscal Year 2019 final budget. The increase in expenditures results primarily from an increase in contract services and repairs and maintenance services.

Fitness Enterprise Fund: In Fiscal Year 2020, the total revenues are projected to increase by $172,000 compared to the Fiscal Year 2019 final budget. The fiscal year 2020 budget includes the addition of the fitness center transferred from VCCDD. The Fiscal Year 2020 expenditure budget projects an increase of $35,000, when compared to the Fiscal Year 2019 final budget. The increase in expenditures results primarily from an increase in management fees offset by a decrease in operating supplies.

TO OBTAIN FURTHER INFORMATION

The District's financial statements are designed to provide a general overview of the District's finances and to demonstrate the District's accountability. If you have any questions about the report or would like additional financial information, contact the Village Community Development Districts, Finance Office at:

984 Old Mill Run
The Villages, FL 32162
Telephone (352) 753-0421

It is also suggested you visit our website at www.districtgov.org for general information and additional financial information about the District.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Statement of Net Position

September 30, 2019

	Governmental Activities	Business-type Activities	Total
Assets			
Cash and cash equivalents	$ 4,270,807	$ 61,738,311	$ 66,009,118
Investments	6,792,559	13,761,721	20,554,280
Accounts receivable (net)	4,781	7,484,191	7,488,972
Due from other governments	-	2,776,764	2,776,764
Prepaid expenses	-	5,014	5,014
Internal balances	(7)	7	-
Capital assets:			
Non depreciable assets	3,767,395	13,239,401	17,006,796
Depreciable assets (net of depreciation)	28,560,293	192,011,386	220,571,679
Intangible assets (net of accumulated amortization)	-	146,949,228	146,949,228
Total assets	43,395,828	437,966,023	481,361,851
Deferred outflows of resources			
Deferred charges on refunding	-	903,315	903,315
Total assets and deferred outflows of resources	43,395,828	438,869,338	482,265,166
Liabilities			
Accounts payable	1,060,918	2,032,117	3,093,035
Accrued expenses	-	30,078	30,078
Accrued interest payable	-	7,933,034	7,933,034
Unearned revenue	-	3,846,917	3,846,917
Due to other governments	349	599,837	600,186
Due to developer for amenity fees	-	594,008	594,008
Long-term debt:			
Due within one year	-	7,655,000	7,655,000
Due in more than one year	-	381,940,000	381,940,000
Total liabilities	1,061,267	404,630,991	405,692,258
Net Position			
Net investment in capital assets	32,327,688	(36,498,823)	(4,171,135)
Restricted for:			
Debt service	-	8,092,624	8,092,624
Renewal and replacement	-	1,393,631	1,393,631
Unrestricted	10,006,873	61,250,915	71,257,788
Total net position	$ 42,334,561	$ 34,238,347	$ 76,572,908

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Statement of Activities

Year Ended September 30, 2019

Functions/Programs	Expenses	Program revenues: Charges for services	Program revenues: Operating grants and contributions	Program revenues: Capital grants and contributions	Net (expense) revenue and changes in net assets: Governmental activities	Net (expense) revenue and changes in net assets: Business-type activities	Net (expense) revenue and changes in net assets: Total
Governmental activities:							
Physical environment	$ 13,213,026	13,933,347	94,304	-	814,625	-	814,625
Depreciation (unallocated)	1,242,627	-	-	-	(1,242,627)	-	(1,242,627)
Total governmental activities	14,455,653	13,933,347	94,304	-	(428,002)	-	(428,002)
Business-type activities:							
General government services	26,308,172	68,793,663	-	-	-	42,485,491	42,485,491
Public safety	4,203,710	3,850,848	-	-	-	(352,862)	(352,862)
Physical environment	12,912,868	-	-	-	-	(12,912,868)	(12,912,868)
Culture/recreation	17,848,294	1,547,666	-	165,873	-	(16,134,755)	(16,134,755)
Depreciation (unallocated)	7,169,902	-	-	-	-	(7,169,902)	(7,169,902)
Total business-type activities	68,442,946	74,192,177	-	165,873	-	5,915,104	5,915,104
Total primary government	$ 82,898,599	88,125,524	94,304	165,873	(428,002)	5,915,104	5,487,102
General revenues:							
Investment earnings					326,902	1,658,219	1,985,121
Total general revenues					326,902	1,658,219	1,985,121
Change in net position					(101,100)	7,573,323	7,472,223
Net position – beginning					42,435,661	26,665,024	69,100,685
Net position – ending					$ 42,334,561	34,238,347	76,572,908

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
LAKE SUMTER LANDING & PROJECT WIDE

Balance Sheet – Governmental Funds

September 30, 2019

		Lake Sumter Landing	Project Wide	Total
Assets:				
Cash and cash equivalents	$	273,908	3,996,899	4,270,807
Investments		1,864,285	4,928,274	6,792,559
Accounts receivable (net)		2,561	2,220	4,781
Due from other governments		-	-	-
Total assets		2,140,754	8,927,393	11,068,147
Liabilities:				
Accounts payable		137,358	923,560	1,060,918
Due to other funds		7	-	7
Due to other governments		-	349	349
Other current liabilities		-	-	-
Total liabilities		137,365	923,909	1,061,274
Fund balances:				
Restricted		-	15,125	15,125
Committed for renewal & replacement		1,335,815	2,112,220	3,448,035
Unassigned		667,574	5,876,139	6,543,713
Total fund balances		2,003,389	8,003,484	10,006,873
Total liabilities and fund balances	$	2,140,754	8,927,393	11,068,147

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
LAKE SUMTER LANDING & PROJECT WIDE
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position
September 30, 2019

Total fund balances, governmental funds		$ 10,006,873
Total net position reported for governmental activities in the statement of net position is different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds:		
Capital assets	$ 48,652,811	
Less accumulated depreciation	(16,325,123)	32,327,688
Net position of governmental activities		$ 42,334,561

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
GOVERNMENTAL FUNDS
Statement of Revenues, Expenditures and Changes in
Fund Balances – Governmental Funds
Year Ended September 30, 2019

		Lake Sumter Landing	Project Wide	Total
Revenues:				
Special assessments	$	1,550,185	-	1,550,185
Intergovernmental revenue		-	12,363,391	12,363,391
Other revenue		20,420	73,884	94,304
Investment earnings		71,774	255,128	326,902
Rents and leases		19,769	-	19,769
Total revenues		1,662,148	12,692,403	14,354,551
Expenditures:				
Physical environment		1,661,085	11,551,939	13,213,024
Capital outlay		44,546	106,215	150,761
Total expenditures		1,705,631	11,658,154	13,363,785
Net change in fund balances		(43,483)	1,034,249	990,766
Fund balances, at beginning of year		2,046,872	6,969,235	9,016,107
Fund balances, at end of year	$	2,003,389	8,003,484	10,006,873

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
GOVERNMENTAL FUNDS
Reconciliation of the Statement of Revenues, Expenditures, and Changes in
Fund Balances – Governmental Funds to the Statement of Activities
Year Ended September 30, 2019

Net change in fund balances – total governmental funds		$ 990,766
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is capitalized and allocated over their estimated useful lives as depreciation expense. This is the amount of capital outlay less depreciation expense in the fiscal year.		
Capital outlay	$ 150,761	
Depreciation expense	(1,242,627)	(1,091,866)
Change in net position of governmental activities		$ (101,100)

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in
Fund Balance – Budget and Actual
Lake Sumter Landing Fund
Year ended September 30, 2019

	Original Budget	Amended Budget	YTD Actual	Variance
REVENUES:				
Maintenance and Other Special Assessments	$ 1,550,185	$ 1,550,185	$ 1,550,185	$ -
Other Income	30,846	30,846	40,190	9,344
Investment Income	4,300	4,300	71,774	67,474
Total Revenues:	1,585,331	1,585,331	1,662,149	76,818
EXPENDITURES:				
Management and Other Professional Services	420,091	420,091	390,399	(29,692)
Utility Services	235,004	235,004	213,064	(21,940)
Building, Landscape and Other Maintenance	1,098,748	1,133,934	1,047,637	(86,297)
Capital Outlay	46,500	89,100	44,546	(44,554)
Other Expenditures	16,900	16,900	9,986	(6,914)
Total Expenditures	1,817,243	1,895,029	1,705,632	(189,397)
Change in Net Position	$ (231,912)	$ (309,698)	$ (43,483)	$ 266,215
Beginning Fund Balance	2,046,872	2,046,872	2,046,872	-
Ending Fund Balance	$ 1,814,960	$ 1,737,174	$ 2,003,389	$ 266,215

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in
Fund Balance – Budget and Actual
Project Wide Fund
Year ended September 30, 2019

	Original Budget	Amended Budget	YTD Actual	Variance
REVENUES:				
Maintenance and Other Special Assessments	$ 12,088,081	$ 12,088,081	$ 12,088,081	$ -
Other Income	397,832	397,832	349,194	(48,638)
Investment Income	48,000	48,000	255,128	207,128
Total Revenues:	12,533,913	12,533,913	12,692,403	158,490
EXPENDITURES:				
Management and Other Professional Services	1,015,221	1,076,221	947,004	(129,217)
Utility Services	1,425,194	1,304,194	1,045,827	(258,367)
Building, Landscape and Other Maintenance	10,304,198	10,632,802	9,539,536	(1,093,266)
Capital Outlay	280,642	280,642	106,215	(174,427)
Other Expenditures	7,300	22,300	19,572	(2,728)
Total Expenditures	13,032,555	13,316,159	11,658,154	(1,658,005)
Change in Net Position	$ (498,642)	$ (782,246)	$ 1,034,249	$ 1,816,495
Beginning Fund Balance	6,969,235	6,969,235	6,969,235	-
Ending Fund Balance	$ 6,470,593	$ 6,186,989	$ 8,003,484	$ 1,816,495

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Proprietary Funds

Statement of Net Position

September 30, 2019

	Sumter Landing Amenities Division (SLAD)	Sumter Landing Fitness Fund	Total
Assets			
Current assets:			
Cash and cash equivalents	$ 42,271,501	2,047,522	44,319,023
Restricted cash and cash equivalents	16,025,658	-	16,025,658
Investments	11,571,495	2,190,226	13,761,721
Accounts receivable (net)	7,447,444	6,096	7,453,540
Due from other funds	4,743	1,288	6,031
Due from other governments	2,590,119	186,645	2,776,764
Accrued interest receivable	30,651	-	30,651
Prepaid expenses	5,014	-	5,014
Total current assets	79,946,625	4,431,777	84,378,402
Non-current assets:			
Restricted cash and cash equivalents	1,393,631	-	1,393,631
Capital assets:			
Land	13,139,728	-	13,139,728
Buildings and structures	218,607,479	20,362	218,627,841
Infrastructure	3,446,433	-	3,446,433
Machinery and equipment	391,875	15,754	407,629
Construction in progress	99,673	-	99,673
Less accumulated depreciation	(30,441,554)	(28,964)	(30,470,518)
Intangible assets (net of accumulated amortization)	146,949,228	-	146,949,228
Total non-current assets	353,586,493	7,152	353,593,645
Total assets	433,533,118	4,438,929	437,972,047
Deferred outflow of resources:			
Deferred amount on debt refunding	903,315	-	903,315
Total assets and deferred outflows	434,436,433	4,438,929	438,875,362
Liabilities			
Current liabilities:			
Accounts payable	1,975,040	57,077	2,032,117
Accrued expenses	30,078	-	30,078
Accrued interest payable	7,933,034	-	7,933,034
Unearned revenue	3,698,893	148,024	3,846,917
Due to other funds	1,288	4,736	6,024
Due to other governments	599,837	-	599,837
Due to developer for amenity fees	594,008	-	594,008
Current installments of revenue bonds payable	7,655,000	-	7,655,000
Total current liabilities	22,487,178	209,837	22,697,015
Non-current liabilities:			
Revenue bonds payable, net	381,940,000	-	381,940,000
Total non-current liabilities	381,940,000	-	381,940,000
Total liabilities	404,427,178	209,837	404,637,015
Net position			
Net investment in capital assets	(36,498,823)	7,152	(36,491,671)
Restricted for debt service	7,736,348	-	7,736,348
Restricted for renewal and replacement	1,249,277	-	1,249,277
Unrestricted	57,522,453	4,221,940	61,744,393
Total net position	$ 30,009,255	4,229,092	34,238,347

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Proprietary Funds

Statement of Revenues, Expenses and Changes in Fund Net Position

Year Ended September 30, 2019

	Sumter Landing Amenities Division (SLAD)	Sumter Landing Fitness Fund	Total
Operating revenues:			
Charges for services			
Amenity fees	$ 68,793,663	-	68,793,663
Membership fees	-	841,990	841,990
Golf and recreation management fees	705,676	-	705,676
Other fees	3,850,140	708	3,850,848
Total operating revenues	73,349,479	842,698	74,192,177
Operating expenses:			
General government services	5,194,745	-	5,194,745
Public safety	4,203,710	-	4,203,710
Physical environment	12,912,868	-	12,912,868
Culture/recreation	17,166,837	681,274	17,848,111
Depreciation Expense	7,165,879	4,206	7,170,085
Amortization expense	5,247,368	-	5,247,368
Total operating expenses	51,891,407	685,480	52,576,887
Operating income	21,458,072	157,218	21,615,290
Non-operating revenue (expenses):			
Investment earnings	1,533,330	124,889	1,658,219
Interest expense	(15,866,059)	-	(15,866,059)
Transfer of net assets from VCCDD	-	165,873	165,873
Total non-operating revenue (expenses)	(14,332,729)	290,762	(14,041,967)
Change in net position	7,125,343	447,980	7,573,323
Total net position, beginning	22,883,913	3,781,111	26,665,024
Total net position, ending	$ 30,009,256	4,229,091	34,238,347

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Proprietary Funds

Statement of Cash Flows

For The Fiscal Year Ended September 30, 2019

	Sumter Landing Amenities Division (SLAD)	Sumter Landing Fitness Fund	Total
Cash flows from operating activities:			
Receipts from customers	$ 73,614,533	841,837	74,456,370
Payments to suppliers/professional fees	(39,789,534)	(833,577)	(40,623,111)
Net cash provided by operating activities	$ 33,824,999	8,260	33,833,259
Cash flows from capital and related financing activities:			
Principal payments on capital debt	(7,500,000)	-	(7,500,000)
Interest paid	(15,943,499)	-	(15,943,499)
Acquisition of capital assets	(130,012)	-	(130,012)
Net cash used in capital and related financing activities	(23,573,511)	-	(23,573,511)
Cash flows from investing activities:			
Purchases of investments	(1,590,265)	(77,980)	(1,668,245)
Donation of net assets from affiliate	-	165,873	
Interest earned on investments	1,540,988	124,889	1,665,877
Net cash provided by investing activities	(49,277)	212,782	(2,368)
Net increase (decrease) in cash and cash equivalents	10,202,211	221,042	10,423,253
Cash and cash equivalents, beginning of year	49,488,578	1,826,480	51,315,058
Cash and cash equivalents, end of year	$ 59,690,789	2,047,522	61,738,311
Reconciliation of cash and cash equivalents per statement of cash flows to the statement of net position:			
Unrestricted cash and cash equivalents	$ 42,271,500	2,047,522	44,319,022
Restricted cash and cash equivalents-current	16,025,658	-	16,025,658
Restricted cash and cash equivalents-non-current	1,393,631	-	1,393,631
Cash and cash equivalents	$ 59,690,789	2,047,522	61,738,311
Reconciliation of operating income to net cash provided (used) in operating activities:			
Operating income	$ 21,458,072	157,218	21,615,290
Adjustments to reconcile operating income to net cash provided (used) by operating activities:			
Depreciation	7,165,879	4,206	7,170,085
Amortization	5,247,368	-	5,247,368
Change in assets and liabilities:			
(Increase) Decrease in:			
Accounts Receivable	(351,555)	(861)	(352,416)
Prepaid expenses	(307)	-	(307)
Due from other funds	11,386	1,133	12,519
Due from other governments	(1,309,936)	(186,645)	(1,496,581)
Increase (Decrease) in:			
Accounts payable and accrued liabilities	987,483	22,707	1,010,190
Unearned revenue	65,128	23,014	88,142
Due to developer	551,481	-	551,481
Due to other funds	-	(12,512)	(12,512)
Due to other governments	-	-	-
Net cash provided by operating activities	$ 33,824,999	8,260	33,833,259

See accompanying notes to basic financial statements.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Financial Reporting Entity

Sumter Landing Community Development District (the District) was established on March 19, 2002 to manage and finance basic services for a development district located in The Villages, Florida. The District was created by Sumter County Commission Ordinance No. 02-06 pursuant to the provisions of Chapter 190.005, Florida Statutes, and operates within the criteria established by Chapter 190. The District is governed by a five-member Board of Supervisors; the Supervisors are elected on a rotating basis by the landowners within the District for terms from two to four years. As of September 30, 2019, each member of the Board of Supervisors is an employee of or affiliated with the Developer.

The District provides recreation and security services to the residents of a retirement community known as The Villages, located in The Villages, Florida. The land within the District is part of the active adult retirement community known as "The Villages". The Villages of Lake-Sumter, Inc. was the developer and initial owner of the property within the District.

The Villages continues to be developed by the developer, a family-owned business established for the single purpose of developing The Villages. Today, The Villages spans approximately 50 square miles across the borders of Lake, Sumter and Marion Counties, the City of Wildwood, the City of Fruitland Park and the Town of Lady Lake, Florida, with a population of approximately 130,000. When fully developed The Villages is expected to span 86 square miles and include approximately 98,500 residences and a population of 190,000. Development is currently underway in the south end of The Villages in Districts 12 and 13.

The financial statements of the District have been prepared in conformity with U.S. Generally Accepted Accounting Principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the standard-setting body for establishing governmental accounting and financial reporting principles. As defined by GASB, the financial reporting entity is required to include the primary government, organizations for which the primary government is financially accountable and other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would case the reporting entity's financial statements to be misleading or incomplete. Blended component units, on the other hand, are reported in a separate column in the statement of net position to emphasize they are legally separate from the government.

There are no component units which are legally separate from the District. There are sixteen Community Development Districts in the total structure of The Villages, each being a separate government entity established pursuant to Chapter 190, Florida Statutes.

The following is a listing of these Community Development Districts:

- Village Center Community Development District provides water and sewer utility services, recreation facilities and services, security, fire protection, emergency medical first response (non-transport) and executive golf services to the residents. The cost of operations is funded by amenity and utility fees which residents pay monthly. This District also provides for the maintenance of common areas and roadways for the commercial areas within the District boundaries. The cost of

maintenance in the commercial areas is funded through commercial maintenance assessments. Lastly, the District provides administrative services, including human resources, payroll, accounting, property management, recreation leadership and community standard services to the Community Development Districts.

- Sumter Landing Community Development District provides recreation facilities and services, security, fire protection, emergency medical first response (non-transport) and executive golf services to the residents. The cost of operations is funded by amenity fees which residents pay monthly. This District also provides for the maintenance of common areas and roadways for the commercial areas within the CDD boundaries in Sumter County. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments

- Brownwood Community Development District provides the maintenance of common areas and roadways for the commercial areas within the District boundaries in Sumter County. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments as the new downtown area builds out.

- The Village Community Development District No. 1 boundary consists of approximately 993 acres in Sumter County. The development included construction of 3,420 residential units.

- The Village Community Development District No. 2 boundary consists of approximately 990 acres in Sumter County. The development included construction of 3,668 residential units.

- The Village Community Development District No. 3 boundary consists of approximately 894 acres in Sumter County. The development included construction of 3,762 residential units.

- The Village Community Development District No. 4 boundary consists of approximately 1,253 acres in Marion County. The development included construction of 5,432 residential units.

- The Village Community Development District No. 5 boundary consists of approximately 1,407 acres in Sumter County. The development included construction of 6,399 residential units.

- The Village Community Development District No. 6 boundary consists of approximately 1,497 acres in Sumter County. Planned development included construction of 6,697 residential units.

- The Village Community Development District No. 7 boundary consists of approximately 976 acres in Sumter County. The development included construction of 4,765 residential units.

- The Village Community Development District No. 8 boundary consists of approximately 1,098 acres in Sumter County. The development included construction of 5,193 residential units of which 29 are being used as lifestyle preview homes by the Developer.

- The Village Community Development District No. 9 boundary consists of approximately 1,299 acres in Sumter County. The development included construction of 5,409 residential units.

- The Village Community Development District No. 10 boundary consists of approximately 1,489 acres in Sumter County. The development includes construction of 6,639 residential units of which 116 are being used as lifestyle preview homes by the Developer.

- The Village Community Development District No. 11 boundary consists of approximately 693 acres within the city limits of Fruitland Park in Lake County. Planned development includes construction of 2,055 residential units of which 2 remain unsold as of the end of the fiscal year.

- The Village Community Development District No. 12 boundary consists of approximately 1,483 acres within the city limits of the City of Wildwood in Sumter County. Planned development includes construction of 6,202 residential units of which 2,653 remain unsold as of the end of the fiscal year.

- The Village Community Development District No. 13 boundary consists of approximately 2,290 acres within the city limits of the City of Wildwood in Sumter County. Planned development includes construction of 7,822 residential units and construction is currently underway.

In addition to the above community development districts, there is one dependent district of Sumter County which is part of the family of Districts which comprise the local government of The Villages.

- North Sumter County Utility Dependent District (NSCUDD) – This dependent district provides water, wastewater and reclaimed water service to Village properties between C.R. 466 and C.R. 466A in Sumter County. NSCUDD also provides solid waste sanitation services for the Sumter County, Marion County, and portions of The Villages which are in the City of Fruitland Park and City of Wildwood.

Basis of Presentation

Government-wide Statements: The financial statements include both government-wide financial statements, based on the District as a whole, and fund financial statements. The government-wide financial statements report information on all of the non-fiduciary activities of the District. The effect of any inter-fund activity has been removed from these statements. Governmental activities, which normally are supported by assessments and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees charged to external parties.

The government-wide statement of net position reports the governmental activities of the District on a government-wide basis and on a full accrual basis, using the economic resources measurement focus, which incorporates long-term assets and receivables as well as long-term debt and obligations. The statement of net position also addresses deferred inflows and deferred outflows. The statement of activities reflects the expenses of the District, which are offset by revenues. Program revenues are defined as charges for services, operating grants and contributions, and capital grants and contributions directly associated with a given function.

Fund Financial Statements: Separate financial statements are provided for the governmental and proprietary funds. Major individual governmental funds are presented in separate columns on the fund financial statements and all non-major funds are aggregated and displayed in a single column. The governmental fund financial statements include reconciliations with brief explanations to better identify the relationship between the government-wide and the statements of the governmental funds. The Lake Sumter

Landing and the Project Wide Special Revenue funds meet the definition of governmental funds and are designated as major funds. The Sumter Landing Amenities Division (SLAD) and Fitness Enterprise funds meet the definition of proprietary funds and are also designated as major funds. The District has no non-major funds.

Program revenues in the statement of activities consist primarily of special assessments for the governmental funds and charges for recreational amenities in the proprietary funds. Net position is categorized as net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets is intended to reflect the portion of net position which is associated with capital assets net of accumulated depreciation less outstanding capital asset related debt.

Restricted net position is assets which have third party (statutory, bond covenant or granting agency) or enabling legislation limits on their use. The District would typically use restricted assets first, as appropriate opportunities arise, but reserves the right to selectively defer the use thereof to a future project or replacement equipment acquisition.

Unrestricted net position represents net position not included in net investment in capital assets or restricted net position.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year in which the related debt is issued and the assessments established.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded when payment is due.

The following are the District's major governmental funds:

Lake Sumter Landing Fund**:** The Lake Sumter Landing Fund is used to account for all financial resources of the government for commercial area maintenance in the District.

Project Wide Special Revenue Fund**:** The Project Wide Special Revenue Fund is used to account for the revenues associated with an inter-local agreement with each District located south of Sumter County Route 466 related to the maintenance of landscaping along road rights-of-way, fences, multi-modal paths, walls, tunnels, and related drainage and water management structures which benefit the residents of Districts in the same area.

The following are the District's two major enterprise funds:

Sumter Landing Amenities Division (SLAD) Fund: The principal operating revenues of the District's SLAD fund are charges to customers for amenity fee based services, including recreation and security.

Sumter Landing Fitness Enterprise Fund: This enterprise fund accounts for the charges to customers and the expenses of operating the five District fitness centers on a continuing basis. During the current year, the Village Center Community Development District donated the assets of their only fitness center to SLCDD's Fitness Fund.

Governmental Fund Balance Classifications

Governmental fund balances are classified as either non-spendable or spendable. Spendable balances are further classified as restricted, committed, assigned or unassigned, based on the extent to which there are external or internal constraints on the spending of these fund balances. A discussion of each is as follows:

- Non-spendable: This classification includes amounts which cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact. "Not in spendable form" includes items which are not expected to be converted into cash (such as inventories and prepaid amounts).

- Restricted: This classification incudes amounts for which constraints have been placed on the use of the resources either externally imposed by creditors, grantors, contributors, laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation.

- Committed: This classification includes amounts which can only be used for specific purposes established by the highest decision making authority in the government. Committed amounts cannot be used for any other purposed unless the District removes those constraints by taking the same type action.

- Assigned: This classification includes amounts which are constrained by the District's intent to be used for a specific purpose but are neither restricted nor committed.

- Unassigned: This classification includes the residual fund balance for the General Fund. This classification represents fund balance which has not been assigned to other funds and which has not been restricted, committed or assigned to a specific purpose within the General Fund. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed or assigned for those specific purposes.

The District does not currently use non-spendable or assigned categories of fund balance. All restricted fund balances relate to external debt service restrictions. The Board of Supervisors, the highest decision making authority of the District, approves the establishment, increase and reduction in committed fund balances by budget resolutions and amendments. All other fund balances are unassigned. Restricted and Committed fund balances are always used first for the purposes for which they are designated. Changes to this practice require prior Board of Supervisors approval. A minimum fund balance amount has not been formally adopted.

Budgetary Information

The annual budget is formally adopted by the Board of Supervisors and serves as the legal authorization for expenditures. Legal authority and control are established in accordance with Section 190.008, Florida Statutes. The annual budget, as well as any subsequent amendment, is adopted and approved for the General Fund and Debt Service Fund by the Board of Supervisors. Budgets are adopted on a basis consistent with GAAP. All budget amounts presented in the statements reflect the original budget and the amended final budget.

Assets, Liabilities and Net Position

Cash, Cash Equivalents and Investments The District considers cash and cash equivalents to be cash on hand, demand deposits, cash with fiscal agent, and short-term investments with original maturities of three months or less from the date of acquisition.

The District's investments are recorded at fair value unless the investment qualifies as an external investment pool and follows the guidance in GASB, which allows the investment to be recorded at amortized cost under certain criteria. Fair value is the price which would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The method of measuring the fair value of investments uses the fair value hierarchy as defined by GASB.

Receivables and Payables The accounts receivable of the District are recorded in the government-wide and fund financial statements. Activities between funds which are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds".

Restricted Assets – Proprietary Funds The Resolutions authorizing the revenue bonds require the District to establish a Sinking Fund and reserve accounts in amounts which equal the Reserve Account Requirements, which are defined in the Bond Trust Indentures. In addition, the Bond Resolutions require a renewal and replacement reserve be established. The renewal and replacement reserve deposits are maintained as restricted assets until such time as needed

Deferred Outflows/Inflows of Resources In addition to assets, the statement of financial position may report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position which applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has no deferred outflows of resources.

In addition to liabilities, the statement of financial positon may report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position which applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until then.

Capital Assets Capital assets, which may include property (land), buildings, infrastructure assets (roads, sidewalks, etc.), improvements, equipment, construction in progress and intangible assets, are reported in the government-wide financial statements.

The District has established the threshold for additions to capital assets as an asset with an acquisition cost of $10,000 or more, and an estimated useful life in excess of one year. This threshold was increased effective October 1, 2018 from a previous threshold of $5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. The District values and records donated capital assets at the estimated fair value of the item at the date of its donation.

Routine maintenance and repairs to capital assets are not included in the reported value because they do not increase the capacity or extend the useful life of the capital asset.

Depreciation of capital assets is computed using the straight-line method and is recorded in general government expenses in the District's statement of activities. Estimated useful lives of the assets are as follows:

- Improvement other than building and structure 40 years
- Furniture and Equipment 5-10 years

Intangible Assets Intangible assets represent the discounted value of future amenity fees or utilities service fees acquired from the Developer, and are capitalized at cost at the date of acquisition. Intangible assets are amortized on a straight-line basis over an estimated useful life of 40 years.

Bond Discounts, Premiums and Issuance Costs In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable business-type activities statement of net position. Bond premiums and discounts and bond insurance costs, are deferred and amortized over the term of the bonds using the straight-line method, which approximates the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, proprietary fund types recognize bond issuance costs during the period when the debt is issued. The face amount of debt issued is reported as other financial sources. Issuance costs are reported as other debt services expenditures.

Restricted Assets Certain proceeds of revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position because their use is limited by applicable bond covenants. Restricted assets in the form of cash and cash equivalents which will be used to pay current liabilities are classified as current assets in the accompanying statement of net position.

The resolutions, authorizing the recreational revenue bonds require the District establish sinking fund and reserve accounts in amounts which equal the Reserve Account Requirements, which are defined in the Bond Trust Indentures. In addition, the bond resolutions require a renewal and replacement reserve be established. The renewal and replacement reserve deposits are maintained as restricted assets until such time as needed to fund those necessary recreation and water and sewer system renewals and replacements.

Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles (GAAP) requires management to make various estimates and assumptions which affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statement and the reported amounts of revenues and expenditures/expenses during the reporting period. Some of these estimates include assessing the collectability of the receivables, the useful lives of capital assets and the collectability of the liabilities. Although these estimates are based on management's

knowledge of current events and actions it may undertake in the future, they could ultimately differ from actual results.

Date of Management's Review

Subsequent events were evaluated by management through January 31, 2020, which is the date the financial statements were available to be issued.

NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS

The District maintains an approved Investment Policy and Long-Term Portfolio Investment Policy in compliance with guidelines established by Florida Statutes.

The primary objective of the District's Investment policy is to assure safety and preservation of principal. The objective is to mitigate credit and interest rate risk, maintain the necessary liquidity to match expected liabilities and maximize yield.

The primary objective of the District's Long-term Portfolio Investment policy is to achieve a long-term (five years or longer) level of return commensurate with the contemporary economic conditions and equal to or exceeding the then prevailing investment environment.

Cash and Cash Equivalents: The District's cash and cash equivalents are considered to be cash on hand, demand deposits, cash with fiscal agent and short-term investments with an original maturity of three months or less.

The District invests its operating cash solely in Qualified Public Depositories which meet the requirements of Chapter 280, Florida Statutes "Florida Security for Public Deposits Act". In addition to protection of up to $250,000 for its deposits with a single bank as provided by the Federal Deposit Insurance Corporation (FDIC), the District's deposits are provided the extra level of security afforded by using a public depository which meets the requirements of Chapter 280. This includes the provision by the public depository of collateral based on the amount of public deposits maintained at the institution and the ability of the State of Florida to levy other public depositories for shortages in collateral in the event of the failure of a public depository. Citizens First Bank is a Qualified Public Depository.

As of September 30, 2019, the District's Cash and Cash Equivalents consisted of:

Cash and Cash Equivalents		Fair Value	Weighted Average Maturity (Days)	Credit Rating
Citizens First Bank demand deposits		3,410,096	1.0	n/a
Fl Cooperative Liquid Assets Securities System, FLCLASS		38,448,705	52.0	AAAm
Fl Public Assets for Liquidity Management (FL PALM)		6,731,028	39.0	AAAm
US Bank - State Board of Administration, Florida Prime TM		17,419,289	22.0	AAAm
Total Fair Value	$	66,009,118		
Portfolio Weighted Average Maturity (WAM)			40.1	

The District invests excess funds pursuant to the guidelines established in Section 218.415, Florida Statutes. The authorized investments consist of:

- The Local Government Surplus Funds Trust Fund or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act as provided in Section 163.01, Florida Statutes.
- Securities and Exchange Commission registered money market mutual funds with the highest credit quality rating from a nationally recognized rating agency.
- Interest-bearing time deposits or savings accounts in qualified public depositories as defined in Section 280.02, Florida Statutes.
- Direct obligations of the United States Treasury.
- Federal agencies and instrumentalities.
- Repurchase agreements with financial institutions approved as public depositors, provided the underlying collateral consists of obligations of the United States Government, its agencies and instrumentalities. The repurchase agreement shall be collateralized equal to at least 102 percent of the value of the District's investment.

The District has further segregated a portion of its investment into a long-term investment portfolio with further investment guidelines. The investment objectives are based on a long-term investment horizon of five years or longer. The District has developed a long-term investment horizon such that the risk and duration of investment losses are carefully weighed against the long-term potential for asset growth. A large portion of the assets will be invested in longer-term investments and will be diversified with the intent to minimize risk loss. In order to best balance risk and return for optimal diversification, the following asset allocation has been identified:

	Asset Weightings	
Asset Classes	**Range**	**Target**
Growth Assets		
Domestic Equity	20% - 60%	40%
International Equity	0% - 40%	20%
Other	0% - 20%	0%
Income Assets		
Fixed Income	20% - 60%	40%
Other	0% - 20%	0%
Real Return Assets	0% - 20%	0%
Cash Equivalents	0% - 20%	0%

As of September 30, 2019, the District's Investments consisted of:

Investments		Fair Value	Weighted Average Maturity (Years)	Credit Rating
Florida Fixed Income Trust, FLFIT	$	7,090,569	0.55	AAAf1/S1
Florida Local Government Investment Trust		7,237,465	2.06	AAAf/S1
PFM Multi-Manager Domestic Equity Fund		2,591,512	n/a	n/a
PFM Multi-Manager International Equity Fund		1,398,333	n/a	n/a
PFM Multi-Manager Fixed Income Fund		2,220,651	7.90	A
PFM Cash Equivalents		15,750	n/a	n/a
Total Investments	$	20,554,280		
Portfolio Weighted Average Maturity (WAM)			1.77	

The District participates in the following external investment pools:

- The State Board of Administration for participation in the Local Government Investment Pool (Florida PRIME^{TM}) created by Section 218.415, Florida Statutes is an investment pool that operates under investment guidelines established by Section 215.47, Florida Statutes. The District's investments in Florida PRIME^{TM}, a qualified external investment pool, meet the requirements of GASB Statement No. 79 and are reported at amortized cost.
- Florida Public Assets for Liquidity Management (FL PALM) is a fund whose objectives are to provide participants with the highest possible investment yield while it maintains liquidity and preserves capital, and maintains a stable NAV. The fund meets the requirements of GASB Statement No. 79 and is reported at amortized cost.
- The Florida Local Government Investment Trust (the Trust) is administered by a Board of Trustees appointed by the Florida Association of Court Clerks and County Comptroller, and the Florida Association of Counties, Inc. The Trust was created to provide a means for public entities to pool surplus funds to maximize net earnings certificates of deposit. The District's investment in the Trust Short-Term Bond Fund does not meet the requirements of GASB Statement No. 79 and is valued at variable Net Asset Value (NAV), which approximates fair value.
- The Florida Cooperative Liquid Assets Securities System (FLCLASS) is an independent local government investment pool designed to provide a safe and competitive investment alternative for Florida governmental entities. FLCLASS does not meet the requirements of GASB Statement No. 79 and is measured at variable NAV, which approximates fair value.
- Florida Fixed Income Trust Enhanced Cash Pool is a Series Trust designed to provide liquid solutions to local governments of Florida. The funds objective is to provide liquidity and preservation of capital while providing current income consistent with low volatility of net asset value. The fund does not meet the requirements of GASB Statement No. 79 and is measured at variable NAV, which approximates fair value.

Fair Value Hierarchy. GASB Statement No. 72, Fair Value Measurement and Application, sets forth the framework for measuring fair value. The District's investments are recorded at fair value unless the investment qualifies as an external investment pool under the guidance in GASB Statement No. 79.

The valuation measurement levels are defined below:

- Level 1 inputs are unadjusted price quotations in active markets/exchanges for identical assets or liabilities which a government can access at the measurement date.
- Level 2 inputs are observable inputs including, but not limited to, quoted prices for similar assets or liabilities in active markets, quoted process for identical or similar assets or liabilities in markets which are not active, inputs other than quoted prices which are observable for the assets or liabilities (such as interest rates, yield curves, volatilities, loss severities, credit risks and default rates) or other market-corroborated inputs
- Level 3 inputs are unobservable inputs based on the best information available in the circumstances, to the extent observable inputs are not available.

The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs. If a price for an identical asset or liability is not observable, a government should measure fair value using another valuation technique which maximizes the use of relevant observable inputs and minimizes the use of unobservable inputs.

At September 30, 2019, the District's investments carried the following Fair Value Hierarchy:

	Total	Level 1	Level 2	Level 3
Investment by fair value level:				
PFM Multi-Manager Domestic Equity Fund	$ 2,591,512	$ -	$ 2,591,512	$ -
PFM Multi-Manager International Equity Fund	1,398,333	-	1,398,333	-
PFM Multi-Manager Fixed Income Fund	2,220,651	-	2,220,651	-
Totals	$ 6,210,496	$ -	$ 6,210,496	$ -

Management of the following investment risks are addressed below:

- Custodial credit risk is the risk which a government will not be able to recover deposits or the value of an investment which is in the possession of a failed institution or counterparty.
    - The financial institution in which the District places its deposits is certified as a "qualified public depository" as required under the Florida Security for Public Deposits Act. Therefore, the deposits are entirely insured by Federal depository insurance and collateralized pursuant to Chapter 280, Florida Statutes.
    - At September 30, 2019, and consistent with the investment policy, the District's investments are all registered in the name of the District by a custodian or a trustee for the District.

- Credit risk is the risk of loss from an issuer's failure to repay principal and/or interest on a debt obligation. To manage this risk, the District's investment policy identifies and limits investments to only top ratings issued by nationally recognized statistical rating organization.

- Concentration of investment risk is the increasing probability of loss arising from heavily lopsided exposure to an asset class, issuer, structure or maturity. The District's investment policy stipulates

guidelines for diversification of investments by limiting investments to avoid over-concentration in securities from a specific issuer or business sector; limiting investments in securities with higher credit risk; investments in securities with varying maturities; and continuously investing a portion of the portfolio in readily available funds to ensure appropriate liquidity is maintained to meet ongoing obligations.

- Interest rate risk is the risk that a security's value will decrease with a rise in interest rates. To manage interest rate risk, the District maintains a formal investment policy that limits investment maturities not to exceed five (5) years. The District maintains and reports interest rate risk using the Weighted Average Maturity (WAM) method. A weighted average takes into account both the timing and the amounts of the maturities. The District manages its exposure to decline in fair values by limiting the WAM of its investment portfolio to less than three (3) years.

- Foreign currency risk is the risk of loss from a reduction in value affected by changes in the rate of exchange. The District's investment policies do not allow for direct investments in foreign currency.

NOTE 3 –RECEIVABLES AND PAYABLES

Receivables

Accounts Receivable The accounts receivable balance for governmental activity and business-type activities was $5,000 and $7,484,000 as of September 30, 2019 respectively. Business-type receivables include outstanding amounts owed from residents for amenity fees.
Due from other Governments The inter-government balances result from the time lag between the dates that (1) inter-government goods and services were provided or reimbursable expenditure occur, (2) transactions are recorded in the accounting system and (3) payments between governments are made. The balance at September 30, 2019 is expected to be repaid shortly after year-end from available current assets and next year funding.
Internal Balances, net The internal balances result from transactions between the governmental funds and the proprietary funds. It is due to the time lag between the dates that (1) inter-fund goods and services were provided or reimbursable expenditure occurred, (2) transactions are recorded in the accounting system and (3) payments between funds are made. The balance at September 30, 2019 is expected to be repaid shortly after year-end from available current assets and next year funding and is offset by the liability balance.

The accounts receivable is shown net of the allowance for doubtful account totaling $169,000 as of September 30, 2019.

Payables

Due to other Governments The inter-government balances result from the time lag between the dates that (1) inter-government goods and services were provided or reimbursable expenditure occur, (2) transactions are recorded in the accounting system and (3) payments between governments are made. The balance at September 30, 2019 is expected to be repaid shortly after year-end from available current assets and next year funding.
Due to Developer As of September 30, 2019, a total $594,000 is Due to the Developer. This balance represents cost-based recreation fees collected by the District that is owed to the Developer. The balance at September 30, 2019 is expected to be repaid shortly after year-end from available current assets and next year funding.

NOTE 4 – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2019, was as follows:

	Beginning balance	Increases Transfers	Transfers/ Decreases	Ending balance
Governmental activities:				
Assets not being depreciated:				
Land	$ 3,707,879	-	-	3,707,879
Construction in progress	1,779	78,657	(20,920)	59,516
Total assets not being depreciated	3,709,658	78,657	(20,920)	3,767,395
Assets being depreciated:				
Buildings and structures	256,680	-	-	256,680
Infrastructure	43,807,891	93,023	-	43,900,914
Furniture & equipment	727,821	-	-	727,821
Total assets being depreciated	44,792,392	93,023	-	44,885,415
Less accumulated depreciation for:				
Buildings and structures	(85,810)	(7,926)	-	(93,736)
Infrastructure	(14,845,621)	(1,173,264)	-	(16,018,885)
Furniture & equipment	(151,065)	(61,437)	-	(212,502)
Total accumulated depreciation	(15,082,496)	(1,242,627)	-	(16,325,123)
Government activities capital assets, net	33,419,554	(1,070,947)	(20,920)	32,327,687
Business-type activities:				
Assets not being depreciated				
Land	13,139,728	-	-	13,139,728
Construction in progress	-	99,673	-	99,673
Total assets not being depreciated	13,139,728	99,673	-	13,239,401
Assets being depreciated:				
Buildings and structures	218,618,026	9,815	-	218,627,841
Infrastructure	3,416,095	30,339	-	3,446,434
Furniture & equipment	443,415	-	(35,786)	407,629
Total assets being depreciated	222,477,536	40,154	(35,786)	222,481,904
Less accumulated depreciation for:				
Buildings and structures	(21,874,056)	(7,057,053)		(28,931,109)
Infrastructure	(1,119,883)	(97,958)	-	(1,217,841)
Furniture & equipment	(332,465)	(24,889)	35,786	(321,568)
Total accumulated depreciation	(23,326,404)	(7,179,900)	35,786	(30,470,518)
Business activities capital assets, net	212,290,860	(7,040,073)	-	205,250,787
Total Sumter Landing CDD capital assets, net	$ 245,710,414	(8,111,020)	(20,920)	237,578,474

Net capital purchases for governmental activities totaled $151,000 and $130,000 for business activity. Depreciation expense of $1,243,000 and $7,170,000 was recognized during the year in governmental activity and business activity respectively.

NOTE 5 – INTANGIBLE ASSETS

Intangible assets consist of the following as of September 30, 2019:

	Beginning balance	Increases	Decreases	Ending balance
Business activities, SLAD fund:				
Discounted value of amenity fees	$165,679,338	-	-	165,679,338
Less accumulated amortization	(13,530,285)	-	(5,199,825)	(18,730,110)
Intangible assets, net	$152,149,053	-	(5,199,825)	146,949,228

The intangible assets represent the value of assets acquired based on their revenue generating value exceeding their book value. This difference on prior purchases is being amortized over thirty (30) to forty (40) years.

NOTE 6 – LONG- TERM DEBT

Long-term debt consists of the following Special Assessment Revenue bonds as of September 30, 2019:

$55,450,000 Taxable Recreational Revenue Refunding Bonds, Series 2015 due in annual principal installments ranging from $1,695,000 to $3,745,000 through October 2038 in accordance with the redemption schedule. Interest is due semi-annually on April 1 and October 1 of each year until redemption or maturity. Interest rates range from 2.155% to 5.050%.	$	50,365,000
$320,905,000 Taxable Senior Recreational Revenue Bonds, Series 2016 due in annual principal installments ranging from $5,310,000 to $20,720,000 through October 2047 in accordance with the redemption schedule. Interest is due semi-annually on April 1 and October 1 of each year until redemption or maturity. Interest rates range from 2.093% to 4.172%		308,825,000
$30,900,000 Taxable Subordinate Recreational Revenue Bonds, Series 2016 due in annual principal installments ranging from $495,000 to $1,850,000 through October 2047 in accordance with the redemption schedule. Interest is due semi-annually on April 1 and October 1 of each year until redemption or maturity. Interest rates range from $4.622% to 4.722%.		30,405,000
Total revenue bonds payable		389,595,000
Less current installment of revenue bonds payable		(7,655,000)
Revenue bonds payable less current installments	$	381,940,000

The Taxable Recreational Revenue Refunding Bonds are secured by a lien and pledge of revenues under the indentures which are derived by the District from the users of the recreational facilities.

These bonds and notes are additionally secured by amounts on deposit in the funds and accounts created pursuant to the indentures.

The annual requirements to amortize the principal and interest of all revenue bonds payable as of September 30, 2019, are as follows:

	Principal	Interest	Total
Fiscal year ending September 30:			
2020	7,655,000	15,776,165	23,431,165
2021	7,835,000	15,585,565	23,420,565
2022	8,035,000	15,371,986	23,406,986
2023	8,260,000	15,134,501	23,394,501
2024	8,510,000	14,873,527	23,383,527
2025-2029	47,130,000	69,583,403	116,713,403
2030-2034	57,620,000	58,738,692	116,358,692
2035-2039	71,370,000	44,670,004	116,040,004
2040-2044	88,235,000	27,516,975	115,751,975
2045-2048	84,945,000	7,348,915	92,293,915
Total	$ 389,595,000	284,599,733	674,194,733

The following is a summary of changes in long-term debt:

	Beginning balance	Additions	Reductions	Ending balance	Due within one year
Business-type activities:					
Bonds payable	$ 397,095,000	-	(7,500,000)	389,595,000	7,655,000
Total business-type activities long-term liabilities	$ 397,095,000	-	(7,500,000)	389,595,000	7,655,000

Debt Covenants and Pledged Revenues

The Bond indentures contain significant limitations and restriction on the District regarding annual debt service requirements, the use of certain restricted accounts, minimum sinking fund balances and minimum revenue bond coverage. Management believes the District has complied with all material financial-related covenants.

The District has pledged certain amenity fee revenue to pay the principal and interest on Recreational Revenue Bonds issued to pay for the purchase of recreational facilities from the Developer. These Recreational Revenue Bonds were outstanding on September 30, 2019, as shown below. The table reports the revenues pledged for each debt issue, the amounts of revenue received in the current year, the current year principal and interest paid on the debt, the approximate percentage of each revenue which is pledged

to meet the debt obligation, and the date through which the revenue is pledged under the debt agreement and the total pledged future revenues for each debt, which is the amount of the remaining principal and interest on the bonds as of September 30, 2019.

Description of Debt	Pledged Revenue	Revenue Received	Principal and Interest Paid	Estimated Percent Pledged	Outstanding Principal and Interest	Pledged Through
Taxable Recreational Revenue Refunding Bonds, Series 2015	Amenities Fee Revenue	$ 12,196,740	$ 3,915,875	32.11%	$ 77,530,021	2039
Taxable Senior Recreational Revenue Bonds, Series 2016	Amenities Fee Revenue	56,281,131	17,599,055	31.27%	541,131,184	2048
Taxable Subordinate Recreational Revenue Bonds, Series 2016	Amenities Fee Revenue	38,682,076	1,928,109	4.98%	55,533,528	2048

NOTE 7 – RELATED PARTIES

The District entered into interlocal agreements with Village Center Community Development District (VCCDD) to obtain certain management, payroll, finance, office rental and administrative services. Under the agreement, fees paid to VCCDD by the Sumter Landing District for the year ended September 30, 2018, amounted to $14,412,000.

Village Community Development District Nos. 5, 6, 7, 8, 9, 10, 11, 12, and Brownwood paid amounts to the Project Wide Fund for maintenance of common use right-of-way. The amounts of these payments were $1,694,000, $1,880,000, $1,198,000, $1,344,000, $1,527,000, $1,943,000, $652,000, $1,546,000, and $209,000 respectively. Upon action by their respective Boards of Supervisors, District Nos. 5, 6, 7, 8, 9, 10, 11, 12 and Brownwood may request additional services as they deem necessary for the efficient and effective management of their respective districts. Such additional services are billed to the benefiting district at the District's cost.

The District purchased water, waste water, and irrigation water, paying rates approved by the Public Service Commission, from companies affiliated with the Developer for $528,000.

The District has purchased from the Developer newspaper service and advertisements, building rents, management services, and recreation services for $868,000. In addition, the District purchased IT-related services from the Developer totaling $865,000, golf management services totaling $1,940,000, for items and services purchased or paid for by the Developer on behalf of the District

The Board of Supervisors for SLCDD as of September 30, 2019, is made up of five members who are either employees or affiliates of the Developer.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to general liability, crime, auto liability, employee practice liability, theft, damage and destruction of assets, errors and omissions and natural disasters. To manage much of this risk, the District carries insurance, however, the District retains risk for certain property coverage and for losses in excess of coverage limits. Any settled claims from these risks have not exceeded commercial insurance coverage in any of the past three years.

NOTE 9 – COMMITMENTS AND CONTINGENCIES

Operating Leases

The District pays leases on both buildings and office equipment. Future minimum lease payments for these leases are as follows:

Year ending September 30,		Building Leases	Equipment Leases	Total
2020		11,020	10,494	21,514
2021		11,020	9,504	20,524
2022		11,020	9,504	20,524
2023		11,020	1,188	12,208
2024-2028		55,102		55,102
2029-2033		55,102		55,102
2034-2036		34,437		34,437
Total	$	188,721	30,690	219,411

Hurricane Irma

The District sustained damages related to Hurricane Irma in September 2017.

The Florida Emergency Management Agency (FEMA) is in varying stages of obligation to the District on eligible expenditures. As of September 30, 2019, the District has submitted all required documentation to support approximately $3,841,000 of eligible expenditures sustained as a result of the damage. Management believes all the expenditures submitted to FEMA are eligible for reimbursement; however, no FEMA reimbursement has been received or accrued to date due to the uncertainty of a reliable estimate of approved expenditures.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Supervisors
Sumter Landing Community Development District
The Villages, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, and each major fund of Sumter Landing Community Development District (the District) as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated January 31, 2020.

Internal Control over Financial Reporting
In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected, and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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Sumter Landing Community Development District
The Villages, Florida

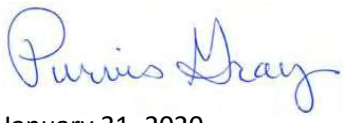
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Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



January 31, 2020
Ocala, Florida

Purvis Gray & Company

MANAGEMENT LETTER

Board of Supervisors
Sumter Landing Community Development District
The Villages, Florida

Report on the Financial Statements
We have audited the financial statements of Sumter Landing Community Development District (the District) as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated January 31, 2020.

Auditor's Responsibility
We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, *Rules of the Florida Auditor General*.

Other Reporting Requirements
We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with American Institute of Certified Public Accountants *Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports, which are dated January 31, 2020, should be considered in conjunction with this management letter.

Prior Audit Findings
Section 10.554(1)(i)1., *Rules of the Auditor General,* requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings and recommendations made in the preceding financial audit report.

Official Title and Legal Authority
Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government be disclosed in this management letter, unless disclosed in the notes to the financial statements (see Note 1 of the District's September 30, 2019, basic financial statements for this information).

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Board of Supervisors
Sumter Landing Community Development District
The Villages, Florida

MANAGEMENT LETTER

Financial Condition and Management
Sections 10.554(1)(i)5.a. and 10.556 (7), *Rules of the Auditor General*, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

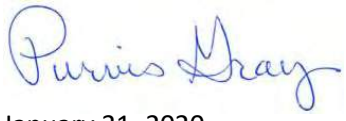
Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters
Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate non-compliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter
Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

We wish to take this opportunity to thank you and your staff for the cooperation and courtesies extended to us during the course of our audit. Please let us know if you have any questions or comments concerning this letter, our accompanying reports, or other matters.



January 31, 2020
Ocala, Florida

Purvis Gray & Company

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH FLORIDA STATUTE SECTION 218.415 - INVESTMENT OF PUBLIC FUNDS

Board of Supervisors
Sumter Landing Community Development District
The Villages, Florida

We have examined Sumter Landing Community Development District's (the District) compliance with Section 218.415, Florida Statutes, with regards to the District's investments during the fiscal year ended September 30, 2019. District management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material non-compliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements during the fiscal year ended September 30, 2019.

This report is intended solely for the information and use of the Florida Auditor General, the Board of Supervisors of the District, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

January 31, 2020
Ocala, Florida

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Exhibit C

New York Contract Addendum to Purchase Agreement

New York Contract Addendum to Purchase Agreement for
The Villages of Lake-Sumter, Inc.

The Villages of Lake-Sumter, Inc.
The Villages - Homesites/Homes

NEW YORK CONTRACT ADDENDUM

THIS ADDENDUM TO PURCHASE AGREEMENT ("Addendum") is made simultaneously with the execution of the Purchase Agreement ("Contract") by and between The Villages of Lake-Sumter, Inc. (as the "Seller") and the Purchaser(s) ("Purchaser") named in such Contract who has/have purchased the residence set forth below:

_____

Purchaser Name(s)

The Villages ("Property"): _____ Residence Reference: _____

NEW YORK CONTRACT PROVISIONS

State Disclosure Requirements

- **Second Amended & Restated New York Offering Plan dated February 5, 2019 ("Offering Plan")**
- **First Amendment to the Offering Plan dated December 17, 2019 ("Amendment No. 39");**
- **Second Amendment to the Offering Plan dated PENDING ("Amendment No. 40")**

1. Sale Subject to New York Offering Plan. This purchase is subject to representations of the Seller (the Sponsor under the Offering Plan) in the Amended and Restated New York Offering Plan delivered to Purchaser(s) at or prior to the time they sign the Contract as well as the obligations of the Seller, as Sponsor, pursuant to the General Business Law of the State of New York.

2. Conflicts. Seller acknowledges that any conflict between the Offering Plan and the Contract will be resolved according to the terms of the Offering Plan.

3. Escrow of Deposits, Down Payments or Advances.

   a. The law firm of McLin & Burnsed PA, with an address of 1000 W. Main Street, Leesburg, FL 34748 shall serve as escrow agent ("Escrow Agent") for Seller and Purchaser. The attorneys who can authorize the withdrawal of funds from this escrow account are any partner of the Escrow Agent that is authorized to act and execute documents on the Escrow Agent's behalf. Such attorneys have submitted themselves to the jurisdiction of the laws of the state of New York. Neither the Escrow Agent nor any authorized signatories on the account are the Sponsor, Selling Agent, Managing Agent, or any principal thereof, or have any beneficial interest in any of the foregoing. The Escrow Agent shall only be responsible for and have a fiduciary duty to the parties relating to Deposits (which are good funds) actually delivered to Escrow Agent.

b. The Escrow Agent shall indicate its agreement to the terms of this Addendum pertaining to the escrow of Purchaser's funds by signing a copy of this Addendum where indicated below once Seller delivers a copy of the Purchase Agreement and immediately negotiable funds constituting the Deposit to Escrow Agent.

c. The Escrow Agent has established the escrow account at SunTrust Bank located at 1341 Griffin Road, Leesburg, FL 34748 having account number 1000168982618.

d. All Deposits received by Purchaser shall be in the form of purchaser checks or wire transfers and shall be made payable to or endorsed by the Purchaser to the order of the Escrow Agent. Any Deposits made for upgrades, extras, or custom work at the time of entering into the Purchase Agreement shall be initially deposited into the Escrow Account, and released in accordance to the terms of a written agreement between Purchaser and Seller. Any payments not part of the Purchase Agreement for such items will be between Purchaser and Seller pursuant to a separate written agreement, if any. The account will be an IOTA Account established pursuant to Section 5-1(g) of the Rules and Regulations of the Florida Bar where interest inures to the benefit of the Florida Bar Foundation as a result of the fact that the nominal interest that could be earned on such Deposits would not be in excess of the costs to secure such income. No fees of any kind may be deducted from the Escrow Account, and the Seller shall bear all costs associated with the maintenance of the Escrow Account.

e. Within five (5) business days after the Purchase Agreement has been tendered to Escrow Agent along with the Deposit (in good funds), the Escrow Agent shall sign the New York Addendum to the Purchase Agreement and place the Deposit into the Escrow Account. With ten (10) business days of the placing the deposit in the Escrow Account, Escrow Agent shall provide written notice to Purchaser and Seller, confirming the Deposit. The notice shall provide the account number and the fact that the funds are in an IOTA Account for which the Purchaser will not earn interest. The Escrow Agent is obligated to send notice to the Purchaser once the Deposit is placed in the Escrow Account. The notice shall be deemed delivered when sent. If the Purchaser does not receive notice of such deposit within fifteen (15) business days after tender of the Deposit, he or she may cancel the Purchase Agreement within ninety (90) days' after tender of the Purchase Agreement and Deposit to Escrow Agent. Complaints concerning the failure to honor such cancellation requests may be referred to the New York State Department of Law, Real Estate Finance Bureau, 28 Liberty Street, 21st Floor New York, NY 10005-1495. Rescission shall not be afforded where proof satisfactory to the Attorney General is submitted establishing that the Deposit was timely placed in the Escrow Account in accordance with the New York State Department of Law's regulations concerning Deposits and requisite notice was timely mailed to the Purchaser.

f. All Deposits, except for advances made for upgrades, extras, or custom work received in connection with the Purchase Agreement, are and shall continue to be the Purchaser's money, and may not be comingled with any other money or pledged or hypothecated by Sponsor, as per GBL § 352-h.

Under no circumstances shall Seller seek or accept release of the Deposit of a defaulting Purchaser until after consummation of the Plan, as evidenced by the acceptance of an effectiveness amendment by the New York State Department of Law. Consummation of the Plan does not relieve the Sponsor of its obligations pursuant to GBL §§ 352-3(2-b) and 352-h.

The Escrow Agent shall release the Deposit if so directed:

(a) pursuant to terms and conditions set forth in the Purchase Agreement and New York Addendum upon closing of title to the property being purchased and delivery to Escrow Agent of a completed Settlement Statement signed by Sponsor and Purchaser; or

(b) in a subsequent writing signed by both Sponsor and Purchaser; or

(c) by a final, non-appealable order or judgment of a court.

If the Escrow Agent is not directed to release the Deposit pursuant to paragraphs (a) through (c) above, and the Escrow Agent receives a request by either party to release the Deposit, then the Escrow Agent must give both the Purchaser and Sponsor prior written notice of not fewer than thirty (30) days before releasing the Deposit. If the Escrow Agent has not received notice of objection to the release of the Deposit prior to the expiration of the thirty (30) day period, the Deposit shall be released and the Escrow Agent shall provide further written notice to both parties informing them of said release; provided however, if the Escrow Agent cannot contact either the Sponsor or the Purchaser for any reason whatsoever, or does not know of their whereabouts or their continued existence and/or operation of a business, then the Escrow Agent may continue to hold such funds until such time as it receives written permission signed by both parties or other directions on where to release such Deposit. Escrow Agent shall incur no liability whatsoever for failure to release and/or disburse such funds held in Escrow prior to written instructions by both Sponsor and Purchaser or by waiting for a final, non-appealable order or judgment of a court. If the Escrow Agent receives a written notice from either party objecting to the release of the Deposit within said thirty (30) day period, the Escrow Agent shall continue to hold the Deposit until otherwise directed pursuant to paragraphs (a) through (c) above. Notwithstanding the foregoing, the Escrow Agent shall have the right at any time, but not the obligation, to deposit the Deposit contained in the Escrow Account with the clerk of the county where the property is located and shall give written notice to both parties of such deposit. Upon depositing the Deposit with the clerk, the Escrow Agent shall be released from all further liability under the Escrow Agreement and both Sponsor and Purchaser will indemnify and hold Escrow Agent harmless and free of any costs or expense including all attorneys' fees and costs that may be incurred in depositing such funds with the Clerk. To the extent that the Escrow Agent is required to file a formal Interpleader with a court of competent jurisdiction in order to deposit the Deposit with the Clerk, all costs and expenses, including attorney's fees shall be the obligation of the Sponsor and the Purchaser and the Court may pay such fees and costs due to the Escrow Agent from the Deposit deposited with the clerk.

The Seller shall not object to the release of the Deposit to:

(a) a Purchaser who timely rescinds in accordance with an offer of rescission contained in the Plan or an Amendment to the Plan; or

(b) all Purchasers after an Amendment abandoning the Plan is accepted for filing by the Department of Law.

The Department of Law may perform random reviews and audits of any records involving the Escrow Account to determine compliance with all applicable statutes and regulations.

g. Escrow Agent shall maintain all records concerning the Escrow Account for seven years after release of the Deposit. Upon the dissolution of the law firm which was Escrow Agent, the former partners or members of the firm shall make appropriate arrangements for the maintenance of these records by one of the partners or members of the firm or by the successor firm and shall notify the New York State Department of Law of such transfer. ESCROW AGENT shall make available to the Attorney General, upon request, all books and records of ESCROW AGENT relating to the funds deposited and disbursed hereunder.

h. Escrow Agent shall maintain the Escrow Account under its direct supervision and control. A fiduciary relationship shall exist between Escrow Agent, and Purchaser and Escrow Agent acknowledges its fiduciary and statutory obligations pursuant to GBL§§ 352(e)(2-b) and 352(h). Notwithstanding anything to the contrary contained herein, Escrow Agent may rely upon any paper or document which may be submitted to it in connection with its duties under this Agreement and which is believed by Escrow Agent to be genuine and to have been signed or presented by the proper party or parties and shall have no liability or responsibility with respect to the form, execution or validity thereof.

i. Seller agrees that Seller/Sponsor and its agents, including any selling agents, shall deliver the Deposit received by them prior to closing of the unit to a designated attorney who is a member of or employed by Escrow Agent, within two (2) business days of tender of the Deposit by PURCHASER, using such transmittal forms as required by Escrow Agent

j. Seller agrees that it shall not interfere with Escrow Agent's performance of its fiduciary duties and statutory obligations as set forth in GBL §§ 352-(e)(2-b) and 352-(h) and the New York State Department of Law's regulations.

k. The Escrow provisions of this Addendum as pertaining to the Agreement shall remain in effect unless and until it is canceled by either: (i) Written notice given by Seller to Escrow Agent of cancellation of designation of Escrow Agent to act in said capacity, which cancellation shall take effect only upon the filing of an amendment to the Plan with the Department of Law providing for a successor escrow agent that meets the requirements set forth in applicable regulations of the New York State Department of Law. Purchaser shall be deemed to have consented to such cancellation; (ii) The resignation of Escrow Agent, which shall not take effect until Escrow Agent is replaced by a successor escrow agent that meets the requirements set forth in applicable regulations of the New York State

Department of Law, and notice is given to Purchaser of the identity of the successor escrow agent, the Bank in the State of New York where the Deposit is being held, and the account number therefor; or (iii) if due to lack of cooperation between the Seller or the Purchaser with Escrow Agent or the non-payment of Escrow Agent's fees by Sponsor such that the Escrow Agent deposits all amounts held in the Escrow Account with the Clerk of a court of competent jurisdiction.

l. Upon termination of the duties of Escrow Agent as described above, Escrow Agent shall deliver the Deposit held by Escrow Agent and the Purchase Agreement and any other documents maintained by Escrow Agent relating to the Deposit to the successor escrow agent or the Clerk of the Court as applicable.

m. Seller as Sponsor and individually agrees to defend, indemnify and hold Escrow Agent harmless from and against all costs, claims, expenses and damages incurred in connection with or arising out of this Agreement or the performance or non-performance of Escrow Agent's duties under this Agreement, except with respect to actions or omissions taken or suffered by Escrow Agent in bad faith or in willful disregard of this Agreement or involving gross negligence of Escrow Agent, which bad faith, willful disregard or gross negligence involves diverting the money in contravention of the express terms of the Purchase Agreement. It is understood and agreed that these escrow provisions are joint order escrow provisions and that Escrow Agent shall never be obligated to act hereunder unless it receives satisfactory instructions executed on behalf of both Seller and Purchaser instructing Escrow Agent what to do with the funds contained in escrow. Notwithstanding anything to the contrary contained herein, Escrow Agent may rely upon any paper or document which may be submitted to it in connection with its duties under this Agreement and which is believed by Escrow Agent to be genuine and to have been signed or presented by the proper party or parties and shall have no liability or responsibility with respect to the form, execution or validity thereof. This indemnity includes, without limitation, disbursements and attorneys' fees either paid to retain attorneys or representing the hourly billing rates with respect to legal services rendered by Escrow Agent to itself. It is the intention of the parties that regardless of the nature of any dispute hereunder, a court interpreting this agreement shall award Escrow Agent one hundred percent of actual costs and expenses incurred in the event of any dispute under this agreement at the normal hourly rates of its billing professionals without regard to any additional inquiry as to their propriety or reasonableness absent a showing of bad faith, as the nature of the relationship is one of full and complete indemnity. In the event of any suit wherein Escrow Agent interpleads the subject matter of this escrow, the Escrow Agent shall be entitled to recover a reasonable attorney's fee and costs incurred and awarded by the Court, said fees and costs to be charged and assessed as court costs in favor of the prevailing party. Notwithstanding the foregoing, nothing contained in this section shall be construed to in any way nullify the provisions of 13 NYCRR 22.3(K)(2)(XII).

n. The escrow provisions of this Addendum shall be governed by the Law of New York although venue is proper where the funds are on deposit by the Escrow Agent.

4. Purchaser acknowledges having received and read a copy of the Offering Plan, including all amendments thereto, if any, filed prior to the date hereof with the Department of Law of the State of New York, at least three (3) business days prior to Purchaser's signing this Contract. If, however, Purchaser did not receive a copy of the Offering Plan at least three (3) business days prior to signing this Contract, Purchaser may rescind this Contract by sending written notice of such rescission to Seller by certified or registered mail, return receipt requested, or by personal delivery, in either case within seven (7) days from the date Purchaser delivers an executed Contract to Seller.

The notice must be mailed to:	Jeff Skates, Esq. 1028 Lake Sumter Landing The Villages, FL 32162
With a copy to:	The Villages Contract Department 2705 West Torch Lake Drive The Villages, FL 32163

5. Seller acknowledges and agrees that this Addendum is part of its Purchase Agreement with all purchasers who are residents of the State of New York solicited by the Seller in or from the State of New York purchasing property in **The Villages** pursuant to the **Second Amended & Restated New York Offering Plan for The Villages**.

RECEIPT FOR

- **Second Amended & Restated New York Offering Plan dated February 5, 2019 ("Offering Plan")**
- **First Amendment to the Offering Plan dated December 17, 2019 ("Amendment No. 39");**
- **Second Amendment to the Offering Plan dated PENDING ("Amendment No. 40")**

As evidenced by the signature(s) on this Addendum, Purchaser hereby acknowledges that Purchaser has received and has been afforded the opportunity to read the **Second Amended & Restated New York Offering Plan for The Villages, as amended.**

In Witness Whereof, this Addendum has been signed and sealed on the date of the Contract also set forth below by the Purchaser and Seller.

PURCHASER:

_____
Signature of Buyer (SEAL)

_____
Signature of Buyer (SEAL)

_____
Date

SELLER:

The Villages of Lake-Sumter, Inc.

BY: _____ (SEAL)

ITS: _____

_____
Date

ESCROW AGENT - McLin & Burnsed PA

ACKNOWLEDGES RECEIPT OF

1. The executed Contract and this Addendum signed by Seller and Purchaser;

2. $_____ which has been placed in the Escrow Account described above.

The Deposit is in an IOTA Account with interest inuring to the Florida Bar Foundation and no interest will be earned on such account by the Purchaser. This is because the costs of maintaining such funds would exceed the nominal interest earned on such an account.

BY: _____

_____
Print name of person at the firm receiving funds.

_____
Date

New York Contract Addendum to Purchase Agreement for The Villages Land Company, LLC

The Villages Land Company, LLC
The Villages - Homesites/Homes

NEW YORK CONTRACT ADDENDUM

THIS ADDENDUM TO PURCHASE AGREEMENT ("Addendum") is made simultaneously with the execution of the Purchase Agreement ("Contract") by and between The Villages Land Company, LLC (as the "Seller") and the Purchaser(s) ("Purchaser") named in such Contract who has/have purchased the residence set forth below:

_____

Purchaser Name(s)

The Villages ("Property"): _____ Residence Reference: _____

NEW YORK CONTRACT PROVISIONS

State Disclosure Requirements

- **Second Amended & Restated New York Offering Plan dated February 5, 2019 ("Offering Plan");**
- **First Amendment to the Offering Plan dated December 17, 2019 ("Amendment No. 39");**
- **Second Amendment to the Offering Plan dated PENDING ("Amendment No. 40")**

1. Sale Subject to New York Offering Plan. This purchase is subject to representations of the Seller (the Sponsor under the Offering Plan) in the Amended and Restated New York Offering Plan delivered to Purchaser(s) at or prior to the time they sign the Contract as well as the obligations of the Seller, as Sponsor, pursuant to the General Business Law of the State of New York.

2. Conflicts. Seller acknowledges that any conflict between the Offering Plan and the Contract will be resolved according to the terms of the Offering Plan.

3. Escrow of Deposits, Down Payments or Advances.

   a. The law firm of McLin & Burnsed PA, with an address of 1000 W. Main Street, Leesburg, FL 34748 shall serve as escrow agent ("Escrow Agent") for Seller and Purchaser. The attorneys who can authorize the withdrawal of funds from this escrow account are any partner of the Escrow Agent that is authorized to act and execute documents on the Escrow Agent's behalf. Such attorneys have submitted themselves to the jurisdiction of the laws of the state of New York. Neither the Escrow Agent nor any authorized signatories on the account are the Sponsor, Selling Agent, Managing Agent, or any principal thereof, or have any beneficial interest in any of the foregoing. The Escrow Agent shall only be responsible for and have a fiduciary duty to the parties relating to Deposits (which are good funds) actually delivered to Escrow Agent.

   b. The Escrow Agent shall indicate its agreement to the terms of this Addendum pertaining to the escrow of Purchaser's funds by signing a copy of this Addendum where indicated

below once Seller delivers a copy of the Purchase Agreement and immediately negotiable funds constituting the Deposit to Escrow Agent.

c. The Escrow Agent has established the escrow account at SunTrust Bank located at 1341 Griffin Road, Leesburg, FL 34748 having account number 1000168982618.

d. All Deposits received by Purchaser shall be in the form of purchaser checks or wire transfers and shall be made payable to or endorsed by the Purchaser to the order of the Escrow Agent. Any Deposits made for upgrades, extras, or custom work at the time of entering into the Purchase Agreement shall be initially deposited into the Escrow Account, and released in accordance to the terms of a written agreement between Purchaser and Seller. Any payments not part of the Purchase Agreement for such items will be between Purchaser and Seller pursuant to a separate written agreement, if any. The account will be an IOTA Account established pursuant to Section 5-1(g) of the Rules and Regulations of the Florida Bar where interest inures to the benefit of the Florida Bar Foundation as a result of the fact that the nominal interest that could be earned on such Deposits would not be in excess of the costs to secure such income. No fees of any kind may be deducted from the Escrow Account, and the Seller shall bear all costs associated with the maintenance of the Escrow Account.

e. Within five (5) business days after the Purchase Agreement has been tendered to Escrow Agent along with the Deposit (in good funds), the Escrow Agent shall sign the New York Addendum to the Purchase Agreement and place the Deposit into the Escrow Account. With ten (10) business days of the placing the deposit in the Escrow Account, Escrow Agent shall provide written notice to Purchaser and Seller, confirming the Deposit. The notice shall provide the account number and the fact that the funds are in an IOTA Account for which the Purchaser will not earn interest. The Escrow Agent is obligated to send notice to the Purchaser once the Deposit is placed in the Escrow Account. The notice shall be deemed delivered when sent. If the Purchaser does not receive notice of such deposit within fifteen (15) business days after tender of the Deposit, he or she may cancel the Purchase Agreement within ninety (90) days' after tender of the Purchase Agreement and Deposit to Escrow Agent. Complaints concerning the failure to honor such cancellation requests may be referred to the New York State Department of Law, Real Estate Finance Bureau, 28 Liberty Street, 21st Floor New York, NY 10005-1495. Rescission shall not be afforded where proof satisfactory to the Attorney General is submitted establishing that the Deposit was timely placed in the Escrow Account in accordance with the New York State Department of Law's regulations concerning Deposits and requisite notice was timely mailed to the Purchaser.

f. All Deposits, except for advances made for upgrades, extras, or custom work received in connection with the Purchase Agreement, are and shall continue to be the Purchaser's money, and may not be comingled with any other money or pledged or hypothecated by Sponsor, as per GBL § 352-h.

Under no circumstances shall Seller seek or accept release of the Deposit of a defaulting Purchaser until after consummation of the Plan, as evidenced by the acceptance of an effectiveness amendment by the New York State Department of Law. Consummation of

the Plan does not relieve the Sponsor of its obligations pursuant to GBL §§ 352-3(2-b) and 352-h.

The Escrow Agent shall release the Deposit if so directed:

(a) pursuant to terms and conditions set forth in the Purchase Agreement and New York Addendum upon closing of title to the property being purchased and delivery to Escrow Agent of a completed Settlement Statement signed by Sponsor and Purchaser; or

(b) in a subsequent writing signed by both Sponsor and Purchaser; or

(c) by a final, non-appealable order or judgment of a court.

If the Escrow Agent is not directed to release the Deposit pursuant to paragraphs (a) through (c) above, and the Escrow Agent receives a request by either party to release the Deposit, then the Escrow Agent must give both the Purchaser and Sponsor prior written notice of not fewer than thirty (30) days before releasing the Deposit. If the Escrow Agent has not received notice of objection to the release of the Deposit prior to the expiration of the thirty (30) day period, the Deposit shall be released and the Escrow Agent shall provide further written notice to both parties informing them of said release; provided however, if the Escrow Agent cannot contact either the Sponsor or the Purchaser for any reason whatsoever, or does not know of their whereabouts or their continued existence and/or operation of a business, then the Escrow Agent may continue to hold such funds until such time as it receives written permission signed by both parties or other directions on where to release such Deposit. Escrow Agent shall incur no liability whatsoever for failure to release and/or disburse such funds held in Escrow prior to written instructions by both Sponsor and Purchaser or by waiting for a final, non-appealable order or judgment of a court. If the Escrow Agent receives a written notice from either party objecting to the release of the Deposit within said thirty (30) day period, the Escrow Agent shall continue to hold the Deposit until otherwise directed pursuant to paragraphs (a) through (c) above. Notwithstanding the foregoing, the Escrow Agent shall have the right at any time, but not the obligation, to deposit the Deposit contained in the Escrow Account with the clerk of the county where the property is located and shall give written notice to both parties of such deposit. Upon depositing the Deposit with the clerk, the Escrow Agent shall be released from all further liability under the Escrow Agreement and both Sponsor and Purchaser will indemnify and hold Escrow Agent harmless and free of any costs or expense including all attorneys' fees and costs that may be incurred in depositing such funds with the Clerk. To the extent that the Escrow Agent is required to file a formal Interpleader with a court of competent jurisdiction in order to deposit the Deposit with the Clerk, all costs and expenses, including attorney's fees shall be the obligation of the Sponsor and the Purchaser and the Court may pay such fees and costs due to the Escrow Agent from the Deposit deposited with the clerk.

The Seller shall not object to the release of the Deposit to:

(a) a Purchaser who timely rescinds in accordance with an offer of rescission contained in the Plan or an Amendment to the Plan; or

(b) all Purchasers after an Amendment abandoning the Plan is accepted for filing by the Department of Law.

The Department of Law may perform random reviews and audits of any records involving the Escrow Account to determine compliance with all applicable statutes and regulations.

g. Escrow Agent shall maintain all records concerning the Escrow Account for seven years after release of the Deposit. Upon the dissolution of the law firm which was Escrow Agent, the former partners or members of the firm shall make appropriate arrangements for the maintenance of these records by one of the partners or members of the firm or by the successor firm and shall notify the New York State Department of Law of such transfer. ESCROW AGENT shall make available to the Attorney General, upon request, all books and records of ESCROW AGENT relating to the funds deposited and disbursed hereunder.

h. Escrow Agent shall maintain the Escrow Account under its direct supervision and control. A fiduciary relationship shall exist between Escrow Agent, and Purchaser and Escrow Agent acknowledges its fiduciary and statutory obligations pursuant to GBL§§ 352(e)(2-b) and 352(h). Notwithstanding anything to the contrary contained herein, Escrow Agent may rely upon any paper or document which may be submitted to it in connection with its duties under this Agreement and which is believed by Escrow Agent to be genuine and to have been signed or presented by the proper party or parties and shall have no liability or responsibility with respect to the form, execution or validity thereof.

i. Seller agrees that Seller/Sponsor and its agents, including any selling agents, shall deliver the Deposit received by them prior to closing of the unit to a designated attorney who is a member of or employed by Escrow Agent, within two (2) business days of tender of the Deposit by PURCHASER, using such transmittal forms as required by Escrow Agent

j. Seller agrees that it shall not interfere with Escrow Agent's performance of its fiduciary duties and statutory obligations as set forth in GBL §§ 352-(e)(2-b) and 352-(h) and the New York State Department of Law's regulations.

k. The Escrow provisions of this Addendum as pertaining to the Agreement shall remain in effect unless and until it is canceled by either: (i) Written notice given by Seller to Escrow Agent of cancellation of designation of Escrow Agent to act in said capacity, which cancellation shall take effect only upon the filing of an amendment to the Plan with the Department of Law providing for a successor escrow agent that meets the requirements set forth in applicable regulations of the New York State Department of Law. Purchaser shall be deemed to have consented to such cancellation; (ii) The resignation of Escrow Agent, which shall not take effect until Escrow Agent is replaced by a successor escrow agent that meets the requirements set forth in applicable regulations of the New York State Department of Law, and notice is given to Purchaser of the identity of the successor escrow agent, the Bank in the State of New York where the Deposit is being held, and the account number therefor; or (iii) if due to lack of cooperation between the Seller or the Purchaser

with Escrow Agent or the non-payment of Escrow Agent's fees by Sponsor such that the Escrow Agent deposits all amounts held in the Escrow Account with the Clerk of a court of competent jurisdiction.

l. Upon termination of the duties of Escrow Agent as described above, Escrow Agent shall deliver the Deposit held by Escrow Agent and the Purchase Agreement and any other documents maintained by Escrow Agent relating to the Deposit to the successor escrow agent or the Clerk of the Court as applicable.

m. Seller as Sponsor and individually agrees to defend, indemnify and hold Escrow Agent harmless from and against all costs, claims, expenses and damages incurred in connection with or arising out of this Agreement or the performance or non-performance of Escrow Agent's duties under this Agreement, except with respect to actions or omissions taken or suffered by Escrow Agent in bad faith or in willful disregard of this Agreement or involving gross negligence of Escrow Agent, which bad faith, willful disregard or gross negligence involves diverting the money in contravention of the express terms of the Purchase Agreement. It is understood and agreed that these escrow provisions are joint order escrow provisions and that Escrow Agent shall never be obligated to act hereunder unless it receives satisfactory instructions executed on behalf of both Seller and Purchaser instructing Escrow Agent what to do with the funds contained in escrow. Notwithstanding anything to the contrary contained herein, Escrow Agent may rely upon any paper or document which may be submitted to it in connection with its duties under this Agreement and which is believed by Escrow Agent to be genuine and to have been signed or presented by the proper party or parties and shall have no liability or responsibility with respect to the form, execution or validity thereof. This indemnity includes, without limitation, disbursements and attorneys' fees either paid to retain attorneys or representing the hourly billing rates with respect to legal services rendered by Escrow Agent to itself. It is the intention of the parties that regardless of the nature of any dispute hereunder, a court interpreting this agreement shall award Escrow Agent one hundred percent of actual costs and expenses incurred in the event of any dispute under this agreement at the normal hourly rates of its billing professionals without regard to any additional inquiry as to their propriety or reasonableness absent a showing of bad faith, as the nature of the relationship is one of full and complete indemnity. In the event of any suit wherein Escrow Agent interpleads the subject matter of this escrow, the Escrow Agent shall be entitled to recover a reasonable attorney's fee and costs incurred and awarded by the Court, said fees and costs to be charged and assessed as court costs in favor of the prevailing party. Notwithstanding the foregoing, nothing contained in this section shall be construed to in any way nullify the provisions of 13 NYCRR 22.3(K)(2)(XII).

n. The escrow provisions of this Addendum shall be governed by the Law of New York although venue is proper where the funds are on deposit by the Escrow Agent.

4. Purchaser acknowledges having received and read a copy of the Offering Plan, including all amendments thereto, if any, filed prior to the date hereof with the Department of Law of the State of New York, at least three (3) business days prior to Purchaser's signing this Contract. If, however, Purchaser did not receive a copy of the Offering Plan at least three (3) business days prior to signing this Contract, Purchaser may rescind this Contract by sending written

notice of such rescission to Seller by certified or registered mail, return receipt requested, or by personal delivery, in either case within seven (7) days from the date Purchaser delivers an executed Contract to Seller.

The notice must be mailed to:	Jeff Skates, Esq. 1028 Lake Sumter Landing The Villages, FL 32162
With a copy to:	The Villages Contract Department 2705 West Torch Lake Drive The Villages, FL 32163

5. Seller acknowledges and agrees that this Addendum is part of its Purchase Agreement with all purchasers who are residents of the State of New York solicited by the Seller in or from the State of New York purchasing property in **The Villages** pursuant to the **Second Amended & Restated New York Offering Plan for The Villages**.

RECEIPT FOR

- **Second Amended & Restated New York Offering Plan dated February 5, 2019 ("Offering Plan")**
- **First Amendment to the Offering Plan dated December 17, 2019 ("Amendment No. 39") ;**
- **Second Amendment to the Offering Plan dated PENDING ("Amendment No. 40")**

As evidenced by the signature(s) on this Addendum, Purchaser hereby acknowledges that Purchaser has received and has been afforded the opportunity to read the **Second Amended & Restated New York Offering Plan for The Villages, as amended.**

In Witness Whereof, this Addendum has been signed and sealed on the date of the Contract also set forth below by the Purchaser and Seller.

PURCHASER

_____
Signature of Purchaser (SEAL)

_____
Signature of Purchaser (SEAL)

_____
Date

SELLER

The Villages Land Company, LLC

BY: TVL Company, LLC, a Florida limited liability company, its Manager

BY: _____ (SEAL)

ITS: _____ (SEAL)

_____
Date

ESCROW AGENT - McLin & Burnsed PA

ACKNOWLEDGES RECEIPT OF

1. The executed Contract and this Addendum signed by Seller and Purchaser;

2. $_____ which has been placed in the Escrow Account described above.

The Deposit is in an IOTA Account with interest inuring to the Florida Bar Foundation and no interest will be earned on such account by the Purchaser. This is because the costs of maintaining such funds would exceed the nominal interest earned on such an account.

BY: _____

_____
Print name of person at the firm receiving funds.

_____
Date

First Amendment to the
Second Amended and Restated Offering Plan
for
THE VILLAGES
(aka Amendment No. 39)

Dated: December 17, 2019

3619 Kiessel Road
The Villages, Florida 32163

This is the First Amendment to the Second Amended and Restated Offering Plan (aka the Thirty-Ninth (39th) Amendment) for The Villages. The initial Offering Plan was accepted for filing on June 6, 1988 and amended on June 20, 1989 (Amendment No. 1), March 29, 1990 (Amendment No. 2), June 13, 1990 (Amendment No. 3), May 22, 1991 (Amendment No. 4), September 30, 1991 (Amendment No. 5), October 6, 1992 (Amendment No. 6), February 16, 1993 (Amendment No. 7), August 19, 1993 (Amendment No. 8), May 25, 1994 (Amendment No. 9), May 30, 1995 (Amendment No. 10), March 15, 1996 (Amendment No.11), June 10, 1997 (Amendment No. 12), December 17, 1998 (Amendment No. 13), February 5, 2002 (Amendment No. 14), January 8, 2003 (Amendment No. 15), August 21, 2003 (Amendment No. 16), December 2, 2003 (Amendment No. 17), May 13, 2004 (Amendment No. 18), July 2, 2004 (Amendment No. 19), November 23, 2005 (Amendment No. 20), April 24, 2006 (Amendment No. 21), April 19, 2007 (Amendment No. 22), and May 8th, 2008 (Amendment No. 23), and thereby Amended and Restated on March 15, 2010 as the foregoing amendments are more particularly summarized in the Amended and Restated Offering Plan (Amendment 24), which was amended on June 3, 2011 (Amendment No. 25), November 3, 2011 (Amendment No. 26), June 25, 2012 (Amendment No. 27), May 1, 2013 (Amendment No. 28), November 4, 2013 (Amendment No. 29), September 12, 2014 (Amendment No. 30), April 1, 2015 (Amendment No. 31), September 11, 2015 (Amendment No. 32), March 8, 2016 (Amendment No. 33), August 24, 2016 (Amendment No. 34), September 20, 2017 (Amendment No. 35), February 22, 2018 (Amendment 36), July 17, 2018 (Amendment No. 37), and Amended and Restated on February 5, 2019 in the Second Amended and Restated Offering Plan (Amendment No. 38), which is now amended by this First Amendment to the Second and Restated Offering Plan (Amendment No. 39) as follows:

1. UPDATE TO LISTING OF HOMESITES/LOTS AVAILABLE

This Amendment No. 39 ("39th Amendment") is adding the following additional sections to the Offering Plan for The Villages:

Section	No. of Lots
Villages of Southern Oaks Unit No. 24 – Lots 1-24	24 Lots
Villages of Southern Oaks Unit No. 25 – Lots 1-103	103 Lots

Section	No. of Lots
Villages of Southern Oaks Unit No. 26 – Lots 1-76	76 Lots
Villages of Southern Oaks Unit No. 27 – Lots 1-36	36 Lots
Villages of Southern Oaks Unit No. 28 – Lots 1-79	79 Lots
Villages of Southern Oaks Unit No. 29 – Lots 1-81	81 Lots
Villages of Southern Oaks Unit No. 36 – Lots 1-111	111 Lots
Villages of Southern Oaks Unit No. 36A – Lots 1-32	32 Lots
Villages of Southern Oaks Unit No. 37 – Lots 1-31	31 Lots
Villages of Southern Oaks Unit No. 38 – Lots 1-86	86 Lots
Villages of Southern Oaks Unit No. 39 – Lots 1-104	104 Lots
Villages of Southern Oaks Unit No. 40 – Lots 1-112	112 Lots
Villages of Southern Oaks Unit No. 41 – Lots 1-91	91 Lots
Villages of Southern Oaks Unit No. 42 – Lots 1-88	88 Lots
Villages of Southern Oaks Unit No. 43 – Lots 1-99	99 Lots
Villages of Southern Oaks – Ava Villas – Lots 1-59	59 Lots
Villages of Southern Oaks – Blake Villas – Lots 1-53	53 Lots
Villages of Southern Oaks – Cade Villas – Lots 1-50	50 Lots
Villages of Southern Oaks – Chase Villas – Lots 1-56	56 Lots
Villages of Southern Oaks – Cliff Villas – Lots 1-56	56 Lots
Villages of Southern Oaks – Glenda Villas – Lots 1-56	56 Lots
Villages of Southern Oaks – James Villas – Lots 1-42	42 Lots
Villages of Southern Oaks – Lee Villas – Lots 1-45	45 Lots
Villages of Southern Oaks – Lilly Villas – Lots 1-66	66 Lots
Villages of Southern Oaks – Marja Villas – Lots 1-53	53 Lots
Total New Lots	**1,689 Lots**

All of these additional Lots are located within CDD 12, as described in the Second Amended and Restated Offering Plan.

Plats of the new Lots and the Declaration of Covenants, Conditions and Restrictions relating to each of the new sections are available in the sales office of The Villages and on file in the Office of the New York State Attorney General, Real Estate Finance Bureau.

The following Lots are those currently available for purchase in The Villages. Lots are sold by either The Villages of Lake-Sumter, Inc. ("VLS") or The Villages Land Company, LLC ("VLC". VLS and VLC shall together be referred to herein as the "Sponsor"). Other than a few legacy lots which are not within a numbered CDD, lots are only currently being sold in CDD 8, CDD 10 and CDD 12. This list is subject to change as Lots are sold and new sections are added. All Lots are sold with a construction contract upon which a home will be built of a specific model selected by the Purchaser:

UNIT	LOT NUMBERS	LOT NUMBER AVAILABLE PER SECTION	SPONSOR OFFERING LOTS
LAKE COUNTY – LOTS			
Unit 6 – Silver Lake	1-365	4	VLS
Unit 7 – Country Club Hills	1-394	6	VLS
Total Lake County Lots and Villas			**10**
SUMTER COUNTY CDD #8 LOTS AND VILLAS			
Unit 828 – Cabana's @ Creekside Landing	1-182	25	VLS
Total Sumter County CDD #8 Lots and Villas			**25**
SUMTER COUNTY CDD #10 LOTS AND VILLAS			
Unit 969 - Alden Bungalows	1-180	116	VLS
Total Sumter County CDD #10 Lots and Villas			**116**
SUMTER COUNTY CDD #12 LOTS (Village of Southern Oaks)			
Unit 5	1-108	4	VLS
Unit 6	1-123	3	VLS
Unit 7	1-126	14	VLS
Unit 8	1-76	1	VLS
Unit 9	1-139	1	VLS
Unit 10	1-143	1	VLS
Unit 11	1-94	1	VLS
Unit 14	1-85	11	VLC
Unit 15	1-104	13	VLC
Unit 16	1-84	1	VLC
Unit 17	1-49	9	VLC
Unit 18	1-79	19	VLC
Unit 19	1-81	23	VLC
Unit 20	1-101	34	VLC
Unit 21	1-36	3	VLC
Unit 22	1-43	9	VLC

UNIT	LOT NUMBERS	LOT NUMBER AVAILABLE PER SECTION	SPONSOR OFFERING LOTS
Unit 23	1-55	14	VLC
Unit 24	1-24	5	VLC
Unit 25	1-103	103	VLC
Unit 26	1-76	76	VLC
Unit 27	1-36	36	VLC
Unit 28	1-79	79	VLC
Unit 29	1-81	81	VLC
Unit 33	1-90	39	VLC
Unit 34	1-21	9	VLC
Unit 35	1-94	54	VLC
Unit 36	1-111	81	VLC
Unit 36A	1-32	32	VLC
Unit 37	1-31	31	VLC
Unit 38	1-86	63	VLC
Unit 39	1-104	104	VLC
Unit 40	1-112	112	VLC
Unit 41	1-91	91	VLC
Unit 42	1-88	43	VLC
Unit 43	1-99	83	VLC
Unit 621 – Live Oak	1-66	2	VLS
Unit 622 – Magnolia Villas	1-80	2	VLS
Unit 718 – Keller Villas	1-54	11	VLC
Unit 719 - Carla Villas	1-79	43	VLC
Unit 720 - Haven Villas	1-60	1	VLC
Unit 722 - Patricia Villas	1-61	34	VLC
Unit 723 - Samuel Villas	1-60	39	VLC
Unit 724 - Kate Villas	1-64	44	VLC
Unit 725 - Ryan Villas	1-64	11	VLC
Unit 726 - Cade Villas	1-50	50	VLC
Unit 727 - Lee Villas	1-45	45	VLC
Unit 728 - Ava Villas	1-59	59	VLC
Unit 729 - Marja Villas	1-53	53	VLC

UNIT	LOT NUMBERS	LOT NUMBER AVAILABLE PER SECTION	SPONSOR OFFERING LOTS
Unit 732 - Preston Villas	1-57	57	VLC
Unit 733 - Rhett Villas	1-56	9	VLC
Unit 734 - Taylor Villas	1-49	45	VLC
Unit 735 - Blake Villas	1-53	50	VLC
Unit 736 - Lilly Villas	1-66	66	VLC
Unit 737 - Glenda Villas	1-56	56	VLC
Unit 738 - James Villas	1-42	42	VLC
Unit 739 - Chase Villas	1-56	56	VLC
Unit 740 - Cliff Villas	1-56	56	VLC
Total Sumter County CDD #12 (Village of Southern Oaks) Lots and Villas			**2,114**
CHATHAM ACRES LOTS			
Chatham Acres	1-7	3	MFP
Total Chatham Acres Lots and Villas			**3**
TOTAL NUMBER OF LOTS AVAILABLE - ALL SECTIONS			**2,268**

2. UPDATES TO SECTIONS OF THE SECOND AMENDED AND RESTATED OFFERING PLAN

Recreational Facilities. The section entitled "Recreational Facilities" within the INTRODUCTION section of the Second Amended and Restated Offering Plan, beginning on page 13, are being updated to account for additional recreational facilities that have been constructed within The Villages for use by all residents. There are currently ninety-five (95) recreation centers that are completed or nearing completion within The Villages. Such recreation centers identified by type are listed below:

Recreation Centers	
Alden Bungalows Neighborhood Recreation Center	NRC
Amelia Neighborhood Recreation Center	NRC
Antrim Dells Neighborhood Recreation Center	NRC
Ashland Neighborhood Recreation Center	NRC
Belvedere Neighborhood Recreation Center	NRC
Blue Heron Neighborhood Recreation Center	NRC

Bonita Neighborhood Recreation Center	NRC
Bonnybrook Neighborhood Recreation Center	NRC
Buttonwood Neighborhood Recreation Center	NRC
Calumet Grove Neighborhood Recreation Center	NRC
Caroline Neighborhood Recreation Center	NRC
Cattail Neighborhood Recreation Center	NRC
Charlotte Neighborhood Recreation Center	NRC
Collier Neighborhood Recreation Center	NRC
Creekside Landings Neighborhood Recreation Center	NRC
Creekside Neighborhood Recreation Center	NRC
Dunedin Neighborhood Recreation Center	NRC
Duval Neighborhood Recreation Center	NRC
Dudley Canine and Archery Range Center	NRC
Fernandina Neighborhood Recreation Center	NRC
Gilchrist Neighborhood Recreation Center	NRC
Haciendas of Mission Hills Neighborhood Recreation Center	NRC
Hadley Neighborhood Recreation Center	NRC
Hemingway Neighborhood Recreation Center	NRC
Hillsborough Neighborhood Recreation Center	NRC
Hilltop Neighborhood Recreation Center	NRC
LaBelle Neighborhood Recreation Center	NRC
Lake Deaton Neighborhood Recreation Center	NRC
Lake Shore Cottages Neighborhood Recreation Center	NRC
Largo Neighborhood Recreation Center	NRC
Liberty Park Neighborhood Recreation Center	NRC
Lynnhaven Neighborhood Recreation Center	NRC
Mallory Square Neighborhood Recreation Center	NRC
Miona Shores Neighborhood Recreation Center	NRC
Osceola Hills Neighborhood Recreation Center	NRC
Pennecamp Neighborhood Recreation Center	NRC
Phillips Recreation Center	NRC
Pine Hills Neighborhood Recreation Center	NRC
Pine Ridge Neighborhood Recreation Center	NRC
Pinellas Neighborhood Recreation Center	NRC
Poinciana Neighborhood Recreation Center	NRC
Rio Grande Neighborhood Recreation Center	NRC
Sabal Chase Neighborhood Recreation Center	NRC
Sanibel Neighborhood Recreation Center	NRC
Soulliere Neighborhood Recreation Center	NRC
Spanish Moss Recreation Center	NRC
Springdale Neighborhood Recreation Center	NRC
St. Charles Neighborhood Recreation Center	NRC
St. James Neighborhood Recreation Center	NRC
Sugar Cane Neighborhood Recreation Center	NRC

Summerhill Neighborhood Recreation Center	NRC
Sunset Pointe Neighborhood Recreation Center	NRC
Swallowtail Neighborhood Recreation Center	NRC
Tall Trees Neighborhood Recreation Center	NRC
Tamarind Grove Neighborhood Recreation Center	NRC
Virginia Trace Neighborhood Recreation Center	NRC
Winifred Neighborhood Recreation Center	NRC
Willow Tree Neighborhood Recreation Center	NRC
Colony Cottage Regional Recreation Center	RRC
Eisenhower Regional Recreation Center	RRC
La Hacienda Regional Recreation Center	RRC
Lake Miona Regional Recreation Center	RRC
Laurel Manor Regional Recreation Center	RRC
Mulberry Grove Regional Recreation Center	RRC
Paradise Regional Recreation Center	RRC
Rohan Regional Recreation Center	RRC
Savannah Regional Recreation Center	RRC
SeaBreeze Regional Recreation Center	RRC
Everglades Regional Recreation Center	RRC
Allamanda Village Recreation Center	VRC
Bacall Village Recreation Center	VRC
Big Cypress Village Recreation Center	VRC
Bradenton Village Recreation Center	VRC
Bridgeport Village Recreation Center	VRC
Burnsed Village Recreation Center	VRC
Canal Street Village Recreation Center	VRC
Captiva Village Recreation Center	VRC
Chatham Village Recreation Center	VRC
Chula Vista Village Recreation Center	VRC
Churchill Street Village Recreation Center	VRC
Coconut Cove Village Recreation Center	VRC
El Santiago Village Recreation Center	VRC
Fenney Regional Recreation Center	VRC
Fish Hawk Village Recreation Center	VRC
Hibiscus Village Recreation Center	VRC
Manatee Village Recreation Center	VRC
Moyer Village Recreation Center	VRC
Odell Village Recreation Center	VRC
Pimlico Village Recreation Center	VRC
Riverbend Village Recreation Center	VRC
Saddlebrook Village Recreation Center	VRC
Silver Lake Village Recreation Center	VRC
Southside Village Recreation Center	VRC
Sterling Heights Village Recreation Center	VRC
Tierra Del Sol Village Recreation Center	VRC

3. UPDATES TO PART II OF THE AMENDED AND RESTATED OFFERING PLAN

I. PLATS

"Exhibit C" to the Second Amended and Restated Offering Plan is hereby updated by reference to include and incorporate the plats of the new Lots being added with this Amendment. Copies of such plats are available in the sales office of The Villages and are on file in the Office of the New York State Attorney General, Real Estate Finance Bureau.

II. DECLARATION

"Exhibit G" to the Second Amended and Restated Offering Plan is hereby updated by reference to include and incorporate the supplemental Declarations of Covenants, Conditions and Restrictions relating to each new section. Copies of such Declarations are available in the sales office of The Villages and are on file in the Office of the New York State Attorney General, Real Estate Finance Bureau.

III. 2018-2019 BUDGETS

"Exhibit E" to the Second Amended and Restated Offering Plan is hereby updated to include and incorporate the 2019-2020 adopted operating budgets ("Budgets") for Village Center Community Development District ("VCCDD") and the Sumter Landing Community Development District ("SLCDD"), which are attached to this 39th Amendment as Exhibit A. These two Community Development Districts own and are responsible for the management, maintenance and operation of substantially all of the recreational facilities and amenities and various parts of the infrastructure in The Villages.

IV. FINANCIAL STATEMENTS

"Exhibit E" to the Second Amended and Restated Offering Plan is hereby updated to include and incorporate the current financial statements, for the period ending September 30, 2018, of VCCDD and SLCDD, and the independent auditor's reports thereon. The financial statements and auditor's reports are attached to this 39th Amendment as Exhibit B. Monthly interim financial statements of both the VCCDD

and the SLCDD online at the Villages CDD website found at https://www.districtgov.org/departments/finance/statements.aspx?district=vc.

V. ADDENDUM TO PURCHASE AGREEMENT

As stated below, a revised New York Contract Addendum to Purchase Agreement is attached to this 39th Amended as Exhibit D.

4. REVISED ADDENDUM TO PURCHASE AGREEMENT TO COMPLY WITH NEW YORK LAW

The New York Contract Addendum to Purchase Agreement, as set forth in Part II of the Plan, is hereby replaced with the revised New York Contract Addendum to Purchase Agreement, attached to this 39th Amendment as Exhibit C. The New York Addendum has been amended solely to reflect the inclusion of this First Amendment to the Second Amended and Restated Offering Plan (Amendment No. 39).

5. DEVELOPMENT AGREEMENT

VLC has entered into an additional Development Agreement with the City of Leesburg for a future section of The Villages to be known as The Villages of West Lake. The planned addition includes a parcel of land containing approximately one thousand one hundred twenty-seven (1,127) acres acquired from the City of Leesburg. The homes that will be built in the Villages of West Lake pursuant to this Development Agreement are not estimated to be platted and constructed until 2022. The Development Agreement with the City of Leesburg referred to internally as "VOWL" has been amended once and VLC is currently working on VOWL 3. Additional amendments are likely. The Offering Plan will be amended to provide further details of the Development Agreement, as amended, once homes in the Villages of West Lake are under development and ready for sale.

6. CONTROL BY SPONSOR

There is no master homeowners' association in The Villages, since all recreational facilities and amenities are ultimately owned and operated by the VCCDD or the SLCDD. The Community Development Districts are special purpose governmental entities that are governed by their Board of Supervisors which is elected bi-annually by the landowners within the district.

The Sponsor does not have any control over the Board of Supervisors. The Sponsor has been and is continuing to transfer the applicable facilities, amenities, infrastructure, etc. together with the right to collect fees relating thereto from Residents of The Villages to the VCCDD and the SLCDD as well as infrastructure and maintenance responsibilities to the various numbered CDDs. The Sponsor does not control the VCCDD or the SLCDD.

The current Board of Supervisors of the VCCDD is made up of Steve Kurtz (Chair), Peter Evans (Vice Chair), Gary Moyer, Doug Tharp and Robert Chandler IV. Peter Evans is an employee of VLS. Robert Chandler IV is an officer of both Sponsors. None of the other Board Members are affiliated with either Sponsor.

The current Board of Supervisors of the SLCDD is made up of Mike Berning (Chair), Joseph Nisbett (Vice Chair), Brad Brown, Gerry Lachnict and Dr. Randy McDaniel. Mike Berning is an employee of VLS. None of the other Board Members are affiliated with either Sponsor.

7. ANNUAL STATEMENTS TO EXTEND THE PLAN

I. The estimated aggregate monthly bond debt payable by VLS is $23,176.75 and the estimate aggregate monthly maintenance charges for all Lots currently held by the VLS is $9,764.49. The estimated aggregate monthly bond debt payable by VLC is $75,016.24 and the estimate aggregate monthly maintenance charges for all Lots currently held by the VLC is $165,653.19. The foregoing amounts are the gross amounts due by the Sponsor, and the amount actually paid by the Sponsor is generally decreased by four percent (4%) due to a discount available to the Sponsor. These amounts are subject to increase and decrease as Lots are conveyed to end-use purchasers who will become responsible for these charges or additional Lots become the responsibility of Sponsor.

II. The estimated aggregate monthly real estate taxes for the Lots held by VLS is $116,067.03. The estimate aggregate monthly real estate taxes for the Lots held by VLC is $59,762.61. The foregoing amounts are the gross amounts due by the Sponsor, and the amount actually paid by the Sponsor is generally decreased by four percent (4%) due to a discount available to the Sponsor. These amounts fluctuate as Lots are sold and new Lots are platted.

III. There are no homes or residential Lots owned by the Sponsor which are occupied by tenants. Therefore, no monthly rents are collected.

IV. The Sponsor is current on any and all existing financial obligations relating to the CDDs (as defined in the Second Amended and Restated Offering Plan), specifically including but in no way limited to any such obligation arising out of or in any way related to association charges, assessments, repairs/improvements as described in the Offering Plan, maintaining/replenishing any reserve or working capital fund(s), etc. Except for any financial obligations specifically described in the Amended and Restated Offering Plan, the Sponsor has no other financial obligations relating to the CDD becoming due within the next twelve (12) months.

V. The homes that are currently available for sale by the Sponsor are not subject to any underlying mortgages and are not otherwise represented as security for financial arrangements.

VI. The Sponsor represents that it has the financial resources to meet any other financial obligations with respect to the unsold lots or residences. The funding source for any such obligations shall be those funds anticipated to be derived upon the occurrence of certain projected future sales and/or from the other funds now existing or subsequently accumulated and/or held on the books of the Sponsor and/or certain affiliated entities.

VII. Sponsor is current on all financial obligations relating to the CDDs including but not limited to, payment of association charges, reserve or working capital fund payments, assessments, and payments for repairs or promised improvements.

VIII. Neither the Sponsor or principals of Sponsor nor any of its officers, directors or shareholders own more than ten percent (10%) of any unsold shares or unsold lots/units in any other cooperative condominium or homeowners' association registered in the State of New York.

IX. The Sponsor and all principals of Sponsor are current on all obligations set forth in this filing.

8. OFFERING PLAN EXTENSION

This Plan may be used for twelve (12) months from the date this 39th Amendment is duly accepted for filing and thereafter said date is to be extended in a further Amendment to be filed.

THE VILLAGES OF LAKE-SUMTER, INC.
THE VILLAGES LAND COMPANY, LLC
Co-Sponsors

Exhibit A

2019-2020 Adopted Operating Budgets

2019-2020 Adopted Operating Budget for Village Center Community Development District

AGENDA REQUEST

TO: Board of Supervisors
Village Center Community Development District

FROM: Barbara E. Kays, Budget Director

DATE: 9/12/2018

SUBJECT: **Adoption of Resolution 18-12: Fiscal Year 2018-19 Final Budget**

ISSUE: Adoption of Resolution 18-12 to approve the Fiscal Year 2018-19 Final Budget

ANALYSIS/INFORMATION:
The District Manager prepared and submitted the Fiscal Year 2018-19 Proposed Budget to the Board at the June 6, 2018 meeting. The Board approved the Fiscal Year 2018-19 Proposed Budget at the June 6, 2018 meeting and adopted Resolution 18-08 setting a public hearing for September 12, 2018 to approve the Fiscal Year 2018-19 Final Budget.

The Proposed Budget was submitted to the local governing authorities for a period of 60 days prior to adoption for public review and comment. The Proposed Budget was also made available at the Village Center District Administration office and on the District's website.

The Amenity Authority Committee reviewed and discussed the Fiscal Year 2018-19 Recreation Amenities Division Fund and the Mulberry Fitness Fund budgets during the preliminary budget workshop held on April 4th and during the May 9th regular meeting. During their September 12, 2018 meeting the Amenity Authority Committee recommended to the Village Center Community Development District Board approval of the budget for these two funds.

Section 190.021 of Florida Statutes provides that a Maintenance Special Assessment and Benefit Special Assessment may be assessed upon each piece of property within the boundaries of the District benefited by the approved maintenance and capital improvement program of the District. For the fund budgets that include maintenance assessment revenues, the maintenance assessments shall be levied at the rates according to the schedules attached as exhibits to this Resolution and the assessments are based on square footage.

The Village Center Community Development District Board members have also had the opportunity to meet individually with District Administration to review the attached Budget.

STAFF RECOMMENDATION:
Staff recommends that the Board move to adopt Resolution 18-12 to approve the Fiscal Year 2018-19 Final Budget as provided in the motion.

MOTION:
Move to adopt Resolution 18-12 to approve the Fiscal Year 2018-19 Final Budget in the amount of:

Village Center-Recreation Amenities Division	**$ 42,826,244**
General Fund	**$ 29,744,476**
Village Center Service Area	**$ 7,063,809**
Little Sumter Service Area	**$ 11,273,426**
Department of Safety	**$ 18,452,125**
Village Center Road Maintenance Assessment	**$ 33,510**
Rolling Acres Plaza Maintenance Assessment	**$ 149,051**
Village of Spanish Springs Maintenance Assessment	**$ 1,863,690**
Fitness Center Fund	**$ 191,784**
Community Standards Fund	**$ 712,623**
The Enrichment Academy	**$ 775,800**

ATTACHMENTS:

	Description	Type
🗋	Resolution 18-12: Fiscal Year 2018-19 Final Budget	Cover Memo

RESOLUTION 18-12

A RESOLUTION TO APPROPRIATE FUNDS AND ADOPT THE FINAL BUDGET OF THE VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR BEGINNING OCTOBER 1, 2018 AND ENDING SEPTEMBER 30, 2019

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (the "Board") the Proposed Budget for the forthcoming Fiscal Year 2018-19; and

WHEREAS, the Board approved the Fiscal Year 2018-19 Proposed Budget at a public meeting on June 6, 2018 and set September 12, 2018 as the date for a public hearing with notice of the budget hearing published pursuant to section 190.008(2) (a), Florida Statutes; and

WHEREAS, the District Board submitted to the local governing authorities, for purposes of disclosure and information only, the Fiscal Year 2018-19 Proposed Budget at least 60 days prior to adoption; and

WHEREAS, Section 190.021 Florida Statutes provides that a Maintenance Special Assessment and Benefit Special Assessments may be assessed upon each piece of property within the boundaries of the District benefited by the approved maintenance and capital improvement program of the District, such levy representing the amount of assessments for District purposes necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District; and

WHEREAS, a public hearing has been held on this 12th day of September, 2018 at which members of the general public were accorded the opportunity to speak prior to the approval of the Final Budget;

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

1. The Fiscal Year 2018-19 Budget as listed below proposed by the District Manager and is hereby approved by the Board of Supervisors as the Final Approved Budget for the District:

Village Center-Recreation Amenities Division	$ 42,826,244
General Fund	$ 29,744,476
Village Center Service Area	$ 7,063,809
Little Sumter Service Area	$ 11,273,426
Department of Safety	$ 18,452,125
Village Center Road Maintenance Assessment	$ 33,510
Rolling Acres Plaza Maintenance Assessment	$ 149,051
Village of Spanish Springs Maintenance Assessment	$ 1,863,690
Fitness Center Fund	$ 191,784
Community Standards Fund	$ 712,623
The Enrichment Academy	$ 775,800

2. The maintenance assessments shall be levied at the rates based on the schedules attached as exhibits to this resolution in the District's "Official Record of Proceedings" and are based on square footage.

3. A verified copy of said Final Budget shall be attached as an exhibit to this Resolution in the District's "Official Record of Proceedings."

Adopted this 12th day of September, 2018.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Stephen Drake, Chair

for Richard Baier, Secretary

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
RECREATION AMENITIES DIVISION
FY 2018-19 Budget

18-19 Object Codes	20-421	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
338000	***Shared Revenues From Other Loc***	***409,800***				
338095	Refund - General Fund - VCCD	409,800				
341000	***General Government***	***38,152,164***	***38,451,281***	***38,451,281***	***29,068,764***	***39,178,621***
341318	Amenity Fees	38,152,164	38,451,281	38,451,281	29,068,764	39,178,621
341900	***Other General Government Chg &***	***301,499***	***280,680***	***280,680***	***263,909***	***266,680***
341901	Veterans Brick Sale	2,294	2,000	2,000		2,000
341905	Property Damage Reimbursemen	4,894	4,000	4,000	8,761	4,000
341908	Electric Reimbursement	14,444	13,000	13,000	9,107	13,000
341909	Copies-Public/T-S	108	100	100	62	100
341910	Sales Tax Collection Allowan	1,080	1,080	1,080	810	1,080
341911	Lien Fees	1,391	3,000	3,000	893	2,000
341918	Access Cd Fee/NT-S	175,584	150,000	150,000	141,963	150,000
341919	Gate Repair Fees	23,719	20,000	20,000	25,233	20,000
341921	Amenity Late Penalty Fee	50,316	44,000	44,000	42,081	46,000
341922	Copies-Public/T-L	2			11	
341923	Copies-Public/T-M	40			31	
341924	Access CD Fee/T-S	4,400	3,500	3,500	3,000	3,500
341999	Misc Revenue	23,227	40,000	40,000	31,957	25,000
342900	***Other Public Safety Chg & Fees***	***143,243***	***133,100***	***133,100***	***134,159***	***140,100***
342901	Home/Bus Watch/T-S	9,217	9,000	9,000	7,253	9,000
342902	Security (Futures)	6,142			14,351	5,000
342903	Fire Safety (Futures)	2,448			5,647	2,000
342904	Model Watch/T-S	5,757	3,000	3,000	651	3,000
342906	Recreation Special Events	118,303	120,000	120,000	104,064	120,000
342910	Home Bus Watch/T-L	830	600	600	754	600
342911	Home Bus Watch/T-M	546	500	500	502	500
342913	Model Watch/T-M				937	
347200	***Parks & Recreation***	***1,496,911***	***1,431,900***	***1,431,900***	***1,186,330***	***1,437,400***
347202	Exec Golf Exp Reimbursement	36,654	25,000	25,000		30,000
347203	Daily Trail/T-S	103,933	100,000	100,000	90,889	100,000
347204	Daily Cart Rnt/T-S	3,828	4,000	4,000	3,989	4,000
347205	Daily Grn Fee/T-S	65,220	72,000	72,000	59,231	72,000
347208	Annual Trail/T-S	850,643	800,000	800,000	657,978	800,000
347215	Lifestyle-Gen/NT-S	38,273	32,000	32,000	26,514	32,000
347216	Lifestyle-Glb/NT-S	23,061	30,000	30,000	32,471	30,000
347220	Lifestyle-Gen/NT-L	20,131	18,000	18,000	14,376	18,000
347221	Lifestyle-Gen/NT-M	7,319	7,500	7,500	8,836	7,500
347229	Lifestyle-Glb/NT-L	43,694	35,000	35,000	34,937	35,000
347230	Lifestyle-Glb/NT-M	751			1,175	500
347231	LF Merch-Glb/T-S	692	1,000	1,000	1,003	1,000
347232	LF Merch-Glb/T-L	444	500	500	204	500
347240	Daily Trail/T-L	87,345	87,000	87,000	72,246	87,000
347241	Daily Trail/T-M	78,677	84,000	84,000	63,477	84,000
347242	Daily Cart Rnt/T-L	4,291	4,500	4,500	4,253	4,500
347243	Daily Cart Rnt/T-M	3,433	4,000	4,000	2,934	4,000
347244	Daily Grn Fee/T-L	61,124	61,000	61,000	53,215	61,000
347245	Daily Grn Fee/T-M	59,948	62,000	62,000	51,226	62,000
347298	Misc Rec Rev/T-L	759	400	400	920	400
347299	Misc Rec Rev/T-S	6,691	4,000	4,000	6,456	4,000
354000	***Fines-Local Ordinance Violatio***	***25***				
354001	Deed Compliance Fines	25				
361100	***Interest***	***176,158***	***59,225***	***59,225***	***244,137***	***189,000***
361101	Int Income - CFB	3,619	225	225	7,980	9,000
361102	Int Income - Cash Equiv	96,538	35,000	35,000	142,676	100,000
361103	Int Income - USB	76,001	24,000	24,000	93,481	80,000

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
RECREATION AMENITIES DIVISION
FY 2018-19 Budget

18-19 Object Codes	20-421	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
361300	***Net Inc(Dec) Fair Value Invest***	***568,419***			***198,541***	
361304	FMIvT-Unrealized Gain/Loss	53,332			10,268	
361306	FLGIT-Unrealized Gain/Loss	99,906			853	
361307	LTP Unrealized Gain/Loss	415,181			187,420	
362000	***Rental Royalties***	***628,621***	***621,632***	***621,632***	***528,415***	***618,364***
362002	ATM Lease/T-S	7,429	7,503	7,503	3,796	7,570
362004	La Hacienda Catering	64,161	64,236	64,236	49,354	64,236
362005	Polo Club Lease (T)	7,489	7,488	7,488	4,992	7,488
362006	Vending Machines	3,084	3,000	3,000	2,275	3,000
362008	RV Fees	219,293	215,000	215,000	163,614	215,000
362009	Rm Rentals/T-L	39,502	35,000	35,000	30,614	35,000
362010	Rm Rentals/T-S	254,913	260,000	260,000	239,356	260,000
362011	Rm Rentals/T-M	9,605	7,000	7,000	9,402	7,000
362015	Rm Rentals/NT-L	600	2,000	2,000	475	600
362016	Rm Rentals/NT-S	12,235	8,000	8,000	11,209	8,000
362017	Rm Rentals/NT-M	1,145	1,000	1,000	815	1,000
362018	RV Late Penalty Fee	208	150	150	180	150
362020	ATM Lease/T-L	3,715	3,752	3,752	4,556	3,780
362021	ATM Lease/T-M	4,458	4,503	4,503	7,593	4,540
362022	Rents & Leases/NT-L		2,000	2,000		
362023	Rents & Leases/NT-S	784	1,000	1,000	184	1,000
364000	***Disposition of Fixed Assets***	***4,236***				
364001	Disposition of Fixed Assets	4,236				
365000	***Sales or Surplus Material & Sc***	***4,826***			***4,082***	
365001	Sales of Surplus Material &	4,826			4,082	
499995	***TOTAL REVENUE***	***41,885,902***	***40,977,818***	***40,977,818***	***31,628,337***	***41,630,165***
499997	(Add)/Use-General R&R		1,801,468	1,856,153		1,352,990
499997	(Add)/Use-Working Capital		(521,915)	403,263		(356,911)
499997	***Budget Funding Sources***		***1,279,553***	***2,259,416***		***996,079***
499998	***TOTAL SOURCES***	***41,885,902***	***42,257,371***	***43,237,234***	***31,628,337***	***42,626,244***
499999						
500310	***Professional Services***	***7,861,156***	***8,032,523***	***8,032,523***	***5,941,747***	***8,085,341***
500311	Administrative Services	1,369,700	1,369,017	1,369,017	1,026,765	1,366,537
500311	Community Watch Services	2,500,177	2,544,113	2,544,113	1,908,086	2,481,825
500311	Property Management Services	682,802	729,998	729,998	547,499	802,871
500311	Recreation Services	2,812,404	2,840,962	2,840,962	2,130,724	2,980,321
500312	Engineering Services	38,790	78,200	78,200	20,781	65,200
500313	Legal Services	42,444	100,000	100,000	36,550	75,000
500316	Deed Compliance Services	61,610	75,534	75,534	56,649	70,077
500318	Technology Services	304,562	250,811	250,811	188,108	183,410
500319	Other Professional Services	48,667	43,888	43,888	26,585	60,100
500320	***Accounting & Auditing***	***43,806***	***36,629***	***36,629***	***32,809***	***39,676***
500321	Accounting Services	1,000	1,000	1,000	1,000	1,000
500322	Auditing Services	29,768	23,591	23,591	17,694	23,149
500323	Trustee Services	13,038	14,038	14,038	14,115	15,527
500340	***Other Contractual Services***	***3,122,507***	***3,246,670***	***3,246,670***	***2,341,064***	***3,411,927***
500341	Janitorial Services	481,406	558,570	558,570	434,419	678,902
500343	Systems Management Support	382,401	393,260	393,260	276,829	422,295
500345	Dept Of Safety	1,078,124	1,084,856	1,084,856	812,214	1,075,700
500347	Golf Management Services	1,180,471	1,209,984	1,209,984	807,906	1,235,030
500349	Misc Contractual Services	105			9,696	
500410	***Comm.& Freight Service***	***117,222***	***151,680***	***151,680***	***84,249***	***157,099***
500411	Telephone	41,357	65,836	65,836	27,042	69,591
500412	Postage		350	350		100
500413	Cable	75,865	85,494	85,494	57,207	87,408

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
RECREATION AMENITIES DIVISION
FY 2018-19 Budget

18-19 Object Codes	20-421	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
500430	***Utilities Services***	***1,313,983***	***1,636,897***	***1,636,897***	***1,010,803***	***1,471,530***
500431	Electricity	846,166	1,049,136	1,049,136	614,777	914,808
500432	Natural Gas	101,616	115,519	115,519	112,988	118,500
500433	Water & Sewer	89,131	122,688	122,688	68,682	112,113
500434	Irrigation Water	138,357	202,488	202,488	93,550	180,054
500436	Solid Waste	138,713	147,066	147,066	120,806	146,055
500440	***Rentals & Leases***	***20,379***	***37,698***	***37,698***	***14,393***	***37,698***
500442	Equipment Rental	18,219	34,698	34,698	12,953	34,698
500444	Storage Unit Rental	2,160	3,000	3,000	1,440	3,000
500450	***Insurance***	***742,563***	***769,823***	***769,823***	***513,920***	***803,518***
500451	Casualty & Liability Insuran	721,291	769,823	769,823	500,548	803,518
500452	Insurance Deductible Payment	21,272			13,372	
500460	***Repairs & Maintenance Services***	***6,914,591***	***8,068,245***	***8,740,137***	***5,177,307***	***9,002,926***
500461	Equipment Maintenance	26,184	45,890	45,890	20,947	60,387
500462	Building/Structure Maintenan	1,180,937	2,121,355	2,341,468	1,048,641	2,748,422
500463	Landscape Maint.- Recurring	1,486,601	1,544,976	1,544,976	1,120,381	1,525,665
500464	Landscape Maint.-Non-Recurri	298,661	284,451	732,681	284,992	452,880
500465	Vehicle Repair & Maintenance	5,563	12,000	12,000	3,409	12,000
500466	Pool Maintenance	417,024	509,789	509,789	321,664	481,200
500467	Gate Maintenance	268,376	264,231	267,780	143,494	230,681
500468	Irrigation Repair	112,005	103,830	103,830	83,486	146,328
500469	Other Maintenance	3,119,240	3,181,723	3,181,723	2,150,293	3,345,363
500470	***Printing & Binding***	***204,834***	***221,640***	***221,640***	***147,455***	***234,750***
500471	Printing & Binding	204,834	221,640	221,640	147,455	234,750
500480	***Promotional Activities***	***48,252***	***64,180***	***64,180***	***34,254***	***56,000***
500484	Lifestyle Events-General	48,252	64,180	64,180	34,254	56,000
500490	***Other Current Chg & Obligation***	***131,030***	***131,275***	***131,275***	***124,941***	***107,555***
500491	Bank Charges	59,172	57,800	57,800	56,095	33,500
500492	Maintenance & Bond Assessmon	60,061	58,000	58,000	60,206	58,000
500493	Permits & Licenses	4,684	10,175	10,175	5,455	10,455
500494	Overage & Shortage	218			(877)	
500497	Legal Advertising	2,873	2,700	2,700	1,621	3,000
500499	Misc Current Charges	4,022	2,600	2,600	2,441	2,600
500510	***Office Supplies***	***12,502***	***16,250***	***16,250***	***11,672***	***16,250***
500511	Office Supplies	12,502	16,250	16,250	11,672	16,250
500520	***Operating Supplies***	***526,392***	***727,409***	***980,695***	***472,191***	***782,180***
500521	Gasoline/Diesel	5,370	10,000	10,000	2,837	10,000
500522	Operating Supplies	66,469	109,290	109,290	46,835	117,864
500523	Recreation Supplies	49,390	67,600	67,600	49,701	87,200
500524	Non-Capital FF&E	381,925	503,445	756,731	349,328	518,329
500525	Non-Capital Hardware/Softwar	19,272	31,774	31,774	20,690	41,787
500529	Operating Supplies-Other	3,966	5,300	5,300	2,800	7,000
500540	***Books, Publ, Subscriptions & M***					
500543	Professional Dues					
500600	***Capital Outlay***	***1,405,588***	***1,801,468***	***1,856,153***	***298,534***	***1,352,990***
500622	Buildings	672,070	502,716	524,551		
500633	Infrastructure	693,012	1,190,838	1,223,688	279,179	1,352,990
500642	Capital FF&E	40,506	107,914	107,914	19,355	
500700	***Debt Service***	***15,363,196***	***15,312,984***	***15,312,984***	***13,642,235***	***15,266,804***
500710	Principal	8,485,000	8,630,000	8,630,000	8,630,000	8,830,000
500721	Interest Expense - Senior De	6,878,196	6,682,984	6,682,984	5,012,235	6,436,804
500900	***Other Uses***	***2,000,000***	***2,000,000***	***2,000,000***	***1,500,002***	***2,000,000***
500911	Trans to Gen R&R	2,000,000	2,000,000	2,000,000	1,500,002	2,000,000
500990	***Other Uses***	***2,657,032***			***1,068,783***	
500991	Settlement Projects	2,657,032			1,068,783	
599999	***TOTAL DISBURSEMENTS***	***42,485,033***	***42,257,371***	***43,237,234***	***32,416,359***	***42,826,244***

RAD FUND - Changes made since Approved Proposed Budget

EXPENDITURES

VC Recreation

- **343/411/413/442/461/511/522/523**: Systems Management Support, Telephone, Cable, Equipment Rental, Equipment Maintenance, Office Supplies, Operating Supplies, Recreation Supplies – Decrease $25,435 due to change in timeline for Church Site.

Non-Departmental

- **311/316/318**: Administrative, Community Watch, Property Management, Recreation, Deed Compliance, and Technology Services due to final cost allocation adjustments. Decrease $682,675
- **451:** Casualty & Liability Insurance – increase $69,385 based on renewal rates

Proposed Budget	**$ 43,464,969**
Administrative Services	-139,382
Community Watch Services	-316,699
Property Management Services	-127
Recreation Services	-144,737
Deed Compliance Services	-1,788
Technology Services	-79,942
System Management Services	-6,552
Telephone	-2,400
Cable	-1,688
Equipment Rental	-1,770
Casualty & Liability Insurance	69,385
Equipment Maintenance	-1,500
Office Supplies	-825
Operating Supplies	-4,500
Recreation Supplies	-6,200
Final Budget	**$ 42,826,244**

FY 2018-19
RAD
CAPITAL PROJECTS

RAD CAPITAL PROJECTS					
Account	Location	Description	Proposed	Final	Funding Source
	Golf Maintenance 30-32				
633	Hilltop Golf Course	New 6' wide cart path	$ 250,000	$ 250,000	General R & R
	Saddlebrook	Greens and Tee renovation	$ 319,500	$ 319,500	General R & R
	Total - 572633		**$ 569,500**	**$ 569,500**	
	Village Recreation Centers 50-54				
633	Saddlebrook	Replace vinyl fencing around courts	$ 20,874	$ 20,874	General R & R
	Chatham	Mill and Overlay parking lot	$ 49,859	$ 49,859	General R & R
	Total - 539633		**$ 70,733**	**$ 70,733**	
	Neighborhood Recreation Centers 50-55				
	Rio Grande	Rebuild Air Gun Range	$ 154,000	$ 154,000	General R & R
	Total - 539633		**$ 154,000**	**$ 154,000**	
	Parks/Athletic Fields 50-56				
633	Paradise Dog Park	Replace fence	$ 21,500	$ 21,500	General R & R
	Total - 539633		**$ 21,500**	**$ 21,500**	
	Non-Facility Maintenance 50-57				
633	Industrial RV 15	Replace fence	$ 10,000	$ 10,000	General R & R
	VCCDD District 3 Areas	Irrigation upgrade	$ 82,257	$ 82,257	General R & R
	Golf View Pump Station	Add generator to pump station	$ 200,000	$ 200,000	General R & R
	Power Corridor Area	Install irrigation system for excess storm water relief	$ 45,000	$ 45,000	General R & R
	Mira Mar Pump Station	Add generator to pump station	$ 200,000	$ 200,000	General R & R
	Total - 539633		**$ 537,257**	**$ 537,257**	
	Total RAD Capital Projects		**$ 1,352,990**	**$ 1,352,990**	

RAD - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		12,696,141	12,292,878	12,292,878
Deposits		25,664,834	26,563,361	26,563,361
Expenditures		23,335,416	24,392,295	23,753,570
Plant Replacements Non-Recurring		732,681	452,880	452,880
Transfer to General R & R		2,000,000	2,000,000	2,000,000
Ending Balance	12,696,141	12,292,878	12,011,064	12,649,789

1) FY16-17 ending balance includes $407,466 Hurricane Irma expenses.

2) Per June 2018 Financial Statements there has been $266,089 spent for unbudgeted Hurricane Irma expenses.

3) Unrealized gain of $2,076,989 not included in FY17-18 Beginning Balance

Debt Service	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		679,357	679,357	679,357
Deposits		15,312,984	15,266,804	15,266,804
Expenditures		15,312,984	15,266,804	15,266,804
Ending Balance	679,357	679,357	679,357	679,357

RESERVES

General R&R	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		13,564,681	13,708,528	13,708,528
Deposits		2,000,000	2,000,000	2,000,000
Expenditures		1,856,153	1,352,990	1,352,990
Ending Balance	13,564,681	13,708,528	14,355,538	14,355,538

Insurance Reserves	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance	300,000	300,000	300,000	300,000
Deposits		0	0	0
Expenditures		0	0	0
Ending Balance	300,000	300,000	300,000	300,000

Settlement Proceeds	2016-17 Actual (Per FY16-17 Audit)	2017-18 ACTUAL	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		5,152,821	6,627,852	6,627,852
Deposits		2,543,813	3,104,200	3,104,200
Expenditures (Actual)		1,068,783		
Ending Balance (16-17 Bal w/March 2018 actuals)	5,152,821	6,627,852	9,732,052	9,732,052

NOTE: Settlement Project costs are not budgeted. The amount listed in the Expenditures line reflects the actual paid costs as of July 2018 and DOES NOT reflect the actual remaining unpaid costs and other estimated project costs.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
General Fund
FY 2018-19 Budget

18-19 Object Codes	20-001	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
338000	***Shared Revenues From Other Loc***	***24,767,712***	***26,113,175***	***26,113,175***	***19,584,923***	***27,431,513***
338001	Mgmt Fees From D#1	148,405	144,485	144,485	108,365	150,985
338002	Mgmt Fees From D#2	154,837	156,506	156,506	117,380	162,886
338003	Mgmt Fees From D#3	164,216	175,289	175,289	128,893	178,344
338004	Mgmt Fees From D#4	206,609	226,112	226,112	169,586	236,971
338005	Mgmt Fees From D#5	177,589	151,329	151,329	114,021	163,984
338006	Mgmt Fees From D#6	182,350	157,211	157,211	118,251	170,046
338007	Mgmt Fees From D#7	154,683	133,494	133,494	100,122	143,638
338008	Mgmt Fees From D#8	165,587	151,390	151,390	113,545	158,488
338009	Mgmt Fees From D#9	166,973	136,510	136,510	102,385	150,163
338010	Mgmt Fees From D#10	176,119	143,596	143,596	107,698	158,519
338011	Mgmt Fees From LSL	146,147	136,326	136,326	102,246	147,376
338012	Mgmt Fees From PW	422,978	448,426	448,426	336,322	485,849
338015	Mgmt Fees From Fitness	29,484	30,792	30,792	23,094	33,248
338016	Mgmt Fees From RA	20,787	14,231	14,231	10,676	14,042
338017	Mgmt Fees From VOSS	146,119	127,584	127,584	95,688	140,313
338018	Mgmt Fees From Brownwood	299,549	301,543	301,543	226,159	321,718
338019	Mgmt Fees From LSSA	326,589	375,918	375,918	281,940	414,845
338020	Mgmt Fees From VCSA	280,779	323,525	323,525	242,645	356,357
338021	Mgmt Fees From NSU	586,386	683,483	683,483	512,615	738,507
338023	Mgmt Fees From Road Maint	8,064	6,928	6,928	5,197	6,812
338024	Mgmt Fees From Safety	236,680	240,343	240,343	180,259	293,942
338041	Mgmt Fees from SL Fitness	335,089	346,800	346,800	260,100	374,432
338042	Mgmt Fees from CS	138,893	148,847	148,847	111,638	154,951
338043	Adm Fees from RAD	1,369,700	1,368,956	1,368,956	1,026,765	1,366,537
338044	CW Fees from RAD	2,500,177	2,544,113	2,544,113	1,908,086	2,481,825
338045	Prop Mgmt from RAD	682,802	729,998	729,998	547,499	802,871
338046	Rec Fees from RAD	2,812,404	2,840,962	2,840,962	2,130,724	2,980,321
338047	Adm Fees from SLAD	1,727,374	1,898,077	1,898,077	1,425,222	2,047,976
338048	CW Fees from SLAD	3,840,405	3,952,768	3,952,768	2,964,577	4,203,710
338049	Prop Mgmt from SLAD	540,938	784,419	784,419	588,315	1,031,739
338050	Recreation Fees from SLAD	5,247,525	5,873,351	5,873,351	4,405,016	6,120,989
338051	Mgmt Fees from SSF	144,226	138,986	138,986	104,240	152,123
338052	Tech Svc fr SSF	15,879	14,508	14,508	10,881	12,182
338053	Mgmt Fees From D#11	121,597	103,677	103,677	77,760	110,690
338055	Mgmt Fees-Dist #12	73,536	108,909	108,909	81,684	157,571
338068	Tech Svc fr RAD	304,562	250,809	250,809	188,108	183,410
338069	Tech Svc fr SLAD	455,508	438,110	438,110	328,593	319,331
338070	Tech Svc fr SFTY	10,124	11,718	11,718	8,787	8,058
338071	Tech Svc fr D1	5,973	4,317	4,317	3,237	4,205
338072	Tech Svc fr D2	6,241	4,600	4,600	3,451	4,476
338073	Tech Svc fr D3	6,688	5,173	5,173	3,865	5,094
338074	Tech Svc fr D4	8,359	7,440	7,440	5,580	6,267
338075	Tech Svc fr D5	7,199	5,684	5,684	4,262	5,561
338076	Tech Svc fr D6	7,349	5,613	5,613	4,209	5,477
338077	Tech Svc fr D7	6,264	4,766	4,766	3,575	4,905
338078	Tech Svc fr D8	6,699	5,389	5,389	4,042	5,531
338079	Tech Svc fr D9	6,965	5,393	5,393	4,046	5,451
338080	Tech Svc fr D10	6,933	5,150	5,150	3,863	5,251
338081	Tech Svc fr CS	2,491	2,804	2,804	2,102	2,688
338082	Tech Svc fr LSL	1,574	5,867	5,867	4,400	2,807
338083	Tech Svc fr VOSS	1,779	4,931	4,931	3,698	2,448
338084	Tech Svc fr RM	243	386	386	290	200
338085	Tech Svc fr RA	853	686	686	515	439
338086	Tech Svc fr PW	13,063	13,567	13,567	10,174	10,315
338087	Tech Svc fr VC Fit	723	547	547	409	3,927
338088	Tech Svc fr SL Fit	1,383	1,250	1,250	938	18,564
338089	Tech Svc fr LSSA	34,588	37,845	37,845	28,383	28,310
338090	Tech Svc fr VCSA	26,167	29,477	29,477	22,109	21,826
338091	Tech Svc fr NSU	80,301	83,023	83,023	62,266	60,110
338093	Tech Svc fr BW	3,591	5,564	5,564	4,172	5,531

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
General Fund
FY 2018-19 Budget

18-19 Object Codes	20-001	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
338096	Tech Svc fr D11	5,648	4,152	4,152	3,114	4,706
338097	Management Fees from FP	1,862	1,862	1,862	1,397	3,105
338098	Tech Svc fr FP	162	162	162	120	249
338099	Tech Svc fr D12	2,945	4,544	4,544	3,407	5,108
338103	Mgmt Fees from TEA		42,176	42,176	31,634	68,950
338104	Tech Svc fr TEA		778	778	583	4,263
341000	***General Government***	***991,904***	***997,549***	***997,549***	***748,159***	***2,175,463***
341301	Admin Fees from Developer	114,971	140,331	140,331	105,249	144,468
341302	Rec Fees from Dev	581,094	537,649	537,649	403,237	1,222,840
341307	Tech Svc fr Dev	41,022	30,374	30,374	22,781	39,272
341308	Tech Svc fr CSU	36,155	41,966	41,966	31,475	29,167
341309	Tech Svc fr SWCA	519	140	140	104	142
341310	Adm. Svc Fee fr CSU	198,843	222,537	222,537	166,902	204,224
341311	Adm. Svc Fee fr SWCA	19,300	9,297	9,297	6,972	9,004
341312	Adm. Fees from FWCA		12,822	12,822	9,615	16,194
341313	Adm. Fee fr Tri-County Sntn		2,433	2,433	1,824	8,348
341314	Adm. Svc Fee fr SSU					26,039
341315	Tech Svc fr FWCA					2,119
341316	Tech Svc fr SSU					3,144
341317	CW from Developer					470,502
341900	***Other General Government Chg &***	***33,758***	***42,000***	***42,000***	***26,958***	***42,000***
341905	Property Damage Reimbursemen	604				
341909	Copies-Public/T-S	60			64	
341916	Village Maps/T-S	610	1,500	1,500	530	1,500
341918	Access Cd Fee/NT-S	5			10	
341925	Village Maps/NT-S	115	500	500		500
341999	Misc Revenue	32,364	40,000	40,000	26,354	40,000
342900	***Other Public Safety Chg & Fees***	***77,825***				
342904	Model Watch/T-S	77,825				
361100	***Interest***	***55,898***	***31,500***	***31,500***	***100,020***	***60,500***
361101	Int Income - CFB	2,193	1,500	1,500	5,057	5,500
361102	Int Income - Cash Equiv	53,705	30,000	30,000	94,963	55,000
361300	***Net Inc(Dec) Fair Value Invest***	***72,102***			***36,540***	
361307	LTP Unrealized Gain/Loss	72,102			36,540	
364000	***Disposition of Fixed Assets***	***15,094***				
364001	Disposition of Fixed Assets	15,094				
366000	***Contributions & Donations from***	***47,485***	***35,000***	***35,000***	***28,795***	***35,000***
366010	Donations - Other	47,485	35,000	35,000	28,795	35,000
499995	***TOTAL REVENUE***	***26,061,778***	***27,219,224***	***27,219,224***	***20,525,395***	***29,744,476***
499997	(Add)/Use-Working Capital		81,089	1,182,161		
499997	***Budget Funding Sources***		***81,089***	***1,182,161***		
499998	***TOTAL SOURCES***	***26,061,778***	***27,300,313***	***28,401,385***	***20,525,395***	***29,744,476***
499999						
500000	***DISBURSEMENTS***					
500110	***Personnel Services***	***18,905,699***	***21,854,967***	***21,854,967***	***14,577,256***	***24,135,502***
500121	Regular Salary & Wages	7,526,325	8,713,358	8,689,358	5,884,164	9,479,951
500131	Other Salary & Wages	7,331,029	7,783,999	7,807,999	5,238,694	8,706,136
500141	Overtime	47,039	11,691	11,691	18,771	47,196
500152	Special Pay - Cell Phones	41,138	44,134	44,134	31,400	41,794
500211	Social Security Taxes	889,684	1,025,569	1,025,569	664,546	1,132,083
500212	Medicare Taxes	209,870	239,843	239,843	156,084	264,773
500221	Retirement Contr.-Employer	440,459	519,737	519,737	342,803	567,468
500222	Retirement Contr-Employer-Mt	31,009	174,270	174,270	51,389	190,241
500231	Health & Life Insurance	1,979,458	2,711,392	2,711,392	1,696,706	2,974,727
500241	Worker's Compensation	400,946	630,974	630,974	488,693	731,133
500251	Unemployment Compensation	8,742			4,006	
500310	***Professional Services***	***323,554***	***457,360***	***457,360***	***266,751***	***426,778***
500311	Management Fees	265,707	259,228	259,228	199,281	273,541
500312	Engineering Services	4,657	31,700	31,700	17,340	38,700
500313	Legal Services	12,747	43,600	43,600	9,081	20,100
500319	Other Professional Services	40,443	122,832	122,832	41,049	94,437

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
General Fund
FY 2018-19 Budget

18-19 Object Codes	20-001	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
500320	***Accounting & Auditing***	***1,000,000***				
500325	Surplus Refund	1,000,000				
500340	***Other Contractual Services***	***1,285,665***	***1,353,457***	***1,353,457***	***1,039,214***	***1,169,076***
500341	Janitorial Services	75,824	91,989	91,989	70,698	99,789
500342	Health Services	10,005	18,000	18,000	6,864	23,000
500343	Systems Management Support	1,008,733	1,038,530	1,038,530	711,778	819,643
500344	Payroll Services	149,565	160,000	160,000	119,753	180,000
500347	Golf Management Services	15,000	15,375	15,375	110,832	15,500
500349	Misc Contractual Services	26,538	29,563	29,563	19,289	31,144
500400	***Travel & Per Diem***	***43,470***	***64,869***	***64,869***	***26,832***	***71,087***
500401	Travel & Per Diem	43,470	64,869	64,869	26,832	71,087
500410	***Comm.& Freight Service***	***314,000***	***397,496***	***397,496***	***213,734***	***425,757***
500411	Telephone	29,381	53,394	53,394	19,826	86,525
500412	Postage	282,172	339,270	339,270	190,139	333,700
500413	Cable	2,447	4,832	4,832	3,769	5,532
500430	***Utilities Services***	***86,786***	***103,672***	***103,672***	***55,244***	***100,772***
500431	Electricity	33,995	41,820	41,820	24,120	36,928
500432	Natural Gas	468	1,000	1,000	339	1,000
500433	Water & Sewer	2,866	3,417	3,417	2,443	3,545
500436	Solid Waste	10,873	15,779	15,779	9,351	15,672
500437	Chilled Water	38,584	41,656	41,656	18,991	43,627
500440	***Rentals & Leases***	***773,409***	***826,161***	***826,161***	***609,067***	***834,484***
500441	Office Leases	700,849	735,135	735,135	558,716	745,494
500442	Equipment Rental	68,048	86,514	86,514	47,343	84,238
500444	Storage Unit Rental	4,512	4,512	4,512	3,008	4,752
500460	***Repairs & Maintenance Services***	***194,893***	***258,666***	***258,666***	***124,530***	***267,346***
500461	Equipment Maintenance	45,914	54,106	54,106	24,087	50,893
500462	Building/Structure Maintenan	23,566	80,200	80,200	26,151	72,000
500465	Vehicle Repair & Maintenance	104,206	113,360	113,360	64,760	124,353
500469	Other Maintenance	21,207	11,000	11,000	9,532	20,100
500470	***Printing & Binding***	***156,966***	***197,944***	***203,653***	***125,196***	***210,108***
500471	Printing & Binding	75,191	150,469	156,178	74,866	151,463
500472	ID/Gate Cards	81,775	47,475	47,475	50,330	58,645
500480	***Promotional Activities***	***196,646***	***289,330***	***289,330***	***278,166***	***339,430***
500482	Volunteer Recognition	42,326	66,000	66,000	104,223	75,000
500485	Box Office Fees	20,704	24,000	24,000	23,706	24,000
500486	Lifestyle Events-Global	133,616	199,330	199,330	150,237	240,430
500490	***Other Current Chg & Obligation***	***42,212***	***38,722***	***38,722***	***13,923***	***37,272***
500491	Bank Charges	25,786	29,947	29,947	13,260	29,947
500493	Permits & Licenses	1,787	1,575	1,575	5	1,225
500494	Overage & Shortage	1			(1)	
500497	Legal Advertising	199	6,200	6,200	659	5,100
500499	Misc Current Charges	14,439	1,000	1,000		1,000
500510	***Office Supplies***	***62,782***	***70,543***	***70,543***	***36,886***	***72,636***
500511	Office Supplies	62,782	70,543	70,543	36,886	72,636
500520	***Operating Supplies***	***582,676***	***905,008***	***973,637***	***450,443***	***1,000,850***
500521	Gasoline/Diesel	178,658	298,052	298,052	132,948	335,786
500522	Operating Supplies	158,160	241,410	243,910	89,294	247,731
500523	Recreation Supplies	16,807	17,314	17,314	20,746	24,240
500524	Non-Capital FF&E	106,910	225,325	253,169	88,753	286,158
500525	Non-Capital Hardware/Softwar	122,141	122,907	161,192	118,702	106,935
500540	***Books, Publ, Subscriptions & M***	***50,753***	***104,981***	***104,981***	***40,603***	***123,661***
500541	Books & Publications	1,331	3,639	3,639	842	3,888
500542	Training & Education	39,825	78,354	78,354	33,222	90,322
500543	Professional Dues	7,457	16,388	16,388	5,910	18,472
500544	Registration Fees	2,140	6,600	6,600	829	10,979
500600	***Capital Outlay***	***433,511***	***377,137***	***1,403,871***	***488,445***	***529,717***
500641	Vehicles	415,214	322,137	322,137	213,591	450,853
500642	Capital FF&E	18,297	55,000	1,081,734	274,854	78,864
599999	***TOTAL DISBURSEMENTS***	***24,453,022***	***27,300,313***	***28,401,385***	***18,346,490***	***29,744,476***

FY 2018-19
GENERAL FUND
CAPITAL OUTLAY

GENERAL FUND CAPITAL OUTLAY					
Account	Location	Description	Proposed	Final	Funding Source
	Office of District Manager				
641	Admin-Utility Operations	New 2018 Ford Explorer	$ 26,504	$ 26,504	Working Capital
	Total - 512641		**$ 26,504**	**$ 26,504**	
	Customer Service	New 2018 Chevrolet Mini Van	$ 22,650	$ 22,650	Working Capital
	Total - 513641		**$ 22,650**	**$ 22,650**	
	Recreation				
641	Regional Recreation Centers	2 Replacement & 1 New Ford F-150s	$ 64,500	$ 64,500	Working Capital
	Total - 572641		**$ 64,500**	**$ 64,500**	
	Special Events	New Ford F-150	$ 21,500	$ 21,500	Working Capital
	Total - 574641		**$ 21,500**	**$ 21,500**	
	Community Watch				
642	Dispatch	6 Work Stations	$ 78,864	$ 78,864	Working Capital
	Total - 529642		**$ 78,864**	**$ 78,864**	
641	Patrol	5 Replacement & 2 New Patrol Vehicles	$ 230,461	$ 230,461	Working Capital
	Total - 529641		**$ 230,461**	**$ 230,461**	
	Property Management				
641	Admin	New Ford Escape	$ 21,250	$ 21,250	Working Capital
	Admin - Water Manager	New Ford F-150		$ 18,988	Working Capital
	Total - 539641		**$ 21,250**	**$ 40,238**	
642	Admin	Asset Management Software	$ 500,000		Working Capital
	Total - 539642		**$ 500,000**	**$ -**	
641	Landscape	2 New Pickup Truck	$ 45,000	$ 45,000	Working Capital
	Total - 539641		**$ 45,000**	**$ 45,000**	
Total General Fund Capital Outlay			**$ 1,010,729**	**$ 529,717**	

GENERAL FUND - WORKING CAPITAL AND RESERVE BALANCES

Working Capital	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		7,305,311	6,123,150	6,123,150
Deposits		27,219,224	29,907,551	29,744,476
Expenditures		26,997,514	29,838,683	29,214,759
Capital Expenditures		1,403,871	1,010,729	529,717
Ending Balance	7,305,311	6,123,150	5,181,289	6,123,150

1) FY16-17 audited ending balance includes $1,330 Hurricane Irma expenses.

2) Per June 2018 Financial Statement there has been $9,203 spent for unbudgeted Hurricane Irma expenses.

3) Unrealized gain of $111,712 not included in FY17-18 Beginning Balance

FY17-18 Operating Budget	$26,997,514
3-Months	$6,749,379
4-Months	$8,999,171

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Village Center Service Area Utilities
FY 2018-19 Budget

18-19 Object Codes	20-423-10-00-000	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	SOURCES					
324220	***Impact Fees-Commercial-Ph Env***	***30,749***			***1,463***	
324221	Impact Fees-Commercial-Water	21,179			948	
324222	Impact Fees-Commercial-Sewer	9,570			515	
338000	***Shared Revenues From Other Loc***	***19,000***				
338095	Refund - General Fund - VCCD	19,000				
341900	***Other General Government Chg &***	***6,565***			***1,979***	***2,000***
341905	Property Damage Reimbursemen	4,426				
341911	Lien Fees	(20)			40	
341999	Misc Revenue	2,159			1,939	2,000
343600	***Water-Sewer Combination Fees***	***6,844,950***	***6,941,162***	***6,941,162***	***5,085,657***	***6,800,483***
343601	Water Fees - Residential	2,468,498	2,466,572	2,466,572	1,706,468	2,305,525
343602	Water Fees - Commercial	242,915	240,357	240,357	189,382	253,476
343603	Sewer Fees - Residential	3,229,425	3,266,426	3,266,426	2,470,350	3,297,754
343604	Sewer Fees - Commercial	537,202	534,931	534,931	426,806	568,113
343607	Meters Impact Fees	1,745			650	
343609	Reconnect Fees	7,524	10,000	10,000	6,669	10,000
343610	Fire Protection Water	15,324	16,390	16,390	14,356	16,800
343611	Metered Irrigation Water	289,375	344,786	344,786	229,739	285,815
343613	Returned Check Fees ($25)	2,756	2,000	2,000	2,695	2,000
343615	Other Misc Water & Sewer	38,408	51,000	51,000	29,633	51,000
343616	Utility Late Penalty Fee	11,778	8,700	8,700	8,909	10,000
361100	***Interest***	***32,523***	***16,000***	***16,000***	***47,511***	***31,500***
361101	Int Income - CFB	2,716	3,000	3,000	5,936	4,500
361102	Int Income - Cash Equiv	17,540	9,000	9,000	31,517	20,000
361103	Int Income - USB	12,267	4,000	4,000	10,058	7,000
361300	***Net Inc(Dec) Fair Value Invest***	***123,946***			***54,065***	
361304	FMIvT-Unrealized Gain/Loss	16,312			3,141	
361306	FLGIT-Unrealized Gain/Loss	29,918			256	
361307	LTP Unrealized Gain/Loss	77,716			50,668	
361400	***Gain or Loss on Sale of Invest***					
365000	***Sales or Surplus Material & Sc***	***2,969***	***3,500***	***3,500***	***5,731***	***3,500***
365001	Sales of Surplus Material &	2,969	3,500	3,500	5,731	3,500
499995	***TOTAL REVENUE***	***7,060,702***	***6,960,662***	***6,960,662***	***5,196,406***	***6,837,483***
669900	***Budget Funding Sources***		***(635,190)***	***(257,224)***		***226,326***
669901	(Add)/Use-Working Capital		(635,190)	(257,224)		226,326
499998	***TOTAL SOURCES***	***7,060,702***	***6,325,472***	***6,703,438***	***5,196,406***	***7,063,809***

	DISBURSEMENTS					
500310	***Professional Services***	***492,008***	***539,166***	***542,666***	***392,665***	***618,873***
536311	Management Fees	280,779	323,525	323,525	242,645	356,357
536312	Engineering Services	170,781	174,500	178,000	119,092	197,630
514313	Legal Services	6,034	3,500	3,500	3,633	3,850
536318	Technology Services	26,167	29,477	29,477	22,109	21,826
536319	Other Professional Services	8,247	8,164	8,164	5,186	39,210
500320	***Accounting & Auditing***	***12,041***	***12,752***	***12,752***	***11,926***	***13,635***
536321	Accounting Services	1,000	1,000	1,000	1,000	1,000
536322	Auditing Services	3,895	3,605	3,605	2,703	3,589
536323	Trustee Services	7,146	8,147	8,147	8,223	9,046

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Village Center Service Area Utilities
FY 2018-19 Budget

18-19 Object Codes	20-423-10-00-000	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
500340	***Other Contractual Services***	***1,662,642***	***1,827,671***	***1,827,671***	***1,177,439***	***1,961,649***
536343	Systems Management Support	1,488	2,018	2,018	2,056	8,200
536349	Misc Contractual Services	1,661,154	1,825,653	1,825,653	1,175,383	1,953,449
500410	***Comm.& Freight Service***	***1***	***2,000***	***2,000***	***16***	***2,000***
536412	Postage	1	2,000	2,000	16	2,000
500430	***Utilities Services***	***406,068***	***527,546***	***527,546***	***365,802***	***553,923***
536431	Electricity	406,068	527,546	527,546	308,334	553,923
536433	Water & Sewer				57,468	
500440	***Rentals & Leases***	***600***				
536442	Equipment Rental	600				
500450	***Insurance***	***14,471***	***16,411***	***16,411***	***9,945***	***17,051***
536451	Casualty & Liability Insuran	14,471	16,411	16,411	9,945	17,051
500460	***Repairs & Maintenance Services***	***323,241***	***362,225***	***383,713***	***189,245***	***242,587***
536461	Equipment Maintenance		154,750	154,750		
536462	Building/Structure Maintenan	319,854	199,750	221,238	186,095	234,130
536463	Landscape Maint.- Recurring					
536464	Landscape Maint.-Non-Recurri	3,387	7,725	7,725	2,400	7,957
536465	Vehicle Repair & Maintenance				750	500
500470	***Printing & Binding***	***1,091***	***2,300***	***2,300***		***2,300***
536471	Printing & Binding	1,091	2,300	2,300		2,300
500490	***Other Current Chg & Obligation***	***6,300***	***8,000***	***8,000***	***51***	***8,000***
536491	Bank Charges	44				
536493	Permits & Licenses	6,025	6,000	6,000		6,000
536497	Legal Advertising	181	2,000	2,000	51	2,000
536499	Misc Current Charges	50				
500520	***Operating Supplies***	***85,210***	***146,100***	***146,100***	***65,196***	***147,015***
536524	Non-Capital FF&E		7,500	7,500	24,803	
536525	Non-Capital Hardware/Softwar	1,214				
536526	Meter Supplies	36,073	82,500	82,500		82,500
536529	Operating Supplies-Other	47,923	56,100	56,100	40,393	64,515
500600	***Capital Outlay***	***495,967***	***530,203***	***883,181***	***317,656***	***758,056***
536633	Infrastructure	495,967	530,203	733,181	317,656	758,056
536641	Vehicles			150,000		
500700	***Debt Service***	***1,859,801***	***1,851,098***	***1,851,098***	***1,760,820***	***1,838,720***
536710	Principal	1,465,000	1,490,000	1,490,000	1,490,000	1,520,000
536721	Interest Expense - Senior De	394,801	361,098	361,098	270,820	318,720
500900	***Other Uses***	***500,000***	***500,000***	***500,000***	***375,002***	***900,000***
536911	Trans to Gen R&R	500,000	500,000	500,000	375,002	900,000
599999	***TOTAL DISBURSEMENTS***	***5,859,441***	***6,325,472***	***6,703,438***	***4,665,763***	***7,063,809***

FY 2018-19
VCSA
CAPITAL PROJECTS

VCSA CAPITAL PROJECTS				
Account	Location	Description	Final	Funding Source
633	Waste Water/Water Systems	Programmable Logic Computer (PLC) Upgrades	$ 52,000	Working Capital
	Lift Station #2	Upgrade Control Cabinet	$ 15,000	Working Capital
	Lift Station #5	Upgrade Control Cabinet	$ 15,000	Working Capital
	Lift Station #13	Upgrade Control Cabinet	$ 15,000	Working Capital
	Lift Station #14	Upgrade Control Cabinet	$ 15,000	Working Capital
	Lift Station #19	Upgrade Control Cabinet	$ 15,000	Working Capital
	Lift Station #20	Upgrade Control Cabinet	$ 15,000	Working Capital
	Lift Station #25	Upgrade Control Cabinet	$ 15,000	Working Capital
	Lift Station #26	Upgrade Control Cabinet	$ 15,000	Working Capital
	Lift Station #28	Upgrade Control Cabinet	$ 15,000	Working Capital
	WS #1A - Well #1	Replace Soft Start	$ 12,000	Working Capital
		Underground Valve Replacement Program	$ 100,000	Working Capital
		SCADA Upgrade - Phase 2	$ 25,000	Working Capital
		Security System Projects	$ 100,000	Working Capital
	Meter Change Out Program	Residential & Commercial Meters & Parts	$ 334,056	Working Capital
	Total - 536633		**$ 758,056**	

Total VCSA Capital Projects		**$ 758,056**	

VCSA - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		7,036,810	7,294,034	7,294,034
Deposits		5,109,564	4,998,763	4,998,763
Expenditures		3,469,159	3,573,214	3,567,033
Capital Expenditures		883,181	758,056	758,056
Transfer to Reserve		500,000	900,000	900,000
Ending Balance	7,036,810	7,294,034	7,061,527	7,067,708

1) FY16-17 audited ending balance includes [$1,300] Hurricane Irma expenses.

2) Per June 2018 Financial Statement there has been $12,929 spent for unbudgeted Hurricane Irma expenses.

3) Unrealized gain of $401,880.02 in not included in FY17-18 beginning balance

Debt Service	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		12,347	12,347	12,347
Deposits		1,851,098	1,838,720	1,838,720
Expenditures		1,851,098	1,838,720	1,838,720
Ending Balance	12,347	12,347	12,347	12,347

RESERVES

General R & R	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		3,700,000	4,200,000	4,200,000
Deposits		500,000	900,000	900,000
Expenditures				
Ending Balance	3,700,000	4,200,000	5,100,000	5,100,000

Capital Projects Reserves	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		600,000	600,000	600,000
Deposits				
Expenditures				
Ending Balance	600,000	600,000	600,000	600,000

FY17-18 Operating Budget	$3,469,159
3 Months	$867,290
4 Months	$1,156,386

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Little Sumter Service Area Utilities
FY 2018-19 Budget

18-19 Object Codes	20-422-10-00-000	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	SOURCES					
324220	***Impact Fees-Commercial-Ph Env***				***65,753***	
324221	Impact Fees-Commercial-Water				30,894	
324222	Impact Fees-Commercial-Sewer				34,859	
338000	***Shared Revenues From Other Loc***	***20,800***				
338095	Refund - General Fund - VCCD	20,800				
341900	***Other General Government Chg &***	***2,566***	***3,000***	***3,000***	***6,774***	***3,000***
341911	Lien Fees	10			100	
341999	Misc Revenue	2,556	3,000	3,000	6,674	3,000
343600	***Water-Sewer Combination Fees***	***11,251,207***	***11,023,355***	***11,023,355***	***8,058,007***	***10,895,285***
343601	Water Fees - Residential	4,931,223	4,720,943	4,720,943	3,256,923	4,519,202
343602	Water Fees - Commercial	371,945	387,698	387,698	343,246	446,759
343603	Sewer Fees - Residential	4,750,113	4,725,005	4,725,005	3,542,683	4,743,867
343604	Sewer Fees - Commercial	539,841	534,647	534,647	411,767	548,772
343607	Meters Impact Fees	537	3,000	3,000	2,141	3,000
343609	Reconnect Fees	5,757	5,000	5,000	5,187	5,000
343610	Fire Protection Water	31,677	27,533	27,533	25,312	28,221
343611	Metered Irrigation Water	504,499	528,529	528,529	371,417	509,464
343612	Metered Construction Water	1,545			1,050	
343613	Returned Check Fees ($25)	3,136	2,500	2,500	1,968	2,500
343615	Other Misc Water & Sewer	99,881	80,000	80,000	87,136	80,000
343616	Utility Late Penalty Fee	11,053	8,500	8,500	9,177	8,500
361100	***Interest***	***76,507***	***32,000***	***32,000***	***108,106***	***69,000***
361101	Int Income - CFB	3,113	5,000	5,000	7,594	8,000
361102	Int Income - Cash Equiv	45,187	18,000	18,000	76,949	45,000
361103	Int Income - USB	28,207	9,000	9,000	23,563	16,000
361300	***Net Inc(Dec) Fair Value Invest***	***107,431***			***47,387***	
361304	FMIvT-Unrealized Gain/Loss	12,485			2,404	
361306	FLGIT-Unrealized Gain/Loss	26,295			225	
361307	LTP Unrealized Gain/Loss	68,651			44,758	
361400	***Gain or Loss on Sale of Invest***					
365000	***Sales or Surplus Material & Sc***	***4,051***	***6,000***	***6,000***	***7,305***	***6,000***
365001	Sales of Surplus Material &	4,051	6,000	6,000	7,305	6,000
499995	***TOTAL REVENUE***	***11,462,562***	***11,064,355***	***11,064,355***	***8,293,332***	***10,973,285***
669900	***Budget Funding Sources***		***(818,446)***	***(580,702)***		***300,141***
669901	(Add)/Use-Working Capital		(818,446)	(580,702)		300,141
499998	***TOTAL SOURCES***	***11,462,562***	***10,245,909***	***10,483,653***	***8,293,332***	***11,273,426***

	DISBURSEMENTS					
500310	***Professional Services***	***557,192***	***603,434***	***610,934***	***440,191***	***739,671***
536311	Management Fees	326,589	375,918	375,918	281,940	414,845
536312	Engineering Services	184,707	179,000	186,500	119,480	212,630
514313	Legal Services	2,896	2,500	2,500	3,693	2,750
536318	Technology Services	34,588	37,845	37,845	28,383	28,310
536319	Other Professional Services	8,412	8,171	8,171	6,695	81,136
500320	***Accounting & Auditing***	***19,963***	***20,788***	***20,788***	***19,368***	***25,140***
536321	Accounting Services	1,000	1,000	1,000	1,000	1,000
536322	Auditing Services	5,925	5,672	5,672	4,253	5,613
536323	Trustee Services	13,038	14,116	14,116	14,115	15,527
536324	Arbitrage Services					3,000

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Little Sumter Service Area Utilities
FY 2018-19 Budget

18-19 Object Codes	20-422-10-00-000	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
500340	***Other Contractual Services***	***1,634,570***	***1,884,617***	***1,884,617***	***1,141,285***	***2,022,928***
536343	Systems Management Support	4,283	5,318	5,318	3,294	12,078
536349	Misc Contractual Services	1,630,287	1,879,299	1,879,299	1,137,991	2,010,850
500410	***Comm.& Freight Service***	***422***	***2,000***	***2,000***	***348***	***2,200***
536411	Telephone	420			325	200
536412	Postage	2	2,000	2,000	23	2,000
500430	***Utilities Services***	***571,573***	***675,400***	***675,400***	***342,328***	***709,170***
536431	Electricity	488,049	675,400	675,400	342,328	709,170
536433	Water & Sewer	83,524				
500450	***Insurance***	***28,941***	***34,873***	***34,873***	***19,890***	***31,970***
536451	Casualty & Liability Insuran	28,941	34,873	34,873	19,890	31,970
500460	***Repairs & Maintenance Services***	***105,546***	***359,597***	***501,841***	***228,866***	***314,375***
536462	Building/Structure Maintenan	104,046	351,512	493,756	227,366	305,790
536463	Landscape Maint.- Recurring					
536464	Landscape Maint.-Non-Recurri	1,500	8,085	8,085	1,200	8,085
536465	Vehicle Repair & Maintenance				300	500
500470	***Printing & Binding***	***1,404***	***2,300***	***2,300***		***2,300***
536471	Printing & Binding	1,404	2,300	2,300		2,300
500490	***Other Current Chg & Obligation***	***6,591***	***8,025***	***8,025***	***100***	***8,025***
536491	Bank Charges	12				
536493	Permits & Licenses	6,525	6,025	6,025		6,025
536497	Legal Advertising	54	2,000	2,000	80	2,000
536499	Misc Current Charges				20	
500520	***Operating Supplies***	***120,371***	***194,400***	***194,400***	***81,624***	***195,085***
536524	Non-Capital FF&E		14,000	14,000	2,909	
536525	Non-Capital Hardware/Softwar	328				
536526	Meter Supplies	28,175	82,500	82,500		82,500
536529	Operating Supplies-Other	91,868	97,900	97,900	78,715	112,585
500600	***Capital Outlay***	***119,338***	***405,155***	***493,155***	***164,399***	***1,180,112***
536633	Infrastructure	119,338	405,155	493,155	164,399	1,180,112
500700	***Debt Service***	***5,170,193***	***5,155,320***	***5,155,320***	***4,417,741***	***5,142,450***
536710	Principal	2,170,000	2,205,000	2,205,000	2,205,000	2,255,000
536721	Interest Expense - Senior De	3,000,193	2,950,320	2,950,320	2,212,741	2,887,450
500900	***Other Uses***	***900,000***	***900,000***	***900,000***	***675,000***	***900,000***
536911	Trans to Gen R&R	900,000	900,000	900,000	675,000	900,000
599999	***TOTAL DISBURSEMENTS***	***9,236,104***	***10,245,909***	***10,483,653***	***7,531,140***	***11,273,426***

FY 2018-19
LSSA
CAPITAL PROJECTS

LSSA CAPITAL PROJECTS				
Account	Location	Description	Final	Funding Source
633	WWTP Oxidation Ditch #1	Aeration Upgrade	$ 585,000	Working Capital
	Waste Water/Water Systems	Programmable Logic Computer (PLC) Upgrades	$ 52,000	Working Capital
	El Camino & Cazaras	Force Main System - 3 Air Release Valve (ARV) Vaults	$ 45,000	Working Capital
	WTP #3 - Well #4	Replace Soft Start	$ 16,000	Working Capital
	WTP Well #7 & #8	Automatic Valve Flushing System	$ 65,000	Working Capital
		Underground Valve Replacement Program	$ 100,000	Working Capital
	Meter Change Out Program	Residential & Commercial Meters & Parts	$ 192,112	Working Capital
		SCADA Upgrade - Phase 2	$ 25,000	Working Capital
		Security System Projects	$ 100,000	Working Capital
	Total - 536633		**$ 1,180,112**	

Total LSSA Capital Projects		**$ 1,180,112**	

LSSA - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		8,789,677	9,370,379	9,370,379
Deposits		5,909,035	5,830,835	5,830,835
Expenditures		3,935,178	4,058,158	4,050,864
Capital Expenditures		493,155	990,112	1,180,112
Transfer to Reserve		900,000	900,000	900,000
Ending Balance	8,789,677	9,370,379	9,252,944	9,070,238

1) FY16-17 audited ending balance includes $1,300 Hurricane Irma expenses.

2) Per June 2018 Financial Statement there has been $613 spent for unbudgeted Hurricane Irma expenses.

3) Unrealized gain of $308,752 is not in FY17-18 beginning balance

Debt Service	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		24,838	24,838	24,838
Deposits		5,155,320	5,142,450	5,142,450
Expenditures		5,155,320	5,142,450	5,142,450
Ending Balance	24,838	24,838	24,838	24,838

RESERVES

Capital Projects Reserve	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		400,000	400,000	400,000
Deposits				
Expenditures				
Ending Balance	400,000	400,000	400,000	400,000

General R & R Reserve	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		4,150,000	5,050,000	5,050,000
Deposits		900,000	900,000	900,000
Expenditures				
Ending Balance	4,150,000	5,050,000	5,950,000	5,950,000

FY17-18 Operating Budget	$3,935,178
3 Months	$983,795
4 Months	$1,311,726

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Safety - Summary
FY 2018-19 Budget

18-19 Object Codes	20-124-90	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	SOURCES					
325200	***Special Assessments-Serv.Charg***	***755,707***	***786,362***	***786,362***	***773,702***	***784,259***
325212	Fire Assess - Lake Residenti	755,707	786,362	786,362	773,702	784,259
331500	***Economic Environment***	***6,647***				
331910	CERT Homeland Sec 2010SST000	6,647				
335200	***Public Safety***	***35,935***	***35,430***	***35,430***	***28,625***	***39,000***
335211	Firefighter Supplemental Com	35,935	35,430	35,430	28,625	39,000
338000	***Shared Revenues From Other Loc***	***11,037,927***	***14,112,728***	***14,112,728***	***10,586,927***	***17,027,005***
338033	Safety Fees From RAD (Curren	1,075,676	1,084,856	1,084,856	806,567	1,075,700
338034	Safety Fees From SLAD (Curre	1,593,167	1,825,474	1,825,474	1,358,236	1,822,683
338035	Safety Fees From SLAD (Futur	161,731	4,651	4,651		121,274
338036	Sumter Co Fire Assess Rev Sh	3,573,424	5,359,448	5,359,448	4,599,867	6,224,199
338038	Sumter Co Oxville Assess Rev	308,697	395,168	395,168	239,550	394,444
338039	Sumter Co Medical Assess Rev	4,044,677	5,196,023	5,196,023	3,377,779	7,098,803
338040	Mgmt Fees from CW	265,707	247,108	247,108	199,281	275,214
338095	Refund - General Fund - VCCD	12,400				
338100	Safety Fees from RAD (Future	2,448			5,647	14,688
339000	***Payment from Other Local Gover***	***152,988***	***258,890***	***258,890***	***227,664***	***325,000***
339201	Fire Protect-Fruitland Park	152,988	258,890	258,890	227,664	325,000
341900	***Other General Government Chg &***	***52,698***	***23,000***	***23,000***	***44,099***	***26,000***
341927	FEMA Claim Ins Proc IRMA 433				627	
341999	Misc Revenue	52,698	23,000	23,000	43,472	26,000
342400	***Emergency Service Fees***	***5,012***	***6,125***	***6,125***	***5,875***	***9,300***
342401	CPR Class Fees	5,012	6,125	6,125	5,875	9,300
342600	***Ambulance Fees***	***1,884***	***2,500***	***2,500***	***320***	
342601	LSEMS Reimbursement	1,884	2,500	2,500	320	
342900	***Other Public Safety Chg & Fees***	***19,467***			***28,260***	
342905	Tuition Reimbursement	1,120			4,647	
342914	Vehicle Maint Reimb	15,384			22,701	
342999	Other Public Safety Fees	2,963			912	
361100	***Interest***	***46,329***	***22,550***	***22,550***	***52,499***	***29,500***
361101	Int Income - CFB	1,422	250	250	3,685	4,500
361102	Int Income - Cash Equiv	44,907	22,300	22,300	48,814	25,000
361300	***Net Inc(Dec) Fair Value Invest***	***82,138***			***34,520***	
361304	FMIvT-Unrealized Gain/Loss	4,384			844	
361306	FLGIT-Unrealized Gain/Loss	7,076			60	
361307	LTP Unrealized Gain/Loss	70,678			33,616	
361400	***Gain or Loss on Sale of Invest***					
364000	***Disposition of Fixed Assets***	***478,500***	***14,500***	***14,500***	***7,919***	***43,500***
364001	Disposition of Fixed Assets	478,500	14,500	14,500	7,919	43,500
365000	***Sales or Surplus Material & Sc***	***1,676***			***16***	
365001	Sales of Surplus Material &	1,676			16	
366000	***Contributions & Donations from***	***6,016***			***3,266***	
366005	Donation - EE Appreciation	6,016			3,266	
499995	***TOTAL REVENUE***	***12,682,924***	***15,262,085***	***15,262,085***	***11,793,692***	***18,283,564***
669900	***Budget Funding Sources***		***320,885***	***891,936***		***168,561***
669901	(Add)/Use-Working Capital		179,885	439,667		(306,439)
669903	(Add)/Use-General R&R		141,000	452,269		
669911	(Add)/Use-Veh/Eqp R.R.					475,000
499998	***TOTAL SOURCES***	***12,682,924***	***15,582,970***	***16,154,021***	***11,793,692***	***18,452,125***

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Safety - Summary
FY 2018-19 Budget

18-19 Object Codes	20-124-90	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	DISBURSEMENTS					
500110	***Personnel Services***	***9,054,321***	***11,157,152***	***11,157,152***	***7,547,992***	***12,931,636***
522121	Regular Salary & Wages	5,291,305	6,586,306	6,586,306	4,298,199	7,533,428
522131	Other Salary & Wages	20,155			5,319	
522141	Overtime	900,655	507,551	507,551	682,687	650,000
522152	Special Pay - Cell Phones	18,724	23,712	23,712	13,433	21,255
522211	Social Security Taxes	365,648	441,287	441,287	291,688	508,692
522212	Medicare Taxes	85,515	103,209	103,209	68,217	118,967
522221	Retirement Contr.-Employer	861,970	1,026,839	1,026,839	681,748	1,188,977
522222	Retirement Contr-Employer-Mt	4,040	70,740	70,740	31,913	147,480
522231	Health & Life Insurance	1,280,900	2,030,344	2,030,344	1,251,277	2,309,884
522241	Worker's Compensation	224,336	367,164	367,164	223,511	452,953
522251	Unemployment Compensation	1,073				
500310	***Professional Services***	***322,212***	***328,918***	***328,918***	***229,064***	***388,359***
522311	Management Fees	236,680	240,343	240,343	180,259	293,942
522312	Engineering Services	200	2,000	2,000	17	2,000
514313	Legal Services	36,464	30,000	30,000	16,565	30,000
522314	Tax Collector Fees	946	4,500	4,500	(6,460)	4,500
522318	Technology Services	10,124	11,718	11,718	8,787	8,058
522319	Other Professional Services	37,798	40,357	40,357	29,896	49,859
500320	***Accounting & Auditing***	***6,663***	***8,132***	***8,132***	***6,101***	***8,649***
522322	Auditing Services	6,663	8,132	8,132	6,101	8,649
500340	***Other Contractual Services***	***366,149***	***419,646***	***419,646***	***285,873***	***434,889***
522341	Janitorial Services	9,313	22,626	22,626	10,992	23,000
522342	Health Services	59,520	76,144	76,144	62,910	90,690
522343	Systems Management Support	233,359	208,069	208,069	147,201	209,436
522344	Payroll Services	11,886	16,685	16,685	9,271	18,795
522349	Misc Contractual Services	52,071	96,122	96,122	55,499	92,968
500400	***Travel & Per Diem***	***9,247***	***36,562***	***36,562***	***21,125***	***36,274***
522401	Travel & Per Diem	9,247	36,562	36,562	21,125	36,274
500410	***Comm.& Freight Service***	***29,698***	***39,871***	***39,871***	***24,342***	***42,076***
522411	Telephone	27,496	36,137	36,137	22,013	37,562
522412	Postage	307	1,550	1,550	1,091	1,550
522413	Cable	1,895	2,184	2,184	1,238	2,964
500430	***Utilities Services***	***119,366***	***171,768***	***171,768***	***87,673***	***178,001***
522431	Electricity	76,848	104,082	104,082	54,279	107,748
522432	Natural Gas	6,860	13,155	13,155	8,217	14,075
522433	Water & Sewer	14,525	23,525	23,525	10,597	24,366
522434	Irrigation Water	13,935	21,118	21,118	9,381	21,924
522436	Solid Waste	7,198	9,888	9,888	5,199	9,888
500440	***Rentals & Leases***	***123,970***	***166,457***	***166,457***	***95,002***	***224,805***
522441	Office Leases	74,593	114,759	114,759	56,935	171,556
522442	Equipment Rental	48,177	51,698	51,698	37,167	53,249
522444	Storage Unit Rental	1,200			900	
500450	***Insurance***	***138,423***	***141,449***	***141,449***	***151,906***	***169,177***
522451	Casualty & Liability Insuran	138,423	141,449	141,449	151,906	169,177
500460	***Repairs & Maintenance Services***	***358,918***	***709,263***	***762,114***	***485,631***	***741,791***
522461	Equipment Maintenance	47,287	53,608	53,608	34,755	63,978
522462	Building/Structure Maintenan	56,624	131,691	184,542	163,137	176,750
522463	Landscape Maint.- Recurring	44,649	60,039	60,039	28,678	52,663
522464	Landscape Maint.-Non-Recurri		35,240	35,240		13,200
522465	Vehicle Repair & Maintenance	206,109	402,235	402,235	258,621	410,000
522468	Irrigation Repair				130	1,000
522469	Other Maintenance	4,249	26,450	26,450	310	24,200

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Safety - Summary
FY 2018-19 Budget

18-19 Object Codes	20-124-90	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
500490	***Other Current Chg & Obligation***	***7,235***	***14,805***	***14,805***	***330***	***18,103***
522491	Bank Charges	(2)	1,500	1,500	12	1,500
522493	Permits & Licenses	7,237	13,305	13,305	318	16,603
500510	***Office Supplies***	***17,800***	***33,811***	***33,811***	***10,316***	***37,797***
522511	Office Supplies	17,800	33,811	33,811	10,316	37,797
500520	***Operating Supplies***	***503,523***	***1,281,522***	***1,325,327***	***827,049***	***1,218,329***
522521	Gasoline/Diesel	85,847	140,856	140,856	71,386	117,447
522522	Operating Supplies	232,495	366,905	410,710	132,096	455,837
522524	Non-Capital FF&E	107,270	671,203	671,203	564,528	510,616
522525	Non-Capital Hardware/Softwar	42,547	57,058	57,058	32,058	87,275
522529	Operating Supplies-Other	35,364	45,500	45,500	26,981	47,154
500540	***Books, Publ, Subscriptions & M***	***104,633***	***151,364***	***151,364***	***96,033***	***187,289***
522541	Books & Publications	1,404	3,725	3,725	1,934	3,775
522542	Training & Education	101,989	146,009	146,009	93,652	181,584
522543	Professional Dues	1,240	1,630	1,630	447	1,930
500600	***Capital Outlay***	***2,345,922***	***262,250***	***736,645***	***228,768***	***1,226,950***
522622	Buildings	48,285	30,750	30,750	50,623	116,950
522633	Infrastructure		35,000	57,899		
522641	Vehicles	1,943,701	141,000	524,196	118,889	950,000
522642	Capital FF&E	353,936	55,500	123,800	59,256	160,000
500900	***Other Uses***	***650,000***	***660,000***	***660,000***	***495,000***	***608,000***
581911	Trans to Gen R&R	650,000	660,000	660,000	495,000	100,000
581920	Transfer to Veh/Eqp R.R.					508,000
599999	***TOTAL DISBURSEMENTS***	***14,158,080***	***15,582,970***	***16,154,021***	***10,592,205***	***18,452,125***

FY 2018-19
SAFETY
CAPITAL PROJECTS

SAFETY CAPITAL PROJECTS				
Account	Description	Location	Final	Funding Source
	Operations 90-94			
622	New Roof	Station 43	$ 37,000	Working Capital
	New Roof	Station 21	$ 25,000	Working Capital
	Security System	Station 46	$ 41,000	Working Capital
	Security System	Station 42	$ 13,950	Working Capital
	Total - 522622		**$ 116,950**	
641	Engine - Replacement	Replace Veh #129	$ 475,000	Vehicle R&R
	Engine - New	Station 47	$ 475,000	Working Capital
	Rescue Truck - New	Station 46	$ -	
	Total - 522641		**$ 950,000**	
642	LifePak-15	For 2 new engines	$ 90,000	Working Capital
	Holmatro Jaws of Life	For 2 new engines	$ 70,000	Working Capital
	Total - 522642		**$ 160,000**	

Total Safety Capital Projects		**$ 1,226,950**	

SAFETY - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		4,077,072	3,637,405	3,637,405
Deposits		15,262,085	18,283,564	18,283,564
Expenditures		14,722,136	16,871,614	16,617,175
Plant Replacements Non-Recurring		35,240	0	0
Capital Expenditures		284,376	751,950	751,950
Transfer to General R&R /Veh R & R		660,000	608,000	608,000
Ending Balance	4,077,072	3,637,405	3,689,405	3,943,844

1) FY16-17 audited ending balance includes $3,692 Hurricane Irma expenses.

2) Per June 2018 Financial Statement there has been $17,315 spent for unbudgeted Hurricane Irma expenses.

3) Unrealized gain of $171,663 not included in FY17-18 beginning balance

RESERVES

** FY18-19 Budget includes the split of the General R & R funds to more easily identify funds for vehicle repl vs. building reserves in General R & R

General R & R	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		1,985,650	90,000	90,000
Deposits		660,000	100,000	100,000
Expenditures		452,269	0	0
Ending Balance	1,985,650	2,193,381	190,000	190,000

Vehicle/Eqp R & R	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		0	2,103,381	2,103,381
Deposits		0	508,000	508,000
Expenditures		0	475,000	475,000
Ending Balance		0	2,136,381	2,136,381

FY17-18 Operating Budget	$14,757,376
3 Months	$3,689,344
4 Months	$4,919,125

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Road Maintenance
FY 2018-19 Budget

18-19 Object Codes	20-123-50-00-000	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	SOURCES					
325200	***Special Assessments-Serv.Charg***	***37,304***	***36,606***	***36,606***	***35,906***	***36,606***
325214	CAM & Road Maintenance Asses	37,304	36,606	36,606	35,906	36,606
338000	***Shared Revenues From Other Loc***	***500***				
338095	Refund - General Fund - VCCD	500				
341900	***Other General Government Chg &***	***2***			***56***	
341999	Misc Revenue	2			56	
361100	***Interest***	***2,792***	***1,900***	***1,900***	***3,696***	***3,700***
361101	Int Income - CFB	162	400	400	358	200
361102	Int Income - Cash Equiv	2,630	1,500	1,500	3,338	3,500
361300	***Net Inc(Dec) Fair Value Invest***	***6,881***			***2,594***	
361304	FMIvT-Unrealized Gain/Loss	456			88	
361306	FLGIT-Unrealized Gain/Loss	688			6	
361307	LTP Unrealized Gain/Loss	5,737			2,500	
361400	***Gain or Loss on Sale of Invest***					
499995	***TOTAL REVENUE***	***47,479***	***38,506***	***38,506***	***42,252***	***40,306***
381000	***Interfund Transfer***	***66,202***	***66,202***	***66,202***	***49,654***	***66,202***
381005	Transfer In - Special Revenu	66,202	66,202	66,202	49,654	66,202
669900	***Budget Funding Sources***		***(69,772)***	***(69,772)***		***(72,998)***
669901	(Add)/Use-Working Capital		(69,772)	(69,772)		(72,998)
499998	***TOTAL SOURCES***	***113,681***	***34,936***	***34,936***	***91,906***	***33,510***

	DISBURSEMENTS					
500310	***Professional Services***	***8,658***	***7,936***	***7,936***	***5,697***	***8,010***
539311	Management Fees	8,064	6,928	6,928	5,197	6,812
539318	Technology Services	243	386	386	290	200
539319	Other Professional Services	351	622	622	210	998
500460	***Repairs & Maintenance Services***	***10,932***	***27,000***	***27,000***	***37,374***	***25,500***
539462	Building/Structure Maintenan	10,932	16,500	16,500	37,374	14,000
539469	Other Maintenance		10,500	10,500		11,500
500520	***Operating Supplies***	***28***				
539522	Operating Supplies	28				
500600	***Capital Outlay***	***48,514***				
539633	Infrastructure	48,514				
599999	***TOTAL DISBURSEMENTS***	***68,132***	***34,936***	***34,936***	***43,071***	***33,510***

ROAD MAINTENANCE
Assessment Allocation Worksheet
For Year Ending September 30, 2019

Key	
LPGS	LaPlaza Grande South
LPGW	LaPlaza Grande West
VC	Village Center
T	Target

RM Rate per building square foot 0.089

Project Property Listing	Location	Address	Square Footage	Type	Assessment	
La Plaza Grande South	LPGS		**251,326**		$ **22,368.01**	
La Plaza Grande West	LPGW		**67,864**		$ **6,039.90**	
		Total Square Footage	**319,190**	**Total Assessment**	$ **28,407.91**	direct bill
AAA Auto Club	VC	955 Bichara Boulevard	9,398	Prof. Office	$ 836.42	
		Total Square Footage	**9,398**	**Total Assessment**	$ **836.42**	direct bill
					$ -	
Applebees	VC	1009 Bichara Boulevard	4,738	Restaurant	$ 421.68	
Burger King	VC	1007 Bichara Boulevard	4,290	Restaurant	$ 381.81	
Taco Bell, Kentucky Fried Chicken, Pizza Hut	VC	1005 Bichara Boulevard	3,545	Restaurant	$ 315.51	
WF PP Realty LLC *	VC	905 Bichara Boulevard	5,770	Restaurant	$ 513.53	
Wendy's	VC	1011 Bichara Boulevard	3,313	Restaurant	$ 294.86	
CVS	VC	860 Avenida Central	11,200	Pharmacy	$ 996.80	
The Villages Car Wash	VC	970 Bichara Blvd.	6,400	Car Wash	$ 569.60	
Gatenbien's Garage	VC	903 Avenida Central	10,352	Golf Cart Service Ctr	$ 921.33	
		Total Square Footage	**49,608**	**Total Assessment**	$ **4,415.12**	direct bills
Elan @ Spanish Springs			33,100	Assisted Living	$ 2,945.90	
		Total Square Footage	**33,100**	**Total Assessment**	$ **2,945.90**	direct bills
Subtotal Direct Road Maintenance Bills				**$ 36,605.35**		DIRECT BILL
Target	T	Target Project	119,703	Retail	$ 10,653.57	
Salon Jaylee	T	Target Project	3,400	Prof. Office	$ 302.60	
Payless Shoes	T	Target Project	2,800	Retail	$ 249.20	
Ross	T	Target Project	30,001	Retail	$ 2,670.09	
Linens	T	Target Project	25,099	Retail	$ 2,233.81	
TJ Max	T	Target Project	31,574	Retail	$ 2,810.09	
Pier 1	T	Target Project	9,548	Retail	$ 849.77	
Petco	T	Target Project	15,329	Retail	$ 1,364.28	
Circuit City	T	Target Project	20,304	Retail	$ 1,807.06	
Retail A1	T	Target Project	9,600	Retail	$ 854.40	
Retail A2	T	Target Project	9,600	Retail	$ 854.40	
Carrabba's	T	Target Project	6,238	Restaurant	$ 555.18	
Outback	T	Target Project	6,116	Restaurant	$ 544.32	
Chick-fil-A	T	Target Project	3,972	Restaurant	$ 353.51	
Staples	T	Target Project	15,000	Retail	$ 1,335.00	
		Total Square Footage	**308,284**	**Total Assessment**	$ **27,437.28**	Trf. In-Spec. Rev (RA)
		Spanish Springs Buildings	**435,557**	**Total Assessment**	$ **38,764.57**	Trf. In-Spec Rev(VOSS)
				$ 66,201.85		381005 - Trf In
	335465	**Total three projects Roads**	**1,155,137**		$ **102,807.20**	

ROAD MAINTENANCE - WORKING CAPITAL AND RESERVES BALANCES

WORKING CAPITAL	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		273,144	342,916	342,916
Deposits		104,708	106,508	106,508
Expenditures		34,936	34,524	33,510
Ending Balance	273,144	342,916	414,900	415,914

***Unrealized gain of $21,631 not included in FY17-18 beginning balance

RESERVES

General R & R

Beginning Balance		226,450	226,450	226,450
Deposits				
Expenditures				
Ending Balance	226,450	226,450	226,450	226,450

FY17-18 Operating Budget	$34,936
3 Months	$8,734
4 Months	$11,645

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Rolling Acres
FY 2018-19 Budget

18-19 Object Codes	20-122-50-00-000	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	SOURCES					
325200	***Special Assessments-Serv.Charg***	***107,669***	***107,669***	***107,669***	***107,669***	***107,669***
325214	CAM & Road Maintenance Asses	107,669	107,669	107,669	107,669	107,669
338000	***Shared Revenues From Other Loc***	***1,200***				
338095	Refund - General Fund - VCCD	1,200				
341900	***Other General Government Chg &***	***40***			***34***	
341999	Misc Revenue	40			34	
361100	***Interest***	***1,312***	***800***	***800***	***2,471***	***1,950***
361101	Int Income - CFB	221	150	150	474	350
361102	Int Income - Cash Equiv	1,091	650	650	1,997	1,600
361300	***Net Inc(Dec) Fair Value Invest***	***2,523***			***1,099***	
361307	LTP Unrealized Gain/Loss	2,523			1,099	
499995	***TOTAL REVENUE***	***112,744***	***108,469***	***108,469***	***111,273***	***109,619***
669900	***Budget Funding Sources***		***(21,714)***	***(21,714)***		***39,432***
669901	(Add)/Use-Working Capital		(21,714)	(21,714)		39,432
499998	***TOTAL SOURCES***	***112,744***	***86,755***	***86,755***	***111,273***	***149,051***
	DISBURSEMENTS					
500310	***Professional Services***	***21,798***	***15,186***	***15,186***	***11,273***	***14,887***
539311	Management Fees	20,787	14,231	14,231	10,676	14,042
539318	Technology Services	853	686	686	515	439
539319	Other Professional Services	158	269	269	82	406
500410	***Comm.& Freight Service***	***435***	***450***	***450***	***331***	***450***
539411	Telephone	435	450	450	331	450
500430	***Utilities Services***	***4,547***	***5,093***	***5,093***	***3,157***	***5,169***
539431	Electricity	430	457	457	322	475
539434	Irrigation Water	4,117	4,636	4,636	2,835	4,694
500460	***Repairs & Maintenance Services***	***31,443***	***38,389***	***38,389***	***26,002***	***47,058***
539462	Building/Structure Maintenan		4,750	4,750	560	6,250
539463	Landscape Maint.- Recurring	23,766	25,331	25,331	19,774	25,331
539464	Landscape Maint.-Non-Recurri		1,750	1,750	1,417	2,250
539467	Gate Maintenance	2,212	2,458	2,458	1,405	2,958
539468	Irrigation Repair	712	500	500		1,569
539469	Other Maintenance	4,753	3,600	3,600	2,846	8,700
500520	***Operating Supplies***		***200***	***200***		***200***
539522	Operating Supplies		200	200		200
500600	***Capital Outlay***					***53,850***
539633	Infrastructure					53,850
500900	***Other Uses***	***27,437***	***27,437***	***27,437***	***20,579***	***27,437***
581916	Transfer to Road Maint Fund	27,437	27,437	27,437	20,579	27,437
599999	***TOTAL DISBURSEMENTS***	***85,660***	***86,755***	***86,755***	***61,342***	***149,051***

FY 2018-19
ROLLING ACRES
CAPITAL PROJECTS

ROLLING ACRES CAPITAL PROJECTS					
Account	Item	Description	Proposed	Final	Funding Source
633	Fence Replacement	Oak Meadow Entry	$ 15,000	$ 15,000	Working Capital
	Fence Replacement	Chain link fence at Oak Meadows	$ 38,850	$ 38,850	Working Capital
	Total - 539633		**$ 53,850**	**$ 53,850**	

Total Rolling Acres Capital Projects	**$ 53,850**	**$ 53,850**	

ROLLING ACRES - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		137,190	158,904	158,904
Deposits		108,469	109,619	109,619
Expenditures		86,755	150,944	149,051
Ending Balance	137,190	158,904	117,579	119,472

***Unrealized gain of $4,587 not included in FY17-18 Beginning Balance

RESERVES

General R & R	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		80,000	80,000	80,000
Deposits				
Expenditures				
Ending Balance	80,000	80,000	80,000	80,000

FY17-18 Operating Budget	$86,755
3 Months	$21,689
4 Months	$28,918

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Village of Spanish Springs (VOSS)
FY 2018-19 Budget

18-19 Object Codes	20-121-50	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	SOURCES					
325200	***Special Assessments-Serv.Charg***	***1,299,311***	***1,299,311***	***1,299,311***	***1,299,311***	***1,299,311***
325214	CAM & Road Maintenance Asses	1,299,311	1,299,311	1,299,311	1,299,311	1,299,311
338000	***Shared Revenues From Other Loc***	***7,900***				
338095	Refund - General Fund - VCCD	7,900				
341900	***Other General Government Chg &***	***3,397***	***2,000***	***2,000***	***3,443***	***2,000***
341905	Property Damage Reimbursemen	180				
341999	Misc Revenue	3,217	2,000	2,000	3,443	2,000
361100	***Interest***	***13,367***	***6,500***	***6,500***	***20,208***	***13,700***
361101	Int Income - CFB	318	1,500	1,500	725	700
361102	Int Income - Cash Equiv	13,049	5,000	5,000	19,483	13,000
361300	***Net Inc(Dec) Fair Value Invest***	***20,504***			***8,617***	
361304	FMIvT-Unrealized Gain/Loss	905			174	
361306	FLGIT-Unrealized Gain/Loss	1,290			11	
361307	LTP Unrealized Gain/Loss	18,309			8,432	
361400	***Gain or Loss on Sale of Invest***					
362000	***Rental Royalties***	***29,149***	***31,282***	***31,282***	***26,678***	***29,503***
362003	Ground Lease (T)	1,023	1,095	1,095	1,043	1,116
362019	Rents & Leases/T-L	23,863	25,925	25,925	22,438	24,125
362022	Rents & Leases/NT-L	4,263	4,262	4,262	3,197	4,262
499995	***TOTAL REVENUE***	***1,373,628***	***1,339,093***	***1,339,093***	***1,358,257***	***1,344,514***
669900	***Budget Funding Sources***		***176,783***	***230,133***		***519,176***
669901	(Add)/Use-Working Capital		176,783	230,133		285,716
669903	(Add)/Use-General R&R					233,460
499998	***TOTAL SOURCES***	***1,373,628***	***1,515,876***	***1,569,226***	***1,358,257***	***1,863,690***
	DISBURSEMENTS					
500310	***Professional Services***	***152,836***	***140,322***	***140,322***	***100,985***	***153,318***
539311	Management Fees	146,119	127,584	127,584	95,688	140,313
539312	Engineering Services	2,949	5,000	5,000		6,500
539318	Technology Services	1,779	4,931	4,931	3,698	2,448
539319	Other Professional Services	1,989	2,807	2,807	1,599	4,057
500340	***Other Contractual Services***	***76,812***	***86,947***	***86,947***	***59,386***	***168,047***
539341	Janitorial Services	76,193	71,343	71,343	55,462	73,243
539343	Systems Management Support	619	15,604	15,604	3,924	94,804
500430	***Utilities Services***	***122,365***	***135,687***	***135,687***	***75,431***	***133,037***
539431	Electricity	91,879	98,598	98,598	59,755	98,266
539432	Natural Gas	518	520	520	382	557
539433	Water & Sewer	3,410	4,105	4,105	2,875	4,025
539434	Irrigation Water	26,558	32,464	32,464	12,419	30,189
500440	***Rentals & Leases***	***3,240***	***4,500***	***4,500***	***1,260***	***4,500***
539442	Equipment Rental	900	1,500	1,500		1,500
539444	Storage Unit Rental	2,340	3,000	3,000	1,260	3,000

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Village of Spanish Springs (VOSS)
FY 2018-19 Budget

18-19 Object Codes	20-121-50	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
500460	***Repairs & Maintenance Services***	***592,171***	***863,655***	***917,005***	***451,841***	***766,313***
539461	Equipment Maintenance	60	500	500	33	500
539462	Building/Structure Maintenan	124,650	291,576	316,076	118,760	210,532
539463	Landscape Maint.- Recurring	193,886	199,124	199,124	136,852	199,124
539464	Landscape Maint.-Non-Recurri	9,994	75,895	104,745	42,929	57,800
539468	Irrigation Repair	2,762	5,910	5,910	1,121	12,007
539469	Other Maintenance	260,819	290,650	290,650	152,146	286,350
500490	***Other Current Chg & Obligation***	***12,127***	***15,000***	***15,000***	***11,640***	***15,250***
539493	Permits & Licenses					250
539499	Misc Current Charges	12,127	15,000	15,000	11,640	15,000
500520	***Operating Supplies***	***2,320***	***11,000***	***11,000***	***2,420***	***11,000***
539522	Operating Supplies	622	2,700	2,700		2,700
539524	Non-Capital FF&E	1,698	8,300	8,300	2,420	8,300
500600	***Capital Outlay***	***37,034***	***20,000***	***20,000***		***573,460***
539633	Infrastructure	37,034	20,000	20,000		233,460
539642	Capital FF&E					340,000
500900	***Other Uses***	***238,765***	***238,765***	***238,765***	***179,074***	***38,765***
539911	Trans to Gen R&R	200,000	200,000	200,000	149,999	
581916	Transfer to Road Maint Fund	38,765	38,765	38,765	29,075	38,765
599999	***TOTAL DISBURSEMENTS***	***1,237,670***	***1,515,876***	***1,569,226***	***882,037***	***1,863,690***

VOSS
Combined Assessment Allocation Worksheet
For Year Ending September 30, 2019

DESCRIPTION	Ownership	Bldg Sq Ft	% Sq FT	Common Area Maintenance Annual Assessment	Road Maintenance Assessment	FY18-19 Total Assessment
				$3.259912	0.089	$3.348912
1) Citrus Exchange	VOC	43,013	11.12%	$ 140,218.59	$ 3,828.16	$ 144,046.75
2) El Mercado	VOC	15,360	3.97%	$ 50,072.25	$ 1,367.04	$ 51,439.29
3) Shoppes of Spanish Springs	VOC	13,806	3.57%	$ 45,006.35	$ 1,228.73	$ 46,235.08
4) Spanish Springs Station	VOC	1,626	0.42%	$ 5,300.62	$ 144.71	$ 5,445.33
5) H G Seymour	VOC	18,035	4.66%	$ 58,792.51	$ 1,605.12	$ 60,397.63
6) El Rialto	VOC - Theatre	28,125	7.27%	$ 91,685.03	$ 2,503.13	$ 94,188.16
7) La Salle - Seely Bldg	VOC	9,295	2.40%	$ 30,300.88	$ 827.26	$ 31,128.14
8) Van Patten Bldg	VOC	67,649	17.49%	$ 220,529.79	$ 6,020.76	$ 226,550.55
9) Sharon L. Morse Performing Arts Center	VOC	48,957	12.66%	$ 159,595.51	$ 4,357.17	$ 163,952.68
Subtotal - Villages Operating Co.		***245,866***	***63.56%***	***$ 801,501.53***	***$ 21,882.08***	**$ 823,383.61**
10) La Reina Bldg	VFC	79,458	20.55%	$ 259,026.09	$ 7,071.76	$ 266,097.85
11) La Reina Chiller Bldg	VFC	1,275	0.33%	$ 4,156.39	$ -	$ 4,156.39
Total - Villages Family Co.		***80,733***	***20.88%***	***$ 263,182.48***	***$ 7,071.76***	**$ 270,254.24**
12) Towne Place Suites Marriott	JHM	17,296	4.47%	$ 56,383.44	$ 6,157.20	$ 62,540.64
		69,182				
13) PB Smythe Bldg	TDC	40,621	10.51%	$ 132,420.89	$ 3,615.27	$ 136,036.16
14) Citrus Parking Building	VLS	1,735	0.45%	$ 5,655.95	$ -	$ 5,655.95
15) Citizen's First Bank Drive-Thru	CFB	430	0.11%	$ 1,401.76	$ 38.27	$ 1,440.03
TOTALS	**CAM**	**386,681**	**100%**	**$ 1,260,546.05**	**$ 38,764.58**	**$ 1,299,310.63**
	ROAD	**435,557**				

FY 2018-19
VOSS
CAPITAL PROJECTS

VOSS CAPITAL PROJECTS				
Account	Item	Description	Final	Funding Source
633	Citrus Exchange, El Mercado, La Riena	Mill & Overlay parking lots	$ 233,460	General R & R
	Total - 539633		**$ 233,460**	
642	Camera Project		$ 340,000	Working Capital
	Total - 539634		**$ 340,000**	

Total VOSS Capital Projects		**$ 573,460**	

VOSS - WORKING CAPITAL AND RESERVES BALANCES

WORKING CAPITAL	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		947,902	717,769	717,769
Deposits		1,339,093	1,344,514	1,344,514
Expenditures		1,244,481	1,235,189	1,232,430
Plant Replacements Non-Recurring		104,745	57,800	57,800
Capital Expenditures		20,000	340,000	340,000
Transfer to R & R		200,000		
Ending Balance	947,902	717,769	429,294	432,053

1) FY16-17 audited ending balance includes $1,605 Hurricane Irma expenses.

2) Per June 2018 Financial Statements there has been $8,796 spent for unbudgeted Hurricane Irma expenses.

3) Unrealized gains of $42,856 not included in FY17-18 beginning balance.

RESERVES

General R & R		2016-17 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		728,164	928,164	928,164
Deposits		200,000	0	0
Expenditures			233,460	233,460
Ending Balance	728,164	928,164	694,704	694,704

TOTAL COMBINED	1,676,066	1,645,933	1,123,998	1,126,757

FY17-18 Operating Budget	$1,349,226
3 Months	$337,307
4 Months	$449,742

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Fitness Center - Summary
FY 2018-19 Budget

18-19 Object Codes	20-424-20-00	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	SOURCES					
338000	***Shared Revenues From Other Loc***	***1,700***				
338095	Refund - General Fund - VCCD	1,700				
341900	***Other General Government Chg &***	***117***	***100***	***100***	***90***	***100***
341999	Misc Revenue	117	100	100	90	100
347200	***Parks & Recreation***	***133,519***	***140,100***	***140,100***	***113,773***	***140,100***
347217	Merchandise/T-S	35	100	100	14	100
347225	Mulberry Grove Fitness Membe	133,484	140,000	140,000	113,759	140,000
361100	***Interest***	***930***	***350***	***350***	***1,432***	***1,100***
361101	Int Income - CFB	333	50	50	726	600
361102	Int Income - Cash Equiv	597	300	300	706	500
361300	***Net Inc(Dec) Fair Value Invest***	***2,168***			***945***	
361307	LTP Unrealized Gain/Loss	2,168			945	
365000	***Sales or Surplus Material & Sc***	***1,152***				
365001	Sales of Surplus Material &	1,152				
499995	***TOTAL REVENUE***	***139,586***	***140,550***	***140,550***	***116,240***	***141,300***
669900	***Budget Funding Sources***		***20,913***	***25,854***		***50,484***
669901	(Add)/Use-Working Capital		20,913	25,854		50,484
499998	***TOTAL SOURCES***	***139,586***	***161,463***	***166,404***	***116,240***	***191,784***

	DISBURSEMENTS					
500110	***Personnel Services***	***56,714***	***57,239***	***57,239***	***43,021***	***57,365***
575131	Other Salary & Wages	50,497	50,549	50,549	36,724	50,549
575211	Social Security Taxes	3,131	3,133	3,133	2,277	3,133
575212	Medicare Taxes	732	736	736	532	736
575241	Worker's Compensation	2,354	2,821	2,821	3,488	2,947
500310	***Professional Services***	***30,358***	***31,445***	***31,445***	***23,571***	***37,289***
575311	Management Fees	29,484	30,792	30,792	23,094	33,248
575318	Technology Services	723	547	547	409	3,927
575319	Other Professional Services	151	106	106	64	114
500340	***Other Contractual Services***	***16,870***	***18,050***	***18,050***	***11,469***	***20,913***
575341	Janitorial Services	13,708	14,459	14,459	9,348	17,322
575343	Systems Management Support	3,162	3,591	3,591	2,121	3,591
500410	***Comm.& Freight Service***	***2,056***	***2,632***	***2,632***	***1,500***	***3,008***
575411	Telephone	583	1,000	1,000	416	1,000
575413	Cable	1,473	1,632	1,632	1,084	2,008
500430	***Utilities Services***	***5,057***	***7,395***	***7,395***	***3,436***	***5,489***
575431	Electricity	4,049	5,970	5,970	2,600	4,398
575432	Natural Gas	119	200	200	121	126
575433	Water & Sewer	295	300	300	209	309
575434	Irrigation Water	369	700	700	356	427
575436	Solid Waste	225	225	225	150	229
500460	***Repairs & Maintenance Services***	***13,552***	***21,810***	***21,810***	***11,303***	***25,060***
575461	Equipment Maintenance	9,554	12,050	12,050	8,254	12,050
575462	Building/Structure Maintenan	1,118	5,553	5,553	679	7,398
575463	Landscape Maint.- Recurring	2,840	2,844	2,844	2,336	3,723
575464	Landscape Maint.-Non-Recurri					563
575468	Irrigation Repair	12	500	500	34	107
575469	Other Maintenance	28	863	863		1,219
500470	***Printing & Binding***	***364***	***660***	***660***	***366***	***660***
575471	Printing & Binding	364	660	660	366	660
500490	***Other Current Chg & Obligation***	***3,186***	***3,700***	***3,700***	***2,543***	***3,700***
575491	Bank Charges	3,185	3,500	3,500	2,553	3,500
575494	Overage & Shortage	1			(10)	
575499	Misc Current Charges		200	200		200
500510	***Office Supplies***	***500***	***500***	***500***	***167***	***500***
575511	Office Supplies	500	500	500	167	500
500520	***Operating Supplies***	***16,050***	***18,032***	***22,973***	***6,657***	***37,800***
575522	Operating Supplies	2,491	6,100	6,100	1,703	6,100
575523	Recreation Supplies		500	500		500
575524	Non-Capital FF&E	13,559	10,000	14,941	4,954	30,000
575525	Non-Capital Hardware/Softwar		1,432	1,432		1,200
500600	***Capital Outlay***					
599999	***TOTAL DISBURSEMENTS***	***144,707***	***161,463***	***166,404***	***104,033***	***191,784***

MULBERRY FITNESS CENTER - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		130,641	104,787	104,787
Deposits		140,550	141,300	141,300
Expenditures		166,404	189,054	191,784
Ending Balance	130,641	104,787	57,033	54,303

***Unrealized gain of $3,942 not included in FY17-18 Beginning Balance

RESERVES

General R&R Reserves	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		25,000	25,000	25,000
Deposits				
Expenditures				
Ending Balance	25,000	25,000	25,000	25,000

FY17-18 Operating Budget	$166,404
3 Months	$41,601
4 Months	$55,468

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Community Standards - Summary
FY 2018-19 Budget

18-19 Object Codes	20-125	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	SOURCES					
338000	***Shared Revenues From Other Loc***	***650,970***	***676,745***	***676,745***	***507,554***	***655,726***
338056	CS Fees from RAD	67,211	75,534	75,534	56,649	70,077
338058	Comm Std Fee fr D1	43,427	43,278	43,278	32,457	46,464
338059	Comm Std Fee fr D2	43,478	39,219	39,219	29,415	42,485
338060	Comm Std Fee fr D3	42,251	45,497	45,497	34,124	36,307
338061	Comm Std Fee fr D4	48,542	45,822	45,822	34,365	52,956
338062	Comm Std Fee fr D5	56,725	61,895	61,895	46,421	59,396
338063	Comm Std Fee fr D6	69,154	63,085	63,085	47,314	65,208
338064	Comm Std Fee fr D7	50,127	54,210	54,210	40,656	50,705
338065	Comm Std Fee fr D8	71,661	62,761	62,761	47,071	64,998
338066	Comm Std Fee fr D#9	83,067	73,206	73,206	54,903	66,096
338067	Comm Std Fee fr D10	66,027	112,238	112,238	84,179	101,032
338095	Refund - General Fund - VCCD	9,300				
341000	***General Government***	***20,398***	***12,045***	***12,045***	***8,888***	***24,297***
341303	Comm Stand Fees from Develop	20,398	12,045	12,045	8,888	24,297
341900	***Other General Government Chg &***	***3,099***			***123***	
341999	Misc Revenue	3,099			123	
354000	***Fines-Local Ordinance Violatio***	***(6,450)***	***72,500***	***72,500***	***(700)***	***27,500***
354001	Deed Compliance Fines	(6,450)	72,500	72,500	(700)	27,500
361100	***Interest***	***2,970***	***1,050***	***1,050***	***4,795***	***5,100***
361101	Int Income - CFB	333	50	50	727	600
361102	Int Income - Cash Equiv	2,637	1,000	1,000	4,068	4,500
361300	***Net Inc(Dec) Fair Value Invest***	***3,723***			***1,844***	
361307	LTP Unrealized Gain/Loss	3,723			1,844	
499995	***TOTAL REVENUE***	***674,710***	***762,340***	***762,340***	***522,504***	***712,623***
669900	***Budget Funding Sources***		***(196)***	***(196)***		
669901	(Add)/Use-Working Capital		(196)	(196)		
499998	***TOTAL SOURCES***	***674,710***	***762,144***	***762,144***	***522,504***	***712,623***

	DISBURSEMENTS					
500110	***Personnel Services***	***361,410***	***428,200***	***428,200***	***268,578***	***416,072***
519121	Regular Salary & Wages	252,936	270,270	270,270	177,518	273,740
519131	Other Salary & Wages	1,134	14,418	14,418	7,282	14,418
519211	Social Security Taxes	14,625	17,650	17,650	10,802	17,867
519212	Medicare Taxes	3,421	4,127	4,127	2,526	4,179
519221	Retirement Contr.-Employer	14,366	16,217	16,217	10,952	16,424
519222	Retirement Contr-Employer-Mt		5,405	5,405		5,475
519231	Health & Life Insurance	69,966	92,439	92,439	54,948	75,987
519241	Worker's Compensation	4,962	7,674	7,674	4,550	7,982
500310	***Professional Services***	***197,522***	***207,219***	***207,219***	***163,239***	***218,793***
519311	Management Fees	138,893	148,847	148,847	111,638	154,951
514313	Legal Services	55,924	55,300	55,300	49,346	60,900
519318	Technology Services	2,491	2,804	2,804	2,102	2,688
514319	Other Professional Services	214	268	268	153	254
500340	***Other Contractual Services***	***17,178***	***16,613***	***16,613***	***9,816***	***12,288***
519343	Systems Management Support	17,178	16,613	16,613	9,816	12,288
500400	***Travel & Per Diem***	***84***				
519401	Travel & Per Diem	84				
500410	***Comm.& Freight Service***	***2,868***	***4,080***	***4,080***	***1,745***	***4,288***
519411	Telephone	1,127	1,480	1,480	712	2,288
519412	Postage	1,741	2,600	2,600	1,033	2,000

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Community Standards - Summary
FY 2018-19 Budget

18-19 Object Codes	20-125	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
500440	***Rentals & Leases***	***11,642***	***12,000***	***12,000***	***6,798***	***12,264***
519442	Equipment Rental	11,642	12,000	12,000	6,798	12,264
500460	***Repairs & Maintenance Services***	***4,932***	***26,960***	***26,960***	***6,467***	***17,865***
519465	Vehicle Repair & Maintenance	707	1,960	1,960	2,370	2,865
519469	Other Maintenance	4,225	25,000	25,000	4,097	15,000
500470	***Printing & Binding***	***317***	***2,200***	***2,200***		***2,000***
519471	Printing & Binding	317	2,200	2,200		2,000
500490	***Other Current Chg & Obligation***		***75***	***75***		***75***
519497	Legal Advertising		75	75		75
500510	***Office Supplies***	***1,754***	***3,108***	***3,108***	***2,159***	***3,208***
519511	Office Supplies	1,754	3,108	3,108	2,159	3,208
500520	***Operating Supplies***	***10,654***	***15,589***	***15,589***	***6,085***	***14,670***
519521	Gasoline/Diesel	4,450	12,100	12,100	2,777	12,100
519522	Operating Supplies	5,136	1,470	1,470	2,320	1,570
519524	Non-Capital FF&E	343				
519525	Non-Capital Hardware/Softwar	725	2,019	2,019	988	1,000
500540	***Books, Publ, Subscriptions & M***		***1,100***	***1,100***		***1,100***
519541	Books & Publications		100	100		100
519542	Training & Education		1,000	1,000		1,000
500600	***Capital Outlay***					
500990	***Other Uses***	***1,750***	***45,000***	***45,000***		***10,000***
519993	Surplus Fines	1,750	45,000	45,000		10,000
599999	***TOTAL DISBURSEMENTS***	***610,111***	***762,144***	***762,144***	***464,887***	***712,623***

COMMUNITY STANDARDS - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		322,414	322,610	322,610
Deposits		689,840	730,323	685,123
Expenditures		689,644	730,323	685,123
Ending Balance	322,414	322,610	322,610	322,610

***Unrealized gain of $5,930 not included in FY17-18 Beginning Balance

RESERVES

DEED VIOLATION RESERVES	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		91,870	91,870	91,870
Deposits		72,500	27,500	27,500
Expenditures		72,500	27,500	27,500
Ending Balance	91,870	91,870	91,870	91,870

FY17-18 Operating Budget	$689,644
3-Months	$172,411
4-Months	$229,881

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Enrichment Academy
FY 2018-19 Budget

18-19 Object Codes	20-425	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	SOURCES					
341900	*Other General Government Chg &*				*135*	
341999	Misc Revenue				135	
347200	*Parks & Recreation*		*536,370*	*536,370*	*475,158*	*774,800*
347246	The Enrichment Academy-S		522,745	522,745	467,530	766,800
347247	The Enrichment Academy-M		2,725	2,725		
347248	The Enrichment Academy-L		10,900	10,900	7,628	8,000
361100	*Interest*	*387*			*1,142*	*1,000*
361101	Int Income - CFB	387			1,142	1,000
499995	*TOTAL REVENUE*	*387*	*536,370*	*536,370*	*476,435*	*775,800*
669900	*Budget Funding Sources*		*(22,761)*	*(22,761)*		
669901	(Add)/Use-Working Capital		(22,761)	(22,761)		
499998	*TOTAL SOURCES*	*387*	*513,609*	*513,609*	*476,435*	*775,800*
	DISBURSEMENTS					
500110	*Personnel Services*	*52,707*	*132,888*	*132,888*	*77,618*	*226,297*
578121	Regular Salary & Wages	37,606	75,860	75,860	54,461	81,882
578131	Other Salary & Wages					105,036
578152	Special Pay - Cell Phones	453	720	720	523	720
578211	Social Security Taxes	2,206	4,748	4,748	3,352	11,632
578212	Medicare Taxes	516	1,110	1,110	784	2,720
578221	Retirement Contr.-Employer	1,661	4,552	4,552	4,309	4,913
578222	Retirement Contr-Employer-Mt	67	1,517	1,517		1,638
578231	Health & Life Insurance	10,198	44,169	44,169	12,372	17,215
578241	Worker's Compensation		212	212	1,817	541
500310	*Professional Services*	*4,818*	*92,714*	*92,714*	*44,134*	*127,213*
578311	Management Fees		42,176	42,176	31,634	68,950
578313	Legal Services	4,433				
578318	Technology Services		778	778	583	4,263
578319	Other Professional Services	385	49,760	49,760	11,917	54,000
500340	*Other Contractual Services*	*5,914*	*223,838*	*223,838*	*166,189*	*265,430*
578341	Janitorial Services		3,100	3,100		41,040
578343	Systems Management Support	5,914	2,004	2,004	870	3,719
578349	Misc Contractual Services		218,734	218,734	165,319	220,671
500400	*Travel & Per Diem*	*71*	*500*	*500*	*99*	*500*
578401	Travel & Per Diem	71	500	500	99	500
500410	*Comm.& Freight Service*		*5,500*	*5,500*	*34*	*5,500*
578411	Telephone		1,500	1,500		1,500
578412	Postage		4,000	4,000	34	4,000
500430	*Utilities Services*		*1,469*	*1,469*		*13,360*
578431	Electricity		1,341	1,341		12,120
578432	Natural Gas		60	60		360
578433	Water & Sewer		68	68		880
500440	*Rentals & Leases*		*14,900*	*14,900*		*33,900*
578441	Office Leases		5,000	5,000		24,000
578442	Equipment Rental		9,900	9,900		9,900
500460	*Repairs & Maintenance Services*		*100*	*100*		*100*
578461	Equipment Maintenance		100	100		100
500470	*Printing & Binding*	*10,636*	*12,000*	*12,000*	*13,586*	*19,000*
578471	Printing & Binding	10,636	12,000	12,000	13,586	19,000
500480	*Promotional Activities*				*1,478*	*8,200*
578485	Box Office Fees				1,478	8,200
500490	*Other Current Chg & Obligation*	*3,503*	*12,300*	*12,300*	*5,783*	*12,300*
578491	Bank Charges	3,503	11,800	11,800	5,748	11,800
578499	Misc Current Charges		500	500	35	500
500510	*Office Supplies*	*1,704*	*5,000*	*5,000*	*1,509*	*5,000*
578511	Office Supplies	1,704	5,000	5,000	1,509	5,000
500520	*Operating Supplies*	*13,342*	*12,400*	*12,400*	*4,184*	*59,000*
578522	Operating Supplies	1,195	5,000	5,000	3,700	6,700
578524	Non-Capital FF&E	10,957			314	52,300
578525	Non-Capital Hardware/Softwar	1,190	7,400	7,400	170	
599999	*TOTAL DISBURSEMENTS*	*92,695*	*513,609*	*513,609*	*314,614*	*775,800*

THE ENRICHMENT ACADEMY - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		-92,306	-69,545	-69,545
Deposits		536,370	775,800	775,800
Expenditures		513,609	775,800	775,800
Ending Balance	-92,306	-69,545	-69,545	-69,545

FY17-18 Operating Budget	$513,609
3 Months	$128,402
4 Months	$171,203

Note: FY16-17 Year End Balance for working capital, as a new fund, reflects the on going process of paying off the approved loan from the General Fund.
FY 2018-19 Budget Revenues are budgeted to cover all expected expenses.

2019-2020 Adopted Operating Budget for Sumter Landing Community Development District

AGENDA REQUEST

TO: Board of Supervisors
Sumter Landing Community Development District

FROM: Barbara E. Kays, Budget Director

DATE: 9/9/2018

SUBJECT: **Adoption of Resolution 18-11: Fiscal Year 2018-19 Final Budget**

ISSUE: Adoption of Resolution 18-11 to approve the Fiscal Year 2018-19 Final Budget.

ANALYSIS/INFORMATION:
The District Manager prepared and submitted the Fiscal Year 2018-19 Proposed Budget to the Board at the June 14, 2018 meeting. Resolution 18-06 was adopted at that time which approved the Fiscal Year 2018-19 Proposed Budget and set a public hearing for September 6, 2018 to approve the final budget.

The Proposed Budget was submitted to the local governing authorities for a period of 60 days prior to approval for public review and comment. The Proposed Budget was also made available at the Village Center District Administration office and on the District's website.

The Project Wide Advisory Committee has reviewed and discussed the Fiscal Year 2018-19 Project Wide Fund, Sumter Landing Amenity Division Fund, and Sumter Landing Fitness Fund budgets during its April, May, June, and July meetings. During its September 5, 2018 meeting the Project Wide Advisory Committee approved to recommend the Project Wide Fund, Sumter Landing Amenity Division Fund, and Sumter Landing Fitness Fund Final budgets to the Sumter Landing Community Development District Board.

Section 190.021 of Florida Statutes provides that a Maintenance Special Assessment and Benefit Special Assessment may be assessed upon each piece of property within the boundaries of the District benefited by the approved maintenance and capital improvement program of the District. The maintenance assessments shall be levied at a rate based on square footage as shown on the schedule attached as an exhibit to this Resolution.

The Sumter Landing Community Development District Board members have also had the opportunity to meet individually with District Administration to review the attached budget.

STAFF RECOMMENDATION:
Staff recommends adoption of Resolution 18-11 to approve the Fiscal Year 2018-19 Final Budget in the amount of:

Sumter Landing Amenities Division Fund	$ 69,580,582
Lake Sumter Landing Fund	$ 1,865,516
Project-Wide Fund	$ 13,032,555
Fitness Fund	$ 1,275,826

MOTION:
Move to adopt Resolution 18-11 to approve the Fiscal Year 2018-19 Final Budget in the amount of:

Sumter Landing Amenities Division Fund	**$ 69,580,582**
Lake Sumter Landing Fund	**$ 1,865,516**
Project-Wide Fund	**$ 13,032,555**
Fitness Fund	**$ 1,275,826**

ATTACHMENTS:

Description	Type
Resolution 18-11: Fiscal Year 2018-19 Final Budget	Cover Memo

RESOLUTION 18-11

A RESOLUTION TO APPROPRIATE FUNDS AND ADOPT THE FINAL BUDGET OF THE SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR BEGINNING OCTOBER 1, 2018 AND ENDING SEPTEMBER 30, 2019

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (the "Board") the Proposed Budget for the forthcoming Fiscal Year 2018-19; and

WHEREAS, the Board approved the Fiscal Year 2018-19 Proposed Budget at a public meeting on June 14, 2018 and set September 6, 2018 as the date for a public hearing with notice of the budget hearing published pursuant to section 190.008(2) (a), Florida Statutes; and

WHEREAS, the District Board submitted to the local governing authorities, for purposes of disclosure and information only, the Fiscal Year 2018-19 Proposed Budget at least 60 days prior to approval; and

WHEREAS, Section 190.021 Florida Statutes provides that a Maintenance Special Assessment and Benefit Special Assessments may be assessed upon each piece of property within the boundaries of the District benefited by the approved maintenance and capital improvement program of the District, such levy representing the amount of assessments for District purposes necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District; and

WHEREAS, a public hearing has been held on this 6th day of September, 2018 at which members of the general public were accorded the opportunity to speak prior to the appproval of the Final Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT;

1. The Fiscal Year 2018-19 Budget, as listed below, proposed by the District Manager and approved by the Board of Supervisors is hereby adopted as the Final Adopted Budget for the District:

Sumter Landing Amenities Division Fund	$ 69,580,582
Lake Sumter Landing Fund	$ 1,865,516
Project-Wide Fund	$ 13,032,555
Fitness Fund	$ 1,275,826

2. The maintenance assessments shall be levied at a rate based on the schedule attached as an exhibit to this resolution in the District's "Official Record of Proceedings" and are based on square footage.

3. A verified copy of said Final Budget shall be attached as an exhibit to this Resolution in the District's "Official Record of Proceedings."

Adopted this 6th day of September, 2018.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Michael Berning, Chair

Richard J. Baier, Secretary

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Sumter Landing Amenities Division
FY 2018-19 Budget

18-19 Object Codes	30-431	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
338000	***Shared Revenues From Other Loc***	***296,200***				
338095	Refund - General Fund - VCCD	296,200				
341000	***General Government***	***56,204,571***	***64,277,658***	***64,277,658***	***50,599,108***	***68,475,462***
341302	Rec Fees from Dev	99,104	157,246	157,246	117,934	249,058
341304	Golf Mgmt Fees from Develope	203,253	234,864	234,864	176,148	586,140
341318	Amenity Fees	55,902,214	63,885,548	63,885,548	50,305,026	67,640,264
341900	***Other General Government Chg &***	***426,198***	***368,110***	***368,110***	***458,136***	***482,350***
341905	Property Damage Reimbursemen	13,298			23,572	15,000
341908	Electric Reimbursement	2,271			1,153	1,500
341909	Copies-Public/T-S	156			296	
341910	Sales Tax Collection Allowan	495	360	360	400	350
341911	Lien Fees	630	750	750	250	500
341917	Insurance Reimbursement				6,580	
341918	Access Cd Fee/NT-S	300,716	325,000	325,000	301,786	325,000
341919	Gate Repair Fees	28,750	4,000	4,000	31,250	25,000
341921	Amenity Late Penalty Fee	60,582	23,000	23,000	59,760	75,000
341999	Misc Revenue	19,300	15,000	15,000	33,089	40,000
342900	***Other Public Safety Chg & Fees***	***824,060***	***221,665***	***221,665***	***198,406***	***662,293***
342901	Home/Bus Watch/T-S	17,284	16,000	16,000	14,488	15,000
342902	Security (Futures)	430,224	11,514	11,514	2,863	321,019
342903	Fire Safety (Futures)	174,138	4,651	4,651	1,159	121,274
342904	Model Watch/T-S	9,393	4,500	4,500	2,705	5,000
342906	Recreation Special Events	193,021	185,000	185,000	177,191	200,000
347200	***Parks & Recreation***	***2,379,522***	***2,431,500***	***2,431,500***	***2,021,660***	***2,507,000***
347203	Daily Trail/T-S	454,019	450,000	450,000	418,170	475,000
347204	Daily Cart Rnt/T-S	17,160	18,500	18,500	16,215	18,500
347205	Daily Grn Fee/T-S	276,587	265,000	265,000	243,925	280,000
347208	Annual Trail/T-S	1,353,400	1,425,000	1,425,000	1,076,160	1,445,000
347210	Dances - Box Office	14,502	20,000	20,000	15,747	20,000
347215	Lifestyle-Gen/NT-S	25,992	20,000	20,000	19,793	25,000
347216	Lifestyle-Glb/NT-S	113,630	110,000	110,000	118,577	115,000
347220	Lifestyle-Gen/NT-L	1,411	1,500	1,500	134	1,000
347226	Boat Tours	40,945	40,000	40,000	37,009	40,000
347240	Daily Trail/T-L	46,737	44,000	44,000	46,017	54,000
347242	Daily Cart Rnt/T-L	930	1,000	1,000	910	1,000
347244	Daily Grn Fee/T-L	27,969	28,000	28,000	26,659	30,000
347249	Boats N/T				180	500
347299	Misc Rec Rev/T-S	6,240	8,500	8,500	2,164	2,000
361100	***Interest***	***269,901***	***196,600***	***196,600***	***384,327***	***324,500***
361101	Int Income - CFB	4,505	1,600	1,600	9,895	9,500
361102	Int Income - Cash Equiv	170,754	150,000	150,000	294,824	225,000
361103	Int Income - USB	94,642	45,000	45,000	79,608	90,000
361300	***Net Inc(Dec) Fair Value Invest***	***300,142***			***113,563***	
361304	FMIvT-Unrealized Gain/Loss	17,394			3,349	
361306	FLGIT-Unrealized Gain/Loss	29,815			255	
361307	LTP Unrealized Gain/Loss	252,933			109,959	
361400	***Gain or Loss on Sale of Invest***					
362000	***Rental Royalties***	***227,607***	***231,990***	***231,990***	***219,517***	***339,366***
362002	ATM Lease/T-S	14,244	9,082	9,082	14,558	14,868
362006	Vending Machines	10,241	10,000	10,000	6,618	6,500
362007	Lease Revenue	65,382	74,895	74,895	56,935	168,476
362009	Rm Rentals/T-L	338	500	500	1,255	1,000
362010	Rm Rentals/T-S	129,585	130,000	130,000	136,997	145,000
362016	Rm Rentals/NT-S	7,317	7,000	7,000	2,643	3,000
362020	ATM Lease/T-L	500	513	513	511	522

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Sumter Landing Amenities Division
FY 2018-19 Budget

18-19 Object Codes	30-431	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
364000	***Disposition of Fixed Assets***	***1,794***				
364001	Disposition of Fixed Assets	1,794				
365000	***Sales or Surplus Material & Sc***	***2,929***			***1,146***	
365001	Sales of Surplus Material &	2,929			1,146	
366000	***Contributions & Donations from***	***92,980***	***75,000***	***75,000***		***75,000***
366001	Contributions from Developer	92,980	75,000	75,000		75,000
499995	***TOTAL REVENUE***	***61,025,904***	***67,802,523***	***67,802,523***	***53,995,863***	***72,865,971***
499997	(Add)/Use-Working Capital		(1,552,619)	(983,674)		(3,285,389)
499997	***Budget Funding Sources***		***(1,552,619)***	***(983,674)***		***(3,285,389)***
499998	***TOTAL SOURCES***	***61,025,904***	***66,249,904***	***66,818,849***	***53,995,863***	***69,580,582***
499999						
500310	***Professional Services***	***11,953,563***	***13,171,775***	***13,171,775***	***9,856,299***	***13,957,423***
500311	Administrative Services	1,727,374	1,900,293	1,900,293	1,425,222	2,047,976
500311	Community Watch Services	3,840,405	3,952,768	3,952,768	2,964,577	4,203,710
500311	Property Management Services	540,938	784,419	784,419	588,315	1,031,739
500311	Recreation Services	5,247,525	5,873,351	5,873,351	4,405,016	6,120,989
500312	Engineering Services	14,835	25,000	25,000	13,412	46,500
500313	Legal Services	14,661	100,000	100,000	4,259	75,000
500318	Technology Services	455,508	438,126	438,126	328,593	319,331
500319	Other Professional Services	112,317	97,818	97,818	126,905	112,178
500320	***Accounting & Auditing***	***53,475***	***79,800***	***79,800***	***75,800***	***74,800***
500321	Accounting Services	1,000	2,000	2,000	2,000	2,000
500322	Auditing Services	40,375	38,500	38,500	34,500	33,500
500323	Trustee Services	12,100	39,300	39,300	39,300	39,300
500340	***Other Contractual Services***	***5,278,411***	***5,984,903***	***5,984,903***	***4,325,962***	***6,729,696***
500341	Janitorial Services	1,168,837	1,365,608	1,365,608	962,850	1,551,791
500343	Systems Management Support	487,508	658,456	658,456	398,170	738,578
500345	Dept Of Safety	1,752,972	1,830,125	1,830,125	1,358,236	1,943,957
500347	Golf Management Services	1,868,989	2,130,714	2,130,714	1,598,036	2,495,370
500349	Misc Contractual Services	105			8,670	
500410	***Comm.& Freight Service***	***60,653***	***79,905***	***79,905***	***46,769***	***105,389***
500411	Telephone	31,300	33,825	33,825	27,183	52,449
500412	Postage	68				
500413	Cable	29,285	46,080	46,080	19,586	52,940
500430	***Utilities Services***	***2,324,753***	***2,865,444***	***2,865,444***	***2,015,076***	***2,829,076***
500431	Electricity	1,376,053	1,748,387	1,748,387	1,087,276	1,669,055
500432	Natural Gas	406,236	437,576	437,576	484,143	545,347
500433	Water & Sewer	199,287	209,219	209,219	233,170	226,837
500434	Irrigation Water	285,886	399,524	399,524	168,336	323,459
500435	Irrigation Phones	3,444	8,800	8,800	944	
500436	Solid Waste	53,847	61,938	61,938	41,207	64,378
500440	***Rentals & Leases***	***29,613***	***55,293***	***55,293***	***28,213***	***58,732***
500441	Office Leases	9,450	11,205	11,205	8,210	11,300
500442	Equipment Rental	16,359	39,888	39,888	17,467	43,232
500444	Storage Unit Rental	3,804	4,200	4,200	2,536	4,200
500450	***Insurance***	***147,468***	***632,132***	***632,132***	***475,933***	***693,547***
500451	Casualty & Liability Insuran	147,468	632,132	632,132	475,933	693,547

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Sumter Landing Amenities Division
FY 2018-19 Budget

18-19 Object Codes	30-431	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
500460	***Repairs & Maintenance Services***	***9,964,839***	***13,464,862***	***14,008,107***	***9,471,755***	***15,617,612***
500461	Equipment Maintenance	125,785	174,582	203,902	41,617	201,039
500462	Building/Structure Maintenan	1,410,883	2,674,504	3,100,516	1,518,907	4,478,001
500463	Landscape Maint.- Recurring	1,505,176	1,757,101	1,757,101	1,212,961	1,786,942
500464	Landscape Maint.-Non-Recurri	38,902	355,757	410,695	166,400	512,831
500465	Vehicle Repair & Maintenance	5,554	12,500	12,500	6,851	12,000
500466	Pool Maintenance	1,625,245	1,874,301	1,874,301	1,361,340	1,862,588
500467	Gate Maintenance	341,437	411,628	411,628	276,433	429,976
500468	Irrigation Repair	109,091	127,727	127,727	68,445	143,047
500469	Other Maintenance	4,802,766	6,076,762	6,109,737	4,798,801	6,191,188
500470	***Printing & Binding***	***565,314***	***799,860***	***799,860***	***301,244***	***569,150***
500471	Printing & Binding	565,314	799,860	799,860	301,244	569,150
500480	***Promotional Activities***	***45,391***	***90,720***	***90,720***	***19,492***	***90,000***
500484	Lifestyle Events-General	45,391	90,720	90,720	19,492	90,000
500490	***Other Current Chg & Obligation***	***396,839***	***206,825***	***206,825***	***97,136***	***177,475***
500491	Bank Charges	34,253	37,500	37,500	2,656	62,100
500492	Maintenance & Bond Assessmen	143,918	145,000	145,000	72,936	90,000
500493	Permits & Licenses	18,794	19,825	19,825	19,360	20,875
500494	Overage & Shortage	56			(84)	
500497	Legal Advertising	2,041	2,100	2,100	1,163	2,100
500499	Misc Current Charges	197,777	2,400	2,400	1,105	2,400
500510	***Office Supplies***	***29,794***	***38,100***	***38,100***	***20,079***	***43,000***
500511	Office Supplies	29,794	38,100	38,100	20,079	43,000
500520	***Operating Supplies***	***836,487***	***2,031,045***	***2,043,745***	***785,275***	***2,227,454***
500521	Gasoline/Diesel	6,245	11,500	11,500	4,257	14,100
500522	Operating Supplies	143,558	320,200	320,200	95,797	334,750
500523	Recreation Supplies	179,754	168,100	168,100	168,060	243,100
500524	Non-Capital FF&E	459,641	1,460,819	1,473,519	476,384	1,570,766
500525	Non-Capital Hardware/Softwar	47,013	69,676	69,676	40,777	63,938
500529	Operating Supplies-Other	276	750	750		800
500540	***Books, Publ, Subscriptions & M***		***1,000***	***1,000***		***1,000***
500542	Training & Education		500	500		500
500543	Professional Dues		500	500		500
500600	***Capital Outlay***	***46,505***	***28,000***	***41,000***	***33,212***	***790,170***
500622	Buildings				10,583	600,000
500633	Infrastructure	46,505				190,170
500642	Capital FF&E		28,000	41,000	22,629	
500700	***Debt Service***	***18,521,224***	***24,470,240***	***24,470,240***	***20,450,704***	***23,366,058***
500710	Principal	1,725,000	8,435,000	8,435,000	8,435,000	7,500,000
500721	Interest Expense - Senior De	14,412,652	16,035,240	16,035,240	12,015,704	15,866,058
500730	Miscellaneous Bond Expenses	2,383,572				
500900	***Other Uses***	***2,250,000***	***2,250,000***	***2,250,000***	***1,687,500***	***2,250,000***
500911	Trans to Gen R&R	2,250,000	2,250,000	2,250,000	1,687,500	2,250,000
599999	***TOTAL DISBURSEMENTS***	***52,504,329***	***66,249,904***	***66,818,849***	***49,690,449***	***69,580,582***

SLAD
Adjustments since Proposed Budget
FY 2018-19

REVENUES

General Government

- **341304:** Golf Management fees from Developer increased $165,677 to update placeholder amount with final cost allocation adjustments.
-

Other Public Safety Charges & Fees

- **342904:** Model Watch/T-S decreased $45,000 to date information based upon history which is a correction to the input.

Rental Royalties

- **362007:** Lease Revenue increased $168,476 for Fire Station 4 at Parr Drive & Station 5 at Bonita Blvd based on updated information.

Contributions from Developer

- **366001:** Contributions from Developer increased $75,000 to cover insurance costs per agreement .

Proposed Budget	**$72,501,818**
Golf Management Fees	165,677
Model Watch/T-S	-45,000
Lease Revenue	168,476
Contribution from Developer	75,000
Final Budget	**$72,865,971**

EXPENDITURES

- **311/318**: Administrative, Community Watch, Property Management, Recreation, and Technology Services - decreased $498,201, due to final cost allocation adjustments.

- **347**: Golf Management Services – decreased $3,450 due to amended contract terms.

Proposed Budget	**$70,082,233**
Administrative Services	-42,346
Community Watch Services	-144,335
Property Management Services	168,878
Recreation Services	-339,697
Technology Services	-140,701
Golf Management Services	-3,450
Final Budget	**$69,580,582**

FY 2018-19
SLAD
CAPITAL PROJECTS

SLAD CAPITAL PROJECTS					
Accou	Location	Description	Proposed	Final	Funding Source
	Regional Recreation Centers 50-53				
622	Laurel Manor	Replace Roof	$ 300,000	$ 300,000	Working Capital
	Lake Miona	Replace Roof	$ 300,000	$ 300,000	Working Capital
	Total - 539622		$ 600,000	$ 600,000	
	Golf Maintenance 30-32				
633	Mangrove Golf Course	Replace Bridge	$ 170,500	$ 170,500	Working Capital
	Total - 572633		$ 170,500	$ 170,500	
	Neighborhood Recreation Facilities 50-55				
633	Virginia Trace	Mill & Overlay Parking Lot	$ 19,670	$ 19,670	Working Capital
	Total - 572633		$ 19,670	$ 19,670	
Total SLAD Capital Projects			**$ 790,170**	**$ 790,170**	

SLAD - Working Capital and Reserve

Working Capital	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		18,698,503	19,682,177	19,682,177
Deposits		43,332,283	49,135,760	49,499,913
Expenditures		39,646,914	43,163,174	42,661,523
Plant Replacements Non-Recurring		410,695	512,831	512,831
Capital Expenditures		41,000	790,170	790,170
Transfer to General R & R		2,250,000	2,250,000	2,250,000
Ending Balance	18,698,503	19,682,177	22,101,762	22,967,566

1) FY16-17 audited ending balance includes $737,096 Hurricane Irma expenses.

2) Per June 2018 Financial Statement there has been $479,651 spent for unbudgeted Hurricane Irma expenses.

3) Unrealized gain of $747,871 is not included in FY17-18 Beginning Balance

Debt Service	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		1,066,786	1,066,786	1,066,786
Deposits		24,470,240	23,366,058	23,366,058
Expenditures		24,470,240	23,366,058	23,366,058
Ending Balance	1,066,786	1,066,786	1,066,786	1,066,786

RESERVES

General R&R	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		13,500,000	13,899,000	13,899,000
Deposits		2,250,000	2,250,000	2,250,000
Expenditures Station 40 Expansion		1,851,000		
Ending Balance	13,500,000	13,899,000	16,149,000	16,149,000

Note: Unbudgeted Station 40 expansion project approved at March 2018 board meeting. Appropriate budget adjustments to be made later.

Insurance Reserve	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance	75,000	75,000	75,000	75,000
Deposits				
Expenditures				
Ending Balance	75,000	75,000	75,000	75,000

FY17-18 Operating Budget	$40,057,609
3 Months	$10,014,402
4 Months	$13,352,536

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Lake Sumter Landing - Summary
FY 2018-19 Budget

18-19 Object Codes	30-131-50	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	SOURCES					
325200	***Special Assessments-Serv.Charg***	***1,549,245***	***1,550,185***	***1,550,185***	***1,162,636***	***1,550,185***
325214	CAM & Road Maintenance Asses	1,549,245	1,550,185	1,550,185	1,162,636	1,550,185
338000	***Shared Revenues From Other Loc***	***9,300***				
338095	Refund - General Fund - VCCD	9,300				
341900	***Other General Government Chg &***	***15,767***	***12,000***	***12,000***	***12,850***	***12,000***
341905	Property Damage Reimbursemen	433				
341999	Misc Revenue	15,334	12,000	12,000	12,850	12,000
361100	***Interest***	***3,902***	***1,515***	***1,515***	***4,338***	***4,300***
361101	Int Income - CFB	375	65	65	839	800
361102	Int Income - Cash Equiv	3,527	1,450	1,450	3,499	3,500
361300	***Net Inc(Dec) Fair Value Invest***	***50,415***			***19,099***	
361304	FMIvT-Unrealized Gain/Loss	3,954			761	
361306	FLGIT-Unrealized Gain/Loss	4,365			37	
361307	LTP Unrealized Gain/Loss	42,096			18,301	
361400	***Gain or Loss on Sale of Invest***					
362000	***Rental Royalties***	***19,571***	***18,846***	***18,846***	***15,290***	***18,846***
362012	Rents & Leases/T-S	14,850	14,125	14,125	11,750	14,125
362023	Rents & Leases/NT-S	4,721	4,721	4,721	3,540	4,721
499995	***TOTAL REVENUE***	***1,648,200***	***1,582,546***	***1,582,546***	***1,214,213***	***1,585,331***
669900	***Budget Funding Sources***		***235,521***	***383,465***		***280,185***
669901	(Add)/Use-Working Capital		235,521	318,259		89,685
669903	(Add)/Use-General R&R			65,206		190,500
499998	***TOTAL SOURCES***	***1,648,200***	***1,818,067***	***1,966,011***	***1,214,213***	***1,865,516***
	DISBURSEMENTS					
500310	***Professional Services***	***151,425***	***161,216***	***161,216***	***114,135***	***173,401***
539311	Management Fees	146,147	136,326	136,326	102,246	147,376
539312	Engineering Services	860	5,000	5,000	354	7,500
539318	Technology Services	1,574	5,867	5,867	4,400	2,807
539319	Other Professional Services	2,844	14,023	14,023	7,135	15,718
500340	***Other Contractual Services***	***151,107***	***313,040***	***313,040***	***137,499***	***246,690***
539341	Janitorial Services	138,664	137,940	137,940	93,154	137,940
539343	Systems Management Support	12,443	175,100	175,100	44,345	108,750
500430	***Utilities Services***	***216,018***	***242,024***	***242,024***	***150,681***	***235,004***
539431	Electricity	175,146	207,515	207,515	134,657	197,024
539433	Water & Sewer	17,107	11,128	11,128	7,617	13,034
539434	Irrigation Water	14,034	15,344	15,344	4,901	15,758
539435	Irrigation Phones	836	1,000	1,000	532	1,000
539437	Chilled Water	8,895	7,037	7,037	2,974	8,188
500440	***Rentals & Leases***	***1,080***	***1,200***	***1,200***	***720***	***1,200***
539444	Storage Unit Rental	1,080	1,200	1,200	720	1,200
500460	***Repairs & Maintenance Services***	***674,207***	***887,430***	***904,368***	***538,991***	***987,042***
539461	Equipment Maintenance		1,350	1,350	39	1,350
539462	Building/Structure Maintenan	218,908	275,300	275,300	228,362	342,550
539463	Landscape Maint.- Recurring	265,623	264,950	264,950	169,237	265,467
539464	Landscape Maint.-Non-Recurri	17,138	85,555	102,493	22,867	112,000
539468	Irrigation Repair	2,139	7,500	7,500	848	4,000
539469	Other Maintenance	170,399	252,775	252,775	117,638	261,675
500490	***Other Current Chg & Obligation***	***103,955***	***110,381***	***110,381***	***81,647***	***111,706***
539498	Project Wide Fees	92,240	95,381	95,381	71,537	96,706
539499	Misc Current Charges	11,715	15,000	15,000	10,110	15,000

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Lake Sumter Landing - Summary
FY 2018-19 Budget

18-19 Object Codes	30-131-50	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
500520	***Operating Supplies***	***9,382***	***14,200***	***14,200***	***7,103***	***15,700***
539522	Operating Supplies	1,714	2,700	2,700	510	4,200
539524	Non-Capital FF&E	7,668	11,500	11,500	6,593	11,500
500600	***Capital Outlay***	***276,962***	***40,303***	***171,309***	***58,762***	***46,500***
539633	Infrastructure	64,200	40,303	106,103	49,676	46,500
539642	Capital FF&E	212,762		65,206	9,086	
500900	***Other Uses***	***48,244***	***48,273***	***48,273***	***36,207***	***48,273***
539912	Trans to Oth Roads	48,244	48,273	48,273	36,207	48,273
599999	***TOTAL DISBURSEMENTS***	***1,632,380***	***1,818,067***	***1,966,011***	***1,125,745***	***1,865,516***

Lake Sumter Landing
Adjustments since Proposed Budget
FY 2018-19

EXPENDITURES

- **311/318/498**: Management Fees, Technology Services and Project Wide Fees – decreased $18,318 due to final cost allocation adjustments

- **343**: System Management Support – increased $223 for dark fiber

Proposed Budget	**$1,883,611**
Management Fees	-2,583
Technology Services	-3,353
System Management Support	223
Project Wide Fees	-12,382
Final Budget	**$1,865,516**

Lake Sumter Landing
Combined Assessment
Allocation
for the Year Ending September 30, 2019

Building Name	Ownership	Bldg #	SF Bldg	% Lake Sumter Landing	FY 18-19 CAM Assessment	FY 18-19 ROAD Assessment	FY 18-19 FINAL TOTAL Assessment
					2.91000	0.09353	3.00353
Bailey Cotton Exchange	VOC	200	38,832	7.5238%	113,001.12	3,631.96	116,633.08
Southern Sun Packing House	VOC	202	13,088	2.5358%	38,086.08	1,224.12	39,310.20
School House / Mathews House	VOC	204/204A	15,370	2.9780%	44,726.70	1,437.56	46,164.26
CFC Freight	VOC	500	46,277	8.9663%	134,666.07	4,328.29	138,994.36
Drake Building	VOC	501/502	9,238	1.7899%	26,882.58	864.03	27,746.61
Resmondo Building	VOC	503/508	12,255	2.3744%	35,662.05	1,146.21	36,808.26
Peninsula Land & Title	VOC	504	20,038	3.8824%	58,310.58	1,874.15	60,184.73
Atlas Tractor Annex	VOC	505	5,959	1.1546%	17,340.69	557.35	17,898.04
Shops I @ Mill Run	VOC	205	7,314	1.4171%	21,283.74	684.08	21,967.82
Shops II @ Mill Run	VOC	206	6,825	1.3224%	19,860.75	638.34	20,499.09
Krietemeyer	VOC	207	17,458	3.3825%	50,802.78	1,632.85	52,435.63
Mercantile	VOC	208	13,716	2.6575%	39,913.56	1,282.86	41,196.42
Mill Run Playhouse	VOC	600	50,127	9.7123%	145,869.57	4,688.38	150,557.95
Lake Sumter Station	VOC	901	2,120	0.4108%	6,169.20	198.28	6,367.48
Lighthouse Bar	VOC	112	2,810	0.5444%	8,177.10	262.82	8,439.92
Oscar's Bait & Tackle	VOC	201	1,702	0.3298%	4,952.82	159.19	5,112.01
Claude Graham Boat Works (RJ Gators)	VOC	902	5,192	1.0060%	15,108.72	485.61	15,594.33
Mercury Telephone & Telegraph	VOC	904	543	0.1052%	1,580.13	50.79	1,630.92
Mojo's Fish Camp (Cody's Roadhouse)	VOC	908	7,263	1.4072%	21,135.33	679.31	21,814.64
McDowell's Feed & Seed Supply (TooJays)	VOC	917	5,853	1.1340%	17,032.23	547.43	17,579.66
Lake Sumter Pulp & Paper Co. (Barnes & Noble)	VOC	111	26,026	5.0426%	75,735.66	2,434.21	78,169.87
Stage Coach Office (Sonny's BarBQ)	VOC	916	6,388	1.2377%	18,589.08	597.47	19,186.55
Gordon's Garage	VOC		18,765	3.6358%	54,606.15	1,755.09	56,361.24
Creekside Mill	VOC		8,882	1.7209%	25,846.62	830.73	26,677.35
VOC Subtotal Building Assessable Area =			342,041	66.2715%	995,339.31	31,991.11	1,027,330.42

Lake Sumter Landing
Combined Assessment
Allocation
for the Year Ending September 30, 2019

Building Name	Ownership	Bldg #	SF Bldg	% Lake Sumter Landing	FY 18-19 CAM Assessment	FY 18-19 ROAD Assessment	FY 18-19 FINAL TOTAL Assessment
					2.91000	0.09353	3.00353
Overland Conveyance Company	VFC	506 A/B	15,898	3.0803%	46,263.18	1,486.94	47,750.12
Hammock House	VFC	506 C	30,256	5.8622%	88,044.96	2,829.84	90,874.80
The Grand Hotel	VFC	506 D	50,427	9.7704%	146,742.57	4,716.44	151,459.01
Hewitt House	VFC	506 E	13,566	2.6285%	39,477.06	1,268.83	40,745.89
West House	VFC	506 F	8,765	1.6982%	25,506.15	819.79	26,325.94
Coggins Home	VFC	507 G	10,563	2.0466%	30,738.33	987.96	31,726.29
Trolley Barn	VFC	508 H	4,547	0.8810%	13,231.77	425.28	13,657.05
Sales Storage	VFC	509	293	0.0568%	852.63	27.40	880.03
Sales Storage	VFC	510	532	0.1031%	1,548.12	49.76	1,597.88
VFC Subtotal Building Assessable Area =			134,847	26.1270%	392,404.77	12,612.24	405,017.01
Waggoner House	CFB	905	11,738	2.2743%	34,157.58	1,097.86	35,255.44
CFB Drive-Thru	CFB	911	675	0.1308%	1,964.25	63.13	2,027.38
CFB Subtotal Building Assessable Area =			12,413	2.4051%	36,121.83	1,160.99	37,282.82
		Road					
Waterfront Inn	JHM	CAM	17,712	3.4318%	51,541.92	1,656.60	53,198.52
JHM Subtotal Building Assessable Area =			17,712	3.4318%	51,541.92	1,656.60	53,198.52
Central Chiller Plant	VLS	907	2,980	0.5774%	8,671.80	278.72	8,950.52
TVLS Subtotal Building Assessable Area =			2,980	0.5774%	8,671.80	278.72	8,950.52
Kearn's Packaging & Shipping (Honest John's)	VA	110	6,128	1.1873%	17,832.48	573.15	18,405.63
VA Subtotal Building Assessable Area =			6,128	1.1873%	17,832.48	573.15	18,405.63
ASSESSMENT TOTAL =		CAM	516,121	100.0000%	1,501,912.11	48,272.81	1,550,184.92
		ROAD	516,121				

FY 2018-19 LAKE SUMTER LANDING
CAPITAL PROJECTS

LAKE SUMTER LANDING CAPITAL PROJECTS					
Account	Location	Description	Proposed	Final	Funding Source
633	Waterfront Inn	Kayak & Boat Launch	$ 46,500	$ 46,500	General R & R
	Total - 539633		$ 46,500	$ 46,500	

Total Lake Sumter Landing Capital Projects	$ 46,500	$ 46,500	

OTHER PROJECTS FUNDED BY RESERVES

LAKE SUMTER LANDING OTHER PROJECTS FROM RESERVES					
Account	Location	Description	Proposed	Final	Funding Source
462		Water Wheel Project	$ 32,000	$ 32,000	General R & R
	Total - 539462		$ 32,000	$ 32,000	
464		Plant Replacements	$ 112,000	$ 112,000	General R & R
	Total - 539464		$ 112,000	$ 112,000	

Total Lake Sumter Landing-Projects Funded By Reserves	$ 190,500	$ 190,500	

LAKE SUMTER LANDING - WORKING CAPITAL AND RESERVE BALANCES

Working Capital	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		407,471	486,312	486,312
Deposits		1,582,546	1,585,331	1,585,331
Expenditures		1,746,429	1,598,338	1,580,243
Capital Expenditures		106,103	46,500	46,500
Transfer for Roads R&R		48,273	48,273	48,273
Add: Adjustment- Actual costs *		397,100		
Ending Balance	407,471	486,312	378,532	396,627

1) FY16-17 audited ending balance includes $12,191 Hurricane Irma expenses.

2) Per June 2018 Financial Statement there has been $5,513 spent for unbudgeted Hurricane Irma expenses.

3) Unrealized gain of $146,156 in the FY17-18 beginning balance

RESERVES

General R & R	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		940,858	653,802	653,802
Deposits				
Expenditures		65,206	190,500	190,500
Less: Adjustment- Actual costs *		221,850		
Ending Balance	940,858	653,802	463,302	463,302

Villa Rds/Other Roads R&R	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		542,508	415,531	415,531
Deposits		48,273	48,273	48,273
Expenditures				
Less: Adjustment- Actual costs *		175,250		
Ending Balance	542,508	415,531	463,804	463,804

* Adjustments to actual usage of funding sources as originally designated will be made at a later date.

FY17-18 Operating Budget	$1,746,429
3 Months	$436,607
4 Months	$582,143

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Project Wide
FY 2018-19 Budget

18-19 Object Codes	30-132-50-00-000	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	SOURCES					
337400	***Transportation***	***310,808***	***355,436***	***355,436***	***266,675***	***355,569***
337405	PW SC Rd Agrmt-D5	136,222	136,223	136,223	102,166	136,222
337406	PW SC Rd Agrmt-D6	42,450	42,451	42,451	31,838	42,451
337407	PW SC Rd Agrmt-D7	73,608	73,608	73,608	55,241	73,655
337409	PW SC Rd Agrmt-D9	17,693	32,999	32,999	24,260	32,347
337410	PW SC Rd Agrmt-D10	22,778	52,097	52,097	39,627	52,836
337411	PW SC Rd Agrmt-BW	18,057	18,058	18,058	13,543	18,058
338000	***Shared Revenues From Other Loc***	***10,047,418***	***10,963,451***	***10,963,451***	***8,222,603***	***12,088,081***
338026	Project Wide Fees-Dist #5	1,615,191	1,668,639	1,668,639	1,251,480	1,693,538
338027	Project Wide Fees-Dist #6	1,792,651	1,851,725	1,851,725	1,388,795	1,879,698
338028	Project Wide Fees-Dist #7	1,141,963	1,179,668	1,179,668	884,753	1,197,929
338029	Project Wide Fees-Dist #8	1,282,327	1,325,482	1,325,482	994,114	1,344,195
338030	Project Wide Fees-Dist #9	1,434,723	1,483,355	1,483,355	1,112,519	1,526,723
338031	Proj Wide Fees-Dist #10	1,852,808	1,914,221	1,914,221	1,435,667	1,942,554
338032	Project Wide Fees Frm LSL	92,240	95,381	95,381	71,537	96,706
338054	Proj Wide Fees-Dist #11	621,614	642,459	642,459	481,845	651,547
338094	Proj Wide Fees Frm Brownwood	192,501	198,437	198,437	148,829	209,125
338095	Refund - General Fund - VCCD	21,400				
338101	Proj Wide Fees-Dist #12		604,084	604,084	453,064	1,546,066
341900	***Other General Government Chg &***	***52,911***	***6,958***	***6,958***	***168,219***	***42,263***
341905	Property Damage Reimbursemen	722			16,153	
341999	Misc Revenue	52,189	6,958	6,958	152,066	42,263
361100	***Interest***	***29,778***	***12,425***	***12,425***	***36,888***	***48,000***
361101	Int Income - CFB	1,116	175	175	2,318	3,000
361102	Int Income - Cash Equiv	28,662	12,250	12,250	34,570	45,000
361300	***Net Inc(Dec) Fair Value Invest***	***136,604***			***51,323***	
361304	FMIvT-Unrealized Gain/Loss	8,794			1,693	
361306	FLGIT-Unrealized Gain/Loss	13,922			119	
361307	LTP Unrealized Gain/Loss	113,888			49,511	
361400	***Gain or Loss on Sale of Invest***					
499995	***TOTAL REVENUE***	***10,577,519***	***11,338,270***	***11,338,270***	***8,745,708***	***12,533,913***
669900	***Budget Funding Sources***		***483,140***	***754,581***		***498,642***
669901	(Add)/Use-Working Capital		483,140	754,581		498,642
499998	***TOTAL SOURCES***	***10,577,519***	***11,821,410***	***12,092,851***	***8,745,708***	***13,032,555***

	DISBURSEMENTS					
500310	***Professional Services***	***806,679***	***926,495***	***926,495***	***587,359***	***977,281***
539311	Management Fees	422,978	448,426	448,426	336,322	485,849
539312	Engineering Services	117,834	43,200	43,200	70,994	40,000
514313	Legal Services	7,004			5,680	
539318	Technology Services	13,114	13,567	13,567	10,174	10,315
539319	Other Professional Services	245,749	421,302	421,302	164,189	441,117
500340	***Other Contractual Services***	***41,617***	***16,482***	***16,482***	***35,398***	***37,940***
539343	Systems Management Support	41,512	16,482	16,482	27,785	37,940
539349	Misc Contractual Services	105			7,613	
500430	***Utilities Services***	***943,980***	***1,158,894***	***1,158,894***	***856,018***	***1,425,194***
539431	Electricity	579,587	657,894	657,894	458,779	687,930
539434	Irrigation Water	359,321	500,000	500,000	396,052	737,264
539435	Irrigation Phones	5,072	1,000	1,000	1,187	
500440	***Rentals & Leases***		***1,000***	***1,000***		***1,000***
539442	Equipment Rental		1,000	1,000		1,000

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Project Wide
FY 2018-19 Budget

18-19 Object Codes	30-132-50-00-000	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
500460	***Repairs & Maintenance Services***	***8,287,532***	***9,369,115***	***9,594,177***	***6,837,108***	***10,304,198***
539461	Equipment Maintenance	88	1,600	1,600		1,600
539462	Building/Structure Maintenan	617,413	336,777	336,777	179,125	509,171
539463	Landscape Maint.- Recurring	5,014,788	5,341,287	5,341,287	3,538,405	5,684,656
539464	Landscape Maint.-Non-Recurri	55,783	450,000	675,062	272,884	200,000
539468	Irrigation Repair	182,882	185,146	185,146	62,529	228,452
539469	Other Maintenance	2,416,578	3,054,305	3,054,305	2,784,165	3,680,319
500470	***Printing & Binding***	***52***	***500***	***500***	***179***	***500***
539471	Printing & Binding	52	500	500	179	500
500490	***Other Current Chg & Obligation***	***353***				
539493	Permits & Licenses	353				
500520	***Operating Supplies***	***24,727***	***6,300***	***6,300***	***3,884***	***5,800***
539522	Operating Supplies	2,593	4,500	4,500	1,777	4,000
539524	Non-Capital FF&E		1,800	1,800	2,107	1,800
539525	Non-Capital Hardware/Softwar	22,134				
500600	***Capital Outlay***	***12,375***	***342,624***	***389,003***	***288,868***	***280,642***
539633	Infrastructure	12,375	260,139	306,518	182,918	280,642
539642	Capital FF&E		82,485	82,485	105,950	
599999	***TOTAL DISBURSEMENTS***	***10,117,315***	***11,821,410***	***12,092,851***	***8,608,814***	***13,032,555***

PROJECT WIDE FUND
Adjustments since Proposed Budget
FY2018-19

Revenues

- **338:** Project Wide Fees decreased $1,548,246 due to final cost allocations
- **341/361:** Misc Revenue and Interest Income increased $51,500 as a result of updated information.
- **669901:** Working Capital usage of $280,642 for capital outlay and $218,000 for allocation reduction per PWAC direction.

Proposed Budget	**$14,030,659**
Shared Revenues from Other	-1,548,246
Misc Revenue	35,000
Interest Income	16,500
Working Capital	498,642
Final Budget	**$13,032,555**

Expenditures

- **311/318**: Management Fees and Technology Services - decreased $11,350 due to final cost allocation adjustments
- **431**: Electricity decreased $195,280 due to City of Wildwood is responsible for D12 street lighting costs along with updated information.
- **462**: Building/Structure Maintenance – increased $94,000 for water features and wayfinding signage
- **434/463/464/468/469**: Irrigation Water, Landscape Maintenance- Recurring, Landscape Maintenance Non-Recurring, Irrigation Repair, and Other Maintenance –decreased $885,474 due to additional information, determination of responsibilities and identified landscape levels.

Proposed Budget	**$14,030,659**
Management Fees	-7,420
Technology Services	-3,930
Electricity	-195,280
Irrigation Water	-45,413
Building/Structure Maintenance	94,000
Landscape Maintenance Recurring	-381,465
Landscape Maint Non-Recurring	-293,260
Irrigation Repair	-30,000
Other Maintenance	-135,336
Final Budget	**$13,032,555**

FY 2018-19
PROJECT WIDE
CAPITAL PROJECTS

PROJECT WIDE CAPITAL PROJECTS					
Account	Location	Description	Proposed	Final	Funding Source
633	Morse Blvd by Mallory CC	Fence Replacement	$ 60,642	$ 60,642	Working Capital
633	Emergency Overflows System	Pipe Rehabilitation	$ 50,000	$ 50,000	Working Capital
633	SWCA Stormwater Transfer System D-22-1	Pipe Rehabilitation	$ 20,000	$ 20,000	Working Capital
633	SWCA Stormwater Transfer System 2 & 3	Pipe Rehabilitation	$ 40,000	$ 40,000	Working Capital
633	VWCA Pipe Transmission	Pipe Rehabilitation	$ 75,000	$ 75,000	Working Capital
633	Mariposal Way/Morse Drainage	Drainage Improvements-Sump Pump	$ 35,000	$ 35,000	Working Capital
	Total - 539633		$ 280,642	$ 280,642	
Total Project Wide Capital Projects			**$ 280,642**	**$ 280,642**	

PROJECT WIDE - WORKING CAPITAL AND RESERVE BALANCES

Working Capital	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		4,717,736	3,963,155	3,963,155
Deposits		11,338,270	14,030,659	12,533,913
Expenditures		11,028,786	13,256,757	12,551,913
Plant Replacements Non-Recurring		675,062	493,260	200,000
Capital Expenditures		389,003	280,642	280,642
Ending Balance	4,717,736	3,963,155	3,963,155	3,464,513

1) FY16-17 audited ending balance includes $116,360 Hurricane Irma expenses.

2) Per June 2018 Financial Statement there has been $253,251 spent for unbudgeted Hurricane Irma expenses.

3) Unrealized gain of $451,981 is not included in FY17-18 beginning balance

RESERVES

General R&R	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		2,112,220	2,112,220	2,112,220
Deposits				
Expenditures				
Ending Balance	2,112,220	2,112,220	2,112,220	2,112,220

FY17-18 Operating Budget	11,703,848
3 Months	2,925,962
4 Months	3,901,283

PROJECT WIDE FUND
ALLOCATION SCHEDULE
FY2018-19 FINAL BUDGET

	TOTALS	ALLOCATED COSTS									
		LAKE SUMTER LANDING	Brentwood	DISTRICT #5	DISTRICT #6	DISTRICT #7	DISTRICT #8	DISTRICT #9	DISTRICT #10	DISTRICT #11	DISTRICT #12
Project Wide Revenues											
Sumter Landing	$ 96,706	96,706									
Brentwood	209,125		$ 209,125								
District 5	1,693,538			1,693,538							
District 6	1,879,698				1,879,698						
District 7	1,197,929					1,197,929					
District 8	1,344,195						1,344,195				
District 9	1,526,723							1,526,723			
District 10	1,942,554								1,942,554		
District 11	651,547									651,547	
District 12	1,546,086										1,546,086
Interest Income	48,000										
Misc. Revenues											
District 7 Grant Appurtenant Easement	2,737										
District 9 Grant Appurtenant Easement	3,288										
Laural Manor POA - Signage & Landscape Maint Agreement	1,240										
LSL Outer Properties	35,000										
Sumter County ROW	355,569										
Working Capital Usage	286,642										
Total Revenues	$ 13,032,555	$ 96,706	$ 209,125	$ 1,693,538	$ 1,879,698	$ 1,197,929	$ 1,344,195	$ 1,526,723	$ 1,942,554	$ 651,547	$ 1,546,086
Project Wide Expenses											
Management Fee	$ 485,849	3,887	9,406	68,067	75,550	48,148	54,028	61,369	78,078	26,187	62,140
Engineering Services	40,000	320	892	5,604	6,220	3,964	4,446	5,052	6,428	2,156	5,116
Technology Services	10,315	83	176	1,445	1,604	1,022	1,147	1,303	1,658	556	1,319
Other Professional Svs.	441,117	3,529	7,631	61,800	68,594	43,715	49,052	55,713	70,858	23,776	56,419
Systems Management Support	37,840	304	658	5,315	5,900	3,760	4,219	4,792	6,097	2,045	4,853
Utilities (Electric, Irrigation water/phones)	1,425,194	11,402	24,656	199,870	221,818	141,237	158,482	180,002	229,029	76,848	182,292
Equipment Rental	1,000	8	17	140	156	99	111	126	161	54	128
Equipment Maintenance	1,600	13	28	224	249	159	178	202	257	86	205
Building/Hutes/Nature Maintenance	909,171	4,073	8,809	71,335	79,178	50,460	56,629	64,306	81,824	27,444	65,123
Landscape Maintenance - Recurring	5,664,856	45,477	98,345	796,420	883,564	563,349	632,134	717,979	913,524	306,403	727,068
Landscape Maintenance - Non-Recurring	200,000	1,600	3,460	28,020	31,100	19,820	22,240	25,260	32,140	10,780	25,580
Irrigation Repair	226,452	1,826	3,952	32,006	35,524	22,640	25,404	28,853	36,712	12,314	29,219
Other Misc Maintenance	3,680,319	29,443	63,670	515,613	572,290	364,720	409,251	464,824	591,427	198,389	470,713
Printing & Binding/Misc. Current Charges	500	4	9	70	78	50	56	63	80	27	64
Operating Supplies	4,000	32	69	560	622	398	445	505	643	216	512
Non-Capital FF&E	1,800	14	31	252	280	178	200	227	289	97	230
Non-Capital Hardware/Software	-	-	-	-	-	-	-	-	-	-	-
Capital	280,642	2,245	4,855	39,318	43,640	27,812	31,207	35,446	45,099	15,127	35,894
Total Expenditures	$ 13,037,555	104,262	$ 225,489	$ 1,825,859	$ 2,026,555	$ 1,291,526	$ 1,448,220	$ 1,648,010	$ 2,094,332	$ 702,455	$ 1,666,665
LESS: Interest Income	48,000	384	830	6,725	7,464	4,757	5,338	6,082	7,714	2,587	6,139
LESS: Kiosk/Square Rental	-	-	-	-	-	-	-	-	-	-	-
LESS: Dist 7 Grant Appurtenant Easement	2,737	22	47	383	426	271	304	346	440	148	350
LESS: Dist 9 Grant Appurtenant Easement	3,288	26	57	460	511	326	365	415	528	177	421
LESS: LM POA - Signage & Landscape Maint Agreement	1,240	10	21	174	193	123	138	157	199	67	159
LESS: LSL Outer Properties	35,000	280	605	4,904	5,443	3,469	3,892	4,421	5,625	1,887	4,477
LESS: Sumter County ROW	355,569	2,845	6,151	49,815	55,291	35,237	39,539	44,906	57,140	19,165	45,477
LESS: General Fund Reserve	-	-	-	-	-	-	-	-	-	-	-
LESS: Working Capital Usage - Capital Projects	280,642	2,245	4,855	39,318	43,640	27,812	31,207	35,446	45,099	15,127	35,894
LESS: Working Capital Usage	218,000	1,744	3,771	30,542	33,899	21,604	24,242	27,533	35,033	11,750	27,882
Total Allocation	$ 12,089,081	96,706	209,125	$1,693,538	$1,879,698	$1,197,929	$1,344,195	$1,526,723	$1,942,554	651,547	$1,546,086
		95,381	199,437	1,668,639	1,851,735	1,179,868	1,325,482	1,483,356	1,914,221	642,459	604,084
		1,325	10,688	24,899	27,973	18,261	18,713	43,366	28,333	9,088	941,982
		1.4%	5.4%	1.5%	1.5%	1.5%	1.4%	2.9%	1.5%	1.4%	155.9%
Acreages:		LSL	Brentwood	5	6	7	8	9	10	11	12
Assessable Acres	9,264.48										
Percentages	100.00%										

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Fitness Center - Summary
FY 2018-19 Budget

18-19 Object Codes	30-434	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	SOURCES					
338000	*Shared Revenues From Other Loc*	*17,500*				
338095	Refund - General Fund - VCCD	17,500				
341900	*Other General Government Chg &*	*451*			*711*	
341999	Misc Revenue	451			711	
347200	*Parks & Recreation*	*831,144*	*890,000*	*890,000*	*641,326*	*828,000*
347217	Merchandise/T-S	301			175	
347223	Laurel Manor Fitness Members	226,951	220,000	220,000	169,332	220,000
347224	Colony Cottage Fitness Membe	220,665	240,000	240,000	170,170	220,000
347227	SeaBreeze Fitness Members	250,636	270,000	270,000	189,286	250,000
347238	Rohan Fitness Members	132,505	100,000	100,000	108,379	130,000
347239	Fenney Fitness Members	86	60,000	60,000	3,984	8,000
361100	*Interest*	*13,544*	*5,400*	*5,400*	*19,855*	*16,300*
361101	Int Income - CFB	590	100	100	1,316	1,300
361102	Int Income - Cash Equiv	12,954	5,300	5,300	18,539	15,000
361300	*Net Inc(Dec) Fair Value Invest*	*62,560*			*23,641*	
361304	FMIvT-Unrealized Gain/Loss	3,812			734	
361306	FLGIT-Unrealized Gain/Loss	6,179			53	
361307	LTP Unrealized Gain/Loss	52,569			22,854	
361400	*Gain or Loss on Sale of Invest*					
365000	*Sales or Surplus Material & Sc*	*2,139*				
365001	Sales of Surplus Material &	2,139				
499995	*TOTAL REVENUE*	*927,338*	*895,400*	*895,400*	*685,533*	*844,300*
669900	*Budget Funding Sources*		*5,912*	*19,475*		*431,526*
669901	(Add)/Use-Working Capital		5,912	19,475		431,526
499998	*TOTAL SOURCES*	*927,338*	*901,312*	*914,875*	*685,533*	*1,275,826*
	DISBURSEMENTS					
500310	*Professional Services*	*339,191*	*351,178*	*351,178*	*262,898*	*396,576*
575311	Management Fees	335,089	346,800	346,800	260,100	374,432
575318	Technology Services	1,383	1,250	1,250	938	18,564
575319	Other Professional Services	2,719	3,128	3,128	1,860	3,580
500340	*Other Contractual Services*	*55,775*	*76,073*	*76,073*	*36,225*	*92,247*
575341	Janitorial Services	41,840	61,583	61,583	26,922	77,883
575343	Systems Management Support	13,935	14,490	14,490	9,303	14,364
500410	*Comm.& Freight Service*	*7,195*	*17,116*	*17,116*	*5,450*	*17,759*
575411	Telephone	1,702	9,873	9,873	1,084	9,873
575413	Cable	5,493	7,243	7,243	4,366	7,886
500430	*Utilities Services*	*26,385*	*45,179*	*45,179*	*19,630*	*37,339*
575431	Electricity	23,129	33,229	33,229	16,836	28,729
575432	Natural Gas	517	4,229	4,229	1,186	2,433
575433	Water & Sewer	1,209	4,765	4,765	828	3,426
575434	Irrigation Water	736	1,718	1,718	444	1,525
575436	Solid Waste	794	1,238	1,238	336	1,226
500460	*Repairs & Maintenance Services*	*81,755*	*168,413*	*168,413*	*64,686*	*190,222*
575461	Equipment Maintenance	51,044	92,680	92,680	39,014	92,680
575462	Building/Structure Maintenan	15,440	49,285	49,285	9,668	63,685
575463	Landscape Maint.- Recurring	12,160	22,745	22,745	15,140	22,221
575464	Landscape Maint.-Non-Recurri	1,099	1,504	1,504		6,298
575468	Irrigation Repair	348	374	374	82	568
575469	Other Maintenance	1,664	1,825	1,825	782	4,770
500470	*Printing & Binding*	*1,456*	*8,100*	*8,100*	*2,506*	*8,100*
575471	Printing & Binding	1,456	8,100	8,100	2,506	8,100
500490	*Other Current Chg & Obligation*	*18,968*	*31,575*	*31,575*	*15,233*	*31,575*
575491	Bank Charges	18,917	30,675	30,675	15,237	30,675
575494	Overage & Shortage	45			(4)	
575499	Misc Current Charges	6	900	900		900

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Fitness Center - Summary
FY 2018-19 Budget

18-19 Object Codes	30-434	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
500510	*Office Supplies*	*664*	*4,500*	*4,500*	*572*	*4,500*
575511	Office Supplies	664	4,500	4,500	572	4,500
500520	*Operating Supplies*	*66,669*	*99,178*	*112,741*	*30,497*	*397,508*
575522	Operating Supplies	21,323	46,200	46,200	15,851	46,200
575523	Recreation Supplies	154	2,250	2,250		2,250
575524	Non-Capital FF&E	44,341	45,000	58,563	14,646	344,256
575525	Non-Capital Hardware/Softwar	851	5,728	5,728		4,800
500600	*Capital Outlay*					
500900	*Other Uses*	*75,000*	*100,000*	*100,000*	*75,004*	*100,000*
575911	Trans to Gen R&R	75,000	100,000	100,000	75,004	100,000
599999	*TOTAL DISBURSEMENTS*	*673,058*	*901,312*	*914,875*	*512,701*	*1,275,826*

SL Fitness
Adjustments since Proposed Budget
FY 2018-19

EXPENDITURES

- **311**: Management Fees - decreased $7,048 due to final cost allocation adjustments
- **318**: Technology Services Fees – increased $17,250 due to final cost allocation adjustments.

Proposed Budget	**$1,265,624**
Management Fees	-7,048
Technology Services	17,250
Final Budget	**$1,275,826**

SL FITNESS - WORKING CAPITAL AND RESERVE BALANCES

Working Capital	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		2,809,738	2,790,263	2,790,263
Deposits		895,400	844,300	844,300
Expenditures		814,875	1,165,624	1,175,826
Transfer to General R & R		100,000	100,000	100,000
Ending Balance	2,809,738	2,790,263	2,368,939	2,358,737

***Unrealized Gain of $150,941 not included in FY17-18 actuals

RESERVES

General R&R	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		464,505	564,505	564,505
Deposits		100,000	100,000	100,000
Expenditures				
Ending Balance	539,505	564,505	664,505	664,505

FY17-18 Operating Budget	$814,875
3-Month	$203,719
4-Month	$271,625

Exhibit B

Financials Statements

Financial Statements for Village Center Community Development District



VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Basic Financial Statements

September 30, 2018

(With Independent Auditors' Report Thereon)

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

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ON THE COVER

The cover photograph was submitted by
Lisa Babbitt, Customer & Administrative Support Representative
in the District Customer Service Center.

Purvis Gray & Company

INDEPENDENT AUDITORS' REPORT

Board of Supervisors
Village Center Community Development District
The Villages, Florida

Report on the Financial Statements
We have audited the accompanying financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of Village Center Community Development District (the District) as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements
Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility
Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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MEMBER OF AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS PRIVATE COMPANIES AND S.E.C. PRACTICE SECTIONS

INDEPENDENT AUDITORS' REPORT
(Concluded)

Opinions
In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the District, as of September 30, 2018, and the respective changes in financial position and, where applicable, cash flows thereof, and the respective budgetary comparison for the General Fund and Public Safety Special Revenue Fund for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

Emphases-of-Matter

Change in Accounting Principle
As described in Note 1, the District adopted new accounting guidance Governmental Accounting Standards Board Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information
Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and required Other Postemployment Benefit information, as listed in the accompanying table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*
In accordance with *Government Auditing Standards*, we have also issued our report dated January 30, 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



January 30, 2019
Ocala, Florida

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
Management's Discussion and Analysis
September 30, 2018

The Village Center Community Development District (the District) management's discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the District's financial activities and (c) identify changes in the District's financial position and its ability to address the next and subsequent year challenges.

Financial Highlights

Entity-Wide Level

- Net position increased over the previous year by $14,969,129 to $137,234,357. The governmental activities recognized an increase in net position of $4,026,132. The business-type activities recognized an increase in net position of $10,942,997. Of the total net position, in the governmental activities there is $11,618,695 which is unrestricted and $68,815,313 which is unrestricted in the business-type activities.
- All of the District's major proprietary funds (business activities) realized an increase in net position. The RAD Fund increased by $6,337,934; VCSA Water and Sewer Fund increased by $2,256,365; and LSSA Water and Sewer Fund increased by $2,230,860. For the non-major funds; the Fitness Fund decreased by $270; and the newly established TEA (The Enrichment Academy) Fund realized an increase in net position of $118,108.
- The District's total long-term debt decreased by a net of $12,155,749 during the current Fiscal Year. In the governmental activities, the compensated absences liability had a net increase of $152,743 and the other post-employment benefits (OPEB) had an increase of $16,508. At the end of the year, government activities had $1,384,309 in outstanding long-term liabilities, while business activities had $220,595,000 in outstanding long-term debt. Total long-term debt outstanding on September 30, 2018, was $221,979,309.
- Both the Village Center Service Area (VCSA) and the Little Sumter Service Area (LSSA) water and sewer utility funds included 2.5 percent rate increases for all billing periods beginning October 1, 2017, and thereafter. These annual rate adjustments contributed to the financial performance of both utility funds.

Fund Level

- In the governmental fund statements, the General Fund saw an increase of $1,947,704, the Public Safety Fund saw an increase of $1,681,610 and the non-major funds saw an increase of $507,966 in fund balances. At the close of the Fiscal Year, the District's governmental funds reported a fund balance of $20,670,118, a net increase of $4,137,280.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to basic financial statements.

Government-wide Financial Statements. The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business. The

Statement of Net Position presents information on all of the District's assets and deferred outflows compared to liabilities and deferred inflows, with the difference between the two reported as *net position.* Over time, increases and decreases in net position may serve as a useful indicator of whether the financial position of the Village Center Community Development District is improving or deteriorating.

The **Statement of Activities** presents information showing how the government's net position changed during the most recent Fiscal Year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected assessments).

Both of the government-wide financial statements distinguish functions of the District that are principally supported by assessments and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the District include general government, public safety, and environmental services. The business-type activities of the District include the Recreation Amenities Division which provides general governmental, debt service, and culture and recreation services. The District also operates two water and sewer utilities serving different geographical areas of The Villages and a recreational fitness center. The District has no component units, as all functions are performed by the primary government.

The government-wide financial statements are provided on pages 10-11 of this report.

The Fund Financial Statements, which report by individual fund, begin on page 12. Traditional users of governmental financial statements will find the fund financial statements presentation more familiar. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Village Center Community Development District (VCCDD), like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. There is a General Fund and five Special Revenue Funds that provide general government services, public safety services, deed compliance services and environmental and property maintenance services for the Village of Spanish Springs, Rolling Acres and Road Maintenance in commercial areas of the District. Four of the Special Revenue Funds are funded at least in part through special assessments paid by benefiting property owners. The Public Safety Special Revenue Fund also receives revenue from a variety of other sources, with the bulk of its budget funded by transfers from other units of local government. The Community Standards Fund receives payments from District Nos. 1-9 and the VCCDD RAD Fund to provide deed compliance services, along with fines that may be levied. The General Fund is funded through a large number of sources, but receives its largest share of revenue from administrative and other fees charged to benefiting governments.

The District operates four proprietary funds: the Recreation Amenities Division (RAD) Fund, two water and sewer utility funds which are the Village Center Service Area (VCSA) Fund and the Little Sumter Service Area (LSSA) Fund, and the Fitness Fund. The fund financial statements present information in more detail than the government-wide financial statements. Governmental Accounting Standards Board (GASB) Statement No. 34 provides the authoritative guidance on the governmental financial reporting model.

Governmental funds. *Governmental funds* are used to account for essentially the same functions as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the Fiscal Year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance

sheet and governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The District currently maintains six governmental funds. Information is presented in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balance for the totals of the General Fund and five special revenue funds. The General Fund and the Public Safety Special Revenue Fund are major funds and are separately displayed. The Community Standards, Village of Spanish Springs, Rolling Acres and Road Maintenance Special Revenue Funds are non-major funds and are consolidated in a single column.

The District adopts an annual budget for the governmental funds. A budgetary comparison statement for the General Fund and Public Safety Special Revenue Fund can be found on pages 16 and 17, respectively, of this report.

Proprietary funds. The District maintains four proprietary funds. The Recreation Amenities Division (RAD) Enterprise Fund provides for the operation, maintenance and debt service for bonds used to acquire recreational facilities in the Districts. The District operates two separate water and sewer utility funds serving different geographical areas of The Villages. The Village Center Service Area (VCSA) Fund serves the Village of Spanish Springs commercial area and residential areas in Lake County, plus part of District No. 1 in Sumter County. The Little Sumter Service Area (LSSA) Fund provides utility services to part of District No. 1 and all of District Nos. 2, 3, and 4. The preceding funds all meet the GASB 34 criteria to be considered major funds. The Fitness Fund was established to separately account for the operations of the Mulberry Grove fitness center. It is the only non-major proprietary fund of the District. These enterprise funds, a category of proprietary funds, are included as *business-type activities* in the government-wide financial statements.

Proprietary fund statements provide the same type of information as the government-wide financial statements, using accrual accounting, only in more detail. The proprietary fund financial statements provide separate information for the four enterprise funds. The basic proprietary fund financial statements can be found on pages 18-20 of this report.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the Village Center Community Development District's own programs. The accounting for fiduciary funds is much like that used for proprietary funds. The District established its first fiduciary fund, the Beyond the Stars Fund, in July 2008. This fund is used to account for donations voluntarily deducted from employees' paychecks and used for charitable purposes involving needy employees and their family members. The statement can be found on page 21 of this report.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found beginning on page 22 of this report.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets exceeded liabilities by $137.234 million as of September 30, 2018, representing an increase of $14.969 million from the net position of $122.265 million as of September 30, 2017. The increase in

net position for September 30, 2018, is due mainly to increased charges for services revenues. While there were increases in most categories of expenditures, there was a decrease in interest expense.

The District's net position is categorized as follows, as of September 30, 2018:

Net investment in capital assets. This portion of the District's net position reflects its investment in capital assets (e.g., land, buildings, machinery and equipment) less any related debt used to acquire those assets that are still outstanding. The District uses these capital assets to provide services to its residents; consequently, these assets are not available for future spending. Although the District's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves will not be used to liquidate these liabilities.

Restricted for debt service. A total of $13.905 million of the District's net position (10.1%) represents resources that are subject to external restrictions on how they may be used. This portion of the District's restricted net position is for purposes of meeting its debt service obligations.

Restricted for special revenue purposes. A total of $7.589 million of the District's net position (5.5%) is restricted for the special revenue purposes of public safety, community standards-deed covenants, the Village of Spanish Springs-common area maintenance, Rolling Acres-common area maintenance, commercial road maintenance and community standards.

Restricted for renewal and replacement. A total of $6.291 million of the District's net position (4.6%) is restricted by the bond indenture for use in the renewal and replacement of the capital assets as they wear out, in the RAD and two utility proprietary funds.

Restricted for system development. A total of $0.402 million of the District's net position (0.3%) is restricted for system development.

Unrestricted net position. The remaining balance of the District's net position may be used to meet the District's ongoing obligations to residents and creditors.

Governmental Activities

Governmental activities increased the District's net position by $4.026 million during the year ended September 30, 2018. Most of this increase occurred in the General Fund.

Business-type Activities

Business-type activities increased the District's net position by $10.943 million during the year ended September 30, 2018. Increases occurred in all of the major funds.

Table 1 reflects the summary statement of net position for the current and prior years.

Table 1

	Governmental Activities		Business-type Activities		Total	
	September 30,		September 30,		September 30,	
	2018	2017	2018	2017	2018	2017
Assets:						
Current and other assets	$ 22,272,441	17,874,402	98,070,880	94,107,708	120,343,321	111,982,110
Capital assets, (net of accumulated depreciation)	14,062,616	13,926,187	110,822,822	111,800,181	124,885,438	125,726,368
Intangible assets, (net of accumulated amortization)	-	-	119,970,494	125,325,208	119,970,494	125,325,208
Total Assets	36,335,057	31,800,589	328,864,196	331,233,097	365,199,253	363,033,686
Deferred outflow of resources:						
Deferred amount on debt refunding	-	-	4,360,200	4,685,486	4,360,200	4,685,486
Total assets and deferred outflows	36,335,057	31,800,589	333,224,396	335,918,583	369,559,453	367,719,172
Liabilities:						
Current liabilities	1,602,323	1,341,564	8,657,265	9,967,874	10,259,588	11,309,438
Long-term debt						
Due within one year	180,535	132,640	12,605,000	12,325,000	12,785,535	12,457,640
Due in more than a year	1,203,774	1,082,418	207,990,000	220,595,000	209,193,774	221,677,418
Total Liabilities	2,986,632	2,556,622	229,252,265	242,887,874	232,238,897	245,444,496
Deferred inflow of resources:						
Deferred amount on debt refunding	-	-	7,873	9,448	7,873	9,448
Deferred amount on OPEB	78,326	-	-	-	78,326	-
Total liabilities and deferred inflows	3,064,958	2,556,622	229,260,138	242,897,322	232,325,096	245,453,944
Net position:						
Net investment in capital assets, restated	14,062,616	13,374,328	14,550,643	8,881,427	28,613,259	22,255,755
Restricted	7,588,788	6,095,551	20,598,302	15,265,848	28,187,090	21,361,399
Unrestricted	11,618,695	9,774,088	68,815,313	68,873,986	80,434,008	78,648,074
Total net position, restated	$ 33,270,099	29,243,967	103,964,258	93,021,261	137,234,357	122,265,228

Table 2 reflects the summary statement of activities for the current and prior years.

Table 2

	Governmental Activities		Business-type Activities		Total	
	September 30,		September 30,		September 30,	
	2018	2017	2018	2017	2018	2017
Program revenues:						
Charges for services	$ 44,615,633	40,079,764	59,876,983	59,412,684	104,492,616	99,492,448
Operating grants and contributions	37,790	35,935	-	-	37,790	35,935
Capital grants and contributions	36,326	53,501	142,970	30,749	179,296	84,250
Gain on sale of fixed assets	-	-	25,883	17,298	25,883	17,298
General revenues:						
Investment earnings	439,081	310,540	1,677,384	1,502,794	2,116,465	1,813,334
Total revenues	45,128,830	40,479,740	61,723,220	60,963,525	106,852,050	101,443,265
Expenses:						
General government, restated	7,811,720	8,650,638	17,106,446	16,343,718	24,918,166	24,994,356
Public safety	18,834,211	16,255,689	-	-	18,834,211	16,255,689
Physical environment	3,797,919	3,707,948	3,384,319	3,291,441	7,182,238	6,999,389
Recreation	9,301,237	8,805,606	8,775,221	8,032,247	18,076,458	16,837,853
Interest on long-term debt	-	-	9,994,394	10,273,190	9,994,394	10,273,190
Depreciation (unallocated)	1,357,611	1,108,714	5,841,417	5,760,478	7,199,028	6,869,192
Attribution expense (intangible)	-	-	5,354,715	5,678,426	5,354,715	5,678,426
Amortization expense (deferred cost of refunding)	-	-	323,711	-	323,711	-
Loss on disposal of capital assets	-	7,969	-	-	-	7,969
Total expenses	41,102,698	38,536,564	50,780,223	49,379,500	91,882,921	87,916,064
Changes in net position	4,026,132	1,943,176	10,942,997	11,584,025	14,969,129	13,527,201
Total net position, beginning, restated	29,243,967	27,300,791	93,021,261	81,437,236	122,265,228	108,738,027
Total net position, ending, restated	$ 33,270,099	29,243,967	103,964,258	93,021,261	137,234,357	122,265,228

Capital Assets

The District's capital assets as of September 30, 2018, and September 30, 2017, amounted to $124,885,438 and $125,726,368, respectively. This is net of accumulated depreciation and includes buildings and structures, improvements other than buildings, and machinery and equipment.

Additional information regarding the District's capital assets can be found in Note 3 to the Notes to Basic Financial Statements.

Long-term Debt

As of September 30, 2018, and September 30, 2017, the District had outstanding long-term debt, including the liability for compensated absences, of $221,979,309 and $234,135,058, restated, respectively. A total of $12,785,535 of the long-term debt is due within one year.

Additional information regarding the District's long-term debt can be found in Note 6 to the Notes to the Basic Financial Statements.

Economic Factors and Next Year's Budgets and Rates

- The average unemployment rate in Lake, Sumter and Marion County where the District is located was 3.6 percent in September 2018, which is a decrease from a rate of 4.1 percent a year ago. The State's average unemployment rate is 3.5 percent and is below the national average rate of 3.7 percent.

- Inflationary trends in the area are comparable to national indices. The national Consumer Price Index (CPI) annual change for all urban consumers changed from 2.23 percent in September 2017 to 2.28 percent in September 2018.

These factors were considered in preparing the District's budget for the 2018-2019 Fiscal Year. Total annual projected revenues for all funds increased to $110.793 million from $104.015 million in the Fiscal Year 2017-2018 final amended budget, an increase of $6.778 million. The expenditure budget increased to $113.087 million for Fiscal Year 2018-2019 from $110.895 million for all funds in the Fiscal Year 2017-2018 final amended budget, an increase of $2.192 million.

Requests for Information

The District's financial statements are designed to present users (citizens, taxpayers, customers, investors and creditors) with a general overview of the District's finances and to demonstrate the District's accountability. If you have any questions about the report or need additional financial information, contact the Village Community Development Districts, Finance Department at 984 Old Mill Run, The Villages, FL 32162; Telephone (352) 753-0421.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Statement of Net Position
September 30, 2018

Assets	Governmental Activities	Business-type Activities	Total
Cash and cash equivalents	$ 17,437,575	44,303,326	$ 61,740,901
Accounts receivable (net)	42,424	5,511,655	5,554,079
Investments	4,338,120	43,483,061	47,821,181
Investment in annuity	-	4,699,736	4,699,736
Due from other governments	259,928	194,212	454,140
Internal balances (net)	121,110	(121,110)	-
Prepaid items	73,284	-	73,284
Capital assets:			
Non depreciable assets	1,438,471	10,513,446	11,951,917
Depreciable assets (net of accumulated depreciation)	12,624,145	100,309,376	112,933,521
Intangible assets (net of accumulated attribution)	-	119,970,494	119,970,494
Total assets	36,335,057	328,864,196	365,199,253
Deferred outflow of resources			
Deferred amount on debt refunding	-	4,360,200	4,360,200
Liabilities			
Accounts payable	703,230	1,368,700	2,071,930
Accrued expenses	875,072	72,295	947,367
Accrued interest payable	-	4,412,668	4,412,668
Due to developer	-	31,069	31,069
Due to other governments	14,527	718,201	732,728
Unearned revenue	9,494	2,054,332	2,063,826
Total current liabilities	1,602,323	8,657,265	10,259,588
Long-term debt:			
Due within one year	180,535	12,605,000	12,785,535
Due in more than one year	1,203,774	207,990,000	209,193,774
Total long-term debt	1,384,309	220,595,000	221,979,309
Total liabilities	2,986,632	229,252,265	232,238,897
Deferred inflow of resources			
Deferred amount on debt refunding	-	7,873	7,873
Deferred amount on OPEB	78,326		78,326
	78,326	7,873	86,199
Net position			
Net investment in capital assets	14,062,616	14,550,643	28,613,259
Restricted for:			
Debt service	-	13,904,570	13,904,570
Special revenue purposes	7,588,788	-	7,588,788
Renewal and replacement	-	6,291,260	6,291,260
System development	-	402,472	402,472
Unrestricted	11,618,695	68,815,313	80,434,008
Total net position	$ 33,270,099	103,964,258	$ 137,234,357

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Statement of Activities
September 30, 2018

Functions/Programs	Expenses	Program revenues: Charges for services	Program revenues: Operating grants and contributions	Program revenues: Capital grants and contributions	Net (expense) revenue and changes in net assets: Governmental activities	Net (expense) revenue and changes in net assets: Business-type activities	Net (expense) revenue and changes in net assets: Total
Governmental activities:							
General government	$ 7,811,720	29,213,798	-	36,326	21,438,404	-	21,438,404
Public safety	18,834,211	15,401,835	37,790	-	(3,394,586)	-	(3,394,586)
Physical environment	3,797,919	-	-	-	(3,797,919)	-	(3,797,919)
Recreation	9,301,237	-	-	-	(9,301,237)	-	(9,301,237)
Depreciation (unallocated)	1,357,611	-	-	-	(1,357,611)	-	(1,357,611)
Total governmental activities	41,102,698	44,615,633	37,790	36,326	3,587,051	-	3,587,051
Business-type activities:							
General government	17,106,446	-	-	-	-	(17,106,446)	(17,106,446)
Physical environment	3,384,319	18,124,519	-	67,216	-	14,807,416	14,807,416
Recreation	8,775,221	41,752,464	-	75,754	-	33,052,997	33,052,997
Interest on long term debt	9,994,394	-	-	-	-	(9,994,394)	(9,994,394)
Depreciation (unallocated)	5,841,417	-	-	-	-	(5,841,417)	(5,841,417)
Attribution expense (intangible)	5,354,715	-	-	-	-	(5,354,715)	(5,354,715)
Attribution expense (deferred cost of refunding)	323,711	-	-	-	-	(323,711)	(323,711)
Total business-type activities	50,780,223	59,876,983	-	142,970	-	9,239,730	9,239,730
Total primary government	$ 91,882,921	104,492,616	37,790	179,296	3,587,051	9,239,730	12,826,781
General revenues:							
Investment earnings					$ 439,081	1,677,384	2,116,465
Gain on sale of property					-	25,883	25,883
Total general revenues					439,081	1,703,267	2,142,348
Change in net position					4,026,132	10,942,997	14,969,129
Net position, beginning, restated					29,243,967	93,021,261	122,265,228
Net position, ending					$ 33,270,099	103,964,258	137,234,357

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
Governmental Funds
September 30, 2018

	Major Funds			
	General Fund	Department of Public Safety	Non-Major Funds Total	Total
Assets				
Cash and cash equivalents	$ 9,250,685	5,595,865	2,591,025	17,437,575
Accounts receivable (net)	26,759	14,649	1,016	42,424
Investments	874,522	2,601,533	862,065	4,338,120
Due from other funds	54,787	92,553	9	147,349
Due from other governments	10,692	249,236	-	259,928
Prepaid items	39,827	33,457	-	73,284
Total assets	10,257,272	8,587,293	3,454,115	22,298,680
Liabilities and Fund Balance				
Accounts payable	301,307	363,516	38,407	703,230
Accrued expenses	416,472	305,545	5,851	727,868
Due to other funds	18,068	2,237	5,934	26,239
Due to other governments	147,204	-	14,527	161,731
Unearned revenue	9,494	-	-	9,494
Total liabilities	892,545	671,298	64,719	1,628,562
Fund balances:				
Restricted				
Public Safety	-	5,434,006	-	5,434,006
Community Standards-deed covenants	-	-	84,440	84,440
Village of Spanish Springs-common area maintenance	-	-	1,156,335	1,156,335
Rolling Acres-common area maintenance	-	-	171,950	171,950
Commercial road maintenance	-	-	362,709	362,709
Community Standards	-	-	379,348	379,348
Committed				
Renewal and replacement	-	2,481,989	1,234,614	3,716,603
Unassigned	9,364,727	-	-	9,364,727
Total fund balance	9,364,727	7,915,995	3,389,396	20,670,118
Total liabilities and fund balance	$ 10,257,272	8,587,293	3,454,115	22,298,680

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Reconciliation of the Balance Sheet - Governmental Funds to the Statement of Net Position
September 30, 2018

Fund balance – governmental funds		$ 20,670,118
Total net position reported for governmental activities in the statement of net position is different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported in the general fund:		
Capital assets	$ 21,301,208	
Less accumulated depreciation	(7,238,592)	14,062,616
Long–term liabilities are not due and payable in the current period and therefore are not reported in the general fund:		
Compensated absences	(815,942)	
Other Post-Employment Benefits (OPEB)	(568,367)	(1,384,309)
Deferred Inflow of Resources - Other Post-Employment Benefits (OPEB)		(78,326)
Net position of governmental activities		$ 33,270,099

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Year Ended September 30, 2018

	Major Funds			
	General Fund	Department of Public Safety	Non-Major Funds	Total
Revenues:				
Administration and maintenance fees	$ 26,113,175	-	-	26,113,175
Amenities revenue	-	2,933,606	-	2,933,606
Intergovernmental fire assessments	-	7,320,742	-	7,320,742
Intergovernmental shared revenue	-	5,067,297	-	5,067,297
State revenue sharing-firefighters' supplemental	-	37,790	-	37,790
Assessments, Village of Spanish Springs	-	-	1,299,311	1,299,311
Assessments, Rolling Acres	-	-	107,669	107,669
Assessments, Commercial Road Maintenance	-	-	35,906	35,906
Assessments, Community Standards	-	-	703,045	703,045
Fees for services provided to developer	856,163	-	11,851	868,014
Miscellaneous revenues	53,128	80,190	33,149	166,467
Investment earnings	214,661	151,415	73,005	439,081
Contributions and donations from private sources	32,270	4,056	-	36,326
Sale of surplus material and scrap	29,635	11,125	-	40,760
Total revenues	27,299,032	15,606,221	2,263,936	45,169,189
Expenditures:				
Current				
General government	6,873,588	-	681,852	7,555,440
Public safety	5,743,324	13,088,262	-	18,831,586
Physical environment	2,730,328	-	-	2,730,328
Public works - Village of Spanish Springs	-	-	967,511	967,511
Public works - Rolling Acres	-	-	54,943	54,943
Public works - Commercial Road Maintenance	-	-	45,137	45,137
Culture/recreation	9,301,237	-	-	9,301,237
Capital outlay	702,851	836,349	6,527	1,545,727
Total expenditures	25,351,328	13,924,611	1,755,970	41,031,909
Net change in fund balance and transfers	1,947,704	1,681,610	507,966	4,137,280
Fund balance, beginning of year	7,417,023	6,234,385	2,881,430	16,532,838
Fund balance, end of year	$ 9,364,727	7,915,995	3,389,396	20,670,118

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds to the Statement of Activities
Year Ended September 30, 2018

Net change in fund balance – governmental funds			$ 4,137,280
Amounts reported for governmental activities in the statement of activities are different because:			
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay exceeded depreciation in the current period.			
Capital outlay	$ 1,545,727		
Disposition of fixed assets	(51,687)		
Less depreciation	(1,357,611)		136,429
Decrease (increase) in long-term liabilities is shown on the government-wide statements but not on the governmental fund statements.			
Compensated absences	(152,743)		
Other Post-Employment Benefits (OPEB)	(16,508)		(169,251)
Decrease (increase) in Deferred Inflows OPEB is shown on the government-wide statements			(78,326)
Change in net position of governmental activities			$ 4,026,132

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
General Fund
Year Ended September 30, 2018

	Budgeted Amount		Actual	Variance with
	Original	Final	Amounts	final budget
Revenues:				
Administration and maintenance fees	26,113,175	26,113,175	26,113,175	-
Fees for services provided to developer	997,549	997,549	856,163	(141,386)
Miscelleanous revenue	42,000	42,000	53,128	11,128
Donations	35,000	35,000	32,270	(2,730)
Investment earnings	31,500	31,500	214,661	183,161
Sale of surplus materials and scrap	-	-	29,635	29,635
Total revenues	27,219,224	27,219,224	27,299,032	79,808
Expenditures:				
Personnel services	21,854,967	21,825,167	20,264,959	1,560,208
Professional services	457,360	469,760	352,892	116,868
Other contractual services	1,353,457	1,394,582	1,291,036	103,546
Travel and per diem	64,869	64,869	42,752	22,117
Communication and freight services	397,496	373,363	319,182	54,181
Utility services	103,672	103,672	88,584	15,088
Rents and leases	826,161	830,161	817,041	13,120
Repairs and maintenance	258,666	271,166	183,527	87,639
Printing and binding	197,944	165,158	152,614	12,544
Promotional activities	289,330	329,130	319,919	9,211
Other current charges and obligations	38,722	38,722	20,993	17,729
Office supplies	70,543	71,543	59,965	11,578
Operating supplies	905,008	948,987	681,796	267,191
Books, subscriptions and dues	104,981	104,181	53,217	50,964
Capital outlay	377,137	1,531,124	702,851	828,273
Total expenditures	27,300,313	28,521,585	25,351,328	3,170,257
Net change in fund balance	(81,089)	(1,302,361)	1,947,704	3,250,065
Fund balance, beginning of year	7,417,023	7,417,023	7,417,023	-
Fund balance, end of year	$ 7,335,934	6,114,662	9,364,727	3,250,065

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Public Safety Special Revenue Fund
Year Ended September 30, 2018

	Budgeted Amount		Actual	Variance with
	Original	Final	Amounts	final budget
Revenues:				
Special assessments - charges for public services	$ 786,362	786,362	793,484	7,122
Intergovernmental fire assessments	258,890	258,890	303,551	44,661
Intergovernmental shared revenue	14,112,728	14,112,728	14,223,981	111,253
State revenue sharing - firefighters' supplemental compensation	35,430	35,430	37,790	2,360
General government charges and fees	23,000	23,000	52,077	29,077
Investment earnings	22,550	22,550	151,415	128,865
Other miscellaneous public safety revenue	8,625	8,625	32,797	24,172
Sale of surplus materials and scrap	14,500	14,500	11,126	(3,374)
Total revenues	15,262,085	15,262,085	15,606,221	344,136
Expenditures:				
Current				
Personnel services	11,157,152	11,157,152	10,448,391	708,761
Professional services	328,918	328,918	315,257	13,661
Accounting & Auditing	8,132	8,132	8,134	(2)
Contractual services	419,646	435,346	347,716	87,630
Travel and per diem	36,562	52,362	48,882	3,480
Communications and freight	39,871	41,871	34,960	6,911
Utility services	171,768	171,768	119,038	52,730
Rental and leases	166,457	145,789	128,079	17,710
Insurance	141,449	151,949	151,906	43
Repairs and maintenance/landscape	709,263	753,314	788,357	(35,043)
Current charges	14,805	14,805	2,278	12,527
Office supplies	33,811	33,811	27,846	5,965
Operating supplies	1,281,522	1,296,150	540,144	756,006
Books, publications and subscriptions	151,364	146,129	127,273	18,856
Capital outlay	262,250	756,525	836,350	(79,825)
Total expenditures	14,922,970	15,494,021	13,924,611	1,569,410
Excess of revenues over (under) expenditures	339,115	(231,936)	1,681,610	1,913,546
Other financing sources (uses)				
Transfers out	(660,000)	(660,000)	-	660,000
Total other financing sources (uses)	(660,000)	(660,000)	-	660,000
Net change in fund balance	(320,885)	(891,936)	1,681,610	2,573,546
Fund balance, beginning of year	6,234,385	6,234,385	6,234,385	-
Fund balance, end of year	$ 5,913,500	5,342,449	7,915,995	2,573,546

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Net Position
Proprietary Funds
September 30, 2018

Assets	Major Funds: RAD	Major Funds: VCSA Water and Sewer	Major Funds: LSSA Water and Sewer	Non-Major Funds	Total
Current assets:					
Cash and cash equivalents	$ 12,694,676	3,667,589	7,831,926	200,373	24,394,564
Restricted cash and cash equivalents	12,397,025	1,728,774	3,788,967	-	17,914,766
Accounts receivable (net)	3,283,406	853,646	1,373,702	901	5,511,655
Investments	28,123,144	8,360,575	6,976,731	22,611	43,483,061
Investment in annuity	3,104,200	-	-	-	3,104,200
Due from other funds	188,322	34,539	28,986	288,653	540,500
Due from other governments	133,491	60,721	-	-	194,212
Total current assets	59,924,264	14,705,844	20,000,312	512,538	95,142,958
Non-current assets:					
Restricted cash and cash equivalents	947,039	284,259	762,698	-	1,993,996
Investment in annuity	1,595,536	-	-	-	1,595,536
Capital assets:					
Land	9,901,617	150,312	126,797	-	10,178,726
Buildings and structures	61,794,384	1,639,117	5,230,181	-	68,663,682
Infrastructure	35,365,170	36,716,365	38,247,085	-	110,328,620
Leasehold improvements	-	-	-	9,815	9,815
Furniture & fixtures	1,122,078	1,213,370	453,567	-	2,789,015
Construction in progress	305,029	19,228	10,463	-	334,720
Less accumulated depreciation	(39,779,406)	(21,816,788)	(19,876,647)	(8,915)	(81,481,756)
Intangible assets (net of accumulated amortization)	92,880,241	-	27,090,253	-	119,970,494
Total non-current assets	164,131,688	18,205,863	52,044,397	900	234,382,848
Total assets	224,055,952	32,911,707	72,044,709	513,438	329,525,806
Deferred outflow of resources:					
Deferred amount on debt refunding	3,886,900	-	473,300	-	4,360,200
Total assets and deferred outflows	227,942,852	32,911,707	72,518,009	513,438	333,886,006
Liabilities					
Current liabilities:					
Accounts payable	999,852	178,250	176,246	14,352	1,368,700
Accrued expenses	43,795	15,059	13,441	-	72,295
Accrued interest payable	2,756,969	180,543	1,475,156	-	4,412,668
Due to other funds	382,682	102,810	121,934	54,184	661,610
Due to other governments	700,978	3,624	13,599	-	718,201
Due to developer	-	-	31,069	-	31,069
Unearned revenue	1,758,327	11,463	24,755	259,787	2,054,332
Current installments of revenue bonds payable	8,830,000	1,520,000	2,255,000	-	12,605,000
Total current liabilities	15,472,603	2,011,749	4,111,200	328,323	21,923,875
Non-current liabilities:					
Revenue bonds payable, net	138,065,000	8,400,000	61,525,000	-	207,990,000
Total non-current liabilities	138,065,000	8,400,000	61,525,000	-	207,990,000
Total liabilities	153,537,603	10,411,749	65,636,200	328,323	229,913,875
Deferred inflow of resources					
Deferred amount on debt refunding	-	7,873	-	-	7,873
Total liabilities and deferred inflows	153,537,603	10,419,622	65,636,200	328,323	229,921,748
Net position					
Net investment in capital assets	18,581,013	7,993,731	(12,025,001)	900	14,550,643
Restricted for:					
Debt service	9,640,056	1,548,231	2,716,283	-	13,904,570
Renewal and replacement	5,646,775	284,259	360,226	-	6,291,260
System development	-	-	402,472	-	402,472
Unrestricted	40,537,405	12,665,864	15,427,829	184,215	68,815,313
Total net position	$ 74,405,249	22,492,085	6,881,809	185,115	103,964,258

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenses and Changes in Fund Net Position
Proprietary Funds
For the Fiscal Year Ended September 30, 2018

	Major Funds				
	RAD	**VCSA Water and Sewer**	**LSSA Water and Sewer**	**Non-Major Funds**	**Total**
Operating revenues:					
Charges for services:					
Water revenue	$ -	2,928,401	5,527,996	-	8,456,397
Sewer revenue	-	3,865,089	5,283,008	-	9,148,097
Recreational amenity fees	38,814,672	-	-	-	38,814,672
Recreational fees	1,626,762	-	-	656,421	2,283,183
Rentals and leases	654,609	-	-	-	654,609
Other Income	475,805	21,334	22,660	226	520,025
Total operating revenues	41,571,848	6,814,824	10,833,664	656,647	59,876,983
Operating expenses:					
Water and sewer expense	-	1,763,074	1,706,987	-	3,470,061
Recreational expenses	8,156,181	-	-	542,986	8,699,167
General and administrative	14,098,225	1,364,550	1,621,245	-	17,084,020
Depreciation	2,960,073	1,294,427	1,585,936	981	5,841,417
Amortization / accretion	4,570,255	(1,575)	1,109,746	-	5,678,426
Total operating expenses	29,784,734	4,420,476	6,023,914	543,967	40,773,091
Operating income	11,787,114	2,394,348	4,809,750	112,680	19,103,892
Non-operating revenue (expenses):					
Investment earnings	1,166,478	212,258	293,490	5,158	1,677,384
Interest expense	(6,682,980)	(361,093)	(2,950,321)	-	(9,994,394)
Gain (loss) on disposal of property	(8,432)	9,389	12,188	-	13,145
Contributions and donations from private sources	75,754	-	-	-	75,754
Total non-operating revenue (expenses)	(5,449,180)	(139,446)	(2,644,643)	5,158	(8,228,111)
Income	6,337,934	2,254,902	2,165,107	117,838	10,875,781
Capital contributions - impact fees	-	1,463	65,753	-	67,216
Change in net position	6,337,934	2,256,365	2,230,860	117,838	10,942,997
Total net position, beginning	68,067,315	20,235,720	4,650,949	67,277	93,021,261
Total net position, ending	$ 74,405,249	22,492,085	6,881,809	185,115	103,964,258

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Cash Flows
Proprietary Funds
Year ended September 30, 2018

	Major Funds				
	RAD	**VCSA Water and Sewer**	**LSSA Water and Sewer**	**Non-Major Funds**	**Total**
Cash flows from operating activities:					
Receipts from customers	$ 41,411,174	8,065,084	13,654,252	560,883	63,691,393
Payments to suppliers and others	(22,882,777)	(4,559,609)	(6,280,021)	(776,943)	(34,499,350)
Net cash provided (used) by operating activities	18,528,397	3,505,475	7,374,231	(216,060)	29,192,043
Cash flows from capital and related financing activities:					
Principal payments on bonds	(8,630,000)	(1,490,000)	(2,205,000)	-	(12,325,000)
Annuity payments received	2,186,398	-	-	-	2,186,398
Contributions from others	75,754	-	-	-	75,754
Interest paid	(6,780,590)	(377,949)	(2,975,259)	-	(10,133,798)
Payment for capital assets	(3,918,377)	(581,183)	(377,237)	-	(4,876,797)
Receipt of capital contributions - impact fees	-	1,463	65,753	-	67,216
Proceeds from sale of surplus	4,306	9,389	12,188	-	25,883
Net cash (used in) provided by capital and related financing activities	(17,062,509)	(2,438,280)	(5,479,555)	-	(24,980,344)
Cash flows from investing activities:					
Purchase of investments	(463,214)	(129,743)	(111,643)	(1,642)	(706,242)
Interest received	1,136,001	212,258	293,490	5,158	1,646,907
Net cash provided (used) by investing activities	672,787	82,515	181,847	3,516	940,665
Net increase (decrease) in cash and cash equivalents	2,138,675	1,149,710	2,076,523	(212,544)	5,152,364
Cash and cash equivalents, beginning of year	23,900,065	4,530,912	10,307,068	412,917	39,150,962
Cash and cash equivalents, end of year	26,038,740	5,680,622	12,383,591	200,373	44,303,326
Reconciliation of cash and cash equivalents per statement of cash flows to the statement of net position:					
Cash per statement of net position:					
Unrestricted cash and cash equivalents	12,694,676	3,667,589	7,831,926	200,373	24,394,564
Restricted cash and cash equivalents - current	12,397,025	1,728,774	3,788,967	-	17,914,766
Restricted cash and cash equivalents - non-current	947,039	284,259	762,698	-	1,993,996
Cash and cash equivalents	26,038,740	5,680,622	12,383,591	200,373	44,303,326
Reconciliation of operating income to net cash provided by operating activities:					
Operating income (loss)	11,787,114	2,394,348	4,809,750	112,680	19,103,892
Adjustments to reconcile operating income to net cash provided by operating activities:					
Depreciation	2,960,073	1,294,427	1,585,936	981	5,841,417
Amortization / accretion	4,570,255	(1,575)	1,109,746	-	5,678,426
Change in assets and liabilities:					
(Increase) Decrease in:					
Accounts receivable	(208,394)	(56,236)	(183,881)	(171)	(448,682)
Due from other funds	(33,206)	(34,539)	(28,986)	(263,621)	(360,352)
Due from other governments	(53,242)	(59,821)	-	-	(113,063)
Increase (Decrease) in:					
Accounts payable and accrued liabilities	(833,064)	(49,992)	75,623	2,888	(804,545)
Unearned revenue	47,720	11,463	24,755	30,816	114,754
Due to developer	-	-	(67,995)	-	(67,995)
Due to other funds	260,839	34,298	47,869	(99,633)	243,373
Due to other governments	30,302	(26,898)	1,414	-	4,818
Net cash provided by operating activities	$ 18,528,397	3,505,475	7,374,231	(216,060)	29,192,043

See accompanying notes to basic financial statements

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Fiduciary Net Position
Fiduciary Fund
September 30, 2018

		Beyond the Stars Agency Fund
Assets:		
Cash and cash equivalents	$	44,349
Total assets		44,349
Liabilities:		
Due to Beyond the Stars beneficiaries		44,349
Total liabilities	$	44,349

See accompanying notes to basic financial statements.

(1) Summary of Significant Accounting Policies

(a) Reporting Entity

The Village Center Community Development District (the District) was established in 1992 to manage and finance basic services for a community development district located in The Villages, Florida. The District is governed by a five-member Board of Supervisors who are elected on a rotating basis by the landowners within the District for terms from two to four years. The District was created by the Town of Lady Lake, Florida, in Ordinance No. 92-06, pursuant to the provisions of Chapter 190.005 of the Florida Statutes, and operates within the criteria established by Chapter 190.

The District provides water and sewer utility services, recreation, security services, fire protection and paramedic services to residents of a retirement community known as The Villages, located in The Villages, Florida. The Villages spans approximately 51 square miles across the borders of Lake, Sumter and Marion Counties, the City of Wildwood, the City of Fruitland Park and the Town of Lady Lake, Florida, and when fully developed is expected to include approximately 75,000 residences and 150,000 residents. The Villages of Lake-Sumter, Inc. was the developer and initial owner of the property within the District. The District also provides for the maintenance of common areas and roadways for the commercial areas within the District's boundaries. As of September 30, 2018, four of the five members of the Board of Supervisors are employees of or affiliated with the Developer.

There are no component units that are legally separate from the District. There are fifteen Community Development Districts (CDDs) in the total structure of The Villages, each being a separate government entity, established pursuant to Chapter 190, Florida Statutes.

The Developer has formed the following community development districts:

- Village Center CDD (Lake, Marion and Sumter Counties) – This CDD provides water and sewer utility services, recreation services, security services, fire protection, and paramedic services to the residents. The cost of operations is funded by amenity and utility fees that residents pay monthly. This CDD also provides for the maintenance of common areas and roadways for the commercial areas within the CDD boundaries. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments.
- Sumter Landing CDD (Sumter County) – This CDD provides recreation and security services to the residents. The cost of operations is funded by amenity fees that residents pay monthly. This CDD also provides for the maintenance of common areas and roadways for the commercial areas within the CDD boundaries. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments.
- Brownwood CDD (Sumter County) – Brownwood CDD (Sumter County) – This CDD was newly established in June 2012 by the City of Wildwood, Florida and is located at the southern end of The Villages. This CDD provides for the maintenance of common areas and roadways for the commercial areas within the CDD boundaries. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments as the new downtown area builds out.
- Village CDD No. 1 (Sumter County) – This CDD's boundary consists of approximately 993 acres in the northeast corner of the county. The development included construction of 3,420 residential units.

(1) Summary of Significant Accounting Policies (continued)

(a) Reporting Entity (continued)

- Village CDD No. 2 (Sumter County) – This CDD's boundary consists of approximately 990 acres in the northeast corner of the county. The development included construction of 3,668 residential units.
- Village CDD No. 3 (Sumter County) – This CDD's boundary consists of approximately 894 acres in the northeast corner of the county. The development included construction of 3,762 residential units.
- Village CDD No. 4 (Marion County) – This CDD's boundary consists of approximately 1,253 acres in the southern portion of the county. The development included construction of 5,432 residential units of which 85 remain unsold as of the end of the Fiscal Year.
- Village CDD No. 5 (Sumter County) – This CDD's boundary consists of approximately 1,407 acres in the northeast corner of the county. The development included construction of 6,399 residential units.
- Village CDD No. 6 (Sumter County) – This CDD's boundary consists of approximately 1,497 acres in the northeast corner of the county. Planned development includes construction of 6,697 residential units of which 1 remains unsold as of the end of the Fiscal Year.
- Village CDD No. 7 (Sumter County) – This CDD's boundary consists of approximately 976 acres in the northeast corner of the county. The development included construction of 4,765 residential units.
- Village CDD No. 8 (Sumter County) – This CDD's boundary consists of approximately 1,098 acres in the northeast corner of the county. Planned development includes construction of 5,193 residential units of which 60 remain unsold and are being used as lifestyle preview homes by the Developer.
- Village CDD No. 9 (Sumter County) – This CDD's boundary consists of approximately 1,299 acres in the northeast corner of the county. The development included construction of 5,409 residential units.
- Village CDD No. 10 (Sumter County) – This CDD's boundary consists of approximately 1,490 acres in the northeast corner of the county. Planned development included construction of 6,639 residential units of which 115 remain unsold as of the end of the Fiscal Year.
- Village CDD No. 11 (Lake County) – This CDD's boundary consists of approximately 693 acres within the city limits of Fruitland Park in the western portion of Lake County. Planned development includes construction of 2,055 residential units of which 34 remain unsold as of the end of the Fiscal Year.
- Village CDD No. 12 (Sumter County) – This CDD's boundary consists of approximately 1,483 acres within the city limits of the City of Wildwood in the in the northeast corner of the county. Planned development includes construction of 6,144 residential units of which 4,608 remain unsold as of the end of the Fiscal Year.

(1) Summary of Significant Accounting Policies (continued)

(a) Reporting Entity (continued)

Some of these community development districts have issued special assessment revenue bonds to finance various infrastructure improvements in their respective boundaries that are secured by special assessments levied on benefited lands in each district. It is anticipated that additional infrastructure improvements within The Villages will be undertaken by these community development districts and/or community development districts that will be created in the future, for which special assessments may be imposed on residences in The Villages and lands owned by the Developer.

In addition to the above there is one dependent district of Sumter County that is part of the family of Districts that comprise the local government of The Villages.

- North Sumter County Utility Dependent District (NSCUDD) (Sumter and Marion Counties) – The dependent district was established in July 2010, to manage and finance basic potable water, wastewater treatment and reclaimed water services for approximately 7,721 acres of land located in unincorporated Sumter County in The Villages, Florida. The District was created on July 13, 2010, by Sumter County, Florida, in Ordinance No. 2010-10, pursuant to the provisions of Chapter 189 of the Florida Statutes, and operates within the criteria established by Chapter 189. The service area of NSCUDD was expanded to include solid waste collection services for the entire Sumter County portion of The Villages. The City of Wildwood and Marion County entered into interlocal agreements with the District on November 20, 2012, authorizing the District to provide solid waste collection services in portions of their jurisdictions, including Brownwood District and District No. 4. The City of Fruitland Park entered into an interlocal agreement with the District on June 12, 2014, authorizing the District to provide solid waste collection services in the portion of their jurisdiction that lies within The Villages.

The financial statements of the District have been prepared in conformity with U.S. Generally Accepted Accounting Principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

(b) Basic Financial Statements

Government-wide and Fund Financial Statements

The basic financial statements include both government-wide (based on the District as a whole) and fund financial statements. The government-wide financial statements (i.e., the statement of net position and statement of activities) report information on all of the non-fiduciary activities of the District. For the most part, the effect of internal activity has been removed from these statements.

The financial reporting model focus is on either the District as a whole, or major individual funds. The government-wide statement of net position reports the governmental activities of the District (a) on a government-wide basis and (b) on a full accrual basis, using the economic resources measurement focus, which incorporates long-term assets, receivables and deferred outflows as well as long-term debt, obligations and deferred inflows. The statement of activities reflects the expenses of the District, which are offset by revenues. Program revenues

(1) Summary of Significant Accounting Policies (continued)

(b) Basic Financial Statements (continued)

Government-wide and Fund Financial Statements (continued)

are defined as charges for services, operating grants and contributions, and capital grants and contributions directly associated with a given function.

The District's major funds are presented in separate columns on the fund financial statements. The definition of a major fund is one that meets certain criteria set forth in GASB 34. The General Fund and Public Safety Special Revenue Fund meet this definition as governmental funds and are designated as major funds. The Recreation Amenities Division Fund (RAD), Village Center Service Area and Little Sumter Service Area water and sewer funds also meet this definition as proprietary funds and are designated as major funds. The District has five non-major funds. The Village of Spanish Springs, Rolling Acres, Road Maintenance and Community Standards funds are all non-major governmental special revenue funds. The Fitness Fund and The Enrichment Academy are the non-major proprietary funds.

Program revenues in the statement of activities consist primarily of special assessments for the governmental funds and charges for utility and recreational amenities in the proprietary funds. Net position is categorized as net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets is intended to reflect the portion of net position which is associated with capital assets net of accumulated depreciation less outstanding capital asset related debt.

Restricted net position is assets that have third party (statutory, bond covenant or granting agency) or enabling legislation limits on their use. The District would typically use restricted assets first, as appropriate opportunities arise, but reserves the right to selectively defer the use thereof to a future project or replacement equipment acquisition.

Unrestricted net position represents net position not included in *net investment in capital assets* or r*estricted net position*.

(c) Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues, including recreational amenities fees and utilities charges, are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service

(1) Summary of Significant Accounting Policies (continued)

(c) Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

expenditures are recorded only when payment is due and compensated absences are recognized to the extent they have matured.

Governmental funds report fund balances either as non-spendable or spendable. Spendable balances are further classified as restricted, committed, assigned or unassigned, based on the extent to which there are external or internal constraints on the spending of these fund balances. A discussion of each is as follows:

Non-spendable: Resources that cannot be spent, such as for inventories.

Restricted: Balances that only can be spent for specific purposes imposed by external sources.

Committed: Resources that can only be spent for purposes established by the highest decision making authority in the government.

Assigned: Amounts designated for specific purposes, but does not meet the criteria to be designated restricted or committed.

Unassigned: The residual classification for all remaining funds not contained in other classifications.

The District does not currently use *Non-spendable* or *Assigned* categories of fund balance. All *Restricted* fund balances relate to external debt service restrictions. The Board of Supervisors, the highest decision making authority of the District, approves the establishment, increase and reduction in *Committed* fund balances by budget resolutions and amendments. All other fund balances are *Unassigned*. *Restricted* and *Committed* fund balances are always used first for the purposes for which they are designated. Changes to this practice require prior Board of Supervisors approval. A minimum fund balance amount has not been formally adopted.

The following are the District's two major governmental funds:

General Fund

The General Fund is the main operating fund of the District and is used to account for all financial resources of general government except those required to be accounted for in another fund.

Public Safety Special Revenue Fund

The District's second major governmental fund is the Public Safety Special Revenue Fund, which is used to account for all financial resources of the Public Safety Department.

The following are the District's four non-major governmental funds:

Rolling Acres Special Revenue Fund

This fund is used to account for all financial resources, including special assessments, related to the maintenance of facilities in the Rolling Acres Plaza commercial area, a major retail center in The Villages.

(1) Summary of Significant Accounting Policies (continued)

(c) Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)

Village of Spanish Springs (VOSS) Special Revenue Fund

This fund is used to account for all financial resources, including special assessments, related to the maintenance of facilities in the Spanish Springs commercial area, a major retail center in The Villages.

Road Maintenance Special Revenue Fund

This fund is used to account for all financial resources, including special assessments, related to the maintenance of roads and rights-of-way facilities in the commercial areas of The Villages.

Community Standards Special Revenue Fund

This special revenue fund is used to account for those services related to deed compliance within The Villages. Any fines levied are also accounted for within this fund.

The following are the District's three major enterprise funds, a type of proprietary fund:

Recreation Amenities Division (RAD) Fund

The principal operating revenues of the District's RAD fund are charges to customers for amenity fee based services, including recreation and security.

Village Center Service Area (VCSA) Utility Fund

The principal operating revenues of the District's VCSA Utility fund are charges to customers for water and waste water services. VCSA Utility's operating fund is used to account for all costs of providing services on a continuing basis to customers located in the Lake County portion of The Villages, and a portion of District No. 1 residential areas in Sumter County, along with associated commercial areas.

Little Sumter Service Area (LSSA) Utility Fund

The principal operating revenues of the District's LSSA Utility fund are charges to customers for water and waste water services. LSSA Utility's operating fund is used to account for all costs of providing services on a continuing basis in the residential areas located in District Nos. 1 (portion), 2, 3, and 4, along with associated commercial areas.

The following funds are the non-major enterprise funds within the District:

Fitness Enterprise Fund

This fund provides for the accounting of all resources for the operation of the fitness center located at the Mulberry Grove recreation center.

The Enrichment Academy (TEA)

This fund provides for the accounting of all resources for the operation of The Enrichment Academy (TEA) which was created during the 2016-2017 Fiscal Year.

(1) Summary of Significant Accounting Policies (continued)

(c) Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)

Proprietary funds report the same functions presented as business-type activities in the government-wide financial statements, only in more detail. The District uses enterprise funds, a type of proprietary funds, to account for the operations and maintenance of the water and sewer utility systems, the fitness center, and the Recreation Amenities Division (RAD) that are financed and operated in a manner similar to private business enterprises, where the costs of providing services on a continuing basis are financed through user charges.

Enterprise funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with an enterprise fund's principal ongoing operations. The principal operating revenues of the District enterprise funds are charges to customers for services. Operating expenses for enterprise funds include the cost of services, administrative expenses, depreciation on capital assets, and amortization of debt service premiums and discounts, as well as intangible assets. Revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Additionally, the District reports on the following fund type:

Fiduciary fund - The Beyond the Stars Agency Fund accounts for the voluntary donations made by District employees for the benefit of needy employees and their families. This fund is not reflected in the government-wide financial statements because the resources of the fund are not available to support the District's own programs. The accounting used for this fund is much like that used for proprietary funds.

(d) Budgetary Data

Legal authority and control are established in accordance with Section 190.008 of Florida Statutes. Annual budgets are adopted and approved by the Board of Supervisors. Annual budgets, as well as subsequent amendments, are adopted for all funds on a basis consistent with GAAP. All budget amounts presented in the statements reflect the original budget and the amended budget if so amended.

(e) Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand, demand deposits, cash with fiscal agent, and short-term investments with original maturities of three months or less from the date of acquisition. The District also holds assets that are defined as investments. The District's investments are recorded at fair value unless the investment qualifies as an external investment pool and follows the guidance in GASB Statement No. 79, which allows the investment to be recorded at amortized cost.

(f) Capital Assets

Capital assets are reported in the applicable governmental or business-type activities columns in the government-wide financial statements and the proprietary fund financial statements. As defined by the District, capital assets are assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed.

(1) Summary of Significant Accounting Policies (continued)

(f) Capital Assets (continued)

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Depreciation of capital assets is computed using the straight-line method. Estimated useful lives of the assets are as follows:

Buildings and structures	15-40 years
Improvements other than buildings	10-40 years
Machinery and equipment	5-10 years

(g) Intangible Assets

Intangible assets represent the discounted value of future amenity fees or utilities service fees acquired from the Developer, and are capitalized at cost at the date of acquisition. Intangible assets are amortized on a straight-line basis over an estimated useful life of 40 years.

(h) Compensated Absences

It is the District's policy to accumulate earned but unused vacation benefits. All vacation pay is accrued when incurred in the government-wide financial statements. Compensated absences increased by $152,743 in Fiscal Year 2017-2018 and had an ending balance of $815,942.

(i) Bond Discounts, Bond Premiums and Issuance Costs

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable business-type activities statement of net position. Bond premiums and discounts and bond insurance costs, are deferred and amortized over the term of the bonds using the straight-line method, which approximates the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, proprietary fund types recognize bond issuance costs during the period when the debt is issued. The face amount of debt issued is reported as other financial sources. Issuance costs are reported as other debt services expenditures.

(j) Use of Estimates

The preparation of financial statements requires management of the District to make a number of estimates and assumptions relating to the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the period. Actual results could differ from those estimates.

(k) Restricted Assets – Proprietary Funds

Certain proceeds of revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position because their use is limited by applicable bond covenants. Restricted assets in the form of cash and cash equivalents that will be used to pay current liabilities are classified as current assets in the accompanying statement of net position.

The resolutions, authorizing both the utility and recreational revenue bonds, require that the District establish sinking fund and reserve accounts in amounts that equal the Reserve Account

(1) Summary of Significant Accounting Policies (continued)

(k) Restricted Assets – Proprietary Funds (continued)

Requirements, which are defined in the Bond Trust Indentures. In addition, the bond resolutions require that a renewal and replacement reserve be established. The renewal and replacement reserve deposits are maintained as restricted assets until such time as needed to fund those necessary recreation and water and sewer system renewals and replacements.

The utility bond resolutions further require that the District deposit all system development charges promptly, upon receipt thereof, in the System Development Charges account. These funds shall be accumulated and applied by the District in accordance with the provisions of the Bond Trust Indentures.

(l) Accounts and Notes Receivable

Accounts and notes receivable in the proprietary funds consists of amounts due on amenity contracts, charges for water and sewer, and amounts owed by the developer as a portion of the settlement agreement. For uncollectible accounts receivable, the allowance method is used. As of September 30, 2018, the amounts for allowance for doubtful accounts are $608,891 in RAD, $108,724 for VCSA, and $37,639 in LSSA.

(m) Retirement Benefits

Full-time employees participate in the District defined contribution retirement plans. The plans were established under IRS section 401(a) and 457(b) and are administered by Nationwide and ICMA. Employees may choose among various investment options available to plan participants. There are two classes of employees participating in the plan, regular full-time employees and professional fire-fighters. During Fiscal Year 2017-2018, regular full-time employees received a 6% contribution and professional fire-fighters received a 15% contribution based on each employee's total salary. At the end of Fiscal Year 2017-2018, there were 215 regular full-time employee participants and 116 professional fire-fighters. Employer contributions to the plan for the Fiscal Year 2017-2018 totaled $501,034 for the regular full-time employees and $964,532 for the professional fire-fighters. Beginning in Fiscal Year 2015-2016, the Board approved an employer match as follows: of up to 2% for those non-emergency staff that participate in either of the 457-B plans with contributions from the employee to those 457-B plans of at least 2% and of up to 1% for those emergency personnel per collective bargaining agreement that participate in either of the 457-B plans with contributions from the employee to those 457-B plans of at least 1%. Employer match contributions for the Fiscal Year 2017-2018 totaled $73,279 for the regular full-time employees and $46,119 for the professional fire-fighters. Employees are fully vested in the plan when employed full-time for 6 years and upon termination of employment will receive 100% of the contributions made on their behalf. If employment is terminated prior to an employee becoming fully vested, they receive a portion of the amount based on the following terms of full-time employment: 2 years – 20%, 3 years – 40%, 4 years – 60%, and 5 years – 80%. Any amounts forfeited by employees are distributed annually to the remaining members of the plan on a proportional basis. The plan can only be amended with the approval of the District Board of Supervisors and in the case of the professional fire-fighters; the IAFF Local 4770 must approve changes to the Collective Bargaining Agreement regarding pension contributions. ICMA was closed to new entrants and deferral contributions as of August 2018.

(1) Summary of Significant Accounting Policies (continued)

(n) *Implementation of Governmental Accounting Standards Statements*

GASB Statement No. 75

During the year ending September 30, 2018, The District implemented GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. This Statement establishes standards for recognizing and measuring liabilities, deferred outflows of resources, deferred inflows of resources, and expense/expenditures for Other Postemployment Benefits (OPEB). As a result of implementation, Note disclosure 1(m) and the applicable Required Supplementary Information (RSI) were added to these financial statements. A requirement of the statement was restatement of prior years' financial statements in order to retroactively apply the reporting of OPEB liability. VCCDD financial statements were restated for the fiscal year ending September 30, 2017, the first year the actuary study was completed for the OPEB liability. The following is the net effect of the restatement on beginning net position for the total governmental fund balance:

	ENDING NET POSITION 2017	RESTATED ENDING NET POSITION 2017	DIFFERENCE
Total Governmental Funds	$ 29,795,826	$ 29,243,967	$ (551,859)

Note 12 was added to include the additional information required of this statement.

GASB Statement No. 73

During the year ending September 30, 2018, The District implemented GASB Statement No. 73, *Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statements 67 and 68*. This Statement requires employers who provide Defined Contribution Pension Plans to include certain disclosures in the notes to the financial statements.

(2) Deposits and Investments

Short-Term Portfolio

As of September 30, 2018, the District had the following deposits and investments:

Deposits and Investment Type		Fair Value at September 30, 2018	Weighted Average Maturity (Days)	Credit Rating
Cash on Hand	$	3,385	-	n/a
Demand Deposits, CFB		3,004,805	1.0	n/a
Florida Education Investment Trust Fund, FEITF		7,217,630	37.0	AAAm
U.S. Bank - State Board of Administration, Florida Prime™		19,908,762	72.0	AAAm
Florida Cooperative Liquid Assets Securities System, FLCLASS		31,650,668	49.0	AAAm
Florida Local Government Investment Trust, FLGIT		21,131,111	708.1	AAAf/S1
Florida Fixed Income Trust Enhanced Cash, FLFIT		17,886,982	321.2	AAAf/S1
Metlife Annuity Investment		4,699,736	206.2	AA-
Total Fair Value	$	105,503,079		
Less: Fiduciary Fund Cash & Cash Equivalent Balances		(44,349)		
Basic Financial Statement Balances	$	105,458,730		
Portfolio Weighted Average Maturity (WAM)			236.3	

Interest Rate Risk. Interest rate risk exists when there is a possibility that changes in interest rates could adversely affect an investment's fair value. GASB 40 requires that interest rate risk be disclosed using one of the five approved methods. The five methods are: segmented time distribution, specific identification, Weighted Average Maturity (WAM), duration, and simulation model. The District has used the WAM method in the above chart. In accordance with the District's investment policy, the government manages its exposure to decline in fair values by limiting the WAM of its investment portfolio to less than three years. The WAM on September 30, 2018, was 236.3 days.

Credit Risk. GASB 40 requires disclosure of credit quality ratings for investments in debt securities as well as investments in external investment pools, money market funds, and other pooled investments of fixed income securities. Investments may be aggregated by ratings categories within the disclosure. Ratings are set by nationally recognized statistical rating organizations (Fitch, Moody's, and Standard and Poor's (S&P)). Fitch provides the ratings for Florida Municipal Investment Trust (FMIvT), while S&P provides the ratings for the Florida Education Investment Trust Fund (FEITF), Florida Local Government Investment Trust (FLGIT), Florida Cooperative Liquid Assets Securities System (FLCLASS), and the State Board of Administration, Florida Prime™.

Operating cash is maintained with Citizens First Bank (CFB), a Qualified Public Depository, pursuant to Chapter 280, Florida Statutes. Interest earned on the deposits during the Fiscal Year totaled $50,678.

The District's cash equivalents consist of funds placed with three entities:
The State Board of Administration (SBA) for participation in the Local Government Investment Pool (Florida Prime™) created by Section 218.415, Florida Statutes. This investment pool operates under investment guidelines established by Section 215.47, Florida Statutes. The District's investments in the Florida Prime™, an external investment pool, are reported at amortized cost.

(2) Deposits and Investments (continued)

Short-Term Portfolio (continued)

Credit Risk (continued)

- The District recognized $141 in earnings from Florida Prime™ during the 2017-2018 Fiscal Year.
- US Bank is the trustee for the restricted debt service trust accounts deposited with the Local Government Investment Pool (Florida Prime™). The District recognized $254,129 in bond fund earnings from Florida Prime™ during the 2018 Fiscal Year.
- Florida Cooperative Liquid Assets Securities System (FLCLASS). FLCLASS is an independent local government investment pool and is an authorized investment consistent with Section 218.415(16)(a), Florida Statutes, and the District's short-term investment policy. The District's investments in FLCLASS are reported at amortized cost. The District recognized $522,725 in earnings from FLCLASS for the Fiscal Year 2017-2018.
- Florida Education Investment Trust Fund (FEITF) is a common law trust and is an authorized investment consistent with Section 218.415(16)(a), Florida Statutes, and the District's short-term investment policy. The District's investments in FEITF are reported at amortized cost. The District recognized $127,394 in earnings from FEITF during the Fiscal Year 2017-2018.

The District's short-term investments consist of funds placed with the following entities:

- The Florida League of Cities, Inc. for participation in the Florida Municipal Investment Trust (FMIvT) investment pools is an authorized investment consistent with Section 218.415(16)(a), Florida Statutes, and the District's short-term investment policy. The District owns shares in the 1-3 Year High Quality Bond Fund pool operated by the FMIvT. GASB 31 requires all governments to mark to market the unrealized gains and losses incurred in its investments. As of September 30, 2018, the FMIvT had recorded a realized gain of $29,671. The realization of this gain was due to the District withdrawing participation in the pool.
- The Florida Local Government Investment Trust (FLGIT), a pool sponsored by the Florida Association of Counties and the Florida Court Clerks & Comptrollers. The pool is an authorized investment consistent with Section 218.415(16)(a), Florida Statutes, and the District's short-term investment policy. GASB 31 requires all governments to mark to market the unrealized gains and losses incurred in its investments. As of September 30, 2018, the FLGIT had achieved unrealized gains of $94,911. The realization of these gains will only occur from the future sale of underlying share in the FLGIT.
- The Board approved the transfer of funds from Florida Municipal Investment Trust (FMIvT) to Florida Fixed Income Trust (FLFIT) Enhanced Cash Pool account in June 2018. The FL-FIT Enhanced Cash Pool is an authorized investment consistent with Section 218.145 (16)(a), Florida Statutes and the District's short-term investment policy. The District recognized realized gains of $101,646 and unrealized gains of $87 during Fiscal Year 2018. The realization of the gain will only occur upon the future sale of the underlying shares.

(2) Deposits and Investments (continued)

Short-Term Portfolio (continued)

Credit Risk (continued)

- On May 13, 2008, The Villages of Lake Sumter, Inc. (VLS) obtained an annuity contract with MetLife, Inc. with an initial balance of $10,961,777, and provided it to the Village Center Community Development District (VCCDD) as sole beneficiary of the contract proceeds. Provision of this annuity contract was required in the litigation settlement agreement among VLS, VCCDD and residents of The Villages. This annuity provides interest earnings at a rate of 5.87 percent with payments in various amounts due annually on December 31, 2013, through December 31, 2020, and totaling $17,124,200. As of September 30, 2018, the annuity contract was valued at $4,699,736, including accrued interest. MetLife is rated A+ by A.M. Best, AA- by Standard & Poor's, Aa3 by Moody's and AA- by Fitch. The Standard & Poor's rating is shown in the above schedule. The unrealized gain in Fiscal Year 2017-2018 was $296,403. This investment is at contract value and not subject to GASB 72 fair value classifications.

- In total, the District recognized investment earnings of $1,477,785 in the short-term portfolio during the Fiscal Year.

Concentration of Credit Risk. The District's short-term investment policy requires the diversification of its investment portfolio. Investments may be diversified by:

- Limiting investments to avoid over-concentration in securities from a specific issuer or business sector;

- Limiting investments in securities with higher credit risks;

- Investment in securities with varying maturities; and

- Continuously investing a portion of the portfolio in readily available funds, such as the Florida Prime™, money market funds, or overnight repurchase agreements to ensure the appropriate liquidity is maintained to meet ongoing obligations.

Custodial Credit Risk - Deposits. In the case of deposits, this is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District invests its operating cash solely in Qualified Public Depositories that meet the requirements of Chapter 280, Florida Statutes. In addition to protection of up to $250,000 for its deposits with a single bank as provided by the Federal Deposit Insurance Corporation (FDIC), the District's deposits are provided the extra level of security afforded by using a public depository that meets the requirements of Chapter 280. This includes the provision by the public depository of collateral based on the amount of public deposits maintained at the institution and the ability of the State of Florida to levy other public depositories for shortages in collateral in the event of the failure of a public depository. The Citizens First Bank is a Qualified Public Depository.

Custodial Credit Risk - Investments. For an investment this is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investments or collateral securities that are in possession of an outside party. All investments are held in the name of the District by a custodian or a trustee for the District.

(2) Deposits and Investments (continued)

Short-Term Portfolio (continued)

Short-Term Investment Policy

The District is authorized to invest in those financial instruments as established by the short-term investment policy of the District. This policy allows investments authorized under Section 218.415, Florida Statutes amended to include Repurchase Agreements and prohibiting derivative-type investments. The authorized investments consist of:

- The Local Government Surplus Funds Trust Fund or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act as provided in Section 163.01, Florida Statutes.
- Securities and Exchange Commission registered money market mutual funds with the highest credit quality rating from a nationally-recognized rating agency.
- Interest-bearing time deposits or savings accounts in qualified public depositories as defined in Section 280.02, Florida Statutes.
- Direct obligations of the United States Treasury.
- Federal agencies and instrumentalities.
- Repurchase agreements with financial institutions approved as public depositors, provided that the underlying collateral consists of obligations of the United States Government, its agencies and instrumentalities. The repurchase agreement shall be collateralized equal to at least 102 percent of the value of the District's investment.

Fair Value Measurement. The District holds assets that are defined as short-term investments. The District's investments are recorded at fair value unless the investment qualifies as an external investment pool under the guidance in GASB Statement No. 79.

The fair value hierarchy categorizes the inputs to valuation techniques used to measure fair value into three levels:

- Level 1 inputs-are quoted prices (unadjusted) for identical assets or liabilities in active markets that a government can access at the measurement date
- Level 2 inputs-are inputs other than quoted prices included within Level 1 that are observable for an asset or liability, either directly or indirectly.
- Level 3 inputs-are unobservable inputs for an asset or liability. The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs. If a price for an identical asset or liability is not observable, a government should measure fair value using another valuation technique that maximizes the use of relevant observable inputs and minimizes the use of unobservable inputs.

The following short-term investments are recorded at fair value:

- Florida Fixed Income Trust Enhanced Cash Pool (FLFIT)

(2) Deposits and Investments (continued)

Short-Term Portfolio (continued)

Fair Value Measurement (continued)

- Florida Local Government Investment Trust (FLGIT).

Under the fair value hierarchy, all of these investments are considered to be Level 2.

The District's holds investments in qualified external investments pools that measure all of its investment at amortized cost for financial reporting purposes. These investments are recorded at amortized cost. The following investments are recorded at amortized costs and are not subject to the fair value hierarchy:

- Florida Local Government Investment Pool (Florida PrimeTM)
- Florida Cooperative Liquid Assets Securities System (FLCLASS)
- Florida Education Investment Trust Fund (FEITF)

None of the pools have limitations or restrictions on participant withdrawals including items such as redemption notices, maximum transaction amounts, and the pool's authority to impose liquidity fees or redemption gates.

(2) Deposits and Investments (continued)

Long-Term Portfolio

The District has a Long-Term Investment Policy (LTIP) which allows for investments in fixed income and equity mutual funds, and money market funds. These funds are reported at fair value and as of September 30, 2018, had the following balances:

Long Term Investment Portfolio		Fair Value at September 30, 2018	Average Maturity (years)	Credit Rating
Domestic Equity				
Vanguard Total Stock Market Index	$	3,393,430	N/A	N/A
iShares Edge MSCI USA Quality Factor		184,174		
Ishares Core S&P Small-Cap ETF		190,707	N/A	N/A
International Equity				
Vanguard Total International Stock Index		593,339	N/A	N/A
Vanguard International Value		390,056	N/A	N/A
J. O. Hambro International Select		484,965	N/A	N/A
Oppenheimer International Small-Mid Company		243,131	N/A	N/A
Hartford Schroders Emerging Markets Equity		174,792		
Fixed Income				
Baird Core Plus		1,027,453	7.95	A
DoubleLine Core Fixed Income I		465,402	7.09	A
PGMI Total Return		310,097	7.40	A
Vanguard Intermediate-Term Investment Grade		1,030,870	5.90	A
Vanguard High Yield Corporate		288,379	5.40	BB
Cash Equivalent				
First American Government Obligation		26,293	24 Days	AAAm
Total Fair Value	$	8,803,088		

The District's LTIP allocations seek to have up to 60% in equities with the remainder in fixed income and/or cash and cash equivalents. The District contracts with qualified investment managers to whom authority is delegated to invest and reinvest assets in accordance with the LTIP. The District's LTIP does not place specific limits on maturities. During the current Fiscal Year, the Long-Term Investment Portfolio had an unrealized gain of $639,218. The realization of the gain will only occur from the future sale of underlying shares in the portfolio.

Interest Rate Risk. Interest rate risk exists when there is a possibility that changes in interest rates could adversely affect an investment's fair value. The District's LTIP addresses managing its exposure for changes in interest rate through maintaining diversification of its investments to minimize the impact of downturns in the market.

Credit Risk. GASB 40 requires disclosure of credit quality ratings for investments in debt securities as well as investments in external investment pools, fixed income mutual funds, money market funds, and other pooled investments of fixed income securities. The District's LTIP stipulates that the average credit rating of the overall fixed income portfolio should be investment grade, based on the rating of one Nationally Recognized Statistical Rating Organization (NRSRO), such as Fitch, Moody's, Standard and Poor's (S&P), etc.

Concentration of Credit Risk. The District's LTIP requires the diversification of its portfolio. The LTIP contains an Asset Allocation Target with the objective of achieving an average total rate of

(2) Deposits and Investments (continued)

Long-Term Portfolio (continued)

Concentration of Credit Risk (continued)

return that is equal to or greater than the portfolio's target rate of return over the long-term. The Asset Allocation Targets are as follows:

	Asset Weightings	
Asset Classes	**Range**	**Target**
Growth Assets		
Domestic Equity	20% - 60%	40%
International Equity	0% - 40%	20%
Other	0% - 20%	0%
Income Assets		
Fixed Income	20% - 60%	40%
Other	0% - 20%	0%
Real Return Assets	0% - 20%	0%
Cash Equivalents	0% - 20%	0%

Custodial Credit Risk - Investments. For an investment this is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investments or collateral securities that are in possession of an outside party. All investments are held in the name of the District by a custodian or a trustee for the District.

Long-Term Investment Policy. The District is authorized to invest in those financial instruments as established by the LTIP of the District. The LTIP was developed in accordance with Section 218.415, Florida Statutes, and prohibits direct investment in derivative-type investments. The authorized investments consist of:

- Domestic and International Equities
- Fixed Income Securities
- Other Assets (Alternatives)
    - Real Estate Investment Trust (REIT)
    - Treasury Inflation Protected Securities (TIPS)
- Cash Equivalents

The objectives of the LTIP are to diversify investments in order to minimize the impact of large losses from individual investments; provide funding for anticipated withdrawals; enhance the value of the portfolio in real terms over the long-term through asset appreciation and income generation, while maintaining a reasonable investment risk profile; minimize principal fluctuations over the time horizon (five years or longer); and achieve a long-term level of return commensurate with contemporary economic conditions and equal to or exceeding the performance expectation (an average total annual rate of return that is equal to or greater than the portfolio's hurdle rate of 5%).

(2) Deposits and Investments (continued)

Long-Term Portfolio (continued)

Long-term Investment Policy (continued)

The time horizon for the LTIP is five years or longer.

Foreign Currency Risk. The District's LTIP does not allow for direct investments in foreign currency.

Fair Value Measurement. The District holds assets that are defined as long-term investments. The District's investments are recorded at fair value unless the investment qualifies as an external investment pool under the guidance in GASB Statement No. 79. All of the long-term investments are recorded at fair value.

Under the fair value hierarchy, all of these investments are considered to be Level 2.

(3) Capital Assets

Capital asset activity for the year ended September 30, 2018, was as follows:

		Beginning balance	Increases	Decreases	Ending balance
Governmental activities:					
Assets not being depreciated:					
Land	$	1,427,519	-	-	1,427,519
Construction in progress		1,127,679	212,588	(1,329,315)	10,952
Total assets not being depreciated		2,555,198	212,588	(1,329,315)	1,438,471
Assets being depreciated:					
Building		4,822,878	50,629	-	4,873,507
Furniture & fixtures		11,495,762	2,603,407	(197,350)	13,901,819
Infrastructure		597,188	-	-	597,188
Leasehold improvements		490,223	-	-	490,223
Total assets being depreciated		17,406,051	2,654,036	(197,350)	19,862,737
Total assets		19,961,249	2,866,624	(1,526,665)	21,301,208
Less accumulated depreciation for:					
Building		(689,122)	(128,545)	-	(817,667)
Furniture & fixtures		(5,078,845)	(1,176,947)	154,081	(6,101,711)
Infrastructure		(121,226)	(32,169)	-	(153,395)
Leasehold improvements		(145,869)	(19,950)	-	(165,819)
Total accumulated depreciation		(6,035,062)	(1,357,611)	154,081	(7,238,592)
Governmental activities capital assets, net		13,926,187	1,509,013	(1,372,584)	14,062,616

		Beginning balance	Increases	Decreases	Ending balance
Business activities:					
Assets not being depreciated:					
Land		9,891,121	287,605	-	10,178,726
Construction in progress		2,648,027	1,414,178	(3,727,485)	334,720
		12,539,148	1,701,783	(3,727,485)	10,513,446
Assets being depreciated:					
Buildings and structures		65,451,503	3,212,178	-	68,663,681
Infrastructure		107,075,322	3,271,135	(17,837)	110,328,620
Leasehold improvements		9,815	-	-	9,815
Furniture & fixtures		2,589,155	417,198	(217,337)	2,789,016
Total assets being depreciated		175,125,795	6,900,511	(235,174)	181,791,132
Total assets		187,664,943	8,602,294	(3,962,659)	192,304,578
Less accumulated depreciation for:					
Buildings and structures		(25,805,041)	(1,822,272)	-	(27,627,313)
Infrastructure		(48,217,857)	(3,846,350)	17,837	(52,046,370)
Leasehold improvements		(7,934)	(981)	-	(8,915)
Furniture & fixtures		(1,833,930)	(171,814)	206,586	(1,799,158)
Total accumulated depreciation		(75,864,762)	(5,841,417)	224,423	(81,481,756)
Business activities capital assets, net		111,800,181	2,760,877	(3,738,236)	110,822,822
Total capital assets governmental and business activities:	$	125,726,368	4,269,890	(5,110,820)	124,885,438

Government activities depreciation expense of $1,357,611 pertains primarily to the Department of Public Safety. Business activity depreciation expense totals $5,841,417.

(4) Intangible Assets

Intangible asset activity for the year ended September 30, 2018, was as follows:

		Beginning Balance	Increases	Decreases	Ending Balance
Business-type activities:					
RAD:					
Discounted value of amenity fees	$	171,432,090	-	-	171,432,090
Less accumulated amortization		(74,280,586)	(4,271,263)	-	(78,551,849)
Intangible assets, net		97,151,504	(4,271,263)	-	92,880,241
LSSA:					
Discounted value of utilities charges		43,338,051	-	-	43,338,051
Less accumulated amortization		(15,164,347)	(1,083,451)	-	(16,247,798)
Intangible assets, net		28,173,704	(1,083,451)	-	27,090,253
Business-type activities total:					
Discounted value of amenity fees		171,432,090	-	-	171,432,090
Discounted value of utilities charges		43,338,051	-	-	43,338,051
Less accumulated amortization		(89,444,933)	(5,354,714)	-	(94,799,647)
Intangible assets, net	$	125,325,208	(5,354,714)	-	119,970,494

(5) Interfund Balances

The composition of interfund balances as of September 30, 2018, is as follows:

Due to/from other funds:

Receivable Fund	Payable Fund		
General Fund	RAD	$	3,535
	Fitness		1,292
	Safety		11
	TEA		49,949
LSSA	VCSA		28,986
VCSA	LSSA		34,539
Community Standards	General Fund		9
RAD	General Fund		16,000
	VCSA		73,824
	LSSA		87,395
	Fitness		2,943
	VOSS		29
	Safety		2,226
	Community Standards		5,905
TEA	RAD		288,653
Safety	General Fund		2,059
	RAD		90,494
Total		$	687,849

(5) Interfund Balances (Continued)

The outstanding balances between funds result from normal monthly reimbursements that were accrued at the end of the Fiscal Year, September 30, 2018, and in most cases were liquidated by payments in October 2018.

(6) Long-term Debt

Revenue Bonds Payable

Revenue bonds payable consisted of the following:

Recreation Amenities Division Bonds:		
$172,425,000 Taxable Recreational Revenue Refunding Bonds, Series 2014 due in annual principal installments ranging from $3,320,000 to $11,595,000 through November 2036 in accordance with the redemption schedule. Interest is due semi-annually on May 1 and November 1 of each year until redemption or maturity. Interest rates range from 2.788% to 5.015%.	$	146,895,000
VCSA Utility Revenue Bonds		
$14,320,000 Utility Revenue Refunding Bonds, Series 2014A due in annual principal installments ranging from $1,490,000 to $1,810,000 through October 2023 in accordance with the redemption schedule. Interest is due semi-annually on April 1 and October 1 of each year until redemption or maturity. Interest rates range from 2.788% to 3.956%.		9,920,000
LSSA Utility Revenue Bonds		
$70,300,000 Utility Revenue Bonds, Series 2014B due in annual principal installments ranging from $2,255,000 to $4,955,000 through October 2036 in accordance with the redemption schedule. Interest is due semi-annually on April 1 and October 1 of each year until redemption or maturity. Interest rates range from 2.788% to 5.015%.		63,780,000
Total revenue bonds payable	$	220,595,000
Less current installment of revenue bonds payable		(12,605,000)
Revenue bonds payable less current installments	$	207,990,000

The Taxable Recreational Revenue Bonds, Series 2014 are secured by a lien and pledge of amenity fees and other revenues under the indenture which are derived by the District from the users of the recreational facilities.

The VCSA Utility Revenue Bonds are secured by a lien and pledge of the revenues under the indenture which are derived by the District from the fees and charges for water and wastewater services in the Village Center Areas (VCSA).

The LSSA Utility Revenue Bonds are secured by a lien and pledge of the revenues under the indenture which is derived by the District from the fees and charges for water and wastewater services in the Little Sumter Service Areas (LSSA).

(6) Long-term Debt (continued)

Revenue Bonds Payable (continued)

The annual requirements to amortize the principal and interest of all revenue bonds payable as of September 30, 2018, are as follows:

	Principal	Interest	Total
Fiscal year ending September 30:			
2019	12,605,000	9,818,688	22,423,688
2020	10,495,000	9,480,931	19,975,931
2021	9,780,000	9,117,270	18,897,270
2022	10,190,000	8,705,579	18,895,579
2023	10,615,000	8,276,666	18,891,666
2024-2028	48,025,000	34,921,023	82,946,023
2029-2033	62,795,000	22,182,050	84,977,050
2034-2038	56,090,000	6,228,129	62,318,129
Total	$ 220,595,000	108,730,335	329,325,335

Changes in Long-term Debt:

	Beginning balance	Additions	Reductions	Ending balance	Due within one year
Govermental activities:					
Compensated absences	$ 663,199	152,743	-	815,942	163,188
Other post-employment benefits	551,859	16,508	-	568,367	17,347
Governmental activities long-term debt	1,215,058	169,251	-	1,384,309	180,535
Business-type activities:					
Bonds payable					
RAD	155,525,000	-	(8,630,000)	146,895,000	8,830,000
VCSA Water and Sewer	11,410,000	-	(1,490,000)	9,920,000	1,520,000
LSSA Water and Sewer	65,985,000	-	(2,205,000)	63,780,000	2,255,000
Total business-type activities long-term liabilities	232,920,000	-	(12,325,000)	220,595,000	12,605,000
Total debt	$ 234,135,058	169,251	(12,325,000)	221,979,309	12,785,535

Pledged Revenues:

The District has pledged certain amenities fee and water and sewer revenue to pay the principal and interest on Recreational Revenue and Utility Revenue Bonds issued to pay for the purchase of recreational and water and sewer utility facilities from the Developer. These Recreational and Utility Revenue Bonds were outstanding on September 30, 2018, as shown below. The table below reports the revenues pledged for each debt issue, the amounts of revenue received in the current year, the current year principal and interest paid on the debt, the approximate percentage of each revenue which is pledged to meet the debt obligation, and the date through which the revenue is pledged under the debt agreement and the total pledged future revenues for each debt, which is the amount of the remaining principal and interest on the bonds as of September 30, 2018.

(6) Long-term Debt (continued)

Pledged Revenues (continued)

Description of Debt	Pledged Revenue	Revenue Received	Principal and Interest Paid	Estimated Percent Pledged	Outstanding Principal and Interest	Pledged Through
	Business type funds					
Taxable Recreational Revenue Bonds, Series 2014	Amenities Fee Revenue and Other Income of RAD Fund	$ 42,738,326	$ 15,312,980	35.83%	220,779,807	2036
Taxable Utility Revenue Bonds, Series 2014A	Water and Sewer Revenue, VCSA Fund	7,027,082	1,851,093	26.34%	11,108,404	2023
Taxable Utility Revenue Bonds, Series 2014B	Water and Sewer Revenue, LSSA Fund	11,127,154	5,155,321	46.33%	97,437,123	2036

(7) Related Parties

The District entered into interlocal agreements to provide Village Community Development District No. 1 (District No. 1), Village Community Development District No. 2 (District No. 2), Village Community Development District No. 3 (District No. 3), Village Community Development District No. 4 (District No. 4), Village Community Development District No. 5 (District No. 5), Village Community Development District No. 6 (District No. 6), Village Community Development District No. 7 (District No. 7), Village Community Development District No. 8 (District No. 8), Village Community Development District No. 9 (District No. 9), Village Community Development District No. 10 (District No. 10), Village Community Development District No. 11 (District No. 11), and Village Community Development District No. 12 (District No. 12), Sumter Landing Community Development District (Sumter Landing), North Sumter County Utility Dependent District and Brownwood Community Development District, certain management, finance, and administrative services for fees of $144,485, $156,506, $171,856, $226,112, $152,028, $157,668, $133,494, $151,390, $136,510, $143,596, $103,677, $108,909, $13,442,383, $822,469, and $301,543, respectively, for the Fiscal Year ended September 30, 2018. Upon action by their respective Boards of Supervisors, District No. 1 through District No. 11, Sumter Landing District, NSCUDD, and Brownwood may request additional services as they deem necessary for the efficient and effective management of their respective districts. Such additional services are billed to the benefiting district at the District's cost, and include items such as payroll reimbursement for board members, reimbursement for payment of the investment advisor contract, and office equipment lease and copy costs. The District also has agreements to provide Deed Compliance Services to Village Community Development District No. 1 (District No. 1), Village Community Development District No. 2 (District No. 2), Village Community Development District No. 3 (District No. 3), Village Community Development District No. 4 (District No. 4), Village Community Development District No. 5 (District No. 5), Village Community Development District No. 6 (District No. 6), Village Community Development District No. 7 (District No. 7), Village Community Development District No. 8 (District No. 8), Village Community Development District No. 9 (District No. 9), and Village Community Development District No. 10 (District No. 10). For the year ending September 30, 2018, those fees were $43,278, $39,219, $45,497, $45,822, $61,895, $63,085, $54,210, $62,761, $73,206, and $112,238, respectively.

(7) Related Parties (continued)

The District has purchased from the Developer classified advertising, building rents, management services, and repair services for $831,295. In addition, the District reimbursed the Developer $328,605 for items and services purchased or paid for by the Developer on behalf of the District.

The District purchased water, waste water, and irrigation water, paying rates approved by the Public Service Commission, from companies affiliated with the Developer for $22,365. The District paid bank fees and loan interest to a bank affiliated with the Developer in the amount of $19,929 and maintained demand deposit accounts with the same bank based on a compensating balance agreement.

Substantially all capital costs for infrastructure were acquired from the Developer or paid on contracts that were assigned to the District by the Developer using bond proceeds in either the current or previous years.

The District is governed by a five-member Board of Supervisors. As of September 30, 2018, four of the five members of the Board of Supervisors are employees of, or affiliated with, the Developer.

(8) Commitments and Contingencies

Operating Leases

The District had entered into three leases with the Developer. One is an office lease that will terminate in January 2020 and two were for office leases which will expire in Fiscal Year 2023-24. Public Safety also has two facility leases with SLAD and a water tower lease with NSU. The three Developer office leases will not encounter a CPI-based increase until the sixth year of their lease renewal. The two public safety facilities and the water tower lease have a yearly CPI-based increase. The CPI increase is not included in the amounts stated below.

The District has also entered into operating leases for office equipment such as copiers. The future minimum lease payments for these leases are as follows:

	Building Leases	Equipment Leases	Total
Year Ending September 30:			
2019	860,102	35,055	895,157
2020	806,464	31,390	837,854
2021	779,644	20,478	800,122
2022	779,644	11,317	790,961
2023	779,644	2,637	782,281
2024-2028	1,146,458	-	1,146,458
2029-2033	596,105	-	596,105
2034-2035	457,010	-	457,010
Total	$ 6,205,071	100,877	6,305,948

Hurricane Irma related expenses and revenues

In September 2017, The District sustained damage related to Hurricane Irma, in most part, with debris, trees and falling limbs. FEMA is expected to reimburse the District for storm related

(8) Commitments and Contingencies (continued)

Hurricane Irma related expenses and revenues (continued)

damage. The District has submitted all required documentation to support the loss to FEMA. The amount of expenditures to date was $581,059 and $417,837 in 2018 and 2017 respectively. No FEMA reimbursement has been received or accrued to date due to the uncertainty of a reliable estimate of approved expenditures.

(9) Risk Management

The District is exposed to various risk of loss related to torts, theft, damage and destruction of assets, errors and omissions, and natural disasters. The District generally carries insurance for these risks, however, the District retains risk for certain property coverage and for losses in excess of coverage limits. There have been no claims in excess of coverage limits for the past two years.

(10) Litigation Settlement Agreement and Amenity Authority Committee (AAC)

As part of the litigation settlement agreement between the District, The Villages of Lake Sumter, and Villages residents, an initial payment of $11,886,151 in cash was received in April 2008. In addition, a total of $28,021,000 in further payments is due each December until 2020. The Villages of Lake Sumter provided the District an annuity contract which is held as an investment valued at $13,110,449 to cover the last eight years of this settlement requirement. All five annual payments from the Developer have now been received. The payment of $3,104,200 due December 31, 2018, was the sixth of the eight annuity payments received from the annuity contract.

As part of the settlement agreement, a requirement was established to form an Amenity Authority Committee (AAC) with duties, authority and limitations to be defined in an Interlocal Agreement among the Village Center Community Development District, the Town of Lady Lake, and Village Community Development District Nos. 1, 2, 3 and 4. This Interlocal Agreement dated April 18, 2008, establishes the membership of the AAC including elected representatives from each of the six jurisdictions named above. It establishes the powers and limitations of the AAC in advising and providing direction to the Board of Supervisors of the Village Center Community Development District concerning the receipt and expenditure of amenities fees, settlement proceeds and related funds.

(11) Investment Advisory Committee (IAC)

In December 2007, the Boards of Supervisors of the Village Center Community Development District, Sumter Landing Community Development District and Village Community Development District Nos. 1-8 formed an Investment Advisory Committee, comprised of one member for each District, to provide staff guidance on the Districts' investment strategy and to report back to their respective boards the status of the Districts' investments. In January 2009, an eleventh member was added to the committee, with the consent of all ten Districts, to represent the Amenity Authority Committee of the Village Center Community Development District. In addition, representatives from North Sumter County Utility Dependent District, Brownwood Community Development District, and Village Community Development Districts No. 9 and No. 10 have been added, bringing the committee to fifteen members.

(12) Other Post Employee Benefits (OPEB) Obligations

The District follows GASB Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions, for reporting the employers' OPEB Plan liability.

Plan Description. The Other Postemployment Benefits Plan (OPEB Plan) is a single-employer defined benefit plan administered by the District. Pursuant to the provisions of Section 112.0801, Florida Statutes, employees who retire from the District are eligible to participate in the District's medical and prescription drug coverage. The District subsidizes the premium rates paid by retirees by allowing them to participate in the OPEB Plan at reduced or blended group (implicitly subsidized) premium rates for both active and retired employees. These rates provide an implicit subsidy for retirees because, on an actuarial basis, their current and future claims are expected to result in higher costs to the OPEB Plan on average than those of active employees. The District does not offer any explicit subsidies for retiree coverage. Retirees are assumed to enroll in the Federal Medicare program for their primary coverage as soon as they are eligible. The OPEB Plan does not issue a stand-alone report, and is not included in the report of a public employee retirement system or other entity.

Summary of Membership Information. The following table provides a summary of the number of participants in the plan as of the measurement date:

Retirees and Beneficiaries	0
Inactive, Non-retired Members	0
Active Plan Members	288
Total Plan Members	**288**

Changes in the Total OPEB Plan Liability. The following table shows the change in the District's OPEB Plan liability:

Description	**Amount**
Service Cost	$ 80,229
Interest on total OPEB Plan Liability	22,946
Difference between Expected and Actual Experience	(86,748)
Implicit Rate Study	81
Net Change in OPEB Plan Liability	16,508
Net OPEB Liability, Beginning Balance	551,859
Net OPEB Liability, Ending Balance	568,367
Net OPEB liability as a % of Covered Payroll	2.20%

Funded Status and Funding Progress. As of October 1, 2017, the most recent valuation date, the total OPEB Plan liability was $568,367, and assets held in trust were $0, resulting in a funded ratio of 0 percent. The covered payroll (annual payroll of active participating employees) was estimated to be $26,202,169, and the ratio of the total OPEB Plan liability to the covered payroll was 2.20 percent.

(12) Other Post Employee Benefits (OPEB) Obligations (continued)

The OPEB Plan contribution requirements of the District and OPEB Plan members are established and may be amended through action from the Board. The District has not advance-funded or established a funding methodology for the annual OPEB expense or the net OPEB Plan liability, and the OPEB Plan is financed on a pay-as-you-go basis.

Actuarial Valuation Date. For employee and retiree population purposes, October 1, 2017, was the actuarial valuation date. For development of per capita cost purposes and for valuation purposes, October 1, 2017, was used as the effective date of OPEB Plan provisions.

Actuarial Valuation Methods and Assumptions. Actuarial valuations of an ongoing OPEB Plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment and termination, mortality, and healthcare cost trends. Amounts determined regarding the funded status of the OPEB Plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

The Individual Entry Age Normal Cost Method with an increasing normal cost pattern consistent with the salary increase assumptions used in the October 1, 2017 actuarial valuation of the Village Center Community Development District (VCCDD) Medical Plan was used in the OPEB Plan liability calculation.

Demographic assumptions employed in the actuarial valuation were the same as those employed in the October 1, 2017, actuarial valuation of the VCCDD Medical Plan. These demographic assumptions were developed by VCCDD from an Actuarial Experience Study, and therefore are appropriate for use in the OPEB Plan Actuarial Valuation. These include assumed rates of future termination, mortality, disability, and retirement. In addition, salary increase assumptions (for development of the pattern of the normal cost increases) were the same as those used in the October 1, 2017, actuarial valuation of the VCCDD Medical Plan.

The 2017 Pension Protection Act mortality tables were used in the October 1, 2017 actuarial valuation. They are based on the results of a statewide experience study covering the period 2006 through 2014.

The total OPEB Plan liability actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	**2.50%**
Salary Increases	**2.50%**

Healthcare cost trend rates were estimated with trend starting at 9.00% and gradually decreasing to an ultimate trend rate of 4.5%.

Administrative expenses are included in the claims rates.

(12) Other Post Employee Benefits (OPEB) Obligations (continued)

Discount Rate. There are no invested plan assets held in trust to finance the OPEB Plan liability. The discount rate used equals the tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA rating as of the measurement date. For the purpose of the OPEB Plan valuation, the municipal bond rate was 4.24% (based on the daily rate closest to but not later than the measurement date of the "Fidelity General Obligation AA Index"). The discount rate was 3.63% as of the beginning of the measurement period.

The District's annual OPEB expense, net of current recognized deferred amounts totaled $94,753 for the fiscal year ended September 30, 2018. At October 1, 2017, the District reported deferred inflows of resources related to the OPEB Plan liability from the following source:

Description	Deferred Inflows of Resources
Change of Assumptions	**78,326**

The deferred inflows of resources related to OPEB totaling $86,748 arising from differences between expected and actual experiences, will be recognized in health insurance expense ratably over 10.3 years beginning in the year ending September 30, 2018 and subsequently as follows:

Fiscal Year Ending September 30,	Amortization
2019	**8,422**
2020	**8,422**
2021	**8,422**
2022	**8,422**
2023	**8,422**
Therefter	**36,216**
	$ 78,326

Sensitivity of the District's Total OPEB Plan Liability to Changes in the Discount Rate. The following presents the District's OPEB Plan liability calculated using the discount rate of 4.24 percent, as well as what the OPEB Plan liability would be if it were calculated using a discount rate that is 1-percentage-point lower (3.24 percent) or 1-percentage-point higher (5.24 percent) than the current rate:

	1% Decrease in Discount Rate (3.24%)	Current Discount Rate (4.24%)	1% Increase in Discount Rate (5.24%)
OPEB Plan Liability	**$ 718,645**	**$ 568,367**	**$ 453,814**

(12) Other Post Employee Benefits (OPEB) Obligations (continued)

Sensitivity of the District's Total OPEB Plan Liability to the Healthcare Cost Trend Rate Assumption. The following presents the District's OPEB Plan liability calculated using the assumed healthcare cost trend rates as well as what the OPEB Plan's total liability would be if it were calculated using a trend rate that is one percent lower or one percent higher:

	1% Decrease	Current Healthcare Medical Trend Rate Assumption	1% Increase
Entry Age Normal Total OPEB Liability	**$ 443,097**	**$ 568,367**	**$ 738,881**

Schedule of Other Postemployment Benefit (OPEB) Plan Liability and Schedule of Change in OPEB Plan Liability

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB statement No. 75 to pay related benefits.

Changes in assumptions and other inputs include the change in the discount rate from 3.63 percent as of the beginning of the measurement period to 4.24 percent as of the end of the measurement period. This change is reflected in the Schedule of Changes in Total OPEB Plan Liability.

Village Center Community Development District	
Required Supplementary Information	
Schedule of Changes in Net Other Postemployment Benefit (OPEB) Plan Liability and Related Ratios	
Last 10 Fiscal Years*	
	2018
Service Cost	$ 80,229
Interest on Total OPEB Plan Liability	22,946
Difference between Expected and Actual Experience	(86,748)
Implicit Rate Study	81
Net Change in Total OPEB Plan Liability	16,508
Total OPEB Plan Liability, Beginning	551,859
Total OPEB Plan Liability, Ending	$ 568,367
Total OPEB Plan Liability	$ 568,367
Covered- Employee Payroll	$ 26,202,169
Total OPEB Plan Liability as a Percentage of Covered-Employee Payroll	2.2%

* The amounts presented for each fiscal year were determined as of October 1. The District implemented GASB Statement No. 75 for the fiscal year ended September 30, 2018. As a result, this schedule will present 10 years information as available.

Purvis Gray & Company

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Supervisors
Village Center Community Development District
The Villages, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of Village Center Community Development District (the District) as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated January 30, 2019.

Internal Control over Financial Reporting
In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected, and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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Board of Supervisors
Village Center Community Development District
The Villages, Florida

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*
(Concluded)

Compliance and Other Matters
As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report
The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Purvis, Gray and Company, LLP

January 30, 2019
Ocala, Florida

Purvis Gray & Company

MANAGEMENT LETTER

Board of Supervisors
Village Center Community Development District
The Villages, Florida

Report on the Financial Statements
We have audited the financial statements of Village Center Community Development District (the District) as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated January 30, 2019.

Auditors' Responsibility
We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, *Rules of the Florida Auditor General*.

Other Reporting Requirements
We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountants' Report on an examination conducted in accordance with AICPA *Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports, which are dated January 30, 2019, should be considered in conjunction with this management letter.

Prior Audit Findings
Section 10.554(1)(i)1., *Rules of the Auditor General,* requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. All prior audit findings have been addressed.

Official Title and Legal Authority
Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government be disclosed in this management letter, unless disclosed in the notes to the financial statements (see Note 1 of the District's September 30, 2018, basic financial statements for this information).

Financial Condition and Management
Sections 10.554(1)(i)5.a. and 10.556 (7), *Rules of the Auditor General*, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

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Board of Supervisors
Village Center Community Development District
The Villages, Florida

MANAGEMENT LETTER
(Concluded)

Financial Condition and Management *(Concluded)*
Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires that we communicate any recommendations to improve financial management. There are no current year recommendations.

Additional Matters
Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter
Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, and the Board of Supervisors and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

We wish to take this opportunity to thank you and your staff for the cooperation and courtesies extended to us during the course of our audit. Please let us know if you have any questions or comments concerning this letter, our accompanying reports, or other matters.

Purvis, Gray and Company, LLP

January 30, 2019
Ocala, Florida

Purvis Gray & Company

INDEPENDENT ACCOUNTANTS' REPORT ON COMPLIANCE WITH FLORIDA STATUTE SECTION 218.415 - INVESTMENT OF PUBLIC FUNDS

Board of Supervisors
Village Center Community Development District
The Villages, Florida

We have examined Village Center Community Development District's (the District) compliance with Section 218.415, Florida Statutes, with regards to the District's investments during the fiscal year ended September 30, 2018. District management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements during the fiscal year ended September 30, 2018.

This report is intended solely for the information and use of the Florida Auditor General, the Board of Supervisors of the District, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis, Gray and Company, LLP

January 30, 2019
Ocala, Florida

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January 30, 2019

Board of Supervisors
Village Center Community Development District
The Villages, FL 32162

RE: Management Response Letter

Dear Supervisors:

Attached is the completed audit for Fiscal Year 2017 – 2018 for the Village Center Community Development District. We are proud to report that this audit has an unmodified opinion.

There are no internal control deficiencies, material weaknesses, or compliance issues identified and reported. No prior year comments were identified, as all have been corrected in previous years, and no new comments have been identified in the current audit report.

Your District staff has worked hard to assure you, as supervisors, that the management of the District's funds is conducted professionally, consistent with generally accepted accounting principles, and governing Florida Statutes.

We believe that Village Center Community Development District continues to set an example for the appropriate management of Community Development Districts as conceived in Chapter 190, Florida Statutes. We would particularly like to commend the staff of the Villages District Finance Department for their diligent efforts in recording and maintaining the financial records of the District.

We would be happy to entertain any questions members of the Board of Supervisors may have on the audit report or the management of District resources.

Sincerely,

Anne Hochsprung
Finance Director

Richard J. Baier
District Manager

Village Center Community Development District
984 Old Mill Run, The Villages, FL 32162
Business Telephone (352) 753-0421 Business Fax (352) 751-3901

Financial Statements for Sumter Landing Community Development District



SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Basic Financial Statements

September 30, 2018

(With Independent Auditors' Report Thereon)

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

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ON THE COVER

The cover photograph was submitted by
Lisa Babbitt, Customer & Administrative Support Representative
in the District Customer Service Center.

Purvis Gray & Company

INDEPENDENT AUDITORS' REPORT

Board of Supervisors
Sumter Landing Community Development District
The Villages, Florida

Report on the Financial Statements
We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of Sumter Landing Community Development District (the District) as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements
Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility
Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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MEMBER OF AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS PRIVATE COMPANIES AND S.E.C. PRACTICE SECTIONS

INDEPENDENT AUDITORS' REPORT
(Concluded)

Opinions
In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of the District, as of September 30, 2018, and the respective changes in financial position and, where applicable, cash flows thereof, and the respective budgetary comparison of the Lake Sumter Landing and Project Wide Special Revenue Funds for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information
Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, as listed in the accompanying table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*
In accordance with *Government Auditing Standards*, we have also issued our report dated January 30, 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Purvis, Gray and Company, LLP

January 30, 2019
Ocala, Florida

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Management's Discussion and Analysis
September 30, 2018

The Sumter Landing Community Development District (the District) management's discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the District's financial activities and (c) identify changes in the District's financial position and its ability to address the next and subsequent year challenges.

Financial Highlights

Entity-Wide Level

- The assets of the District exceeded its liabilities as of September 30, 2018, by $69,100,685 (net position), an increase of $5,263,959. Of the total net position, $58,399,735 of unrestricted net position exists that can be used at the discretion of the Board of Supervisors.
- The District's total net position increased by $5,263,959 during the Fiscal Year. This increase in net position resulted from a decrease of $928,457 in net position in the governmental funds, while there was a $6,192,416 increase in the proprietary funds. The proprietary fund increase was $5,911,488 in the Sumter Landing Amenities Division (SLAD) Fund and an increase of $280,928 in the three fitness centers.
- The District's long-term debt decreased during the year due to annual payments of $8,435,000 on the issued bonds, bringing the ending balance of the bonds to $397,095,000 on September 30, 2018.

Fund Level

- At the close of the Fiscal Year, the District's governmental funds reported combined fund balances of $9,016,107, a net decrease of $302,712, compared to the prior year. Of the total, $5,399,403 is *unassigned fund balance*, available for use by the District on a discretionary basis. Capitalized assets and their associated depreciation are not recorded in the fund based financial statements due to the near-term focus of governmental revenue and expenditure flows.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to basic financial statements.

Government-wide Financial Statements. The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business. The **Statement of Net Position** presents information on all of the District's assets and deferred outflows compared to liabilities and deferred inflows, with the difference between the two reported as *net position.* Over time, increases and decreases in net position may serve as a useful indicator of whether the financial position of the Sumter Landing Community Development District is improving or deteriorating.

The **Statement of Activities** presents information showing how the government's net position changed during the most recent Fiscal Year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected assessments).

Both of the government-wide financial statements distinguish functions of the District that are principally supported by assessments and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the District include general government and physical environment

services. The business-type activities of the District include the Sumter Landing Amenities Division (SLAD) and the Sumter Landing Fitness Fund which provide general governmental, debt service, and culture and recreation services. The District has no component units, as all functions are performed by the primary government.

The government-wide financial statements are provided on pages 9-10 of this report.

The Fund Financial Statements, which report by individual fund, begin on page 11. Traditional users of governmental financial statements will find the fund financial statements presentation more familiar. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Sumter Landing Community Development District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Lake Sumter Landing and the Project Wide Special Revenue Funds are the two governmental funds of the District. The Sumter Landing Amenities Division (SLAD) Fund is the main operating fund and with the Sumter Landing Fitness Fund comprises the only two proprietary funds in the District. The fund financial statements present information in more detail than the government-wide financial statements. Governmental Accounting Standards Board (GASB) Statement No. 34 provides the authoritative guidance on the governmental financial reporting model.

Governmental funds. *Governmental funds* are used to account for essentially the same functions as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources,* as well as on *balances of spendable resources* available at the end of the Fiscal Year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The District maintains two continuing governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balance for the Lake Sumter Landing and the Project Wide Special Revenue funds, both of which are considered to be major funds.

The District adopts an annual budget for both major governmental funds. Budgetary comparison statements for both funds can be found on pages 15-16 of this report.

Proprietary funds. The District maintains two proprietary funds, the Sumter Landing Amenities Division (SLAD) Enterprise Fund and the Sumter Landing Fitness Enterprise Fund. Enterprise funds, a category of proprietary funds, are included as *business-type activities* in the government-wide financial statements. Proprietary funds statements provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the SLAD and Fitness funds, which are both considered to be major funds of the Sumter Landing Community Development District. The basic proprietary fund financial statements can be found on pages 17-19 of this report.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found beginning on page 20 of this report.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets exceeded liabilities and deferred inflows by $69.101 million as of September 30, 2018, representing an increase of $5.264 million from the net position of approximately $63.837 million as of September 30, 2017. The increase in net position for September 30, 2018, is due to the significant increase in the fund balance of the two proprietary funds, the SLAD Fund and the Fitness Fund, offset by depreciation related reductions in the balances of the governmental funds.

The District's net position is categorized as follows as of September 30, 2018:

Net investment in capital assets. This $1.715 million portion of the District's net position (2.48%) reflects its investment in capital assets (e.g., land, buildings, machinery and equipment) less any related debt used to acquire those assets that are still outstanding. The District uses these capital assets to provide services to its residents; consequently, these assets are not available for future spending. Although the District's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves will not be used to liquidate these liabilities.

Restricted for debt service. An additional $7.736 million portion of the District's net position (11.20%) represents resources that are subject to external restrictions on how they may be used. The District's restricted net position is restricted for the purpose of meeting its debt service obligations.

Restricted for renewal and replacement. A total of $1.249 million of the District's net position (1.81%) is restricted by the bond indenture for use in the renewal and replacement of capital assets in the SLAD Fund.

Unrestricted net position. The remaining $58.400 million balance of the District's net position (84.51%) may be used to meet the District's ongoing obligations to residents and creditors.

Table 1 on the following page reflects the summary statement of net position for the current and prior years.

Table 1
Summary Statement of Net Position

	Governmental Activities		Business-type Activities		Total	
	September 30,		September 30,		September 30,	
	2018	2017	2018	2017	2018	2017
Assets:						
Current and other assets	$ 9,546,943	10,514,544	71,629,926	63,318,568	81,176,869	73,833,112
Capital assets, net of accumulated depreciation	33,419,554	34,045,299	212,290,860	219,367,751	245,710,414	253,413,050
Intangible assets, net of accumulated amortization	-	-	152,149,053	157,348,878	152,149,053	157,348,878
Total assets	42,966,497	44,559,843	436,069,839	440,035,197	479,036,336	484,595,040
Deferred outflows of resources:						
Deferred charges on refunding	-	-	950,858	998,401	950,858	998,401
Liabilities:						
Current and other liabilities	530,836	1,195,725	13,260,673	15,030,990	13,791,509	16,226,715
Long-term debt:						
Due within one year	-	-	7,500,000	8,435,000	7,500,000	8,435,000
Due in more than one year	-	-	389,595,000	397,095,000	389,595,000	397,095,000
Total liabilities	530,836	1,195,725	410,355,673	420,560,990	410,886,509	421,756,715
Net position (deficit)						
Net investment in capital assets	33,419,554	34,045,299	(31,704,229)	(27,814,970)	1,715,325	6,230,329
Restricted for debt service	-	-	7,736,348	8,531,191	7,736,348	8,531,191
Restricted for renewal and replacement	-	-	1,249,277	1,227,408	1,249,277	1,227,408
Unrestricted	9,016,107	9,318,819	49,383,628	38,528,979	58,399,735	47,847,798
Total net position	$ 42,435,661	43,364,118	26,665,024	20,472,608	69,100,685	63,836,726

Governmental Activities

Governmental activities decreased the District's net position by $928,457 during the year ended September 30, 2018.

Business-type Activities

Business-type activities increased the District's net position by $6,192,416 during the year ended September 30, 2018. The increase reflects the increase in net position of the Sumter Landing Fitness Enterprise Fund and the continued improved operations of the Sumter Landing Amenities Division Fund. Included in the increase for the Sumter Landing Amenities Division Fund was the operating income due to the purchase of the recreation facilities and amenity fees south of highway 466 and north of highway 44. The District's business-type activities consist of recreation, fitness and security services provided to District residents.

Table 2 below reflects the summary statement of activities for the current and prior years.

Table 2
Changes in Net Position

	Governmental Activities		Business-type Activities		Total	
	September 30,		September 30,		September 30,	
	2018	2017	2018	2017	2018	2017
Operating revenues:						
General government	$ 197,394	68,679	67,164,677	55,904,353	67,362,071	55,973,032
Special assessments	12,888,847	11,936,342	-	-	12,888,847	11,936,342
Public safety	-	-	3,712,987	4,269,541	3,712,987	4,269,541
Culture/recreation	-	-	1,082,327	1,133,199	1,082,327	1,133,199
General revenues:						
Interest and other earnings	204,310	220,698	970,016	646,146	1,174,326	866,844
Total revenues	13,290,551	12,225,719	72,930,007	61,953,239	86,220,558	74,178,958
Expenses:						
General government services	-	-	21,112,839	21,378,414	21,112,839	21,378,414
Public safety	-	-	3,952,768	3,840,405	3,952,768	3,840,405
Physical environment	13,061,100	11,413,146	11,964,881	9,498,357	25,025,981	20,911,503
Culture/recreation	-	-	17,336,720	14,463,133	17,336,720	14,463,133
Depreciation (unallocated)	1,157,908	1,149,230	7,170,558	6,639,300	8,328,466	7,788,530
Amortization expense	-	-	5,199,825	2,849,062	5,199,825	2,849,062
Total expenses	14,219,008	12,562,376	66,737,591	58,668,671	80,956,599	71,231,047
Changes in net position	$ (928,457)	(336,657)	6,192,416	3,284,568	5,263,959	2,947,911

Budgetary Highlights

During the year, there were no changes to the revenue budget for Lake Sumter Landing Fund; however, there was an increase in the expenditure budget of $147,944 in the capital outlay line item. There was an increase in the Project Wide revenue budget of $99,181 in the miscellaneous revenue line item, as well as an increase in the expenditure budget of $370,622 in the repairs and maintenance/landscape line item ($324,243) and the capital outlay line item ($46,379).

Capital Asset and Debt Administration

Capital Assets

The District's capital assets as of September 30, 2018, and September 30, 2017, amounted to $245,710,414 and $253,413,050, respectively. This is net of accumulated depreciation and includes land, buildings, improvements other than buildings, furniture and equipment, and construction in progress. Additional information regarding the District's capital assets can be found in Note 3 of the Notes to Basic Financial Statements.

Long-term Debt

As of September 30, 2018, and September 30, 2017, the District had long-term debt outstanding of $397,095,000 and $405,530,000, respectively. The majority of the debt as of September 30, 2018, consists of Recreational Revenue Refunding Bonds issued during Fiscal Year 2015-2016 and Recreation Revenue Bonds issued in 2016-2017 in the total amount of $345,035,000. This debt is secured by a lien and pledge of revenues under the indentures which are derived by the District from the users of the recreational facilities. Additional information regarding the District's long-term debt can be found in Note 5 of the Notes to Basic Financial Statements.

Economic Factors and Next Year's Budgets and Rates

- The unemployment rate in Sumter County where the District is located was 4.3 percent in September 2018 which is a decrease from a rate of 4.7 percent a year ago. The State's average unemployment rate is 3.5 percent and is below the national average rate of 3.7 percent.

- Inflationary trends in the area are comparable to national indices. The national Consumer Price Index (CPI) annual change for all urban consumers changed from 2.23 percent in September 2017 to 2.28 percent in September 2018.

These factors were considered in preparing the District's budget for the 2018-2019 Fiscal Year. The Lake Sumter Landing Special Revenue Fund is projecting a slight increase in revenue of $2,785 and an expenditure decrease of $100,495 in Fiscal Year 2018-2019 compared to the amended budget in Fiscal Year 2017-2018. The majority of the expenditure decrease is in capital outlay, offset by minor increases and decreases in various line items.

The Project Wide Special Revenue Fund is projecting a revenue increase of $1,195,643 largely due to the expected full year participation of District 12 in the Project Wide Fund. An expenditure increase of $939,704 is also projected. The expenditure increase is mainly in the repairs and maintenance services line item with an increase of $710,021, offset by minor increases and decreases in other line items.

The Sumter Landing Amenities Division Fund sees a Fiscal Year 2018-2019 increase in revenues budgeted of $5,063,448 with expenditure increases of $2,761,733. The increase in revenues is primarily due to an increase in amenity fees of $4,197,804, due to the increased service area from the 2017-2018 purchase of amenities south of highway 466, offset by minor increases and decreases in various line items. The increase in the expenditure budget is primarily due to increases in the repairs and maintenance services areas of $1,609,505, offset by minor increases and decreases in various line items.

The Fitness Enterprise Fund sees a Fiscal Year 2018-2019 revenue decrease of $51,100 and a projected expenditure increase of $360,951. Most of the expenditure increase is an increase of $284,767 operating supplies, offset by other minor line item changes. Most of the revenue increase results from an expected decrease in fitness fee revenue, particularly in the Fenney fitness line item.

Requests for Information

The District's financial statements are designed to present users (residents, customers, investors and creditors) with a general overview of the District's finances and to demonstrate the District's accountability. If you have any questions about the report or need additional financial information, contact the Village Community Development Districts, Finance Department at 984 Old Mill Run, The Villages, FL 32162; Telephone (352) 753-0421.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Statement of Net Position

September 30, 2018

	Governmental Activities	Business-type Activities	Total
Assets			
Cash and cash equivalents	$ 2,233,092	$ 51,315,058	$ 53,548,150
Investments	6,553,854	12,093,475	18,647,329
Accounts receivable (net)	133,016	7,139,433	7,272,449
Due from other governments	626,995	1,057,570	1,684,565
Prepaids	-	4,707	4,707
Internal balances	(14)	14	-
Capital assets:			
Non depreciable assets	3,709,658	13,139,728	16,849,386
Depreciable assets (net of depreciation)	29,709,896	199,151,132	228,861,028
Intangible assets (net of accumulated amortization)	-	152,149,053	152,149,053
Total assets	42,966,497	436,050,170	479,016,667
Deferred outflows of resources			
Deferred charges on refunding	-	950,858	950,858
Total assets and deferred outflows of resources	42,966,497	437,001,028	479,967,525
Liabilities			
Accounts payable	507,190	1,035,499	1,542,689
Accrued expenses	23,646	16,505	40,151
Accrued interest payable	-	8,010,474	8,010,474
Unearned revenue	-	3,758,775	3,758,775
Due to other governments	-	377,224	377,224
Due to developer for amenity fees	-	42,527	42,527
Long-term debt:			
Due within one year	-	7,500,000	7,500,000
Due in more than one year	-	389,595,000	389,595,000
Total liabilities	530,836	410,336,004	410,866,840
Net Position			
Net investment in capital assets	33,419,554	(31,704,229)	1,715,325
Restricted for:			
Debt service	-	7,736,348	7,736,348
Renewal and replacement	-	1,249,277	1,249,277
Unrestricted	9,016,107	49,383,628	58,399,735
Total net position	$ 42,435,661	$ 26,665,024	$ 69,100,685

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Statement of Activities

Year Ended September 30, 2018

Functions/Programs	Expenses	Program revenues: Charges for services	Program revenues: Operating grants and contributions	Program revenues: Capital grants and contributions	Net (expense) revenue and changes in net assets: Governmental activities	Net (expense) revenue and changes in net assets: Business-type activities	Net (expense) revenue and changes in net assets: Total
Governmental activities:							
Physical environment	$ 13,061,100	12,888,847	197,394	-	25,141	-	25,141
Depreciation (unallocated)	1,157,908	-	-	-	(1,157,908)	-	(1,157,908)
Total governmental activities	14,219,008	12,888,847	197,394	-	(1,132,767)	-	(1,132,767)
Business-type activities:							
General government services	26,312,664	67,164,677	-	-	-	40,852,013	40,852,013
Public safety	3,952,768	3,712,987	-	-	-	(239,781)	(239,781)
Physical environment	11,964,881	-	-	-	-	(11,964,881)	(11,964,881)
Culture/recreation	17,336,720	1,082,327	-	-	-	(16,254,393)	(16,254,393)
Depreciation (unallocated)	7,170,558	-	-	-	-	(7,170,558)	(7,170,558)
Total business-type activities	66,737,591	71,959,991	-	-	-	5,222,400	5,222,400
Total primary government	$ 80,956,599	84,848,838	197,394	-	(1,132,767)	5,222,400	4,089,633
General revenues:							
Investment earnings					204,310	970,016	1,174,326
Total general revenues					204,310	970,016	1,174,326
Change in net position					(928,457)	6,192,416	5,263,959
Net position – beginning					43,364,118	20,472,608	63,836,726
Net position – ending					$ 42,435,661	26,665,024	69,100,685

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
LAKE SUMTER LANDING & PROJECT WIDE

Balance Sheet – Governmental Funds

September 30, 2018

		Lake Sumter Landing	Project Wide	Total
Assets:				
Cash and cash equivalents	$	338,229	1,894,863	2,233,092
Investments		1,800,240	4,753,614	6,553,854
Accounts receivable (net)		1,706	131,310	133,016
Due from other governments		-	626,995	626,995
Total assets		2,140,175	7,406,782	9,546,957
Liabilities:				
Accounts payable		80,895	426,295	507,190
Due to other funds		14	-	14
Due to other governments		-	11,252	11,252
Other current liabilities		12,394	-	12,394
Total liabilities		93,303	437,547	530,850
Fund balances:				
Committed for renewal & replacement		1,444,088	2,172,616	3,616,704
Unassigned		602,784	4,796,619	5,399,403
Total fund balances		2,046,872	6,969,235	9,016,107
Total liabilities and fund balances	$	2,140,175	7,406,782	9,546,957

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
LAKE SUMTER LANDING & PROJECT WIDE
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position
September 30, 2018

Total fund balances, governmental funds		$ 9,016,107
Total net position reported for governmental activities in the statement of net position is different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds:		
Capital assets	$ 48,502,050	
Less accumulated depreciation	(15,082,496)	33,419,554
Net position of governmental activities		$ 42,435,661

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
GOVERNMENTAL FUNDS
Statement of Revenues, Expenditures and Changes in
Fund Balances – Governmental Funds
Year Ended September 30, 2018

	Lake Sumter Landing	Project Wide	Total
Revenues:			
Special assessments	$ 1,550,185	-	1,550,185
Intergovernmental revenue	-	11,319,016	11,319,016
Other revenue	18,921	178,473	197,394
Investment earnings	46,572	157,738	204,310
Rents and leases	19,646	-	19,646
Total revenues	1,635,324	11,655,227	13,290,551
Expenditures:			
Current			
Physical environment	1,488,218	11,572,882	13,061,100
Capital outlay	137,226	394,937	532,163
Total expenditures	1,625,444	11,967,819	13,593,263
Net change in fund balances	9,880	(312,592)	(302,712)
Fund balances, at beginning of year	2,036,992	7,281,827	9,318,819
Fund balances, at end of year	$ 2,046,872	6,969,235	9,016,107

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
GOVERNMENTAL FUNDS
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds to the Statement of Activities
Year Ended September 30, 2018

Net change in fund balances – total governmental funds		$ (302,712)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is capitalized and allocated over their estimated useful lives as depreciation expense. This is the amount of capital outlay less depreciation expense in the fiscal year.		
Capital outlay	$ 532,163	
Depreciation expense	(1,157,908)	(625,745)
Change in net position of governmental activities		$ (928,457)

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
LAKE SUMTER LANDING SPECIAL REVENUE FUND
Statement of Revenues, Expenditures and Changes in
Fund Balances – Budget and Actual
Year Ended September 30, 2018

	Budgeted Amounts		Actual	Variance with
	Original	Final	amounts	final budget
Revenues:				
Special assessments	$ 1,550,185	# 1,550,185	1,550,185	-
Miscellaneous revenue	12,000	12,000	18,921	6,921
Rentals and leases	18,846	18,846	19,646	800
Investment earnings	1,515	1,515	46,572	45,057
Total revenues	1,582,546	1,582,546	1,635,324	52,778
Expenditures:				
Management fees and professional services	161,216	161,216	153,436	7,780
Other contractual services	313,040	313,040	205,103	107,937
Utility service	242,024	242,024	207,198	34,826
Rentals and leases	1,200	1,200	1,790	(590)
Repairs and maintenance	887,430	882,768	807,567	75,201
Other current charges	110,381	110,381	105,498	4,883
Operating supplies	14,200	14,200	7,626	6,574
Capital outlay	40,303	192,909	137,226	55,683
Total expenditures	1,769,794	1,917,738	1,625,444	292,294
Excess of revenues over expenditures	(187,248)	(335,192)	9,880	345,072
Other financing sources:				
Transfer in (out)	(48,273)	(48,273)	-	48,273
Total other financing sources	(48,273)	(48,273)	-	48,273
Net change in fund balance	(235,521)	(383,465)	9,880	393,345
Fund balances, at beginning of year	2,036,992	2,036,992	2,036,992	-
Fund balances, at end of year	$ 1,801,471	1,653,527	2,046,872	393,345

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
PROJECT WIDE FUND
Statement of Revenues, Expenditures and Changes in
Fund Balances – Budget and Actual
Year Ended September 30, 2018

	Budgeted Amounts		Actual	Variance with
	Original	Final	amounts	final budget
Revenues:				
Transportation	$ 355,436	355,436	355,565	129
Shared revenues from other local governments	10,963,451	10,963,451	10,963,451	-
Miscellaneous revenue	6,958	106,139	178,473	72,334
Investment earnings	12,425	12,425	157,738	145,313
Total revenues	11,338,270	11,437,451	11,655,227	217,647
Expenditures:				
Professional services	926,495	926,495	812,227	114,268
Other contractual services	16,482	16,482	56,438	(39,956)
Utility services	1,158,894	1,158,894	1,120,651	38,243
Rents & leases	1,000	1,000	-	1,000
Repairs and maintenance/landscape	9,369,115	9,693,358	9,568,420	124,938
Printing & binding	500	500	387	113
Operating supplies	6,300	6,300	14,760	(8,460)
Capital outlay	342,624	389,003	394,936	(5,933)
Total expenditures	11,821,410	12,192,032	11,967,819	224,213
Excess of revenues over expenditures	(483,140)	(754,581)	(312,592)	441,860
Fund balances, at beginning of year	7,281,827	7,281,827	7,281,827	-
Fund balances, at end of year	$ 6,798,687	6,527,246	6,969,235	441,860

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Proprietary Funds

Statement of Net Position

September 30, 2018

	Sumter Landing Amenities Division (SLAD)	Sumter Landing Fitness Fund	Total
Assets			
Current assets:			
Cash and cash equivalents	$ 32,492,479	1,826,480	34,318,959
Restricted cash and cash equivalents	15,746,761	-	15,746,761
Investments	9,981,230	2,112,245	12,093,475
Accounts receivable (net)	7,095,889	5,235	7,101,124
Due from other funds	17,262	2,421	19,683
Due from other governments	1,057,570	-	1,057,570
Accrued interest receivable	38,309	-	38,309
Prepaid expenses	4,707	-	4,707
Total current assets	66,434,207	3,946,381	70,380,588
Non-current assets:			
Restricted cash and cash equivalents	1,249,338	-	1,249,338
Capital assets:			
Land	13,139,728	-	13,139,728
Buildings and structures	218,607,479	10,547	218,618,026
Infrastructure	3,416,095	-	3,416,095
Machinery and equipment	427,661	15,754	443,415
Less accumulated depreciation	(23,311,461)	(14,943)	(23,326,404)
Intangible assets (net of accumulated amortization)	152,149,053	-	152,149,053
Total non-current assets	365,677,893	11,358	365,689,251
Total assets	432,112,100	3,957,739	436,069,839
Deferred outflow of resources:			
Deferred amount on debt refunding	950,858	-	950,858
Total assets and deferred outflows	433,062,958	3,957,739	437,020,697
Liabilities			
Current liabilities:			
Accounts payable	1,001,129	34,370	1,035,499
Accrued expenses	16,505	-	16,505
Accrued interest payable	8,010,474	-	8,010,474
Unearned revenue	3,633,765	125,010	3,758,775
Due to other funds	2,421	17,248	19,669
Due to other governments	377,224	-	377,224
Due to developer for amenity fees	42,527	-	42,527
Current installments of revenue bonds payable	7,500,000	-	7,500,000
Total current liabilities	20,584,045	176,628	20,760,673
Non-current liabilities:			
Revenue bonds payable, net	389,595,000	-	389,595,000
Total non-current liabilities	389,595,000	-	389,595,000
Total liabilities	410,179,045	176,628	410,355,673
Net position			
Net investment in capital assets	(31,715,587)	11,358	(31,704,229)
Restricted for debt service	7,736,348	-	7,736,348
Restricted for renewal and replacement	1,249,277	-	1,249,277
Unrestricted	45,613,875	3,769,753	49,383,628
Total net position	$ 22,883,913	3,781,111	26,665,024

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Proprietary Funds

Statement of Revenues, Expenses and Changes in Fund Net Position

Year Ended September 30, 2018

	Sumter Landing Amenities Division (SLAD)	Sumter Landing Fitness Fund	Total
Operating revenues:			
Charges for services			
Amenity fees	$ 67,164,677	-	67,164,677
Membership fees	-	834,735	834,735
Golf and recreation management fees	247,592	-	247,592
Other fees	3,712,059	928	3,712,987
Total operating revenues	71,124,328	835,663	71,959,991
Operating expenses:			
General government services	5,044,358	-	5,044,358
Public safety	3,952,768	-	3,952,768
Physical environment	11,964,881	-	11,964,881
Culture/recreation	16,707,613	629,107	17,336,720
Depreciation Expense	7,166,535	4,023	7,170,558
Amortization expense	5,199,825	-	5,199,825
Total operating expenses	50,035,980	633,130	50,669,110
Operating income	21,088,348	202,533	21,290,881
Non-operating revenue (expenses):			
Investment earnings	891,621	78,395	970,016
Interest expense	(16,068,481)	-	(16,068,481)
Total non-operating revenue (expenses)	(15,176,860)	78,395	(15,098,465)
Change in net position	5,911,488	280,928	6,192,416
Total net position, beginning	16,972,425	3,500,183	20,472,608
Total net position, ending	$ 22,883,913	3,781,111	26,665,024

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Proprietary Funds

Statement of Cash Flows

For The Fiscal Year Ended September 30, 2018

	Sumter Landing Amenities Division (SLAD)	Sumter Landing Fitness Fund	Total
Cash flows from operating activities:			
Receipts from customers	$ 72,917,369	827,325	73,744,694
Payments to suppliers/professional fees	(39,758,698)	(636,474)	(40,395,172)
Net cash provided by operating activities	$ 33,158,671	190,851	33,349,522
Cash flows from capital and related financing activities:			
Principal payments on capital debt	(8,435,000)	-	(8,435,000)
Interest paid	(16,084,255)	-	(16,084,255)
Acquisition of capital assets	(88,171)	(5,496)	(93,667)
Net cash used in capital and related financing activities	(24,607,426)	(5,496)	(24,612,922)
Cash flows from investing activities:			
Purchases of investments	(213,903)	(48,947)	(262,850)
Interest earned on investments	871,393	78,395	949,788
Net cash provided by investing activities	657,490	29,448	686,938
Net increase (decrease) in cash and cash equivalents	9,208,735	214,803	9,423,538
Cash and cash equivalents, beginning of year	40,279,843	1,611,677	41,891,520
Cash and cash equivalents, end of year	$ 49,488,578	1,826,480	51,315,058
Reconciliation of cash and cash equivalents per statement of cash flows to the statement of net position:			
Unrestricted cash and cash equivalents	$ 32,492,479	1,826,480	34,318,959
Restricted cash and cash equivalents-current	15,746,761	-	15,746,761
Restricted cash and cash equivalents-non-current	1,249,338	-	1,249,338
Cash and cash equivalents	$ 49,488,578	1,826,480	51,315,058
Reconciliation of operating income to net cash provided (used) in operating activities:			
Operating income	$ 21,088,348	202,533	21,290,881
Adjustments to reconcile operating income to net cash provided (used) by operating activities:			
Depreciation	7,166,535	4,023	7,170,558
Amortization	5,199,825	-	5,199,825
Change in assets and liabilities:			
(Increase) Decrease in:			
Accounts Receivable	1,619,075	(707)	1,618,368
Prepaid expenses	(870)	-	(870)
Due from other funds	34,466	(1,855)	32,611
Due from other governments	(209,156)	-	(209,156)
Increase (Decrease) in:			
Accounts payable and accrued liabilities	178,204	21,355	199,559
Unearned revenue	140,370	(5,776)	134,594
Due to developer	(1,974,780)	-	(1,974,780)
Due to other funds	2,421	(28,447)	(26,026)
Due to other governments	(85,767)	(275)	(86,042)
Net cash provided by operating activities	$ 33,158,671	190,851	33,349,522

See accompanying notes to basic financial statements.

(1) Summary of Significant Accounting Policies

(a) Reporting Entity

Sumter Landing Community Development District (the District) was established in 2002 to manage and finance basic services for a development district located in The Villages, Florida. The District was created by Sumter County Commission Ordinance No. 02-06 pursuant to the provisions of Chapter 190.005 of the Florida Statutes and operates within the criteria established by Chapter 190. The District is governed by a five-member Board of Supervisors, who are elected on a rotating basis by the landowners within the District for terms from two to four years. As of September 30, 2018, each member of the Board of Supervisors is an employee of or affiliated with the Developer.

The District provides recreation and security services to the residents of a retirement community known as The Villages, located in The Villages, Florida. The Villages spans approximately 51 square miles across the borders of Lake, Sumter and Marion Counties, the City of Wildwood, the City of Fruitland Park and the Town of Lady Lake, Florida, and when fully developed is expected to include approximately 75,000 residences and 150,000 residents. The Villages of Lake-Sumter, Inc. was the developer and initial owner of the property within the District. The Villages continues to be developed by the developer, a family-owned business, established for the single purpose of developing The Villages.

There are no component units that are legally separate from the District. There are fifteen Community Development Districts (CDDs) in the total structure of The Villages, each being a separate government entity established pursuant to Chapter 190, Florida Statutes.

The Developer has formed the following community development districts:

- Village Center CDD (Lake, Marion and Sumter Counties) – This CDD provides water and sewer utility services, recreation services, security services, fire protection, and paramedic services to the residents. The cost of operations is funded by amenity and utility fees that residents pay monthly. This CDD also provides for the maintenance of common areas and roadways for the commercial areas within the CDD boundaries. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments.
- Sumter Landing CDD (Sumter County) – This CDD provides recreation and security services to the residents. The cost of operations is funded by amenity fees that residents pay monthly. This CDD also provides for the maintenance of common areas and roadways for the commercial areas within the CDD boundaries. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments.
- Brownwood CDD (Sumter County) – Brownwood CDD (Sumter County) – This CDD was newly established in June 2012 by the City of Wildwood, Florida and is located at the southern end of The Villages. This CDD provides for the maintenance of common areas and roadways for the commercial areas within the CDD boundaries. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments as the new downtown area builds out.
- Village CDD No. 1 (Sumter County) – This CDD's boundary consists of approximately 993 acres in the northeast corner of the county. The development included construction of 3,420 residential units.

(1) Summary of Significant Accounting Policies (continued)

(a) Reporting Entity (continued)

- Village CDD No. 2 (Sumter County) – This CDD's boundary consists of approximately 990 acres in the northeast corner of the county. The development included construction of 3,668 residential units.
- Village CDD No. 3 (Sumter County) – This CDD's boundary consists of approximately 894 acres in the northeast corner of the county. The development included construction of 3,762 residential units.
- Village CDD No. 4 (Marion County) – This CDD's boundary consists of approximately 1,253 acres in the southern portion of the county. The development included construction of 5,432 residential units of which 85 remain unsold as of the end of the Fiscal Year.
- Village CDD No. 5 (Sumter County) – This CDD's boundary consists of approximately 1,407 acres in the northeast corner of the county. The development included construction of 6,399 residential units.
- Village CDD No. 6 (Sumter County) – This CDD's boundary consists of approximately 1,497 acres in the northeast corner of the county. Planned development included construction of 6,697 residential units of which 1 remains unsold as of the end of the Fiscal Year.
- Village CDD No. 7 (Sumter County) – This CDD's boundary consists of approximately 976 acres in the northeast corner of the county. The development included construction of 4,765 residential units.
- Village CDD No. 8 (Sumter County) – This CDD's boundary consists of approximately 1,098 acres in the northeast corner of the county. Planned development includes construction of 5,193 residential units of which 60 remain unsold and are being used as lifestyle preview homes by the Developer.
- Village CDD No. 9 (Sumter County) – This CDD's boundary consists of approximately 1,299 acres in the northeast corner of the county. The development includes construction of 5,409 residential units.
- Village CDD No. 10 (Sumter County) – This CDD's boundary consists of approximately 1,490 acres in the northeast corner of the county. Planned development includes construction of 6,639 residential units of which 115 remain unsold as of the end of the Fiscal Year.
- Village CDD No. 11 (Lake County) – This CDD's boundary consists of approximately 693 acres within the city limits of Fruitland Park in the western portion of Lake County. Planned development includes construction of 2,055 residential units of which 34 remain unsold as of the end of the Fiscal Year.
- Village CDD No. 12 (Sumter County) – This CDD's boundary consists of approximately 1,483 acres within the city limits of the City of Wildwood in the in the northeast corner of the county. Planned development includes construction of 6,144 residential units of which 4,608 remain unsold as of the end of the Fiscal Year.

(1) Summary of Significant Accounting Policies (continued)

(a) Reporting Entity (continued)

Some of these community development districts have issued special assessment revenue bonds to finance various infrastructure improvements in their respective boundaries that are secured by special assessments levied on benefited lands in each district. It is anticipated that additional infrastructure improvements within The Villages will be undertaken by these community development districts and/or community development districts that will be created in the future, for which special assessments may be imposed on residences in The Villages and lands owned by the Developer.

In addition to the above there is one dependent district of Sumter County that is part of the family of Districts that comprise the local government of The Villages.

- North Sumter County Utility Dependent District (NSCUDD) (Sumter and Marion Counties) – The dependent district was established in July 2010 to manage and finance basic potable water, wastewater treatment and reclaimed water services for approximately 7,721 acres of land located in unincorporated Sumter County in The Villages, Florida. The District was created on July 13, 2010, by Sumter County, Florida, in Ordinance No. 2010-10, pursuant to the provisions of Chapter 189 of the Florida Statutes, and operates within the criteria established by Chapter 189. The service area of NSCUDD was expanded to include solid waste collection services for the entire Sumter County portion of The Villages. The City of Wildwood and Marion County entered into interlocal agreements with the District on November 20, 2012, authorizing the District to provide solid waste collection services in portions of their jurisdictions, including Brownwood District and District No. 4. The City of Fruitland Park entered into an interlocal agreement with the District on June 12, 2014, authorizing the District to provide solid waste collection services in the portion of their jurisdiction that lies within The Villages.

The financial statements of the District have been prepared in conformity with U.S. Generally Accepted Accounting Principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

(b) Basic Financial Statements

Government-wide and Fund Financial Statements

The basic financial statements include both government-wide (based on the District as a whole) and fund financial statements. The government-wide financial statements (i.e., the statement of net position and statement of activities) report information on all of the non-fiduciary activities of the District. For the most part, the effect of internal activity has been removed from these statements.

The financial reporting model focus is on either the District as a whole, or major individual funds. The government-wide statement of net position reports the governmental activities of the District (a) on a government-wide basis and (b) on a full accrual basis, using the economic resources measurement focus, which incorporates long-term assets and receivables as well as long-term debt and obligations. The statement of activities reflects the expenses of the District, which are offset by revenues. Program revenues are defined as charges for services, operating grants and contributions, and capital grants and contributions directly associated with a given function.

(1) Summary of Significant Accounting Policies (continued)

(b) Basic Financial Statements (continued)

Government-wide and Fund Financial Statements (continued)

The District's major funds are presented in separate columns on the fund financial statements. The definition of a major fund is one that meets certain criteria set forth in GASB 34. The Lake Sumter Landing and the Project Wide Special Revenue Funds meet this definition as governmental funds and are designated as major funds. The Sumter Landing Amenities Division (SLAD) and Fitness

Enterprise funds also meet this definition as proprietary funds and are designated as major funds. The District has no non-major funds.

Program revenues in the statement of activities consist primarily of special assessment revenues. Net position is categorized as net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets is intended to reflect the portion of net position which is associated with capital assets net of accumulated depreciation less outstanding capital asset related debt.

Restricted net position is assets that have third party (statutory, bond covenant or granting agency) or enabling legislation limits on their use. The District would typically use restricted assets first, as appropriate opportunities arise, but reserves the right to selectively defer the use thereof to a future project or replacement equipment acquisition.

Unrestricted net position represents net position not included in net investment in capital assets or restricted net position.

(c) Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary funds financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due and compensated absences are recognized to the extent they have matured.

Governmental funds report fund balances either as non-spendable or spendable. Spendable balances are further classified as restricted, committed, assigned or unassigned, based on the extent to which there are external or internal constraints on the spending of these fund balances. A discussion of each is as follows:

Non-spendable: Resources that cannot be spent, such as for inventories.

Restricted: Balances that only can be spent for specific purposes imposed by external sources.

(1) Summary of Significant Accounting Policies (continued)

(c) Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

Committed: Resources that can only be spent for purposes established by the highest decision making authority in the government.

Assigned: Amounts designated for specific purposes, but does not meet the criteria to be designated restricted or committed.

Unassigned: The residual classification for all remaining funds not contained in other classifications.

The District does not currently use *Non-spendable* or *Assigned* categories of fund balance. All *Restricted* fund balances relate to external debt service restrictions. The Board of Supervisors, the highest decision making authority of the District, approves the establishment, increase, and reduction in *Committed* fund balances by budget resolutions and amendments. All other fund balances are *Unassigned*. *Restricted* and *Committed* fund balances are always used first for the purposes for which they are designated. Changes to this practice require prior Board of Supervisors approval. A minimum fund balance amount has not been formally adopted.

The following are the District's two major governmental funds:

Lake Sumter Landing Special Revenue Fund

The Lake Sumter Landing Special Revenue Fund is used to account for all financial resources of the government for commercial area maintenance in the District. The fund receives revenue primarily in the form of special assessments levied against the benefiting commercial property owners with structures in the District. These fees in turn are used to maintain the property and landscaping in the Lake Sumter Landing commercial area.

Project Wide Special Revenue Fund

The Project Wide Special Revenue Fund was established in Fiscal Year 2006-2007 to assume the responsibilities of maintaining the landscaping along road rights-of-way, fences, multi-modal paths, walls, tunnels, and related drainage and water management structures that benefit the residents of Districts located south of Sumter County Route 466. All community development districts in this area contribute, on a prorated acreage basis, to fund the Project Wide Fund for common area maintenance. The Project Wide Fund then provides the vehicle to contract with a variety of service providers to maintain the common areas of the Districts, along major road rights-of-way.

Proprietary funds report the same functions presented as business-type activities in the government-wide financial statements, only in more detail. The District uses an enterprise fund to account for the operations and maintenance of the Sumter Landing Amenities Division (SLAD) which are financed and operated in a manner similar to private business enterprise, where the costs of providing services on a continuing basis are financed through user charges. In Fiscal Year 2009-2010, a new enterprise fund was established to provide for the financial management of the three fitness centers operated by the District south of CR 466. In prior years the fitness centers were managed in an enterprise fund operated by the Village Center Community Development District. In the Fiscal Year 2009-2010 budgets of the two Districts, the three fitness centers south of CR 466 and a proportionate share of

(1) Summary of Significant Accounting Policies (continued)

(c) Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

the fund balance of the Village Center District Fitness Enterprise Fund were transferred to Sumter Landing Community Development District to establish the Sumter Landing Fitness Enterprise Fund. Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's enterprise funds are charges to customers for amenity services. Operating expenses for the enterprise fund include the cost of services, administrative expenses, and depreciation of capital assets. Revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

The following are the District's two major enterprise funds:

Sumter Landing Amenities Division (SLAD) Fund

The principal operating revenues of the District's SLAD fund are charges to customers for amenity fee based services, including recreation and security.

Sumter Landing Fitness Enterprise Fund

This enterprise fund accounts for the charges to customers and the expenses of operating the four District fitness centers on a continuing basis. The three fitness centers are located at the Colony Cottage, Laurel Manor, SeaBreeze, and Rohan Recreation Centers operated by the District.

(d) Budgetary Data

Legal authority and control are established in accordance with Section 190.008, Florida Statutes. Annual budgets are adopted and approved by the Board of Supervisors. Annual budgets, as well as subsequent amendments, are adopted for the four funds on a basis consistent with GAAP.

All budget amounts presented in the statements reflect the original budget and the amended budget, if so amended.

(e) Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand, demand deposits, cash with fiscal agent, and short-term investments with original maturities of three months or less from the date of acquisition. The District also holds assets that are defined as investments. The District's investments are recorded at fair value unless the investment qualifies as an external investment pool under the guidance in GASB Statement No. 79, and then they are recorded at amortized cost.

(f) Restricted Assets-Proprietary Funds

Certain proceeds of revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position because their use is limited by applicable bond covenants. Restricted assets in the form of cash and cash equivalents that will be used to pay current liabilities are classified as current assets in the accompanying statement of net position.

(1) Summary of Significant Accounting Policies (continued)

(f) Restricted Assets-Proprietary Funds (continued)

The Resolutions, authorizing the revenue bonds, require that the District establish a Sinking Fund and reserve accounts in amounts that equal the Reserve Account Requirements, which are defined in the Bond Trust Indentures. In addition, the Bond Resolutions require that a renewal and replacement reserve be established. The renewal and replacement reserve deposits are maintained as restricted assets until such time as needed.

(g) Capital Assets

Capital assets are reported in the applicable governmental or business-type activities columns in the government-wide financial statements and the proprietary fund financial statements. As defined by the District, capital assets are assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Depreciation of capital assets is computed using the straight-line method. Estimated useful lives of the assets are as follows:

Buildings and Structures	15-40 years
Improvements other than buildings	10-40 years
Machinery and equipment	5-10 years

(h) Assessments

Maintenance Assessments

The District has levied an assessment for the maintenance of the infrastructure and the operations of the Lake Sumter Landing Special Revenue Fund. This assessment is derived from the fund's annual budget. The maintenance assessment revenue is classified as general revenue. The assessment is computed based on the square footage of each commercial structure as a percentage of the total square footage benefiting from the services provided.

Billing / Collection of Assessments

The District provides a notice of assessment in August or September of each year and bills the assessment to each benefiting property owner in twelve (12) monthly increments.

(i) Intangible Assets

Intangible assets represent the discounted value of future amenity fees for assets acquired from the Developer, and are capitalized at cost at the date of acquisition. Intangible assets are amortized on a straight-line basis over an estimated useful life of 40 years.

(1) Summary of Significant Accounting Policies (continued)

(j) Bond Discounts, Bond Premiums and Issuance Costs

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable business-type activities statement of net position. Bond premiums and discounts and bond insurance, are deferred and amortized over the term of the bonds using the straight-line method, which approximates the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, proprietary fund types recognize bond issuance costs during the period when the debt is issued. The face amount of debt issued is reported as other financial sources. Issuance costs are reported as other debt services expenditures.

(k) Use of Estimates

The preparation of financial statements requires management of the District to make a number of estimates and assumptions relating to the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the period. Actual results could differ from those estimates.

(2) Deposits and Investments

Short-Term Portfolio

As of September 30, 2018, the District had the following deposits and investments:

Deposits and Investment Type		Fair Value at September 30, 2018	Weighted Average Maturity (Days)	Credit Rating
Demand Deposits, CFB	$	3,324,328	1.0	n/a
Florida Education Investment Trust Fund, FEITF		6,568,637	37.0	AAAm
U.S. Bank - State Board of Administration, Florida Prime™		16,996,098	72.0	AAAm
Florida Cooperative Liquid Assets Securities System, FLCLASS		26,654,806	49.0	AAAm
Florida Local Government Investment Trust, FLGIT		6,944,169	708.1	AAAf/S1
Florida Fixed Income Trust Enhanced Cash, FLFIT		6,911,576	321.2	AAAf/S1
Total Fair Value	$	67,399,616		
Portfolio Weighted Average Maturity (WAM)			147.1	

Interest Rate Risk. Interest rate risk exists when there is a possibility that changes in interest rates could adversely affect an investment's fair value. GASB 40 requires that interest rate risk be disclosed using one of the five approved methods. The five methods are: segmented time distribution, specific identification, Weighted Average Maturity (WAM), duration, and simulation model. The District has used the WAM method in the above chart. In accordance with the District's investment policy, the government manages its exposure to decline in fair values by limiting the WAM of its investment portfolio to less than three years. The WAM on September 30, 2018, was 147.1 days.

Credit Risk. GASB 40 requires disclosure of credit quality ratings for investments in debt securities as well as investments in external investment pools, money market funds, and other pooled investments of fixed income securities. Investments may be aggregated by ratings categories within the disclosure. Ratings are set by nationally recognized statistical rating organizations (Fitch, Moody's, and Standard and Poors (S&P)). S&P provides the ratings for the Florida Education Investment Trust Fund (FEITF), Florida Local Government Investment Trust (FLGIT), Florida Cooperative Liquid Assets Securities System (FLCLASS), Florida Fixed Income Trust Enhanced Cash Pool (FLFIT) and the State Board of Administration, Florida Prime™.

Operating cash is maintained with Citizens First Bank, a Qualified Public Depository, pursuant to Chapter 280, Florida Statutes. Interest earned on those deposits for the Fiscal Year totaled $6,586. Additional cash on hand at September 30, 2018, totaled $21,270.

The District's cash equivalents consist of funds placed with three entities:

- The State Board of Administration (SBA) for participation in the Florida Local Government Investment Pool (Florida Prime™) created by Section 218.415, Florida Statutes. This investment pool operates under investment guidelines established by Section 215.47, Florida Statutes. The District's investments in the Florida Prime™, an external investment pool, are reported at amortized cost. The District recognized $82 in earnings from Florida Prime™ during the 2017-2018 Fiscal Year.

(2) Deposits and Investments (continued)

Short-Term Portfolio (continued)

Credit Risk (continued)

- US Bank is the trustee for the restricted debt service trust accounts deposited with the Local Government Investment Pool (Florida Prime™). The District recognized $182,250 in bond fund earnings from Florida Prime™ during the 2018 Fiscal Year.
- Florida Cooperative Liquid Assets Securities System (FLCLASS) is an independent local government investment pool and is an authorized investment consistent with Section 218.415(16)(a), Florida Statutes, and the District's short-term investment policy. The District's investments in FLCLASS are reported at amortized cost. The District recognized $428,153 in earnings from FLCLASS during the Fiscal Year 2018.
- Florida Education Investment Trust Fund (FEITF) is a common law trust and is an authorized investment consistent with Section 218.415(16)(a), Florida Statutes, and the District's short-term investment policy. The District's investments in FEITF are reported at amortized cost. The District recognized $112,127 in earnings from FEITF during the Fiscal Year 2018.

The District's short-term investments consist of funds placed with the following entities:

- The District had investments with the Florida League of Cities, Inc. for participation in the Florida Municipal Investment Trust (FMIvT) investment pool. The pool is an authorized investment consistent with Section 218.415(16)(a), Florida Statutes, and the District's short-term investment policy. The District owns shares in the 1-3 Year High Quality Bond Fund pool operated by the FMIvT. GASB 31 requires all governments to mark to market the unrealized gains and losses incurred in its investments. In the year ended September 30, 2018, the FMIvT had incurred realized gains of $11,464, due to the District closing participation in this pool.
- The Florida Local Government Investment Trust (FLGIT), is a pool sponsored by the Florida Association of Counties and the Florida Court Clerks and Comptrollers. The pool is an authorized investment consistent with Section 218.415(16)(a), Florida Statutes, and the District's short-term investment policy. GASB 31 requires all governments to mark to market the unrealized gains and losses incurred in its investments. As of September 30, 2018, the FLGIT account had incurred unrealized gains of $31,190. The unrealized gains will not be realized until the sale of underlying shares in the FLGIT pool.
- The District initiated investments during the fiscal year with Florida Fixed Income Trust Enhanced Cash Pool (FLFIT), an independent local government investment pool and is an authorized investment consistent with Section 218.415(16)(a), Florida Statutes, and the District's short-term investment policy. GASB 31 requires all governments to mark to market the unrealized gains and losses incurred in its investments. In the year ended September 30, 2018, the FLFIT had realized gains of $39,505, and unrealized gains of $24. The unrealized gains will not be realized until the sale of underlying shares in the FLFIT pool.
- In total, the District recognized investment earnings of $826,065 for the short-term portfolio during the Fiscal Year.

(2) Deposits and Investments (continued)

Short-Term Portfolio (continued)

Concentration of Credit Risk. The District's short-term investment policy requires the diversification of its investment portfolio. Investments may be diversified by:

- Limiting investments to avoid over-concentration in securities from a specific issuer or business sector;
- Limiting investments in securities with higher credit risks;
- Investment in securities with varying maturities; and
- Continuously investing a portion of the portfolio in readily available funds, such as the Florida Prime™, money market funds, or overnight repurchase agreements to ensure the appropriate liquidity is maintained to meet ongoing obligations.

Custodial Credit Risk - Deposits. In the case of deposits, this is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District invests its operating cash solely in Qualified Public Depositories that meet the requirements of Chapter 280, Florida Statutes. In addition to protection of up to $250,000 for its deposits with a single bank as provided by the Federal Deposit Insurance Corporation (FDIC), the District's deposits are provided the extra level of security afforded by using a public depository that meets the requirements of Chapter 280. This includes the provision by the public depository of collateral based on the amount of public deposits maintained at the institution and the ability of the State of Florida to levy other public depositories for shortages in collateral in the event of the failure of a public depository. The Citizens First Bank is a Qualified Public Depository.

Custodial Credit Risk - Investments. For an investment, this is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investments or collateral securities that are in possession of an outside party. All investments are held in the name of the District by a custodian or a Trustee for the District.

Short-Term Investment Policy. The District is authorized to invest in those financial instruments as established by the short-term investment policy of the District. This policy allows investments authorized under Section 218.415, Florida Statutes, amended to include Repurchase Agreements and prohibiting derivative type investments. The authorized investments include:

- The Local Government Surplus Funds Trust Fund or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act as provided in Section 163.01, Florida Statutes.
- Securities and Exchange Commission registered money market mutual funds with the highest credit quality rating from a nationally recognized rating agency.
- Interest-bearing time deposits or savings accounts in qualified public depositories as defined in Section 280.02, Florida Statutes.
- Direct obligations of the United States Treasury.
- Federal agencies and instrumentalities.

- Repurchase agreements with financial institutions approved as public depositors, provided that the underlying collateral consists of obligations of the United States Government, its agencies and instrumentalities. The repurchase agreement shall be collateralized equal to at least 102 percent of the value of the District's investment.

Fair Value Measurement. Fair value measurements assume a transaction takes place in a government's principal market, or a government's most advantageous market in the absence of a principal market. The fair value also should be measured assuming that general market participants would act in their economic best interest.

The fair value hierarchy categorizes the inputs to valuation techniques used to measure fair value into three levels:

- **Level 1** inputs-are quoted prices (unadjusted) for identical assets or liabilities in active markets that a government can access at the measurement date
- **Level 2** inputs-are inputs other than quoted prices included within Level 1 that are observable for an asset or liability, either directly or indirectly.
- **Level 3** inputs-are unobservable inputs for an asset or liability. The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs. If a price for an identical asset or liability is not observable, a government should measure fair value using another valuation technique that maximizes the use of relevant observable inputs and minimizes the use of unobservable inputs.

The District holds assets that are defined as investments. The District's investments are recorded at fair value unless the investment qualifies as an external investment pool under the guidance in GASB Statement No. 79. The following short-term investments are recorded at fair value:

- Florida Local Government Investment Trust (FLGIT).
- Florida Fixed Income Trust Enhanced Cash Fund (FLFIT)

Under the fair value hierarchy, all of these investments are considered to be Level 2.

The District's holds investments in qualified external investments pools that measure all of its investment at amortized cost for financial reporting purposes. These investments are recorded at amortized cost. The following investments are recorded at amortized costs and are not subject to the fair value hierarchy:

- Florida Local Government Investment Pool (Florida Prime™)
- Florida Cooperative Liquid Assets Securities System (FLCLASS)
- Florida Education Investment Trust Fund (FEITF)

None of the pools have limitations or restrictions on participant withdrawals including items such as redemption notices, maximum transaction amounts, and the pool's authority to impose liquidity fees or redemption gates.

(2) Deposits and Investments (continued)

Long-Term Portfolio

The District has a Long-Term Investment Policy (LTIP) which allows for investments in fixed income and equity mutual funds, and money market funds. These funds are reported at fair value and as of September 30, 2018, had the following balances:

Long Term Investment Portfolio		Fair Value at September 30, 2018	Average Maturity (years)	Credit Rating
Domestic Equity				
Vanguard Total Stock Market Index	$	1,847,198	N/A	N/A
iShares Edge MSCI USA Quality Factor		100,220	N/A	N/A
iShares Core S&P Small-Cap ETF		103,816		
International Equity				
Vanguard Total International Stock Index		325,571	N/A	N/A
Vanguard International Value		211,852	N/A	N/A
J. O. Hambro International Select		263,685	N/A	N/A
Oppenheimer International Small-Mid Company		132,292	N/A	N/A
Hartford Schroders Emerging Markets Equity		95,975		
Fixed Income				
Baird Core Plus		558,116	7.95	A
DoubleLine Core Fixed Income I		252,859	7.09	A
PGIM Total Return		168,241	7.40	A
Vanguard Intermediate-Term Investment Grade		560,240	5.90	A
Vanguard High Yield Corporate		156,409	5.40	BB
Cash Equivalent				
First American Government Obligation		15,110	24 Days	AAAm
Total Fair Value	$	4,791,584		

The District's LTIP allocations seek to have up to 60% in equities with the remainder in fixed income and/or cash and cash equivalents. The District contracts with qualified investment managers to whom authority is delegated to invest and reinvest assets in accordance with the LTIP. The District's LTIP does not place specific limits on maturities. During the current Fiscal Year, the Long-Term Investment Portfolio had an unrealized gain of $348,260. The realization of the gain will only occur from the future sale of underlying shares in the portfolio.

Interest Rate Risk. Interest rate risk exists when there is a possibility that changes in interest rates could adversely affect an investment's fair value. The District's LTIP addresses managing its exposure for changes in interest rate through maintaining diversification of its investments to minimize the impact of downturns in the market.

Credit Risk. GASB 40 requires disclosure of credit quality ratings for investments in debt securities as well as investments in external investment pools, fixed income mutual funds, money market funds, and other pooled investments of fixed income securities. The District's LTIP stipulates that the average credit rating of the overall fixed income portfolio should be investment grade, based on the rating of one Nationally

(2) Deposits and Investments (continued)

Long-Term Portfolio (continued)

Credit Risk (continued)

Recognized Statistical Rating Organization (NRSRO), such as Fitch, Moody's, Standard and Poor's (S&P), etc.

Concentration of Credit Risk. The District's LTIP requires the diversification of its portfolio. The LTIP contains an Asset Allocation Target with the objective of achieving an average total rate of return that is equal to or greater than the portfolio's target rate of return over the long-term. The Asset Allocation Targets are as follows:

	Asset Weightings	
Asset Classes	**Range**	**Target**
Growth Assets		
Domestic Equity	20% - 60%	40%
International Equity	0% - 40%	20%
Other	0% - 20%	0%
Income Assets		
Fixed Income	20% - 60%	40%
Other	0% - 20%	0%
Real Return Assets	0% - 20%	0%
Cash Equivalents	0% - 20%	0%

Custodial Credit Risk - Investments. For an investment this is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investments or collateral securities that are in possession of an outside party. All investments are held in the name of the District by a custodian or a trustee for the District.

Long-Term Investment Policy. The District is authorized to invest in those financial instruments as established by the LTIP of the District. The LTIP was developed in accordance with Section 218.415, Florida Statutes, and prohibits direct investment in derivative-type investments. The authorized investments consist of:

- Domestic and International Equities
- Fixed Income Securities
- Other Assets (Alternatives)
    - Real Estate Investment Trust (REIT)
    - Treasury Inflation Protected Securities (TIPS)
- Cash Equivalents

(2) Deposits and Investments (continued)

Long-Term Portfolio (continued)

Long-Term Investment Policy (continued)

The objectives of the LTIP are to diversify investments in order to minimize the impact of large losses from individual investments; provide funding for anticipated withdrawals; enhance the value of the portfolio in real terms over the long-term through asset appreciation and income generation, while maintaining a reasonable investment risk profile; minimize principal fluctuations over the time horizon (five years or longer); and achieve a long-term level of return commensurate with contemporary economic conditions and equal to or exceeding the performance expectation (an average total annual rate of return that is equal to or greater than the Portfolio's hurdle rate of 5%).

The time horizon for the LTIP is five years or longer.

Foreign Currency Risk. The District's LTIP does not allow for direct investments in foreign currency.

Fair Value Measurement. The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

In the long-term portfolio, all applicable investments are measured utilizing Level 2 inputs.

(3) Capital Assets

Capital asset activity for the year ended September 30, 2018, was as follows:

	Beginning balance	Increases Transfers	Transfers/ Decreases	Ending balance
Governmental activities:				
Assets not being depreciated:				
Land	$ 3,707,879	-	-	3,707,879
Construction in progress	555,454	20,292	(573,967)	1,779
Total assets not being depreciated	4,263,333	20,292	(573,967)	3,709,658
Assets being depreciated:				
Buildings and structures	256,680	-	-	256,680
Infrastructure	43,147,147	299,539	361,205	43,807,891
Furniture & equipment	302,727	212,332	212,762	727,821
Total assets being depreciated	43,706,554	511,871	573,967	44,792,392
Less accumulated depreciation for:				
Buildings and structures	(77,884)	(7,926)	-	(85,810)
Infrastructure	(13,714,347)	(1,131,274)	-	(14,845,621)
Furniture & equipment	(132,357)	(18,708)	-	(151,065)
Total accumulated depreciation	(13,924,588)	(1,157,908)	-	(15,082,496)
Government activities capital assets, net	34,045,299	(625,745)	-	33,419,554
Business-type activities:				
Assets not being depreciated				
Land	13,139,728	-	-	13,139,728
Total assets not being depreciated	13,139,728	-	-	13,139,728
Assets being depreciated:				
Buildings and structures	218,593,678	24,348	-	218,618,026
Infrastructure	3,416,095	-	-	3,416,095
Furniture & equipment	374,096	69,319	-	443,415
Total assets being depreciated	222,383,869	93,667	-	222,477,536
Less accumulated depreciation for:				
Buildings and structures	(14,827,686)	(7,046,370)	-	(21,874,056)
Infrastructure	(1,028,008)	(91,875)	-	(1,119,883)
Furniture & equipment	(300,152)	(32,313)	-	(332,465)
Total accumulated depreciation	(16,155,846)	(7,170,558)	-	(23,326,404)
Business activities capital assets, net	219,367,751	(7,076,891)	-	212,290,860
Total Sumter Landing CDD capital assets, net	$ 253,413,050	(7,702,636)	-	245,710,414

Governmental activities depreciation of $1,157,908 is for roads, drainage features and related infrastructure in Lake Sumter Landing. Business-type activities depreciation of $7,170,559 is for recreational facilities operated by the Sumter Landing Amenities Division (SLAD) fund.

(4) Intangible Assets

	Beginning balance	Increases	Decreases	Ending balance
Business activities, SLAD fund:				
Discounted value of amenity fees	$ 165,679,338	-	-	165,679,338
Less accumulated amortization	(8,330,460)	-	(5,199,825)	(13,530,285)
Intangible assets, net	$ 157,348,878	-	(5,199,825)	152,149,053

The intangible assets represent the value of assets acquired based on their revenue generating value exceeding their book value. This difference on prior purchases continues to be amortized over a period of forty (40) years. During the 2016-2017 Fiscal Year, additional revenue generating assets were purchased which increased the intangible asset value by $145,746,986. Those additional intangible assets will be amortized over a thirty (30) year period as provided for in GASB 51.

(5) Long-term Debt

Revenue Bonds Payable

Revenue Bonds Payable

Revenue bonds payable consisted of the following:

$55,450,000 Taxable Recreational Revenue Refunding Bonds, Series 2015 due in annual principal installments ranging from $1,695,000 to $3,745,000 through October 2038 in accordance with the redemption schedule. Interest is due semi-annually on April 1 and October 1 of each year until redemption or maturity. Interest rates range from 2.155% to 5.050%.	$	52,060,000
$320,905,000 Taxable Senior Recreational Revenue Bonds, Series 2016 due in annual principal installments ranging from $5,310,000 to $20,720,000 through October 2047 in accordance with the redemption schedule. Interest is due semi-annually on April 1 and October 1 of each year until redemption or maturity. Interest rates range from 1.798% to 4.172%		314,135,000
$30,900,000 Taxable Subordinate Recreational Revenue Bonds, Series 2016 due in annual principal installments ranging from $495,000 to $1,850,000 through October 2047 in accordance with the redemption schedule. Interest is due semi-annually on April 1 and October 1 of each year until redemption or maturity. Interest rates range from $4.622% to 4.722%.		30,900,000
Total revenue bonds payable		397,095,000
Less current installment of revenue bonds payable		(7,500,000)
Revenue bonds payable less current installments	$	389,595,000

(5) Long-term Debt (continued)

Revenue Bonds Payable (continued)

The Taxable Recreational Revenue Refunding Bonds, Series 2015, are secured by a lien and pledge of revenues under the indentures which are derived by the District from the users of the recreational facilities.

These bonds and notes are additionally secured by amounts on deposit in the funds and accounts created pursuant to the indentures.

The annual requirements to amortize the principal and interest of all revenue bonds payable as of September 30, 2018, are as follows:

		Principal	Interest	Total
Fiscal year ending September 30:				
2019	$	7,500,000	15,943,039	23,443,039
2020		7,655,000	15,776,165	23,431,165
2021		7,835,000	15,585,565	23,420,565
2022		8,035,000	15,371,986	23,406,986
2023		8,260,000	15,134,501	23,394,501
2024-2028		45,495,000	71,296,293	116,791,293
2029-2033		55,240,000	61,174,741	116,414,741
2034-2038		68,360,000	47,748,901	116,108,901
2039-2043		84,635,000	31,177,309	115,812,309
2044-2048		104,080,000	11,334,272	115,414,272
Total	$	397,095,000	300,542,772	697,637,772

Changes in Long-term Debt

		Beginning balance	Additions	Reductions	Ending balance	Due within one year
Business-type activities:						
Bonds payable	$	405,530,000	-	(8,435,000)	397,095,000	7,500,000
Total business-type activities long-term liabilities	$	405,530,000	-	(8,435,000)	397,095,000	7,500,000

(5) Long-term Debt (continued)

Pledged Revenues. The District has pledged certain amenity fee revenue to pay the principal and interest on Recreational Revenue Bonds issued to pay for the purchase of recreational facilities from the Developer. These Recreational Revenue Bonds were outstanding on September 30, 2018, as shown below. The table reports the revenues pledged for each debt issue, the amounts of revenue received in the current year, the current year principal and interest paid on the debt, the approximate percentage of each revenue which is pledged to meet the debt obligation, and the date through which the revenue is pledged under the debt agreement and the total pledged future revenues for each debt, which is the amount of the remaining principal and interest on the bonds as of September 30, 2018.

Description of Debt	Pledged Revenue	Revenue Received	Principal and Interest Paid	Estimated Percent Pledged	Outstanding Principal and Interest	Pledged Through
Taxable Recreational Revenue Refunding Bonds, Series 2015	Amenities Fee Revenue	$ 12,031,709	$ 3,904,598	32.45%	$ 81,445,896	2039
Taxable Senior Recreational Revenue Bonds, Series 2016	Amenities Fee Revenue	55,132,968	19,106,792	34.66%	558,730,239	2048
Taxable Subordinate Recreational Revenue Bonds, Series 2016	Amenities Fee Revenue	36,026,176	1,444,548	4.01%	57,461,637	2048

(6) Related Parties

The District entered into interlocal agreements with Village Center Community Development District (VCCDD) to obtain certain management, payroll, finance, office rental and administrative services. Under the agreement, fees paid to VCCDD by the Sumter Landing District for the year ended September 30, 2018, amounted to $13,442,383. Village Community Development District Nos. 5, 6, 7, 8, 9, 10, 11, 12, and Brownwood paid amounts to the Project Wide Fund for maintenance of common use right-of-way. The amounts of these payments were $1,668,639, $1,851,725, $1,179,668, $1,325,482, $1,483,355, $1,914,221, $642,459, $604,084, and $198,437 respectively. Upon action by their respective Boards of Supervisors, District Nos. 5, 6, 7, 8, 9, 10 and Brownwood may request additional services as they deem necessary for the efficient and effective management of their respective districts. Such additional services are billed to the benefiting district at the District's cost. In Fiscal Year 2017-2018, the District purchased trash collection services from North Sumter County Dependent District (NSCUDD) for $61,138.

The District operates new recreation facilities and executive golf courses as they are opened by the Developer. The Developer reimburses all start-up costs and all operating costs until the facility is transferred through an amenity sale. These costs as of September 30, 2018, were $247,592, which were paid to the District by the Developer. This amount was a reduction from the prior fiscal year due to the purchase by the District from the Developer of the recreation facilities in November of 2016.

The Board of Supervisors for SLCDD as of September 30, 2018, is made up of five members that are either employees or affiliates of the Developer.

(7) Commitments and Contingencies

Operating Leases

The District pays leases on both buildings and office equipment. Future minimum lease payments for these leases are as follows:

Year ending September 30,	Building Leases	Equipment Leases	Total
2019	11,020	13,134	24,154
2020	11,020	10,494	21,514
2021	11,020	9,504	20,524
2022	11,020	9,504	20,524
2023	11,020	1,188	12,208
2024-2028	55,102		55,102
2029-2033	55,102		55,102
2034-2036	34,437		34,437
Total $	199,741	43,824	243,565

*Hurricane Irma related expenses and revenue*s

In September 2017, The District sustained damage related to Hurricane Irma, in most part, with debris, trees and falling limbs. FEMA is expected to reimburse the District for storm related damage. The District has submitted all required documentation to support the loss to FEMA. The amount of expenditures to date was $477,156 and $431,269 in 2018 and 2017 respectively. No FEMA reimbursement has been received or accrued to date due to the uncertainty of a reliable estimate of approved expenditures.

(8) Risk Management

The District is exposed to various risk of loss related to torts, theft, damage, and destruction of assets; errors and omissions; and natural disasters for which the District generally carries insurance for these risks. However, the District retains risks for certain property coverage and for any losses in excess of coverage limits.

Purvis Gray & Company

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Supervisors
Sumter Landing Community Development District
The Villages, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, business-type activities, and each major fund of Sumter Landing Community Development District (the District) as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated January 30, 2019.

Internal Control over Financial Reporting
In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected, and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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MEMBER OF AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS PRIVATE COMPANIES AND S.E.C. PRACTICE SECTIONS

Board of Supervisors
Sumter Landing Community Development District
The Villages, Florida

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*
(Concluded)

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Purvis, Gray and Company, LLP

January 30, 2019
Ocala, Florida

Purvis Gray & Company

MANAGEMENT LETTER

Board of Supervisors
Sumter Landing Community Development District
The Villages, Florida

Report on the Financial Statements
We have audited the financial statements of Sumter Landing Community Development District (the District) as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated January 30, 2019.

Auditors' Responsibility
We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, *Rules of the Florida Auditor General*.

Other Reporting Requirements
We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountants' Report on an examination conducted in accordance with AICPA *Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports, which are dated January 30, 2019, should be considered in conjunction with this management letter.

Prior Audit Findings
Section 10.554(1)(i)1., *Rules of the Auditor General*, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings and recommendations made in the preceding financial audit report.

Official Title and Legal Authority
Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government be disclosed in this management letter, unless disclosed in the notes to the financial statements (see Note 1 of the District's September 30, 2018, basic financial statements for this information).

Financial Condition and Management
Sections 10.554(1)(i)5.a. and 10.556 (7), *Rules of the Auditor General*, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Board of Supervisors
Sumter Landing Community Development District
The Villages, Florida

MANAGEMENT LETTER
(Concluded)

Financial Condition and Management *(Concluded)*
Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters
Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter
Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

We wish to take this opportunity to thank you and your staff for the cooperation and courtesies extended to us during the course of our audit. Please let us know if you have any questions or comments concerning this letter, our accompanying reports, or other matters.

Purvis, Gray and Company, LLP

January 30, 2019
Ocala, Florida

Purvis Gray & Company

INDEPENDENT ACCOUNTANTS' REPORT ON COMPLIANCE WITH FLORIDA STATUTE SECTION 218.415 - INVESTMENT OF PUBLIC FUNDS

Board of Supervisors
Sumter Landing Community Development District
The Villages, Florida

We have examined Sumter Landing Community Development District (the District)'s compliance with Section 218.415, Florida Statutes, with regards to the District's investments during the fiscal year ended September 30, 2018. District management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements during the fiscal year ended September 30, 2018.

This report is intended solely for the information and use of the Florida Auditor General, the Board of Supervisors of the District, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis, Gray and Company, LLP

January 30, 2019
Ocala, Florida

Certified Public Accountants
P.O. Box 141270 • 222 N.E. 1st Street • Gainesville, Florida 32614-1270 • (352) 378-2461 • FAX (352) 378-2505
Laurel Ridge Professional Center • 2347 S.E. 17th Street • Ocala, Florida 34471 • (352) 732-3872 • FAX (352) 732-0542
443 East College Avenue • Tallahassee, Florida 32301 • (850) 224-7144 • FAX (850) 224-1762
5001 Lakewood Ranch Blvd. N., Suite 101 • Sarasota, Florida 34240 • (941) 907-0350 • FAX (941) 907-0309
MEMBERS OF AMERICAN AND FLORIDA INSTITUTES OF CERTIFIED PUBLIC ACCOUNTANTS
MEMBER OF AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS PRIVATE COMPANIES AND S.E.C. PRACTICE SECTIONS

January 30, 2019

Board of Supervisors
Sumter Landing Community Development District
The Villages, FL 32162

RE: Management Response Letter

Dear Supervisors:

Attached is the completed audit for Fiscal Year 2017 – 2018 for the Sumter Landing Community Development District. We are proud to report that this audit has an unmodified opinion.

There are no internal control deficiencies, material weaknesses, or compliance issues identified and reported. No prior year comments were identified, as all have been corrected in previous years, and no new comments have been identified in the current audit report.

Your District staff has worked hard to assure you, as supervisors, that the management of the District's funds is conducted professionally, consistent with generally accepted accounting principles, and governing Florida Statutes.

We believe that Sumter Landing Community Development District continues to set an example for the appropriate management of Community Development Districts as conceived in Chapter 190, Florida Statutes. We would particularly like to commend the staff of the Villages District Finance Department for their diligent efforts in recording and maintaining the financial records of the District.

We would be happy to entertain any questions members of the Board of Supervisors may have on the audit report or the management of District resources.

Sincerely,

Anne Hochsprung
Finance Director

Kenneth C. Blocker
Assistant District Manager

Sumter Landing Community Development District
984 Old Mill Run, The Villages, FL 32162
Business Telephone (352) 753-0421 Business Fax (352) 751-3901

Exhibit C

New York Contract Addendum to Purchase Agreement

New York Contract Addendum to Purchase Agreement for The Villages of Lake-Sumter, Inc.

The Villages of Lake-Sumter, Inc.
The Villages - Homesites/Homes

NEW YORK CONTRACT ADDENDUM

THIS ADDENDUM TO PURCHASE AGREEMENT ("Addendum") is made simultaneously with the execution of the Purchase Agreement ("Contract") by and between The Villages of Lake-Sumter, Inc. (as the "Seller") and the Purchaser(s) ("Purchaser") named in such Contract who has/have purchased the residence set forth below:

_____

Purchaser Name(s)

The Villages ("Property"): _____ Residence Reference: _____

NEW YORK CONTRACT PROVISIONS

State Disclosure Requirements

- **Second Amended & Restated New York Offering Plan dated February 5, 2019 ("Offering Plan")**
- **First Amendment to the Offering Plan (Amendment No. 39) dated PENDING**

1. Sale Subject to New York Offering Plan. This purchase is subject to representations of the Seller (the Sponsor under the Offering Plan) in the Amended and Restated New York Offering Plan delivered to Purchaser(s) at or prior to the time they sign the Contract as well as the obligations of the Seller, as Sponsor, pursuant to the General Business Law of the State of New York.

2. Conflicts. Seller acknowledges that any conflict between the Offering Plan and the Contract will be resolved according to the terms of the Offering Plan.

3. Escrow of Deposits, Down Payments or Advances.

   a. The law firm of McLin & Burnsed PA, with an address of 1000 W. Main Street, Leesburg, FL 34748 shall serve as escrow agent ("Escrow Agent") for Seller and Purchaser. The attorneys who can authorize the withdrawal of funds from this escrow account are any partner of the Escrow Agent that is authorized to act and execute documents on the Escrow Agent's behalf. Such attorneys have submitted themselves to the jurisdiction of the laws of the state of New York. Neither the Escrow Agent nor any authorized signatories on the account are the Sponsor, Selling Agent, Managing Agent, or any principal thereof, or have any beneficial interest in any of the foregoing. The Escrow Agent shall only be responsible for and have a fiduciary duty to the parties relating to Deposits (which are good funds) actually delivered to Escrow Agent.

b. The Escrow Agent shall indicate its agreement to the terms of this Addendum pertaining to the escrow of Purchaser's funds by signing a copy of this Addendum where indicated below once Seller delivers a copy of the Purchase Agreement and immediately negotiable funds constituting the Deposit to Escrow Agent.

c. The Escrow Agent has established the escrow account at SunTrust Bank located at 1341 Griffin Road, Leesburg, FL 34748 having account number 1000168982618.

d. All Deposits received by Purchaser shall be in the form of purchaser checks or wire transfers and shall be made payable to or endorsed by the Purchaser to the order of the Escrow Agent. Any Deposits made for upgrades, extras, or custom work at the time of entering into the Purchase Agreement shall be initially deposited into the Escrow Account, and released in accordance to the terms of a written agreement between Purchaser and Seller. Any payments not part of the Purchase Agreement for such items will be between Purchaser and Seller pursuant to a separate written agreement, if any. The account will be an IOTA Account established pursuant to Section 5-1(g) of the Rules and Regulations of the Florida Bar where interest inures to the benefit of the Florida Bar Foundation as a result of the fact that the nominal interest that could be earned on such Deposits would not be in excess of the costs to secure such income. No fees of any kind may be deducted from the Escrow Account, and the Seller shall bear all costs associated with the maintenance of the Escrow Account.

e. Within five (5) business days after the Purchase Agreement has been tendered to Escrow Agent along with the Deposit (in good funds), the Escrow Agent shall sign the New York Addendum to the Purchase Agreement and place the Deposit into the Escrow Account. With ten (10) business days of the placing the deposit in the Escrow Account, Escrow Agent shall provide written notice to Purchaser and Seller, confirming the Deposit. The notice shall provide the account number and the fact that the funds are in an IOTA Account for which the Purchaser will not earn interest. The Escrow Agent is obligated to send notice to the Purchaser once the Deposit is placed in the Escrow Account. The notice shall be deemed delivered when sent. If the Purchaser does not receive notice of such deposit within fifteen (15) business days after tender of the Deposit, he or she may cancel the Purchase Agreement within ninety (90) days' after tender of the Purchase Agreement and Deposit to Escrow Agent. Complaints concerning the failure to honor such cancellation requests may be referred to the New York State Department of Law, Real Estate Finance Bureau, 28 Liberty Street, 21st Floor New York, NY 10005-1495. Rescission shall not be afforded where proof satisfactory to the Attorney General is submitted establishing that the Deposit was timely placed in the Escrow Account in accordance with the New York State Department of Law's regulations concerning Deposits and requisite notice was timely mailed to the Purchaser.

f. All Deposits, except for advances made for upgrades, extras, or custom work received in connection with the Purchase Agreement, are and shall continue to be the Purchaser's money, and may not be comingled with any other money or pledged or hypothecated by Sponsor, as per GBL § 352-h.

Under no circumstances shall Seller seek or accept release of the Deposit of a defaulting Purchaser until after consummation of the Plan, as evidenced by the acceptance of an effectiveness amendment by the New York State Department of Law. Consummation of the Plan does not relieve the Sponsor of its obligations pursuant to GBL §§ 352-3(2-b) and 352-h.

The Escrow Agent shall release the Deposit if so directed:

(a) pursuant to terms and conditions set forth in the Purchase Agreement and New York Addendum upon closing of title to the property being purchased and delivery to Escrow Agent of a completed Settlement Statement signed by Sponsor and Purchaser; or

(b) in a subsequent writing signed by both Sponsor and Purchaser; or

(c) by a final, non-appealable order or judgment of a court.

If the Escrow Agent is not directed to release the Deposit pursuant to paragraphs (a) through (c) above, and the Escrow Agent receives a request by either party to release the Deposit, then the Escrow Agent must give both the Purchaser and Sponsor prior written notice of not fewer than thirty (30) days before releasing the Deposit. If the Escrow Agent has not received notice of objection to the release of the Deposit prior to the expiration of the thirty (30) day period, the Deposit shall be released and the Escrow Agent shall provide further written notice to both parties informing them of said release; provided however, if the Escrow Agent cannot contact either the Sponsor or the Purchaser for any reason whatsoever, or does not know of their whereabouts or their continued existence and/or operation of a business, then the Escrow Agent may continue to hold such funds until such time as it receives written permission signed by both parties or other directions on where to release such Deposit. Escrow Agent shall incur no liability whatsoever for failure to release and/or disburse such funds held in Escrow prior to written instructions by both Sponsor and Purchaser or by waiting for a final, non-appealable order or judgment of a court. If the Escrow Agent receives a written notice from either party objecting to the release of the Deposit within said thirty (30) day period, the Escrow Agent shall continue to hold the Deposit until otherwise directed pursuant to paragraphs (a) through (c) above. Notwithstanding the foregoing, the Escrow Agent shall have the right at any time, but not the obligation, to deposit the Deposit contained in the Escrow Account with the clerk of the county where the property is located and shall give written notice to both parties of such deposit. Upon depositing the Deposit with the clerk, the Escrow Agent shall be released from all further liability under the Escrow Agreement and both Sponsor and Purchaser will indemnify and hold Escrow Agent harmless and free of any costs or expense including all attorneys' fees and costs that may be incurred in depositing such funds with the Clerk. To the extent that the Escrow Agent is required to file a formal Interpleader with a court of competent jurisdiction in order to deposit the Deposit with the Clerk, all costs and expenses, including attorney's fees shall be the obligation of the Sponsor and the

Purchaser and the Court may pay such fees and costs due to the Escrow Agent from the Deposit deposited with the clerk.

The Seller shall not object to the release of the Deposit to:

(a) a Purchaser who timely rescinds in accordance with an offer of rescission contained in the Plan or an Amendment to the Plan; or

(b) all Purchasers after an Amendment abandoning the Plan is accepted for filing by the Department of Law.

The Department of Law may perform random reviews and audits of any records involving the Escrow Account to determine compliance with all applicable statutes and regulations.

g. Escrow Agent shall maintain all records concerning the Escrow Account for seven years after release of the Deposit. Upon the dissolution of the law firm which was Escrow Agent, the former partners or members of the firm shall make appropriate arrangements for the maintenance of these records by one of the partners or members of the firm or by the successor firm and shall notify the New York State Department of Law of such transfer. ESCROW AGENT shall make available to the Attorney General, upon request, all books and records of ESCROW AGENT relating to the funds deposited and disbursed hereunder.

h. Escrow Agent shall maintain the Escrow Account under its direct supervision and control. A fiduciary relationship shall exist between Escrow Agent, and Purchaser and Escrow Agent acknowledges its fiduciary and statutory obligations pursuant to GBL§§ 352(e)(2-b) and 352(h). Notwithstanding anything to the contrary contained herein, Escrow Agent may rely upon any paper or document which may be submitted to it in connection with its duties under this Agreement and which is believed by Escrow Agent to be genuine and to have been signed or presented by the proper party or parties and shall have no liability or responsibility with respect to the form, execution or validity thereof.

i. Seller agrees that Seller/Sponsor and its agents, including any selling agents, shall deliver the Deposit received by them prior to closing of the unit to a designated attorney who is a member of or employed by Escrow Agent, within two (2) business days of tender of the Deposit by PURCHASER, using such transmittal forms as required by Escrow Agent

j. Seller agrees that it shall not interfere with Escrow Agent's performance of its fiduciary duties and statutory obligations as set forth in GBL §§ 352-(e)(2-b) and 352-(h) and the New York State Department of Law's regulations.

k. The Escrow provisions of this Addendum as pertaining to the Agreement shall remain in effect unless and until it is canceled by either: (i) Written notice given by Seller to Escrow Agent of cancellation of designation of Escrow Agent to act in said capacity, which cancellation shall take effect only upon the filing of an amendment to the Plan with the Department of Law providing for a successor escrow agent that meets the requirements set forth in applicable regulations of the New York State Department of Law. Purchaser shall

be deemed to have consented to such cancellation; (ii) The resignation of Escrow Agent, which shall not take effect until Escrow Agent is replaced by a successor escrow agent that meets the requirements set forth in applicable regulations of the New York State Department of Law, and notice is given to Purchaser of the identity of the successor escrow agent, the Bank in the State of New York where the Deposit is being held, and the account number therefor; or (iii) if due to lack of cooperation between the Seller or the Purchaser with Escrow Agent or the non-payment of Escrow Agent's fees by Sponsor such that the Escrow Agent deposits all amounts held in the Escrow Account with the Clerk of a court of competent jurisdiction.

l. Upon termination of the duties of Escrow Agent as described above, Escrow Agent shall deliver the Deposit held by Escrow Agent and the Purchase Agreement and any other documents maintained by Escrow Agent relating to the Deposit to the successor escrow agent or the Clerk of the Court as applicable.

m. Seller as Sponsor and individually agrees to defend, indemnify and hold Escrow Agent harmless from and against all costs, claims, expenses and damages incurred in connection with or arising out of this Agreement or the performance or non-performance of Escrow Agent's duties under this Agreement, except with respect to actions or omissions taken or suffered by Escrow Agent in bad faith or in willful disregard of this Agreement or involving gross negligence of Escrow Agent, which bad faith, willful disregard or gross negligence involves diverting the money in contravention of the express terms of the Purchase Agreement. It is understood and agreed that these escrow provisions are joint order escrow provisions and that Escrow Agent shall never be obligated to act hereunder unless it receives satisfactory instructions executed on behalf of both Seller and Purchaser instructing Escrow Agent what to do with the funds contained in escrow. Notwithstanding anything to the contrary contained herein, Escrow Agent may rely upon any paper or document which may be submitted to it in connection with its duties under this Agreement and which is believed by Escrow Agent to be genuine and to have been signed or presented by the proper party or parties and shall have no liability or responsibility with respect to the form, execution or validity thereof. This indemnity includes, without limitation, disbursements and attorneys' fees either paid to retain attorneys or representing the hourly billing rates with respect to legal services rendered by Escrow Agent to itself. It is the intention of the parties that regardless of the nature of any dispute hereunder, a court interpreting this agreement shall award Escrow Agent one hundred percent of actual costs and expenses incurred in the event of any dispute under this agreement at the normal hourly rates of its billing professionals without regard to any additional inquiry as to their propriety or reasonableness absent a showing of bad faith, as the nature of the relationship is one of full and complete indemnity. In the event of any suit wherein Escrow Agent interpleads the subject matter of this escrow, the Escrow Agent shall be entitled to recover a reasonable attorney's fee and costs incurred and awarded by the Court, said fees and costs to be charged and assessed as court costs in favor of the prevailing party. Notwithstanding the foregoing, nothing contained in this section shall be construed to in any way nullify the provisions of 13 NYCRR 22.3(K)(2)(XII).

n. The escrow provisions of this Addendum shall be governed by the Law of New York although venue is proper where the funds are on deposit by the Escrow Agent.

4. Purchaser acknowledges having received and read a copy of the Offering Plan, including all amendments thereto, if any, filed prior to the date hereof with the Department of Law of the State of New York, at least three (3) business days prior to Purchaser's signing this Contract. If, however, Purchaser did not receive a copy of the Offering Plan at least three (3) business days prior to signing this Contract, Purchaser may rescind this Contract by sending written notice of such rescission to Seller by certified or registered mail, return receipt requested, or by personal delivery, in either case within seven (7) days from the date Purchaser delivers an executed Contract to Seller.

The notice must be mailed to:	Jeff Skates, Esq. 1028 Lake Sumter Landing The Villages, FL 32162
With a copy to:	The Villages Contract Department 2705 West Torch Lake Drive The Villages, FL 32163

5. Seller acknowledges and agrees that this Addendum is part of its Purchase Agreement with all purchasers who are residents of the State of New York solicited by the Seller in or from the State of New York purchasing property in **The Villages** pursuant to the **Second Amended & Restated New York Offering Plan for The Villages**.

RECEIPT FOR

- **Second Amended & Restated New York Offering Plan dated February 5, 2019 ("Offering Plan")**
- **First Amendment to the Offering Plan (Amendment No. 39) dated PENDING**

As evidenced by the signature(s) on this Addendum, Purchaser hereby acknowledges that Purchaser has received and has been afforded the opportunity to read the **Second Amended & Restated New York Offering Plan for The Villages, as amended.**

In Witness Whereof, this Addendum has been signed and sealed on the date of the Contract also set forth below by the Seller and Purchaser(s)

SELLER

Villages of Lake-Sumter, Inc.

BY: _____ (SEAL)

ITS: _____

_____
Date

PURCHASER(S)

_____
Signature of Purchaser (SEAL)

_____
Signature of Purchaser (SEAL)

_____
Date

ESCROW AGENT - McLin & Burnsed PA

ACKNOWLEDGES RECEIPT OF

1. The executed Contract and this Addendum signed by Seller and Purchaser;

2. $_____ which has been placed in the Escrow Account described above.

The Deposit is in an IOTA Account with interest inuring to the Florida Bar Foundation and no interest will be earned on such account by the Purchaser. This is because the costs of maintaining such funds would exceed the nominal interest earned on such an account.

BY: _____

_____
Print name of person at the firm receiving funds.

_____
Date

New York Contract Addendum to Purchase Agreement for The Villages Land Company, LLC

The Villages Land Company, LLC
The Villages - Homesites/Homes

NEW YORK CONTRACT ADDENDUM

THIS ADDENDUM TO PURCHASE AGREEMENT ("Addendum") is made simultaneously with the execution of the Purchase Agreement ("Contract") by and between The Villages Land Company, LLC (as the "Seller") and the Purchaser(s) ("Purchaser") named in such Contract who has/have purchased the residence set forth below:

_____

Purchaser Name(s)

The Villages ("Property"): _____ Residence Reference: _____

NEW YORK CONTRACT PROVISIONS

State Disclosure Requirements

- **Second Amended & Restated New York Offering Plan dated February 5, 2019 ("Offering Plan")**
- **First Amendment to the Offering Plan (Amendment No. 39) datedDecember 17, 2019**

1. Sale Subject to New York Offering Plan. This purchase is subject to representations of the Seller (the Sponsor under the Offering Plan) in the Amended and Restated New York Offering Plan delivered to Purchaser(s) at or prior to the time they sign the Contract as well as the obligations of the Seller, as Sponsor, pursuant to the General Business Law of the State of New York.

2. Conflicts. Seller acknowledges that any conflict between the Offering Plan and the Contract will be resolved according to the terms of the Offering Plan.

3. Escrow of Deposits, Down Payments or Advances.

   a. The law firm of McLin & Burnsed PA, with an address of 1000 W. Main Street, Leesburg, FL 34748 shall serve as escrow agent ("Escrow Agent") for Seller and Purchaser. The attorneys who can authorize the withdrawal of funds from this escrow account are any partner of the Escrow Agent that is authorized to act and execute documents on the Escrow Agent's behalf. Such attorneys have submitted themselves to the jurisdiction of the laws of the state of New York. Neither the Escrow Agent nor any authorized signatories on the account are the Sponsor, Selling Agent, Managing Agent, or any principal thereof, or have any beneficial interest in any of the foregoing. The Escrow Agent shall only be responsible for and have a fiduciary duty to the parties relating to Deposits (which are good funds) actually delivered to Escrow Agent.

b. The Escrow Agent shall indicate its agreement to the terms of this Addendum pertaining to the escrow of Purchaser's funds by signing a copy of this Addendum where indicated below once Seller delivers a copy of the Purchase Agreement and immediately negotiable funds constituting the Deposit to Escrow Agent.

c. The Escrow Agent has established the escrow account at SunTrust Bank located at 1341 Griffin Road, Leesburg, FL 34748 having account number 1000168982618.

d. All Deposits received by Purchaser shall be in the form of purchaser checks or wire transfers and shall be made payable to or endorsed by the Purchaser to the order of the Escrow Agent. Any Deposits made for upgrades, extras, or custom work at the time of entering into the Purchase Agreement shall be initially deposited into the Escrow Account, and released in accordance to the terms of a written agreement between Purchaser and Seller. Any payments not part of the Purchase Agreement for such items will be between Purchaser and Seller pursuant to a separate written agreement, if any. The account will be an IOTA Account established pursuant to Section 5-1(g) of the Rules and Regulations of the Florida Bar where interest inures to the benefit of the Florida Bar Foundation as a result of the fact that the nominal interest that could be earned on such Deposits would not be in excess of the costs to secure such income. No fees of any kind may be deducted from the Escrow Account, and the Seller shall bear all costs associated with the maintenance of the Escrow Account.

e. Within five (5) business days after the Purchase Agreement has been tendered to Escrow Agent along with the Deposit (in good funds), the Escrow Agent shall sign the New York Addendum to the Purchase Agreement and place the Deposit into the Escrow Account. With ten (10) business days of the placing the deposit in the Escrow Account, Escrow Agent shall provide written notice to Purchaser and Seller, confirming the Deposit. The notice shall provide the account number and the fact that the funds are in an IOTA Account for which the Purchaser will not earn interest. The Escrow Agent is obligated to send notice to the Purchaser once the Deposit is placed in the Escrow Account. The notice shall be deemed delivered when sent. If the Purchaser does not receive notice of such deposit within fifteen (15) business days after tender of the Deposit, he or she may cancel the Purchase Agreement within ninety (90) days' after tender of the Purchase Agreement and Deposit to Escrow Agent. Complaints concerning the failure to honor such cancellation requests may be referred to the New York State Department of Law, Real Estate Finance Bureau, 28 Liberty Street, 21st Floor New York, NY 10005-1495. Rescission shall not be afforded where proof satisfactory to the Attorney General is submitted establishing that the Deposit was timely placed in the Escrow Account in accordance with the New York State Department of Law's regulations concerning Deposits and requisite notice was timely mailed to the Purchaser.

f. All Deposits, except for advances made for upgrades, extras, or custom work received in connection with the Purchase Agreement, are and shall continue to be the Purchaser's money, and may not be comingled with any other money or pledged or hypothecated by Sponsor, as per GBL § 352-h.

Under no circumstances shall Seller seek or accept release of the Deposit of a defaulting Purchaser until after consummation of the Plan, as evidenced by the acceptance of an effectiveness amendment by the New York State Department of Law. Consummation of the Plan does not relieve the Sponsor of its obligations pursuant to GBL §§ 352-3(2-b) and 352-h.

The Escrow Agent shall release the Deposit if so directed:

(a) pursuant to terms and conditions set forth in the Purchase Agreement and New York Addendum upon closing of title to the property being purchased and delivery to Escrow Agent of a completed Settlement Statement signed by Sponsor and Purchaser; or

(b) in a subsequent writing signed by both Sponsor and Purchaser; or

(c) by a final, non-appealable order or judgment of a court.

If the Escrow Agent is not directed to release the Deposit pursuant to paragraphs (a) through (c) above, and the Escrow Agent receives a request by either party to release the Deposit, then the Escrow Agent must give both the Purchaser and Sponsor prior written notice of not fewer than thirty (30) days before releasing the Deposit. If the Escrow Agent has not received notice of objection to the release of the Deposit prior to the expiration of the thirty (30) day period, the Deposit shall be released and the Escrow Agent shall provide further written notice to both parties informing them of said release; provided however, if the Escrow Agent cannot contact either the Sponsor or the Purchaser for any reason whatsoever, or does not know of their whereabouts or their continued existence and/or operation of a business, then the Escrow Agent may continue to hold such funds until such time as it receives written permission signed by both parties or other directions on where to release such Deposit. Escrow Agent shall incur no liability whatsoever for failure to release and/or disburse such funds held in Escrow prior to written instructions by both Sponsor and Purchaser or by waiting for a final, non-appealable order or judgment of a court. If the Escrow Agent receives a written notice from either party objecting to the release of the Deposit within said thirty (30) day period, the Escrow Agent shall continue to hold the Deposit until otherwise directed pursuant to paragraphs (a) through (c) above. Notwithstanding the foregoing, the Escrow Agent shall have the right at any time, but not the obligation, to deposit the Deposit contained in the Escrow Account with the clerk of the county where the property is located and shall give written notice to both parties of such deposit. Upon depositing the Deposit with the clerk, the Escrow Agent shall be released from all further liability under the Escrow Agreement and both Sponsor and Purchaser will indemnify and hold Escrow Agent harmless and free of any costs or expense including all attorneys' fees and costs that may be incurred in depositing such funds with the Clerk. To the extent that the Escrow Agent is required to file a formal Interpleader with a court of competent jurisdiction in order to deposit the Deposit with the Clerk, all costs and expenses, including attorney's fees shall be the obligation of the Sponsor and the Purchaser and the Court may pay such fees and costs due to the Escrow Agent from the Deposit deposited with the clerk.

The Seller shall not object to the release of the Deposit to:

(a) a Purchaser who timely rescinds in accordance with an offer of rescission contained in the Plan or an Amendment to the Plan; or

(b) all Purchasers after an Amendment abandoning the Plan is accepted for filing by the Department of Law.

The Department of Law may perform random reviews and audits of any records involving the Escrow Account to determine compliance with all applicable statutes and regulations.

g. Escrow Agent shall maintain all records concerning the Escrow Account for seven years after release of the Deposit. Upon the dissolution of the law firm which was Escrow Agent, the former partners or members of the firm shall make appropriate arrangements for the maintenance of these records by one of the partners or members of the firm or by the successor firm and shall notify the New York State Department of Law of such transfer. ESCROW AGENT shall make available to the Attorney General, upon request, all books and records of ESCROW AGENT relating to the funds deposited and disbursed hereunder.

h. Escrow Agent shall maintain the Escrow Account under its direct supervision and control. A fiduciary relationship shall exist between Escrow Agent, and Purchaser and Escrow Agent acknowledges its fiduciary and statutory obligations pursuant to GBL§§ 352(e)(2-b) and 352(h). Notwithstanding anything to the contrary contained herein, Escrow Agent may rely upon any paper or document which may be submitted to it in connection with its duties under this Agreement and which is believed by Escrow Agent to be genuine and to have been signed or presented by the proper party or parties and shall have no liability or responsibility with respect to the form, execution or validity thereof.

i. Seller agrees that Seller/Sponsor and its agents, including any selling agents, shall deliver the Deposit received by them prior to closing of the unit to a designated attorney who is a member of or employed by Escrow Agent, within two (2) business days of tender of the Deposit by PURCHASER, using such transmittal forms as required by Escrow Agent

j. Seller agrees that it shall not interfere with Escrow Agent's performance of its fiduciary duties and statutory obligations as set forth in GBL §§ 352-(e)(2-b) and 352-(h) and the New York State Department of Law's regulations.

k. The Escrow provisions of this Addendum as pertaining to the Agreement shall remain in effect unless and until it is canceled by either: (i) Written notice given by Seller to Escrow Agent of cancellation of designation of Escrow Agent to act in said capacity, which cancellation shall take effect only upon the filing of an amendment to the Plan with the Department of Law providing for a successor escrow agent that meets the requirements set forth in applicable regulations of the New York State Department of Law. Purchaser shall be deemed to have consented to such cancellation; (ii) The resignation of Escrow Agent, which shall not take effect until Escrow Agent is replaced by a successor escrow agent that

meets the requirements set forth in applicable regulations of the New York State Department of Law, and notice is given to Purchaser of the identity of the successor escrow agent, the Bank in the State of New York where the Deposit is being held, and the account number therefor; or (iii) if due to lack of cooperation between the Seller or the Purchaser with Escrow Agent or the non-payment of Escrow Agent's fees by Sponsor such that the Escrow Agent deposits all amounts held in the Escrow Account with the Clerk of a court of competent jurisdiction.

l. Upon termination of the duties of Escrow Agent as described above, Escrow Agent shall deliver the Deposit held by Escrow Agent and the Purchase Agreement and any other documents maintained by Escrow Agent relating to the Deposit to the successor escrow agent or the Clerk of the Court as applicable.

m. Seller as Sponsor and individually agrees to defend, indemnify and hold Escrow Agent harmless from and against all costs, claims, expenses and damages incurred in connection with or arising out of this Agreement or the performance or non-performance of Escrow Agent's duties under this Agreement, except with respect to actions or omissions taken or suffered by Escrow Agent in bad faith or in willful disregard of this Agreement or involving gross negligence of Escrow Agent, which bad faith, willful disregard or gross negligence involves diverting the money in contravention of the express terms of the Purchase Agreement. It is understood and agreed that these escrow provisions are joint order escrow provisions and that Escrow Agent shall never be obligated to act hereunder unless it receives satisfactory instructions executed on behalf of both Seller and Purchaser instructing Escrow Agent what to do with the funds contained in escrow. Notwithstanding anything to the contrary contained herein, Escrow Agent may rely upon any paper or document which may be submitted to it in connection with its duties under this Agreement and which is believed by Escrow Agent to be genuine and to have been signed or presented by the proper party or parties and shall have no liability or responsibility with respect to the form, execution or validity thereof. This indemnity includes, without limitation, disbursements and attorneys' fees either paid to retain attorneys or representing the hourly billing rates with respect to legal services rendered by Escrow Agent to itself. It is the intention of the parties that regardless of the nature of any dispute hereunder, a court interpreting this agreement shall award Escrow Agent one hundred percent of actual costs and expenses incurred in the event of any dispute under this agreement at the normal hourly rates of its billing professionals without regard to any additional inquiry as to their propriety or reasonableness absent a showing of bad faith, as the nature of the relationship is one of full and complete indemnity. In the event of any suit wherein Escrow Agent interpleads the subject matter of this escrow, the Escrow Agent shall be entitled to recover a reasonable attorney's fee and costs incurred and awarded by the Court, said fees and costs to be charged and assessed as court costs in favor of the prevailing party. Notwithstanding the foregoing, nothing contained in this section shall be construed to in any way nullify the provisions of 13 NYCRR 22.3(K)(2)(XII).

n. The escrow provisions of this Addendum shall be governed by the Law of New York although venue is proper where the funds are on deposit by the Escrow Agent.

4. Purchaser acknowledges having received and read a copy of the Offering Plan, including all amendments thereto, if any, filed prior to the date hereof with the Department of Law of the State of New York, at least three (3) business days prior to Purchaser's signing this Contract. If, however, Purchaser did not receive a copy of the Offering Plan at least three (3) business days prior to signing this Contract, Purchaser may rescind this Contract by sending written notice of such rescission to Seller by certified or registered mail, return receipt requested, or by personal delivery, in either case within seven (7) days from the date Purchaser delivers an executed Contract to Seller.

The notice must be mailed to:	Jeff Skates, Esq. 1028 Lake Sumter Landing The Villages, FL 32162
With a copy to:	The Villages Contract Department 2705 West Torch Lake Drive The Villages, FL 32163

5. Seller acknowledges and agrees that this Addendum is part of its Purchase Agreement with all purchasers who are residents of the State of New York solicited by the Seller in or from the State of New York purchasing property in **The Villages** pursuant to the **Second Amended & Restated New York Offering Plan for The Villages**.

RECEIPT FOR

- **Second Amended & Restated New York Offering Plan dated February 5, 2019 ("Offering Plan")**
- **First Amendment to the Offering Plan (Amendment No. 39) dated PENDING**

As evidenced by the signature(s) on this Addendum, Purchaser hereby acknowledges that Purchaser has received and has been afforded the opportunity to read the **Second Amended & Restated New York Offering Plan for The Villages, as amended.**

In Witness Whereof, this Addendum has been signed and sealed on the date of the Contract also set forth below by the Seller and Purchaser(s)

SELLER

The Villages Land Company, LLC

BY: _____ (SEAL)

ITS: _____

_____
Date

PURCHASER(S)

_____
Signature of Purchaser (SEAL)

_____
Signature of Purchaser (SEAL)

_____
Date

ESCROW AGENT - McLin & Burnsed PA

ACKNOWLEDGES RECEIPT OF

1. The executed Contract and this Addendum signed by Seller and Purchaser;

2. $_____ which has been placed in the Escrow Account described above.

The Deposit is in an IOTA Account with interest inuring to the Florida Bar Foundation and no interest will be earned on such account by the Purchaser. This is because the costs of maintaining such funds would exceed the nominal interest earned on such an account.

BY: _____

_____
Print name of person at the firm receiving funds.

_____
Date

DISTRICTS. NEW YORK LAW REQUIRES THE SPONSOR TO DISCLOSE ALL MATERIAL INFORMATION IN THIS PLAN AND TO FILE THIS PLAN WITH THE NEW YORK STATE DEPARTMENT OF LAW PRIOR TO SELLING OR OFFERING ANY RESIDENCES SUBJECT TO COMMUNITY DEVELOPMENT DISTRICTS. FILING WITH THE DEPARTMENT OF LAW DOES NOT MEAN THAT THE DEPARTMENT OR ANY OTHER GOVERNMENT AGENCY HAS APPROVED THIS OFFERING.

THIS OFFERING PLAN CONTAINS THE TERMS OF THE OFFER OF SALE AND THE OBLIGATIONS OF THE SPONSOR.

PLEASE READ IT CAREFULLY.

THE PROPERTY YOU ARE PURCHASING IS PART OF A PRIVATE SELF-GOVERNING SUBDIVISION WHICH IS SUBSTANTIALLY CONTROLLED BY THE SPONSOR.

YOUR OBLIGATIONS AS A LOT OWNER ARE INCLUDED IN THIS PLAN. THIS PLAN IS PREPARED AND ISSUED BY THE SPONSOR OF THIS SUBDIVISION. IT HAS BEEN FILED WITH THE ATTORNEY GENERAL OF THE STATE OF NEW YORK, DEPARTMENT OF LAW, REAL ESTATE FINANCING BUREAU, 28 LIBERTY STREET, 21ST FLOOR, NEW YORK, NEW YORK 10005-0332.

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SPECIAL RISKS

1. Overview

The Villages is a planned unit development that spans three counties in central Florida: Lake, Sumter, and Marion. The Community was originally registered in New York as “Orange Blossom Gardens” in 1988 and has been referred to by a variety of names during its thirty-plus year existence, including Orange Blossom Gardens, The Villages of Lady Lake and The Villages of Lake-Sumter, which have primarily been used to avoid confusion within the planning and development process. Throughout this period, the one constant has been the name that the Community trades by according to its Residents, and that is The Villages. All promotional material now state the name of the Community as The Villages.

2. Out-of-State Subdivision

This Offering Plan is for the offering of Homes in a Florida Subdivision to Purchasers who are residents of the State of New York only. Sponsor may cause this Subdivision to be offered for sale to Purchasers in states where prior governmental-issued approval of the Offering is not required. Prospective New York resident Purchasers should note that Florida laws, requirements, practices and procedures in the offering, sale and purchase of real estate may differ from those for the purchase and sale of real estate within New York State. This Offering Plan is for offerings to New York residents in or from the State of New York only.

3. Nearby Construction Activity and Inherent Construction Risks:

Each Owner agrees and acknowledges that the Subdivision continues to grow and expand. There may be certain inconveniences, including, but not limited to, interruption of travel caused by road construction, noise, dust, odors and debris associated with construction, until all construction within the Property is complete.

The construction of future sections and facilities will be performed in accordance with industry standards in Florida and in substantial compliance with the Plans and Specifications. However, all residential construction is subject to variations from construction plans, including imperfections and expected minor flaws.

4. Interstate Land Sales Full Disclosure Act

The Sponsor believes that the subject Property is exempt from the Interstate Land Sales Full Disclosure Act (“ILSFDA”) as the Residences are intended to

comply with the Improved Lot Exemption. Accordingly, no ILSFDA Statement of Record for this Subdivision has been filed with the Consumer Financial Protection Bureau ("CFPB"). A Purchaser who enters in an agreement to purchase a Lot will not receive a CPFB-approved Property Report and will not have the rights afforded Purchasers of Lots of subdivisions which are not otherwise exempt from ILSFDA disclosure requirements. Notwithstanding the exemption of this Offering from applicable ILSFDA provisions, all Purchasers of a Lots are afforded all rights granted by applicable Florida and New York laws.

5. Use of Co-Sponsor

The Sponsors of this offering are The Villages of Lake-Sumter, Inc. ("Sponsor" or "VLS"), a Florida corporation and The Villages Land Company, LLC, a Florida limited liability company ("Sponsor" or "VLC"). VLC is an affiliate of The Villages of Lake-Sumter, Inc. who is the original Sponsor. VLC was created for internal business purposes of the various Ownership entities to become the Owner and Seller in newer sections of The Villages. VLC has entered into a Development Services Agreement with VLS whereby VLS will assist VLC with the development and sale of Homes in the sections owned by VLC. The basis of the Development Services Agreement is that VLS has significant experience, expertise and know-how in the development of residential housing and commercial developments. VLS will be the Developer and Seller of the Homes north of State Road 44 and VLC will be the Developer and Seller of Homes south of State Road 44 (except for those Homes sold in the Village of Fenney, which are owned and are being developed and sold by the VLS as this transition is occurring). Purchasers must look solely to the "Seller" under their contracts to purchase a Home with respect to their rights and remedies and such contracts will be the controlling document. Unless otherwise noted, use of the term "Sponsor" throughout the entirety of this Amended and Restated Offering Plan and any amendments thereto will refer to both VLS and VLC.

6. No Master Home Owners Association

There is no master Home Owners association for The Villages, and therefore, there is no common property in The Villages that is owned by a master Home Owners association. All of the existing infrastructure and recreational facilities have been or will be conveyed by the Sponsor to several Community Development Districts. The Community Development Districts own and maintain the infrastructure and recreational facilities, and charge Residents of The Villages yearly assessments and monthly Amenities Fees much like a town, city or county. The Sponsor constructs the infrastructure, common areas and recreational facilities and deeds them to a governing Community Development District who administers such Property like a town, city or county. Before the

Sponsor conveys the facilities, it is obligated to repair any damage from a casualty or other cause.

7. Community Development Districts

The common property in The Villages that would normally be owned by a home owners association is owned and maintained by a number of Community Development Districts. A Community Development District, or "CDD," is a special purpose governmental entity formed to serve the long-term specific needs of the Community. Created pursuant to Chapter 190 of the Florida Statutes, a Community Development District's main powers are to plan, finance, construct, operate and maintain community-wide infrastructure and services specifically for the benefit of its Residents. The Community Development Districts are governed by a Board of Supervisors that are elected by the Property Owners. There are currently thirteen (13) Numbered CDDs that own the community-wide infrastructure and other Property that is not within a platted Lot in all of the various sections of The Villages. CDD's 1-12 are operational and CDD 13 has been formed but no lots or homes are currently being developed in CDD 13. The infrastructure and other property is conveyed to the applicable Numbered CDD upon completion of development by the Sponsor. These areas are those areas that would normally be common area in a subdivision and they are all intended to be owned and maintained by the applicable CDD. After construction of recreational facilities and amenities for The Villages, Sponsor transfers control of these areas to either the Village Center Community Development District ("VCCDD") or the Sumter Landing Community Development District ("SLCDD"). Such amenities are thereafter owned, operated, managed and maintained by the VCCDD or the SLCDD. The VCCDD and the SLCDD are the two all-encompassing Community Development Districts that own, operate, manage and maintain certain infrastructure improvements and the recreational facilities and amenities within the Community that have been conveyed to them by the Sponsor. A Community Development District's business is conducted in the "sunshine," which means that all meetings and records are open to the public.

8. Sponsor's Control

Initially, the Board of the Numbered CDDs (or "Districts") is elected by the Sponsor who owns the majority of the land within those districts until sales of Homes occur, but that control soon ends. Once sales of Homes occur, the Board of a particular CDD is elected pursuant to Florida law from members of the CDD at large. Sponsor has sold thousands of Homes in The Villages and each of the CDDs with the exception of CDD 13 have been operating for a fairly significant period of time. The VCCDD and the SLCDD Boards are not controlled by the Sponsor. Purchasers have no control over the operation of the various CDDs including the promulgation of their budgets or assessments.

9. CDDs and Assessments

The Districts shall have the authority to impose assessments pursuant to the authority granted under Chapter 190 of the Florida Statutes. The Numbered CDDs require the payment of maintenance assessments to pay for the cost of providing and maintaining such facilities. Such CDDs also issue bonds to provide or complete infrastructure or facilities on their own behalf which may require repayment by Home Owners in their District. Such assessments are based upon the size of the Property being assessed. Depending upon the location of your Home, you will pay assessments along with your county Property taxes to either the VCCDD or the SLCDD and one of the Numbered Community Development Districts and/or the Town of Lady Lake who each provide a variety of services to your Home. These assessments, like Property taxes, are in addition to your other costs of Home Ownership. There is an applicable Amenity Fee to be paid to the VCCDD or the SLCDD depending upon where your Home is located within The Villages. Any Amenity Fee due to the Sponsor, in sections where the Sponsor has not yet conveyed the recreational facilities and amenities to the VCDD or SLCDD are then reverted to the Sponsor by the VCCDD or the SLCDD as applicable until such transfer of Ownership occurs. All of these facilities and amenities, regardless of whether they are owned by the VCCDD, the SLCDD or the Sponsor are maintained through payments of the monthly Amenity Fee that is uniformly charged to Home Owners in the Community pursuant to their sales contracts and the recorded restrictive covenants affecting the Lots in The Villages. The monthly Amenity Fee is subject to change from time to time. The Amenity Fee provides for use and access to all of the various Community recreational facilities and amenities.

10. Age-Restricted Community

The Villages have been developed as a self-contained age restricted Community with amenities and services on site to meet the needs of its Residents, including the provision of mixed use town centers and internal multi-use paths to minimize the use of the automobile. Homes in The Villages are intended as a housing Community for persons fifty five (55) years of age or older. At least one (1) resident within the household must be fifty five (55) years of age or older. All real estate interest described herein will be offered without regard to marital status, sex, race, handicap, religion, familial status, color, ancestry, creed, or national origin. The Sponsor will not indicate a preference for, or a rejection of any particular group in its advertising, rendering of services, or in any other manner.

11. Ownership of a Lot Subject to Governing Documents

Upon the purchase of a Home, Purchasers automatically become subject to the provisions of and restrictions contained in the governing documents of the Subdivision. These documents include, but are not limited to, Declaration of Covenants, Conditions, and Restrictions relating to Purchaser's specific neighborhood and any supplements thereto. There is no Master Declaration for The Villages. Rather, a Declaration of Covenants, Conditions and Restrictions is recorded for each neighborhood being developed in The Villages in the public records of Marion, Sumter, or Lake County prior to the first conveyance of title to a Lot in each neighborhood depending upon the county in which the neighborhood is located. As new neighborhoods are platted and developed, the Sponsor will record the Declaration of Covenants, Conditions and Restrictions for each new neighborhood. Purchasers should carefully review all of the governing documents affecting their Home prior to their purchase of a Home in the Subdivision.

12. Purchaser's Default under the Purchase Agreement

In the event a Purchaser defaults under the Purchase Agreement, fails or refuses to select a Home as provided in the Purchase Agreement, or otherwise terminates the Purchase Agreement, then the Purchase Agreement shall be terminated and all monies paid under it and under any separate agreement shall be retained by the Sponsor as liquated damages. The amount retained by the Sponsor may be in excess of ten percent (10%) of the purchase price, and this fact has been disclosed as a special risk.

13. Purchase Agreement not contingent on Purchaser's ability to obtain financing

A Purchase Agreement to purchase a homesite or residence in The Villages is not contingent upon the purchaser obtaining financing. A Purchaser may obtain financing from any lending institution or other source, but Purchaser's obligation to purchase a Lot pursuant to the Purchase Agreement will not be contingent on Purchaser obtaining such financing. The obligations of a Purchaser under a Purchase Agreement are not conditioned on obtaining financing. Any Purchaser who executes a Purchase Agreement and does not obtain financing may lose his or her deposit if he or she is unable to otherwise raise the monies for the balance of the purchase price. Prospective Purchasers who require financing are advised to consult with a lending institution before executing a Purchase Agreement. Citizens First Bank is an affiliate of the Developer and may offer Fannie Mae loans to prospective Purchasers. Such loans would be a current market rates. No representation is made by the Sponsor as to availability or cost of such financing. Sponsor is not offering financing to Purchasers.

14. Funds in Escrow

New York Purchaser Deposits under the Purchase Agreement will be held and disbursed in accordance with the Purchase Agreement and the terms of the New York Addendum. All deposits from New York Purchasers, except for advances made for upgrades, extras, or custom work, received in connection with the Purchase Agreement, will be held in escrow and will continue to be the Purchaser's money and will not be comingled with any other money or pledged or hypothecated by Sponsor as per New York General Business Law §352-h. All statutory and regulatory provisions relating to funds in escrow afforded to New York Purchasers supplement but do not abrogate or diminish legal protections available to all Purchasers under Florida law. If Sponsor wishes to release from escrow and utilize any portion of the deposits made by New York Purchasers, for purposes other than upgrades or extras requested by New York Purchasers, Sponsor must first apply to the Department of Law for the use of an alternate form of security in the form of surety bonds or a letter of credit in lieu of escrow of New York Purchaser funds. If Sponsor's application to the Department of Law is approved, Sponsor will promptly disclose the alternate security of an amendment to the Plan. In the event that alternative assurances are posted and approved by the Department of Law, New York Purchasers having executed Purchase Agreements prior to such posting of alterative assurances agree to the immediate release of their deposited funds to Sponsor. Such released funds will thereafter only be protected by such alternative assurances. See section of the Plan entitled, "Procedure to Purchase."

15. Retention of Deposits by Sponsor

In addition to executing a Purchase Agreement, Purchasers that are residents of New York will also be required to execute the New York Addendum to the Purchase Agreement ("NY Addendum"). The NY Addendum states that Sponsor, as Seller, must make a written demand for payment to such Purchasers at least thirty (30) days before forfeiture of the Deposit may be declared. Accordingly, New York Purchasers shall have thirty (30) days in which to cure a default. In the event Purchaser fails to cure such Purchaser's default, fails or refuses to select a Home as provided in the Purchase Agreement, or otherwise terminates the Purchase Agreement, then the Purchase Agreement shall be terminated and all monies paid under it and under any separate agreement shall be retained by the Sponsor as liquated damages. The retention of such payments will be Sponsor's sole and exclusive remedy at law or in equity. The amount retained by the Sponsor may be in excess of 10% of the purchase price.

16. Type of Deed

At Closing, once the Purchaser's deposit(s) is delivered or credited to the Sponsor as part of the total purchase price of the residence and all applicable fees and costs are paid, Purchasers will receive a Warranty Deed. The cost of recording the deed shall be paid by the Sponsor. Purchaser shall be responsible for all other costs and expenses associated with closing, including but not limited to any and all financing costs and expenses associated with Purchaser's financing for the purchase of the Property, title insurance and the monthly Amenities Fee. Please see the "Procedure to Purchase" section of this Offering Plan for more information.

17. No Sale Period

As set forth in the Purchase Agreement, Purchasers of a Home in The Villages may not sell, convey, or transfer their Residence for a period of one (1) year following the closing of their transaction (the "No Sale Period"). In the event the Purchaser sells, conveys, or transfers their Residence during the No Sale Period, the Purchaser agrees to forfeit any and all profits from such sale to the Sponsor. Profits are defined as the gross sales proceeds from any sale during the No Sale Period, less the gross purchase price from their original purchase. The Sponsor reserves the right to make exceptions for hardships such as death, in Seller's sole discretion on a case-by-case basis. The No Sale Period clause of the Purchase Agreement is subordinate to the interest of any mortgagee, and shall survive the closing of the transaction governed by the Purchase Agreement.

18. Insurance Coverage

It is the responsibility of each Purchaser, at such Purchaser's expense, to maintain Property insurance on such Purchaser's Property including casualty and liability insurance. Purchasers may obtain such other and additional coverage on and in relation to the Purchaser's Home as the Purchaser in the Purchaser's sole discretion will conclude is desirable. Purchaser is also responsible for providing insurance coverage for the amount of any additional value to any Lot caused by any improvement to the Lot or existing Home made by Purchaser and not initially made by Sponsor, including, but not limited to, the value of structural upgrades or fixtures supplied by the Purchaser. Sponsor will not procure flood insurance for the Lots or personal Property contained therein. It is the responsibility of each individual Purchaser to purchase, when desired, flood insurance for their Lot and the contents therein. The cost of obtaining such flood insurance is set by third parties and is outside of Sponsor's control, and is subject to change at any time without prior notice.

19. General Risks of Buying Land

The future value of any land is uncertain and dependent upon many factors. Do not expect land to increase in value. Any value which your Residence may have will be affected if the roads, utilities and all proposed improvements are not completed. Resale of your Residence may be difficult or impossible, since you may face competition from the Sponsor's sales program and local real estate brokers may not be interested in listing your Residence. Any Subdivision will have an impact on the surrounding environment. Regardless of whether the impact is adverse, the degree of impact will depend on the location, size, planning and extent of development. Subdivisions, which adversely affect the environment, may cause governmental agencies to impose restrictions on the use of the land. Changes in plant and animal life, air and water quality and noise levels may affect your use and enjoyment of your Residence and your ability to sell it.

20. Tax Cuts and Jobs Act of 2017

On January 1, 2018, the Tax Cuts and Jobs Act of 2017 went into effect. This federal law significantly changed the previously existing Internal Revenue Code, including the taxes and deductions related to Home Ownership. Accordingly, the tax information and projections disclosed in this Offering Plan may be inaccurate because such are based on federal tax law as it existed prior to 2018. Purchasers are advised to consult with a tax expert regarding whether the new law will affect the Purchaser's taxes. Purchasers should not rely on any representations in this Offering Plan addressing taxes without first consulting a tax expert.

INTRODUCTION

This is the Second Amended and Restated Offering Plan (or "Plan") for The Villages (the "Community" or "The Villages") which incorporates the Amended and Restated Offering Plan (Amendment 24) and subsequent Amendments through Amendment No. 37. The purpose of this Plan is to set forth the material terms of the offer of Homes in the Community to prospective Purchasers solicited in or from the State of New York. There is no master Home Owners' Association, but Residents of The Villages are required to initially pay certain Amenities Fees and assessments to the Sponsor and subsequently to the applicable Community Development District for the use and maintenance of commonly used properties and various recreational facilities which are owned and operated by the various Community Development Districts described herein.

The Community was originally registered in New York as "Orange Blossom Gardens" in 1988 and has been referred to by a variety of names during its thirty-plus year existence, including Orange Blossom Gardens, The Villages of Lady Lake and The Villages of Lake-Sumter, which have primarily been used to avoid confusion within the planning and development process. Throughout this period, the one constant has been the name that the Community trades by according to its residents, and that is The Villages. All promotional material now states the name of the Community as The Villages.

This Plan may be amended from time to time when an amendment is filed with the New York State Department of Law. Amendments will be served on all offerees as defined in Section 22.1(d) of Title 13 NYCRR. Prior to the preparation of this Second Amended and Restated Offering Plan, the Sponsor has filed thirty-seven (37) Amendments since the original Offering Plan was filed in 1988. Amendment 24 was an Amended and Restated Offering Plan. This Second Amended and Restated Offering Plan includes the additions and updates contained in those thirty-seven (37) amendments and updated information as of the date of filing this Second Amended and Restated Offering Plan.

The Sponsors of this Offering are The Villages of Lake-Sumter, Inc. ("Sponsor" or "VLS"), a Florida corporation and The Villages Land Company, LLC, a Florida limited liability company ("Sponsor" or "VLC"). VLC is an affiliate of The Villages of Lake-Sumter, Inc. who is the original Sponsor under this Plan. VLS was the original Developer under the Offering Plan. VLC was created for internal business purposes of the various Ownership entities to become the Owner and Seller of Homes in newer sections of The Villages. VLC has entered into a Development Services Agreement with VLS whereby VLS will assist VLC with the development and sale of Homes in the sections owned by VLC. The basis of the Development Services Agreement is that VLS has significant experience,

expertise and know-how in the development of residential housing and commercial developments. VLC has retained the services of the VLS to provide technical expertise and local development knowledge in the development of all of the tracts with the Community owned by VLC into residential housing developments and/or commercial developments. VLC will be the "Seller" under the contract to purchase a Home in sections owned by them and Purchasers may look solely to VLC as to their rights and obligations. Additionally, affiliated Development entities may be established in the future.

Going forward, VLS will be the Developer and Seller of the Homes north of State Road 44 and VLC will be the Developer and Seller of Homes south of State Road 44 (except for those Homes sold in the Village of Fenney, which are owned and are being developed and sold by the VLS as this transition is occurring). VLS will assist in the selling of all Homes in The Villages. However, Purchasers must look solely to the "Seller" under their contracts to purchase a Home with respect to their rights and remedies and such contracts will be the controlling document. Unless otherwise noted, use of the term "Sponsor" throughout the entirety of this Amended and Restated Offering Plan and any amendments thereto will refer to both VLS and VLC. The Sponsor is the Owner of the Property on which the Community is being developed.

The Villages has been developed over the years as a Development of Regional Impact ("DRI") under Florida's law requiring a Developer of a large-scale project to obtain a DRI Development Order ("Permit") that details the impact that the Community will have on state infrastructure, and compliance with state standards to effect an orderly Community. The Villages has obtained said Permit and has been adding to the Community as demand dictated in an orderly and managed program of development. VLS has served as the developer of The Villages of Sumter DRI, The Villages of Marion Florida Quality Development, the Tri-County Villages DRI, The Villages of Fruitland Park DRI and The Villages of Wildwood DRI, together with earlier Property that was developed and now commonly known and referred to as "The Villages." These DRI Permits include Property in Lake, Sumter and Marion Counties. In addition to residential sections within the Community, significant acreage has been set aside for commercial use, institutional and office use and a significant portion of the Community is occupied by the many golf courses that are interspersed throughout.

The use of DRI's in Florida has been eliminated. The big developments that once had to navigate a multi-governmental DRI process will prospectively go through a faster state-led review. The replacement process known as the "state coordinated review," will be overseen by the Florida Department of Economic Opportunity, an agency whose primary focus is economic development rather than growth management. In order to develop large-scale Communities such as The Villages in Florida, Developers now have to enter into a Development

Agreement with the local jurisdiction that provides for the orderly development of the Community.

Prior to the development of Property south of State Road 44, VLS was the primary Developer of The Villages and the residential build out was mostly complete. When additional Property was acquired south of State Road 44, The Villages of Fenney was the last section of The Villages that was subjected to DRI treatment. All of those properties being developed by VLS are proceeding to build out.

When VLC was formed, it acquired significant acreage in south Wildwood that is known internally as The Villages of Southern Oaks. The newer Property in The Villages is primarily being developed within The Villages of Southern Oaks. Sections 163.3220-163.3243, Florida Statutes, authorizes local governments and developers to enter into certain types of Development Agreements with long duration of up to thirty (30) years to provide certainty to both parties in terms of current and future process and entitlements under such statutes. These Development Agreements govern the orderly development of such properties. VLC has entered into a "Development Agreement" with the City of Wildwood to develop the new sections in The Villages of Southern Oaks which is planned to be integrated within The Villages; however, it will not be a DRI. The Development Agreement provides a binding template much like a DRI Development Order as it strengthens the public planning process, encourages sound capital improvement planning and financing and assists in ensuring that adequate capital facilities are in place to address the impacts of development. It also encourages well thought out development and planning to reduce the costs and impacts of development. The Development Order covers the current Property being offered by VLC in The Villages of Southern Oaks and is all of the Property south of State Road 44 other than The Villages of Fenney.

The Development Agreement establishes the zoning of the Property being developed by VLC as Age Restricted Development ("ARD"). The Project entitlements under the Development Agreement include up to eleven thousand (25,845) dwelling Units and up to three hundred two million, five hundred thousand (2,500,000) square feet of non-residential development. This is added to the more than fifty-six thousand (56,000) Homes developed by VLS pursuant to the prior DRI. The development process approved by the Development Agreement only applies to the initial Property subjected to the Agreement. Additional Property cannot be added without going through the statutory process of amending the Development Agreement or by VLC entering into separate 163 Development Agreements for future land. The Development Agreement provides for Approved Land Use and Development Rights unto VLC. The Villages of Southern Oaks will be developed in compliance with this Development Agreement.

The existing Development Agreement is referred to by VLC as VOSO 1, as amended. Additional Development Agreements covering additional Property will likely be added in the future and VLC is currently negotiating same with the City of Wildwood.

The Villages is currently developed in two (2) types of sections known as “Units” and “Villas.” The sections which are designated as Units contain site-built Homes of varying, Developer-approved models, built by the Developer or an affiliate for purchase. Purchasers are not permitted to select their own builder. The Home will be constructed by a builder selected by the Developer. Villa sections, on the other hand, contain similar types of Homes, which are also site-built, but are generally smaller than the non-villa Homes and are constructed on smaller Lots. Within the Villa sections, some villas contain walled Lot lines (often with common walls shared among two or more villa Owners) and some do not, but in either case, all Villa Units are limited as to the type, configuration and size of the dwelling that may be purchased.

Certain sections of The Villages have particular village names associated with them are used as a descriptive designation for identification purposes. This is where the name of the Community originated. However, these village designations have no formal distinction or significance, and generally have not appeared on official documents filed with the state or counties. This concept changed somewhat with the advent of the Development Agreement for VOSO 1 which refers to both The Villages of Fenney and The Villages of Southern Oaks by name; however, the names are for section identification only. Regardless of which Unit, Villa Unit, village or section of the Community a Purchaser’s Lot is located, they may use any of the recreational facilities and amenities within The Villages Community as described in greater detail below.

The latest development plan for The Villages estimates there will be approximately eighty four thousand (84,000) residential Units in The Villages upon completion of that plan. This development plan is subject to increase as the Developer adds additional parcels of land to existing or additional Development Agreements. This Offering Plan now covers the various sections of The Villages set forth below. Some of the Lots may not have been released for sale by the Sponsor as of the date of filing of this Offering Plan, but will be released as demand dictates. Many prior sections have been sold out and additional sections of The Villages may be added to this registration as they are platted and developed. As significant numbers of additional Lots are platted, the Developer updates this Public Offering Statement. Homes are not closed upon until reference can be made to a recorded plat.

The following sections and Home sites of The Villages are the most currently available listing of Homes available; however as of the date of this Offering Plan,

many of such Lots and Homes built thereon may have been sold. Prospective purchasers should inquire of a sales representative as to available Lots within The Villages. Further note that those sections that list the Ownership Entity as VLS are under the older DRI Permit and those that are designated as VLC are part of the Development Order as described above. The listing is as follows:

UNIT	LOT NUMBERS	LOT NUMBER AVAILABLE PER SECTION	TOTAL AVAILABLE LOTS PER CDD	OWNERSHIP ENTITY
LAKE COUNTY – LOTS AND VILLAS				
Unit 1	1-102	1		VLS
Unit 3	1-422	4		VLS
Unit 4	1-162	2		VLS
Unit 5	1-136	1		VLS
Unit 6	1-365	2		VLS
Unit 7	1-394	5		VLS
Unit 7A	1-3	3		VLS
Unit 8	1-507	1		VLS
Unit 9	1-289	4		VLS
Unit 10	1-453	1		VLS
Unit 11	1-141	1		VLS
Unit 12	1-387	5		VLS
Unit 14	1-240	1		VLS
Unit 16	1-291	2		VLS
Unit 17	1-256	2		VLS
Unit 78 – Spring Arbor	1-56	2		VLS
Unit 80 – Courtyard Villas	1-80	1		VLS
Unit 101- Vista Largo Villas	1-38	1		VLS
Unit 103- Vista Sonoma Villas	1-46	1		VLS
Total Lake County Lots and Villas			**40**	
LAKE COUNTY CDD #11 LOTS AND VILLAS				
Unit 25	1-146	2		VLS
Unit 26	1-161	1		VLS
Unit 28	1-89	1		VLS
Unit 29	1-102	1		VLS
Unit 30	1-141	2		VLS

UNIT	LOT NUMBERS	LOT NUMBER AVAILABLE PER SECTION	TOTAL AVAILABLE LOTS PER CDD	OWNERSHIP ENTITY
Unit 31	1-132	5		VLS
Unit 32	1-132	1		VLS
Unit 33	1-169	2		VLS
Unit 36	1-120	2		VLS
Unit 37	1-88	2		VLS
Unit 38	1-76	1		VLS
Unit 39	1-133	1		VLS
Unit 105 - Leo Villas	1-69	4		VLS
Unit 104 - Reagan Villas	1-68	1		VLS
Unit 106 - Jackson Villas	1-54	1		VLS
Total Lake County CDD #11 Lots and Villas			**27**	
MARION COUNTY CDD #4 – LOTS AND VILLAS				
Unit 44	1-350	1		VLS
Unit 46	1-139	1		VLS
Unit 47	1-206	1		VLS
Unit 49	1-114	1		VLS
Unit 50	1-133	1		VLS
Unit 51	1-187	2		VLS
Unit 52	1-256	4		VLS
Unit 54	1-270	1		VLS
Unit 55	1-90	1		VLS
Unit 57	1-86	1		VLS
Unit 61	1-155	1		VLS
Unit 62	1-238	5		VLS
Unit 65	1-165, 168-226	2		VLS
Unit 66	1-159	1		VLS
Unit 214 – Fairlawn Villas	1-108	1		VLS
Unit 218 – Greenbriar Villas	1-122	1		VLS
Unit 221 – Bromley Villas	1-60	1		VLS
Unit 222 – Sherwood Villas	1-135	1		VLS
Unit 225 – Greenwood Villas	1-105	1		VLS

UNIT	LOT NUMBERS	LOT NUMBER AVAILABLE PER SECTION	TOTAL AVAILABLE LOTS PER CDD	OWNERSHIP ENTITY
Unit 230- Legacy Villas	1-32	1		VLS
Unit 232 - Phillips Villas	1-165	3		VLS
Unit 233 - Soulliere Villas	1-135	69		VLS
Total Marion County CDD #4 - Lots and Villas			**101**	
SUMTER COUNTY CDD #1 LOTS AND VILLAS				
Unit 2	11-23,38-300	2		VLS
Unit 12	1-29	2		VLS
Unit13	1-243	1		VLS
Unit14	1-205	1		VLS
Unit 684- San Pedro Courtyard Villas	1-80	1		VLS
Unit 687– Patio Villas	1-112	1		VLS
Unit 688 – Villa De La Vista North	1-60	1		VLS
Unit 696 –Villa Tierra Grande	1-58	3		VLS
Unit 698 – Villa La Paloma	1-81	1		VLS
Total Sumter County CDD #1 Lots and Villas			**13**	
SUMTER COUNTY CDD #2 LOTS AND VILLAS				
Unit 18	1-147	2		VLS
Unit 19	1-187	1		VLS
Unit 23	1-241	2		VLS
Unit 24	1-147	1		VLS
Unit 26	1-249	2		VLS
Unit 27	1-221	1		VLS
Unit 28	1-160	2		VLS
Unit 29	1-165	3		VLS
Unit 30	1-311	2		VLS
Unit 31	1-182	1		VLS
Unit 603 – Villa Del Canto	1-60 , 62-169	1		VLS
Total Sumter County CDD #2 Lots and Villas			**18**	

UNIT	LOT NUMBERS	LOT NUMBER AVAILABLE PER SECTION	TOTAL AVAILABLE LOTS PER CDD	OWNERSHIP ENTITY
SUMTER COUNTY CDD #3 LOTS AND VILLAS				
Unit 33	1-357	2		VLS
Unit 34	1-280	2		VLS
Unit 35	1-59, 62-275	2		VLS
Unit 37	1-172	1		VLS
Unit 38	1-94	3		VLS
Unit 67	1-374	2		VLS
Unit 69	1-223	1		VLS
Unit 608 –Villa Berea	1-137	1		VLS
Unit 609 – Villa Valdosta	1-110	1		VLS
Unit 611 – Villa St. Simons	1-103	1		VLS
Unit 634 – Cottages at Summerchase	1-117	1		VLS
Total Sumter County CDD #3 Lots and Villas			**17**	
SUMTER COUNTY CDD #5 LOTS AND VILLAS				
Unit 72	1-130	1		VLS
Unit 74	1-119	2		VLS
Unit 75	1-162	2		VLS
Unit 81	1-69	1		VLS
Unit 83	1-246	1		VLS
Unit 88	1-74	2		VLS
Unit 89	1-128	1		VLS
Unit 92	1-237	1		VLS
Unit 93	1-91, 93-119	1		VLS
Unit 96	1-176	1		VLS
Unit 97	1-203	1		VLS
Unit 98	1-183	1		VLS
Unit 99	1-293	3		VLS
Unit 239 – Clifton Villas	1-58	1		VLS
Unit 643 – Latrobe Villas	1-65	1		VLS

UNIT	LOT NUMBERS	LOT NUMBER AVAILABLE PER SECTION	TOTAL AVAILABLE LOTS PER CDD	OWNERSHIP ENTITY
Unit 645 – Belmont Villas	1-53	1		VLS
Unit 651 – Collington Villas	1-86	1		VLS
Unit 658 – Bailey Ridge Villas	1-57	1		VLS
Total Sumter County CDD #5 Lots and Villas			**23**	
SUMTER COUNTY CDD #6 LOTS AND VILLAS				
Unit 101	1-191	1		VLS
Unit 104	1-124	1		VLS
Unit 105	1-246	1		VLS
Unit 109	1-146	1		VLS
Unit 110	1-133	1		VLS
Unit 115	1-327	3		VLS
Unit 121	1-131	1		VLS
Unit 125	1-122	2		VLS
Unit 126	1-283	1		VLS
Unit 663 – Richmond Villas	1-79	1		VLS
Unit 670 – Katherine Villas	1-89	1		VLS
Unit 674 – Janeann Villas	1-57	1		VLS
Unit 675 – Natalie Villas	1-75	1		VLS
Unit 678 – Madison Villas	1-55	1		VLS
Unit 682 – Oak Bend Villas	1-83	1		VLS
Total Sumter County - CDD # 6 - Lots and Villas			**18**	
SUMTER COUNTY CDD #7 LOTS AND VILLAS				
Unit 135	1-341	1		VLS
Unit 139	1-179	1		VLS
Unit 140	1-81	1		VLS
Unit 141	1-345	2		VLS
Unit 145	1-197	1		VLS
Unit 146	1-406	1		VLS
Unit 147	1-245	4		VLS
Unit 172	1-136	1		VLS
Unit 709 – Mariel Villas	1-57	1		VLS

UNIT	LOT NUMBERS	LOT NUMBER AVAILABLE PER SECTION	TOTAL AVAILABLE LOTS PER CDD	OWNERSHIP ENTITY
Unit 716 – Keystone Villas	1-61	1		VLS
Total Sumter County - CDD # 7 - Lots and Villas			**14**	
SUMTER COUNTY CDD #8 LOTS AND VILLAS				
Unit 148	1-93	1		VLS
Unit 150	1-197	2		VLS
Unit 160	1-203	1		VLS
Unit 161	1-131	2		VLS
Unit 163	1-146	2		VLS
Unit 166	1-165	1		VLS
Unit 803 – Altamonte Villas	1-74	1		VLS
Unit 816 – Hortensia Villas	1-54	1		VLS
Unit 824 – Sawgrass Villas	1-70	1		VLS
Unit 825 – Southern Star Villas	1-88	1		VLS
Unit 826 – Southwood Villas	1-95	1		VLS
Unit 828- Cabana's @ Creekside Landing	1-182	1		VLS
Total Sumter County - CDD # 8 - Lots and Villas			**15**	
SUMTER COUNTY CDD #9 LOTS AND VILLAS				
Unit 175	1-187	1		VLS
Unit 178	1-157	1		VLS
Unit 205	1-237	3		VLS
Unit 211	1-171	1		VLS
Unit 212	1-90	2		VLS
Unit 215	1-208	3		VLS
Unit 941 – Barrineau Villas	1-60	1		VLS
Unit 945 – Devon Villas	1-66	2		VLS
Unit 946 – Eleanor Villas	1-74	1		VLS
Unit 947 – Lauren Villas	1-82	1		VLS
Unit 949 – Megan Villas	1-62	1		VLS
Unit 951 – Perdido Villas	1-77	1		VLS

UNIT	LOT NUMBERS	LOT NUMBER AVAILABLE PER SECTION	TOTAL AVAILABLE LOTS PER CDD	OWNERSHIP ENTITY
Unit 971 - Haciendas of Mission Hills	1-315	2		VLS
Unit 972 - Clifford Villas	1-33	1		VLS
Unit 973 - Atwood Bungalows	1-71	71		VLS
Total Sumter County CDD #9 Lots and Villas			**92**	
SUMTER COUNTY CDD #10 LOTS AND VILLAS				
Unit 183	1-175	2		VLS
Unit 184	1-135	1		VLS
Unit 185	1-134	1		VLS
Unit 186	1-157	1		VLS
Unit 188	1-70	1		VLS
Unit 194	1-229	2		VLS
Unit 201	1-105	1		VLS
Unit 203	1-159	1		VLS
Unit 204	1-159	2		VLS
Unit 219	1-150	4		VLS
Unit 220	1-173	2		VLS
Unit 221	1-153	2		VLS
Unit 223	1-211	1		VLS
Unit 232	1-214	1		VLS
Unit 234	1-257	2		VLS
Unit 235H	1-75	4		VLS
Unit 955 - Perry Villas	1-81	1		VLS
Unit 956 –Beauclair Villas	1-61	3		VLS
Unit 958 – Callahan Villas	1-60	1		VLS
Unit 963 – Melbourne Villas	1-62	1		VLS
Unit 966 - Antrim Dells	1-182	1		VLS
Unit 969 - Alden Bungalows	1-180	2		VLS
Total Sumter County CDD #10 Lots and Villas			**37**	
SUMTER COUNTY CDD #12 LOTS AND VILLAS				
Unit 1	1-129	3		VLS

UNIT	LOT NUMBERS	LOT NUMBER AVAILABLE PER SECTION	TOTAL AVAILABLE LOTS PER CDD	OWNERSHIP ENTITY
Unit 2	1-125	5		VLS
Unit 3	1-99	1		VLS
Unit 4	1-130	7		VLS
Unit 5	1-108	55		VLS
Unit 6	1-123	37		VLS
Unit 7	1-126	79		VLS
Unit 8	1-76	39		VLS
Unit 9	1-139	33		VLS
Unit 10	1-143	54		VLS
Unit 11	1-94	13		VLS
Unit 12	1-124	3		VLS
Unit 14	1-85	49		VLC
Unit 15	1-104	60		VLC
Unit 16	1-84	68		VLC
Unit 17	1-49	39		VLC
Unit 18	1-79	63		VLC
Unit 19	1-81	81		VLC
Unit 20	1-101	101		VLC
Unit 21	1-36	36		VLC
Unit 22	1-43	43		VLC
Unit 23	1-55	55		VLC
Unit 33	1-90	90		VLC
Unit 34	1-21	21		VLC
Unit 35	1-94	94		VLC
Unit 614 - Sand Pine Villas	1-60	1		VLC
Unit 618 - Spartina Villas	1-69	3		VLS
Unit 619 - Lantana Villas	1-78	46		VLS
Unit 620 - Tupelo Villas	1-62	8		VLS
Unit 622 - Magnolia Villas	1-80	10		VLS
Unit 625 - Mockingbird Villas	1-53	5		VLS
Unit 718 - Keller Villas	1-54	54		VLC
Unit 719 - Carla Villas	1-79	79		VLC
Unit 720 - Haven Villas	1-60	60		VLC

UNIT	LOT NUMBERS	LOT NUMBER AVAILABLE PER SECTION	TOTAL AVAILABLE LOTS PER CDD	OWNERSHIP ENTITY
Unit 721 - Laine Villas	1-50	23		VLC
Unit 722 - Patricia Villas	1-61	61		VLC
Unit 723 - Samuel Villas	1-60	60		VLC
Unit 724 - Kate Villas	1-64	64		VLC
Unit 725 - Ryan Villas	1-64	64		VLC
Unit 732 - Preston Villas	1-57	57		VLC
Unit 733 - Rhett Villas	1-56	56		VLC
Unit 734 - Taylor Villas	1-49	49		VLC
Total Sumter County CDD #12 Lots and Villas			**1829**	
CHATHAM ACRES LOTS				
Chatham Acres	1-7	3		MFP
Total Marion County Lots and Villas			**3**	
TOTAL NUMBER OF LOTS AVAILABLE - ALL SECTIONS			**2247**	

Many of the Homes listed above may have been sold by the time you receive this Offering Plan. A list of available Homes is available at the sales center for The Villages. This Offering Plan will be amended from time to time to disclose additional Homes as new sections are platted and the Homes become available for sale in The Villages. This updating process is typically done in bulk as additional Lots are platted.

Community Development Districts

There is no common Property owned or maintained by any master Home Owners' Association. All of the recreational facilities in The Villages, including the golf courses, swimming pools, tennis courts, game courts, recreational centers and club houses are initially owned and maintained by the Sponsor and/or its assignee and are managed, maintained and operated from Amenity Fees payable by Home Owners in The Villages. The Sponsor is the Developer of the Community. Dating back to 1996, the recreational facilities and amenities within completed sections of The Villages have been conveyed by the Sponsor to the Village Center Community Development District ("VCCDD") or the Sumter

Landing Community Development District ("SLCDD") and such amenities have been thereafter owned, operated, managed and maintained by the VCCDD or the SLCDD. The VCCDD and the SLCDD are the two all-encompassing Community Development Districts that own, operate, manage and maintain certain infrastructure improvements and the recreational facilities and amenities within the Community that have been conveyed to them by the Sponsor. It is contemplated that upon the final completion of all sections of the Community, all of the recreational facilities and amenities will be owned by either the VCCDD or the SLCDD. Due to the massive size of The Villages, such plans are subject to change from time to time in the sole discretion of the Sponsor and the Community Development District structure of the Community will likely evolve as it has done to date.

A Community Development District ("CDD") is a local, special-purpose governmental entity authorized by the Florida Uniform Community Development District Act, Chapter 190 of the Florida Statutes that is formed to serve the long-term specific needs of a Community. A CDD's main powers are to plan, finance, construct, operate and maintain Community-wide infrastructure and services specifically for the benefit of a Community's residents. A CDD is governed by its Board of Supervisors ("Board"), which is generally initially elected by the Community's Developer and which begins transitioning to elected Residents of the CDD after six (6) years of operation. Like all municipal, county, state and national elections, the Office of the Supervisor of Elections oversees the vote and the CDD Supervisors are subject to state ethics and financial disclosure laws. A professional manager implements the policies of the Board. Public hearings are held on CDD assessments and the CDD's budget is subject to an annual independent audit.

In May of 1996, the VCCDD purchased the then-existing recreational facilities from the Sponsor and assumed the right to collect the Amenity Fees from Owners of Homes in all sections of the Community that had been completed to such date. Subsequently, as additional sections of The Villages have been developed and sold, certain additional amenities and the right to collect assessments have been added and conveyed to the VCCDD to own, operate and maintain for the benefit of all Residents of the Community.

Due to the expansion of The Villages, it was necessary to create a second CDD to own and administer certain infrastructure and recreational facilities. Therefore, in March 2002 the SLCDD, another independent unit of local government created pursuant to the Florida Uniform Community Development District Act, was formed to become responsible for the primary, central business district of The Villages known as Lake Sumter Landing. Like the VCCDD, the SLCDD owns and administers certain recreational facilities and other infrastructure within the Community for the benefit of all Residents of the Community.

It was determined that the dividing line between service responsibilities for the VCCDD and the SLCDD would be Sumter County Road 466. Therefore, upon creation of the SLCDD, the VCCDD retained the purchased amenities, maintained the right to purchase additional amenities and facilities and collect Amenity Fees for such amenities and facilities it owns north of Sumter County Road 466; and the SLCDD assumed the right to purchase amenities and to collect the Amenity Fees in all sections south of Sumter County Road 466 that are conveyed to them. In November 2005 the Sumter Landing Community Development District completed the first amenities purchase.

As additional areas of The Villages are developed and sold, the Sponsor may, in its sole discretion, and will likely add new amenities and facilities to serve the Residents of The Villages. Until such additional amenities and facilities are conveyed to the VCCDD or the SLCDD, as applicable based upon the location of the amenities and facilities, the Sponsor is entitled to receive the Amenity Fees paid by Owners of Homes for the maintenance and operation of such amenities and facilities in the section where new amenities have been constructed. However, it is anticipated that as new amenities and facilities are completed by the Sponsor, and additional Purchasers purchase Homes in The Villages, such amenities and facilities will similarly be conveyed to either the VCCDD or the SLCDD in the normal course of operation, according to the location of the amenities and facilities in question.

The substantial majority of the completed recreational facilities and amenities located north of County Road 466 have been conveyed by Sponsor to the VCCDD. Two Neighborhood Recreation Centers, (Phillips Neighborhood Rec Center and Soulliere Neighborhood Rec Center) are still owned, maintained and controlled by the Sponsor, but it is anticipated that they will be conveyed to the VCCDD in the normal course. Until these two (2) Neighborhood Recreation Centers are conveyed to the VCCDD, the Sponsor is entitled to the Amenity Fees from the Homes within such neighborhoods. Once conveyed to the VCCDD, such fees will inure to the benefit of the VCCDD.

The completed recreational facilities and amenities located south of County Road 466 that are north of State Road 44 have been conveyed by Sponsor to the SLCDD. The Amenity Fees for all such sections are paid to and retained by the SLCDD for its management, maintenance and operation of such facilities for the benefit of Residents of the Community. The most significant amount of new development in the Community is now taking place south of State Road 44. There are additional recreational facilities located south of State Road 44 that are still owned, maintained and controlled by the Sponsor including the Fenney Regional Recreation Center, the Spanish Moss Neighborhood Recreation Center, the Blue Heron Neighborhood Rec Center, a Boardwalk/Nature Trail, a

Putt and Play, the Hammock Executive Golf Course (consisting of the Red Fox nine hole course and the Gray Fox nine hole course), as well as some additional venues and facilities. Until such time as these amenities and facilities are conveyed to the SLCDD, the Amenity Fees collected from Homes in these neighborhoods will inure to the Sponsor for its management, maintenance and operation of the facilities. It is anticipated that these facilities and amenities will be conveyed to the SLCDD in the normal course after which the SLCDD will retain such Amenity Fees for its management, maintenance and operation of the facilities.

Owners have access to and use of all of the recreational facilities and amenities located in The Villages regardless of the location of said Owner's Home or the location of such recreational facilities relative to County Road 466. While the Amenity Fees are assessed against Home Owners by the relevant CDD for the management, administration and maintenance of such facilities based upon the location of the Home, this is irrelevant as far as use of the amenities and facilities by Residents is concerned and is transparent to the Home Owner. All of these facilities and amenities, regardless of whether they are owned by the VCCDD, the SLCDD or the Sponsor are maintained through payments of the monthly Amenity Fee that is uniformly charged to Home Owners in the Community pursuant to their sales contracts and the recorded restrictive covenants affecting the lots in The Villages. The current monthly Amenity Fee is one hundred fifty-nine dollars ($159.00), but is subject to change from time to time. The Amenity Fee provides for use and access to all of the various Community recreational facilities and amenities as further described herein. While it is likely that Home Owners will use the Recreational Centers that have been constructed near their Homes, they have access to all of them within the Community regardless of where they are located. This applies to all other recreational facilities and amenities as well.

In addition to the VCCDD and the SLCDD, additional CDDs referred to herein as the "Numbered CDDs" have been formed to manage the infrastructure and maintenance associated with various parcels within the Community that would typically be the responsibility of a town, city or county. The current Numbered CDDs are Districts 1 through 13, consisting of thirteen separate CDDs. Districts 1-12 are operating and assessing Home Owners and District 13 was recently formed and there are no homes currently within District 13.

These Numbered CDDs issue bonds to cover the costs of such infrastructure which is typically paid off from bond assessments across all parcel Owners within the CDD including the Home Owners in The Villages that are within the applicable CDD. The amount of the bond assessments are derived from the specific assessment methodology of each bond issuance. Each platted Unit within a CDD will be apportioned an obligation for its share of the bond allocated

by acreage of the various platted Units within the CDD. This amount is then allocated amongst the individual homes within such Unit such that each home within a particular platted Unit will pay the same amount; however, differing platted Units within the same CDD will pay differing amounts based upon the density of the platted Unit and the overall acreage. These are annual amounts that are typically paid over a thirty (30) year period and can be prepaid by the home Owner at any time. The table below sets forth the low, average and highest annual bond assessments over the twelve (12) operating CDDs:

NCDD Range of Bond Debt Assessments

CDD Number	Low	Average	High
CDD 1	$144	$251	$3,338
CDD 2	$167	$331	$1,521
CDD 3	$221	$380	$1,276
CDD 4	$279	$484	$869
CDD 5	$444	$785	$1,768
CDD 6	$668	$1,178	$3,316
CDD 7	$804	$1,378	$1,376
CDD 8	$892	$1,565	$3,948
CDD 9	$812	$1,570	$3,377
CDD 10	$861	$1,555	$3,600
CDD 11	$1,021	$1,635	$3,940
CDD 12	$823	$1,475	$2,808

These Numbered Community Development Districts also have annual maintenance assessments determined under the same methodology however, the amount of the full maintenance assessments for each CDD is voted on each year by the Numbered CDD Board to reflect the cost to maintain and operate the public infrastructure within the CDD. The maintenance assessment across a platted Unit within a Numbered CDD will be the same across the platted Unit but will be different amongst platted Units within the CDDs based upon density and acreage. The low, average and high amounts for the annual maintenance assessments for 2018/2019 across the twelve (12) Numbered CDD's are as follows:

Numbered CDD Range of Maintenance Assessments

CDD Number	Low	Average	High
CDD 1	$179.36	$329.96	$521.76
CDD 2	$171.99	$314.76	$1,354.66
CDD 3	$192.48	$368.35	$1,288.26
CDD 4	$278.92	$498.04	$999.62
CDD 5	$250.73	$472.65	$1,325.80
CDD 6	$257.99	$492.36	$1,122.37
CDD 7	$232.45	$420.51	$516.68
CDD 8	$201.28	$569.98	$1,452.60
CDD 9	$385.58	$723.68	$1,595.73
CDD 10	$261.43	$511.66	$1,106.40
CDD 11	$402.43	$690.54	$1,557.01
CDD 12	$351.62	$610.18	$1,055.79

Except for a few earlier sold-out sections, Chatham Acres (which is the only section within the Community that has an association providing for maintenance of infrastructure only) and a few services provided by the Town of Lady Lake, the Numbered CDDs have been formed to supplement services not provided by the various towns, cities and counties to Residents within each separate Numbered CDD formed by the Developer pursuant to Uniform Community Development District Act. The services and infrastructure may vary by CDD, but the intent is to supplement services and infrastructure necessary for the ongoing operation of the Homes in the various CDDs.

Existing infrastructure (with the exception of some infrastructure in a few earlier sold-out sections of the Community and the Chatham Acres section and the newly constructed infrastructure which is being constructed or recently completed by the Sponsor) have been conveyed to the various Numbered Community Development Districts for maintenance and operation. As additional infrastructure is completed, the facilities and the attendant obligation to operate, maintain and provide services will be conveyed to the various Numbered CDDs. The Act provides legal authority for Community Development Districts to finance the operation and maintenance of the major infrastructure for Community development, which include water management and control of lands, water supply, sewer and wastewater managements, and the construction of roads and bridges.

The Numbered CDDs can be further described as follows. CDD No. 1 consists of 998 acres and was established in February 1992. CDD No. 2 consists approximately 989.7 acres and was established in May 1996. CDD No. 3 consists of approximately 894.3 acres and was established in May 1996. CDD

No. 4 consists of approximately 1,186 acres and was established in March 2000. CDD No. 5 consists of approximately 1,406.8 acres and was established in March 2002. CDD No. 6 consists of approximately 1,496.6 acres and was established in February 2004. CDD No. 7 consists of approximately 975.97 acres and was established in October 2004. CDD No. 8 consists of approximately 1,098.1 acres and was established in October 2004. CDD No. 9 consists of approximately 12880 acres and was established in October 2004. CDD No. 10 consists of approximately 1,588 acres and was formed in September 2004. CDD No. 11 (Fruitland Park) consists of approximately 693 acres and was established in May 2014. CDD No. 12 consists of approximately 1490 acres and was formed in July 11, 2016. CDD No. 13 (Wildwood) consists of approximately 2,464.70 acres and was formed June 11, 2018; however, there are currently no home offerings in CDD No. 13.

There are two (2) other Community Development Districts currently within The Villages. These are the North Sumter County Utility Dependent District ("NSCUDD") and the Brownwood Community Development District ("Brownwood"). The NSCUDD is the water, wastewater and reclaimed water service provider to properties in The Villages that are south of C.R. 466 and north of C.R. 466A. Additionally, NSCUDD is also the provider of the solid waste sanitation services for Marion and Sumter County, and the Fruitland Park portion of The Villages. Brownwood was established to provide services solely to commercial Property Owners within its District.

It should be noted that the Numbered CDDs are like townships or cities and are governed by a five (5) member Board of Supervisors ("Board") whose members are elected by the land Owners of Property within the District. Initially, the Board of Numbered CDDs is elected by the Sponsor who owns the majority of the land within those districts until sales of Homes occur, but that control soon ends. The Supervisors of the CDDs will ultimately be in control of and responsible for setting the amount of assessments and for operating the district. The Numbered CDDs provide many of the services typically associated with towns, cities or counties with respect to the infrastructure within The Villages. Together with the VCCDD and the SLCDD, the Numbered CDDs own, manage and maintain the infrastructure of the various sections of the Community as it is conveyed to them by the Sponsor. The VCCDD, the SLCDD and the Numbered CDDs act as the governing bodies for all of The Villages and are responsible for all infrastructure and recreational facilities and amenities as they are conveyed to them by the Sponsor.

Finally, the Town of Lady Lake provides town services to the Residents of The Villages that are located within its town limits and Residents located within Lady Lake pay taxes that are assessed by Lady Lake to cover these services. Other sections of The Villages include unincorporated Lake, Sumter and Marion

Counties which typically provide no services to its Residents other than maintenance of specific significant roads and thus, the Numbered CDDs were formed to provide such services.

Depending upon the location of your Home, you will pay assessments along with your county Property taxes to either the VCCDD or the SLCDD and one of the Numbered Community Development Districts and/or the Town of Lady Lake who provide services to your Home. These assessments, like Property taxes, are in addition to your other costs of Home Ownership. The Amenity Fee is paid to the VCCDD or the SLCDD and the assessment for your local services is paid to the Numbered CDD and/or the Town of Lady Lake, as applicable. Any Amenity Fee due to the Sponsor, in sections where the Sponsor has not yet conveyed the recreational facilities and amenities are then reverted to the Sponsor by the VCCDD or the SLCDD as applicable.

Additional information regarding the Community Development Districts within The Villages can be found at:

http://www.districtgov.org.

There is an abundance of useful information on this site and prospective Purchasers are encouraged to review the site completely.

Recreational Facilities

As set forth in the description of the various Community Development Districts above, with the exception of a few amenities in new sections of the Community, the majority of the completed recreational facilities and amenities are owned, maintained and operated by one (1) of the two (2) central Community Development Districts – the VCCDD and the SLCDD. When new sections of the Community are under development or new amenity sites are identified and constructed by the Sponsor, the Sponsor owns, manages and maintains such recreational facilities and amenities for a period of time and collects the Amenity Fee attributable to the Homes affected by such amenities until it transfers the Ownership to the VCCDD or the SLCDD as applicable. It is anticipated that ultimately all of the recreational facilities and amenities within completed sections of The Villages, other than the Country Clubs, will all be owned by these two (2) CDDs which provide recreational services to Residents of the Community.

Owners have access to and use of all of the recreational facilities located in The Villages regardless of the location of said Owner's Home or the recreational facilities relative to County Road 466. Amenity Fees are assessed by the relevant CDD for the administration and maintenance of such facilities as applicable. The recreational facilities in The Villages are numerous and expanding all the time.

The best way to understand the scope of the recreational facilities and amenities within The Villages as well as to obtain current information on event is to view the District Website maintained by the Community Development Districts at:

http://www.districtgov.org/departments/Recreation/recevents.aspx

DESCRIPTION OF COMMON AREAS AND FACILITIES TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICTS

Notwithstanding the availability of information on the recreational facilities online, we will summarize the major aspects of the recreational facilities and amenities and the terms and conditions of use.

Recreational Facilities and Amenities Owned and Operated by the Sponsor or by the Community Development Districts.

The Sponsor has constructed a significant amount of existing recreational facilities, the majority of which have been conveyed to the VCCDD and the SLCDD. The Sponsor will construct the recreational facilities for new neighborhoods in The Villages as the Community evolves. It is anticipated that any new facilities will be conveyed to the VCCDD or the SLCDD in the ordinary course as described above. A cursory review of the currently existing recreational facilities and amenities divided into subsections on recreation centers, golf and additional recreational facilities and amenities are described in further detail below along with an additional subsection regarding Fees for Enhanced Membership Opportunities.

Recreation Centers

Each area within is serviced by multiple recreation centers. The largest are called Regional Recreation Centers (“RRC”) that may consist of multiple meeting rooms, arts-and-crafts rooms, theaters, a pool and outdoor facilities. Next in size are the Village Recreation Centers (“VRC”) that will typically consist of meeting rooms, card room, billiards hall, kitchen, pool and outdoor facilities. The third type of recreational centers are the Neighborhood Recreation Centers (“NRC”) that may typically consist of attached postal facility, pool, bocce court, shuffleboard court, horseshoe pit and corn hole toss available for Residents to enjoy. The current ninety-two (92) existing recreation centers As set forth in the description of the various Community Development Districts above, with the exception of a few amenities in new sections of the Community, the majority of the completed recreational facilities and amenities are owned, maintained and operated by one (1) of the two (2) central Community Development Districts – the VCCDD and the SLCDD. When new sections of the Community are under development or new

amenity sites are identified and constructed by the Sponsor, the Sponsor owns, manages and maintains such recreational facilities and amenities for a period of time and collects the Amenity Fee attributable to the Homes affected by such amenities until it transfers the Ownership to the VCCDD or the SLCDD as applicable. It is anticipated that ultimately all of the recreational facilities and amenities within completed sections of The Villages, other than the Country Clubs, will all be owned by these two (2) CDDs which provide recreational services to Residents of the Community.

Owners have access to and use of all of the recreational facilities located in The Villages regardless of the location of said Owner's Home or the recreational facilities relative to County Road 466. Amenity Fees are assessed by the relevant CDD for the administration and maintenance of such facilities as applicable. The recreational facilities in The Villages are numerous and expanding all the time. The best way to understand the scope of the recreational facilities and amenities within The Villages as well as to obtain current information on event is to view the District Website maintained by the Community Development Districts at:

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Notwithstanding the availability of information on the recreational facilities online, we will summarize the major aspects of the recreational facilities and amenities and the terms and conditions of use.

Recreational Facilities and Amenities Owned and Operated by the Sponsor or by the Community Development Districts.

Recreation Centers

Each area within The Villages is serviced by multiple recreation centers. The largest are called Regional Recreation Centers ("RRC") that may consist of multiple meeting rooms, arts-and-crafts rooms, theaters, a pool and outdoor facilities. Next in size are the Village Recreation Centers ("VRC") that will typically consist of meeting rooms, card room, billiards hall, kitchen, pool and outdoor facilities. The third type of recreational centers are the Neighborhood Recreation Centers ("NRC") that may typically consist of attached postal facility, pool, bocce court, shuffleboard court, horseshoe pit and corn hole toss available for Residents to enjoy. The current more than ninety (90) existing recreation centers within The Villages, including ten (10) RRCs, twenty-six (26) VRCs and fifty-six (56) NRCs, identified by type are identified below:

Recreation Centers

Alden Bungalows Neighborhood Recreation Center	NRC
Amelia Neighborhood Recreation Center	NRC
Antrim Dells Neighborhood Recreation Center	NRC
Ashland Neighborhood Recreation Center	NRC
Belvedere Neighborhood Recreation Center	NRC
Blue Heron Neighborhood Recreation Center	NRC
Bonita Neighborhood Recreation Center	NRC
Bonnybrook Neighborhood Recreation Center	NRC
Buttonwood Neighborhood Recreation Center	NRC
Calumet Grove Neighborhood Recreation Center	NRC
Caroline Neighborhood Recreation Center	NRC
Charlotte Neighborhood Recreation Center	NRC
Collier Neighborhood Recreation Center	NRC
Creekside Landings Neighborhood Recreation Center	NRC
Creekside Neighborhood Rec	NRC
Dunedin Neighborhood Recreation Center	NRC
Duval Neighborhood Recreation Center	NRC
Dudley Canine and Archery Range Center	NRC
Fernandina Neighborhood Recreation Center	NRC
Gilchrist Neighborhood Recreation Center	NRC
Haciendas of Mission Hills Neighborhood Recreation Center	NRC
Hadley Neighborhood Recreation Center	NRC
Hemingway Neighborhood Recreation Center	NRC
Hillsborough Neighborhood Recreation Center	NRC
Hilltop Neighborhood Recreation Center	NRC
LaBelle Neighborhood Recreation Center	NRC
Lake Deaton Neighborhood Recreation Center	NRC
Lake Shore Cottages Neighborhood Recreation Center	NRC
Largo Neighborhood Recreation Center	NRC
Liberty Park Neighborhood Recreation Center	NRC
Lynnhaven Neighborhood Recreation Center	NRC
Mallory Square Neighborhood Recreation Center	NRC
Miona Shores Neighborhood Recreation Center	NRC
Osceola Hills Neighborhood Recreation Center	NRC
Pennecamp Neighborhood Recreation Center	NRC
Phillips Recreation Center	NRC
Pine Hills Neighborhood Recreation Center	NRC
Pine Ridge Neighborhood Recreation Center	NRC
Pinellas Neighborhood Recreation Center	NRC
Poinciana Neighborhood Recreation Center	NRC
Rio Grande Neighborhood Recreation Center	NRC

Sabal Chase Neighborhood Recreation Center	NRC
Sanibel Neighborhood Recreation Center	NRC
Soulliere Neighborhood Recreation Center	NRC
Spanish Moss Recreational Area	NRC
Springdale Neighborhood Recreation Center	NRC
St. Charles Neighborhood Recreation Center	NRC
St. James Neighborhood Recreation Center	NRC
Sugar Cane Neighborhood Recreation Center	NRC
Summerhill Neighborhood Recreation Center	NRC
Sunset Pointe Neighborhood Recreation Center	NRC
Tall Trees Neighborhood Recreation Center	NRC
Tamarind Grove Neighborhood Recreation Center	NRC
Virginia Trace Neighborhood Recreation Center	NRC
Winifred Neighborhood Recreation Center	NRC
Willow Tree Neighborhood Recreation Center	NRC
Colony Cottage Regional Recreation Center	RRC
Eisenhower Regional Recreation Center	RRC
La Hacienda Regional Recreation Center	RRC
Lake Miona Regional Recreation Center	RRC
Laurel Manor Regional Recreation Center	RRC
Mulberry Grove Regional Recreation Center	RRC
Paradise Regional Recreation Center	RRC
Rohan Regional Recreation Center	RRC
Savannah Regional Recreation Center	RRC
SeaBreeze Regional Recreation Center	RRC
Allamanda Village Recreation Center	VRC
Bacall Village Recreation Center	VRC
Big Cypress Village Recreation Center	VRC
Bradenton Village Recreation Center	VRC
Bridgeport Village Recreation Center	VRC
Burnsed Village Recreation Center	VRC
Canal Street Village Recreation Center	VRC
Captiva Village Recreation Center	VRC
Chatham Village Recreation Center	VRC
Chula Vista Village Recreation Center	VRC
Churchill Street Village Recreation Center	VRC
Coconut Cove Village Recreation Center	VRC
El Santiago Village Recreation Center	VRC
Fenney Regional Recreation Center	VRC
Fish Hawk Village Recreation Center	VRC
Hibiscus Village Recreation Center	VRC
Manatee Village Recreation Center	VRC
Moyer Village Recreation Center	VRC
Odell Village Recreation Center	VRC

Pimlico Village Recreation Center	VRC
Saddlebrook Village Recreation Center	VRC
Silver Lake Village Recreation Center	VRC
Southside Village Recreation Center	VRC
Sterling Heights Village Recreation Center	VRC
Tierra Del Sol Village Recreation Center	VRC
Truman Village Recreation Center	VRC

The list is constantly expanding and can be updated via a review of the information on amenities which are maintained online as discussed further below.

Clearly, the scope of these recreation centers is quite large and they are interspersed throughout the entire Community. The type of recreation center and the location are the defining considerations on which one a Home Owner may choose to use. Detailed information on the various amenities and facilities and a map of all of the various recreational facilities and amenities is maintained by the Community Development Districts on their web pages. A map of the recreational facilities and amenities that shows the location of all of the recreation centers along with all other amenities can be found at:

http://www.districtgov.org/departments/Recreation/images/RecMap.pdf.

Golf

Golf is another major amenity within The Villages. Golf Courses available to Residents now include a total of forty-two (42) executive 9-hole golf courses within The Villages where Residents can play golf without paying a “greens fee.” These executive golf courses consist of Briarwood, Chula Vista, De La Vista, El Diablo, El Santiago, Gray Fox, Hawkes Bay, Hilltop, Mira Mesa, Silver Lake, Walnut Grove, Amberwood, Oakleigh, Red Fox, Saddlebrook, Pimlico, Churchill Greens, Belmont, Heron, Pelican, Bogart, Bacall, Roosevelt, Truman, Tarpon Boil, Turtlemound, Sandhill, Bonita Pass, Yankee Clipper, Redfish Run, Palmetto, Mangrove, Sweetgum, Okeechobee, Volusia, Sarasota, Escambia, Southern Star, Loblolly, Longleaf and one additional course, Lowlands is currently under construction with completion in late 2019.

If a cart is rented there is a charge and if a player is using their own cart, a trail fee is assessed in order to play golf on the course, but no “greens fees” are charged to Residents. All but four of the executive golf courses (Gray Fox, Red Fox, Loblolly and Longleaf located in the current area of significant development) have been conveyed to the VCCDD or the SLCDD and it is anticipated that the remaining four (4) will be conveyed to the SLCDD in the normal course of development.

Additionally, there are currently twelve (12) Country Clubs ("Country Clubs") which include clubhouses and championship golf courses which are owned by the Sponsor. These Country Clubs include the 18-hole Orange Blossom Hills Country Club Course, the 27-hole Hacienda Hills Country Club Course, the 27-hole Cane Garden Country Club Course, the 18-hole Tierra Del Sol Country Club course, the 27-hole Glenview Golf Course, the 27-hole Nancy Lopez Legacy Country Club Course, the 27-hole Mallory Hill Country Club Course, the 27-hole Palmer Legends Country Club Course, the 27-hole Havana Country Club Course, the 27-hole Bonifay Country Club Course, the 27-hole Belle Glade Golf Course and the 27-hole Evans Prairie Golf Club. The Country Clubs are run like semi-private country clubs which have membership opportunities (as described below) and allow for others to play golf. The Sponsor has retained Ownership of the Country Clubs and such are available for use by Residents of The Villages and others. Additional championship golf courses may be added in the future as the Community expands further.

Additional Recreational Facilities and Amenities

In addition to the recreation centers, the Country Clubs and golf courses, there are eight (8) swimming complexes, numerous lakes constituting water management facilities, numerous parks, tennis courts, horseshoe pits, bocce ball courts, softball fields, an archery range, air gun range, lawn bowling, basketball courts, shuffleboard courts, pickle ball courts, volleyball courts and additional amenities. There are also certain facilities that require separate membership such as fitness clubs. All of this information and more is set forth and updated on the map maintained by the Community Development Districts as described above.

Fees for Enhanced Membership Opportunities for Golf, Swimming and Tennis.

The following upgrades or enhancements are available to Residents of The Villages who desire to enhance their use of the recreational facilities including golf, pool and tennis enhancements associated with the Country Clubs that are owned by the Sponsor.

Residents may upgrade their resident memberships at the Country Clubs located in the Community by choosing a variety of Enhancements. The Championship Priority Golf Membership Enhancement enables Residents to choose either a six (6) month or twelve (12) month membership, single or couple, in two (2) of the Country Clubs, three (3) of the Country Clubs, four (4) of the Country Clubs or all of the Country Clubs. Enhancement fees range from four hundred forty five dollars ($445.00) for two (2) Country Clubs for a single membership to nine hundred twenty five dollars ($925.00) for a twelve (12) month membership for all Country Clubs for a couple. With a Priority Golf Membership Enhancement,

greens fees are approximately thirty five dollars ($35.00) per round, plus sales tax, depending upon the time of day and the time of year. Golf carts are optional and cart fees are fifteen dollars ($15.00) per round per person for those who do not own their own golf carts. A Championship Priority Golf Membership also enables members to use Country Club Pools and Hacienda Hills tennis facilities.

There is also a Priority Pool Membership Enhancement available for those Residents who do not purchase the Championship Priority Golf Membership. All Residents are entitled to use non-Country Club pools for free as part of their usage rights covered by the Amenity Fee. Twelve (12) month single and couple Priority Pool memberships are available for two hundred dollars ($200.00) and two hundred sixty dollars ($260.00) respectively. The Priority Pool Membership Enhancement allows members to use the Country Club pools.

Residents may also choose a Priority Tennis Membership at a six (6) month or twelve (12) month increment, single or couples, with fees ranging from two hundred forty dollars ($240.00) for a single, six (6) month membership to three hundred sixty dollars ($360.00) for a couples twelve (12) month membership.

Enhancements are only available to Residents of The Villages. Non-resident golfers may reserve a tee time by calling within 48 hours of a desired tee time. Residents of The Villages have priority over non-residents. Non-residents greens fees are also higher than Villages Residents' fees.

All fees quoted are current as of the effective date of this Amendment to the Offering Plan and are subject to change periodically. Prospective Purchasers may inquire with the Sponsor as to any fee changes. Such fees are paid to the Sponsor who has retained Ownership of the Country Clubs.

Services

The following services will be provided to Residents of The Villages by the Sponsor, by local government, or by one of the Community Development Districts:

- **Water & Sewer Service**: For homes located south of County Road 466a, utility service is provided by Central Sumter Utilities and homes south of SR 44 are served by the City of Wildwood and South Sumter Utilities.
- **Fire Protection**: The Villages is served by The Villages Public Safety Department.
- **Police Protection**: The Villages is serviced by the Marion, Lake, and Sumter Sheriff's Departments, along with the Lady Lake and Wildwood Police Departments.

- **Refuse Removal**: Refuse Removal for the Residences offered pursuant to this Offering Plan will be provided by Waste Management or Sumter Trash.
- **Snow Removal**: Snow removal is not necessary in this area of Florida.
- **Road Maintenance**: Most roads in The Villages are maintained by the county in which they are located. Maintenance on the remaining roads is performed by the Numbered Community Development District in which the roads are located.

The area north of The Villages is medium density residential. The area to the south and east of The Villages is composed of mixed density residential with some commercial properties and some rural lands. The area west of The Villages is composed of mixed density residential and rural lands. The declarations for The Villages contain no provisions regarding the annexing of additional lands to The Villages.

This Plan as presented to prospective Purchasers contains all of the detailed terms of the transaction as it relates to the services and amenities provided by the Sponsor and the Community Development Districts. Copies of the plan and all exhibits submitted to the Department of Law will be available for inspection and without charge and for copying at a reasonable charge to prospective Purchasers and their attorneys at the site whenever the on-site sales office is open and at the office of the selling agent or Sponsor.

The Villages have been developed as a self-contained age-restricted Community with amenities and services on site to meet the needs of its Residents, including the provision of mixed-use town centers and internal multi-use paths to minimize the use of the automobile. Homes in The Villages are intended as a housing Community for persons fifty five (55) years of age or older. At least one resident within the household must be fifty five (55) years of age or older. All real estate interest described herein will be offered without regard to marital status, sex, race, handicap, religion, familial status, color, ancestry, creed, or national origin. The Sponsor will not indicate a preference for, or a rejection of any particular group in its advertising, rendering of services, or in any other manner.

THE PURCHASE OF A HOME ASSOCIATED WITH AMENITY AND OTHER FEES PAID TO COMMUNITY DEVELOPMENT DISTRICTS HAS MANY SIGNIFICANT LEGAL AND FINANCIAL CONSEQUENCES AND MAY BE ONE OF THE MOST IMPORTANT FINANCIAL TRANSACTIONS OF YOUR LIFE. THE ATTORNEY GENERAL STRONGLY URGES YOU TO READ THIS OFFERING PLAN CAREFULLY AND TO CONSULT WITH AN ATTORNEY BEFORE SIGNING A CONTRACT OF SALE.

Infrastructure

The infrastructure improvements, including roadway improvements, landscaping, open areas, streetlights, the master drainage system and storm water structures, transportation paths and sidewalks are owned and serviced by one of thirteen (13) numbered Community Development Districts.

The Sponsor does not own or maintain the roads in the Community. The roads are owned and maintained by local government or by the numbered Community Development District in which they are located. The roads in The Villages are designed and built to county specifications. The construction materials and size of the roads are in no way inferior to local government specifications for a public road.
For homes located south of County Road 466a, utility service is provided by Central Sumter Utilities and homes south of SR 44 are served by the City of Wildwood and South Sumter Utilities. The water and sewer lines in The Villages have been, and will continue to be, constructed in accordance with local government specifications.

The infrastructure improvements, including storm water systems, underground pump stations, water retention areas, curbs, gutters, streetlights, transportation trails, and underground piping, have been, and will continue to be, constructed in accordance with all applicable zoning and building laws of the county in which they are located.

LOCATION AND AREA INFORMATION

The Villages is located in central Florida. The land that comprises The Villages spans Lake, Sumter, and Marion Counties. The land is primarily flat with some lakes disbursed throughout. The Villages consists of approximately twenty three thousand (23,000) acres and is currently approved for up to approximately eighty four thousand (84,000) residences.

BUDGET FOR THE 2018-2019 VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT AND THE SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT OPERATION

(SCHEDULE A)

The following are the 2018-2019 Budget for the Village Center Community Development District and the Sumter Landing Community Development District.

The Village Center Community Development District

The Village Center Community Development District was established pursuant to Florida Statutes Chapter 190 and the Town of Lady Lake Ordinance No.92-06 on August 17, 1992. The lands that are encompassed by the District are located in the Town of Lady Lake, Florida and consist of approximately one hundred sixty six (166) acres. The geographical boundary of the District is comprised of commercial properties.

Maintenance of the infrastructure is provided through an annual assessment to commercial Property Owners based upon square footage of the benefitting properties.

Governance of the Village Center Community Development District is accomplished by a five (5) member Board of Supervisors, elected biannually, as described in Chapter 190.006, Florida Statutes. Inasmuch as there are no residential properties contained within the boundaries of the Village Center Community Development District, members of the Board of Supervisors will continue to be elected by the land Owners of Property within the boundaries of the District.

The Village Center Community Development District does have the legal ability to provide services outside of the established geographical boundaries. Among the services provided by Village Center Community Development District to residential properties within The Villages are security, fire and emergency medical first response (non-transport) services, recreational facilities and services, water retention areas, and executive golf. These services are paid for through the receipt of monthly contractual amenity fees, a fee for service, paid by each residential Property within the service area of the District, as described by the Declaration of Covenants and Restrictions applying to each residential Property.

As a governmental entity in the State of Florida, Village Center Community Development District is held to the same high standards as cities and counties as

it pertains to Sunshine Law, Public Records Law, Financial Reporting and Financial Disclosure Laws. Additionally, the Board of Supervisors adheres to Florida Statute Chapter 112, Part III Code of Ethics for Public Officers and Employees.

The Sumter Landing Community Development District

The Sumter Landing Community Development District was established pursuant to Florida Statutes Chapter 190 and Sumter County Ordinance No.02-06 on March 19, 2002. The lands that are encompassed by the District are located in the Sumter County, FL and consist of approximately four hundred thirty two (432) acres. The geographical boundary of the District is comprised of commercial properties.

Maintenance of the infrastructure is provided through an annual assessment to commercial Property Owners based upon square footage of the benefitting properties.

Governance of the Sumter Landing Community Development District is accomplished by a five (5) member Board of Supervisors, elected biannually, as described in Chapter 190.006, Florida Statutes. Inasmuch as there are no residential properties contained within the boundaries of the Sumter Landing Community Development District, members of the Board of Supervisors will continue to be elected by the land Owners of Property within the boundaries of the District.

The Sumter Landing Community Development District does have the legal ability to provide services outside of the established geographical boundaries. Among the services provided to residential properties within The Villages are security, fire and emergency medical first response (non-transport) services, recreational facilities and services, water retention areas, and executive golf. These services are paid for through the receipt of monthly contractual amenity fees, a fee for service, paid by each residential Property within the service area of the District, as described by the Declaration of Covenants and Restrictions applying to each residential Property.

As a governmental entity in the State of Florida, Sumter Landing Community Development District is held to the same high standards as cities and counties as it pertains to Sunshine Law, Public Records Law, Financial Reporting and Financial Disclosure Laws. Additionally, the Board of Supervisors adheres to Florida Statute Chapter 112, Part III Code of Ethics for Public Officers and Employees.

Amenities Fees and Upgrades

Each year, the Village Center Community Development District and the Sumter Landing Community Development District will prepare budgets for the operation and maintenance of the recreational facilities. The current monthly Amenities Fee is one hundred fifty nine dollars ($159.00) for each residential Property and provides for use and access to the various Community facilities. This includes access to of the pools, court facilities, and clubhouses other than the Country Club pools, as well as to all of the nine-hole executive golf courses. To play golf on the executive courses a cart fee must be paid, but here are no additional fees. For Owners that have their own golf cart, a trail fee is required. There may be additional use fees associated with certain services provided by the Village Center Community Development District and the Sumter Landing Community Development District, including but not limited to room rentals.

SCHEDULE A

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
VILLAGE CENTER AMENITIES DIVISION BUDGET
2018-2019

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
SUMTER LANDING AMENITIES DIVISION BUDGET
2018-2019

Attached on the following pages are the Budgets of the Village Center Community Development District and the Sumter Landing Community Development District for the 2018-2019 Fiscal Years of the CDDs.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT BUDGET
2018-2019
(46 Pages)

AGENDA REQUEST

TO: Board of Supervisors
Village Center Community Development District

FROM: Barbara E. Kays, Budget Director

DATE: 9/12/2018

SUBJECT: **Adoption of Resolution 18-12: Fiscal Year 2018-19 Final Budget**

ISSUE: Adoption of Resolution 18-12 to approve the Fiscal Year 2018-19 Final Budget

ANALYSIS/INFORMATION:
The District Manager prepared and submitted the Fiscal Year 2018-19 Proposed Budget to the Board at the June 6, 2018 meeting. The Board approved the Fiscal Year 2018-19 Proposed Budget at the June 6, 2018 meeting and adopted Resolution 18-08 setting a public hearing for September 12, 2018 to approve the Fiscal Year 2018-19 Final Budget.

The Proposed Budget was submitted to the local governing authorities for a period of 60 days prior to adoption for public review and comment. The Proposed Budget was also made available at the Village Center District Administration office and on the District's website.

The Amenity Authority Committee reviewed and discussed the Fiscal Year 2018-19 Recreation Amenities Division Fund and the Mulberry Fitness Fund budgets during the preliminary budget workshop held on April 4th and during the May 9th regular meeting. During their September 12, 2018 meeting the Amenity Authority Committee recommended to the Village Center Community Development District Board approval of the budget for these two funds.

Section 190.021 of Florida Statutes provides that a Maintenance Special Assessment and Benefit Special Assessment may be assessed upon each piece of property within the boundaries of the District benefited by the approved maintenance and capital improvement program of the District. For the fund budgets that include maintenance assessment revenues, the maintenance assessments shall be levied at the rates according to the schedules attached as exhibits to this Resolution and the assessments are based on square footage.

The Village Center Community Development District Board members have also had the opportunity to meet individually with District Administration to review the attached Budget.

STAFF RECOMMENDATION:
Staff recommends that the Board move to adopt Resolution 18-12 to approve the Fiscal Year 2018-19 Final Budget as provided in the motion.

MOTION:
Move to adopt Resolution 18-12 to approve the Fiscal Year 2018-19 Final Budget in the amount of:

Village Center-Recreation Amenities Division	**$ 42,826,244**
General Fund	**$ 29,744,476**
Village Center Service Area	**$ 7,063,809**
Little Sumter Service Area	**$ 11,273,426**
Department of Safety	**$ 18,452,125**
Village Center Road Maintenance Assessment	**$ 33,510**
Rolling Acres Plaza Maintenance Assessment	**$ 149,051**
Village of Spanish Springs Maintenance Assessment	**$ 1,863,690**
Fitness Center Fund	**$ 191,784**
Community Standards Fund	**$ 712,623**
The Enrichment Academy	**$ 775,800**

ATTACHMENTS:

	Description	Type
🗋	Resolution 18-12: Fiscal Year 2018-19 Final Budget	Cover Memo

RESOLUTION 18-12

A RESOLUTION TO APPROPRIATE FUNDS AND ADOPT THE FINAL BUDGET OF THE VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR BEGINNING OCTOBER 1, 2018 AND ENDING SEPTEMBER 30, 2019

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (the "Board") the Proposed Budget for the forthcoming Fiscal Year 2018-19; and

WHEREAS, the Board approved the Fiscal Year 2018-19 Proposed Budget at a public meeting on June 6, 2018 and set September 12, 2018 as the date for a public hearing with notice of the budget hearing published pursuant to section 190.008(2) (a), Florida Statutes; and

WHEREAS, the District Board submitted to the local governing authorities, for purposes of disclosure and information only, the Fiscal Year 2018-19 Proposed Budget at least 60 days prior to adoption; and

WHEREAS, Section 190.021 Florida Statutes provides that a Maintenance Special Assessment and Benefit Special Assessments may be assessed upon each piece of property within the boundaries of the District benefited by the approved maintenance and capital improvement program of the District, such levy representing the amount of assessments for District purposes necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District; and

WHEREAS, a public hearing has been held on this 12th day of September, 2018 at which members of the general public were accorded the opportunity to speak prior to the approval of the Final Budget;

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

1. The Fiscal Year 2018-19 Budget as listed below proposed by the District Manager and is hereby approved by the Board of Supervisors as the Final Approved Budget for the District:

Village Center-Recreation Amenities Division	$ 42,826,244
General Fund	$ 29,744,476
Village Center Service Area	$ 7,063,809
Little Sumter Service Area	$ 11,273,426
Department of Safety	$ 18,452,125
Village Center Road Maintenance Assessment	$ 33,510
Rolling Acres Plaza Maintenance Assessment	$ 149,051
Village of Spanish Springs Maintenance Assessment	$ 1,863,690
Fitness Center Fund	$ 191,784
Community Standards Fund	$ 712,623
The Enrichment Academy	$ 775,800

2. The maintenance assessments shall be levied at the rates based on the schedules attached as exhibits to this resolution in the District's "Official Record of Proceedings" and are based on square footage.

3. A verified copy of said Final Budget shall be attached as an exhibit to this Resolution in the District's "Official Record of Proceedings."

Adopted this 12th day of September, 2018.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Stephen Drake, Chair

for Richard Baier, Secretary

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
RECREATION AMENITIES DIVISION
FY 2018-19 Budget

18-19 Object Codes	20-421	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
338000	***Shared Revenues From Other Loc***	***409,800***				
338095	Refund - General Fund - VCCD	409,800				
341000	***General Government***	***38,152,164***	***38,451,281***	***38,451,281***	***29,068,764***	***39,178,621***
341318	Amenity Fees	38,152,164	38,451,281	38,451,281	29,068,764	39,178,621
341900	***Other General Government Chg &***	***301,499***	***280,680***	***280,680***	***263,909***	***266,680***
341901	Veterans Brick Sale	2,294	2,000	2,000		2,000
341905	Property Damage Reimbursemen	4,894	4,000	4,000	8,761	4,000
341908	Electric Reimbursement	14,444	13,000	13,000	9,107	13,000
341909	Copies-Public/T-S	108	100	100	62	100
341910	Sales Tax Collection Allowan	1,080	1,080	1,080	810	1,080
341911	Lien Fees	1,391	3,000	3,000	893	2,000
341918	Access Cd Fee/NT-S	175,584	150,000	150,000	141,963	150,000
341919	Gate Repair Fees	23,719	20,000	20,000	25,233	20,000
341921	Amenity Late Penalty Fee	50,316	44,000	44,000	42,081	46,000
341922	Copies-Public/T-L	2			11	
341923	Copies-Public/T-M	40			31	
341924	Access CD Fee/T-S	4,400	3,500	3,500	3,000	3,500
341999	Misc Revenue	23,227	40,000	40,000	31,957	25,000
342900	***Other Public Safety Chg & Fees***	***143,243***	***133,100***	***133,100***	***134,159***	***140,100***
342901	Home/Bus Watch/T-S	9,217	9,000	9,000	7,253	9,000
342902	Security (Futures)	6,142			14,351	5,000
342903	Fire Safety (Futures)	2,448			5,647	2,000
342904	Model Watch/T-S	5,757	3,000	3,000	651	3,000
342906	Recreation Special Events	118,303	120,000	120,000	104,064	120,000
342910	Home Bus Watch/T-L	830	600	600	754	600
342911	Home Bus Watch/T-M	546	500	500	502	500
342913	Model Watch/T-M				937	
347200	***Parks & Recreation***	***1,496,911***	***1,431,900***	***1,431,900***	***1,186,330***	***1,437,400***
347202	Exec Golf Exp Reimbursement	36,654	25,000	25,000		30,000
347203	Daily Trail/T-S	103,933	100,000	100,000	90,889	100,000
347204	Daily Cart Rnt/T-S	3,828	4,000	4,000	3,989	4,000
347205	Daily Grn Fee/T-S	65,220	72,000	72,000	59,231	72,000
347208	Annual Trail/T-S	850,643	800,000	800,000	657,978	800,000
347215	Lifestyle-Gen/NT-S	38,273	32,000	32,000	26,514	32,000
347216	Lifestyle-Glb/NT-S	23,061	30,000	30,000	32,471	30,000
347220	Lifestyle-Gen/NT-L	20,131	18,000	18,000	14,376	18,000
347221	Lifestyle-Gen/NT-M	7,319	7,500	7,500	8,836	7,500
347229	Lifestyle-Glb/NT-L	43,694	35,000	35,000	34,937	35,000
347230	Lifestyle-Glb/NT-M	751			1,175	500
347231	LF Merch-Glb/T-S	692	1,000	1,000	1,003	1,000
347232	LF Merch-Glb/T-L	444	500	500	204	500
347240	Daily Trail/T-L	87,345	87,000	87,000	72,246	87,000
347241	Daily Trail/T-M	78,677	84,000	84,000	63,477	84,000
347242	Daily Cart Rnt/T-L	4,291	4,500	4,500	4,253	4,500
347243	Daily Cart Rnt/T-M	3,433	4,000	4,000	2,934	4,000
347244	Daily Grn Fee/T-L	61,124	61,000	61,000	53,215	61,000
347245	Daily Grn Fee/T-M	59,948	62,000	62,000	51,226	62,000
347298	Misc Rec Rev/T-L	759	400	400	920	400
347299	Misc Rec Rev/T-S	6,691	4,000	4,000	6,456	4,000
354000	***Fines-Local Ordinance Violatio***	***25***				
354001	Deed Compliance Fines	25				
361100	***Interest***	***176,158***	***59,225***	***59,225***	***244,137***	***189,000***
361101	Int Income - CFB	3,619	225	225	7,980	9,000
361102	Int Income - Cash Equiv	96,538	35,000	35,000	142,676	100,000
361103	Int Income - USB	76,001	24,000	24,000	93,481	80,000

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
RECREATION AMENITIES DIVISION
FY 2018-19 Budget

18-19 Object Codes	20-421	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
361300	***Net Inc(Dec) Fair Value Invest***	***568,419***			***198,541***	
361304	FMIvT-Unrealized Gain/Loss	53,332			10,268	
361306	FLGIT-Unrealized Gain/Loss	99,906			853	
361307	LTP Unrealized Gain/Loss	415,181			187,420	
362000	***Rental Royalties***	***628,621***	***621,632***	***621,632***	***528,415***	***618,364***
362002	ATM Lease/T-S	7,429	7,503	7,503	3,796	7,570
362004	La Hacienda Catering	64,161	64,236	64,236	49,354	64,236
362005	Polo Club Lease (T)	7,489	7,488	7,488	4,992	7,488
362006	Vending Machines	3,084	3,000	3,000	2,275	3,000
362008	RV Fees	219,293	215,000	215,000	163,614	215,000
362009	Rm Rentals/T-L	39,502	35,000	35,000	30,614	35,000
362010	Rm Rentals/T-S	254,913	260,000	260,000	239,356	260,000
362011	Rm Rentals/T-M	9,605	7,000	7,000	9,402	7,000
362015	Rm Rentals/NT-L	600	2,000	2,000	475	600
362016	Rm Rentals/NT-S	12,235	8,000	8,000	11,209	8,000
362017	Rm Rentals/NT-M	1,145	1,000	1,000	815	1,000
362018	RV Late Penalty Fee	208	150	150	180	150
362020	ATM Lease/T-L	3,715	3,752	3,752	4,556	3,780
362021	ATM Lease/T-M	4,458	4,503	4,503	7,593	4,540
362022	Rents & Leases/NT-L		2,000	2,000		
362023	Rents & Leases/NT-S	784	1,000	1,000	184	1,000
364000	***Disposition of Fixed Assets***	***4,236***				
364001	Disposition of Fixed Assets	4,236				
365000	***Sales or Surplus Material & Sc***	***4,826***			***4,082***	
365001	Sales of Surplus Material &	4,826			4,082	
499995	***TOTAL REVENUE***	***41,885,902***	***40,977,818***	***40,977,818***	***31,628,337***	***41,630,165***
499997	(Add)/Use-General R&R		1,801,468	1,856,153		1,352,990
499997	(Add)/Use-Working Capital		(521,915)	403,263		(356,911)
499997	***Budget Funding Sources***		***1,279,553***	***2,259,416***		***996,079***
499998	***TOTAL SOURCES***	***41,885,902***	***42,257,371***	***43,237,234***	***31,628,337***	***42,626,244***
499999						
500310	***Professional Services***	***7,861,156***	***8,032,523***	***8,032,523***	***5,941,747***	***8,085,341***
500311	Administrative Services	1,369,700	1,369,017	1,369,017	1,026,765	1,366,537
500311	Community Watch Services	2,500,177	2,544,113	2,544,113	1,908,086	2,481,825
500311	Property Management Services	682,802	729,998	729,998	547,499	802,871
500311	Recreation Services	2,812,404	2,840,962	2,840,962	2,130,724	2,980,321
500312	Engineering Services	38,790	78,200	78,200	20,781	65,200
500313	Legal Services	42,444	100,000	100,000	36,550	75,000
500316	Deed Compliance Services	61,610	75,534	75,534	56,649	70,077
500318	Technology Services	304,562	250,811	250,811	188,108	183,410
500319	Other Professional Services	48,667	43,888	43,888	26,585	60,100
500320	***Accounting & Auditing***	***43,806***	***36,629***	***36,629***	***32,809***	***39,676***
500321	Accounting Services	1,000	1,000	1,000	1,000	1,000
500322	Auditing Services	29,768	23,591	23,591	17,694	23,149
500323	Trustee Services	13,038	14,038	14,038	14,115	15,527
500340	***Other Contractual Services***	***3,122,507***	***3,246,670***	***3,246,670***	***2,341,064***	***3,411,927***
500341	Janitorial Services	481,406	558,570	558,570	434,419	678,902
500343	Systems Management Support	382,401	393,260	393,260	276,829	422,295
500345	Dept Of Safety	1,078,124	1,084,856	1,084,856	812,214	1,075,700
500347	Golf Management Services	1,180,471	1,209,984	1,209,984	807,906	1,235,030
500349	Misc Contractual Services	105			9,696	
500410	***Comm.& Freight Service***	***117,222***	***151,680***	***151,680***	***84,249***	***157,099***
500411	Telephone	41,357	65,836	65,836	27,042	69,591
500412	Postage		350	350		100
500413	Cable	75,865	85,494	85,494	57,207	87,408

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
RECREATION AMENITIES DIVISION
FY 2018-19 Budget

18-19 Object Codes	20-421	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
500430	***Utilities Services***	***1,313,983***	***1,636,897***	***1,636,897***	***1,010,803***	***1,471,530***
500431	Electricity	846,166	1,049,136	1,049,136	614,777	914,808
500432	Natural Gas	101,616	115,519	115,519	112,988	118,500
500433	Water & Sewer	89,131	122,688	122,688	68,682	112,113
500434	Irrigation Water	138,357	202,488	202,488	93,550	180,054
500436	Solid Waste	138,713	147,066	147,066	120,806	146,055
500440	***Rentals & Leases***	***20,379***	***37,698***	***37,698***	***14,393***	***37,698***
500442	Equipment Rental	18,219	34,698	34,698	12,953	34,698
500444	Storage Unit Rental	2,160	3,000	3,000	1,440	3,000
500450	***Insurance***	***742,563***	***769,823***	***769,823***	***513,920***	***803,518***
500451	Casualty & Liability Insuran	721,291	769,823	769,823	500,548	803,518
500452	Insurance Deductible Payment	21,272			13,372	
500460	***Repairs & Maintenance Services***	***6,914,591***	***8,068,245***	***8,740,137***	***5,177,307***	***9,002,926***
500461	Equipment Maintenance	26,184	45,890	45,890	20,947	60,387
500462	Building/Structure Maintenan	1,180,937	2,121,355	2,341,468	1,048,641	2,748,422
500463	Landscape Maint.- Recurring	1,486,601	1,544,976	1,544,976	1,120,381	1,525,665
500464	Landscape Maint.-Non-Recurri	298,661	284,451	732,681	284,992	452,880
500465	Vehicle Repair & Maintenance	5,563	12,000	12,000	3,409	12,000
500466	Pool Maintenance	417,024	509,789	509,789	321,664	481,200
500467	Gate Maintenance	268,376	264,231	267,780	143,494	230,681
500468	Irrigation Repair	112,005	103,830	103,830	83,486	146,328
500469	Other Maintenance	3,119,240	3,181,723	3,181,723	2,150,293	3,345,363
500470	***Printing & Binding***	***204,834***	***221,640***	***221,640***	***147,455***	***234,750***
500471	Printing & Binding	204,834	221,640	221,640	147,455	234,750
500480	***Promotional Activities***	***48,252***	***64,180***	***64,180***	***34,254***	***56,000***
500484	Lifestyle Events-General	48,252	64,180	64,180	34,254	56,000
500490	***Other Current Chg & Obligation***	***131,030***	***131,275***	***131,275***	***124,941***	***107,555***
500491	Bank Charges	59,172	57,800	57,800	56,095	33,500
500492	Maintenance & Bond Assessmon	60,061	58,000	58,000	60,206	58,000
500493	Permits & Licenses	4,684	10,175	10,175	5,455	10,455
500494	Overage & Shortage	218			(877)	
500497	Legal Advertising	2,873	2,700	2,700	1,621	3,000
500499	Misc Current Charges	4,022	2,600	2,600	2,441	2,600
500510	***Office Supplies***	***12,502***	***16,250***	***16,250***	***11,672***	***16,250***
500511	Office Supplies	12,502	16,250	16,250	11,672	16,250
500520	***Operating Supplies***	***526,392***	***727,409***	***980,695***	***472,191***	***782,180***
500521	Gasoline/Diesel	5,370	10,000	10,000	2,837	10,000
500522	Operating Supplies	66,469	109,290	109,290	46,835	117,864
500523	Recreation Supplies	49,390	67,600	67,600	49,701	87,200
500524	Non-Capital FF&E	381,925	503,445	756,731	349,328	518,329
500525	Non-Capital Hardware/Softwar	19,272	31,774	31,774	20,690	41,787
500529	Operating Supplies-Other	3,966	5,300	5,300	2,800	7,000
500540	***Books, Publ, Subscriptions & M***					
500543	Professional Dues					
500600	***Capital Outlay***	***1,405,588***	***1,801,468***	***1,856,153***	***298,534***	***1,352,990***
500622	Buildings	672,070	502,716	524,551		
500633	Infrastructure	693,012	1,190,838	1,223,688	279,179	1,352,990
500642	Capital FF&E	40,506	107,914	107,914	19,355	
500700	***Debt Service***	***15,363,196***	***15,312,984***	***15,312,984***	***13,642,235***	***15,266,804***
500710	Principal	8,485,000	8,630,000	8,630,000	8,630,000	8,830,000
500721	Interest Expense - Senior De	6,878,196	6,682,984	6,682,984	5,012,235	6,436,804
500900	***Other Uses***	***2,000,000***	***2,000,000***	***2,000,000***	***1,500,002***	***2,000,000***
500911	Trans to Gen R&R	2,000,000	2,000,000	2,000,000	1,500,002	2,000,000
500990	***Other Uses***	***2,657,032***			***1,068,783***	
500991	Settlement Projects	2,657,032			1,068,783	
599999	***TOTAL DISBURSEMENTS***	***42,485,033***	***42,257,371***	***43,237,234***	***32,416,359***	***42,826,244***

RAD FUND - Changes made since Approved Proposed Budget

EXPENDITURES

VC Recreation

- **343/411/413/442/461/511/522/523**: Systems Management Support, Telephone, Cable, Equipment Rental, Equipment Maintenance, Office Supplies, Operating Supplies, Recreation Supplies – Decrease $25,435 due to change in timeline for Church Site.

Non-Departmental

- **311/316/318**: Administrative, Community Watch, Property Management, Recreation, Deed Compliance, and Technology Services due to final cost allocation adjustments. Decrease $682,675
- **451:** Casualty & Liability Insurance – increase $69,385 based on renewal rates

Proposed Budget	**$ 43,464,969**
Administrative Services	-139,382
Community Watch Services	-316,699
Property Management Services	-127
Recreation Services	-144,737
Deed Compliance Services	-1,788
Technology Services	-79,942
System Management Services	-6,552
Telephone	-2,400
Cable	-1,688
Equipment Rental	-1,770
Casualty & Liability Insurance	69,385
Equipment Maintenance	-1,500
Office Supplies	-825
Operating Supplies	-4,500
Recreation Supplies	-6,200
Final Budget	**$ 42,826,244**

FY 2018-19
RAD
CAPITAL PROJECTS

RAD CAPITAL PROJECTS					
Account	Location	Description	Proposed	Final	Funding Source
	Golf Maintenance 30-32				
633	Hilltop Golf Course	New 6' wide cart path	$ 250,000	$ 250,000	General R & R
	Saddlebrook	Greens and Tee renovation	$ 319,500	$ 319,500	General R & R
	Total - 572633		**$ 569,500**	**$ 569,500**	
	Village Recreation Centers 50-54				
633	Saddlebrook	Replace vinyl fencing around courts	$ 20,874	$ 20,874	General R & R
	Chatham	Mill and Overlay parking lot	$ 49,859	$ 49,859	General R & R
	Total - 539633		**$ 70,733**	**$ 70,733**	
	Neighborhood Recreation Centers 50-55				
	Rio Grande	Rebuild Air Gun Range	$ 154,000	$ 154,000	General R & R
	Total - 539633		**$ 154,000**	**$ 154,000**	
	Parks/Athletic Fields 50-56				
633	Paradise Dog Park	Replace fence	$ 21,500	$ 21,500	General R & R
	Total - 539633		**$ 21,500**	**$ 21,500**	
	Non-Facility Maintenance 50-57				
633	Industrial RV 15	Replace fence	$ 10,000	$ 10,000	General R & R
	VCCDD District 3 Areas	Irrigation upgrade	$ 82,257	$ 82,257	General R & R
	Golf View Pump Station	Add generator to pump station	$ 200,000	$ 200,000	General R & R
	Power Corridor Area	Install irrigation system for excess storm water relief	$ 45,000	$ 45,000	General R & R
	Mira Mar Pump Station	Add generator to pump station	$ 200,000	$ 200,000	General R & R
	Total - 539633		**$ 537,257**	**$ 537,257**	
	Total RAD Capital Projects		**$ 1,352,990**	**$ 1,352,990**	

RAD - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		12,696,141	12,292,878	12,292,878
Deposits		25,664,834	26,563,361	26,563,361
Expenditures		23,335,416	24,392,295	23,753,570
Plant Replacements Non-Recurring		732,681	452,880	452,880
Transfer to General R & R		2,000,000	2,000,000	2,000,000
Ending Balance	12,696,141	12,292,878	12,011,064	12,649,789

1) FY16-17 ending balance includes $407,466 Hurricane Irma expenses.

2) Per June 2018 Financial Statements there has been $266,089 spent for unbudgeted Hurricane Irma expenses.

3) Unrealized gain of $2,076,989 not included in FY17-18 Beginning Balance

Debt Service	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		679,357	679,357	679,357
Deposits		15,312,984	15,266,804	15,266,804
Expenditures		15,312,984	15,266,804	15,266,804
Ending Balance	679,357	679,357	679,357	679,357

RESERVES

General R&R	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		13,564,681	13,708,528	13,708,528
Deposits		2,000,000	2,000,000	2,000,000
Expenditures		1,856,153	1,352,990	1,352,990
Ending Balance	13,564,681	13,708,528	14,355,538	14,355,538

Insurance Reserves	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance	300,000	300,000	300,000	300,000
Deposits		0	0	0
Expenditures		0	0	0
Ending Balance	300,000	300,000	300,000	300,000

Settlement Proceeds	2016-17 Actual (Per FY16-17 Audit)	2017-18 ACTUAL	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		5,152,821	6,627,852	6,627,852
Deposits		2,543,813	3,104,200	3,104,200
Expenditures (Actual)		1,068,783		
Ending Balance (16-17 Bal w/March 2018 actuals)	5,152,821	6,627,852	9,732,052	9,732,052

NOTE: Settlement Project costs are not budgeted. The amount listed in the Expenditures line reflects the actual paid costs as of July 2018 and DOES NOT reflect the actual remaining unpaid costs and other estimated project costs.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
General Fund
FY 2018-19 Budget

18-19 Object Codes	20-001	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
338000	***Shared Revenues From Other Loc***	***24,767,712***	***26,113,175***	***26,113,175***	***19,584,923***	***27,431,513***
338001	Mgmt Fees From D#1	148,405	144,485	144,485	108,365	150,985
338002	Mgmt Fees From D#2	154,837	156,506	156,506	117,380	162,886
338003	Mgmt Fees From D#3	164,216	175,289	175,289	128,893	178,344
338004	Mgmt Fees From D#4	206,609	226,112	226,112	169,586	236,971
338005	Mgmt Fees From D#5	177,589	151,329	151,329	114,021	163,984
338006	Mgmt Fees From D#6	182,350	157,211	157,211	118,251	170,046
338007	Mgmt Fees From D#7	154,683	133,494	133,494	100,122	143,638
338008	Mgmt Fees From D#8	165,587	151,390	151,390	113,545	158,488
338009	Mgmt Fees From D#9	166,973	136,510	136,510	102,385	150,163
338010	Mgmt Fees From D#10	176,119	143,596	143,596	107,698	158,519
338011	Mgmt Fees From LSL	146,147	136,326	136,326	102,246	147,376
338012	Mgmt Fees From PW	422,978	448,426	448,426	336,322	485,849
338015	Mgmt Fees From Fitness	29,484	30,792	30,792	23,094	33,248
338016	Mgmt Fees From RA	20,787	14,231	14,231	10,676	14,042
338017	Mgmt Fees From VOSS	146,119	127,584	127,584	95,688	140,313
338018	Mgmt Fees From Brownwood	299,549	301,543	301,543	226,159	321,718
338019	Mgmt Fees From LSSA	326,589	375,918	375,918	281,940	414,845
338020	Mgmt Fees From VCSA	280,779	323,525	323,525	242,645	356,357
338021	Mgmt Fees From NSU	586,386	683,483	683,483	512,615	738,507
338023	Mgmt Fees From Road Maint	8,064	6,928	6,928	5,197	6,812
338024	Mgmt Fees From Safety	236,680	240,343	240,343	180,259	293,942
338041	Mgmt Fees from SL Fitness	335,089	346,800	346,800	260,100	374,432
338042	Mgmt Fees from CS	138,893	148,847	148,847	111,638	154,951
338043	Adm Fees from RAD	1,369,700	1,368,956	1,368,956	1,026,765	1,366,537
338044	CW Fees from RAD	2,500,177	2,544,113	2,544,113	1,908,086	2,481,825
338045	Prop Mgmt from RAD	682,802	729,998	729,998	547,499	802,871
338046	Rec Fees from RAD	2,812,404	2,840,962	2,840,962	2,130,724	2,980,321
338047	Adm Fees from SLAD	1,727,374	1,898,077	1,898,077	1,425,222	2,047,976
338048	CW Fees from SLAD	3,840,405	3,952,768	3,952,768	2,964,577	4,203,710
338049	Prop Mgmt from SLAD	540,938	784,419	784,419	588,315	1,031,739
338050	Recreation Fees from SLAD	5,247,525	5,873,351	5,873,351	4,405,016	6,120,989
338051	Mgmt Fees from SSF	144,226	138,986	138,986	104,240	152,123
338052	Tech Svc fr SSF	15,879	14,508	14,508	10,881	12,182
338053	Mgmt Fees From D#11	121,597	103,677	103,677	77,760	110,690
338055	Mgmt Fees-Dist #12	73,536	108,909	108,909	81,684	157,571
338068	Tech Svc fr RAD	304,562	250,809	250,809	188,108	183,410
338069	Tech Svc fr SLAD	455,508	438,110	438,110	328,593	319,331
338070	Tech Svc fr SFTY	10,124	11,718	11,718	8,787	8,058
338071	Tech Svc fr D1	5,973	4,317	4,317	3,237	4,205
338072	Tech Svc fr D2	6,241	4,600	4,600	3,451	4,476
338073	Tech Svc fr D3	6,688	5,173	5,173	3,865	5,094
338074	Tech Svc fr D4	8,359	7,440	7,440	5,580	6,267
338075	Tech Svc fr D5	7,199	5,684	5,684	4,262	5,561
338076	Tech Svc fr D6	7,349	5,613	5,613	4,209	5,477
338077	Tech Svc fr D7	6,264	4,766	4,766	3,575	4,905
338078	Tech Svc fr D8	6,699	5,389	5,389	4,042	5,531
338079	Tech Svc fr D9	6,965	5,393	5,393	4,046	5,451
338080	Tech Svc fr D10	6,933	5,150	5,150	3,863	5,251
338081	Tech Svc fr CS	2,491	2,804	2,804	2,102	2,688
338082	Tech Svc fr LSL	1,574	5,867	5,867	4,400	2,807
338083	Tech Svc fr VOSS	1,779	4,931	4,931	3,698	2,448
338084	Tech Svc fr RM	243	386	386	290	200
338085	Tech Svc fr RA	853	686	686	515	439
338086	Tech Svc fr PW	13,063	13,567	13,567	10,174	10,315
338087	Tech Svc fr VC Fit	723	547	547	409	3,927
338088	Tech Svc fr SL Fit	1,383	1,250	1,250	938	18,564
338089	Tech Svc fr LSSA	34,588	37,845	37,845	28,383	28,310
338090	Tech Svc fr VCSA	26,167	29,477	29,477	22,109	21,826
338091	Tech Svc fr NSU	80,301	83,023	83,023	62,266	60,110
338093	Tech Svc fr BW	3,591	5,564	5,564	4,172	5,531

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
General Fund
FY 2018-19 Budget

18-19 Object Codes	20-001	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
338096	Tech Svc fr D11	5,648	4,152	4,152	3,114	4,706
338097	Management Fees from FP	1,862	1,862	1,862	1,397	3,105
338098	Tech Svc fr FP	162	162	162	120	249
338099	Tech Svc fr D12	2,945	4,544	4,544	3,407	5,108
338103	Mgmt Fees from TEA		42,176	42,176	31,634	68,950
338104	Tech Svc fr TEA		778	778	583	4,263
341000	***General Government***	***991,904***	***997,549***	***997,549***	***748,159***	***2,175,463***
341301	Admin Fees from Developer	114,971	140,331	140,331	105,249	144,468
341302	Rec Fees from Dev	581,094	537,649	537,649	403,237	1,222,840
341307	Tech Svc fr Dev	41,022	30,374	30,374	22,781	39,272
341308	Tech Svc fr CSU	36,155	41,966	41,966	31,475	29,167
341309	Tech Svc fr SWCA	519	140	140	104	142
341310	Adm. Svc Fee fr CSU	198,843	222,537	222,537	166,902	204,224
341311	Adm. Svc Fee fr SWCA	19,300	9,297	9,297	6,972	9,004
341312	Adm. Fees from FWCA		12,822	12,822	9,615	16,194
341313	Adm. Fee fr Tri-County Sntn		2,433	2,433	1,824	8,348
341314	Adm. Svc Fee fr SSU					26,039
341315	Tech Svc fr FWCA					2,119
341316	Tech Svc fr SSU					3,144
341317	CW from Developer					470,502
341900	***Other General Government Chg &***	***33,758***	***42,000***	***42,000***	***26,958***	***42,000***
341905	Property Damage Reimbursemen	604				
341909	Copies-Public/T-S	60			64	
341916	Village Maps/T-S	610	1,500	1,500	530	1,500
341918	Access Cd Fee/NT-S	5			10	
341925	Village Maps/NT-S	115	500	500		500
341999	Misc Revenue	32,364	40,000	40,000	26,354	40,000
342900	***Other Public Safety Chg & Fees***	***77,825***				
342904	Model Watch/T-S	77,825				
361100	***Interest***	***55,898***	***31,500***	***31,500***	***100,020***	***60,500***
361101	Int Income - CFB	2,193	1,500	1,500	5,057	5,500
361102	Int Income - Cash Equiv	53,705	30,000	30,000	94,963	55,000
361300	***Net Inc(Dec) Fair Value Invest***	***72,102***			***36,540***	
361307	LTP Unrealized Gain/Loss	72,102			36,540	
364000	***Disposition of Fixed Assets***	***15,094***				
364001	Disposition of Fixed Assets	15,094				
366000	***Contributions & Donations from***	***47,485***	***35,000***	***35,000***	***28,795***	***35,000***
366010	Donations - Other	47,485	35,000	35,000	28,795	35,000
499995	***TOTAL REVENUE***	***26,061,778***	***27,219,224***	***27,219,224***	***20,525,395***	***29,744,476***
499997	(Add)/Use-Working Capital		81,089	1,182,161		
499997	***Budget Funding Sources***		***81,089***	***1,182,161***		
499998	***TOTAL SOURCES***	***26,061,778***	***27,300,313***	***28,401,385***	***20,525,395***	***29,744,476***
499999						
500000	***DISBURSEMENTS***					
500110	***Personnel Services***	***18,905,699***	***21,854,967***	***21,854,967***	***14,577,256***	***24,135,502***
500121	Regular Salary & Wages	7,526,325	8,713,358	8,689,358	5,884,164	9,479,951
500131	Other Salary & Wages	7,331,029	7,783,999	7,807,999	5,238,694	8,706,136
500141	Overtime	47,039	11,691	11,691	18,771	47,196
500152	Special Pay - Cell Phones	41,138	44,134	44,134	31,400	41,794
500211	Social Security Taxes	889,684	1,025,569	1,025,569	664,546	1,132,083
500212	Medicare Taxes	209,870	239,843	239,843	156,084	264,773
500221	Retirement Contr.-Employer	440,459	519,737	519,737	342,803	567,468
500222	Retirement Contr-Employer-Mt	31,009	174,270	174,270	51,389	190,241
500231	Health & Life Insurance	1,979,458	2,711,392	2,711,392	1,696,706	2,974,727
500241	Worker's Compensation	400,946	630,974	630,974	488,693	731,133
500251	Unemployment Compensation	8,742			4,006	
500310	***Professional Services***	***323,554***	***457,360***	***457,360***	***266,751***	***426,778***
500311	Management Fees	265,707	259,228	259,228	199,281	273,541
500312	Engineering Services	4,657	31,700	31,700	17,340	38,700
500313	Legal Services	12,747	43,600	43,600	9,081	20,100
500319	Other Professional Services	40,443	122,832	122,832	41,049	94,437

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
General Fund
FY 2018-19 Budget

18-19 Object Codes	20-001	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
500320	***Accounting & Auditing***	***1,000,000***				
500325	Surplus Refund	1,000,000				
500340	***Other Contractual Services***	***1,285,665***	***1,353,457***	***1,353,457***	***1,039,214***	***1,169,076***
500341	Janitorial Services	75,824	91,989	91,989	70,698	99,789
500342	Health Services	10,005	18,000	18,000	6,864	23,000
500343	Systems Management Support	1,008,733	1,038,530	1,038,530	711,778	819,643
500344	Payroll Services	149,565	160,000	160,000	119,753	180,000
500347	Golf Management Services	15,000	15,375	15,375	110,832	15,500
500349	Misc Contractual Services	26,538	29,563	29,563	19,289	31,144
500400	***Travel & Per Diem***	***43,470***	***64,869***	***64,869***	***26,832***	***71,087***
500401	Travel & Per Diem	43,470	64,869	64,869	26,832	71,087
500410	***Comm.& Freight Service***	***314,000***	***397,496***	***397,496***	***213,734***	***425,757***
500411	Telephone	29,381	53,394	53,394	19,826	86,525
500412	Postage	282,172	339,270	339,270	190,139	333,700
500413	Cable	2,447	4,832	4,832	3,769	5,532
500430	***Utilities Services***	***86,786***	***103,672***	***103,672***	***55,244***	***100,772***
500431	Electricity	33,995	41,820	41,820	24,120	36,928
500432	Natural Gas	468	1,000	1,000	339	1,000
500433	Water & Sewer	2,866	3,417	3,417	2,443	3,545
500436	Solid Waste	10,873	15,779	15,779	9,351	15,672
500437	Chilled Water	38,584	41,656	41,656	18,991	43,627
500440	***Rentals & Leases***	***773,409***	***826,161***	***826,161***	***609,067***	***834,484***
500441	Office Leases	700,849	735,135	735,135	558,716	745,494
500442	Equipment Rental	68,048	86,514	86,514	47,343	84,238
500444	Storage Unit Rental	4,512	4,512	4,512	3,008	4,752
500460	***Repairs & Maintenance Services***	***194,893***	***258,666***	***258,666***	***124,530***	***267,346***
500461	Equipment Maintenance	45,914	54,106	54,106	24,087	50,893
500462	Building/Structure Maintenan	23,566	80,200	80,200	26,151	72,000
500465	Vehicle Repair & Maintenance	104,206	113,360	113,360	64,760	124,353
500469	Other Maintenance	21,207	11,000	11,000	9,532	20,100
500470	***Printing & Binding***	***156,966***	***197,944***	***203,653***	***125,196***	***210,108***
500471	Printing & Binding	75,191	150,469	156,178	74,866	151,463
500472	ID/Gate Cards	81,775	47,475	47,475	50,330	58,645
500480	***Promotional Activities***	***196,646***	***289,330***	***289,330***	***278,166***	***339,430***
500482	Volunteer Recognition	42,326	66,000	66,000	104,223	75,000
500485	Box Office Fees	20,704	24,000	24,000	23,706	24,000
500486	Lifestyle Events-Global	133,616	199,330	199,330	150,237	240,430
500490	***Other Current Chg & Obligation***	***42,212***	***38,722***	***38,722***	***13,923***	***37,272***
500491	Bank Charges	25,786	29,947	29,947	13,260	29,947
500493	Permits & Licenses	1,787	1,575	1,575	5	1,225
500494	Overage & Shortage	1			(1)	
500497	Legal Advertising	199	6,200	6,200	659	5,100
500499	Misc Current Charges	14,439	1,000	1,000		1,000
500510	***Office Supplies***	***62,782***	***70,543***	***70,543***	***36,886***	***72,636***
500511	Office Supplies	62,782	70,543	70,543	36,886	72,636
500520	***Operating Supplies***	***582,676***	***905,008***	***973,637***	***450,443***	***1,000,850***
500521	Gasoline/Diesel	178,658	298,052	298,052	132,948	335,786
500522	Operating Supplies	158,160	241,410	243,910	89,294	247,731
500523	Recreation Supplies	16,807	17,314	17,314	20,746	24,240
500524	Non-Capital FF&E	106,910	225,325	253,169	88,753	286,158
500525	Non-Capital Hardware/Softwar	122,141	122,907	161,192	118,702	106,935
500540	***Books, Publ, Subscriptions & M***	***50,753***	***104,981***	***104,981***	***40,603***	***123,661***
500541	Books & Publications	1,331	3,639	3,639	842	3,888
500542	Training & Education	39,825	78,354	78,354	33,222	90,322
500543	Professional Dues	7,457	16,388	16,388	5,910	18,472
500544	Registration Fees	2,140	6,600	6,600	829	10,979
500600	***Capital Outlay***	***433,511***	***377,137***	***1,403,871***	***488,445***	***529,717***
500641	Vehicles	415,214	322,137	322,137	213,591	450,853
500642	Capital FF&E	18,297	55,000	1,081,734	274,854	78,864
599999	***TOTAL DISBURSEMENTS***	***24,453,022***	***27,300,313***	***28,401,385***	***18,346,490***	***29,744,476***

FY 2018-19
GENERAL FUND
CAPITAL OUTLAY

GENERAL FUND CAPITAL OUTLAY					
Account	Location	Description	Proposed	Final	Funding Source
	Office of District Manager				
641	Admin-Utility Operations	New 2018 Ford Explorer	$ 26,504	$ 26,504	Working Capital
	Total - 512641		**$ 26,504**	**$ 26,504**	
	Customer Service	New 2018 Chevrolet Mini Van	$ 22,650	$ 22,650	Working Capital
	Total - 513641		**$ 22,650**	**$ 22,650**	
	Recreation				
641	Regional Recreation Centers	2 Replacement & 1 New Ford F-150s	$ 64,500	$ 64,500	Working Capital
	Total - 572641		**$ 64,500**	**$ 64,500**	
	Special Events	New Ford F-150	$ 21,500	$ 21,500	Working Capital
	Total - 574641		**$ 21,500**	**$ 21,500**	
	Community Watch				
642	Dispatch	6 Work Stations	$ 78,864	$ 78,864	Working Capital
	Total - 529642		**$ 78,864**	**$ 78,864**	
641	Patrol	5 Replacement & 2 New Patrol Vehicles	$ 230,461	$ 230,461	Working Capital
	Total - 529641		**$ 230,461**	**$ 230,461**	
	Property Management				
641	Admin	New Ford Escape	$ 21,250	$ 21,250	Working Capital
	Admin - Water Manager	New Ford F-150		$ 18,988	Working Capital
	Total - 539641		**$ 21,250**	**$ 40,238**	
642	Admin	Asset Management Software	$ 500,000		Working Capital
	Total - 539642		**$ 500,000**	**$ -**	
641	Landscape	2 New Pickup Truck	$ 45,000	$ 45,000	Working Capital
	Total - 539641		**$ 45,000**	**$ 45,000**	
Total General Fund Capital Outlay			**$ 1,010,729**	**$ 529,717**	

GENERAL FUND - WORKING CAPITAL AND RESERVE BALANCES

Working Capital	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		7,305,311	6,123,150	6,123,150
Deposits		27,219,224	29,907,551	29,744,476
Expenditures		26,997,514	29,838,683	29,214,759
Capital Expenditures		1,403,871	1,010,729	529,717
Ending Balance	7,305,311	6,123,150	5,181,289	6,123,150

1) FY16-17 audited ending balance includes $1,330 Hurricane Irma expenses.

2) Per June 2018 Financial Statement there has been $9,203 spent for unbudgeted Hurricane Irma expenses.

3) Unrealized gain of $111,712 not included in FY17-18 Beginning Balance

FY17-18 Operating Budget	$26,997,514
3-Months	$6,749,379
4-Months	$8,999,171

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Village Center Service Area Utilities
FY 2018-19 Budget

18-19 Object Codes	20-423-10-00-000	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	SOURCES					
324220	***Impact Fees-Commercial-Ph Env***	***30,749***			***1,463***	
324221	Impact Fees-Commercial-Water	21,179			948	
324222	Impact Fees-Commercial-Sewer	9,570			515	
338000	***Shared Revenues From Other Loc***	***19,000***				
338095	Refund - General Fund - VCCD	19,000				
341900	***Other General Government Chg &***	***6,565***			***1,979***	***2,000***
341905	Property Damage Reimbursemen	4,426				
341911	Lien Fees	(20)			40	
341999	Misc Revenue	2,159			1,939	2,000
343600	***Water-Sewer Combination Fees***	***6,844,950***	***6,941,162***	***6,941,162***	***5,085,657***	***6,800,483***
343601	Water Fees - Residential	2,468,498	2,466,572	2,466,572	1,706,468	2,305,525
343602	Water Fees - Commercial	242,915	240,357	240,357	189,382	253,476
343603	Sewer Fees - Residential	3,229,425	3,266,426	3,266,426	2,470,350	3,297,754
343604	Sewer Fees - Commercial	537,202	534,931	534,931	426,806	568,113
343607	Meters Impact Fees	1,745			650	
343609	Reconnect Fees	7,524	10,000	10,000	6,669	10,000
343610	Fire Protection Water	15,324	16,390	16,390	14,356	16,800
343611	Metered Irrigation Water	289,375	344,786	344,786	229,739	285,815
343613	Returned Check Fees ($25)	2,756	2,000	2,000	2,695	2,000
343615	Other Misc Water & Sewer	38,408	51,000	51,000	29,633	51,000
343616	Utility Late Penalty Fee	11,778	8,700	8,700	8,909	10,000
361100	***Interest***	***32,523***	***16,000***	***16,000***	***47,511***	***31,500***
361101	Int Income - CFB	2,716	3,000	3,000	5,936	4,500
361102	Int Income - Cash Equiv	17,540	9,000	9,000	31,517	20,000
361103	Int Income - USB	12,267	4,000	4,000	10,058	7,000
361300	***Net Inc(Dec) Fair Value Invest***	***123,946***			***54,065***	
361304	FMIvT-Unrealized Gain/Loss	16,312			3,141	
361306	FLGIT-Unrealized Gain/Loss	29,918			256	
361307	LTP Unrealized Gain/Loss	77,716			50,668	
361400	***Gain or Loss on Sale of Invest***					
365000	***Sales or Surplus Material & Sc***	***2,969***	***3,500***	***3,500***	***5,731***	***3,500***
365001	Sales of Surplus Material &	2,969	3,500	3,500	5,731	3,500
499995	***TOTAL REVENUE***	***7,060,702***	***6,960,662***	***6,960,662***	***5,196,406***	***6,837,483***
669900	***Budget Funding Sources***		***(635,190)***	***(257,224)***		***226,326***
669901	(Add)/Use-Working Capital		(635,190)	(257,224)		226,326
499998	***TOTAL SOURCES***	***7,060,702***	***6,325,472***	***6,703,438***	***5,196,406***	***7,063,809***

	DISBURSEMENTS					
500310	***Professional Services***	***492,008***	***539,166***	***542,666***	***392,665***	***618,873***
536311	Management Fees	280,779	323,525	323,525	242,645	356,357
536312	Engineering Services	170,781	174,500	178,000	119,092	197,630
514313	Legal Services	6,034	3,500	3,500	3,633	3,850
536318	Technology Services	26,167	29,477	29,477	22,109	21,826
536319	Other Professional Services	8,247	8,164	8,164	5,186	39,210
500320	***Accounting & Auditing***	***12,041***	***12,752***	***12,752***	***11,926***	***13,635***
536321	Accounting Services	1,000	1,000	1,000	1,000	1,000
536322	Auditing Services	3,895	3,605	3,605	2,703	3,589
536323	Trustee Services	7,146	8,147	8,147	8,223	9,046

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Village Center Service Area Utilities
FY 2018-19 Budget

18-19 Object Codes	20-423-10-00-000	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
500340	***Other Contractual Services***	***1,662,642***	***1,827,671***	***1,827,671***	***1,177,439***	***1,961,649***
536343	Systems Management Support	1,488	2,018	2,018	2,056	8,200
536349	Misc Contractual Services	1,661,154	1,825,653	1,825,653	1,175,383	1,953,449
500410	***Comm.& Freight Service***	***1***	***2,000***	***2,000***	***16***	***2,000***
536412	Postage	1	2,000	2,000	16	2,000
500430	***Utilities Services***	***406,068***	***527,546***	***527,546***	***365,802***	***553,923***
536431	Electricity	406,068	527,546	527,546	308,334	553,923
536433	Water & Sewer				57,468	
500440	***Rentals & Leases***	***600***				
536442	Equipment Rental	600				
500450	***Insurance***	***14,471***	***16,411***	***16,411***	***9,945***	***17,051***
536451	Casualty & Liability Insuran	14,471	16,411	16,411	9,945	17,051
500460	***Repairs & Maintenance Services***	***323,241***	***362,225***	***383,713***	***189,245***	***242,587***
536461	Equipment Maintenance		154,750	154,750		
536462	Building/Structure Maintenan	319,854	199,750	221,238	186,095	234,130
536463	Landscape Maint.- Recurring					
536464	Landscape Maint.-Non-Recurri	3,387	7,725	7,725	2,400	7,957
536465	Vehicle Repair & Maintenance				750	500
500470	***Printing & Binding***	***1,091***	***2,300***	***2,300***		***2,300***
536471	Printing & Binding	1,091	2,300	2,300		2,300
500490	***Other Current Chg & Obligation***	***6,300***	***8,000***	***8,000***	***51***	***8,000***
536491	Bank Charges	44				
536493	Permits & Licenses	6,025	6,000	6,000		6,000
536497	Legal Advertising	181	2,000	2,000	51	2,000
536499	Misc Current Charges	50				
500520	***Operating Supplies***	***85,210***	***146,100***	***146,100***	***65,196***	***147,015***
536524	Non-Capital FF&E		7,500	7,500	24,803	
536525	Non-Capital Hardware/Softwar	1,214				
536526	Meter Supplies	36,073	82,500	82,500		82,500
536529	Operating Supplies-Other	47,923	56,100	56,100	40,393	64,515
500600	***Capital Outlay***	***495,967***	***530,203***	***883,181***	***317,656***	***758,056***
536633	Infrastructure	495,967	530,203	733,181	317,656	758,056
536641	Vehicles			150,000		
500700	***Debt Service***	***1,859,801***	***1,851,098***	***1,851,098***	***1,760,820***	***1,838,720***
536710	Principal	1,465,000	1,490,000	1,490,000	1,490,000	1,520,000
536721	Interest Expense - Senior De	394,801	361,098	361,098	270,820	318,720
500900	***Other Uses***	***500,000***	***500,000***	***500,000***	***375,002***	***900,000***
536911	Trans to Gen R&R	500,000	500,000	500,000	375,002	900,000
599999	***TOTAL DISBURSEMENTS***	***5,859,441***	***6,325,472***	***6,703,438***	***4,665,763***	***7,063,809***

FY 2018-19
VCSA
CAPITAL PROJECTS

VCSA CAPITAL PROJECTS				
Account	Location	Description	Final	Funding Source
633	Waste Water/Water Systems	Programmable Logic Computer (PLC) Upgrades	$ 52,000	Working Capital
	Lift Station #2	Upgrade Control Cabinet	$ 15,000	Working Capital
	Lift Station #5	Upgrade Control Cabinet	$ 15,000	Working Capital
	Lift Station #13	Upgrade Control Cabinet	$ 15,000	Working Capital
	Lift Station #14	Upgrade Control Cabinet	$ 15,000	Working Capital
	Lift Station #19	Upgrade Control Cabinet	$ 15,000	Working Capital
	Lift Station #20	Upgrade Control Cabinet	$ 15,000	Working Capital
	Lift Station #25	Upgrade Control Cabinet	$ 15,000	Working Capital
	Lift Station #26	Upgrade Control Cabinet	$ 15,000	Working Capital
	Lift Station #28	Upgrade Control Cabinet	$ 15,000	Working Capital
	WS #1A - Well #1	Replace Soft Start	$ 12,000	Working Capital
		Underground Valve Replacement Program	$ 100,000	Working Capital
		SCADA Upgrade - Phase 2	$ 25,000	Working Capital
		Security System Projects	$ 100,000	Working Capital
	Meter Change Out Program	Residential & Commercial Meters & Parts	$ 334,056	Working Capital
	Total - 536633		**$ 758,056**	

Total VCSA Capital Projects		**$ 758,056**	

VCSA - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		7,036,810	7,294,034	7,294,034
Deposits		5,109,564	4,998,763	4,998,763
Expenditures		3,469,159	3,573,214	3,567,033
Capital Expenditures		883,181	758,056	758,056
Transfer to Reserve		500,000	900,000	900,000
Ending Balance	7,036,810	7,294,034	7,061,527	7,067,708

1) FY16-17 audited ending balance includes [$1,300] Hurricane Irma expenses.

2) Per June 2018 Financial Statement there has been $12,929 spent for unbudgeted Hurricane Irma expenses.

3) Unrealized gain of $401,880.02 in not included in FY17-18 beginning balance

Debt Service	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		12,347	12,347	12,347
Deposits		1,851,098	1,838,720	1,838,720
Expenditures		1,851,098	1,838,720	1,838,720
Ending Balance	12,347	12,347	12,347	12,347

RESERVES

General R & R	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		3,700,000	4,200,000	4,200,000
Deposits		500,000	900,000	900,000
Expenditures				
Ending Balance	3,700,000	4,200,000	5,100,000	5,100,000

Capital Projects Reserves	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		600,000	600,000	600,000
Deposits				
Expenditures				
Ending Balance	600,000	600,000	600,000	600,000

FY17-18 Operating Budget	$3,469,159
3 Months	$867,290
4 Months	$1,156,386

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Little Sumter Service Area Utilities
FY 2018-19 Budget

18-19 Object Codes	20-422-10-00-000	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	SOURCES					
324220	***Impact Fees-Commercial-Ph Env***				***65,753***	
324221	Impact Fees-Commercial-Water				30,894	
324222	Impact Fees-Commercial-Sewer				34,859	
338000	***Shared Revenues From Other Loc***	***20,800***				
338095	Refund - General Fund - VCCD	20,800				
341900	***Other General Government Chg &***	***2,566***	***3,000***	***3,000***	***6,774***	***3,000***
341911	Lien Fees	10			100	
341999	Misc Revenue	2,556	3,000	3,000	6,674	3,000
343600	***Water-Sewer Combination Fees***	***11,251,207***	***11,023,355***	***11,023,355***	***8,058,007***	***10,895,285***
343601	Water Fees - Residential	4,931,223	4,720,943	4,720,943	3,256,923	4,519,202
343602	Water Fees - Commercial	371,945	387,698	387,698	343,246	446,759
343603	Sewer Fees - Residential	4,750,113	4,725,005	4,725,005	3,542,683	4,743,867
343604	Sewer Fees - Commercial	539,841	534,647	534,647	411,767	548,772
343607	Meters Impact Fees	537	3,000	3,000	2,141	3,000
343609	Reconnect Fees	5,757	5,000	5,000	5,187	5,000
343610	Fire Protection Water	31,677	27,533	27,533	25,312	28,221
343611	Metered Irrigation Water	504,499	528,529	528,529	371,417	509,464
343612	Metered Construction Water	1,545			1,050	
343613	Returned Check Fees ($25)	3,136	2,500	2,500	1,968	2,500
343615	Other Misc Water & Sewer	99,881	80,000	80,000	87,136	80,000
343616	Utility Late Penalty Fee	11,053	8,500	8,500	9,177	8,500
361100	***Interest***	***76,507***	***32,000***	***32,000***	***108,106***	***69,000***
361101	Int Income - CFB	3,113	5,000	5,000	7,594	8,000
361102	Int Income - Cash Equiv	45,187	18,000	18,000	76,949	45,000
361103	Int Income - USB	28,207	9,000	9,000	23,563	16,000
361300	***Net Inc(Dec) Fair Value Invest***	***107,431***			***47,387***	
361304	FMIvT-Unrealized Gain/Loss	12,485			2,404	
361306	FLGIT-Unrealized Gain/Loss	26,295			225	
361307	LTP Unrealized Gain/Loss	68,651			44,758	
361400	***Gain or Loss on Sale of Invest***					
365000	***Sales or Surplus Material & Sc***	***4,051***	***6,000***	***6,000***	***7,305***	***6,000***
365001	Sales of Surplus Material &	4,051	6,000	6,000	7,305	6,000
499995	***TOTAL REVENUE***	***11,462,562***	***11,064,355***	***11,064,355***	***8,293,332***	***10,973,285***
669900	***Budget Funding Sources***		***(818,446)***	***(580,702)***		***300,141***
669901	(Add)/Use-Working Capital		(818,446)	(580,702)		300,141
499998	***TOTAL SOURCES***	***11,462,562***	***10,245,909***	***10,483,653***	***8,293,332***	***11,273,426***

	DISBURSEMENTS					
500310	***Professional Services***	***557,192***	***603,434***	***610,934***	***440,191***	***739,671***
536311	Management Fees	326,589	375,918	375,918	281,940	414,845
536312	Engineering Services	184,707	179,000	186,500	119,480	212,630
514313	Legal Services	2,896	2,500	2,500	3,693	2,750
536318	Technology Services	34,588	37,845	37,845	28,383	28,310
536319	Other Professional Services	8,412	8,171	8,171	6,695	81,136
500320	***Accounting & Auditing***	***19,963***	***20,788***	***20,788***	***19,368***	***25,140***
536321	Accounting Services	1,000	1,000	1,000	1,000	1,000
536322	Auditing Services	5,925	5,672	5,672	4,253	5,613
536323	Trustee Services	13,038	14,116	14,116	14,115	15,527
536324	Arbitrage Services					3,000

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Little Sumter Service Area Utilities
FY 2018-19 Budget

18-19 Object Codes	20-422-10-00-000	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
500340	***Other Contractual Services***	***1,634,570***	***1,884,617***	***1,884,617***	***1,141,285***	***2,022,928***
536343	Systems Management Support	4,283	5,318	5,318	3,294	12,078
536349	Misc Contractual Services	1,630,287	1,879,299	1,879,299	1,137,991	2,010,850
500410	***Comm.& Freight Service***	***422***	***2,000***	***2,000***	***348***	***2,200***
536411	Telephone	420			325	200
536412	Postage	2	2,000	2,000	23	2,000
500430	***Utilities Services***	***571,573***	***675,400***	***675,400***	***342,328***	***709,170***
536431	Electricity	488,049	675,400	675,400	342,328	709,170
536433	Water & Sewer	83,524				
500450	***Insurance***	***28,941***	***34,873***	***34,873***	***19,890***	***31,970***
536451	Casualty & Liability Insuran	28,941	34,873	34,873	19,890	31,970
500460	***Repairs & Maintenance Services***	***105,546***	***359,597***	***501,841***	***228,866***	***314,375***
536462	Building/Structure Maintenan	104,046	351,512	493,756	227,366	305,790
536463	Landscape Maint.- Recurring					
536464	Landscape Maint.-Non-Recurri	1,500	8,085	8,085	1,200	8,085
536465	Vehicle Repair & Maintenance				300	500
500470	***Printing & Binding***	***1,404***	***2,300***	***2,300***		***2,300***
536471	Printing & Binding	1,404	2,300	2,300		2,300
500490	***Other Current Chg & Obligation***	***6,591***	***8,025***	***8,025***	***100***	***8,025***
536491	Bank Charges	12				
536493	Permits & Licenses	6,525	6,025	6,025		6,025
536497	Legal Advertising	54	2,000	2,000	80	2,000
536499	Misc Current Charges				20	
500520	***Operating Supplies***	***120,371***	***194,400***	***194,400***	***81,624***	***195,085***
536524	Non-Capital FF&E		14,000	14,000	2,909	
536525	Non-Capital Hardware/Softwar	328				
536526	Meter Supplies	28,175	82,500	82,500		82,500
536529	Operating Supplies-Other	91,868	97,900	97,900	78,715	112,585
500600	***Capital Outlay***	***119,338***	***405,155***	***493,155***	***164,399***	***1,180,112***
536633	Infrastructure	119,338	405,155	493,155	164,399	1,180,112
500700	***Debt Service***	***5,170,193***	***5,155,320***	***5,155,320***	***4,417,741***	***5,142,450***
536710	Principal	2,170,000	2,205,000	2,205,000	2,205,000	2,255,000
536721	Interest Expense - Senior De	3,000,193	2,950,320	2,950,320	2,212,741	2,887,450
500900	***Other Uses***	***900,000***	***900,000***	***900,000***	***675,000***	***900,000***
536911	Trans to Gen R&R	900,000	900,000	900,000	675,000	900,000
599999	***TOTAL DISBURSEMENTS***	***9,236,104***	***10,245,909***	***10,483,653***	***7,531,140***	***11,273,426***

FY 2018-19
LSSA
CAPITAL PROJECTS

LSSA CAPITAL PROJECTS				
Account	Location	Description	Final	Funding Source
633	WWTP Oxidation Ditch #1	Aeration Upgrade	$ 585,000	Working Capital
	Waste Water/Water Systems	Programmable Logic Computer (PLC) Upgrades	$ 52,000	Working Capital
	El Camino & Cazaras	Force Main System - 3 Air Release Valve (ARV) Vaults	$ 45,000	Working Capital
	WTP #3 - Well #4	Replace Soft Start	$ 16,000	Working Capital
	WTP Well #7 & #8	Automatic Valve Flushing System	$ 65,000	Working Capital
		Underground Valve Replacement Program	$ 100,000	Working Capital
	Meter Change Out Program	Residential & Commercial Meters & Parts	$ 192,112	Working Capital
		SCADA Upgrade - Phase 2	$ 25,000	Working Capital
		Security System Projects	$ 100,000	Working Capital
	Total - 536633		**$ 1,180,112**	

Total LSSA Capital Projects		**$ 1,180,112**	

LSSA - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		8,789,677	9,370,379	9,370,379
Deposits		5,909,035	5,830,835	5,830,835
Expenditures		3,935,178	4,058,158	4,050,864
Capital Expenditures		493,155	990,112	1,180,112
Transfer to Reserve		900,000	900,000	900,000
Ending Balance	8,789,677	9,370,379	9,252,944	9,070,238

1) FY16-17 audited ending balance includes $1,300 Hurricane Irma expenses.

2) Per June 2018 Financial Statement there has been $613 spent for unbudgeted Hurricane Irma expenses.

3) Unrealized gain of $308,752 is not in FY17-18 beginning balance

Debt Service	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		24,838	24,838	24,838
Deposits		5,155,320	5,142,450	5,142,450
Expenditures		5,155,320	5,142,450	5,142,450
Ending Balance	24,838	24,838	24,838	24,838

RESERVES

Capital Projects Reserve	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		400,000	400,000	400,000
Deposits				
Expenditures				
Ending Balance	400,000	400,000	400,000	400,000

General R & R Reserve	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		4,150,000	5,050,000	5,050,000
Deposits		900,000	900,000	900,000
Expenditures				
Ending Balance	4,150,000	5,050,000	5,950,000	5,950,000

FY17-18 Operating Budget	$3,935,178
3 Months	$983,795
4 Months	$1,311,726

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Safety - Summary
FY 2018-19 Budget

18-19 Object Codes	20-124-90	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	SOURCES					
325200	***Special Assessments-Serv.Charg***	***755,707***	***786,362***	***786,362***	***773,702***	***784,259***
325212	Fire Assess - Lake Residenti	755,707	786,362	786,362	773,702	784,259
331500	***Economic Environment***	***6,647***				
331910	CERT Homeland Sec 2010SST000	6,647				
335200	***Public Safety***	***35,935***	***35,430***	***35,430***	***28,625***	***39,000***
335211	Firefighter Supplemental Com	35,935	35,430	35,430	28,625	39,000
338000	***Shared Revenues From Other Loc***	***11,037,927***	***14,112,728***	***14,112,728***	***10,586,927***	***17,027,005***
338033	Safety Fees From RAD (Curren	1,075,676	1,084,856	1,084,856	806,567	1,075,700
338034	Safety Fees From SLAD (Curre	1,593,167	1,825,474	1,825,474	1,358,236	1,822,683
338035	Safety Fees From SLAD (Futur	161,731	4,651	4,651		121,274
338036	Sumter Co Fire Assess Rev Sh	3,573,424	5,359,448	5,359,448	4,599,867	6,224,199
338038	Sumter Co Oxville Assess Rev	308,697	395,168	395,168	239,550	394,444
338039	Sumter Co Medical Assess Rev	4,044,677	5,196,023	5,196,023	3,377,779	7,098,803
338040	Mgmt Fees from CW	265,707	247,108	247,108	199,281	275,214
338095	Refund - General Fund - VCCD	12,400				
338100	Safety Fees from RAD (Future	2,448			5,647	14,688
339000	***Payment from Other Local Gover***	***152,988***	***258,890***	***258,890***	***227,664***	***325,000***
339201	Fire Protect-Fruitland Park	152,988	258,890	258,890	227,664	325,000
341900	***Other General Government Chg &***	***52,698***	***23,000***	***23,000***	***44,099***	***26,000***
341927	FEMA Claim Ins Proc IRMA 433				627	
341999	Misc Revenue	52,698	23,000	23,000	43,472	26,000
342400	***Emergency Service Fees***	***5,012***	***6,125***	***6,125***	***5,875***	***9,300***
342401	CPR Class Fees	5,012	6,125	6,125	5,875	9,300
342600	***Ambulance Fees***	***1,884***	***2,500***	***2,500***	***320***	
342601	LSEMS Reimbursement	1,884	2,500	2,500	320	
342900	***Other Public Safety Chg & Fees***	***19,467***			***28,260***	
342905	Tuition Reimbursement	1,120			4,647	
342914	Vehicle Maint Reimb	15,384			22,701	
342999	Other Public Safety Fees	2,963			912	
361100	***Interest***	***46,329***	***22,550***	***22,550***	***52,499***	***29,500***
361101	Int Income - CFB	1,422	250	250	3,685	4,500
361102	Int Income - Cash Equiv	44,907	22,300	22,300	48,814	25,000
361300	***Net Inc(Dec) Fair Value Invest***	***82,138***			***34,520***	
361304	FMIvT-Unrealized Gain/Loss	4,384			844	
361306	FLGIT-Unrealized Gain/Loss	7,076			60	
361307	LTP Unrealized Gain/Loss	70,678			33,616	
361400	***Gain or Loss on Sale of Invest***					
364000	***Disposition of Fixed Assets***	***478,500***	***14,500***	***14,500***	***7,919***	***43,500***
364001	Disposition of Fixed Assets	478,500	14,500	14,500	7,919	43,500
365000	***Sales or Surplus Material & Sc***	***1,676***			***16***	
365001	Sales of Surplus Material &	1,676			16	
366000	***Contributions & Donations from***	***6,016***			***3,266***	
366005	Donation - EE Appreciation	6,016			3,266	
499995	***TOTAL REVENUE***	***12,682,924***	***15,262,085***	***15,262,085***	***11,793,692***	***18,283,564***
669900	***Budget Funding Sources***		***320,885***	***891,936***		***168,561***
669901	(Add)/Use-Working Capital		179,885	439,667		(306,439)
669903	(Add)/Use-General R&R		141,000	452,269		
669911	(Add)/Use-Veh/Eqp R.R.					475,000
499998	***TOTAL SOURCES***	***12,682,924***	***15,582,970***	***16,154,021***	***11,793,692***	***18,452,125***

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Safety - Summary
FY 2018-19 Budget

18-19 Object Codes	20-124-90	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	DISBURSEMENTS					
500110	***Personnel Services***	***9,054,321***	***11,157,152***	***11,157,152***	***7,547,992***	***12,931,636***
522121	Regular Salary & Wages	5,291,305	6,586,306	6,586,306	4,298,199	7,533,428
522131	Other Salary & Wages	20,155			5,319	
522141	Overtime	900,655	507,551	507,551	682,687	650,000
522152	Special Pay - Cell Phones	18,724	23,712	23,712	13,433	21,255
522211	Social Security Taxes	365,648	441,287	441,287	291,688	508,692
522212	Medicare Taxes	85,515	103,209	103,209	68,217	118,967
522221	Retirement Contr.-Employer	861,970	1,026,839	1,026,839	681,748	1,188,977
522222	Retirement Contr-Employer-Mt	4,040	70,740	70,740	31,913	147,480
522231	Health & Life Insurance	1,280,900	2,030,344	2,030,344	1,251,277	2,309,884
522241	Worker's Compensation	224,336	367,164	367,164	223,511	452,953
522251	Unemployment Compensation	1,073				
500310	***Professional Services***	***322,212***	***328,918***	***328,918***	***229,064***	***388,359***
522311	Management Fees	236,680	240,343	240,343	180,259	293,942
522312	Engineering Services	200	2,000	2,000	17	2,000
514313	Legal Services	36,464	30,000	30,000	16,565	30,000
522314	Tax Collector Fees	946	4,500	4,500	(6,460)	4,500
522318	Technology Services	10,124	11,718	11,718	8,787	8,058
522319	Other Professional Services	37,798	40,357	40,357	29,896	49,859
500320	***Accounting & Auditing***	***6,663***	***8,132***	***8,132***	***6,101***	***8,649***
522322	Auditing Services	6,663	8,132	8,132	6,101	8,649
500340	***Other Contractual Services***	***366,149***	***419,646***	***419,646***	***285,873***	***434,889***
522341	Janitorial Services	9,313	22,626	22,626	10,992	23,000
522342	Health Services	59,520	76,144	76,144	62,910	90,690
522343	Systems Management Support	233,359	208,069	208,069	147,201	209,436
522344	Payroll Services	11,886	16,685	16,685	9,271	18,795
522349	Misc Contractual Services	52,071	96,122	96,122	55,499	92,968
500400	***Travel & Per Diem***	***9,247***	***36,562***	***36,562***	***21,125***	***36,274***
522401	Travel & Per Diem	9,247	36,562	36,562	21,125	36,274
500410	***Comm.& Freight Service***	***29,698***	***39,871***	***39,871***	***24,342***	***42,076***
522411	Telephone	27,496	36,137	36,137	22,013	37,562
522412	Postage	307	1,550	1,550	1,091	1,550
522413	Cable	1,895	2,184	2,184	1,238	2,964
500430	***Utilities Services***	***119,366***	***171,768***	***171,768***	***87,673***	***178,001***
522431	Electricity	76,848	104,082	104,082	54,279	107,748
522432	Natural Gas	6,860	13,155	13,155	8,217	14,075
522433	Water & Sewer	14,525	23,525	23,525	10,597	24,366
522434	Irrigation Water	13,935	21,118	21,118	9,381	21,924
522436	Solid Waste	7,198	9,888	9,888	5,199	9,888
500440	***Rentals & Leases***	***123,970***	***166,457***	***166,457***	***95,002***	***224,805***
522441	Office Leases	74,593	114,759	114,759	56,935	171,556
522442	Equipment Rental	48,177	51,698	51,698	37,167	53,249
522444	Storage Unit Rental	1,200			900	
500450	***Insurance***	***138,423***	***141,449***	***141,449***	***151,906***	***169,177***
522451	Casualty & Liability Insuran	138,423	141,449	141,449	151,906	169,177
500460	***Repairs & Maintenance Services***	***358,918***	***709,263***	***762,114***	***485,631***	***741,791***
522461	Equipment Maintenance	47,287	53,608	53,608	34,755	63,978
522462	Building/Structure Maintenan	56,624	131,691	184,542	163,137	176,750
522463	Landscape Maint.- Recurring	44,649	60,039	60,039	28,678	52,663
522464	Landscape Maint.-Non-Recurri		35,240	35,240		13,200
522465	Vehicle Repair & Maintenance	206,109	402,235	402,235	258,621	410,000
522468	Irrigation Repair				130	1,000
522469	Other Maintenance	4,249	26,450	26,450	310	24,200

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Safety - Summary
FY 2018-19 Budget

18-19 Object Codes	20-124-90	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
500490	***Other Current Chg & Obligation***	***7,235***	***14,805***	***14,805***	***330***	***18,103***
522491	Bank Charges	(2)	1,500	1,500	12	1,500
522493	Permits & Licenses	7,237	13,305	13,305	318	16,603
500510	***Office Supplies***	***17,800***	***33,811***	***33,811***	***10,316***	***37,797***
522511	Office Supplies	17,800	33,811	33,811	10,316	37,797
500520	***Operating Supplies***	***503,523***	***1,281,522***	***1,325,327***	***827,049***	***1,218,329***
522521	Gasoline/Diesel	85,847	140,856	140,856	71,386	117,447
522522	Operating Supplies	232,495	366,905	410,710	132,096	455,837
522524	Non-Capital FF&E	107,270	671,203	671,203	564,528	510,616
522525	Non-Capital Hardware/Softwar	42,547	57,058	57,058	32,058	87,275
522529	Operating Supplies-Other	35,364	45,500	45,500	26,981	47,154
500540	***Books, Publ, Subscriptions & M***	***104,633***	***151,364***	***151,364***	***96,033***	***187,289***
522541	Books & Publications	1,404	3,725	3,725	1,934	3,775
522542	Training & Education	101,989	146,009	146,009	93,652	181,584
522543	Professional Dues	1,240	1,630	1,630	447	1,930
500600	***Capital Outlay***	***2,345,922***	***262,250***	***736,645***	***228,768***	***1,226,950***
522622	Buildings	48,285	30,750	30,750	50,623	116,950
522633	Infrastructure		35,000	57,899		
522641	Vehicles	1,943,701	141,000	524,196	118,889	950,000
522642	Capital FF&E	353,936	55,500	123,800	59,256	160,000
500900	***Other Uses***	***650,000***	***660,000***	***660,000***	***495,000***	***608,000***
581911	Trans to Gen R&R	650,000	660,000	660,000	495,000	100,000
581920	Transfer to Veh/Eqp R.R.					508,000
599999	***TOTAL DISBURSEMENTS***	***14,158,080***	***15,582,970***	***16,154,021***	***10,592,205***	***18,452,125***

FY 2018-19
SAFETY
CAPITAL PROJECTS

SAFETY CAPITAL PROJECTS				
Account	Description	Location	Final	Funding Source
	Operations 90-94			
622	New Roof	Station 43	$ 37,000	Working Capital
	New Roof	Station 21	$ 25,000	Working Capital
	Security System	Station 46	$ 41,000	Working Capital
	Security System	Station 42	$ 13,950	Working Capital
	Total - 522622		**$ 116,950**	
641	Engine - Replacement	Replace Veh #129	$ 475,000	Vehicle R&R
	Engine - New	Station 47	$ 475,000	Working Capital
	Rescue Truck - New	Station 46	$ -	
	Total - 522641		**$ 950,000**	
642	LifePak-15	For 2 new engines	$ 90,000	Working Capital
	Holmatro Jaws of Life	For 2 new engines	$ 70,000	Working Capital
	Total - 522642		**$ 160,000**	

Total Safety Capital Projects		**$ 1,226,950**	

SAFETY - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		4,077,072	3,637,405	3,637,405
Deposits		15,262,085	18,283,564	18,283,564
Expenditures		14,722,136	16,871,614	16,617,175
Plant Replacements Non-Recurring		35,240	0	0
Capital Expenditures		284,376	751,950	751,950
Transfer to General R&R /Veh R & R		660,000	608,000	608,000
Ending Balance	4,077,072	3,637,405	3,689,405	3,943,844

1) FY16-17 audited ending balance includes $3,692 Hurricane Irma expenses.

2) Per June 2018 Financial Statement there has been $17,315 spent for unbudgeted Hurricane Irma expenses.

3) Unrealized gain of $171,663 not included in FY17-18 beginning balance

RESERVES

** FY18-19 Budget includes the split of the General R & R funds to more easily identify funds for vehicle repl vs. building reserves in General R & R

General R & R	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		1,985,650	90,000	90,000
Deposits		660,000	100,000	100,000
Expenditures		452,269	0	0
Ending Balance	1,985,650	2,193,381	190,000	190,000

Vehicle/Eqp R & R	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		0	2,103,381	2,103,381
Deposits		0	508,000	508,000
Expenditures		0	475,000	475,000
Ending Balance		0	2,136,381	2,136,381

FY17-18 Operating Budget	$14,757,376
3 Months	$3,689,344
4 Months	$4,919,125

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Road Maintenance
FY 2018-19 Budget

18-19 Object Codes	20-123-50-00-000	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	SOURCES					
325200	***Special Assessments-Serv.Charg***	***37,304***	***36,606***	***36,606***	***35,906***	***36,606***
325214	CAM & Road Maintenance Asses	37,304	36,606	36,606	35,906	36,606
338000	***Shared Revenues From Other Loc***	***500***				
338095	Refund - General Fund - VCCD	500				
341900	***Other General Government Chg &***	***2***			***56***	
341999	Misc Revenue	2			56	
361100	***Interest***	***2,792***	***1,900***	***1,900***	***3,696***	***3,700***
361101	Int Income - CFB	162	400	400	358	200
361102	Int Income - Cash Equiv	2,630	1,500	1,500	3,338	3,500
361300	***Net Inc(Dec) Fair Value Invest***	***6,881***			***2,594***	
361304	FMIvT-Unrealized Gain/Loss	456			88	
361306	FLGIT-Unrealized Gain/Loss	688			6	
361307	LTP Unrealized Gain/Loss	5,737			2,500	
361400	***Gain or Loss on Sale of Invest***					
499995	***TOTAL REVENUE***	***47,479***	***38,506***	***38,506***	***42,252***	***40,306***
381000	***Interfund Transfer***	***66,202***	***66,202***	***66,202***	***49,654***	***66,202***
381005	Transfer In - Special Revenu	66,202	66,202	66,202	49,654	66,202
669900	***Budget Funding Sources***		***(69,772)***	***(69,772)***		***(72,998)***
669901	(Add)/Use-Working Capital		(69,772)	(69,772)		(72,998)
499998	***TOTAL SOURCES***	***113,681***	***34,936***	***34,936***	***91,906***	***33,510***

	DISBURSEMENTS					
500310	***Professional Services***	***8,658***	***7,936***	***7,936***	***5,697***	***8,010***
539311	Management Fees	8,064	6,928	6,928	5,197	6,812
539318	Technology Services	243	386	386	290	200
539319	Other Professional Services	351	622	622	210	998
500460	***Repairs & Maintenance Services***	***10,932***	***27,000***	***27,000***	***37,374***	***25,500***
539462	Building/Structure Maintenan	10,932	16,500	16,500	37,374	14,000
539469	Other Maintenance		10,500	10,500		11,500
500520	***Operating Supplies***	***28***				
539522	Operating Supplies	28				
500600	***Capital Outlay***	***48,514***				
539633	Infrastructure	48,514				
599999	***TOTAL DISBURSEMENTS***	***68,132***	***34,936***	***34,936***	***43,071***	***33,510***

ROAD MAINTENANCE
Assessment Allocation Worksheet
For Year Ending September 30, 2019

Key	
LPGS	LaPlaza Grande South
LPGW	LaPlaza Grande West
VC	Village Center
T	Target

RM Rate per building square foot 0.089

Project Property Listing	Location	Address	Square Footage	Type	Assessment	
La Plaza Grande South	LPGS		**251,326**		$ **22,368.01**	
La Plaza Grande West	LPGW		**67,864**		$ **6,039.90**	
		Total Square Footage	**319,190**	**Total Assessment**	$ **28,407.91**	direct bill
AAA Auto Club	VC	955 Bichara Boulevard	9,398	Prof. Office	$ 836.42	
		Total Square Footage	**9,398**	**Total Assessment**	$ **836.42**	direct bill
					$ -	
Applebees	VC	1009 Bichara Boulevard	4,738	Restaurant	$ 421.68	
Burger King	VC	1007 Bichara Boulevard	4,290	Restaurant	$ 381.81	
Taco Bell, Kentucky Fried Chicken, Pizza Hut	VC	1005 Bichara Boulevard	3,545	Restaurant	$ 315.51	
WF PP Realty LLC *	VC	905 Bichara Boulevard	5,770	Restaurant	$ 513.53	
Wendy's	VC	1011 Bichara Boulevard	3,313	Restaurant	$ 294.86	
CVS	VC	860 Avenida Central	11,200	Pharmacy	$ 996.80	
The Villages Car Wash	VC	970 Bichara Blvd.	6,400	Car Wash	$ 569.60	
Gatenbien's Garage	VC	903 Avenida Central	10,352	Golf Cart Service Ctr	$ 921.33	
		Total Square Footage	**49,608**	**Total Assessment**	$ **4,415.12**	direct bills
Elan @ Spanish Springs			33,100	Assisted Living	$ 2,945.90	
		Total Square Footage	**33,100**	**Total Assessment**	$ **2,945.90**	direct bills
Subtotal Direct Road Maintenance Bills				**$ 36,605.35**		DIRECT BILL
Target	T	Target Project	119,703	Retail	$ 10,653.57	
Salon Jaylee	T	Target Project	3,400	Prof. Office	$ 302.60	
Payless Shoes	T	Target Project	2,800	Retail	$ 249.20	
Ross	T	Target Project	30,001	Retail	$ 2,670.09	
Linens	T	Target Project	25,099	Retail	$ 2,233.81	
TJ Max	T	Target Project	31,574	Retail	$ 2,810.09	
Pier 1	T	Target Project	9,548	Retail	$ 849.77	
Petco	T	Target Project	15,329	Retail	$ 1,364.28	
Circuit City	T	Target Project	20,304	Retail	$ 1,807.06	
Retail A1	T	Target Project	9,600	Retail	$ 854.40	
Retail A2	T	Target Project	9,600	Retail	$ 854.40	
Carrabba's	T	Target Project	6,238	Restaurant	$ 555.18	
Outback	T	Target Project	6,116	Restaurant	$ 544.32	
Chick-fil-A	T	Target Project	3,972	Restaurant	$ 353.51	
Staples	T	Target Project	15,000	Retail	$ 1,335.00	
		Total Square Footage	**308,284**	**Total Assessment**	$ **27,437.28**	Trf. In-Spec. Rev (RA)
		Spanish Springs Buildings	**435,557**	**Total Assessment**	$ **38,764.57**	Trf. In-Spec Rev(VOSS)
				$ 66,201.85		381005 - Trf In
	335465	**Total three projects Roads**	**1,155,137**		$ **102,807.20**	

ROAD MAINTENANCE - WORKING CAPITAL AND RESERVES BALANCES

WORKING CAPITAL	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		273,144	342,916	342,916
Deposits		104,708	106,508	106,508
Expenditures		34,936	34,524	33,510
Ending Balance	273,144	342,916	414,900	415,914

***Unrealized gain of $21,631 not included in FY17-18 beginning balance

RESERVES

General R & R

Beginning Balance		226,450	226,450	226,450
Deposits				
Expenditures				
Ending Balance	226,450	226,450	226,450	226,450

FY17-18 Operating Budget	$34,936
3 Months	$8,734
4 Months	$11,645

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Rolling Acres
FY 2018-19 Budget

18-19 Object Codes	20-122-50-00-000	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	SOURCES					
325200	***Special Assessments-Serv.Charg***	***107,669***	***107,669***	***107,669***	***107,669***	***107,669***
325214	CAM & Road Maintenance Asses	107,669	107,669	107,669	107,669	107,669
338000	***Shared Revenues From Other Loc***	***1,200***				
338095	Refund - General Fund - VCCD	1,200				
341900	***Other General Government Chg &***	***40***			***34***	
341999	Misc Revenue	40			34	
361100	***Interest***	***1,312***	***800***	***800***	***2,471***	***1,950***
361101	Int Income - CFB	221	150	150	474	350
361102	Int Income - Cash Equiv	1,091	650	650	1,997	1,600
361300	***Net Inc(Dec) Fair Value Invest***	***2,523***			***1,099***	
361307	LTP Unrealized Gain/Loss	2,523			1,099	
499995	***TOTAL REVENUE***	***112,744***	***108,469***	***108,469***	***111,273***	***109,619***
669900	***Budget Funding Sources***		***(21,714)***	***(21,714)***		***39,432***
669901	(Add)/Use-Working Capital		(21,714)	(21,714)		39,432
499998	***TOTAL SOURCES***	***112,744***	***86,755***	***86,755***	***111,273***	***149,051***
	DISBURSEMENTS					
500310	***Professional Services***	***21,798***	***15,186***	***15,186***	***11,273***	***14,887***
539311	Management Fees	20,787	14,231	14,231	10,676	14,042
539318	Technology Services	853	686	686	515	439
539319	Other Professional Services	158	269	269	82	406
500410	***Comm.& Freight Service***	***435***	***450***	***450***	***331***	***450***
539411	Telephone	435	450	450	331	450
500430	***Utilities Services***	***4,547***	***5,093***	***5,093***	***3,157***	***5,169***
539431	Electricity	430	457	457	322	475
539434	Irrigation Water	4,117	4,636	4,636	2,835	4,694
500460	***Repairs & Maintenance Services***	***31,443***	***38,389***	***38,389***	***26,002***	***47,058***
539462	Building/Structure Maintenan		4,750	4,750	560	6,250
539463	Landscape Maint.- Recurring	23,766	25,331	25,331	19,774	25,331
539464	Landscape Maint.-Non-Recurri		1,750	1,750	1,417	2,250
539467	Gate Maintenance	2,212	2,458	2,458	1,405	2,958
539468	Irrigation Repair	712	500	500		1,569
539469	Other Maintenance	4,753	3,600	3,600	2,846	8,700
500520	***Operating Supplies***		***200***	***200***		***200***
539522	Operating Supplies		200	200		200
500600	***Capital Outlay***					***53,850***
539633	Infrastructure					53,850
500900	***Other Uses***	***27,437***	***27,437***	***27,437***	***20,579***	***27,437***
581916	Transfer to Road Maint Fund	27,437	27,437	27,437	20,579	27,437
599999	***TOTAL DISBURSEMENTS***	***85,660***	***86,755***	***86,755***	***61,342***	***149,051***

FY 2018-19
ROLLING ACRES
CAPITAL PROJECTS

ROLLING ACRES CAPITAL PROJECTS					
Account	Item	Description	Proposed	Final	Funding Source
633	Fence Replacement	Oak Meadow Entry	$ 15,000	$ 15,000	Working Capital
	Fence Replacement	Chain link fence at Oak Meadows	$ 38,850	$ 38,850	Working Capital
	Total - 539633		**$ 53,850**	**$ 53,850**	

Total Rolling Acres Capital Projects	**$ 53,850**	**$ 53,850**	

ROLLING ACRES - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		137,190	158,904	158,904
Deposits		108,469	109,619	109,619
Expenditures		86,755	150,944	149,051
Ending Balance	137,190	158,904	117,579	119,472

***Unrealized gain of $4,587 not included in FY17-18 Beginning Balance

RESERVES

General R & R	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		80,000	80,000	80,000
Deposits				
Expenditures				
Ending Balance	80,000	80,000	80,000	80,000

FY17-18 Operating Budget	$86,755
3 Months	$21,689
4 Months	$28,918

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Village of Spanish Springs (VOSS)
FY 2018-19 Budget

18-19 Object Codes	20-121-50	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	SOURCES					
325200	***Special Assessments-Serv.Charg***	***1,299,311***	***1,299,311***	***1,299,311***	***1,299,311***	***1,299,311***
325214	CAM & Road Maintenance Asses	1,299,311	1,299,311	1,299,311	1,299,311	1,299,311
338000	***Shared Revenues From Other Loc***	***7,900***				
338095	Refund - General Fund - VCCD	7,900				
341900	***Other General Government Chg &***	***3,397***	***2,000***	***2,000***	***3,443***	***2,000***
341905	Property Damage Reimbursemen	180				
341999	Misc Revenue	3,217	2,000	2,000	3,443	2,000
361100	***Interest***	***13,367***	***6,500***	***6,500***	***20,208***	***13,700***
361101	Int Income - CFB	318	1,500	1,500	725	700
361102	Int Income - Cash Equiv	13,049	5,000	5,000	19,483	13,000
361300	***Net Inc(Dec) Fair Value Invest***	***20,504***			***8,617***	
361304	FMIvT-Unrealized Gain/Loss	905			174	
361306	FLGIT-Unrealized Gain/Loss	1,290			11	
361307	LTP Unrealized Gain/Loss	18,309			8,432	
361400	***Gain or Loss on Sale of Invest***					
362000	***Rental Royalties***	***29,149***	***31,282***	***31,282***	***26,678***	***29,503***
362003	Ground Lease (T)	1,023	1,095	1,095	1,043	1,116
362019	Rents & Leases/T-L	23,863	25,925	25,925	22,438	24,125
362022	Rents & Leases/NT-L	4,263	4,262	4,262	3,197	4,262
499995	***TOTAL REVENUE***	***1,373,628***	***1,339,093***	***1,339,093***	***1,358,257***	***1,344,514***
669900	***Budget Funding Sources***		***176,783***	***230,133***		***519,176***
669901	(Add)/Use-Working Capital		176,783	230,133		285,716
669903	(Add)/Use-General R&R					233,460
499998	***TOTAL SOURCES***	***1,373,628***	***1,515,876***	***1,569,226***	***1,358,257***	***1,863,690***
	DISBURSEMENTS					
500310	***Professional Services***	***152,836***	***140,322***	***140,322***	***100,985***	***153,318***
539311	Management Fees	146,119	127,584	127,584	95,688	140,313
539312	Engineering Services	2,949	5,000	5,000		6,500
539318	Technology Services	1,779	4,931	4,931	3,698	2,448
539319	Other Professional Services	1,989	2,807	2,807	1,599	4,057
500340	***Other Contractual Services***	***76,812***	***86,947***	***86,947***	***59,386***	***168,047***
539341	Janitorial Services	76,193	71,343	71,343	55,462	73,243
539343	Systems Management Support	619	15,604	15,604	3,924	94,804
500430	***Utilities Services***	***122,365***	***135,687***	***135,687***	***75,431***	***133,037***
539431	Electricity	91,879	98,598	98,598	59,755	98,266
539432	Natural Gas	518	520	520	382	557
539433	Water & Sewer	3,410	4,105	4,105	2,875	4,025
539434	Irrigation Water	26,558	32,464	32,464	12,419	30,189
500440	***Rentals & Leases***	***3,240***	***4,500***	***4,500***	***1,260***	***4,500***
539442	Equipment Rental	900	1,500	1,500		1,500
539444	Storage Unit Rental	2,340	3,000	3,000	1,260	3,000

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Village of Spanish Springs (VOSS)
FY 2018-19 Budget

18-19 Object Codes	20-121-50	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
500460	***Repairs & Maintenance Services***	***592,171***	***863,655***	***917,005***	***451,841***	***766,313***
539461	Equipment Maintenance	60	500	500	33	500
539462	Building/Structure Maintenan	124,650	291,576	316,076	118,760	210,532
539463	Landscape Maint.- Recurring	193,886	199,124	199,124	136,852	199,124
539464	Landscape Maint.-Non-Recurri	9,994	75,895	104,745	42,929	57,800
539468	Irrigation Repair	2,762	5,910	5,910	1,121	12,007
539469	Other Maintenance	260,819	290,650	290,650	152,146	286,350
500490	***Other Current Chg & Obligation***	***12,127***	***15,000***	***15,000***	***11,640***	***15,250***
539493	Permits & Licenses					250
539499	Misc Current Charges	12,127	15,000	15,000	11,640	15,000
500520	***Operating Supplies***	***2,320***	***11,000***	***11,000***	***2,420***	***11,000***
539522	Operating Supplies	622	2,700	2,700		2,700
539524	Non-Capital FF&E	1,698	8,300	8,300	2,420	8,300
500600	***Capital Outlay***	***37,034***	***20,000***	***20,000***		***573,460***
539633	Infrastructure	37,034	20,000	20,000		233,460
539642	Capital FF&E					340,000
500900	***Other Uses***	***238,765***	***238,765***	***238,765***	***179,074***	***38,765***
539911	Trans to Gen R&R	200,000	200,000	200,000	149,999	
581916	Transfer to Road Maint Fund	38,765	38,765	38,765	29,075	38,765
599999	***TOTAL DISBURSEMENTS***	***1,237,670***	***1,515,876***	***1,569,226***	***882,037***	***1,863,690***

VOSS
Combined Assessment Allocation Worksheet
For Year Ending September 30, 2019

DESCRIPTION	Ownership	Bldg Sq Ft	% Sq FT	Common Area Maintenance Annual Assessment	Road Maintenance Assessment	FY18-19 Total Assessment
				$3.259912	0.089	$3.348912
1) Citrus Exchange	VOC	43,013	11.12%	$ 140,218.59	$ 3,828.16	$ 144,046.75
2) El Mercado	VOC	15,360	3.97%	$ 50,072.25	$ 1,367.04	$ 51,439.29
3) Shoppes of Spanish Springs	VOC	13,806	3.57%	$ 45,006.35	$ 1,228.73	$ 46,235.08
4) Spanish Springs Station	VOC	1,626	0.42%	$ 5,300.62	$ 144.71	$ 5,445.33
5) H G Seymour	VOC	18,035	4.66%	$ 58,792.51	$ 1,605.12	$ 60,397.63
6) El Rialto	VOC - Theatre	28,125	7.27%	$ 91,685.03	$ 2,503.13	$ 94,188.16
7) La Salle - Seely Bldg	VOC	9,295	2.40%	$ 30,300.88	$ 827.26	$ 31,128.14
8) Van Patten Bldg	VOC	67,649	17.49%	$ 220,529.79	$ 6,020.76	$ 226,550.55
9) Sharon L. Morse Performing Arts Center	VOC	48,957	12.66%	$ 159,595.51	$ 4,357.17	$ 163,952.68
Subtotal - Villages Operating Co.		***245,866***	***63.56%***	***$ 801,501.53***	***$ 21,882.08***	**$ 823,383.61**
10) La Reina Bldg	VFC	79,458	20.55%	$ 259,026.09	$ 7,071.76	$ 266,097.85
11) La Reina Chiller Bldg	VFC	1,275	0.33%	$ 4,156.39	$ -	$ 4,156.39
Total - Villages Family Co.		***80,733***	***20.88%***	***$ 263,182.48***	***$ 7,071.76***	**$ 270,254.24**
12) Towne Place Suites Marriott	JHM	17,296	4.47%	$ 56,383.44	$ 6,157.20	$ 62,540.64
		69,182				
13) PB Smythe Bldg	TDC	40,621	10.51%	$ 132,420.89	$ 3,615.27	$ 136,036.16
14) Citrus Parking Building	VLS	1,735	0.45%	$ 5,655.95	$ -	$ 5,655.95
15) Citizen's First Bank Drive-Thru	CFB	430	0.11%	$ 1,401.76	$ 38.27	$ 1,440.03
TOTALS	**CAM**	**386,681**	**100%**	**$ 1,260,546.05**	**$ 38,764.58**	**$ 1,299,310.63**
	ROAD	**435,557**				

FY 2018-19
VOSS
CAPITAL PROJECTS

VOSS CAPITAL PROJECTS				
Account	Item	Description	Final	Funding Source
633	Citrus Exchange, El Mercado, La Riena	Mill & Overlay parking lots	$ 233,460	General R & R
	Total - 539633		**$ 233,460**	
642	Camera Project		$ 340,000	Working Capital
	Total - 539634		**$ 340,000**	

Total VOSS Capital Projects		**$ 573,460**	

VOSS - WORKING CAPITAL AND RESERVES BALANCES

WORKING CAPITAL	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		947,902	717,769	717,769
Deposits		1,339,093	1,344,514	1,344,514
Expenditures		1,244,481	1,235,189	1,232,430
Plant Replacements Non-Recurring		104,745	57,800	57,800
Capital Expenditures		20,000	340,000	340,000
Transfer to R & R		200,000		
Ending Balance	947,902	717,769	429,294	432,053

1) FY16-17 audited ending balance includes $1,605 Hurricane Irma expenses.

2) Per June 2018 Financial Statements there has been $8,796 spent for unbudgeted Hurricane Irma expenses.

3) Unrealized gains of $42,856 not included in FY17-18 beginning balance.

RESERVES

General R & R		2016-17 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		728,164	928,164	928,164
Deposits		200,000	0	0
Expenditures			233,460	233,460
Ending Balance	728,164	928,164	694,704	694,704

TOTAL COMBINED	1,676,066	1,645,933	1,123,998	1,126,757

FY17-18 Operating Budget	$1,349,226
3 Months	$337,307
4 Months	$449,742

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Fitness Center - Summary
FY 2018-19 Budget

18-19 Object Codes	20-424-20-00	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	SOURCES					
338000	***Shared Revenues From Other Loc***	***1,700***				
338095	Refund - General Fund - VCCD	1,700				
341900	***Other General Government Chg &***	***117***	***100***	***100***	***90***	***100***
341999	Misc Revenue	117	100	100	90	100
347200	***Parks & Recreation***	***133,519***	***140,100***	***140,100***	***113,773***	***140,100***
347217	Merchandise/T-S	35	100	100	14	100
347225	Mulberry Grove Fitness Membe	133,484	140,000	140,000	113,759	140,000
361100	***Interest***	***930***	***350***	***350***	***1,432***	***1,100***
361101	Int Income - CFB	333	50	50	726	600
361102	Int Income - Cash Equiv	597	300	300	706	500
361300	***Net Inc(Dec) Fair Value Invest***	***2,168***			***945***	
361307	LTP Unrealized Gain/Loss	2,168			945	
365000	***Sales or Surplus Material & Sc***	***1,152***				
365001	Sales of Surplus Material &	1,152				
499995	***TOTAL REVENUE***	***139,586***	***140,550***	***140,550***	***116,240***	***141,300***
669900	***Budget Funding Sources***		***20,913***	***25,854***		***50,484***
669901	(Add)/Use-Working Capital		20,913	25,854		50,484
499998	***TOTAL SOURCES***	***139,586***	***161,463***	***166,404***	***116,240***	***191,784***

	DISBURSEMENTS					
500110	***Personnel Services***	***56,714***	***57,239***	***57,239***	***43,021***	***57,365***
575131	Other Salary & Wages	50,497	50,549	50,549	36,724	50,549
575211	Social Security Taxes	3,131	3,133	3,133	2,277	3,133
575212	Medicare Taxes	732	736	736	532	736
575241	Worker's Compensation	2,354	2,821	2,821	3,488	2,947
500310	***Professional Services***	***30,358***	***31,445***	***31,445***	***23,571***	***37,289***
575311	Management Fees	29,484	30,792	30,792	23,094	33,248
575318	Technology Services	723	547	547	409	3,927
575319	Other Professional Services	151	106	106	64	114
500340	***Other Contractual Services***	***16,870***	***18,050***	***18,050***	***11,469***	***20,913***
575341	Janitorial Services	13,708	14,459	14,459	9,348	17,322
575343	Systems Management Support	3,162	3,591	3,591	2,121	3,591
500410	***Comm.& Freight Service***	***2,056***	***2,632***	***2,632***	***1,500***	***3,008***
575411	Telephone	583	1,000	1,000	416	1,000
575413	Cable	1,473	1,632	1,632	1,084	2,008
500430	***Utilities Services***	***5,057***	***7,395***	***7,395***	***3,436***	***5,489***
575431	Electricity	4,049	5,970	5,970	2,600	4,398
575432	Natural Gas	119	200	200	121	126
575433	Water & Sewer	295	300	300	209	309
575434	Irrigation Water	369	700	700	356	427
575436	Solid Waste	225	225	225	150	229
500460	***Repairs & Maintenance Services***	***13,552***	***21,810***	***21,810***	***11,303***	***25,060***
575461	Equipment Maintenance	9,554	12,050	12,050	8,254	12,050
575462	Building/Structure Maintenan	1,118	5,553	5,553	679	7,398
575463	Landscape Maint.- Recurring	2,840	2,844	2,844	2,336	3,723
575464	Landscape Maint.-Non-Recurri					563
575468	Irrigation Repair	12	500	500	34	107
575469	Other Maintenance	28	863	863		1,219
500470	***Printing & Binding***	***364***	***660***	***660***	***366***	***660***
575471	Printing & Binding	364	660	660	366	660
500490	***Other Current Chg & Obligation***	***3,186***	***3,700***	***3,700***	***2,543***	***3,700***
575491	Bank Charges	3,185	3,500	3,500	2,553	3,500
575494	Overage & Shortage	1			(10)	
575499	Misc Current Charges		200	200		200
500510	***Office Supplies***	***500***	***500***	***500***	***167***	***500***
575511	Office Supplies	500	500	500	167	500
500520	***Operating Supplies***	***16,050***	***18,032***	***22,973***	***6,657***	***37,800***
575522	Operating Supplies	2,491	6,100	6,100	1,703	6,100
575523	Recreation Supplies		500	500		500
575524	Non-Capital FF&E	13,559	10,000	14,941	4,954	30,000
575525	Non-Capital Hardware/Softwar		1,432	1,432		1,200
500600	***Capital Outlay***					
599999	***TOTAL DISBURSEMENTS***	***144,707***	***161,463***	***166,404***	***104,033***	***191,784***

MULBERRY FITNESS CENTER - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		130,641	104,787	104,787
Deposits		140,550	141,300	141,300
Expenditures		166,404	189,054	191,784
Ending Balance	130,641	104,787	57,033	54,303

***Unrealized gain of $3,942 not included in FY17-18 Beginning Balance

RESERVES

General R&R Reserves	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		25,000	25,000	25,000
Deposits				
Expenditures				
Ending Balance	25,000	25,000	25,000	25,000

FY17-18 Operating Budget	$166,404
3 Months	$41,601
4 Months	$55,468

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Community Standards - Summary
FY 2018-19 Budget

18-19 Object Codes	20-125	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	SOURCES					
338000	***Shared Revenues From Other Loc***	***650,970***	***676,745***	***676,745***	***507,554***	***655,726***
338056	CS Fees from RAD	67,211	75,534	75,534	56,649	70,077
338058	Comm Std Fee fr D1	43,427	43,278	43,278	32,457	46,464
338059	Comm Std Fee fr D2	43,478	39,219	39,219	29,415	42,485
338060	Comm Std Fee fr D3	42,251	45,497	45,497	34,124	36,307
338061	Comm Std Fee fr D4	48,542	45,822	45,822	34,365	52,956
338062	Comm Std Fee fr D5	56,725	61,895	61,895	46,421	59,396
338063	Comm Std Fee fr D6	69,154	63,085	63,085	47,314	65,208
338064	Comm Std Fee fr D7	50,127	54,210	54,210	40,656	50,705
338065	Comm Std Fee fr D8	71,661	62,761	62,761	47,071	64,998
338066	Comm Std Fee fr D#9	83,067	73,206	73,206	54,903	66,096
338067	Comm Std Fee fr D10	66,027	112,238	112,238	84,179	101,032
338095	Refund - General Fund - VCCD	9,300				
341000	***General Government***	***20,398***	***12,045***	***12,045***	***8,888***	***24,297***
341303	Comm Stand Fees from Develop	20,398	12,045	12,045	8,888	24,297
341900	***Other General Government Chg &***	***3,099***			***123***	
341999	Misc Revenue	3,099			123	
354000	***Fines-Local Ordinance Violatio***	***(6,450)***	***72,500***	***72,500***	***(700)***	***27,500***
354001	Deed Compliance Fines	(6,450)	72,500	72,500	(700)	27,500
361100	***Interest***	***2,970***	***1,050***	***1,050***	***4,795***	***5,100***
361101	Int Income - CFB	333	50	50	727	600
361102	Int Income - Cash Equiv	2,637	1,000	1,000	4,068	4,500
361300	***Net Inc(Dec) Fair Value Invest***	***3,723***			***1,844***	
361307	LTP Unrealized Gain/Loss	3,723			1,844	
499995	***TOTAL REVENUE***	***674,710***	***762,340***	***762,340***	***522,504***	***712,623***
669900	***Budget Funding Sources***		***(196)***	***(196)***		
669901	(Add)/Use-Working Capital		(196)	(196)		
499998	***TOTAL SOURCES***	***674,710***	***762,144***	***762,144***	***522,504***	***712,623***

	DISBURSEMENTS					
500110	***Personnel Services***	***361,410***	***428,200***	***428,200***	***268,578***	***416,072***
519121	Regular Salary & Wages	252,936	270,270	270,270	177,518	273,740
519131	Other Salary & Wages	1,134	14,418	14,418	7,282	14,418
519211	Social Security Taxes	14,625	17,650	17,650	10,802	17,867
519212	Medicare Taxes	3,421	4,127	4,127	2,526	4,179
519221	Retirement Contr.-Employer	14,366	16,217	16,217	10,952	16,424
519222	Retirement Contr-Employer-Mt		5,405	5,405		5,475
519231	Health & Life Insurance	69,966	92,439	92,439	54,948	75,987
519241	Worker's Compensation	4,962	7,674	7,674	4,550	7,982
500310	***Professional Services***	***197,522***	***207,219***	***207,219***	***163,239***	***218,793***
519311	Management Fees	138,893	148,847	148,847	111,638	154,951
514313	Legal Services	55,924	55,300	55,300	49,346	60,900
519318	Technology Services	2,491	2,804	2,804	2,102	2,688
514319	Other Professional Services	214	268	268	153	254
500340	***Other Contractual Services***	***17,178***	***16,613***	***16,613***	***9,816***	***12,288***
519343	Systems Management Support	17,178	16,613	16,613	9,816	12,288
500400	***Travel & Per Diem***	***84***				
519401	Travel & Per Diem	84				
500410	***Comm.& Freight Service***	***2,868***	***4,080***	***4,080***	***1,745***	***4,288***
519411	Telephone	1,127	1,480	1,480	712	2,288
519412	Postage	1,741	2,600	2,600	1,033	2,000

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Community Standards - Summary
FY 2018-19 Budget

18-19 Object Codes	20-125	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
500440	***Rentals & Leases***	***11,642***	***12,000***	***12,000***	***6,798***	***12,264***
519442	Equipment Rental	11,642	12,000	12,000	6,798	12,264
500460	***Repairs & Maintenance Services***	***4,932***	***26,960***	***26,960***	***6,467***	***17,865***
519465	Vehicle Repair & Maintenance	707	1,960	1,960	2,370	2,865
519469	Other Maintenance	4,225	25,000	25,000	4,097	15,000
500470	***Printing & Binding***	***317***	***2,200***	***2,200***		***2,000***
519471	Printing & Binding	317	2,200	2,200		2,000
500490	***Other Current Chg & Obligation***		***75***	***75***		***75***
519497	Legal Advertising		75	75		75
500510	***Office Supplies***	***1,754***	***3,108***	***3,108***	***2,159***	***3,208***
519511	Office Supplies	1,754	3,108	3,108	2,159	3,208
500520	***Operating Supplies***	***10,654***	***15,589***	***15,589***	***6,085***	***14,670***
519521	Gasoline/Diesel	4,450	12,100	12,100	2,777	12,100
519522	Operating Supplies	5,136	1,470	1,470	2,320	1,570
519524	Non-Capital FF&E	343				
519525	Non-Capital Hardware/Softwar	725	2,019	2,019	988	1,000
500540	***Books, Publ, Subscriptions & M***		***1,100***	***1,100***		***1,100***
519541	Books & Publications		100	100		100
519542	Training & Education		1,000	1,000		1,000
500600	***Capital Outlay***					
500990	***Other Uses***	***1,750***	***45,000***	***45,000***		***10,000***
519993	Surplus Fines	1,750	45,000	45,000		10,000
599999	***TOTAL DISBURSEMENTS***	***610,111***	***762,144***	***762,144***	***464,887***	***712,623***

COMMUNITY STANDARDS - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		322,414	322,610	322,610
Deposits		689,840	730,323	685,123
Expenditures		689,644	730,323	685,123
Ending Balance	322,414	322,610	322,610	322,610

***Unrealized gain of $5,930 not included in FY17-18 Beginning Balance

RESERVES

DEED VIOLATION RESERVES	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		91,870	91,870	91,870
Deposits		72,500	27,500	27,500
Expenditures		72,500	27,500	27,500
Ending Balance	91,870	91,870	91,870	91,870

FY17-18 Operating Budget	$689,644
3-Months	$172,411
4-Months	$229,881

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Enrichment Academy
FY 2018-19 Budget

18-19 Object Codes	20-425	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	SOURCES					
341900	*Other General Government Chg &*				*135*	
341999	Misc Revenue				135	
347200	*Parks & Recreation*		*536,370*	*536,370*	*475,158*	*774,800*
347246	The Enrichment Academy-S		522,745	522,745	467,530	766,800
347247	The Enrichment Academy-M		2,725	2,725		
347248	The Enrichment Academy-L		10,900	10,900	7,628	8,000
361100	*Interest*	*387*			*1,142*	*1,000*
361101	Int Income - CFB	387			1,142	1,000
499995	*TOTAL REVENUE*	*387*	*536,370*	*536,370*	*476,435*	*775,800*
669900	*Budget Funding Sources*		*(22,761)*	*(22,761)*		
669901	(Add)/Use-Working Capital		(22,761)	(22,761)		
499998	*TOTAL SOURCES*	*387*	*513,609*	*513,609*	*476,435*	*775,800*
	DISBURSEMENTS					
500110	*Personnel Services*	*52,707*	*132,888*	*132,888*	*77,618*	*226,297*
578121	Regular Salary & Wages	37,606	75,860	75,860	54,461	81,882
578131	Other Salary & Wages					105,036
578152	Special Pay - Cell Phones	453	720	720	523	720
578211	Social Security Taxes	2,206	4,748	4,748	3,352	11,632
578212	Medicare Taxes	516	1,110	1,110	784	2,720
578221	Retirement Contr.-Employer	1,661	4,552	4,552	4,309	4,913
578222	Retirement Contr-Employer-Mt	67	1,517	1,517		1,638
578231	Health & Life Insurance	10,198	44,169	44,169	12,372	17,215
578241	Worker's Compensation		212	212	1,817	541
500310	*Professional Services*	*4,818*	*92,714*	*92,714*	*44,134*	*127,213*
578311	Management Fees		42,176	42,176	31,634	68,950
578313	Legal Services	4,433				
578318	Technology Services		778	778	583	4,263
578319	Other Professional Services	385	49,760	49,760	11,917	54,000
500340	*Other Contractual Services*	*5,914*	*223,838*	*223,838*	*166,189*	*265,430*
578341	Janitorial Services		3,100	3,100		41,040
578343	Systems Management Support	5,914	2,004	2,004	870	3,719
578349	Misc Contractual Services		218,734	218,734	165,319	220,671
500400	*Travel & Per Diem*	*71*	*500*	*500*	*99*	*500*
578401	Travel & Per Diem	71	500	500	99	500
500410	*Comm.& Freight Service*		*5,500*	*5,500*	*34*	*5,500*
578411	Telephone		1,500	1,500		1,500
578412	Postage		4,000	4,000	34	4,000
500430	*Utilities Services*		*1,469*	*1,469*		*13,360*
578431	Electricity		1,341	1,341		12,120
578432	Natural Gas		60	60		360
578433	Water & Sewer		68	68		880
500440	*Rentals & Leases*		*14,900*	*14,900*		*33,900*
578441	Office Leases		5,000	5,000		24,000
578442	Equipment Rental		9,900	9,900		9,900
500460	*Repairs & Maintenance Services*		*100*	*100*		*100*
578461	Equipment Maintenance		100	100		100
500470	*Printing & Binding*	*10,636*	*12,000*	*12,000*	*13,586*	*19,000*
578471	Printing & Binding	10,636	12,000	12,000	13,586	19,000
500480	*Promotional Activities*				*1,478*	*8,200*
578485	Box Office Fees				1,478	8,200
500490	*Other Current Chg & Obligation*	*3,503*	*12,300*	*12,300*	*5,783*	*12,300*
578491	Bank Charges	3,503	11,800	11,800	5,748	11,800
578499	Misc Current Charges		500	500	35	500
500510	*Office Supplies*	*1,704*	*5,000*	*5,000*	*1,509*	*5,000*
578511	Office Supplies	1,704	5,000	5,000	1,509	5,000
500520	*Operating Supplies*	*13,342*	*12,400*	*12,400*	*4,184*	*59,000*
578522	Operating Supplies	1,195	5,000	5,000	3,700	6,700
578524	Non-Capital FF&E	10,957			314	52,300
578525	Non-Capital Hardware/Softwar	1,190	7,400	7,400	170	
599999	*TOTAL DISBURSEMENTS*	*92,695*	*513,609*	*513,609*	*314,614*	*775,800*

THE ENRICHMENT ACADEMY - WORKING CAPITAL AND RESERVE BALANCES

WORKING CAPITAL	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		-92,306	-69,545	-69,545
Deposits		536,370	775,800	775,800
Expenditures		513,609	775,800	775,800
Ending Balance	-92,306	-69,545	-69,545	-69,545

FY17-18 Operating Budget	$513,609
3 Months	$128,402
4 Months	$171,203

Note: FY16-17 Year End Balance for working capital, as a new fund, reflects the on going process of paying off the approved loan from the General Fund.
FY 2018-19 Budget Revenues are budgeted to cover all expected expenses.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT BUDGET
2018-2019
(26 Pages)

AGENDA REQUEST

TO: Board of Supervisors
Sumter Landing Community Development District

FROM: Barbara E. Kays, Budget Director

DATE: 9/9/2018

SUBJECT: **Adoption of Resolution 18-11: Fiscal Year 2018-19 Final Budget**

ISSUE: Adoption of Resolution 18-11 to approve the Fiscal Year 2018-19 Final Budget.

ANALYSIS/INFORMATION:
The District Manager prepared and submitted the Fiscal Year 2018-19 Proposed Budget to the Board at the June 14, 2018 meeting. Resolution 18-06 was adopted at that time which approved the Fiscal Year 2018-19 Proposed Budget and set a public hearing for September 6, 2018 to approve the final budget.

The Proposed Budget was submitted to the local governing authorities for a period of 60 days prior to approval for public review and comment. The Proposed Budget was also made available at the Village Center District Administration office and on the District's website.

The Project Wide Advisory Committee has reviewed and discussed the Fiscal Year 2018-19 Project Wide Fund, Sumter Landing Amenity Division Fund, and Sumter Landing Fitness Fund budgets during its April, May, June, and July meetings. During its September 5, 2018 meeting the Project Wide Advisory Committee approved to recommend the Project Wide Fund, Sumter Landing Amenity Division Fund, and Sumter Landing Fitness Fund Final budgets to the Sumter Landing Community Development District Board.

Section 190.021 of Florida Statutes provides that a Maintenance Special Assessment and Benefit Special Assessment may be assessed upon each piece of property within the boundaries of the District benefited by the approved maintenance and capital improvement program of the District. The maintenance assessments shall be levied at a rate based on square footage as shown on the schedule attached as an exhibit to this Resolution.

The Sumter Landing Community Development District Board members have also had the opportunity to meet individually with District Administration to review the attached budget.

STAFF RECOMMENDATION:
Staff recommends adoption of Resolution 18-11 to approve the Fiscal Year 2018-19 Final Budget in the amount of:

Sumter Landing Amenities Division Fund	$ 69,580,582
Lake Sumter Landing Fund	$ 1,865,516
Project-Wide Fund	$ 13,032,555
Fitness Fund	$ 1,275,826

MOTION:
Move to adopt Resolution 18-11 to approve the Fiscal Year 2018-19 Final Budget in the amount of:

Sumter Landing Amenities Division Fund	**$ 69,580,582**
Lake Sumter Landing Fund	**$ 1,865,516**
Project-Wide Fund	**$ 13,032,555**
Fitness Fund	**$ 1,275,826**

ATTACHMENTS:

Description	Type
Resolution 18-11: Fiscal Year 2018-19 Final Budget	Cover Memo

RESOLUTION 18-11

A RESOLUTION TO APPROPRIATE FUNDS AND ADOPT THE FINAL BUDGET OF THE SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR BEGINNING OCTOBER 1, 2018 AND ENDING SEPTEMBER 30, 2019

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (the "Board") the Proposed Budget for the forthcoming Fiscal Year 2018-19; and

WHEREAS, the Board approved the Fiscal Year 2018-19 Proposed Budget at a public meeting on June 14, 2018 and set September 6, 2018 as the date for a public hearing with notice of the budget hearing published pursuant to section 190.008(2) (a), Florida Statutes; and

WHEREAS, the District Board submitted to the local governing authorities, for purposes of disclosure and information only, the Fiscal Year 2018-19 Proposed Budget at least 60 days prior to approval; and

WHEREAS, Section 190.021 Florida Statutes provides that a Maintenance Special Assessment and Benefit Special Assessments may be assessed upon each piece of property within the boundaries of the District benefited by the approved maintenance and capital improvement program of the District, such levy representing the amount of assessments for District purposes necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District; and

WHEREAS, a public hearing has been held on this 6th day of September, 2018 at which members of the general public were accorded the opportunity to speak prior to the appproval of the Final Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT;

1. The Fiscal Year 2018-19 Budget, as listed below, proposed by the District Manager and approved by the Board of Supervisors is hereby adopted as the Final Adopted Budget for the District:

Sumter Landing Amenities Division Fund	$ 69,580,582
Lake Sumter Landing Fund	$ 1,865,516
Project-Wide Fund	$ 13,032,555
Fitness Fund	$ 1,275,826

2. The maintenance assessments shall be levied at a rate based on the schedule attached as an exhibit to this resolution in the District's "Official Record of Proceedings" and are based on square footage.

3. A verified copy of said Final Budget shall be attached as an exhibit to this Resolution in the District's "Official Record of Proceedings."

Adopted this 6th day of September, 2018.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Michael Berning, Chair

Richard J. Baier, Secretary

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Sumter Landing Amenities Division
FY 2018-19 Budget

18-19 Object Codes	30-431	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
338000	***Shared Revenues From Other Loc***	***296,200***				
338095	Refund - General Fund - VCCD	296,200				
341000	***General Government***	***56,204,571***	***64,277,658***	***64,277,658***	***50,599,108***	***68,475,462***
341302	Rec Fees from Dev	99,104	157,246	157,246	117,934	249,058
341304	Golf Mgmt Fees from Develope	203,253	234,864	234,864	176,148	586,140
341318	Amenity Fees	55,902,214	63,885,548	63,885,548	50,305,026	67,640,264
341900	***Other General Government Chg &***	***426,198***	***368,110***	***368,110***	***458,136***	***482,350***
341905	Property Damage Reimbursemen	13,298			23,572	15,000
341908	Electric Reimbursement	2,271			1,153	1,500
341909	Copies-Public/T-S	156			296	
341910	Sales Tax Collection Allowan	495	360	360	400	350
341911	Lien Fees	630	750	750	250	500
341917	Insurance Reimbursement				6,580	
341918	Access Cd Fee/NT-S	300,716	325,000	325,000	301,786	325,000
341919	Gate Repair Fees	28,750	4,000	4,000	31,250	25,000
341921	Amenity Late Penalty Fee	60,582	23,000	23,000	59,760	75,000
341999	Misc Revenue	19,300	15,000	15,000	33,089	40,000
342900	***Other Public Safety Chg & Fees***	***824,060***	***221,665***	***221,665***	***198,406***	***662,293***
342901	Home/Bus Watch/T-S	17,284	16,000	16,000	14,488	15,000
342902	Security (Futures)	430,224	11,514	11,514	2,863	321,019
342903	Fire Safety (Futures)	174,138	4,651	4,651	1,159	121,274
342904	Model Watch/T-S	9,393	4,500	4,500	2,705	5,000
342906	Recreation Special Events	193,021	185,000	185,000	177,191	200,000
347200	***Parks & Recreation***	***2,379,522***	***2,431,500***	***2,431,500***	***2,021,660***	***2,507,000***
347203	Daily Trail/T-S	454,019	450,000	450,000	418,170	475,000
347204	Daily Cart Rnt/T-S	17,160	18,500	18,500	16,215	18,500
347205	Daily Grn Fee/T-S	276,587	265,000	265,000	243,925	280,000
347208	Annual Trail/T-S	1,353,400	1,425,000	1,425,000	1,076,160	1,445,000
347210	Dances - Box Office	14,502	20,000	20,000	15,747	20,000
347215	Lifestyle-Gen/NT-S	25,992	20,000	20,000	19,793	25,000
347216	Lifestyle-Glb/NT-S	113,630	110,000	110,000	118,577	115,000
347220	Lifestyle-Gen/NT-L	1,411	1,500	1,500	134	1,000
347226	Boat Tours	40,945	40,000	40,000	37,009	40,000
347240	Daily Trail/T-L	46,737	44,000	44,000	46,017	54,000
347242	Daily Cart Rnt/T-L	930	1,000	1,000	910	1,000
347244	Daily Grn Fee/T-L	27,969	28,000	28,000	26,659	30,000
347249	Boats N/T				180	500
347299	Misc Rec Rev/T-S	6,240	8,500	8,500	2,164	2,000
361100	***Interest***	***269,901***	***196,600***	***196,600***	***384,327***	***324,500***
361101	Int Income - CFB	4,505	1,600	1,600	9,895	9,500
361102	Int Income - Cash Equiv	170,754	150,000	150,000	294,824	225,000
361103	Int Income - USB	94,642	45,000	45,000	79,608	90,000
361300	***Net Inc(Dec) Fair Value Invest***	***300,142***			***113,563***	
361304	FMIvT-Unrealized Gain/Loss	17,394			3,349	
361306	FLGIT-Unrealized Gain/Loss	29,815			255	
361307	LTP Unrealized Gain/Loss	252,933			109,959	
361400	***Gain or Loss on Sale of Invest***					
362000	***Rental Royalties***	***227,607***	***231,990***	***231,990***	***219,517***	***339,366***
362002	ATM Lease/T-S	14,244	9,082	9,082	14,558	14,868
362006	Vending Machines	10,241	10,000	10,000	6,618	6,500
362007	Lease Revenue	65,382	74,895	74,895	56,935	168,476
362009	Rm Rentals/T-L	338	500	500	1,255	1,000
362010	Rm Rentals/T-S	129,585	130,000	130,000	136,997	145,000
362016	Rm Rentals/NT-S	7,317	7,000	7,000	2,643	3,000
362020	ATM Lease/T-L	500	513	513	511	522

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Sumter Landing Amenities Division
FY 2018-19 Budget

18-19 Object Codes	30-431	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
364000	***Disposition of Fixed Assets***	***1,794***				
364001	Disposition of Fixed Assets	1,794				
365000	***Sales or Surplus Material & Sc***	***2,929***			***1,146***	
365001	Sales of Surplus Material &	2,929			1,146	
366000	***Contributions & Donations from***	***92,980***	***75,000***	***75,000***		***75,000***
366001	Contributions from Developer	92,980	75,000	75,000		75,000
499995	***TOTAL REVENUE***	***61,025,904***	***67,802,523***	***67,802,523***	***53,995,863***	***72,865,971***
499997	(Add)/Use-Working Capital		(1,552,619)	(983,674)		(3,285,389)
499997	***Budget Funding Sources***		***(1,552,619)***	***(983,674)***		***(3,285,389)***
499998	***TOTAL SOURCES***	***61,025,904***	***66,249,904***	***66,818,849***	***53,995,863***	***69,580,582***
499999						
500310	***Professional Services***	***11,953,563***	***13,171,775***	***13,171,775***	***9,856,299***	***13,957,423***
500311	Administrative Services	1,727,374	1,900,293	1,900,293	1,425,222	2,047,976
500311	Community Watch Services	3,840,405	3,952,768	3,952,768	2,964,577	4,203,710
500311	Property Management Services	540,938	784,419	784,419	588,315	1,031,739
500311	Recreation Services	5,247,525	5,873,351	5,873,351	4,405,016	6,120,989
500312	Engineering Services	14,835	25,000	25,000	13,412	46,500
500313	Legal Services	14,661	100,000	100,000	4,259	75,000
500318	Technology Services	455,508	438,126	438,126	328,593	319,331
500319	Other Professional Services	112,317	97,818	97,818	126,905	112,178
500320	***Accounting & Auditing***	***53,475***	***79,800***	***79,800***	***75,800***	***74,800***
500321	Accounting Services	1,000	2,000	2,000	2,000	2,000
500322	Auditing Services	40,375	38,500	38,500	34,500	33,500
500323	Trustee Services	12,100	39,300	39,300	39,300	39,300
500340	***Other Contractual Services***	***5,278,411***	***5,984,903***	***5,984,903***	***4,325,962***	***6,729,696***
500341	Janitorial Services	1,168,837	1,365,608	1,365,608	962,850	1,551,791
500343	Systems Management Support	487,508	658,456	658,456	398,170	738,578
500345	Dept Of Safety	1,752,972	1,830,125	1,830,125	1,358,236	1,943,957
500347	Golf Management Services	1,868,989	2,130,714	2,130,714	1,598,036	2,495,370
500349	Misc Contractual Services	105			8,670	
500410	***Comm.& Freight Service***	***60,653***	***79,905***	***79,905***	***46,769***	***105,389***
500411	Telephone	31,300	33,825	33,825	27,183	52,449
500412	Postage	68				
500413	Cable	29,285	46,080	46,080	19,586	52,940
500430	***Utilities Services***	***2,324,753***	***2,865,444***	***2,865,444***	***2,015,076***	***2,829,076***
500431	Electricity	1,376,053	1,748,387	1,748,387	1,087,276	1,669,055
500432	Natural Gas	406,236	437,576	437,576	484,143	545,347
500433	Water & Sewer	199,287	209,219	209,219	233,170	226,837
500434	Irrigation Water	285,886	399,524	399,524	168,336	323,459
500435	Irrigation Phones	3,444	8,800	8,800	944	
500436	Solid Waste	53,847	61,938	61,938	41,207	64,378
500440	***Rentals & Leases***	***29,613***	***55,293***	***55,293***	***28,213***	***58,732***
500441	Office Leases	9,450	11,205	11,205	8,210	11,300
500442	Equipment Rental	16,359	39,888	39,888	17,467	43,232
500444	Storage Unit Rental	3,804	4,200	4,200	2,536	4,200
500450	***Insurance***	***147,468***	***632,132***	***632,132***	***475,933***	***693,547***
500451	Casualty & Liability Insuran	147,468	632,132	632,132	475,933	693,547

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Sumter Landing Amenities Division
FY 2018-19 Budget

18-19 Object Codes	30-431	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
500460	***Repairs & Maintenance Services***	***9,964,839***	***13,464,862***	***14,008,107***	***9,471,755***	***15,617,612***
500461	Equipment Maintenance	125,785	174,582	203,902	41,617	201,039
500462	Building/Structure Maintenan	1,410,883	2,674,504	3,100,516	1,518,907	4,478,001
500463	Landscape Maint.- Recurring	1,505,176	1,757,101	1,757,101	1,212,961	1,786,942
500464	Landscape Maint.-Non-Recurri	38,902	355,757	410,695	166,400	512,831
500465	Vehicle Repair & Maintenance	5,554	12,500	12,500	6,851	12,000
500466	Pool Maintenance	1,625,245	1,874,301	1,874,301	1,361,340	1,862,588
500467	Gate Maintenance	341,437	411,628	411,628	276,433	429,976
500468	Irrigation Repair	109,091	127,727	127,727	68,445	143,047
500469	Other Maintenance	4,802,766	6,076,762	6,109,737	4,798,801	6,191,188
500470	***Printing & Binding***	***565,314***	***799,860***	***799,860***	***301,244***	***569,150***
500471	Printing & Binding	565,314	799,860	799,860	301,244	569,150
500480	***Promotional Activities***	***45,391***	***90,720***	***90,720***	***19,492***	***90,000***
500484	Lifestyle Events-General	45,391	90,720	90,720	19,492	90,000
500490	***Other Current Chg & Obligation***	***396,839***	***206,825***	***206,825***	***97,136***	***177,475***
500491	Bank Charges	34,253	37,500	37,500	2,656	62,100
500492	Maintenance & Bond Assessmen	143,918	145,000	145,000	72,936	90,000
500493	Permits & Licenses	18,794	19,825	19,825	19,360	20,875
500494	Overage & Shortage	56			(84)	
500497	Legal Advertising	2,041	2,100	2,100	1,163	2,100
500499	Misc Current Charges	197,777	2,400	2,400	1,105	2,400
500510	***Office Supplies***	***29,794***	***38,100***	***38,100***	***20,079***	***43,000***
500511	Office Supplies	29,794	38,100	38,100	20,079	43,000
500520	***Operating Supplies***	***836,487***	***2,031,045***	***2,043,745***	***785,275***	***2,227,454***
500521	Gasoline/Diesel	6,245	11,500	11,500	4,257	14,100
500522	Operating Supplies	143,558	320,200	320,200	95,797	334,750
500523	Recreation Supplies	179,754	168,100	168,100	168,060	243,100
500524	Non-Capital FF&E	459,641	1,460,819	1,473,519	476,384	1,570,766
500525	Non-Capital Hardware/Softwar	47,013	69,676	69,676	40,777	63,938
500529	Operating Supplies-Other	276	750	750		800
500540	***Books, Publ, Subscriptions & M***		***1,000***	***1,000***		***1,000***
500542	Training & Education		500	500		500
500543	Professional Dues		500	500		500
500600	***Capital Outlay***	***46,505***	***28,000***	***41,000***	***33,212***	***790,170***
500622	Buildings				10,583	600,000
500633	Infrastructure	46,505				190,170
500642	Capital FF&E		28,000	41,000	22,629	
500700	***Debt Service***	***18,521,224***	***24,470,240***	***24,470,240***	***20,450,704***	***23,366,058***
500710	Principal	1,725,000	8,435,000	8,435,000	8,435,000	7,500,000
500721	Interest Expense - Senior De	14,412,652	16,035,240	16,035,240	12,015,704	15,866,058
500730	Miscellaneous Bond Expenses	2,383,572				
500900	***Other Uses***	***2,250,000***	***2,250,000***	***2,250,000***	***1,687,500***	***2,250,000***
500911	Trans to Gen R&R	2,250,000	2,250,000	2,250,000	1,687,500	2,250,000
599999	***TOTAL DISBURSEMENTS***	***52,504,329***	***66,249,904***	***66,818,849***	***49,690,449***	***69,580,582***

SLAD
Adjustments since Proposed Budget
FY 2018-19

REVENUES

General Government

- **341304:** Golf Management fees from Developer increased $165,677 to update placeholder amount with final cost allocation adjustments.
-

Other Public Safety Charges & Fees

- **342904:** Model Watch/T-S decreased $45,000 to date information based upon history which is a correction to the input.

Rental Royalties

- **362007:** Lease Revenue increased $168,476 for Fire Station 4 at Parr Drive & Station 5 at Bonita Blvd based on updated information.

Contributions from Developer

- **366001:** Contributions from Developer increased $75,000 to cover insurance costs per agreement .

Proposed Budget	**$72,501,818**
Golf Management Fees	165,677
Model Watch/T-S	-45,000
Lease Revenue	168,476
Contribution from Developer	75,000
Final Budget	**$72,865,971**

EXPENDITURES

- **311/318**: Administrative, Community Watch, Property Management, Recreation, and Technology Services - decreased $498,201, due to final cost allocation adjustments.

- **347**: Golf Management Services – decreased $3,450 due to amended contract terms.

Proposed Budget	**$70,082,233**
Administrative Services	-42,346
Community Watch Services	-144,335
Property Management Services	168,878
Recreation Services	-339,697
Technology Services	-140,701
Golf Management Services	-3,450
Final Budget	**$69,580,582**

FY 2018-19
SLAD
CAPITAL PROJECTS

SLAD CAPITAL PROJECTS					
Accou	Location	Description	Proposed	Final	Funding Source
	Regional Recreation Centers 50-53				
622	Laurel Manor	Replace Roof	$ 300,000	$ 300,000	Working Capital
	Lake Miona	Replace Roof	$ 300,000	$ 300,000	Working Capital
	Total - 539622		$ 600,000	$ 600,000	
	Golf Maintenance 30-32				
633	Mangrove Golf Course	Replace Bridge	$ 170,500	$ 170,500	Working Capital
	Total - 572633		$ 170,500	$ 170,500	
	Neighborhood Recreation Facilities 50-55				
633	Virginia Trace	Mill & Overlay Parking Lot	$ 19,670	$ 19,670	Working Capital
	Total - 572633		$ 19,670	$ 19,670	
Total SLAD Capital Projects			**$ 790,170**	**$ 790,170**	

SLAD - Working Capital and Reserve

Working Capital	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		18,698,503	19,682,177	19,682,177
Deposits		43,332,283	49,135,760	49,499,913
Expenditures		39,646,914	43,163,174	42,661,523
Plant Replacements Non-Recurring		410,695	512,831	512,831
Capital Expenditures		41,000	790,170	790,170
Transfer to General R & R		2,250,000	2,250,000	2,250,000
Ending Balance	18,698,503	19,682,177	22,101,762	22,967,566

1) FY16-17 audited ending balance includes $737,096 Hurricane Irma expenses.

2) Per June 2018 Financial Statement there has been $479,651 spent for unbudgeted Hurricane Irma expenses.

3) Unrealized gain of $747,871 is not included in FY17-18 Beginning Balance

Debt Service	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		1,066,786	1,066,786	1,066,786
Deposits		24,470,240	23,366,058	23,366,058
Expenditures		24,470,240	23,366,058	23,366,058
Ending Balance	1,066,786	1,066,786	1,066,786	1,066,786

RESERVES

General R&R	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		13,500,000	13,899,000	13,899,000
Deposits		2,250,000	2,250,000	2,250,000
Expenditures Station 40 Expansion		1,851,000		
Ending Balance	13,500,000	13,899,000	16,149,000	16,149,000

Note: Unbudgeted Station 40 expansion project approved at March 2018 board meeting. Appropriate budget adjustments to be made later.

Insurance Reserve	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance	75,000	75,000	75,000	75,000
Deposits				
Expenditures				
Ending Balance	75,000	75,000	75,000	75,000

FY17-18 Operating Budget	$40,057,609
3 Months	$10,014,402
4 Months	$13,352,536

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Lake Sumter Landing - Summary
FY 2018-19 Budget

18-19 Object Codes	30-131-50	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	SOURCES					
325200	***Special Assessments-Serv.Charg***	***1,549,245***	***1,550,185***	***1,550,185***	***1,162,636***	***1,550,185***
325214	CAM & Road Maintenance Asses	1,549,245	1,550,185	1,550,185	1,162,636	1,550,185
338000	***Shared Revenues From Other Loc***	***9,300***				
338095	Refund - General Fund - VCCD	9,300				
341900	***Other General Government Chg &***	***15,767***	***12,000***	***12,000***	***12,850***	***12,000***
341905	Property Damage Reimbursemen	433				
341999	Misc Revenue	15,334	12,000	12,000	12,850	12,000
361100	***Interest***	***3,902***	***1,515***	***1,515***	***4,338***	***4,300***
361101	Int Income - CFB	375	65	65	839	800
361102	Int Income - Cash Equiv	3,527	1,450	1,450	3,499	3,500
361300	***Net Inc(Dec) Fair Value Invest***	***50,415***			***19,099***	
361304	FMIvT-Unrealized Gain/Loss	3,954			761	
361306	FLGIT-Unrealized Gain/Loss	4,365			37	
361307	LTP Unrealized Gain/Loss	42,096			18,301	
361400	***Gain or Loss on Sale of Invest***					
362000	***Rental Royalties***	***19,571***	***18,846***	***18,846***	***15,290***	***18,846***
362012	Rents & Leases/T-S	14,850	14,125	14,125	11,750	14,125
362023	Rents & Leases/NT-S	4,721	4,721	4,721	3,540	4,721
499995	***TOTAL REVENUE***	***1,648,200***	***1,582,546***	***1,582,546***	***1,214,213***	***1,585,331***
669900	***Budget Funding Sources***		***235,521***	***383,465***		***280,185***
669901	(Add)/Use-Working Capital		235,521	318,259		89,685
669903	(Add)/Use-General R&R			65,206		190,500
499998	***TOTAL SOURCES***	***1,648,200***	***1,818,067***	***1,966,011***	***1,214,213***	***1,865,516***
	DISBURSEMENTS					
500310	***Professional Services***	***151,425***	***161,216***	***161,216***	***114,135***	***173,401***
539311	Management Fees	146,147	136,326	136,326	102,246	147,376
539312	Engineering Services	860	5,000	5,000	354	7,500
539318	Technology Services	1,574	5,867	5,867	4,400	2,807
539319	Other Professional Services	2,844	14,023	14,023	7,135	15,718
500340	***Other Contractual Services***	***151,107***	***313,040***	***313,040***	***137,499***	***246,690***
539341	Janitorial Services	138,664	137,940	137,940	93,154	137,940
539343	Systems Management Support	12,443	175,100	175,100	44,345	108,750
500430	***Utilities Services***	***216,018***	***242,024***	***242,024***	***150,681***	***235,004***
539431	Electricity	175,146	207,515	207,515	134,657	197,024
539433	Water & Sewer	17,107	11,128	11,128	7,617	13,034
539434	Irrigation Water	14,034	15,344	15,344	4,901	15,758
539435	Irrigation Phones	836	1,000	1,000	532	1,000
539437	Chilled Water	8,895	7,037	7,037	2,974	8,188
500440	***Rentals & Leases***	***1,080***	***1,200***	***1,200***	***720***	***1,200***
539444	Storage Unit Rental	1,080	1,200	1,200	720	1,200
500460	***Repairs & Maintenance Services***	***674,207***	***887,430***	***904,368***	***538,991***	***987,042***
539461	Equipment Maintenance		1,350	1,350	39	1,350
539462	Building/Structure Maintenan	218,908	275,300	275,300	228,362	342,550
539463	Landscape Maint.- Recurring	265,623	264,950	264,950	169,237	265,467
539464	Landscape Maint.-Non-Recurri	17,138	85,555	102,493	22,867	112,000
539468	Irrigation Repair	2,139	7,500	7,500	848	4,000
539469	Other Maintenance	170,399	252,775	252,775	117,638	261,675
500490	***Other Current Chg & Obligation***	***103,955***	***110,381***	***110,381***	***81,647***	***111,706***
539498	Project Wide Fees	92,240	95,381	95,381	71,537	96,706
539499	Misc Current Charges	11,715	15,000	15,000	10,110	15,000

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Lake Sumter Landing - Summary
FY 2018-19 Budget

18-19 Object Codes	30-131-50	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
500520	***Operating Supplies***	***9,382***	***14,200***	***14,200***	***7,103***	***15,700***
539522	Operating Supplies	1,714	2,700	2,700	510	4,200
539524	Non-Capital FF&E	7,668	11,500	11,500	6,593	11,500
500600	***Capital Outlay***	***276,962***	***40,303***	***171,309***	***58,762***	***46,500***
539633	Infrastructure	64,200	40,303	106,103	49,676	46,500
539642	Capital FF&E	212,762		65,206	9,086	
500900	***Other Uses***	***48,244***	***48,273***	***48,273***	***36,207***	***48,273***
539912	Trans to Oth Roads	48,244	48,273	48,273	36,207	48,273
599999	***TOTAL DISBURSEMENTS***	***1,632,380***	***1,818,067***	***1,966,011***	***1,125,745***	***1,865,516***

Lake Sumter Landing
Adjustments since Proposed Budget
FY 2018-19

EXPENDITURES

- **311/318/498**: Management Fees, Technology Services and Project Wide Fees – decreased $18,318 due to final cost allocation adjustments

- **343**: System Management Support – increased $223 for dark fiber

Proposed Budget	**$1,883,611**
Management Fees	-2,583
Technology Services	-3,353
System Management Support	223
Project Wide Fees	-12,382
Final Budget	**$1,865,516**

Lake Sumter Landing
Combined Assessment
Allocation
for the Year Ending September 30, 2019

Building Name	Ownership	Bldg #	SF Bldg	% Lake Sumter Landing	FY 18-19 CAM Assessment	FY 18-19 ROAD Assessment	FY 18-19 FINAL TOTAL Assessment
					2.91000	0.09353	3.00353
Bailey Cotton Exchange	VOC	200	38,832	7.5238%	113,001.12	3,631.96	116,633.08
Southern Sun Packing House	VOC	202	13,088	2.5358%	38,086.08	1,224.12	39,310.20
School House / Mathews House	VOC	204/204A	15,370	2.9780%	44,726.70	1,437.56	46,164.26
CFC Freight	VOC	500	46,277	8.9663%	134,666.07	4,328.29	138,994.36
Drake Building	VOC	501/502	9,238	1.7899%	26,882.58	864.03	27,746.61
Resmondo Building	VOC	503/508	12,255	2.3744%	35,662.05	1,146.21	36,808.26
Peninsula Land & Title	VOC	504	20,038	3.8824%	58,310.58	1,874.15	60,184.73
Atlas Tractor Annex	VOC	505	5,959	1.1546%	17,340.69	557.35	17,898.04
Shops I @ Mill Run	VOC	205	7,314	1.4171%	21,283.74	684.08	21,967.82
Shops II @ Mill Run	VOC	206	6,825	1.3224%	19,860.75	638.34	20,499.09
Krietemeyer	VOC	207	17,458	3.3825%	50,802.78	1,632.85	52,435.63
Mercantile	VOC	208	13,716	2.6575%	39,913.56	1,282.86	41,196.42
Mill Run Playhouse	VOC	600	50,127	9.7123%	145,869.57	4,688.38	150,557.95
Lake Sumter Station	VOC	901	2,120	0.4108%	6,169.20	198.28	6,367.48
Lighthouse Bar	VOC	112	2,810	0.5444%	8,177.10	262.82	8,439.92
Oscar's Bait & Tackle	VOC	201	1,702	0.3298%	4,952.82	159.19	5,112.01
Claude Graham Boat Works (RJ Gators)	VOC	902	5,192	1.0060%	15,108.72	485.61	15,594.33
Mercury Telephone & Telegraph	VOC	904	543	0.1052%	1,580.13	50.79	1,630.92
Mojo's Fish Camp (Cody's Roadhouse)	VOC	908	7,263	1.4072%	21,135.33	679.31	21,814.64
McDowell's Feed & Seed Supply (TooJays)	VOC	917	5,853	1.1340%	17,032.23	547.43	17,579.66
Lake Sumter Pulp & Paper Co. (Barnes & Noble)	VOC	111	26,026	5.0426%	75,735.66	2,434.21	78,169.87
Stage Coach Office (Sonny's BarBQ)	VOC	916	6,388	1.2377%	18,589.08	597.47	19,186.55
Gordon's Garage	VOC		18,765	3.6358%	54,606.15	1,755.09	56,361.24
Creekside Mill	VOC		8,882	1.7209%	25,846.62	830.73	26,677.35
VOC Subtotal Building Assessable Area =			342,041	66.2715%	995,339.31	31,991.11	1,027,330.42

Lake Sumter Landing
Combined Assessment
Allocation
for the Year Ending September 30, 2019

Building Name	Ownership	Bldg #	SF Bldg	% Lake Sumter Landing	FY 18-19 CAM Assessment	FY 18-19 ROAD Assessment	FY 18-19 FINAL TOTAL Assessment
					2.91000	0.09353	3.00353
Overland Conveyance Company	VFC	506 A/B	15,898	3.0803%	46,263.18	1,486.94	47,750.12
Hammock House	VFC	506 C	30,256	5.8622%	88,044.96	2,829.84	90,874.80
The Grand Hotel	VFC	506 D	50,427	9.7704%	146,742.57	4,716.44	151,459.01
Hewitt House	VFC	506 E	13,566	2.6285%	39,477.06	1,268.83	40,745.89
West House	VFC	506 F	8,765	1.6982%	25,506.15	819.79	26,325.94
Coggins Home	VFC	507 G	10,563	2.0466%	30,738.33	987.96	31,726.29
Trolley Barn	VFC	508 H	4,547	0.8810%	13,231.77	425.28	13,657.05
Sales Storage	VFC	509	293	0.0568%	852.63	27.40	880.03
Sales Storage	VFC	510	532	0.1031%	1,548.12	49.76	1,597.88
VFC Subtotal Building Assessable Area =			134,847	26.1270%	392,404.77	12,612.24	405,017.01
Waggoner House	CFB	905	11,738	2.2743%	34,157.58	1,097.86	35,255.44
CFB Drive-Thru	CFB	911	675	0.1308%	1,964.25	63.13	2,027.38
CFB Subtotal Building Assessable Area =			12,413	2.4051%	36,121.83	1,160.99	37,282.82
		Road					
Waterfront Inn	JHM	CAM	17,712	3.4318%	51,541.92	1,656.60	53,198.52
JHM Subtotal Building Assessable Area =			17,712	3.4318%	51,541.92	1,656.60	53,198.52
Central Chiller Plant	VLS	907	2,980	0.5774%	8,671.80	278.72	8,950.52
TVLS Subtotal Building Assessable Area =			2,980	0.5774%	8,671.80	278.72	8,950.52
Kearn's Packaging & Shipping (Honest John's)	VA	110	6,128	1.1873%	17,832.48	573.15	18,405.63
VA Subtotal Building Assessable Area =			6,128	1.1873%	17,832.48	573.15	18,405.63
ASSESSMENT TOTAL =		CAM	516,121	100.0000%	1,501,912.11	48,272.81	1,550,184.92
		ROAD	516,121				

FY 2018-19 LAKE SUMTER LANDING
CAPITAL PROJECTS

LAKE SUMTER LANDING CAPITAL PROJECTS					
Account	Location	Description	Proposed	Final	Funding Source
633	Waterfront Inn	Kayak & Boat Launch	$ 46,500	$ 46,500	General R & R
	Total - 539633		$ 46,500	$ 46,500	

Total Lake Sumter Landing Capital Projects	$ 46,500	$ 46,500	

OTHER PROJECTS FUNDED BY RESERVES

LAKE SUMTER LANDING OTHER PROJECTS FROM RESERVES					
Account	Location	Description	Proposed	Final	Funding Source
462		Water Wheel Project	$ 32,000	$ 32,000	General R & R
	Total - 539462		$ 32,000	$ 32,000	
464		Plant Replacements	$ 112,000	$ 112,000	General R & R
	Total - 539464		$ 112,000	$ 112,000	

Total Lake Sumter Landing-Projects Funded By Reserves	$ 190,500	$ 190,500	

LAKE SUMTER LANDING - WORKING CAPITAL AND RESERVE BALANCES

Working Capital	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		407,471	486,312	486,312
Deposits		1,582,546	1,585,331	1,585,331
Expenditures		1,746,429	1,598,338	1,580,243
Capital Expenditures		106,103	46,500	46,500
Transfer for Roads R&R		48,273	48,273	48,273
Add: Adjustment- Actual costs *		397,100		
Ending Balance	407,471	486,312	378,532	396,627

1) FY16-17 audited ending balance includes $12,191 Hurricane Irma expenses.

2) Per June 2018 Financial Statement there has been $5,513 spent for unbudgeted Hurricane Irma expenses.

3) Unrealized gain of $146,156 in the FY17-18 beginning balance

RESERVES

General R & R	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		940,858	653,802	653,802
Deposits				
Expenditures		65,206	190,500	190,500
Less: Adjustment- Actual costs *		221,850		
Ending Balance	940,858	653,802	463,302	463,302

Villa Rds/Other Roads R&R	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		542,508	415,531	415,531
Deposits		48,273	48,273	48,273
Expenditures				
Less: Adjustment- Actual costs *		175,250		
Ending Balance	542,508	415,531	463,804	463,804

* Adjustments to actual usage of funding sources as originally designated will be made at a later date.

FY17-18 Operating Budget	$1,746,429
3 Months	$436,607
4 Months	$582,143

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Project Wide
FY 2018-19 Budget

18-19 Object Codes	30-132-50-00-000	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	SOURCES					
337400	***Transportation***	***310,808***	***355,436***	***355,436***	***266,675***	***355,569***
337405	PW SC Rd Agrmt-D5	136,222	136,223	136,223	102,166	136,222
337406	PW SC Rd Agrmt-D6	42,450	42,451	42,451	31,838	42,451
337407	PW SC Rd Agrmt-D7	73,608	73,608	73,608	55,241	73,655
337409	PW SC Rd Agrmt-D9	17,693	32,999	32,999	24,260	32,347
337410	PW SC Rd Agrmt-D10	22,778	52,097	52,097	39,627	52,836
337411	PW SC Rd Agrmt-BW	18,057	18,058	18,058	13,543	18,058
338000	***Shared Revenues From Other Loc***	***10,047,418***	***10,963,451***	***10,963,451***	***8,222,603***	***12,088,081***
338026	Project Wide Fees-Dist #5	1,615,191	1,668,639	1,668,639	1,251,480	1,693,538
338027	Project Wide Fees-Dist #6	1,792,651	1,851,725	1,851,725	1,388,795	1,879,698
338028	Project Wide Fees-Dist #7	1,141,963	1,179,668	1,179,668	884,753	1,197,929
338029	Project Wide Fees-Dist #8	1,282,327	1,325,482	1,325,482	994,114	1,344,195
338030	Project Wide Fees-Dist #9	1,434,723	1,483,355	1,483,355	1,112,519	1,526,723
338031	Proj Wide Fees-Dist #10	1,852,808	1,914,221	1,914,221	1,435,667	1,942,554
338032	Project Wide Fees Frm LSL	92,240	95,381	95,381	71,537	96,706
338054	Proj Wide Fees-Dist #11	621,614	642,459	642,459	481,845	651,547
338094	Proj Wide Fees Frm Brownwood	192,501	198,437	198,437	148,829	209,125
338095	Refund - General Fund - VCCD	21,400				
338101	Proj Wide Fees-Dist #12		604,084	604,084	453,064	1,546,066
341900	***Other General Government Chg &***	***52,911***	***6,958***	***6,958***	***168,219***	***42,263***
341905	Property Damage Reimbursemen	722			16,153	
341999	Misc Revenue	52,189	6,958	6,958	152,066	42,263
361100	***Interest***	***29,778***	***12,425***	***12,425***	***36,888***	***48,000***
361101	Int Income - CFB	1,116	175	175	2,318	3,000
361102	Int Income - Cash Equiv	28,662	12,250	12,250	34,570	45,000
361300	***Net Inc(Dec) Fair Value Invest***	***136,604***			***51,323***	
361304	FMIvT-Unrealized Gain/Loss	8,794			1,693	
361306	FLGIT-Unrealized Gain/Loss	13,922			119	
361307	LTP Unrealized Gain/Loss	113,888			49,511	
361400	***Gain or Loss on Sale of Invest***					
499995	***TOTAL REVENUE***	***10,577,519***	***11,338,270***	***11,338,270***	***8,745,708***	***12,533,913***
669900	***Budget Funding Sources***		***483,140***	***754,581***		***498,642***
669901	(Add)/Use-Working Capital		483,140	754,581		498,642
499998	***TOTAL SOURCES***	***10,577,519***	***11,821,410***	***12,092,851***	***8,745,708***	***13,032,555***

	DISBURSEMENTS					
500310	***Professional Services***	***806,679***	***926,495***	***926,495***	***587,359***	***977,281***
539311	Management Fees	422,978	448,426	448,426	336,322	485,849
539312	Engineering Services	117,834	43,200	43,200	70,994	40,000
514313	Legal Services	7,004			5,680	
539318	Technology Services	13,114	13,567	13,567	10,174	10,315
539319	Other Professional Services	245,749	421,302	421,302	164,189	441,117
500340	***Other Contractual Services***	***41,617***	***16,482***	***16,482***	***35,398***	***37,940***
539343	Systems Management Support	41,512	16,482	16,482	27,785	37,940
539349	Misc Contractual Services	105			7,613	
500430	***Utilities Services***	***943,980***	***1,158,894***	***1,158,894***	***856,018***	***1,425,194***
539431	Electricity	579,587	657,894	657,894	458,779	687,930
539434	Irrigation Water	359,321	500,000	500,000	396,052	737,264
539435	Irrigation Phones	5,072	1,000	1,000	1,187	
500440	***Rentals & Leases***		***1,000***	***1,000***		***1,000***
539442	Equipment Rental		1,000	1,000		1,000

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Project Wide
FY 2018-19 Budget

18-19 Object Codes	30-132-50-00-000	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
500460	***Repairs & Maintenance Services***	***8,287,532***	***9,369,115***	***9,594,177***	***6,837,108***	***10,304,198***
539461	Equipment Maintenance	88	1,600	1,600		1,600
539462	Building/Structure Maintenan	617,413	336,777	336,777	179,125	509,171
539463	Landscape Maint.- Recurring	5,014,788	5,341,287	5,341,287	3,538,405	5,684,656
539464	Landscape Maint.-Non-Recurri	55,783	450,000	675,062	272,884	200,000
539468	Irrigation Repair	182,882	185,146	185,146	62,529	228,452
539469	Other Maintenance	2,416,578	3,054,305	3,054,305	2,784,165	3,680,319
500470	***Printing & Binding***	***52***	***500***	***500***	***179***	***500***
539471	Printing & Binding	52	500	500	179	500
500490	***Other Current Chg & Obligation***	***353***				
539493	Permits & Licenses	353				
500520	***Operating Supplies***	***24,727***	***6,300***	***6,300***	***3,884***	***5,800***
539522	Operating Supplies	2,593	4,500	4,500	1,777	4,000
539524	Non-Capital FF&E		1,800	1,800	2,107	1,800
539525	Non-Capital Hardware/Softwar	22,134				
500600	***Capital Outlay***	***12,375***	***342,624***	***389,003***	***288,868***	***280,642***
539633	Infrastructure	12,375	260,139	306,518	182,918	280,642
539642	Capital FF&E		82,485	82,485	105,950	
599999	***TOTAL DISBURSEMENTS***	***10,117,315***	***11,821,410***	***12,092,851***	***8,608,814***	***13,032,555***

PROJECT WIDE FUND
Adjustments since Proposed Budget
FY2018-19

Revenues

- **338:** Project Wide Fees decreased $1,548,246 due to final cost allocations
- **341/361:** Misc Revenue and Interest Income increased $51,500 as a result of updated information.
- **669901:** Working Capital usage of $280,642 for capital outlay and $218,000 for allocation reduction per PWAC direction.

Proposed Budget	**$14,030,659**
Shared Revenues from Other	-1,548,246
Misc Revenue	35,000
Interest Income	16,500
Working Capital	498,642
Final Budget	**$13,032,555**

Expenditures

- **311/318**: Management Fees and Technology Services - decreased $11,350 due to final cost allocation adjustments
- **431**: Electricity decreased $195,280 due to City of Wildwood is responsible for D12 street lighting costs along with updated information.
- **462**: Building/Structure Maintenance – increased $94,000 for water features and wayfinding signage
- **434/463/464/468/469**: Irrigation Water, Landscape Maintenance- Recurring, Landscape Maintenance Non-Recurring, Irrigation Repair, and Other Maintenance –decreased $885,474 due to additional information, determination of responsibilities and identified landscape levels.

Proposed Budget	**$14,030,659**
Management Fees	-7,420
Technology Services	-3,930
Electricity	-195,280
Irrigation Water	-45,413
Building/Structure Maintenance	94,000
Landscape Maintenance Recurring	-381,465
Landscape Maint Non-Recurring	-293,260
Irrigation Repair	-30,000
Other Maintenance	-135,336
Final Budget	**$13,032,555**

FY 2018-19
PROJECT WIDE
CAPITAL PROJECTS

PROJECT WIDE CAPITAL PROJECTS					
Account	Location	Description	Proposed	Final	Funding Source
633	Morse Blvd by Mallory CC	Fence Replacement	$ 60,642	$ 60,642	Working Capital
633	Emergency Overflows System	Pipe Rehabilitation	$ 50,000	$ 50,000	Working Capital
633	SWCA Stormwater Transfer System D-22-1	Pipe Rehabilitation	$ 20,000	$ 20,000	Working Capital
633	SWCA Stormwater Transfer System 2 & 3	Pipe Rehabilitation	$ 40,000	$ 40,000	Working Capital
633	VWCA Pipe Transmission	Pipe Rehabilitation	$ 75,000	$ 75,000	Working Capital
633	Mariposal Way/Morse Drainage	Drainage Improvements-Sump Pump	$ 35,000	$ 35,000	Working Capital
	Total - 539633		$ 280,642	$ 280,642	
Total Project Wide Capital Projects			**$ 280,642**	**$ 280,642**	

PROJECT WIDE - WORKING CAPITAL AND RESERVE BALANCES

Working Capital	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		4,717,736	3,963,155	3,963,155
Deposits		11,338,270	14,030,659	12,533,913
Expenditures		11,028,786	13,256,757	12,551,913
Plant Replacements Non-Recurring		675,062	493,260	200,000
Capital Expenditures		389,003	280,642	280,642
Ending Balance	4,717,736	3,963,155	3,963,155	3,464,513

1) FY16-17 audited ending balance includes $116,360 Hurricane Irma expenses.

2) Per June 2018 Financial Statement there has been $253,251 spent for unbudgeted Hurricane Irma expenses.

3) Unrealized gain of $451,981 is not included in FY17-18 beginning balance

RESERVES

General R&R	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		2,112,220	2,112,220	2,112,220
Deposits				
Expenditures				
Ending Balance	2,112,220	2,112,220	2,112,220	2,112,220

FY17-18 Operating Budget	11,703,848
3 Months	2,925,962
4 Months	3,901,283

PROJECT WIDE FUND
ALLOCATION SCHEDULE
FY2018-19 FINAL BUDGET

	TOTALS	ALLOCATED COSTS									
		LAKE SUMTER LANDING	Brentwood	DISTRICT #5	DISTRICT #6	DISTRICT #7	DISTRICT #8	DISTRICT #9	DISTRICT #10	DISTRICT #11	DISTRICT #12
Project Wide Revenues											
Sumter Landing	$ 96,706	96,706									
Brentwood	209,125		$ 209,125								
District 5	1,693,538			1,693,538							
District 6	1,879,698				1,879,698						
District 7	1,197,929					1,197,929					
District 8	1,344,195						1,344,195				
District 9	1,526,723							1,526,723			
District 10	1,942,554								1,942,554		
District 11	651,547									651,547	
District 12	1,546,086										1,546,086
Interest Income	48,000										
Misc. Revenues											
District 7 Grant Appurtenant Easement	2,737										
District 9 Grant Appurtenant Easement	3,288										
Laural Manor POA - Signage & Landscape Maint Agreement	1,240										
LSL Outer Properties	35,000										
Sumter County ROW	355,569										
Working Capital Usage	286,642										
Total Revenues	$ 13,032,555	$ 96,706	$ 209,125	$ 1,693,538	$ 1,879,698	$ 1,197,929	$ 1,344,195	$ 1,526,723	$ 1,942,554	$ 651,547	$ 1,546,086
Project Wide Expenses											
Management Fee	$ 485,849	3,887	9,406	68,067	75,550	48,148	54,028	61,369	78,078	26,187	62,140
Engineering Services	40,000	320	892	5,604	6,220	3,964	4,446	5,052	6,428	2,156	5,116
Technology Services	10,315	83	176	1,445	1,604	1,022	1,147	1,303	1,658	556	1,319
Other Professional Svs.	441,117	3,529	7,631	61,800	68,594	43,715	49,052	55,713	70,858	23,776	56,419
Systems Management Support	37,840	304	658	5,315	5,900	3,760	4,219	4,792	6,097	2,045	4,853
Utilities (Electric, Irrigation water/phones)	1,425,194	11,402	24,656	199,870	221,818	141,237	158,482	180,002	229,029	76,848	182,292
Equipment Rental	1,000	8	17	140	156	99	111	126	161	54	128
Equipment Maintenance	1,600	13	28	224	249	159	178	202	257	86	205
Building/Hutes/Nature Maintenance	909,171	4,073	8,809	71,335	79,178	50,460	56,629	64,306	81,824	27,444	65,123
Landscape Maintenance - Recurring	5,664,856	45,477	98,345	796,420	883,564	563,349	632,134	717,979	913,524	306,403	727,068
Landscape Maintenance - Non-Recurring	200,000	1,600	3,460	28,020	31,100	19,820	22,240	25,260	32,140	10,780	25,580
Irrigation Repair	226,452	1,826	3,952	32,006	35,524	22,640	25,404	28,853	36,712	12,314	29,219
Other Misc Maintenance	3,680,319	29,443	63,670	515,613	572,290	364,720	409,251	464,824	591,427	198,389	470,713
Printing & Binding/Misc. Current Charges	500	4	9	70	78	50	56	63	80	27	64
Operating Supplies	4,000	32	69	560	622	398	445	505	643	216	512
Non-Capital FF&E	1,800	14	31	252	280	178	200	227	289	97	230
Non-Capital Hardware/Software	-	-	-	-	-	-	-	-	-	-	-
Capital	280,642	2,245	4,855	39,318	43,640	27,812	31,207	35,446	45,099	15,127	35,894
Total Expenditures	$ 13,037,555	104,262	$ 225,489	$ 1,825,859	$ 2,026,555	$ 1,291,526	$ 1,448,220	$ 1,648,010	$ 2,094,332	$ 702,455	$ 1,666,665
LESS: Interest Income	48,000	384	830	6,725	7,464	4,757	5,338	6,082	7,714	2,587	6,139
LESS: Kiosk/Square Rental	-	-	-	-	-	-	-	-	-	-	-
LESS: Dist 7 Grant Appurtenant Easement	2,737	22	47	383	426	271	304	346	440	148	350
LESS: Dist 9 Grant Appurtenant Easement	3,288	26	57	460	511	326	365	415	528	177	421
LESS: LM POA - Signage & Landscape Maint Agreement	1,240	10	21	174	193	123	138	157	199	67	159
LESS: LSL Outer Properties	35,000	280	605	4,904	5,443	3,469	3,892	4,421	5,625	1,887	4,477
LESS: Sumter County ROW	355,569	2,845	6,151	49,815	55,291	35,237	39,539	44,906	57,140	19,165	45,477
LESS: General Fund Reserve	-	-	-	-	-	-	-	-	-	-	-
LESS: Working Capital Usage - Capital Projects	280,642	2,245	4,855	39,318	43,640	27,812	31,207	35,446	45,099	15,127	35,894
LESS: Working Capital Usage	218,000	1,744	3,771	30,542	33,899	21,604	24,242	27,533	35,033	11,750	27,882
Total Allocation	$ 12,089,081	96,706	209,125	$1,693,538	$1,879,698	$1,197,929	$1,344,195	$1,526,723	$1,942,554	651,547	$1,546,086
		95,381	199,437	1,668,639	1,851,735	1,179,868	1,325,482	1,483,356	1,914,221	642,459	604,084
		1,325	10,688	24,899	27,973	18,261	18,713	43,366	28,333	9,088	941,982
		1.4%	5.4%	1.5%	1.5%	1.5%	1.4%	2.9%	1.5%	1.4%	155.9%
Acreages:		LSL	Brentwood	5	6	7	8	9	10	11	12
Assessable Acres	9,264.48										
Percentages	100.00%										

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Fitness Center - Summary
FY 2018-19 Budget

18-19 Object Codes	30-434	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
	SOURCES					
338000	*Shared Revenues From Other Loc*	*17,500*				
338095	Refund - General Fund - VCCD	17,500				
341900	*Other General Government Chg &*	*451*			*711*	
341999	Misc Revenue	451			711	
347200	*Parks & Recreation*	*831,144*	*890,000*	*890,000*	*641,326*	*828,000*
347217	Merchandise/T-S	301			175	
347223	Laurel Manor Fitness Members	226,951	220,000	220,000	169,332	220,000
347224	Colony Cottage Fitness Membe	220,665	240,000	240,000	170,170	220,000
347227	SeaBreeze Fitness Members	250,636	270,000	270,000	189,286	250,000
347238	Rohan Fitness Members	132,505	100,000	100,000	108,379	130,000
347239	Fenney Fitness Members	86	60,000	60,000	3,984	8,000
361100	*Interest*	*13,544*	*5,400*	*5,400*	*19,855*	*16,300*
361101	Int Income - CFB	590	100	100	1,316	1,300
361102	Int Income - Cash Equiv	12,954	5,300	5,300	18,539	15,000
361300	*Net Inc(Dec) Fair Value Invest*	*62,560*			*23,641*	
361304	FMIvT-Unrealized Gain/Loss	3,812			734	
361306	FLGIT-Unrealized Gain/Loss	6,179			53	
361307	LTP Unrealized Gain/Loss	52,569			22,854	
361400	*Gain or Loss on Sale of Invest*					
365000	*Sales or Surplus Material & Sc*	*2,139*				
365001	Sales of Surplus Material &	2,139				
499995	*TOTAL REVENUE*	*927,338*	*895,400*	*895,400*	*685,533*	*844,300*
669900	*Budget Funding Sources*		*5,912*	*19,475*		*431,526*
669901	(Add)/Use-Working Capital		5,912	19,475		431,526
499998	*TOTAL SOURCES*	*927,338*	*901,312*	*914,875*	*685,533*	*1,275,826*
	DISBURSEMENTS					
500310	*Professional Services*	*339,191*	*351,178*	*351,178*	*262,898*	*396,576*
575311	Management Fees	335,089	346,800	346,800	260,100	374,432
575318	Technology Services	1,383	1,250	1,250	938	18,564
575319	Other Professional Services	2,719	3,128	3,128	1,860	3,580
500340	*Other Contractual Services*	*55,775*	*76,073*	*76,073*	*36,225*	*92,247*
575341	Janitorial Services	41,840	61,583	61,583	26,922	77,883
575343	Systems Management Support	13,935	14,490	14,490	9,303	14,364
500410	*Comm.& Freight Service*	*7,195*	*17,116*	*17,116*	*5,450*	*17,759*
575411	Telephone	1,702	9,873	9,873	1,084	9,873
575413	Cable	5,493	7,243	7,243	4,366	7,886
500430	*Utilities Services*	*26,385*	*45,179*	*45,179*	*19,630*	*37,339*
575431	Electricity	23,129	33,229	33,229	16,836	28,729
575432	Natural Gas	517	4,229	4,229	1,186	2,433
575433	Water & Sewer	1,209	4,765	4,765	828	3,426
575434	Irrigation Water	736	1,718	1,718	444	1,525
575436	Solid Waste	794	1,238	1,238	336	1,226
500460	*Repairs & Maintenance Services*	*81,755*	*168,413*	*168,413*	*64,686*	*190,222*
575461	Equipment Maintenance	51,044	92,680	92,680	39,014	92,680
575462	Building/Structure Maintenan	15,440	49,285	49,285	9,668	63,685
575463	Landscape Maint.- Recurring	12,160	22,745	22,745	15,140	22,221
575464	Landscape Maint.-Non-Recurri	1,099	1,504	1,504		6,298
575468	Irrigation Repair	348	374	374	82	568
575469	Other Maintenance	1,664	1,825	1,825	782	4,770
500470	*Printing & Binding*	*1,456*	*8,100*	*8,100*	*2,506*	*8,100*
575471	Printing & Binding	1,456	8,100	8,100	2,506	8,100
500490	*Other Current Chg & Obligation*	*18,968*	*31,575*	*31,575*	*15,233*	*31,575*
575491	Bank Charges	18,917	30,675	30,675	15,237	30,675
575494	Overage & Shortage	45			(4)	
575499	Misc Current Charges	6	900	900		900

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Fitness Center - Summary
FY 2018-19 Budget

18-19 Object Codes	30-434	2016-17 Actual	2017-18 Original Budget	2017-18 Amended Budget	2017-18 9-Month Actual	2018-19 Final Budget
500510	*Office Supplies*	*664*	*4,500*	*4,500*	*572*	*4,500*
575511	Office Supplies	664	4,500	4,500	572	4,500
500520	*Operating Supplies*	*66,669*	*99,178*	*112,741*	*30,497*	*397,508*
575522	Operating Supplies	21,323	46,200	46,200	15,851	46,200
575523	Recreation Supplies	154	2,250	2,250		2,250
575524	Non-Capital FF&E	44,341	45,000	58,563	14,646	344,256
575525	Non-Capital Hardware/Softwar	851	5,728	5,728		4,800
500600	*Capital Outlay*					
500900	*Other Uses*	*75,000*	*100,000*	*100,000*	*75,004*	*100,000*
575911	Trans to Gen R&R	75,000	100,000	100,000	75,004	100,000
599999	*TOTAL DISBURSEMENTS*	*673,058*	*901,312*	*914,875*	*512,701*	*1,275,826*

SL Fitness
Adjustments since Proposed Budget
FY 2018-19

EXPENDITURES

- **311**: Management Fees - decreased $7,048 due to final cost allocation adjustments
- **318**: Technology Services Fees – increased $17,250 due to final cost allocation adjustments.

Proposed Budget	**$1,265,624**
Management Fees	-7,048
Technology Services	17,250
Final Budget	**$1,275,826**

SL FITNESS - WORKING CAPITAL AND RESERVE BALANCES

Working Capital	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		2,809,738	2,790,263	2,790,263
Deposits		895,400	844,300	844,300
Expenditures		814,875	1,165,624	1,175,826
Transfer to General R & R		100,000	100,000	100,000
Ending Balance	2,809,738	2,790,263	2,368,939	2,358,737

***Unrealized Gain of $150,941 not included in FY17-18 actuals

RESERVES

General R&R	2016-17 Actual (Per FY16-17 Audit)	2017-18 Amended Budget	2018-19 Proposed Budget	2018-19 Final Budget
Beginning Balance		464,505	564,505	564,505
Deposits		100,000	100,000	100,000
Expenditures				
Ending Balance	539,505	564,505	664,505	664,505

FY17-18 Operating Budget	$814,875
3-Month	$203,719
4-Month	$271,625

ACCOUNTANT'S CERTIFIED STATEMENT OF OPERATION

The annual budgets of the Village Center Community Development District and the Sumter Landing Community Development District are subject to an annual independent audit.

Attached as **Exhibit E** are the audited financial statements for the Village Center Community Development District and the Sumter Landing Community Development District for the year ending September 30, 2017 with an independent auditor's report.

EXISTING COMMERCIAL OR PROFESSIONAL TENANTS

This Offering Plan does not include any commercial or professional space.

INTERIM LEASES

The Sponsor is selling residences under this Offering Plan. The Sponsor does not presently plan to rent any residences in the Community.

PROCEDURE TO PURCHASE

In order to purchase a residence in The Villages, Purchasers will enter into a "Purchase Agreement" with the Sponsor. The Purchaser may purchase a residence that is already constructed, or may Purchase a Lot and select the model of Home that they wish to be constructed on the Lot.

Purchase of an existing Home

Upon signing the Purchase Agreement, if the buyer is purchasing an existing residence, he/she will put down an initial deposit in an amount to be specified in the Purchase Agreement.

Purchase of a Lot and residence to be constructed

In the event that a Purchaser purchases a Lot, the Purchaser will execute a separate Home Sales Addendum, which may contain additional information and details regarding the residence to be constructed. Purchasers are not permitted to select their own builder. The Home will be constructed by a builder to be selected by the Sponsor.

If purchasing a Lot, the Purchaser will make an initial deposit at the signing of the Purchase Agreement and shall make an additional deposit by a designated date. The deposit amounts and the due date of the second deposit shall be specified in the Purchase Agreement. The purchase of a Lot may be subject to an additional Lot premium which will be specified in the Purchase Agreement. At the time that the Purchaser executes the Home Sales Addendum, he/she must make a deposit in the amount of twenty percent (20%) of the total purchase price of the Home, less the deposits already made by the Purchaser.

Closing

Closing is scheduled by the Sponsor. If purchasing an existing Home, closing typically takes place approximately thirty (30) days from the date the Purchase Agreement is entered into. For Purchasers purchasing a Lot with a residence to be built, the closing date shall be set by the Sponsor at the time the Home is selected based on the builder's construction time table for the Home selected.

At Closing, the Purchaser's deposit(s) is delivered or credited to the Sponsor as part of the total purchase price of the residence. At Closing, documentary stamps on the Warranty Deed, building permit costs, impact fees, if applicable, water/wastewater fee, contributions in aid of construction for utilities, mailbox fees and the cost of recording the deed shall be paid by the Sponsor. Purchaser shall be responsible for all other costs and expenses associated with closing, including but not limited to any and all financing costs and expenses associated with Purchaser's financing for the purchase of the Property, title insurance, prorated taxes, the monthly Amenities Fee and prorated annual bond and maintenance assessments to the applicable Numbered CDD.

Escrow

The Escrow Agent:

The law firm of *McLin & Burnsed PA*, with an address at 1000 W. Main Street, Leesburg, Florida 34748, shall serve as escrow agent ("Escrow Agent") for Sponsor and Purchaser. Attorneys who can authorize the withdrawal of funds from this escrow account are any partner of the Escrow Agent that is authorized to act and execute documents on the Escrow Agent's behalf. Such attorneys have submitted themselves to the jurisdiction of the laws of the state of New York. Neither the Escrow Agent nor any authorized signatories on the account are the Sponsor, Selling Agent, Managing Agent, or any principal thereof, or have any beneficial interest in any of the foregoing. The Escrow Agent shall only be responsible for and have a fiduciary duty to the parties relating to Deposits (which are good funds) actually delivered to Escrow Agent.

The Escrow Account:

The Escrow Agent has established the escrow account at Bank of America, a bank doing business in the state of New York, at its branch located at 401 N. 14th Street, Leesburg, Florida 34748. The Escrow Agent has established the escrow account at SunTrust Bank located at 1341 Griffin Road, Leesburg, Florida 34748. ("Escrow Account"). The Escrow Account is numbered 1000168982618 and is federally insured by the FDIC at the maximum amount of two hundred fifty thousand dollars ($250,000) per deposit. Any deposit in excess of two hundred fifty thousand ($250,000) will not be federally insured.

All deposits received by Purchaser shall be in the form of Purchaser checks or wire transfers and shall be made payable to or endorsed by the Purchaser to the order of the Escrow Agent. Purchaser's funds will not be accepted by the Bank until such time as the Purchaser has presented Escrow Agent with a valid IRS Form W9.

All Deposits received by Purchaser shall be in the form of purchaser checks or wire transfers and shall be made payable to or endorsed by the Purchaser to the order of the Escrow Agent. Any Deposits made for upgrades, extras, or custom work at the time of entering into the Purchase Agreement shall be initially deposited into the Escrow Account, and released in accordance to the terms of a written agreement between Purchaser and Seller. Any payments not part of the Purchase Agreement for such items will be between Purchaser and Seller pursuant to a separate written agreement, if any.

The account will be an IOTA Account established pursuant to Section 5-1(g) of the Rules and Regulations of the Florida Bar where interest inures to the benefit of the Florida Bar Foundation as a result of the fact that the nominal interest that could be earned on such Deposits would not be in excess of the costs to secure such income. No fees of any kind may be deducted from the Escrow Account, and the Seller shall bear all costs associated with the maintenance of the Escrow Account.

Within five (5) business days after the Purchase Agreement has been tendered to Escrow Agent along with the Deposit (in good funds), the Escrow Agent shall sign the New York Addendum to the Purchase Agreement and place the Deposit into the Escrow Account. With ten (10) business days of the placing the deposit in the Escrow Account, Escrow Agent shall provide written notice to Purchaser and Seller, confirming the Deposit. The notice shall provide the account number and the fact that the funds are in an IOTA Account for which the Purchaser will not earn interest. The Escrow Agent is obligated to send notice to the Purchaser once the Deposit is placed in the Escrow Account. The notice shall be deemed

delivered when sent. If the Purchaser does not receive notice of such deposit within fifteen (15) business days after tender of the Deposit, he or she may cancel the Purchase Agreement within ninety (90) days' after tender of the Purchase Agreement and Deposit to Escrow Agent. Complaints concerning the failure to honor such cancellation requests may be referred to the New York State Department of Law, Real Estate Finance Bureau, 28 Liberty Street, 21st Floor New York, NY 10005-1495. Rescission shall not be afforded where proof satisfactory to the Attorney General is submitted establishing that the Deposit was timely placed in the Escrow Account in accordance with the New York State Department of Law's regulations concerning Deposits and requisite notice was timely mailed to the Purchaser.

No fees of any kind may be deducted from the Escrow Account, and the Sponsor shall bear all costs associated with the maintenance of the Escrow Account.

The Purchase Agreement:

The Purchase Agreement attached as Exhibit A in Part II of the Amended and Restated Plan. Since this Offering Plan is for an out-of-state Property, the Purchase Agreement has a specific New York Addendum that includes provisions relevant to New York Purchasers that are separate and distinct from obligations to residents of other jurisdictions. The relevant escrow trust fund provisions are included in a New York Addendum to the Purchase Agreement which will be executed the Escrow Agent and a copy of which will be returned to the Purchaser at the address set forth on the Purchase Agreement with a notice of receipt and deposit of the Purchaser's deposit (**Exhibit B**).

Notification to Purchaser:

Within five (5) business days after the Purchase Agreement has been tendered to Escrow Agent along with the Deposit and IRS Form W9, the Escrow Agent shall sign the New York Addendum to the Purchase Agreement and place the Deposit into the Escrow Account. With ten (10) business days of the placing the deposit in the Escrow Account, Escrow Agent shall provide written notice to Purchaser and Sponsor, conforming the Deposit. The notice shall provide the account number and the initial interest rate to be earned on the deposit. Any deposits made for upgrades, extras, or custom work that are initially deposited into the Escrow Account shall be released in accordance to the terms of a written agreement between Purchaser and Sponsor.

The Escrow Agent is obligated to send notice to the Purchaser once the Deposit is placed in the Escrow Account. The notice shall be deemed delivered when sent. If the Purchaser does not receive notice of such deposit within fifteen (15) business days after tender of the deposit, he or she may cancel the Purchase

Agreement within ninety (90) days after tender of the Purchase Agreement and Deposit to Escrow Agent. Complaints concerning the failure to honor such cancellation requests may be referred to the New York State Department of Law, Real Estate Finance Bureau, 28 Liberty Street, 21st Floor New York, NY 10005-1413 Rescission shall not be afforded where proof satisfactory to the Attorney General is submitted establishing that the deposit was timely placed in the Escrow Account in accordance with the New York State Department of Law's regulations concerning Deposits and requisite notice was timely mailed to the Purchaser.

Release of Funds:

All Deposits, except for advances made for upgrades, extras, or custom work received in connection with the Purchase Agreement, are and shall continue to be the Purchaser's money, and may not be comingled with any other money or pledged or hypothecated by Sponsor, as per GBL § 352-h.

Under no circumstances shall Sponsor seek or accept release of the Deposit of a defaulting Purchaser until after consummation of the Plan, as evidenced by the acceptance of an effectiveness amendment by the New York State Department of Law. Consummation of the Plan does not relieve the Sponsor of its obligations pursuant to GBL §§ 352-3(2-b) and 352-h.
The Escrow Agent shall release the deposit if so directed:

(a) pursuant to terms and conditions set forth in the Purchase Agreement and New York Addendum upon closing of title to the Property being purchased and delivery to Escrow Agent of a completed Settlement Statement signed by Sponsor and Purchaser; or

(b) in a subsequent writing signed by both Sponsor and Purchaser; or

(c) by a final, non-appealable order or judgment of a court.

If the Escrow Agent is not directed to release the deposit pursuant to paragraphs (a) through (c) above, and the Escrow Agent receives a request by either party to release the deposit, then the Escrow Agent must give both the Purchaser and Sponsor prior written notice of not fewer than thirty (30) days before releasing the deposit. If the Escrow Agent has not received notice of objection to the release of the deposit prior to the expiration of the thirty (30) day period, the deposit shall be released and the Escrow Agent shall provide further written notice to both parties informing them of said release; provided however, if the Escrow Agent cannot contact either the Sponsor or the Purchaser for any reason whatsoever, or does not know of their whereabouts or their continued existence and/or operation of a business, then the Escrow Agent may continue to hold such funds

until such time as it receives written permission signed by both parties or other directions on where to release such deposit. Escrow Agent shall incur no liability whatsoever for failure to release and/or disburse such funds held in Escrow prior to written instructions by both Sponsor and Purchaser or by waiting for a final, no-appealable order or judgment of a court. If the Escrow Agent receives a written notice from either party objecting to the release of the Deposit within said thirty (30) day period, the Escrow Agent shall continue to hold the Deposit until otherwise directed pursuant to paragraphs (a) through (c) above. Notwithstanding the foregoing, the Escrow Agent shall have the right at any time, but not the obligation, to deposit the deposit contained in the Escrow Account with the clerk of the county where the Property is located and shall give written notice to both parties of such deposit. Upon depositing the deposit with the clerk, the Escrow Agent shall be released from all further liability under the Escrow Agreement and both Sponsor and Purchaser will indemnify and hold Escrow Agent harmless and free of any costs or expense including all attorneys' fees and costs that may be incurred in depositing such funds with the Clerk. To the extent that the Escrow Agent is required to file a formal Interpleader with a court of competent jurisdiction in order to deposit the deposit with the Clerk, all costs and expenses, including attorneys' fees shall be the obligation of the Sponsor and the Purchaser and the Court may pay such fees and costs due to the Escrow Agent from the deposit deposited with the Clerk.

The Sponsor shall not object to the release of the deposit to:

(a) a Purchaser who timely rescinds in accordance with an offer of rescission contained in the Plan or an Amendment to the Plan; or

(b) all Purchasers after an Amendment abandoning the Plan is accepted for filing by the Department of Law.

The Department of Law may perform random reviews and audits of any records involving the Escrow Account to determine compliance with all applicable statutes and regulations.

Waiver Void:

Any provision of any Purchase Agreement or separate agreement, whether oral or in writing, by which a Purchaser purports to waive or indemnify any obligation of the Escrow Agent holding any Deposit in trust, except for the indemnification provisions contained herein, is absolutely void. The provisions of the Attorney General's regulations and GBL §§ 352-e(2-b) and 352-h concerning escrow trust funds shall prevail over any conflicting or inconsistent provisions in the Purchase Agreement, Plan, or any amendment thereto.

Additional Important Provisions of the Residence Purchase Contract

In addition to the information disclosed above, the following are also important matters regarding the purchase of a Property in The Villages:

- In the event a buyer defaults under the Purchase Agreement, fails or refuses to select a Home as provided in the Purchase Agreement, or otherwise terminates the Purchase Agreement, then the Purchase Agreement shall be terminated and all monies paid under it and under any separate agreement shall be retained by the Sponsor as liquated damages. The amount retained by the Sponsor may be in excess of ten percent (10%) of the purchase price, and this fact has been disclosed as a special risk.

- The Community was first registered in New York in 1988, and closings had already occurred in the Community at that time.

- The Sponsor must make a written demand for payment after default at least thirty (30) days before forfeiture of the deposit may be declared.

- At Sponsor's option, Purchasers who have received the Offering Plan and all filed amendments will be afforded:

    1. not fewer than seven (7) days after delivering an executed Purchase Agreement together with the required deposit to rescind the Purchase Agreement and have the full deposit refunded promptly. The Purchaser must either personally deliver a written notice of rescission to the Sponsor or Selling Agent within the seven (7) day period or mail the notice of rescission to the Sponsor or Selling Agent and have the mailing post marked within the seven (7) day period; or

    2. not fewer than three (3) business days to review the Offering Plan and all filed amendments prior to executing a Purchase Agreement.

- The risk of loss from fire or other casualty remains with the Sponsor unless and until legal title to the Home has been conveyed to the Purchaser.

- A complete copy of the Land Purchase Agreement and Home Sales Addendum, a complete copy of a Purchase Agreement for a completed Home, and a complete copy of the New York Addendum are attached as **Exhibit A** to this Offering Plan.

- The purchase of a residence in The Villages is not contingent on the Purchaser obtaining financing, and this fact has been disclosed as a special risk.

- As set forth in the Purchase Agreement, Purchasers of a Residence in The Villages many not sell, convey, or transfer their Residence for a period of one (1) year following the closing of their transaction (the "No Sale Period"). In the event the Purchaser sells, conveys, or transfers their Residence during the No Sale Period, the Purchaser must forfeit any and all profits from such sale to the Sponsor. Profits are defined as the gross sales proceeds from any sale during the No Sale Period, less the gross purchase price from their original purchase. The Sponsor reserves the right to make exceptions for hardships such as death, in Seller's solid discretion on a case-by-case basis. The No Sale Period clause of the Purchase Agreement is subordinate to the interest of any mortgagee, and shall survive the closing of the transaction governed by the Purchase Agreement. The No Sale Period has been disclosed as a special risk.

- Any conflict between this Offering Plan and the Purchase Agreement will be resolved according to the terms of the Offering Plan.

- The Purchase Agreement and Offering Plan do not contain, and may not be modified to contain, a provision waiving Purchaser's rights or abrogating Sponsor's obligations under article 23-A of the General Business Law.

- Typically, within ten (10) days after a Purchaser delivers an executed contract of sale together with the required deposit, the Sponsor must either accept the contract and return a fully executed counterpart to the Purchaser or reject the contract and refund the full deposit previously tendered.

- The Sponsor will not permit the assignment or transfer of Purchase Agreements without the Sponsor's written consent.

Financing For Qualified Purchasers

Residences and Lots in The Villages are being sold for cash. The Sponsor is not providing any financing to Purchasers. Purchasers may finance their Purchase from any other source of their choosing. Financing for qualified Purchasers may be available from local lenders. Citizens First Bank is an

affiliate of the Developer and may offer Fannie Mae loans to prospective Purchasers. Such loans would be at current market rates.

TERMS OF SALE

New York law requires the Sponsor to give the following information regarding Terms of Sale:

- The Sponsor constructs the recreational facilities and deeds them to a governing Community Development District. Before the Sponsor conveys the facilities, it is obligated to repair any damage from a casualty or other cause.

- The Community Development District issues Special Assessment Revenue Bonds to finance Community infrastructure. Generally, Community Development Districts assess each Property Owner a yearly capital debt service assessment to pay back those bonds. In the case of the Community Development District a significant portion of this capital assessment will be prepaid by the Sponsor at the time that the infrastructure is conveyed to the Community Development District by the Sponsor.

- Each neighborhood in The Villages is subject to its own Declaration of Restrictions. Each neighborhood's Declaration will be recorded in the public records of Sumter, Marion, or Lake County, depending upon the location of the neighborhood, prior to the first conveyance of title to a Home or Lot in each neighborhood.

- The Real Property Transfer Gains Tax is not applicable to the Sponsor of The Villages because this is an out-of-state filing for the Sponsor.

RIGHTS AND OBLIGATIONS OF THE SPONSOR AS STIPULATED UNDER NEW YORK LAW

New York law requires the Sponsor to undertake the following obligations under this Offering Plan:

1. The Sponsor is obligated to defend any suits or proceedings arising out of Sponsor's acts or omissions and to indemnify the Home or Lot Owners. Since there is no Property owned by any master Home Owners association, the Sponsor is not obligated to indemnify any Board of

Directors, nor is the Sponsor obligated to indemnify the Board of Supervisors of the Community development districts since such districts are independent, special purpose governmental entities.

2. All representations under this Offering Plan and all obligations pursuant to the General Business Law and such additional obligations under the Offering Plan which are to be performed subsequent to the closing date will survive the delivery of the deed.

3. The Sponsor will not disclaim liability for failure to perform any obligation imposed by statute or regulation. The Offering Plan will not include any financial limitation on Sponsor's liability for failure to perform its obligations under the Offering Plan.

4. Construction is already underway for the residences in The Villages. There is no minimum number of Homes that the Sponsor is obligated to improve or construct. As of the date of this Offering Plan, approximately fifty nine thousand (59,000) residences have been constructed in The Villages. Additional sections of The Villages will continue to be constructed as dictated by market demand. As additional sections of The Villages are developed, it will construct the recreational facilities and convey them to the applicable Community Development District, which will own and maintain the facilities.

5. The Sponsor will construct the recreational facilities for additional sections of The Villages as they are developed.

6. The Sponsor agrees to pay for the authorized and proper work involved in the construction, establishment and sale of all recreational facilities that will ultimately be transferred to the applicable Community Development District and will cause all mechanics' liens with respect to such construction to be promptly discharged or bonded.

7. The Sponsor has recorded the Declaration of Restrictions for each Subdivision prior to closing title to the first Home or Lot in each Subdivision. As new Subdivisions are platted and developed, the Sponsor will record the Declaration of Restrictions for each new Subdivision. There are no permanent mortgages or construction loan mortgages on any Property in The Villages owned by the Sponsor. The Sponsor will complete construction of all infrastructure improvements serving a Residence which are vital to the health and safety of a Purchaser prior to the closing of a Residence. The infrastructure improvements in the Subdivision being offered pursuant to this Offering Plan are complete.

8. The Sponsor is obligated to procure fire and casualty insurance for the recreational facilities while they are in the Sponsor's control. After the recreational facilities have been conveyed to the Community Development Districts, the Sponsor has no further obligations to procure or maintain such insurance.

9. In the event of the dissolution or liquidation of the Sponsor or the transfer of three (3) or more Homes or Lots to a Purchaser who is not purchasing for occupancy by the Purchasers or one or more members of his or her immediate family, the principals of the Sponsor will provide financially responsible entities or individuals who as the time of engaging in sales activity will assume the status and all of the obligations of the Sponsor for those transferred Homes or Lots under the Offering Plan, applicable laws or regulations. If the original Sponsor is dissolved or liquidated, and if the new Sponsor wishes to continue to offer in New York, the new Sponsor will amend this Offering Plan to disclose the new Sponsor and its obligations under this Plan.

10. So long as the Sponsor has unsold Homes or Lots which are offered for sale pursuant to this Offering Plan, the Sponsor shall amend the Offering Plan whenever there is a change in the Sumter Landing Community Development District Budget or when one (1) year has passed since the Budget was last updated. The prior year's financial statements for the Sumter Landing Community Development District in compliance with section 22.3(h) of the General Business Law and/or in the format set forth in this Offering Plan will be submitted within three (3) months of the end of the last fiscal year of operation of the Sumter Landing Community Development District.

11. Prior to the transfer of any recreational facilities to the applicable Community Development District, the Sponsor will assign any manufacturer's warranties with respect to equipment and appliances installed in the recreational facilities to the Community Development District.

12. The Sponsor and the Sponsor's agents and designees have a right of access to complete infrastructure and amenities within The Villages. However, the Sponsor has an obligation to repair any damage caused by its acts or the acts of its agents or designees.

13. Any mortgages or liens on the Property held by the Sponsor are subordinate to the applicable Subdivision's Declaration of Restrictions. There are no mortgages or liens on the Property owned by the Sponsor.

14. The Sponsor is not obligated to pay any Amenities Fees on unsold lots or residences. The Sponsor represents that it has the financial resources to meet its obligations with respect to the unsold lots or residences. The funding source will be derived from projected sales, and in the event that such sales projections are not met, the Sponsor will use its own funds.

15. The roads, sewers, water lines, and other infrastructure improvements serving the residences offered pursuant to this Offering Plan have been completed in accordance with local government specifications.

FINANCIAL DISCLOSURES REQUIRED TO EXTEND THE PLAN

In accordance with the provisions regarding amendments to an Offering Plan, the Sponsor hereby makes the following financial disclosures related to its obligations under this Offering Plan:

1. The estimated aggregate monthly Bond and Maintenance charges to the various CDD's for all Lots currently held by the Sponsor is $400,000.00. This amount is subject to decrease as Lots are conveyed to end-use purchasers who will become responsible for these charges.
2. The estimated aggregate monthly real estate taxes for the Lots held by the Sponsor as of the date of this Offering Plan is $162,000.00.

3. There are no homes or residential Lots owned by the Sponsor which are occupied by tenants, therefore no monthly rents are collected.

4. The Sponsor is current on any and all existing financial obligations relating to the CDDs (as defined in the Amended and Restated Offering Plan), specifically including but in no way limited to any such obligation arising out of or in any way related to association charges, assessments, repairs/improvements as described in the Offering Plan, maintaining/replenishing any reserve or working capital fund(s), etc. Except for any financial obligations specifically described in the Amended and Restated Offering Plan, the Sponsor has no other financial obligations relating to the CDD becoming due within the next twelve (12) months.

5. The homes that are currently available for sale by the Sponsor are not subject to any underlying mortgages and are not otherwise represented as security for financial arrangements.

6. The Sponsor represents that it has the financial resources to meet any other financial obligations with respect to the unsold lots or residences. The funding source for any such obligations shall be those funds

anticipated to be derived upon the occurrence of certain projected future sales and/or from the other funds now existing or subsequently accumulated and/or held on the books of the Sponsor and/or certain affiliated entities.

7. Sponsor is current on all financial obligations relating to the CDDs including but not limited to, payment of all required charges, reserve or working capital fund payments, assessments, and payments for repairs or promised improvements.

8. Neither the Sponsor or principals of Sponsor nor any of its officers, directors or shareholders own more than ten percent (10%) of any unsold shares or unsold lots/units in any other cooperative condominium or homeowners' association registered in the State of New York.

9. The Sponsor and all principals of Sponsor are current on all obligations set forth in this filing.

CONTROL BY THE SPONSOR

There is no master Home Owners' Association in The Villages, since all recreational facilities and amenities are ultimately owned and operated by the Village Center Community Development District or Sumter Landing Community Development District. The Community Development Districts are special purpose governmental entities that are governed by their Board of Supervisors which is elected bi-annually by the Purchasers within the district.

The Sponsor does not have any control over the Board of Supervisors of the Village Center Community Development District or the Sumter Landing Community Development District. Board members are elected from the Property Owners residing in the applicable District. The Sponsor has been and is continuing to transfer the applicable facilities, amenities, infrastructure, etc. together with the right to collect fees relating thereto from Residents of The Villages to the Village Center Community Development District and the Sumter Landing Community Development District as well as infrastructure and maintenance responsibilities to the various Numbered CDDs.

The current Board of Supervisors of the Village Center Community Development District is made up of:

Steve Kurtz (Chair)
Art Rowe (Vice Chair)
Peter Evans
Gary Moyer
Robert Chandler, IV

Peter Evans is an employee of VLS. Robert Chandler, IV, is an employee of an affiliate of the Sponsor. None of the other Board Members are affiliated with either Sponsor.

The current Board of Supervisors of the Sumter Landing Community Development District is made up of:

Mike Berning (Chair)
Joseph Nisbett (Vice Chair)
Brad Brown
Gerry Lachnict
Dr. Randy McDaniel

None of the Board Members are affiliated with either Sponsor.

RESTRICTIVE COVENANTS AND THE OPERATION OF THE COMMUNITY DEVELOPMENT DISTRICTS

The Declaration of Restrictions

There is no Master Declaration for The Villages. Rather, a Declaration of Covenants, Conditions, and Restrictions ("Declaration") is recorded for each Subdivision being developed in The Villages in the public records of Marion, Sumter, or Lake County, depending upon the county in which the Subdivision is located. The Declarations are very similar in nature in that vary primarily only in the size of Home required in a particular section. The use restrictions and rules and regulations are similar throughout the Property for the single-family unit and villa Lots. Currently, as the Sponsor plats and develops each section (or Unit) of The Villages, a separate Declaration is recorded for that section (or Unit). The restrictions and rules and regulations contained in the Declarations are similar for all sections. There may be some variances from section to section regarding maintenance of adjoining walls and fences, the size of the Home, nature of easements and set-backs from the roads. This depends upon the size and configuration of the Lots within a particular section. However, the use and occupancy restrictions remain substantially the same. Purchasers should carefully review the restrictions, covenants, easements and reservations contained in the governing documents affecting their Home.

Each Unit within The Villages has a separate Declaration of Covenants, Conditions and Restrictions. The following paragraphs describe certain terms of the various Declarations. The capitalized terms shall be given the same meaning assigned to them in the Declarations. The restrictions, guidelines, easements, and obligations set forth below are summary in nature. There are many additional provisions set forth in the Declarations applicable for the Unit in which a Purchaser's Lot is located. Purchasers should carefully review the Declaration applicable to their Lot and Home to determine if any of the additional provisions are of interest to them. The definitions of capitalized terms below shall have the same meaning as that given to them in the Declarations.

Please refer to **Exhibit G** attached to this Offering Plan for two sample Declarations of Covenants Conditions and Restrictions, one for a typical Unit and one for a typical villa section of The Villages.

Conditions, Covenants, and Restrictions

- All Lots shall be used for residential purposes only. No commercial or professional activities may be conducted on any Lot or in any Home. No building or structure shall be altered, modified, constructed or erected until the construction plans, location plans of the building and specifications

have been approved by the Sponsor. Quality of workmanship and material must be maintained. Only one Home may be constructed on each Lot. To protect Florida's limited natural resources, Owners may not install any type of sod or grass on their Lots if such sod or grass requires more water than those sods or grasses which were initially installed by the Sponsor.

- Owners shall keep their Lots neat and clean and the grass cut, irrigated and edged at all times. The Home Owner shall have the obligation to mow and maintain the unpaved area between an adjacent roadway or walkway located in the road right of way and the Owner's Lot. Persons owning Lots adjacent to a land use or landscape buffer, or a wildlife preserve, shall have the obligation to mow and maintain all areas between their Lot line and the land use or landscape buffer, and between their Lot line and the board fence on the adjoining wildlife preserve, even though they may not own that portion of the land. The Owners of Lots subject to a Water Feature Landscaping Easement and Owners of Lots subject to a Special Easement for Landscaping shall perpetually maintain the easement area and will not remove or destroy any landscape or fencing thereon originally installed by the Sponsor without the Sponsor's advance written approval, and will promptly replace all dead foliage located therein. Additionally, for those Owners of Lots adjoining walls, gates, or fences originally constructed by the Sponsor, Owners shall be responsible for maintenance and repairs of the surface and structural integrity (except as otherwise specified in the Declaration) of the walls, gates, and fences adjoining the Owner's Lot whether on the Owner's Lot or on an adjacent Lot, reserved area or dedicated area. Where a wall, gate, or fence adjoins more than one Lot, the cost of maintaining and repairing the surface and the structural integrity of the wall, gate, or fence shall be shared among the respective Owners served by such wall, gate or fence. Such Owners are encouraged to maintain the walls, gates, and fences in a cooperative and uniform manner with the adjacent Lot Owners so as to present to the public a uniform and well-maintained appearance of the Subdivision as a whole. The Lot Owner must contact the Sponsor or the architectural review committee for paint specifications. Owners of Lots adjoining stack block walls, walls and/or fences, or landscaped buffers shall maintain up to such wall, buffer or fence whether or not such area is within or outside of the Lot. If an Owner's Lot has a wall and/or fence between the Lot and an adjoining roadway, the Owner will maintain the interior, exterior and structural integrity of the wall and/or fence and the landscaping lying between the wall and/or fence and adjoining roadway unless the maintenance is performed by the CDD.

- Each Home must have a concrete driveway, be sodded and have a lamp post in the front yard. Any other exterior lighting must be attached to the house. No other light poles are allowed. No trucks over ¾ ton, boats or recreational vehicles may remain on any Lot. Exterior clotheslines and window air conditioning units are prohibited. Only central air conditioning systems are permitted.

- No building or structure shall be constructed, erected, placed or altered on any Lot until the construction plans and specifications and a plan showing the location of the building or structure have been approved by the Sponsor. Each Property Owner within the Subdivision at the time of construction of a building, residence, or structure shall comply with the construction plans for the surface water management system approved and on file with the Southwest Florida Water Management District ("SWFWMD").

- There shall be only one Home on each Lot. All homes must have garages and be of a the minimum square footage set forth in the applicable Declaration, exclusive of any garage, storage room, screen room or other non-heated and non-air conditioned space. All homes must be constructed with at a minimum rise and run roof pitch as set forth in the applicable Declaration. Further, if a home originally constructed by Sponsor contains a number of square feet or roof pitch greater than the foregoing minimum requirements, then in the case of rebuilding of the home due to damage or destruction, or in any alteration of the home, Owners shall ensure that the square footage and roof pitch of the home, as rebuilt or altered, never falls below those specifications as originally constructed by Sponsor. Homes constructed by Sponsor may deviate from the minimum square footage and roof pitch requirements detailed herein. The originally built home shall be a conventionally built home and must be placed on the Lot and constructed by the Sponsor, or its designee, of a design approved by the Sponsor as being harmonious with the development as to color, construction materials, design, size and other qualities. Each home must have eave overhangs and gable overhangs, and all roofing materials shall be approved by the Sponsor, including the roof over garages, screen porches, utility rooms, etc., and all areas must have ceilings. Screen cages over patios and pools are allowed. The home shall be placed on a Lot in conformance with the overall plan of the Sponsor. The Sponsor shall have the sole right to build the home on the Lot and designate the placement of the access to the Lot, at the sole cost and expense of the Owner.

- After the home has been constructed, no reconstruction, additions, alterations, or modifications to the home, or in the locations and utility connections of the home will be permitted except with the written consent of the Sponsor, or an architectural review committee appointed by the Sponsor. No Owner, other than Sponsor shall undertake any such work without the prior written approval of the plans and specifications thereof by the Sponsor or architectural review committee appointed by the Sponsor. The Sponsor or an architectural review committee designated by the Sponsor shall grant its approval only in the event the proposed work (a) will benefit and enhance the entire Subdivision in a manner generally consistent with the plan of development thereof, and (b) complies with the construction plans for the surface water management system, approved and on file with SWFWMD.

- In an effort to protect limited natural resources, all Lots shall remain finished with the same quantity and style of water-conservative, drought-tolerant sod and landscape as originally provided by the Sponsor.

- Each Owner shall use his Property in such a manner as to allow his neighbors to enjoy the use of their Property. Radios, record players, television, voices and other sounds are to be kept on a moderate level from 10:00 PM to one (I) hour before daylight.

- Except for one (1) sign, showing an Owner's name and address, no signs or advertisements will be permitted without the express written consent of the Sponsor. No antennas or satellite reception dishes of any kind are permitted, except as allowed by federal law.

- No arbors, trellises, gazeboes, fences, barriers or hedges shall be placed on the Property without prior written approval of the Sponsor. Permission must be secured by the Sponsor prior to planting or removing any trees or other shrubs that may affect the rights of adjacent Property Owners. No tree with a trunk 4 inches or more in diameter shall be moved without first obtaining the Sponsor's permission.

- The Sponsor reserves the right to enter upon all Lots at all reasonable times for the purpose of inspecting the use of said Lots and utility maintenance and cleaning and maintenance of the Lot if not properly maintained by the Owner. All Owners shall notify the Sponsor when leaving their Property for more than a seven (7) day period and simultaneously advise as to their tentative return date.

- Owners are required to use their Property in a manner to allow their neighbor to enjoy the use of their Property. Noise level hours are established and the Sponsor reserves the right from time to time to establish other reasonable rules and regulations covering the use of the Lots. These rules and regulations shall take effect within five (5) days of the sending of notice to an Owner.

- An Owner shall keep only two (2) pets. Birds, fish, dogs and cats are allowed, but no livestock, poultry or other animals are allowed. All dogs must be restrained on a leash when not within the confines of a Home.

- All garbage must be contained in plastic bags chosen by the Sponsor and placed curbside no earlier than the day before the scheduled pickup.

- If any portion of a residence is damaged by fire or other casualty, Owners shall commence repairs within two (2) months from the casualty date and complete such repair work not later than eight (8) months after the date of the damage. All reconstruction remains subject to the restrictions.

- The Subdivision is an active adult Community designed to provide housing for persons fifty five (55) years of age or older. All Homes that are occupied must be occupied by at least one (1) person who is at least fifty-five (55) years of age. No person under nineteen (19) years of age may be a permanent resident of a Home, except that persons below the age of nineteen (19) years may be permitted to visit and temporarily reside for periods not exceeding thirty (30) days in total in any calendar year period. The Sponsor or designee in its sole discretion shall have the right to establish hardship exceptions to permit individuals between the ages of nineteen (19) and fifty-five (55) to permanently reside in a home even though there is not a permanent resident in the home who is fifty five (55) years of age or over, providing that said exceptions shall not be permitted in situations where the granting of a hardship exception would result in less than eighty percent (80%) of Homes in the Subdivision having less than one resident fifty five (55) years of age or older, it being the intent that at least eighty percent (80%) of the neighborhoods shall at all times have at least one resident fifty five (55) years of age or older. The Sponsor shall establish rules, regulations, policies and procedures for the purpose of assuring that the foregoing required percentages of adult occupancy are maintained at all times. The Sponsor or its designee shall have the sole and absolute authority to deny occupancy of a Home by any person(s) who would thereby create a violation of the aforesaid percentages of adult occupancy. Permanent occupancy or residency may be further defined in the Rules and Regulations of the Subdivision as may be promulgated by the Sponsor or its designee from time to time. All

Residents shall certify information from time to time as requested by the Sponsor.

- The hanging of clothes or clotheslines or poles is prohibited, as are window air conditioners in any residential Unit.

- The Sponsor reserves the right to establish such other reasonable rules and regulations covering the utilization of Lots by the Owner in order to maintain the aesthetic qualities of this Subdivision, all of which apply equally to all of the parties in the Subdivision. The rules and regulations shall take effect within five (5) days from the sending of a notice to an Owner.

- In the newer sections of The Villages covered by a Development Agreement, each Owner agrees that the improvements and activities on the Property shall be subject to the Development Agreement. Each Owner further acknowledges and agrees that Sponsor, and its affiliates and assigns reserve the right to unilaterally amend the Development Agreement, including, but not limited to, the right to add or incorporate additional Lots and Subdivisions to the Property subject to the Development Agreement without the joinder of any Owner whatsoever and each Owner waives any objection to such amendment(s) of the Development Agreement.

- The above is meant to be only a cursory review of the restrictions, covenants and conditions imposed by the Declaration that may affect your use and occupancy of your Home. You are encouraged to carefully review the Declaration applicable to your Lot in its entirety prior to purchasing a Home in The Villages.

Easements and Rights of Way

- Easements and rights of way in favor of the Developer are reserved for the construction, installation, and maintenance of utilities such as electric light lines, sanitary, sewer, storm drainage, water lines, cablevision, telephone, recreation facilities, and telegraph lines or the like. Such easements are along the rear, front, and side Lot lines of every Lot. The width of such easements is set forth in the applicable Declaration of Restrictions. The easements along the rear Lot lines shall also permit a Community Development District to enter upon such easement area to maintain the security wall on the Lot or the adjoining Property. There may be additional easements on the recorded plats.

Services to be performed by the Sponsor

- The Sponsor or its designee shall perpetually provide the recreational facilities. Each Owner will pay to the Sponsor, or its designee, a monthly Amenities Fee or charge against each Lot for these services in the amount per month set forth in the Owner's deed. The Amenities Fee set forth is limited to the Owner named therein. In the event the Owner(s) transfer, assign or in any manner convey their interest in and to the Lot and/or Home, the new Owner(s) shall be obligated to pay the prevalent Amenities Fee that is in force and effect for new Owners of Lots in the most recent addition or neighborhood of The Villages.

- As additional facilities are requested by the Owner, and the erection of such additional facilities is agreed to by the Sponsor, upon a vote of one half (½) of the Owners approving such additional facilities and commensurate charges therefore, the monthly Amenities Fee shall be increased accordingly.

- Sponsor reserves the right to enter into a Management Agreement with any person, entity, firm, or corporation to maintain and operate the portions of the Subdivision in which the Sponsor has undertaken an obligation to maintain, and for the operation and maintenance of the recreational areas, security facilities, and dedicated or reserved areas.

The District

- The applicable Numbered Community Development Districts shall have such authority and perform those services consistent with Chapter 190 of the Florida Statutes. Services shall include, but are not limited to, the following:

    - Maintenance and repair of reserved areas held by the District or dedicated to the use and enjoyment of the Residents of the District, the Subdivision, or the public;
    - When applicable, securing from third-party providers utilities including water, sewer, garbage, electrical, lighting, telephone, gas and other necessary utilities for the dedicated or reserved areas;
    - Maintenance and repair to the roads within the Subdivision that are owned by the numbered Community Development District;
    - Maintenance and repair of the storm water runoff drainage system including drainage easements and drain pipes; and
    - Maintenance of tracts conveyed to the District pursuant to the Plat for the Subdivision.

- The District shall have the authority to impose assessments pursuant to the authority granted under Chapter 190 of the Florida Statutes.

Zoning

The Property upon which the Homes are located is zoned for residential development. The original sections of the Subdivision were part of a Development of Regional Impact which provides for a variety of uses of the land. Newer sections of The Villages that are subject to a Development Agreement are zoned Age Restricted Development ("ARD") which provides for the uses of the Property that are utilized within The Villages. The Property in The Villages is either a part of the DRI Permits that allowed for expansive development of large tracts of land or are being developed pursuant to a Development Agreement that has provided for zoning of the Property as Age Restricted Development. The Villages encompasses thousands of acres. Areas surrounding The Villages may be agricultural, residential, commercial, industrial or mixed-use properties. Prospective Purchasers are encouraged to make an on-the-Lot inspection of their Lot in order to determine what may be present.

Management, Operation, and Membership of the Community Development District

The Sumter Landing and Village Center Community Development Districts were created pursuant to Chapter 190 of Florida Statutes. The Sumter Landing Community Development District was formed in 2001 and the Village Center Community Development District in 1992.

The Sumter Landing and Village Center Community Development Districts are governed by their respective Board of Supervisors (the "Board"), which is elected by the Lot Owners within the District. Community Development District Supervisors are subject to Florida State ethics and financial disclosure laws. A professional manager implements the policies of the Board. The Sponsor does not have any control over or affiliation with the Board.

The Community Development District's business is conducted in the "Sunshine," which means all meetings and records are open to the public. Public hearings are held on Community Development Districts' assessments, and the Community Development Districts' budget is subject to an annual independent audit.

The first closing in The Villages has occurred, and the recreational facilities and amenities in The Villages have been conveyed to either the Sumter Landing

Community Development or the Village Center Community Development Districts. See disclosure on the various Community Development Districts contained in this Offering Plan above. When the Sponsor conveys the recreational facilities and amenities to the applicable Community Development District, it also conveys the right to collect Amenities Fees. The Village Center and Sumter Landing Community Development Districts are collecting Amenities Fees from their Residents.

As additional Neighborhoods are platted and developed, the Developer intends to construct additional recreational facilities for these new neighborhoods and convey them to the applicable Community Development District for their operation and maintenance.

OPINION OF COUNSEL

The following is an Opinion Letter from McLin & Burnsed, local counsel for the Sponsor.

McLin & Burnsed

Professional Association

Walter S. McLin, III (1935-2007)
R. Dewey Burnsed (1939-2007)
Matthew D. Black
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Joseph S. Thomas

Of Counsel
Lynn E. Burnsed
Board Certified, Healthcare Law

June 12, 2009

New York Department of Law
Real Estate Financing Bureau
120 Broadway, 23rd Floor
New York, New York 10271

Re: The Villages of Lake-Sumter, Inc.

To Whom it May Concern:

The undersigned law firm of McLin & Burnsed P.A. serves as General Counsel to The Villages of Lake-Sumter, Inc., a Florida corporation ("The Villages"). We have reviewed the declarations of covenants, restrictions, easements, and liens of The Villages, and this letter shall serve as the Opinion of Counsel for The Villages, pursuant to Part 22 of Title 13 NYCRR, Section 22.3(q). There is no master declaration for the community, but rather separate covenants and restrictions governing different subdivisions or otherwise designated geographic territories within the community. The opinions set forth in this letter are based solely on the facts and on the aforementioned documents. In no event shall The Villages, McLin & Burnsed P.A., the selling agent or any other person be liable if by reason of future changes in fact or applicable law, regulation, decisional law, or other material changes in circumstances, the legal status of the declarations of covenants, restrictions, easements and/or liens are no longer in accordance with the opinion stated herein. This letter is merely an opinion, and shall not be construed as a guarantee of outcome.

It is McLin & Burnsed's opinion that, under relevant present law, regulations, rulings and the decisional law of the State of Florida and the Federal Fair Housing Act, and based upon the terms of the Offering Plan of The Villages submitted to the New York Department of Law in June 2009 (the "Offering Plan"), the declarations of covenants, restrictions, easements, and liens are, or when recorded will be, legal and valid. The Villages is a 55+ age restricted community, and such restriction is legal and valid, as The Villages falls within the appropriate "older persons" exemptions provided under applicable state and federal housing discrimination law.

As is described in greater detail in the Offering Plan, there is no Master Homeowners Association or other HOA's in the Community, and the provisions of 22.3(q)(1)(ii) - (v) are therefore not applicable to The Villages. As such, we do not offer an opinion as to the deductibility of HOA members' association charges (22.3(q)(1)(ii)), the tax exempt status of any HOA (iii), the conformance of any property and homes sold in accordance with the HOA to applicable zoning ordinances and statutes (iv), or as to the HOA's liability for taxes (v).

This opinion letter is furnished to the New York Department of Law pursuant to a state registration requirement and is solely for the addressee's benefit. It may not be relied upon by, nor may copies of this letter be delivered to any other person without the prior written consent of McLin & Burnsed P.A. If you should require anything further in this regard, please contact our offices directly.

Very Truly Yours,

McLIN & BURNSED P.A.

LOCAL GOVERNMENT APPROVAL

The Villages was originally established as a Development of Regional Impact ("DRI") and obtained the necessary DRI permits from Lake, Sumter, and Marion Counties. These permits were amended from time to time to add additional Property and Lots to The Villages. The DRI process was eliminated in Florida and now The Villages is operating pursuant to a Development Order with the City of Wildwood. This process is described in detail in the body of this Offering Plan above.

Individual plat maps for the additional Sections of The Villages being added under this Second Amended and Restated Offering Plan are attached as **Exhibit C** which platting process sets forth the local governmental approval.

RESERVE/WORKING CAPITAL FUND

Both the Village Center Community Development District and the Sumter Landing Community Development District maintain a general repair and replacement fund that appears on the budgets included as Section A of this Offering Plan.

MANAGEMENT AGREEMENT, CONTRACTS, AND LEASES

A professional manager implements the policies of the Board of Supervisors for the Village Center CDD and the Sumter Landing CDD. This professional manager is not employed by or affiliated with the Sponsor.

IDENTITY OF PARTIES

The Sponsors of this offering are The Villages of Lake-Sumter, Inc. ("Sponsor" or "VLS"), a Florida corporation and The Villages Land Company, LLC, a Florida limited liability company ("Sponsor" or "VLC"). VLC is an affiliate of the Villages of Lake-Sumter, Inc. which is the original Sponsor. VLC was created for internal business purposes of the various Ownership entities to become the Owner and Seller in newer Sections of The Villages. VLC has entered into a Development Services Agreement with VLS whereby VLS will assist VLC with the development and sale of Homes in the Sections owned by VLC. The basis of the Development Services Agreement is that VLS has significant experience, expertise and know-how in the development of residential housing and commercial developments. VLC has retained the services of the VLS to provide

technical expertise and local development knowledge in the development of all of the tracts with the Community owned by VLC into residential housing developments and/or commercial developments. VLC will be the "Seller" under the contract to purchase a Home in Sections owned by them and Purchasers may look solely to VLC as to their rights and obligations.

Going forward, VLS will be the Developer and Seller of the Homes north of State Road 44 and VLC will be the Developer and Seller of Homes south of State Road 44 (except for those Homes sold in the Village of Fenney, which are owned and are being developed and sold by the VLS as this transition is occurring). VLS will assist in the selling of all Homes in The Villages. However, Purchasers must look solely to the "Seller" under their contracts to purchase a Home with respect to their rights and remedies and such contracts will be the controlling document. Unless otherwise noted, use of the term "Sponsor" throughout the entirety of this Amended and Restated Offering Plan and any amendments thereto will refer to both VLS and VLC. The Sponsor is the Owner of the Property on which the Community is being developed. This is currently the only Community being developed by the Sponsor, as the Sponsor is providing a full-service program to its Home Purchasers. The Sponsor is developing the Property, and through wholly-owned subsidiaries, is building the Homes in The Villages.

There are no lawsuits, administrative proceedings or other proceedings, the outcome of which may materially affect the offering, the Property, the rights of Home Owners, the Sponsor's capacity to perform all of its obligations under the Offering Plan, the Community Development Districts or the operation of the Community Development Districts.

Neither the Sponsor nor any of its officers, directors, or shareholders own more than ten percent (10%) of any unsold shares or unsold Lots/neighborhoods in any other cooperative condominium or Home Owners association registered in the state of New York.

The attorney for the Sponsor for the preparation of this Offering Plan is: Frank J. Carmel, Esq., Carmel & Carmel, P.C., 2141 Wisconsin Ave., NW, Suite M, Washington, DC, 20007.

The Selling Agent for the Community is The Villages of Lake-Sumter, Inc., 1020 Lake Sumter Landing, The Villages, Florida 32162. Neither the Selling Agent nor its principals has any prior felony convictions and no prior convictions, injunctions, or judgments that may be material to the Offering plan or an Offering of Securities generally that occurred within fifteen (15) years prior to the submission of this Offering Plan.

The Sponsor's Architect is The Villages of Lake-Sumter, Inc., 1020 Lake Sumter Landing, The Villages, Florida 32162.

The Secretary of State of New York has been designated as the agent to receive service of process on behalf of the Sponsor and its principals.

REPORTS TO RESIDENCE OWNERS

The operations of the Community Development Districts are conducted in the "sunshine," which means all meetings and records are open to the public. The Budgets of the Community Development District are subject to an annual audit and are also available for review by the public. The Community Development District does not issue reports to Owners of Residences in The Villages.

DOCUMENTS ON FILE

The Sponsor shall keep copies of the plan, all documents referred to in the plan and all exhibits submitted to the Department of Law in connection with the filing of the plan, on file and available for inspection without charge and for copying at a reasonable charge at the sales center for The Villages for six (6) years from the date of first closing.

GENERAL

There are no lawsuits, administrative proceedings or other proceedings, the outcome of which may materially affect the Offering, the Property, the rights of Home Owners, the Sponsor's capacity to perform all of its obligations under the Offering Plan, the Community Development Districts or the operation of the Community Development Districts.

The Villages has previously been offered to residents of New York pursuant to the Offering Plan File No. H88-0051 filed on June 6, 1988. There have been thirty-seven (37) subsequent amendments including the First Amended and Restated Offering Plan filed on March 15, 2010 (Amendment 24). The most recent amendment was accepted for filing on July 17, 2018.

The Villages have been developed as a self-contained age-restricted Community with amenities and services on site to meet the needs of its Residents, including the provision of mixed-use town centers and internal multi-use paths to minimize the use of the automobile. Homes in The Villages are intended as a housing Community for persons fifty five (55) years of age or older. At least one (1)

resident within the household must be fifty five (55) years of age or older. All real estate interest described herein will be offered without regard to marital status, sex, race, handicap, religion, familial status, color, ancestry, creed, or national origin. The Sponsor will not indicate a preference for, or a rejection of any particular group in its advertising, rendering of services, or in any other manner.

Purchasers have the right to rescind Purchase Agreements, in the wake of material adverse amendments, pursuant to Section 22.5(a)(5) of the New York General Business Law.

Those circumstances deemed important by New York laws, which may affect the use and/or enjoyment of any Property and/or appurtenance, have been disclosed elsewhere in this Offering Plan.

(Part II Exhibits to the Offering Plan Follow)

Exhibit A

CONTRACT OF SALE

Villages of Lake-Sumter, Inc. forms of Purchase Agreement

- Completed Home (NCH) Agreement
- Build Your Dream Home - Land Agreement
- Build Your Dream Home - Home Agreement

Villages Land Company, LLC forms of Purchase Agreement

- Completed Home (NCH) Agreement
- Build Your Dream Home - Land Agreement
- Build Your Dream Home - Home Agreement

Deal Number:
Comp Number:
Job Number :
PHONE #:(:)

Unit / Lot CFB

SAMPLE
NCH AGREEMENT

Purchase Agreement

Sold by: REP NAME , **License #** /
Builder: Don Simmons

THIS AGREEMENT, made this th day of 2017 , by and between **THE VILLAGES OF LAKE-SUMTER, INC.,** hereinafter called "Seller", and

BUYER(S) NAME AND ADDRESS

hereinafter called the "Buyer":

WITNESSETH: WHEREAS, the Buyer wishes to purchase from the Seller, upon the following terms and conditions a parcel of land situated in the county of Sumter , State of Florida, legally described as follows:

Lot The Villages of Sumter , Unit No. ,
as per plat thereof, recorded in Plat Book 16 , Pages 5-5A-T ,
Public Records of Sumter County, Florida. ("The Homesite")

together with the home and other improvements thereon, currently existing or to be constructed by Seller no later than the Closing Date set forth below , upon the homesite described above (collectively "Property"). The purchase prices for the homesite, home and other improvements are as follows:

MODEL : _ _ :
The Villages, FL 32163-4225

PRICE OF PROPERTY :	240,112.00	CLOSING DATE IS SCHEDULED FOR ____ / ____ /2017
HOMESITE PREMIUM :	2,000.00	
TOTAL PURCHASE PRICE :	242,112.00	
DISCOUNT :	-9,664.00	
HOME SUBTOTAL :	232,448.00	
DEPOSIT :	-23,245.00	DUE UPON EXECUTION OF PURCHASE AGREEMENT
NET PURCHASE PRICE :	209,203.00	
BALANCE TO CLOSE :	209,203.00	DEPOSIT AMOUNT DUE $ .00 EXCLUDING PREVIOUS CREDIT CARD DEPOSIT, IF APPLICABLE PLUS SETTLEMENT COSTS AND PRORATIONS

NOW, THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable considerations, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. At the closing of this transaction, which will be held on /2017 , the Seller agrees to convey to the Buyer by Warranty Deed, good and insurable title to the Property, free and clear of any and all encumbrances whatsoever, except for taxes and assessments to be pro-rated, easements, reservations, restrictions (now or prior to closing to be placed of record) and zoning regulations, based on the Total Purchase Price.

2. Until closing, Seller will pay the real estate taxes and all assessments due at or prior to closing. At closing, such taxes and assessments not yet due will be pro-rated between Buyer and Seller, and shall be the responsibility of the Buyer after closing. In the event this transaction is the initial sale of the Homesite and closes between January 1st and September 30th of any year and the Certificate of Occupancy is also issued on or after January 1st of that same year then in addition to pro-rating the current years fire assessment the following years fire assessment shall also be collected at closing.

3. THE BUYER OF A ONE-FAMILY OR TWO-FAMILY RESIDENTIAL DWELLING UNIT HAS THE RIGHT TO HAVE ALL DEPOSIT FUNDS (UP TO 10% OF THE PURCHASE PRICE) DEPOSITED IN AN ESCROW ACCOUNT. THIS RIGHT MAY BE WAIVED IN WRITING BY THE BUYER. THE RIGHT TO HAVE THE DEPOSIT HELD IN ESCROW ACCOUNT IS HEREBY WAIVED BY THE BUYER.

4. Documentary stamps on the Warranty Deed, building permit costs, impact fees, if applicable, water/wastewater fee, contributions in aid of construction for utilities, mailbox fees and the cost of recording the deed shall be paid by the Seller. Buyer shall be responsible for all other costs and expenses associated with closing, including but not limited to any and all financing costs and expenses associated with Buyer's financing for the purchase of the property, title insurance and the monthly amenities fee. The initial monthly Amenities Fee pursuant to the Declaration of Restrictions will be set at the amount of ONE HUNDRED FORTY FIVE AND 00/100 DOLLARS ($145.00) and will commence upon closing. The contractual Amenities Fee will be adjusted annually from the date of this Agreement based upon changes in the Consumer Price Index.

5. The Buyer may not take possession of the property until closing of the transaction.

_____ 6. The Buyer agrees that, in the event Buyer defaults under any provisions of this Agreement, then this Agreement shall be terminated and all monies paid hereunder and under any addendum shall be retained by the Seller as liquidated damages. The parties hereto acknowledge that exact damages are _____ incapable of being ascertained. Thereupon all parties shall be relieved of any and all further liability under the terms of this Agreement.

_____ Buyer acknowledges that this Contract reflects a discount and, therefore, Buyer further agrees that in the event the Buyer is in default under any of the the provisions of this Agreement, including but not limited to, failure to timely make any and all deposits or delays closing as set forth below, then any _____ and all discounts shall be added back into the Contract Purchase Price prior to closing, as not being in default of any of the provisions of this Agreement is a specific condition of any discount.

However, since the Closing is within two (2) years of the execution of this Agreement, the following are intended to be in lieu of any other damages suffered by either party during the first 30 days after the original scheduled closing. Thereafter either party shall have the right to pursue any remedy which said party might have for breach of contract.

BUYER(S) NAME AND ADDRESS PHONE #

In the event closing fails to take place on the designated closing date and such failure is caused by a default by Seller and closing is deferred by Seller, the Seller shall be responsible to Buyer for the following reasonable expenses to the extent they are actually incurred by Buyer as a result of such default:

1. Lodging expenses between original closing date and actual closing date;
2. The cost of the main meal of the day between the original closing date and the actual closing date;
3. Furniture storage.

In the event closing fails to take place on the designated closing date and such failure is not caused by a default by Seller and closing is deferred by Buyer, then Buyer shall pay to Seller, at closing, the following expenses incurred by Seller before closing:

1. Water, sewer, electrical expenses, including air conditioning;
2. Lawn and landscape care expenses;
3. Monthly amenity fees from the original closing date;
4. Interest on the remaining unpaid balance from the original closing date to the actual closing date at the prime interest rate charged by Citizen's First Bank, The Villages plus 1 1/2 % **plus $250.00.**

_____ 7. Buyer acknowledges that Buyer is not an investor purchasing the property with intent to resell the property within one (1) year. Therefore, in consideration of Seller selling Buyer The Property, Buyer hereby agrees not to _____ sell, convey or transfer The Property for a period of one (1) year following the closing of this transaction ("No Sale Period"). In the event Buyer sells, conveys or transfers The Property during this No Sale Period, then Buyer agrees to forfeit any and all profits from such a sale to the Seller. Profits shall be defined as the gross sales proceeds from any sale during the No Sale Period, less the gross purchase price of this transaction. Seller reserves the right to make exceptions for hardships such as death, in Seller's sole discretion on a case-by-case basis. This clause shall be subordinate to the interest of any mortgagee, and shall survive the closing of this transaction.

8. Buyer agrees to pay for garbage, trash, water and sewage services to be provided by the Seller, or its successors, assigns or nominee. The charges for such services shall be billed and paid on a monthly basis.

9. Disclosures:

a. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risk to persons who are exposed to it over time. Levels of radon that exceed Federal and State Guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

b. Buyer hereby acknowledges receipt of the Florida Building Energy Efficiency Rating Brochure.

c. If the Property adjoins or is near property that is not within the residential community known as The Villages, Buyer hereby acknowledges and understands that The Villages is not in a position to make any representations to you on what the use might be for that adjoining property. Buyer further acknowledges that The Villages has not made any representations regarding the use of such adjoining property.

d. BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

e. BUYER SHOULD NOT EXECUTE THIS AGREEMENT UNTIL BUYER HAS RECEIVED AND READ THE DISCLOSURE SUMMARY FOR THE VILLAGES AS REQUIRED BY SECTION 720.401, FLORIDA STATUTE. BUYER HEREBY ACKNOWLEDGES THEY HAVE RECEIVED THE DISCLOSURE SUMMARY FOR THE VILLAGES REQUIRED BY SECTION 720.401, FLORIDA STATUTES, PRIOR TO THE EXECUTION OF THIS AGREEMENT.

_____

_____

f. IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS AGREEMENT FOR SALE, THIS AGREEMENT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS AGREEMENT SHALL TERMINATE AT CLOSING.

g.

CHAPTER 558 NOTICE OF CLAIM:

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

h. Buyer recognizes that lakes, ponds, retention and detention areas, canals, creeks, marsh areas, stream or other water related areas (hereafter, "water features") within the Property are designed to detain, or retain stormwater runoff and are only recharged by either rainfall or in some instances, springs. The level of water contained in water features within the Property is subject to naturally occuring events such as drought, floods, rain or the absence of rain. Therefore, Seller makes no representation, warranty or covenant with the Buyer that the level of water in any water feature shall be at any particular depth or height, either before or after closing of the sale to the Buyer.

i. Mold is naturally occurring and may cause health risks or damage to property. If Buyer is concerned or desires additional information regarding mold, Buyer should contact an appropriate professional.

10. This Agreement may not be assigned by Buyer without Seller's written consent. In the event of such approved assignment, the amenities fee referred to in paragraph 4 shall be changed to the prevalent sum then in force for all new Buyers of property in The Villages, instead of the amount set forth in paragraph 4.

11. In the event the home was not complete at the execution of this Agreement, then attached hereto, as Exhibit "A", is a list of the remaining items to be included in the home. However, Buyer understands items have been selected by the Seller and in the event any item or selection is not available, the Seller may substitute any item or selection with another item or selection of similar color and quality of equal or greater value. In the event the home is complete at the execution of this Agreement then Exhibit "A" attached hereto will only list the types of insulation contained in the home.

BUYER(S) NAME AND ADDRESS PHONE #:( ) -

12. The Buyer requests the Seller to have the water and gas (if applicable) service turned on at the Property in Buyers name and the Buyer agrees to pay for electric and gas used in construction and testing of systems of the home up to SEVENTY FIVE AND 00/100 DOLLARS ($75.00) per utility.

13. If the Buyer requests any change orders after the contract date that are approved and agreed to by the Seller, then each change order shall be subject to a $250.00 change order fee. Change orders include, but are not limited to, moving up the closing date and adding or modifying an enhancement package.

14. Whenever the words "Seller" and "Buyer" are used in this Agreement, such words shall mean singular or the plural and one gender shall include all wherever the contract so requires or permits.

15. This Agreement together with any addendum hereto constitutes the entire agreement between the parties. Buyer agrees that no representations, oral or implied, have been made to Buyer to induce Buyer to enter into this Agreement other than those expressly herein set forth. No waiver of any provision herein contained shall at any time be valid unless reduced to writing and expressly made a modification hereto.

16. Buyer(s) hereby acknowledge(s) that he(they) has(have) read this Agreement and agree(s) to same, and that he(they) has(have) voluntarily purchased the above described home, optional equipment and accessories specified herein.

17. a. The Buyer is being furnished with an express limited warranty, by Home Buyers Warranty (the "HBW Warranty"), in connection with the Buyer's purchase of the Home. The warranty being furnished is issued by a third party, Home Buyers Warranty. Your Warranty includes one (1) year workmanship and material, a two (2) year warranty on electrical, plumbing and mechanical systems and a ten (10) year limited structural warranty. All other express or implied warranties, including any oral or written statements or representations made by the Seller of the Home, or any other person, and any implied warranty of habitability, merchantability or fitness, are hereby disclaimed by the Seller and are hereby waived by the Buyer. In addition, the Buyer waives the right to seek damages or other legal or equitable remedies from the Seller, the Seller's subcontractors, agents, vendors, suppliers, design professionals and material men, under any other common law or statutory theory of liability, including but not limited to negligence and strict liability. The only remedy of the Buyer in the event of a defect in or to the Home or in or to the real property on which the Home is situated is the coverage provided under the HBW Warranty. This waiver shall not be applicable to any express written warranty issued by the manufacturer of any appliance or component which is sold with the Home.

To the extent any claim may be paid by Buyer's homeowners insurance, the right of subrogation is waived.

b. To the extent they are not covered by the HBW Warranty, it is hereby agreed that any and all claims, disputes and controversies by or between the Buyer and the Seller arising from or related to the Home identified herein, or to any defect in or to the Home or the Homesite on which the Home is situated, or the sale of the Homesite or Home by the Seller, including, without limitation, any claim of breach of contract, negligent or intentional misrepresentation or nondisclosure in the inducement, execution or performance of this Agreement, and breach of any alleged duty of good faith and fair dealing, shall be submitted to binding arbitration by and pursuant to the rules of Construction Arbitration Services, Inc. (hereafter "CAS") in effect at the time of the request for arbitration, or by such other arbitration service as the Seller shall, in its sole discretion, select, and pursuant to the rules of that arbitration service in effect at the time of the request for arbitration. The parties expressly agree that this arbitration provision involves and concerns interstate commerce and is governed by the provisions of the Federal Arbitration Act (9 U.S.C. sec. 1, et seq.), now in effect and as it may from time to time be amended, to the exclusion of any different or inconsistent state or local law, ordinance or judicial rule; and to the extent that any state or local law, ordinance or judicial rule shall be inconsistent with any provisions of the rules of the arbitral association under which the arbitration proceeding shall be conducted, the latter rules shall govern the conduct of the proceeding.

Arbitrations of all disputes will be conducted by a single arbitrator or, at the option of either party, by a panel of three neutral arbitrators. The costs of a single-arbitrator arbitration will be borne equally by the parties. The party opting for a panel of three arbitrators will be responsible for the costs thereof in excess of those which would be incurred in a single-arbitrator arbitration. However, the fee for arbitrations will be borne by the losing party if the arbitrator's award is entirely in favor of one party.

Judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof upon the application of either party, further this entire paragraph shall survive the closing of this transaction.

18. Prior to the issuance of a Certificate of Occupancy for the home to be constructed pursuant to this Agreement, the Seller(Builder) shall complete and certify an "Energy Performance Level (EPL) Display Card" indicating the energy performance level and efficiencies of components installed in the dwelling unit. This display card shall be delivered to the buyer at or before closing, and it shall be deemed to be included as an addendum to this Sales Contract.

19. Buyer understands that Seller provides a housing community intended for persons 55 years of age and over. Buyer certifies that at least one resident within the household will be at least 55 years of age, and that the information concerning the residents date of birth previously given is accurate.

20. Nothing contained in this Agreement shall relieve the Seller from its unconditional obligation to complete construction of the residential unit prior to the Closing Date set forth herein. Further , the parties agree that this Agreement shall be construed in the manner necessary for the Seller's obligation to complete construction of the residential unit pursuant to the Statutory Improved Lot Exemption, 15 U.S.C. 1702(a)(2)

21. In the event the Buyer made the initial deposit with a credit card, then upon receipt of cleared funds for the additional deposit, the initial Two Thousand Five Hundred and 00/100 Dollar ($2,500.00) credit card deposit shall be credited back to the Buyer's credit card.

Deal Number:
Comp Number:
Job Number :

BUYER(S) NAME AND ADDRESS

PHONE #:( ) -

IN WITNESS WHEREOF the parties have set their hands and seals the day and year first above written.

THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT # 10 IMPOSES TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY THROUGH A SPECIAL TAXING DISTRICT. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

THE VILLAGES OF LAKE-SUMTER, INC.

By: _____
"Seller" Date

BUYER(S)

_____
BUYER NAME Date

_____
BUYER NAME Date

State license numbers for:
Properties of The Villages,Inc.:CQ1002909
Broker of Record, Michael Berning: BK451975

BUYER(S) NAME

MODEL NAME	U/L	PROPERTY ADDRESS
OPEN KITCHEN	OPEN KITCHEN	KITCHEN
UTILITY	UTILITY	EXTERIOR
BASE MODEL	WHISPERING PINE BASE MODEL	INTERIOR
DISCLAIMER	CONCRETE DISCOLORATION WILL POSSIBLY OCCUR.	EXTERIOR
EXT WALLS	FRAME EXTERIOR WALLS	EXTERIOR
INT WALLS	AT THE DISCRETION OF THE BUILDER INTERIOR WALL STRUCTURE MAY BE GALVANIZED STEEL AND/OR WOOD	INTERIOR
CEILING	INTERIOR VOLUME CEILINGS	INTERIOR
ELEV-BH	STD ELEVATION: HIP WITH BOSTON HIP FRONT	EXTERIOR
STD KIT	STANDARD KITCHEN	KITCHEN
MBATH-B	MASTER BATH "B"	MASTER BATHROOM
STRCH-REV	RESIDENTIAL SCREEN LANAI	LANAI
EXTRUSION COLOR	SCREEN LANAI EXTRUSION COLOR BRONZE EXTRUSION	LANAI
NO STRETCH	LANAI NOT STRETCHED	LANAI
COLUMN COLOR	COLUMN POST WRAP COLOR TO MATCH SCREEN EXTRUSION COLOR	LANAI
STD GARAGE	STANDARD GARAGE	GARAGE
DRIVEWAY	18' WIDE DRIVEWAY	GARAGE
16X7-4RST	16'X7' GARAGE DOOR	GARAGE
GDO RECEPT	GARAGE DOOR OPENER RECEPTACLE	GARAGE
20AMP RECEPT	20AMP GFI RECEPT TO GARAGE	GARAGE
MVP 110927	KEYLESS ENTRY CONTROL FOR GARAGE DOOR OPENER	GARAGE
MVP 1/2 HP	GARAGE DOOR OPENER WITH 2 3-BUTTON REMOTES AND WALL SUPER STATION	GARAGE
ATTIC TRUSSES	ATTIC TRUSSES ABOVE GARAGE, WITH 1/2" OSB DECKING	GARAGE
PERFORMANCE-15	PERFORMANCE-15 A/C SYSTEM: HEAT PUMP FIXED SPEED AIR-HANDLER PROGRAMABLE THERMIDISTAT HIGH-EFFICIENCY AIR FILTER 10-YEAR PARTS WARRANTY 5-YEAR LABOR WARRANTY	INTERIOR
HOME & GARAGE	PAINTED KNOCK DOWN CEILING	INTERIOR
ROOF DECKING	OSB ROOF DECKING WITH RADIANT BARRIER	EXTERIOR
R-30	R-30 FIBERGLASS INSULATION: BATT AND BLOWN (WHERE APPLICABLE) TO LIVING AREA CEILING.THICKNESS INFORMATION TO BE POSTED IN HOME.	INTERIOR
R-11	R-11 BATT FIBER-GLASS INSULATION TO LIVING AREA EXTERIOR WALLS AND HOME/	INTERIOR

BUYER(S) NAME

MODEL NAME _____ UNIT/LOT _____ PROPERTY ADDRESS

	GARAGE WALL. THICKNESS INFORMATION TO BE POSTED IN HOME.	
SWITCHES	ROCKER SWITCHES	INTERIOR
SLIDE DIMMER	SLIDE DIMMER FOR OVER KITCHEN SINK LIGHT(S)-IPL06-10Z	OVER KITCHEN SINK
SLIDE DIMMER	SLIDE DIMMER FOR KITCHEN CEILING LIGHT(S)-IPL06-10Z	KITCHEN
SLIDE DIMMER	SLIDE DIMMER FOR LANAI LIGHTS IPL06-10Z	LANAI
SLIDE DIMMER	SLIDE DIMMER FOR NOOK HANGING LIGHT	NOOK
SLIDE DIMMER	SLIDE DIMMER FOR DINING ROOM LIGHTS	DINING ROOM
STD CABLE PREP	(2)CABLE PREPS: BEDROOM-3	BEDROOM #3
STD CABLE PREP	CABLE PREP: MASTER BEDROOM	MASTER BEDROOM
STD CABLE PREP	CABLE PREP: BEDROOM-2	BEDROOM #2
STD CABLE PREP	CABLE PREP: KITCHEN	KITCHEN
STD CABLE PREP	CABLE PREP: LIVING ROOM	LIVING ROOM
STD CABLE PREP	CABLE PREP: LANAI	LANAI
STD PHONE OUTLT	PHONE OUTLET: MASTER BEDROOM	MASTER BEDROOM
STD PHONE OUTLT	PHONE OUTLET: BEDROOM-2	BEDROOM #2
STD PHONE OUTLT	(2)PHONE OUTLETS: BEDROOM-3	BEDROOM #3
STD PHONE OUTLT	PHONE OUTLET: KITCHEN	KITCHEN
SW RECEPT	(1) RECEPT INSTALLED HORIZONTALLY TIGHT TO TOP OF KITCHEN WALL CABINETS, ON ONE SWITCH	KITCHEN
FLOOR RECEPT	FLOOR RECEPT	LIVING ROOM
PANEL BOX	200 AMP PANEL BOX	GARAGE
744NT	WHITE RECESSED EXHAUST FAN/LIGHT OVER TOILET, WITH PHILIPS 75PAR30L/HAL/FL25 130V BULB	MASTER BATHROOM
744NT	WHITE RECESSED EXHAUST FAN/LIGHT IN SHOWER, WITH PHILIPS 157032 CFL BULB OR SATCO S7204 CFL BULB	MASTER BATHROOM
744NT	WHITE RECESSED EXHAUST FAN/LIGHT OVER TOILET, WITH PHILIPS 75PAR30L/HAL/FL25 130V BULB	GUEST BATH
BK-125LWH	BK-125LWH DOORBELL-WITH BUTTON	ENTRY
-	FAN OUTLET WITH ROCKER SWITCH	LANAI
-	FAN OUTLET WITH ROCKER SWITCH	LIVING ROOM
-	FAN OUTLET WITH ROCKER SWITCH	MASTER BEDROOM
-	FAN OUTLET WITH ROCKER SWITCH	BEDROOM #2
-	FAN OUTLET WITH ROCKER SWITCH	BEDROOM #3
339515	RENEW PATIO 52", 5-BLADES REVERSIBLE UL LISTED EXTERIOR WHITE CEILING FAN WITH WHITE ALL WEATHER BLADES	LANAI

BUYER(S) NAME

MODEL NAME		UNIT/LOT	PROPERTY ADDRESS
300117	CANFIELD 52"-5 BLADE, REVERSIBLE, 3 SPEED 300117WH WHITE FAN WITH WHITE BLADES		LIVING ROOM
300117	CANFIELD 52"-5 BLADE, REVERSIBLE, 3 SPEED 300117WH WHITE FAN WITH WHITE BLADES		MASTER BEDROOM
300117	CANFIELD 52"-5 BLADE, REVERSIBLE, 3 SPEED 300117WH WHITE FAN WITH WHITE BLADES		BEDROOM #2
300117	CANFIELD 52"-5 BLADE, REVERSIBLE, 3 SPEED 300117WH WHITE FAN WITH WHITE BLADES		BEDROOM #3
360000	12" DOWNROD (for 9'-4", 10', 10'-4" and 10'-6" ceiling heights) WHITE		MASTER BEDROOM
360000	12" DOWNROD (for 9'-4", 10', 10'-4" and 10'-6" ceiling heights) WHITE		LIVING ROOM
STD. HOSE BIBBS	(2) HOSE BIBBS (std.)		EXTERIOR
40 GAL ELECTRIC	40 GALLON ELECTRIC WATER HEATER.		GARAGE
SR-1	DROP-IN LAUNDRY TUB WITH DELTA #2133 CHROME FAUCET		LAUNDRY ROOM
SHELVING	VENTILATED CLOSET SHELVING		INTERIOR
FC901	3068 - MAPLE PARK GLASS - 1/2 LITE BRUSHED NICKEL CAMING		ENTRY
FC901SL	1068 - MAPLE PARK GLASS - 1/2 LITE BRUSHED NICKEL CAMING		ENTRY
SOLID CORE	SIX PANEL TEXTURED SOLID CORE DOOR		GARAGE
DOOR HINGE	SELF-CLOSING DOOR HINGE TO GARAGE / HOME DOOR		GARAGE
-	SIX PANEL TEXTURED HOLLOW CORE INTERIOR DOORS		INTERIOR
AVALON-SMT-1	AVALON LEVER STYLE HANDSETS THROUGHOUT HOME (LEVER STYLE KEYLOCKS)-(Group #1 colors) SATIN NICKEL		INTERIOR
AVALON-SMT_1	AVALON-SMT HANDSET (Group #1 colors) OUTSIDE COLOR: #15 SATIN NICKEL		ENTRY
US15	SATIN NICKEL HINGES		INTERIOR
VINYL TRIM	5" 3PC. TO ALL FRONT CORNERS (OVATION SIDING ONLY) WHITE		EXTERIOR
VINYL TRIM	5" VINYL TRIM-GARAGE DOOR (OVATION SIDING)		EXTERIOR

BUYER(S) NAME

MODEL NAME	UNIT/LOT	PROPERTY ADDRESS
	WHITE	
VINYL TRIM	3" WIDE VINYL TRIM-ALL FRONT WINDOWS (OVATION SIDING) WHITE	EXTERIOR
OVATION-OV45	DUTCH LAPSIDING - OVATION, WOOD GRAIN CAMEO	EXTERIOR
VINLV15XX	STD OPEN LOUVERED SHUTTER, 15" WIDE	BEDROOM #2
VINLV15XX	STD OPEN LOUVERED SHUTTER, 15" WIDE	BEDROOM #3
SHUTTER COLOR	SHUTTER COLOR: BLACK	EXTERIOR
CD95HS	CEDAR DISCOVERY HAND-SPLIT SHAKE TO FRONT GABLES WITH SRLIN504 5" VINYL TRIM RAKE BOARD AND TRANSITION (TRIM COLOR TO MATCH WINDOW TRIM COLOR) ENGLISH WEDGEWOOD	INTERIOR
DOOR COLOR	EXTERIOR DOORS - PAINT COLOR CHOICE V9130 - BLACK	ENTRY
STD COLOR	GARAGE DOOR STANDARD COLOR WHITE	GARAGE
ENTRY ONLY	GUTTER & DOWNSPOUT TO ENTRY "ONLY"	ENTRY
LANDMARK	LANDMARK DESIGNER SHINGLES DRIFTWOOD	EXTERIOR
WINDOWS-SGD	SERIES 3540 SH WINDOWS, SERIES 3500 PW WINDOWS, VINYL FRAME. 400 SERIES SGD, LOW-E #366 INSULATED GLASS. (MI-WINDOWS)	INTERIOR
6068 SGD	6068 SLIDING GLASS DOOR TO NOOK IN LIEU OF DOUBLE WINDOW (INCLUDES SWITCH FOR LANAI LIGHT and TEMPERED NOOK WINDOW)	NOOK
-	OBSCURED GLASS TO ALL BATHROOM WINDOWS.	INTERIOR
ACRYLIC BLOCK	800 SERIES #4210 CLEAR/WAVE ACRYLIC BLOCK WINDOW OVER GUEST BATH TUB/SHOWER	GUEST BATH
LANDSCAPING	INTERIOR HOMESITE	EXTERIOR
SOLAR-SYNC	PRO-C CONTROLLER, SOLAR SYNC SENSOR IRRIGATION SYSTEM	EXTERIOR
HOMESITE TYPE	INTERIOR HOMESITE	EXTERIOR
JM	JORDAN MAPLE MITERED FLAT PANEL TOFFEE	INTERIOR
CUSTOMER NOTE	ALL WOOD CABINETS WILL HAVE	INTERIOR

BUYER(S) NAME

MODEL NAME	UNIT/LOT	PROPERTY ADDRESS
	VARIATION IN COLOR, TEXTURE AND GRAIN PATTERN, AND ARE AN INHERENT PART OF THE NATURAL MATERIALS.	
STD KITCHEN	"SCROWN" SMALL CROWN MOLDING TO TOP OF ALL WALL CABINETS THROUGHOUT HOME	INTERIOR
RTF3624	RTF3624 ROLL-OUT TRAY KIT TO PANTRY CABINET, IN LIEU OF USK3624 SHELF KIT (4-TRAYS)	KITCHEN
MBATH "B"	JORDAN MAPLE	MASTER BATHROOM
GROUP 3.0	CABINET DOOR HARDWARE (3.0) ALLISON 53023-G10 SATIN NICKEL KNOB	INTERIOR
LAUNDRY ROOM	ADD GROUP 3.0 DOOR HARDWARE	LAUNDRY ROOM
GROUP 3.5	CABINET DRAWER HARDWARE (3.5) ALLISON 53003-G10 SATIN NICKEL HANDLE	INTERIOR
LAUNDRY ROOM	ADD GROUP 3.5 DRAWER HARDWARE	LAUNDRY ROOM
CAB REVISION	39"X72" REFRIGERATOR OPENING	KITCHEN
4S-F-S	APPLIANCE PKG 4S-F-S STAINLESS STAINLESS	KITCHEN
WRS325FDA(M)	24.5 CF SIDE BY SIDE REFRIGERATOR, STAINLESS STEEL M-STAINLESS STEEL	KITCHEN
WDF540PAD(M)	DISHWASHER, STAINLESS STEEL M-STAINLESS STEEL	KITCHEN
WMH53520C(S)	MICROWAVE-RANGE HOOD COMBINATION, STAINLESS STEEL S-STAINLESS STEEL	KITCHEN
WFE540H0E(S)	FREESTANDING ELECTRIC RANGE, STAINLESS STEEL S-STAINLESS STEEL	KITCHEN
LINDEN-AR	4453-AR-DST ARCTIC STAINLESS, 1-HANDLE FAUCET WITH SPRAY	KITCHEN
11850-_-NA	SOUTHHAVEN STAINLESS STEEL DOUBLE BOWL KITCHEN SINK, 18 GAUGE 4-HOLE APPLICATION	KITCHEN
SINK DRAIN	CHROME KITCHEN SINK DRAIN	KITCHEN
BADGER 5	1/2 HP GARBAGE DISPOSAL NEXT TO DISHWASHER	KITCHEN
SB27 & 4BD18	JORDAN MAPLE: SB27 AND 4BD18 TO LAUNDRY ROOM	LAUNDRY ROOM
-	LAUNDRY ROOM CABINETS	LAUNDRY ROOM
(2)W3024	JORDAN MAPLE: (2)W3024 WITH CROWN MOLDING TO LAUNDRY ROOM	LAUNDRY ROOM
8LB CARPET PAD	8 LB. - 15/32 "SMART CUSHION" CARPET PAD	INTERIOR
BP09A	STYLE ESSENTIALS CARPET TO STANDARD AREAS 527 - VAPOR	INTERIOR

BUYER(S) ADDRESS

MODEL NAME	UNIT/LOT	PROPERTY ADDRESS
GROUT COLOR	MAPEI ULTRACOLOR PLUS GROUT COLOR WITH 'ECB' AND/OR 'MAPEGUARD-2' UNDERLAYMENT SYSTEM ALABASTER	INTERIOR
ASCOLI-18	ASCOLI 18X18 FLOOR TILE TO STANDARD AREAS P16297 - CREAM	INTERIOR
LW-DS	DEEPSTAR COLORS 1876K-35 SPRING CARNIVAL	KITCHEN
LW-DS	DEEPSTAR COLORS 1876K-35 SPRING CARNIVAL	MASTER BATHROOM
LW-DS	DEEPSTAR COLORS 1876K-35 SPRING CARNIVAL	GUEST BATH
LW-DS	DEEPSTAR COLORS MATCH KITCHEN	LAUNDRY ROOM
LW-DS	ADDL LW-DS LAMINANTE CTOP (PER MBATH-B)	MASTER BATHROOM
CAULK COLOR	COUNTERTOP CAULKING COLOR (NAME ROOM) CLEAR	INTERIOR
KITCHEN	BEVEL SE COUNTERTOP EDGEBAND SURFACE A&B TO MATCH COUNTER-TOP COLOR	KITCHEN
MASTER BATH	BEVEL SE COUNTERTOP EDGEBAND SURFACE A&B TO MATCH COUNTER-TOP COLOR	MASTER BATHROOM
GUEST BATH	BEVEL SE COUNTERTOP EDGEBAND SURFACE A&B TO MATCH COUNTER-TOP COLOR	GUEST BATH
LAUNDRY ROOM	BEVEL SE COUNTERTOP EDGEBAND SURFACE A&B TO MATCH COUNTER-TOP COLOR	LAUNDRY ROOM
#366 BASE	3-1/4" PAINT GRADE BASE MOLDING COLONIAL STYLE	INTERIOR
#366 DOOR CASE	2-1/4" PAINT GRADE DOOR CASING COLONIAL STYLE	INTERIOR
PAINT	INTERIOR WALLS, CEILINGS, TRIM AND DOORS: VILLAGE WHITE	INTERIOR
DEVICE LOCATION	ALL KITCHEN SWITCHES, OUTLETS, PHONES & CABLES UNDER PONYTOP TO BE TOP MOUNTED. ALL REMAINING TO BE INSTALLED AT STANDARD HEIGHT. ALL BATH BACKSPLASHES TO BE 5-1/2" HIGH	INTERIOR
PLATE COLOR	SWITCHES,RECEPTS,PHONE & CABLE THERMOPLASTIC WHITE	INTERIOR
WINDOW SILLS CN	CORIAN WINDOW SILLS - 1/2" NYROK EDGE	INTERIOR

BUYER(S) NAME

MODEL NAME	UNIT/LOT	PROPERTY ADDRESS
	GLACIER WHITE	
S441908-96	MODESTO S441908-96 BISCUIT CHINA LAV, 8" CENTERS	MASTER BATHROOM
S441908-96	MODESTO S441908-96 BISCUIT CHINA LAV, 8" CENTERS	MASTER BATHROOM
LINDEN-SS	3594-SSMPU BRILLIANCE STAINLESS, 2-HANDLE WIDESPREAD LAVATORY FAUCET	MASTER BATHROOM
LINDEN-SS	3594-SSMPU BRILLIANCE STAINLESS, 2-HANDLE WIDESPREAD LAVATORY FAUCET	MASTER BATHROOM
LINDEN-SS	T17294-SS BRILLIANCE STAINLESS, 1-HANDLE SHOWER FAUCET	MASTER BATHROOM
K3999/K4774-96	HIGHLINE BISCUIT ELONGATED COMFORT HEIGHT TOILET WITH BREVIA SEAT	MASTER BATHROOM
K9379	TRIP LEVER FOR HIGHLINE TOILETS (COLORS - BN, BRZ) BRUSHED NICKEL	MASTER BATHROOM
-	WALK-IN SHOWER	MASTER BATHROOM
MEMBRANE	MAPEI MAPELASTIC AQUA-DEFENSE MEMBRANE TO MASTER BATH SHOWER WALLS AND FLOOR	MASTER BATHROOM
GROUT	MAPEI ULTRACOLOR PLUS GROUT TO MASTER BATH SHOWER WALLS AND FLOOR COLOR ALABASTER	MASTER BATHROOM
NO THRESHOLD	NO THRESHOLD TO MASTER BATH WALK-IN SHOWER (TILE TO TILE)	MASTER BATHROOM
TILE NICHE	12" X 15" RECESSED TILE NICHE, BOTTOM AT 48" OFF SHOWER FLOOR	MASTER BATHROOM
ASCOLI-12	ASCOLI 12x12 SHOWER WALL TILE P16293 - CREAM	MASTER BATHROOM
STD MBATH	KENSINGTON 2"X2" MOSAIC SHOWER FLOOR TILE (12"X12" SHEETS) P4982 PROVINCIAL PEARL	MASTER BATHROOM
ASCOLI-12	ASCOLI 12x12 SHOWER WALL TILE (MBATH-B ADDER)	MASTER BATHROOM
MIRROR	MIRROR OVER LAV. SILVER	MASTER BATHROOM
1459MOD	BEVELED MIRROR DOOR MEDICINE CABINET	MASTER BATHROOM
79450-SS	LINDEN STAINLESS TISSUE HOLDER	MASTER BATHROOM
79424-SS	LINDEN STAINLESS 24" TOWEL BAR	MASTER BATHROOM
5918-SN	SAFETY-1ST SATIN NICKEL	MASTER BATHROOM

BUYER(S) NAME

MODEL NAME	UNIT/LOT	PROPERTY ADDRESS
	18" GRAB BAR	
S441908-96	MODESTO S441908-96 BISCUIT CHINA LAV, 8" CENTERS	GUEST BATH
LINDEN-SS	3594-SSMPU BRILLIANCE STAINLESS, 2-HANDLE WIDESPREAD LAVATORY FAUCET	GUEST BATH
LINDEN-SS	T17494-SS BRILLIANCE STAINLESS, 1-HANDLE TUB/SHOWER FAUCET WITH AB&A 935-2H-SN SATIN NICKEL PUSH & LIFT DRAIN	GUEST BATH
K3999/K4774-96	HIGHLINE BISCUIT ELONGATED COMFORT HEIGHT TOILET WITH BREVIA SEAT	GUEST BATH
K9379	TRIP LEVER FOR HIGHLINE TOILETS (COLORS - BN, BRZ) BRUSHED NICKEL	GUEST BATH
GROUT	MAPEI ULTRACOLOR PLUS GROUT TO GUEST BATH TUB/SHOWER WALLS COLOR ALABASTER	GUEST BATH
ASCOLI-12	ASCOLI 12x12 TUB WALL TILE P16293 - CREAM	GUEST BATH
WINDOW SILL	SOLID SURFACE WINDOW SILL TO TUB/SHOWER WINDOW. GLACIER WHITE	GUEST BATH
TILE NICHE	12" X 15" RECESSED TILE NICHE, BOTTOM AT 48" OFF SHOWER FLOOR	GUEST BATH
173-H-WH	WHITE SHOWER ROD	GUEST BATH
MIRROR	MIRROR OVER LAV. SILVER	GUEST BATH
1459MOD	BEVELED MIRROR DOOR MEDICINE CABINET	GUEST BATH
79450-SS	LINDEN STAINLESS TISSUE HOLDER	GUEST BATH
79424-SS	LINDEN STAINLESS 24" TOWEL BAR	GUEST BATH
5918-SN	SAFETY-1ST SATIN NICKEL 18" GRAB BAR	GUEST BATH
P5650-31	ASHMORE, 3 LIGHT, TEXTURED BLACK (P5650-31)	GARAGE
P5650-31	ASHMORE, 3 LIGHT, TEXTURED BLACK (P5650-31)	GARAGE
STEP BAFFLE	(3)6125WB/E7ICAT WHITE RECESSED STEP BAFFLE LIGHTS TO LANAI	LANAI
STEP BAFFLE	(1)6125WB/E7ICAT WHITE RECESSED STEP BAFFLE LIGHT	ENTRY

BUYER(S) NAME

MODEL NAME	UNIT/LOT	PROPERTY ADDRESS
P5450-31	ASHMORE TEXTURED BLACK 3-LIGHT POST LIGHT WITH WATER SEEDED GLASS (P5450-31)	YARD
K9501	YARD LIGHT POST, WITH ELECTRIC EYE (K9501) BK - BLACK	YARD
P4623-09	BRAVO 5 LIGHT, BRUSHED NICKEL (P4623-09)	DINING ROOM
P4621-09	BRAVO 3 LIGHT, BRUSHED NICKEL (P4621-09)	NOOK
P3912-09	BRAVO 3 LIGHT, BRUSHED NICKEL (P3912-09)	FOYER
LW232R8X199	4' 2-BULB FLUORESCENT	LAUNDRY ROOM
K8653	DOVER 2-LIGHT FLUSH WITH SATIN ETCHED GLASS (K8653) SC - STUCCO WHITE	M.BEDROOM CLOSET 1
K8653	DOVER 2-LIGHT FLUSH WITH SATIN ETCHED GLASS (K8653) SC - STUCCO WHITE	M.BEDROOM CLOSET 1
EYEBALL	(4)6130WH/E7ICAT WHITE RECESSED EYEBALL LIGHTS	KITCHEN
EYEBALL	(3)6130WH/E7ICAT WHITE RECESSED EYEBALL LIGHTS	OVER KITCHEN SINK
STEP BAFFLE	(1)6125WB/E7ICAT WHITE RECESSED STEP BAFFLE LIGHT TO GUEST HALL	GUEST HALL
STEP BAFFLE	(1)6125WB/E7ICAT WHITE RECESSED STEP BAFFLE LIGHT TO HALL	HALL
LW432R8X199	4' 4-BULB FLUORESCENT	GARAGE
P2006-09	BRAVO 3 LIGHT, BRUSHED NICKEL (P2006-09)	MASTER BATHROOM
P2006-09	BRAVO 3 LIGHT, BRUSHED NICKEL (P2006-09)	MASTER BATHROOM
P2006-09	BRAVO 3 LIGHT, BRUSHED NICKEL (P2006-09)	GUEST BATH
BATHROOM	6150WH/E7ICAT RECESSED BATHROOM LIGHT	GUEST BATH
S9628-LED-BR30	SATCO S9628-LED-BR30 - LED BULBS TO ALL RECESSED LIGHTS	INTERIOR
6068	VERTICAL 6068	NOOK
9068	VERTICAL 9068	LIVING ROOM
2030	2" FAUX - 2030 WINDOW	MASTER BATHROOM
2050	2" FAUX - 2050 WINDOW	NOOK
3030	2" FAUX - 3030 WINDOW	GARAGE
4050	2" FAUX - 4050 WINDOW	MASTER BEDROOM
2-3050	2" FAUX - 2-3050 WINDOWS	BEDROOM #2
2-3050	2" FAUX - 2-3050 WINDOWS	BEDROOM #3
BLINDS	BLIND COLOR	INTERIOR

BUYER(S) NAME

MODEL NAME	UNIT/LOT	PROPERTY ADDRESS
FAUX #501 PEARL WHITE, FLORIDA VERTICAL OFF WHITE WHISPERING PINE BLINDS	INTERIOR	
VILLAGER BISCUIT BATH TUB WITH INTEGRAL SKIRT CAST IRON (K715-96)	GUEST BATH	
SOFT WINDOW TREATMENTS	INTERIOR	

SAMPLE VILLAGES
LAND AGREEMENT

Deal Number:
Comp Number:
Job Number :
Cell Phone#:( ) -

Unit F / Lot

Properties of The Villages

Purchase Agreement

The Villages of Sumter

Sold by: Rep Name , License # / bh

THIS AGREEMENT, made this 24th day of April 2018 , by and between **THE VILLAGES OF LAKE-SUMTER, INC.,** hereinafter called "Seller", and

Buyer(s) Name and Address

hereinafter called the "Buyer":

WITNESSETH:

WHEREAS, the Buyer wishes to purchase from the Seller, upon the following terms and conditions, a parcel of land situated in the county of Sumter , State of Florida, legally described as follows:

Lot XX The Village of Fenney , Unit No. XX
as per plat thereof, recorded in Plat Book 16 , Pages 38 - 38A-E ,
Public Records of Sumter County, Florida. ("The Homesite")

together with a home to be constructed upon the Homesite described above (collectively "Property").

WHEREAS, Buyer has made a personal on-site inspection of the real property prior to the execution of this contract,

NOW, THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable considerations, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. At the closing of this transaction, the Seller agrees to convey to the Buyer by Warranty Deed, good and insurable title to the above described property, free and clear of any and all encumbrances whatsoever, except for taxes and assessments to be pro-rated, easements, reservations, restrictions (now or prior to closing to be placed of record) and zoning regulations, based on the following Purchase Price and Method of Payment:

a. Purchase Price: The purchase price for the home and improvements shall be set forth in a separate agreement executed at the time the home is ordered. The Homesite which has been selected is subject to a Homesite premium of $69,000.00 which is not subject to change.

b. METHOD OF PAYMENT: The Buyer, upon signing this Agreement shall deposit the sum of TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS, ($2,500.00), and on or before 4/24/2018 shall cause to be deposited a total sum of TEN THOUSAND AND 00/100 DOLLARS, ($10,000.00) , excluding any credit card deposits as deposits for the purchase of the above described real property. At the time of closing of this transaction, the remainder of the Purchase Price for the property, home and improvements, which is unpaid, is to be paid by wire transfer or cashier's check.

2. Buyer agrees to select and order on or before August 15th, 2018 , a particular home and improvements for immediate build and closing, which the Seller shall be obligated to complete construction on the Homesite prior to the Closing Date and subject to this Agreement. The parties agree that the actual closing date shall be set by the Seller at the time the home is ordered based on builder's construction time table for the home ordered. The parties agree that the price of the home and improvements as ordered shall be determined by the Seller's prices prevailing at the time the home is ordered. An additional deposit in the amount of 20% of the total purchase price of the Homesite and home as ordered less deposit(s) paid by Buyer, as set forth in paragraph 1(b) above, will be required at the time the separate agreement is executed when the home is ordered.

3. THE BUYER OF A ONE-FAMILY OR TWO-FAMILY RESIDENTIAL DWELLING UNIT HAS THE RIGHT TO HAVE ALL DEPOSIT FUNDS(UP TO 10% OF THE PURCHASE PRICE) DEPOSITED IN AN ESCROW ACCOUNT. THIS RIGHT MAY BE WAIVED IN WRITING BY THE BUYER. THE RIGHT TO HAVE THE DEPOSIT HELD IN ESCROW ACCOUNT IS HEREBY WAIVED BY THE BUYER.

4. Until closing, Seller will pay the real estate taxes and all assessments due at or prior to closing. At closing, such taxes and assessments not yet due will be pro-rated between Buyer and Seller, and shall be the responsibility of the Buyer after closing. In the event this transaction is the initial sale of the Homesite and closes between January 1st and September 30th of any year and the Certificate of Occupancy is also issued on or after January 1st of that same year then in addition to pro-rating the current years fire assessment the following years fire assessment shall also be collected from buyer at closing.

5. Documentary stamps on the Warranty Deed, building permit costs, impact fees, if applicable, water/wastewater fee, contributions in aid of construction for utilities, mailbox fees and the cost of recording the deed shall be paid by the Seller. Buyer shall be responsible for all other costs and expenses associated with closing, including but not limited to any and all financing costs and expenses associated with Buyer's financing for the purchase of the property, title insurance and the monthly amenities fee. The initial monthly Amenities Fee pursuant to the Declaration of Restrictions will be set at the amount of ONE HUNDRED FORTY FIVE AND 00/100 DOLLARS ($145.00) and will commence upon closing. The contractual Amenities Fee will be adjusted annually from the date of this Agreement based upon changes in the Consumer Price Index.

6. The Buyer may not take possession of the property until closing.

_____ 7. The Buyer agrees that, in the event Buyer defaults under any provisions of the Agreement, fails or refuses to select a home as provided herein, or otherwise terminates this Agreement then this Agreement shall be terminated and all monies paid hereunder and under any separate agreement shall be retained by the Seller as liquidated damages. The parties hereto acknowledge that exact damages are incapable of being ascertained. Thereupon all parties shall be relieved of any and all further liability under the terms of this Agreement.

_____ 8. Buyer acknowledges that Buyer is not an investor purchasing the property with intent to resell the property within one (1) year. Therefore, in consideration of Seller selling Buyer The Homesite, Buyer hereby agrees not to _____ sell, convey or transfer The Homesite for a period of one (1) year following the closing of this transaction ("No Sale Period"). In the event Buyer sells, conveys or transfers The Homesite during this No Sale Period, then Buyer agrees to forfeit any and all profits from such a sale to the Seller. Profits shall be defined as the gross sales proceeds from any sale during the No Sale Period, less the gross purchase price of this transaction. Seller reserves the right to

make exceptions for hardships such as death, in Seller's sole discretion on a case-by-case basis. This clause shall be subordinate to the interest of any mortgagee, and shall survive the closing of this transaction.

9. Buyer agrees to pay for garbage, trash, water and sewage services to be provided by the Seller, or its successors, assigns or nominee. The charges for such services shall be billed and paid on a monthly basis.

10. Buyer recognizes that lakes, ponds, retention and detention areas, canals, creeks, marsh areas, stream or other water related areas (hereafter, "water features") within the Property are designed to detain, or retain stormwater runoff and are only recharged by either rainfall or in some instances, springs. The level of water contained in water features within the Property is subject to naturally occuring events such as drought, floods, rain or the absence of rain. Therefore, Seller makes no representation, warranty or covenant with the Buyer that the level of water in any water feature shall be at any particular depth or height, either before or after closing of the sale to the Buyer.

11. Disclosures:

a. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risk to persons who are exposed to it over time. Levels of radon that exceed Federal and State Guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

b. Buyer hereby acknowledges receipt of the Florida Building Energy Efficiency Rating Brochure.

c. If your homesite adjoins or is near property that is not within The Village of Fenney, Buyer hereby acknowledges and understands that The Villages is not in a position to make any representations to you on what the use might be for that adjoining property. Buyer further acknowledges that the Seller has not made any representations regarding the use of such adjoining property.

d. BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

e. Mold is naturally occurring and may cause health risks or damage to property. If Buyer is concerned or desires additional information regarding mold, Buyer should contact an appropriate professional.

f. Chapter 558 Notice of Claim: ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

12. This Agreement may not be assigned by Buyer without Seller's written consent. In the event of such approved assignment, the amenities fee referred to in paragraph 5 shall be changed to the prevalent sum then in force for all new Buyers of property in The Villages, instead of the amount set forth in paragraph 5.

13. The Buyer requests the Seller to have the water and gas (if applicable) service turned on at the property in Buyer's name and the Buyer agrees to pay for electric and gas used in construction and testing of systems of the home up to SEVENTY FIVE AND 00/100 DOLLARS ($75.00) per utility.

14. Whenever the words "Seller" and "Buyer" are used in this Agreement, such words shall mean singular or the plural and one gender shall include all wherever the Agreement so requires or permits.

15. This Agreement constitutes the entire Agreement between the parties. Buyer agrees that no representations, oral or implied, have been made to Buyer to induce Buyer to enter into this Agreement other than those expressly herein set forth. No waiver of any provision herein contained shall at any time be valid unless reduced to writing and expressly made a modification hereto.

16. Buyer understands that all homes offered by Seller may not be placed in this unit because of applicable restrictive covenants. Buyer agrees to order a home which would be allowed under the restrictions applicable to the Homesite.

17. Nothing contained in this Agreement or the separate home order agreement shall relieve the Seller from its unconditional obligation to complete construction of the residential unit prior to the earliest of the Closing Date set forth in the separate Home Order Agreement or two (2) years from the execution hereof. Further , the parties agree that this Agreement and the separate Home Order Agreement shall be construed in the manner necessary for the Seller's obligation to complete construction of the residential unit pursuant to the Statutory Improved Lot Exemption, 15 U.S.C. 1702(a)(2).

18. Buyer understands that Seller provides a housing community intended for persons 55 years of age and over. Buyer certifies that at least one resident within the household will be at least 55 years of age, and that the information concerning resident's date of birth previously given is accurate.

19. In the event the Buyer made the initial deposit with a credit card, then upon receipt of cleared funds for the additional deposit, the initial Two Thousand Five Hundred and 00/100 Dollar ($2,500.00) credit card deposit shall be credited back to the Buyer's credit card.

BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE DISCLOSURE SUMMARY FOR THE VILLAGES AS REQUIRED BY SECTION 720.401, FLORIDA STATUTE.

_____ BUYER HEREBY ACKNOWLEDGES THEY HAVE RECEIVED THE DISCLOSURE SUMMARY FOR THE VILLAGES REQUIRED BY SECTION 720.401, FLORIDA STATUTES, PRIOR TO THE EXECUTION
_____ OF THIS CONTRACT.

IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

IN WITNESS WHEREOF the parties have set their hands and seals the day and year first above written.

THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT # 12 IMPOSES TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY THROUGH A SPECIAL TAXING DISTRICT. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN addition TO COUNTY AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

THE VILLAGES OF LAKE-SUMTER, INC.

By: _____
"Seller" Date

BUYER(S)

_____
Buyer 1 Name Date

_____
Buyer 2 Name Date

State license number for:
Properties of The Villages,Inc.:CQ1002909
Broker of Record, Michael Berning: BK451975

Properties of The Villages INC

Job Number :
Comp Number:
Unit: 'F / Lot:
Cell Phone#:( ) -

Warranty Addendum

Buyer(s): Name and Address

1. The Buyer is being furnished with an express limited warranty, by Home Buyers Warranty (the "HBW Warranty"), in connection with the Buyer's purchase of the Home. The warranty being furnished is issued by a third party, Home Buyers Warranty. Your Warranty includes one (1) year workmanship and material, a two (2) year warranty on electrical, plumbing and mechanical systems and a ten (10) year limited structural warranty. All other express or implied warranties, including any oral or written statements or representations made by the Seller of the Home, or any other person, and any implied warranty of habitability, merchantability or fitness, are hereby disclaimed by the Seller and are hereby waived by the Buyer. In addition, the Buyer waives the right to seek damages or other legal or equitable remedies from the Seller, the Seller's subcontractors, agents, vendors, suppliers, design professionals and material men, under any other common law or statutory theory of liability, including but not limited to negligence and strict liability. The only remedy of the Buyer in the event of a defect in or to the Home or in or to the real property on which the Home is situated is the coverage provided under the HBW Warranty. This waiver shall not be applicable to any express written warranty issued by the manufacturer of any appliance or component which is sold with the Home.

To the extent any claim may be paid by Buyer's homeowners insurance, the right of subrogation is waived.

2. To the extent they are not covered by the HBW Warranty, it is hereby agreed that any and all claims, disputes and controversies by or between the Buyer and the Seller arising from or related to the Home identified herein, or to any defect in or to the Home or the Homesite on which the Home is situated, or the sale of the Homesite or Home by the Seller, including, without limitation, any claim of breach of contract, negligent or intentional misrepresentation or nondisclosure in the inducement, execution or performance of this agreement, and breach of any alleged duty of good faith and fair dealing, shall be submitted to binding arbitration by such arbitration service as the Seller shall, in its sole discretion, select, and pursuant to the rules of that arbitration service in effect at the time of the request for arbitration. The parties expressly agree that this arbitration provision involves and concerns interstate commerce and is governed by the provisions of the Federal Arbitration Act (9 U.S.C. sec. 1, et seq.), now in effect and as it may from time to time be amended, to the exclusion of any different or inconsistent state or local law, ordinance or judicial rule; and to the extent that any state or local law, ordinance or judicial rule shall be inconsistent with any provisions of the rules of the arbitral association under which the arbitration proceeding shall be conducted, the latter rules shall govern the conduct of the proceeding.

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Arbitrations of all disputes will be conducted by a single arbitrator or, at the option of either party, by a panel of three neutral arbitrators. The costs of a single-arbitrator arbitration will be borne equally by the parties. The party opting for a panel of three arbitrators will be responsible for the costs thereof in excess of those which would be incurred in a single-arbitrator arbitration. However, the fee for arbitrations will be borne by the losing party if the arbitrator's award is entirely in favor of one party.

Judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof upon the application of either party. Further, this warranty addendum shall survive the closing of this transaction.

* End of Addendum *

Dated this 24th day of April 2018

THE VILLAGES OF LAKE-SUMTER, INC.

By: _____
"Seller" Date

_____
Buyer 1 Name Date

_____
Buyer 2 Name Date

SAMPLE VILLAGES
HOME ADDENDUM



PRINT DATE: 4/24/2018
JOB NUMBER:

SALES REPS: LAND- Rep Name :, License # /bh
BUILDER: Builder Name
HOMESITE ADDRESS: Cash

BUYER(S): Names

ADDRESS : Property Address
THE VILLAGES, FL 32163 PHONE: ( ) -

Pursuant to the terms of the Purchase Agreement dated the 2nd day of April, 2018 by and between The Villages of Lake-Sumter, Inc. and the above named Buyer(s). The Buyer(s) hereby select(s) the following described home and improvements:

MODEL:

PRICE OF HOME :	311,261.00	CLOSING DATE IS SCHEDULED
H O M E S I T E :	49,000.00	FOR / / .
PURCHASE PRICE TOTAL :	360,261.00	
NET TOTAL PURCHASE PRICE :	360,261.00	BASED UPON DEPOSITS &
LOT DEPOSIT :	-2,500.00	SIGNED DOCUMENTS DUE ON
ADDITIONAL LOT DEPOSIT :	-7,500.00	
B A L A N C E :	350,261.00	OR BEFORE 00/00/0000.
HOME DOWN PAYMENT :	-62,052.00	DEPOSIT AMOUNT DUE $62,052.00
	288,209.00	EXCLUDING PREVIOUS CREDIT CARD
T O T A L :	288,209.00	DEPOSIT, IF APPLICABLE PLUS SETTLEMENT COSTS AND PRORATIONS

However, since the Closing is within two (2) years of the execution of the Purchase Agreement the following are intended to be in lieu of any other damages suffered by either party during the first 30 days after the original scheduled closing. Thereafter either party shall have the right to pursue any remedy which said party might have for breach of contract.

In the event closing fails to take place on the designated closing date and such failure is caused by a default by Seller and closing is deferred by Seller, the Seller shall be responsible to Buyer for the following reasonable expenses to the extent they are actually incurred by Buyer as a result of such default:

1. Lodging expenses between original closing date and actual closing date;
2. The cost of the main meal of the day between the original closing date and the actual closing date;
3. Furniture storage.





Buyer(s) Names Unit/Lot # Model Name 4/24/2018

In the event closing fails to take place on the designated closing date and such failure is not caused by a default by Seller and closing is deferred by Buyer, then Buyer shall pay to Seller, at closing, the following expenses incurred by Seller before closing:

1. Water, sewer, electrical expenses, including air conditioning;
2. Lawn and landscape care expenses;
3. Monthly amenity fees from the original closing date;
4. Interest on the remaining unpaid balance from the original closing date to the actual closing date at the prime interest rate charged by Citizen's First Bank, The Villages plus 1 1/2 % plus $250.00.

In the event the Buyer made the initial deposit with a credit card, then upon receipt of cleared funds for the additional deposit, the initial Two Thousand Five Hundred and 00/100 Dollar ($2,500.00) credit card deposit shall be credited back to the Buyer's credit card.

Buyer(s) Names	Unit/Lot #	Model Name	4/24/2018
OPEN KITCHEN	OPEN KITCHEN	KITCHEN	
BASE MODEL	INDIGO BASE MODEL	INTERIOR	
EXT PACKAGE	EXTERIOR PAINT COLORS: WALLS V2170 BONAPARTE TRIM V7620 TRACING PAPER	EXTERIOR	
DISCLAIMER	CONCRETE DISCOLORATION WILL POSSIBLY OCCUR.	EXTERIOR	
CEMENT FINISH	CEMENT FINISH IS HAND APPLIED, TEXTURE, PATTERN AND DIRECTION WILL HAVE VARIATIONS	EXTERIOR	
EXT WALLS	BLOCK EXTERIOR WALLS	EXTERIOR	
INT WALLS	AT THE DISCRETION OF THE BUILDER INTERIOR WALL STRUCTURE MAY BE GALVANIZED STEEL AND/OR WOOD	INTERIOR	
CEILING	INTERIOR VOLUME CEILINGS	INTERIOR	
TRAY CEILING	MASTER BEDROOM TRAY CEILING	MASTER BEDROOM	
ELEV-STD	INDIGO STANDARD ELEVATION: HIP ROOF, FLAT CEILING IN BEDROOM-3	EXTERIOR	
KITCHEN ISLAND	KITCHEN ISLAND	KITCHEN	
STD KIT	STANDARD KITCHEN	KITCHEN	
STD MBATH	STANDARD MASTER BATH	MASTER BATHROOM	
RAILING	DUE TO THE GRADE IN THE REAR OF THE HOMESITE, THIS HOME MAY REQUIRE STEPS AND/OR RAILING TO THE LANAI AND/OR PATIO. THIS HAS BEEN REVIEWED WITH THE CUSTOMER AT TIME OF AGREEMENT.	EXTERIOR	
STRCH-REV	RESIDENTIAL SCREEN LANAI	LANAI	
-	RELOCATE LANAI SCREEN DOOR AND PAD	LANAI	
LANAI	BACKPAGED LANAI STRETCH	LANAI	
EXTRUSION COLOR	SCREEN LANAI EXTRUSION COLOR BRONZE EXTRUSION	LANAI	
SCREEN DOOR	ADD (1) SCREEN DOOR W/4'X5' CONCRETE PAD TO EXTERIOR	LANAI	
GARAGE	2-CAR AND GOLF CART GARAGE	GARAGE	
GARAGE FLOOR	GARAGE FLOOR MAY BE DROPPED AT BUILDER'S DISCRETION	GARAGE	
RADIUS	RADIUS CORNERS TO SIDEWALK AND DRIVEWAY	EXTERIOR	
6X7-4RSF	6'X7' INSULATED GOLF CART GARAGE DOOR	GARAGE	

Buyer(s) Names	Unit/Lot #	Model Name	4/24/2018
16X7-4RSF	16'X7' INSULATED GARAGE DOOR	GARAGE	
GDO RECEPT	GARAGE DOOR OPENER RECEPTACLE	GARAGE	
GDO RECEPT	GARAGE DOOR OPENER RECEPTACLE	GARAGE	
GARAGE RECEPT	EXTRA GFI RECEPT IN GARAGE	GARAGE	
20AMP RECEPT	20AMP GFI RECEPT TO GARAGE	GARAGE	
LDCO-800	GARAGE DOOR OPENER WITH 2 3-BUTTON REMOTES AND WALL STATION	GARAGE	
LDCO-800	GARAGE DOOR OPENER WITH 2 3-BUTTON REMOTES AND WALL STATION	GARAGE	
MDTK	KEYLESS ENTRY CONTROL FOR GARAGE DOOR OPENER	GARAGE	
ATTIC TRUSSES	ATTIC TRUSSES ABOVE GARAGE, WITH 1/2" OSB DECKING	GARAGE	
GAS PREP	NATURAL GAS PREP FOR WATER HEATER AND DRYER (22k btu) (Gas Units Only)	INTERIOR	
PERFORMANCE-15	PERFORMANCE-15 A/C SYSTEM: HEAT PUMP FIXED SPEED AIR-HANDLER PROGRAMABLE THERMIDISTAT HIGH-EFFICIENCY AIR FILTER 10-YEAR PARTS WARRANTY 5-YEAR LABOR WARRANTY	INTERIOR	
PENCIL CORNERS	PENCIL DRYWALL CORNERS: OUTSIDE CORNERS, WINDOWS AND POTSHELVES (if applicable).	INTERIOR	
HOME & GARAGE	PAINTED KNOCK DOWN CEILING	INTERIOR	
R-38	R-38 FIBERGLASS INSULATION: BATT AND BLOWN (WHERE APPLICABLE) TO LIVING AREA CEILING.THICKNESS INFORMATION TO BE POSTED IN HOME.	INTERIOR	
R-5/R-11	R-5 RIGID FOAM BOARD INSULATION TO LIVING AREA EXTERIOR WALLS, R-11 BATT FIBERGLASS INSULATION TO TO HOME/GARAGE WALL.THICKNESS INFORMATION TO BE POSTED IN HOME.	INTERIOR	
SWITCHES	ROCKER SWITCHES	INTERIOR	
SLIDE DIMMER	SLIDE DIMMER FOR KITCHEN CEILING LIGHT(S)-IPL06-10Z	KITCHEN	
SLIDE DIMMER	SLIDE DIMMER FOR LANAI LIGHTS IPL06-10Z	LANAI	

Buyer(s) Names | Unit/Lot # | Model Name | 4/24/2018

SLIDE DIMMER	SLIDE DIMMER FOR OVER KITCHEN ISLAND LIGHT(S)	OVER KITCHEN ISLAND
SLIDE DIMMER	SLIDE DIMMER FOR DINING ROOM LIGHTS	DINING ROOM
STD CABLE PREP	CABLE PREP: BEDROOM-2	BEDROOM #2
STD CABLE PREP	CABLE PREP: LIVING ROOM	LIVING ROOM
STD CABLE PREP	CABLE PREP: LANAI	LANAI
STD PHONE OUTLT	PHONE OUTLET: MASTER BEDROOM	MASTER BEDROOM
STD PHONE OUTLT	PHONE OUTLET: BEDROOM-2	BEDROOM #2
EXTRA RECEPT	EXTRA ELECTRICAL RECEPTACLE	LAUNDRY ROOM
FLOOR RECEPT	FLOOR RECEPT	INTERIOR
W/P RECEPT	EXTRA OUTDOOR W/P GFI RECEPT (ON LANAI COLUMN)	LANAI
200V PLUG	220V RECEPTACLE PLUG FOR DRYER	LAUNDRY ROOM
PANEL BOX	200 AMP PANEL BOX	GARAGE
FLOOR RECEPT	FLOOR RECEPT. NOTE: FINAL LOCATION OF FLOOR RECEPT HAS BEEN REVIEWED AND APPROVED BY CUSTOMER	INTERIOR
744NT	WHITE RECESSED EXHAUST FAN/LIGHT OVER TOILET, WITH PHILIPS 75PAR30L/HAL/FL25 130V BULB	MASTER BATHROOM
744NT	WHITE RECESSED EXHAUST FAN/LIGHT IN SHOWER, WITH PHILIPS 157032 CFL BULB OR SATCO S7204 CFL BULB	MASTER BATHROOM
744NT	WHITE RECESSED EXHAUST FAN/LIGHT OVER TOILET, WITH PHILIPS 75PAR30L/HAL/FL25 130V BULB	GUEST BATH 3
BK-125LWH	BK-125LWH DOORBELL-WITH BUTTON	ENTRY
-	FAN OUTLET WITH ROCKER SWITCH	MASTER BEDROOM
-	FAN OUTLET WITH ROCKER SWITCH	BEDROOM #2
-	FAN OUTLET WITH ROCKER SWITCH	BEDROOM #3
-	FAN OUTLET WITH ROCKER SWITCH	LANAI
-	FAN OUTLET WITH ROCKER SWITCH	LANAI
-	FAN OUTLET WITH ROCKER SWITCH	LIVING ROOM
EXTRA HOSE BIB	EXTRA HOSE BIBB	EXTERIOR
STD. HOSE BIBBS	(2) HOSE BIBBS (std.)	EXTERIOR
EXTRA HOSE BIB	EXTRA HOSE BIB ON COLUMN OR KNEE WALL	EXTERIOR
RTG-84XLN-1	TANKLESS GAS WATER HEATER WITH TEST KIT (Gas Units Only) 180K btu	EXTERIOR
FM-1	LAUNDRY TUB WITH DELTA #2133	GARAGE

Buyer(s) Names	Unit/Lot #	Model Name	4/24/2018

	CHROME FAUCET	
SHELVING	VENTILATED CLOSET SHELVING	INTERIOR
FREE SLIDE	FREE SLIDING SHELVING TO ALL BEDROOM CLOSETS (AND COAT CLOSET IF APPLICABLE)	INTERIOR
FC60	3068 - 6 PANEL	ENTRY
FC44SL	1068 - FROSTED IMAGES GLASS - 1/2 LITE	ENTRY
SOLID CORE	SIX PANEL TEXTURED SOLID CORE DOOR	GARAGE
-	SIX PANEL TEXTURED HOLLOW CORE INTERIOR DOORS	INTERIOR
TUSTIN-SMT-1	TUSTIN LEVER STYLE HANDSETS THROUGHOUT HOME (LEVER STYLE KEYLOCKS)(Group #1 colors) US15 SATIN NICKEL	INTERIOR
CHELSEA-SMT_1	CHELSEA-SMT HANDSET (Group #1 colors) OUTSIDE COLOR: SATIN NICKEL	ENTRY
US15	SATIN NICKEL HINGES	INTERIOR
EXTERIOR TRIM	EXTERIOR TRIM PAINT COLOR (sand finish cement raised banding and frieze, brackets, corbels, coves, mantles and columns if applicable per elevation) V7620 - TRACING PAPER	EXTERIOR
EXTERIOR WALLS	EXTERIOR WALLS PAINT COLOR (side skip trowel textured cement finish) V2170 - BONAPARTE	EXTERIOR
DOOR COLOR	EXTERIOR DOORS - PAINT COLOR CHOICE V5200 - AVANTE GARDE	ENTRY
PAINT COLOR	GARAGE(S) DOOR PAINT COLOR V2170 - BONAPARTE	GARAGE
PAINT COLOR	GOLF CART GARAGE DOOR PAINT COLOR COLOR TO MATCH MAIN GARAGE DOOR	GARAGE
ENTRY ONLY	GUTTER & DOWNSPOUT TO ENTRY "ONLY"	ENTRY
LANDMARK	LANDMARK DESIGNER SHINGLES WEATHERED WOOD	EXTERIOR
ELITEWOOD	CLASSIC SERIES-PERGOLA ALUMINUM CONSTRUCTION WITH "SCALLOPED" END RAFTERS AND	EXTERIOR

Buyer(s) Names	Unit/Lot #	Model Name	4/24/2018
	2"X2" PICKETS, COLOR - WHITE		
WINDOWS-SGD	SERIES 610 SH WINDOWS, SERIES 615 PW WINDOWS, VINYL FRAME LO-E #366 INSULATED GLASS.	INTERIOR	
9068 1-STACK	9068 SINGLE STACKING SLIDING GLASS DOOR TO LIVING ROOM	LIVING ROOM	
-	6068 SINGLE STACKING SLIDING GLASS DOOR TO KITCHEN.	KITCHEN	
-	OBSCURED GLASS TO ALL BATHROOM WINDOWS.	INTERIOR	
MBATH SHOWER	NUBIO 8" GLASS BLOCK WINDOW: 7-BLOCKS WIDE, 3-BLOCKS HIGH TO MASTER BATH SHOWER	MASTER BATHROOM	
LANDSCAPING	INTERIOR HOMESITE/BACK UP TO MAY OR MAY NOT	EXTERIOR	
SOLAR-SYNC	PRO-C CONTROLLER, SOLAR SYNC SENSOR IRRIGATION SYSTEM	EXTERIOR	
HOMESITE TYPE	VIEW	EXTERIOR	
LOS	LAUREL OAK SQUARE RECESSED PANEL HONEY	INTERIOR	
CUSTOMER NOTE	ALL WOOD CABINETS WILL HAVE VARIATION IN COLOR, TEXTURE AND GRAIN PATTERN, AND ARE AN INHERENT PART OF THE NATURAL MATERIALS.	INTERIOR	
STD KITCHEN	"SCROWN" SMALL CROWN MOLDING TO TOP OF ALL WALL CABINETS THROUGHOUT HOME	INTERIOR	
RTF3024	RTF3024 ROLL-OUT TRAY KIT TO PANTRY CABINET, IN LIEU OF USK3024 SHELF KIT (4-TRAYS)	KITCHEN	
GROUP 6.0	CABINET DOOR HARDWARE (6.0) AMEROCK 1580-WN WEATHERED NICKEL HANDLE	INTERIOR	
GROUP 5.0	CABINET DRAWER HARDWARE (5.0) AMEROCK 1581-WN WEATHERED NICKEL KNOB	INTERIOR	
CAB REVISION	39"X72" REFRIGERATOR OPENING	KITCHEN	
DISCLAIMER	DUE TO THE OMISSION OF APPLIANCE(S) THE CUSTOMER IS AWARE THAT THE VILLAGES WILL NOT BE RESPONSIBLE FOR ANY CONNECTION OF OR CONSTRUCTION MODIFICATIONS FOR CUSTOMER SUPPLIED APPLIANCES AFTER CLOSING.	KITCHEN	
GAS RANGE PREP	NATURAL GAS PREP FOR GAS RANGE	KITCHEN	

Buyer(s) Names	Unit/Lot #	Model Name	4/24/2018
	OR GAS COOKTOP (54K btu)		
WEG745H0F(S)	SLIDE-IN GAS RANGE, STAINLESS STEEL S-STAINLESS STEEL	KITCHEN	
OMIT	OMIT INCLUDED REFRIGERATOR	KITCHEN	
VBP05-2	ACCOR VBP05-2 ICEMAKER BOX NO HOSE. REFRIGERATOR NOT SELECTED	KITCHEN	
OMIT	OMIT INCLUDED DISHWASHER	KITCHEN	
OMIT	OMIT INCLUDED MICROWAVE	KITCHEN	
LAMINATE	PREP COUNTERTOP FOR SLIDE-IN RANGE (PER LAMINATE)	KITCHEN	
ESSA-AR	9113-AR-DST ARCTIC STAINLESS, 1-HANDLE, FAUCET WITH PULL-DOWN SPRAY	KITCHEN	
NOTE:	DO NOT INSTALL ESCUTCHEON PLATE ON SELECTED KITCHEN FAUCET	KITCHEN	
K3183-NA	UNDERTONE SINGLE BOWL STAINLESS STEEL UNDERMOUNT SINK (GRANITE OR SOLID SURFACE CTOPS ONLY)	KITCHEN	
SINK DRAIN	CHROME KITCHEN SINK DRAIN	KITCHEN	
STS-SO	DISPOSAL SINK TOP SWITCH (Group #1 colors) STS-SO-SS - STAINLESS (MOUNT ON COUNTERTOP)	KITCHEN	
SWITCH LOCATION	SEE "RED FILE" FOR DISPOSAL COUNTERTOP SWITCH LOCATION	KITCHEN	
-	LAUNDRY ROOM CABINETS	LAUNDRY ROOM	
10LB CARPET PAD	10 LB. - 1/2 "PREMIUM GEL" CARPET PAD	INTERIOR	
BP884	HAMILTON PLACE CARPET TO STANDARD AREAS 748 - TIKI HUT	INTERIOR	
SSBV-18	STATION SQUARE BETTER-18 VINYL FLOORING (STANDARD AREAS) XM765 - DEEP CREEK TIMBERS HEARTH	INTERIOR	
VINYL SEAM	VINYL FLOORING MAY HAVE VISIBLE SEAMS. SEAM LOCATIONS MAY VARY	INTERIOR	
LF-MT	FORMICA MATTE COUNTERTOP 7494-58 CARRARA ENVISION	KITCHEN	
LF-MT	FORMICA MATTE COUNTERTOP 7494-58 CARRARA ENVISION	MASTER BATHROOM	
LF-MT	FORMICA MATTE COUNTERTOP 7494-58 CARRARA ENVISION	GUEST BATH 3	

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Buyer(s) Names	Unit/Lot #	Model Name
LF-MT	FORMICA MATTE COUNTERTOP 7494-58 CARRARA ENVISION	LAUNDRY ROOM
CAULK COLOR	COUNTERTOP CAULKING COLOR (NAME ROOM) CLEAR	INTERIOR
KITCHEN	BEVEL SE COUNTERTOP EDGEBAND SURFACE A&B TO MATCH COUNTER- TOP COLOR	KITCHEN
MASTER BATH	BEVEL SE COUNTERTOP EDGEBAND SURFACE A&B TO MATCH COUNTER- TOP COLOR	MASTER BATHROOM
GBATH 3	BEVEL SE COUNTERTOP EDGEBAND SURFACE A&B TO MATCH COUNTER- TOP COLOR	GUEST BATH 3
LAUNDRY ROOM	BEVEL SE COUNTERTOP EDGEBAND SURFACE A&B TO MATCH COUNTER- TOP COLOR	LAUNDRY ROOM
GROUP-Q2	GROUP-Q2 QUARTZ COUNTERTOP NEW AZTEC GOLD	KITCHEN CENTER ISLAND
SEAMS	QUARTZ MAY HAVE VARIATION IN COLOR, SHADE AND PARTICLE STRUCTURE. QUARTZ COUNTERTOP WILL HAVE VISIBLE SEAMS. SEAM LOCATION MAY VARY.	KITCHEN
EDGE-QA	QUARTZ COUNTERTOP EDGE-QA EASED EDGE	KITCHEN CENTER ISLAND
#5180 BASE MOLD	5-1/4"PAINT GRADE BASE MOLDING PREMIER STYLE	INTERIOR
#366 DOOR CASE	2-1/4" PAINT GRADE DOOR CASING COLONIAL STYLE	INTERIOR
PAINT	INTERIOR WALLS, CEILINGS, TRIM AND DOORS: VILLAGE WHITE	INTERIOR
PLATE COLOR	SWITCHES,RECEPTS,PHONE & CABLE THERMOPLASTIC WHITE	INTERIOR
PLATE COLOR	DECOR COLOR SWITCHES & RECEPTS TO KITCHEN ISLAND WHITE	KITCHEN
WINDOW SILLS CN	CORIAN WINDOW SILLS - 1/2" NYROK EDGE BISQUE	INTERIOR
S441904-96	MODESTO S441904-96 BISCUIT CHINA LAV, 4" CENTERS	MASTER BATHROOM
S441904-96	MODESTO S441904-96 BISCUIT CHINA LAV, 4" CENTERS	MASTER BATHROOM

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Buyer(s) Names	Unit/Lot #	Model Name
K9379	TRIP LEVER FOR HIGHLINE TOILETS (COLORS - BN, 2BZ) BRUSHED NICKEL	MASTER BATHROOM
-	WALK-IN SHOWER	MASTER BATHROOM
MEMBRANE	MAPEI MAPELASTIC AQUA-DEFENSE MEMBRANE TO MASTER BATH SHOWER WALLS AND FLOOR	MASTER BATHROOM
GROUT	MAPEI ULTRACOLOR PLUS GROUT TO MASTER BATH SHOWER WALLS AND FLOOR COLOR PALE UMBER	MASTER BATHROOM
WINDOW SILL	SOLID SURFACE WINDOW SILL TO SHOWER WINDOW BISQUE	MASTER BATHROOM
TILE NICHE	12" X 15" RECESSED TILE NICHE, BOTTOM AT 48" OFF SHOWER FLOOR	MASTER BATHROOM
THRESHOLD	MINIMAL SOLID SURFACE SHOWER THRESHOLD BISQUE	MASTER BATHROOM
HALF WALL CAP	SOLID SURFACE CAP FOR SHOWER HALF WALL BISQUE	MASTER BATHROOM
PAZZINI-12	PAZZINI 12X12 SHOWER WALL TILE P14687-ALMOND	MASTER BATHROOM
STD MBATH	KENSINGTON 2"X2" MOSAIC SHOWER FLOOR TILE (12"X12" SHEETS) P5078 BARONIAL BEIGE/TRADITIONAL TAUPE BLEND	MASTER BATHROOM
1459MOD	BEVELED MIRROR DOOR MEDICINE CABINET	MASTER BATHROOM
9008-SN	JAMESTOWN SATIN NICKEL TISSUE HOLDER	MASTER BATHROOM
5918-SN	SAFETY-1ST SATIN NICKEL 18" GRAB BAR	MASTER BATHROOM
OMC	OMIT STANDARD MEDICINE CABINET	GUEST BATH
S441904-96	MODESTO S441904-96 BISCUIT CHINA LAV, 4" CENTERS	GUEST BATH 3
K3999/K4774-96	HIGHLINE BISCUIT ELONGATED COMFORT HEIGHT TOILET WITH BREVIA SEAT	GUEST BATH 3
K9379	TRIP LEVER FOR HIGHLINE TOILETS (COLORS - BN, 2BZ) BRUSHED NICKEL	GUEST BATH 3
MEMBRANE	MAPEI MAPELASTIC AQUA-DEFENSE	GUEST BATH 3

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	MEMBRANE TO GUEST BATH-3 SHOWER WALLS AND FLOOR	
GROUT	MAPEI ULTRACOLOR PLUS GROUT TO GUEST BATH #3 SHOWER WALLS AND FLOOR COLOR PALE UMBER	GUEST BATH 3
PAZZINI-12	PAZZINI 12X12 SHOWER WALL TILE P14687-ALMOND	GUEST BATH 3
GBATH 3	KENSINGTON 2"X2" MOSAIC SHOWER FLOOR TILE (12"X12" SHEETS) P5078 BARONIAL BEIGE/TRADITIONAL TAUPE BLEND	GUEST BATH 3
TILE NICHE	12" X 15" RECESSED TILE NICHE, BOTTOM AT 48" OFF SHOWER FLOOR	GUEST BATH 3
THRESHOLD	MINIMAL SOLID SURFACE SHOWER THRESHOLD BISQUE	GUEST BATH 3
1/2 WALL CAP	SOLID SURFACE CAP TO 1/2 WALL GUEST BATH 3 BISQUE	GUEST BATH 3
Q791H-BRN	BRUSHED NICKEL SHOWER DOOR WITH HALF PANEL CLEAR GLASS	GUEST BATH 3
MIRROR	MIRROR OVER LAV. SILVER	GUEST BATH 3
OMC	OMIT STANDARD MEDICINE CABINET	GUEST BATH 3
9008-SN	JAMESTOWN SATIN NICKEL TISSUE HOLDER	GUEST BATH 3
5918-SN	SAFETY-1ST SATIN NICKEL 18" GRAB BAR	GUEST BATH 3
KS9029-VP	KIRKWOOD 1-LIGHT, (KS9029-VP) VINTAGE PEWTER	GARAGE
KS9029-VP	KIRKWOOD 1-LIGHT, (KS9029-VP) VINTAGE PEWTER	GARAGE
STEP BAFFLE	(1)6125WB/E7ICAT WHITE RECESSED STEP BAFFLE LIGHT	ENTRY
KS9918	KIRKWOOD 3-LIGHT (KS9918-VP) VINTAGE PEWTER	YARD
K9501	YARD LIGHT POST, WITH ELECTRIC EYE (K9501) BK - BLACK	YARD
OMIT FIXTURE	OMIT INCLUDED DINING ROOM LIGHT - CAP OUTLET.	DINING ROOM

Buyer(s) Names	Unit/Lot #	Model Name	4/24/2018
OMIT FIXTURE	OMIT INCLUDED FOYER LIGHT - CAP OUTLET	FOYER	
LW232R8X199	4' 2-BULB FLUORESCENT	LAUNDRY ROOM	
K8653	DOVER 2-LIGHT FLUSH WITH SATIN ETCHED GLASS (K8653) SC - STUCCO WHITE	M.BEDROOM CLOSET 1	
K8653	DOVER 2-LIGHT FLUSH WITH SATIN ETCHED GLASS (K8653) SC - STUCCO WHITE	M.BEDROOM CLOSET 1	
LW217R8X199	2' 2-BULB FLUORESCENT LIGHT TO GUEST HALL CLOSET	BEDROOM #3 HALL	
EYEBALL	(5)6130WH/E7ICAT WHITE RECESSED EYEBALL LIGHTS	KITCHEN	
STEP BAFFLE	(1)6125WB/E7ICAT WHITE RECESSED STEP BAFFLE LIGHT TO GUEST HALL	GUEST HALL	
STEP BAFFLE	(1)6125WB/E7ICAT WHITE RECESSED STEP BAFFLE LIGHT TO BEDROOM-3 HALL	BEDROOM #3 HALL	
LW432R8X199	4' 4-BULB FLUORESCENT	GARAGE	
LW432R8X199	4' 4-BULB FLUORESCENT	GARAGE	
P3289-09	ECONOMY, 3-LIGHT, BRUSHED NICKEL (P3289-09)	GUEST BATH 3	
P3289-09	ECONOMY, 3-LIGHT, BRUSHED NICKEL (P3289-09)	MASTER BATHROOM	
P3289-09	ECONOMY, 3-LIGHT, BRUSHED NICKEL (P3289-09)	MASTER BATHROOM	
BATHROOM	6150WH/E7ICAT RECESSED BATHROOM LIGHT	GUEST BATH 3	
LIGHT LOCATIONS	HAVE BEEN REVIEWED BY CUSTOMER	INTERIOR	
S9628-LED-BR30	SATCO S9628-LED-BR30 - LED BULBS TO ALL RECESSED LIGHTS	INTERIOR	
	OMIT 5068 BI-FOLD CLOSET DOORS FROM BEDROOM 2	BEDROOM #2	
	OMIT VENTILATED ROD AND SHELF FROM CLOSET IN BEDROOM 2	BEDROOM #2	
	REVISE CLOSET IN BEDROOM 2 TO BE +-5'W X 6'6"D, WITH +-2'8" UNCASED OPENING, PER CHANGE TO GUEST BATH	BEDROOM #2	
	REVISED CLOSET TO HAVE 10' CEILING IN LIEU OF 8', IN BEDROOM 2	BEDROOM #2	
	KICHLER K8653 DOVER 2-LIGHT FLUSH MOUNT LIGHT FIXTURE	BEDROOM #2	

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WITH SATIN ETCHED GLASS, ON NEW ROCKER SWITCH, TO REVISED CLOSET IN BEDROOM 2	
ARMSTRONG STATION SQUARE BETTER, XM765 DEEP CREEK TIMBERS COLOR HEARTH, TO REVISED BEDROOM 2, IN LIEU OF SELECTED CARPET	BEDROOM #2
OMIT INCLUDED 1/2-SWITCHED RECEPTACLE FROM BEDROOM 2	BEDROOM #2
RELOCATE PHONE OUTLET IN BEDROOM 2, CHANGE OUTLET TO PCR	BEDROOM #2
HALO (4) 6130WH/E7ICAT WHITE RECESSED EYEBALL LIGHTS ON (1) NEW ROCKER SWITCH IN BEDROOM 2	BEDROOM #2
OMIT (1) INCLUDED PHONE OUTLET FROM BEDROOM 3	BEDROOM #3
OMIT (1) INCLUDED CABLE PREP FROM BEDROOM 3	BEDROOM #3
FULL WIDTH DRIVE IN LIEU OF 18' WIDE DRIVE WITH GOLF CART APRON	EXTERIOR
RELOCATE (1) INCLUDED HOSE BIBB TO BE BETWEEN LAUNDRY ROOM AND GUEST BATH 3 WINDOWS	EXTERIOR
NUBIO 8" GLASS BLOCK WINDOW TO GARAGE, 6 BLOCKS WIDE X 1 BLOCK HIGH, INSTALLED +-14-1/2' FROM FRONT WALL, IN LIEU OF INCLUDED 23 WINDOW	GARAGE
R19 INSULATION TO GARAGE AND GOLF CART GARAGE PER STRETCHES	GARAGE
QUAD ELECTRICAL RECEPTACLE IN LIEU OF INCLUDED DUPLEX RECEPTACLE, RELOCATED TO CENTER OF REAR WALL TO GARAGE	GARAGE
ADD ROUGH PLUMBING AND DRAIN FOR FREE-STANDING LAUNDRY TUB IN GARAGE	GARAGE
STRETCH 2 CAR GARAGE 6' FORWARD	GARAGE
NUBIO 8" GLASS BLOCK WINDOW TO GUEST BATH 3, 4 BLOCKS WIDE X	GUEST BATH 3

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3 BLOCKS HIGH, IN LIEU OF INCLUDED TEMPERED 23 WINDOW	
ADD 2868 POCKET DOOR IN LIEU INCLUDED 2868 SWING DOOR AND SELECTED HANDSET TO GUEST BATH 3	GUEST BATH 3
DELTA SINGLE HANDLE CENTERSET LAVATORY FAUCET, 520-SS-DST IN LIEU OF INCLUDED, TO GUEST BATH 3	GUEST BATH 3
DELTA 1-HANDLE SHOWER FAUCET, T13220-SS, IN LIEU OF INCLUDED, TO GUEST BATH 3	GUEST BATH 3
OMIT ENTIRE GUEST BATH	GUEST BATH
4-WAY ROCKER SWITCHES TO FLOOR OUTLET IN LIEU OF INCLUDED 3-WAY SWITCHES	INTERIOR
INSTALLATION NOTE; CABINET HARDWARE HANDLES TO BE INSTALLED VERTICALLY ON DOORS THROUGHOUT INTERIOR	INTERIOR
INSTALLATION NOTE; CUSTOMER REQUESTS THAT ANY LIGHT AND FAN SWITCHES ON REAR WALL TO BE LOCATED IN CENTER BETWEEN SLIDING GLASS DOORS **SEE RED FILE	INTERIOR
HOMECREST CABINET REVISION; OMIT INCLUDED W3018B IN SELECTED FINISH FROM KITCHEN	KITCHEN
ELICA POTENZA EPT430S1 30" STAINLESS AND CURVED GLASS VENT HOOD, AND KIT01609/1 LONG CHIMNEY EXTENSION KIT TO KITCHEN	KITCHEN
HOMECREST CABINET REVISION; U308424, W391224, REF1.52484, (2)W4530, (2)B48-2S IN SELECTED FINISH, WITH SELECTED HARDWARE, IN LIEU OF INCLUDEDS, TO PERIMETER WALL IN KITCHEN	KITCHEN
INSTALLATION NOTE; TOP OF WALL CABINETS TO BE INSTALLED AT +-84" OFF THE FLOOR IN KITCHEN	KITCHEN

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(2) CAPPED LIGHT OUTLETS ON INCLUDED SLIDE DIMMER, IN LIEU OF INCLUDED RECESSED LIGHTS, OVER SINK ISLAND IN KITCHEN	KITCHEN
(1) CAPPED FAN OUTLET ON NEW SLIDE DIMMER, IN LIEU OF INCLUDED RECESSED LIGHT, OVER SINK ISLAND IN KITCHEN	KITCHEN
HOMECREST CABINET REVISION; OMIT INCLUDED SLIDE-OUT TRAY FROM B12S CABINET IN SINK ISLAND IN KITCHEN	KITCHEN
HOMECREST CABINET REVISION; B18-2S IN SELECTED FINISH WITH SELECTED HARDWARE, IN LIEU OF INCLUDED, TO SINK ISLAND IN KITCHEN	KITCHEN
HOMECREST LRM IN SELECTED FINISH TO REVISED WALL CABINETS IN KITCHEN	KITCHEN
(2) ELECTRICAL RECEPTICALS INSTALLED HORIZONTALLY TIGHT TO TOP OF WALL CABINETS IN LIEU OF (1) INCLUDED RECEPTACLE, ON INCLUDED SWITCH IN KITCHEN +-86" OFF FLOOR	KITCHEN
OMIT (1) INCLUDED PHONE OUTLET FROM KITCHEN	KITCHEN
OMIT (1) INCLUDED CABLE PREP FROM KITCHEN	KITCHEN
PLUG-MOLD, SERIES 2000, GFI PROTECTED, TO KITCHEN WALL CABINETS. PLUG-MOLD TO BE INSTALLED AT BACK OF WALL CABINETS AND OUTLETS TO FACE DOWN. COLOR STAINLESS, IN LIEU OF INCLUDED RECEPTACLES. RECEPTS 6" ON CENTER, NOTCH BOTTOM OF WALL CABINETS.	KITCHEN
ADD NATURAL GAS PREP, RECESSED IN CONCRETE FLOOR WITH COVER, INSTALLED +-6' IN FROM, AND CENTERED ON RIGHT-FACING COLUMN ON LANAI	LANAI

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10' REAR STRETCH TO LANAI, EXTENDING BEHIND MASTER BEDROOM	LANAI
ADD (2) FULL HEIGHT BLOCK COLUMNS, EACH +-4' WIDE, TO LANAI	LANAI
ADD (1) CABLE PREP, ADD QUAD W/P GFI RECEPTACLE, AND INSTALL BOTH AT +-60" OFF THE FLOOR, TO CENTER OF COLUMN IN LANAI	LANAI
RELOCATE INCLUDED CABLE PREP AND INCLUDED ELECTRICAL RECEPTACLE TO BE CENTERED BETWEEN THE MASTER BEDROOM WINDOWS, INSTALLED AT STANDARD HEIGHT, TO LANAI	LANAI
ADD (2) CAPPED CEILING LIGHT OUTLETS ON NEW SLIDE DIMMER, INSTALLED +-5' IN FROM REAR HEADER, TO LANAI	LANAI
OMIT (2) INCLUDED FANS FROM LANAI / KEEPING INCLUDED ROCKER SWITCHES	LANAI
RELOCATE (2) INCLUDED CAPPED FAN OUTLETS +-8' FROM REAR HEADER, TO LANAI	LANAI
(1) CAPPED CEILING LIGHT OUTLET ON NEW SLIDE DIMMER, +-6' FROM REAR HEADER AND CENTERED OFF OF RIGHT FACING COLUMN TO LANAI, IN LIEU OF INCLUDED RECESSED LIGHT	LANAI
(2) CAPPED CEILING LIGHT OUTLETS ON INCLUDED SLIDE DIMMER +-10' IN FROM REAR HEADER TO LANAI, IN LIEU OF INCLUDED RECESSED LIGHTS	LANAI
HOMECREST CABINET REVISION; F384, U338424, RTF3324, W1230L, B33B-2S, W4530, (2)W3030 IN SELECTED FINISH, WITH SELECTED HARDWARE, IN LIEU OF INCLUDEDS, TO LAUNDRY ROOM	LAUNDRY ROOM
ADDITIONAL SELECTED FORMICA	LAUNDRY ROOM

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MATTE COUNTERTOP WITH BEVEL EDGE, PER CABINET CHANGE, TO LAUNDRY ROOM	
(3)ADDITIONAL HOMECREST ROLL TRAYS, RTF3324FW, TO PANTRY CABINET IN LAUNDRY ROOM. TOTAL NUMBER OF ROLL TRAYS TO BE 7 *INSTALL ROLL TRAYS PER INSTRUCTIONS IN RED FILE *SEE RED FILE	LAUNDRY ROOM
OMIT INCLUDED TOWEL BAR FROM MASTER BATHROOM	MASTER BATHROOM
OMIT INCLUDED MIRROR OVER LAVS IN MASTER BATHROOM	MASTER BATHROOM
ADD CAPPED FAN OUTLET ON INCLUDED SWITCH TO MASTER BATHROOM, IN LIEU OF INCLUDED RECESSED LIGHT	MASTER BATHROOM
KOHLER HIGHLINE K3999-96 BISQUIT ELONGATED COMFORT HEIGHT TOILET, WITH KOHLER CACHET QUIET-CLOSE GRIP TIGHT SEAT K4636-96 BISQUIT, IN LIEU OF INCLUDED, TO MASTER BATHROOM	MASTER BATHROOM
(2) DELTA SINGLE HANDLE CENTERSET LAVATORY FAUCETS, 520-SS-DST IN LIEU OF INCLUDED, TO MASTER BATHROOM	MASTER BATHROOM
DELTA 1-HANDLE SHOWER FAUCET, T13220-SS, IN LIEU OF INCLUDED, TO MASTER BATHROOM	MASTER BATHROOM
RELOCATE 1/2-SWITCHED RECEPTACLE IN MASTER BEDROOM	MASTER BEDROOM
OMIT (1) INCLUDED CABLE PREP IN MASTER BEDROOM	MASTER BEDROOM
RELOCATE INCLUDED PHONE OUTLET IN MASTER BEDROOM	MASTER BEDROOM
3068 POCKET DOOR TO MASTER BEDROOM, IN LIEU OF INCLUDED SWING DOOR AND SELECTED HANDSET	MASTER BEDROOM
ADDITIONAL VENTILATED/FREE SLIDE ROD AND SHELF IN LIEU OF INCLUDED 5-SHELF 16" DEEP LINEN STACK IN CLOSET TO	M.BEDROOM CLOSET 1

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MASTER BEDROOM	
ADDITIONAL VENTILATED/FREE SLIDE ROD AND SHELF, PER OMISSION OF GUEST BATHROOM, IN CLOSET TO MASTER BEDROOM	M.BEDROOM CLOSET 1
ADD SECOND ROW OF VENTILATED/FREE SLIDE ROD AND SHELF, ON LONGEST WALL, PER REVISION OF CLOSET IN MASTER BEDROOM	M.BEDROOM CLOSET 1
INSTALLATION NOTE; TOP ROW OF ALL ROD AND SHELF TO BE MOUNTED AT +-82-1/2", BOTTOM ROW ON LONGEST WALL AT +-42" OFF THE FLOOR	M.BEDROOM CLOSET 1
RE-CENTER LIGHTS IN MASTER BEDROOM CLOSET, PER REVISED CLOSET DIMENSIONS	M.BEDROOM CLOSET 1
ACRYLIC DECKING TO LANAI AND (2) 4'X5' PADS, PER STRETCHES	LANAI
ACRYLIC DECK COLOR; V7620 TRACING PAPER	LANAI
INSINKERATOR GARBAGE DISPOSAL, 3/4 HP EVOLUTION SPACESAVER P-2, IN LIEU OF INCLUDED, TO KITCHEN	KITCHEN
OMIT INCLUDED CEILING FAN AND CAP OUTLET IN MASTER BEDROOM	MASTER BEDROOM
OMIT INCLUDED CEILING FAN AND DOWNROD AND CAP OUTLET IN BEDROOM 2	BEDROOM #2
OMIT INCLUDED CEILING FAN AND CAP OUTLET IN BEDROOM 3	BEDROOM #3
OMIT INCLUDED CEILING FAN AND DOWNROD AND CAP OUTLET IN LIVING ROOM	LIVING ROOM
HOMECREST CABINET CHANGE; VSB30BBH AND (2) VBD18BH IN SELECTED FINISH IN LIEU OF INCLUDED CABINETS IN MASTER BATHROOM	MASTER BATHROOM
SERIES 650-DH DOUBLE HUNG WINDOW, OBSCURED GLASS, TO MASTER BATHROOM, IN LIEU OF INCLUDED WINDOW	MASTER BATHROOM
REVISE PERGOLA DESIGN AND	EXTERIOR

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	DEPTH DIMENSIONS TO BE CURVED, +-70" AT DEEPEST POINT *SEE RED FILE		

Buyer(s) Names | Unit/Lot # | Model Name | 4/24/2018

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISION CHAPTER 558, FLORIDA STATUTES.

Prior to the issuance of a Certificate of Occupancy for the home to be constructed pursuant to this agreement, the Seller(Builder) shall complete and certify an "Energy Performance Level (EPL) Display Card" indicating the energy performance level and efficiencies of components installed in the dwelling unit. This display card shall be delivered to the buyer at or before closing, and it shall be deemed to be included as an addendum to this Sales Contract.

The selections set forth above are subject to availability and in the event they are unavailable, Seller may substitute selection of equal or greater value.

_____ **Any buyer-requested changes, additions or omissions to the Home after the Agreement has been signed must be received on or before May 24, 2018**
_____ **(30 days from contract date) and are subject to Seller/Contractor's approval. Requests must be reduced to writing in the form of a Change Order. There is a minimum $500.00 Change Order Fee per change order. If products have been ordered or installed, additional charges will be incurred by Buyer. If new drawings are required, Drawing Fees will also be incurred by Buyer, based on level of changes.**

This Agreement constitutes the entire agreement between the parties. Buyer agrees that no representations, oral or implied, have been made to Buyer to induce Buyer to enter into this agreement other than those expressly herein set forth. No waiver of any provision herein contained shall at any time be valid unless reduced to writing and expressly made a modification hereto.

Buyer(s) hereby acknowledge(s) that he(they) has(have) read this Agreement and agree(s) to same, and that he(they) has(have) voluntarily purchased the above described home, optional equipment and accessories specified herein.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION DIVISION OF PROFESSIONS CONSTRUCTION INDUSTRY LICENSING BOARD, ATTENTION: G.W. HARRELL, EXECUTIVE DIRECTOR, 1940 N. MONROE ST., TALLAHASSEE, FL 32399-1039, PHONE NUMBER: (850)487-1395.

Buyer(s) Names | Unit/Lot # | Model Name | 4/24/2018

State License numbers for:
Properties of The Villages, Inc.: CQ1002909
Broker of Record, Michael Berning: BK451975

THE VILLAGES OF LAKE-SUMTER, INC. (SELLER)

BY: _____ (DATE)

BUYER(S) _____ (DATE)
Buyer 1 Name

BUYER(S) _____ (DATE)
Buyer 2 Name

SAMPLE
NCH AGREEMENT
THE VILLAGES LAND COMPANY, LLC

Deal Number
Comp Number:
Job Number : :
PHONE #:

Unit 16V / Lot CFB

Properties of The Villages

Purchase Agreement

Sold by: Rep Name , **License #** SL#xxxxxxx /sb
Builder: Mike McCullen

THIS AGREEMENT, made this 14th day of October 2018 , by and between **THE VILLAGES LAND COMPANY, LLC,** hereinafter called "Seller", and

Buyer(s) Name and Address

hereinafter called the "Buyer":

WITNESSETH: WHEREAS, the Buyer wishes to purchase from the Seller, upon the following terms and conditions a parcel of land situated in the county of Sumter , State of Florida, legally described as follows:

Lot XX of The Villages of Southern Oaks , Unit No. 16,
as per plat thereof, recorded in Plat Book 17 , Pages 5 - 5A-E ,
Public Records of Sumter County, Florida. ("The Homesite")

together with the home and other improvements thereon, currently existing or to be constructed by Seller no later than the Closing Date set forth below , upon the homesite described above (collectively "Property"). The purchase prices for the homesite, home and other improvements are as follows:

MODEL : Mason :
The Villages, FL 32163

PRICE OF PROPERTY :	384,462.00	CLOSING DATE IS SCHEDULED FOR / /
HOMESITE PREMIUM :	49,000.00	
TOTAL PURCHASE PRICE :	433,462.00	
DEPOSIT :	-2,500.00	DUE UPON EXECUTION OF PURCHASE AGREEMENT
NET PURCHASE PRICE :	430,962.00	
HOME DOWN PAYMENT :	-40,847.00	DUE ON OR BEFORE 10/21/2018 DEPOSIT AMOUNT DUE $ 40,847.00
BALANCE TO CLOSE :	390,115.00	EXCLUDING PREVIOUS CREDIT CARD DEPOSIT, IF APPLICABLE PLUS SETTLEMENT COSTS AND PRORATIONS

NOW, THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable considerations, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. At the closing of this transaction, which will be held on / /, the Seller agrees to convey to the Buyer by Warranty Deed, good and insurable title to the Property, free and clear of any and all encumbrances whatsoever, except for taxes and assessments to be pro-rated, easements, reservations, restrictions (now or prior to closing to be placed of record) and zoning regulations, based on the Total Purchase Price.

2. Until closing, Seller will pay the real estate taxes and all assessments due at or prior to closing. At closing, such taxes and assessments not yet due will be pro-rated between Buyer and Seller, and shall be the responsibility of the Buyer after closing. In the event this transaction is the initial sale of the Homesite and closes between January 1st and September 30th of any year and the Certificate of Occupancy is also issued on or after January 1st of that same year then in addition to pro-rating the current years fire assessment the following years fire assessment shall also be collected at closing.

3. THE BUYER OF A ONE-FAMILY OR TWO-FAMILY RESIDENTIAL DWELLING UNIT HAS THE RIGHT TO HAVE ALL DEPOSIT FUNDS (UP TO 10% OF THE PURCHASE PRICE) DEPOSITED IN AN ESCROW ACCOUNT. THIS RIGHT MAY BE WAIVED IN WRITING BY THE BUYER. THE RIGHT TO HAVE THE DEPOSIT HELD IN ESCROW ACCOUNT IS HEREBY WAIVED BY THE BUYER.

4. Documentary stamps on the Warranty Deed, building permit costs, impact fees, if applicable, water/wastewater fee, contributions in aid of construction for utilities, mailbox fees and the cost of recording the deed shall be paid by the Seller. Buyer shall be responsible for all other costs and expenses associated with closing, including but not limited to any and all financing costs and expenses associated with Buyer's financing for the purchase of the property, title insurance and the monthly amenities fee. The initial monthly Amenities Fee pursuant to the Declaration of Restrictions will be set at the amount of ONE HUNDRED FIFTY NINE AND 00/100 DOLLARS ($159.00) and will commence upon closing. The contractual Amenities Fee will be adjusted annually from the date of this Agreement based upon changes in the Consumer Price Index.

5. The Buyer may not take possession of the property until closing of the transaction.

6. The Buyer agrees that, in the event Buyer defaults under any provisions of this Agreement, then this Agreement shall be terminated and all monies paid hereunder and under any addendum shall be retained by the Seller as liquidated damages. The parties hereto acknowledge that exact damages are incapable of being ascertained. Thereupon all parties shall be relieved of any and all further liability under the terms of this Agreement.

However, since the Closing is within two (2) years of the execution of this Agreement, the following are intended to be in lieu of any other damages suffered by either party during the first 30 days after the original scheduled closing. Thereafter either party shall have the right to pursue any remedy which said party might have for breach of contract.

Deal Number:
Comp Number:
Job Number : 2
PHONE #:

Buyer(s) Name and Address

In the event closing fails to take place on the designated closing date and such failure is caused by a default by Seller and closing is deferred by Seller, the Seller shall be responsible to Buyer for the following reasonable expenses to the extent they are actually incurred by Buyer as a result of such default:

1. Lodging expenses between original closing date and actual closing date;
2. The cost of the main meal of the day between the original closing date and the actual closing date;
3. Furniture storage.

In the event closing fails to take place on the designated closing date and such failure is not caused by a default by Seller and closing is deferred by Buyer, then Buyer shall pay to Seller, at closing, the following expenses incurred by Seller before closing:

1. Water, sewer, electrical expenses, including air conditioning;
2. Lawn and landscape care expenses;
3. Monthly amenity fees from the original closing date;
4. Interest on the remaining unpaid balance from the original closing date to the actual closing date at the prime interest rate charged by Citizen's First Bank, The Villages plus 1 1/2 % **plus $250.00.**

7. Buyer acknowledges that Buyer is not an investor purchasing the property with intent to resell the property within one (1) year. Therefore, in consideration of Seller selling Buyer The Property, Buyer hereby agrees not to sell, convey or transfer The Property for a period of one (1) year following the closing of this transaction ("No Sale Period"). In the event Buyer sells, conveys or transfers The Property during this No Sale Period, then Buyer agrees to forfeit any and all profits from such a sale to the Seller. Profits shall be defined as the gross sales proceeds from any sale during the No Sale Period, less the gross purchase price of this transaction. Seller reserves the right to make exceptions for hardships such as death, in Seller's sole discretion on a case-by-case basis. This clause shall be subordinate to the interest of any mortgagee, and shall survive the closing of this transaction.

8. Buyer agrees to pay for garbage, trash, water and sewage services to be provided by the Seller, or its successors, assigns or nominee. The charges for such services shall be billed and paid on a monthly basis.

9. Disclosures:

a. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risk to persons who are exposed to it over time. Levels of radon that exceed Federal and State Guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

b. Buyer hereby acknowledges receipt of the Florida Building Energy Efficiency Rating Brochure.

c. If the Property adjoins or is near property that is not within the residential community known as The Villages, Buyer hereby acknowledges and understands that The Villages is not in a position to make any representations to you on what the use might be for that adjoining property. Buyer further acknowledges that The Villages has not made any representations regarding the use of such adjoining property.

d. BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

e. **BUYER SHOULD NOT EXECUTE THIS AGREEMENT UNTIL BUYER HAS RECEIVED AND READ THE DISCLOSURE SUMMARY FOR THE VILLAGES AS REQUIRED BY SECTION 720.401, FLORIDA STATUTE. BUYER HEREBY ACKNOWLEDGES THEY HAVE RECEIVED THE DISCLOSURE SUMMARY FOR THE VILLAGES REQUIRED BY SECTION 720.401, FLORIDA STATUTES, PRIOR TO THE EXECUTION OF THIS AGREEMENT.**

_____

_____

f. **IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS AGREEMENT FOR SALE, THIS AGREEMENT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS AGREEMENT SHALL TERMINATE AT CLOSING.**

g.

CHAPTER 558 NOTICE OF CLAIM:

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

h. Buyer recognizes that lakes, ponds, retention and detention areas, canals, creeks, marsh areas, stream or other water related areas (hereafter, "water features") within the Property are designed to detain, or retain stormwater runoff and are only recharged by either rainfall or in some instances, springs. The level of water contained in water features within the Property is subject to naturally occuring events such as drought, floods, rain or the absence of rain. Therefore, Seller makes no representation, warranty or covenant with the Buyer that the level of water in any water feature shall be at any particular depth or height, either before or after closing of the sale to the Buyer.

i. Mold is naturally occurring and may cause health risks or damage to property. If Buyer is concerned or desires additional information regarding mold, Buyer should contact an appropriate professional.

10. This Agreement may not be assigned by Buyer without Seller's written consent. In the event of such approved assignment, the amenities fee referred to in paragraph 4 shall be changed to the prevalent sum then in force for all new Buyers of property in The Villages, instead of the amount set forth in paragraph 4.

11. In the event the home was not complete at the execution of this Agreement, then attached hereto, as Exhibit "A", is a list of the remaining items to be included in the home. However, Buyer understands items have been selected by the Seller and in the event any item or selection is not available, the Seller may substitute any item or selection with another item or selection of similar color and quality of equal or greater value. In the event the home is complete at the execution of this Agreement then Exhibit "A" attached hereto will only list the types of insulation contained in the home.

Deal Number:
Comp Number:
Job Number :
PHONE #:

Buyer(s) Name and Address

12. The Buyer requests the Seller to have the water and gas (if applicable) service turned on at the Property in Buyers name and the Buyer agrees to pay for electric and gas used in construction and testing of systems of the home up to SEVENTY FIVE AND 00/100 DOLLARS ($75.00) per utility.

13. If the Buyer requests any change orders after the contract date that are approved and agreed to by the Seller, then each change order shall be subject to a $250.00 change order fee. Change orders include, but are not limited to, moving up the closing date and adding or modifying an enhancement package.

14. Whenever the words "Seller" and "Buyer" are used in this Agreement, such words shall mean singular or the plural and one gender shall include all wherever the contract so requires or permits.

15. This Agreement together with any addendum hereto constitutes the entire agreement between the parties. Buyer agrees that no representations, oral or implied, have been made to Buyer to induce Buyer to enter into this Agreement other than those expressly herein set forth. No waiver of any provision herein contained shall at any time be valid unless reduced to writing and expressly made a modification hereto.

16. Buyer(s) hereby acknowledge(s) that he(they) has(have) read this Agreement and agree(s) to same, and that he(they) has(have) voluntarily purchased the above described home, optional equipment and accessories specified herein.

17. a. The Buyer is being furnished with an express limited warranty, by Home Buyers Warranty (the "HBW Warranty"), in connection with the Buyer's purchase of the Home. The warranty being furnished is issued by a third party, Home Buyers Warranty. Your Warranty includes one (1) year workmanship and material, a two (2) year warranty on electrical, plumbing and mechanical systems and a ten (10) year limited structural warranty. All other express or implied warranties, including any oral or written statements or representations made by the Seller of the Home, or any other person, and any implied warranty of habitability, merchantability or fitness, are hereby disclaimed by the Seller and are hereby waived by the Buyer. In addition, the Buyer waives the right to seek damages or other legal or equitable remedies from the Seller, the Seller's subcontractors, agents, vendors, suppliers, design professionals and material men, under any other common law or statutory theory of liability, including but not limited to negligence and strict liability. The only remedy of the Buyer in the event of a defect in or to the Home or in or to the real property on which the Home is situated is the coverage provided under the HBW Warranty.

This waiver shall not be applicable to any express written warranty issued by the manufacturer of any appliance or component which is sold with the Home. To the extent any claim may be paid by Buyer's homeowners insurance, the right of subrogation is waived.

b. To the extent they are not covered by the HBW Warranty, it is hereby agreed that any and all claims, disputes and controversies by or between the Buyer and the Seller arising from or related to the Home identified herein, or to any defect in or to the Home or the Homesite on which the Home is situated, or the sale of the Homesite or Home by the Seller, including, without limitation, any claim of breach of contract, negligent or intentional misrepresentation or nondisclosure in the inducement, execution or performance of this Agreement, and breach of any alleged duty of good faith and fair dealing, shall be submitted to binding arbitration by and pursuant to the rules of Construction Arbitration Services, Inc. (hereafter "CAS") in effect at the time of the request for arbitration, or by such other arbitration service as the Seller shall, in its sole discretion, select, and pursuant to the rules of that arbitration service in effect at the time of the request for arbitration. The parties expressly agree that this arbitration provision involves and concerns interstate commerce and is governed by the provisions of the Federal Arbitration Act (9 U.S.C. sec. 1, et seq.), now in effect and as it may from time to time be amended, to the exclusion of any different or inconsistent state or local law, ordinance or judicial rule; and to the extent that any state or local law, ordinance or judicial rule shall be inconsistent with any provisions of the rules of the arbitral association under which the arbitration proceeding shall be conducted, the latter rules shall govern the conduct of the proceeding.

Arbitrations of all disputes will be conducted by a single arbitrator or, at the option of either party, by a panel of three neutral arbitrators. The costs of a single-arbitrator arbitration will be borne equally by the parties. The party opting for a panel of three arbitrators will be responsible for the costs thereof in excess of those which would be incurred in a single-arbitrator arbitration. However, the fee for arbitrations will be borne by the losing party if the arbitrator's award is entirely in favor of one party.

Judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof upon the application of either party, further this entire paragraph shall survive the closing of this transaction.

18. Prior to the issuance of a Certificate of Occupancy for the home to be constructed pursuant to this Agreement, the Seller(Builder) shall complete and certify an "Energy Performance Level (EPL) Display Card" indicating the energy performance level and efficiencies of components installed in the dwelling unit. This display card shall be delivered to the buyer at or before closing, and it shall be deemed to be included as an addendum to this Sales Contract.

19. Buyer understands that Seller provides a housing community intended for persons 55 years of age and over. Buyer certifies that at least one resident within the household will be at least 55 years of age, and that the information concerning the residents date of birth previously given is accurate.

20. Nothing contained in this Agreement shall relieve the Seller from its unconditional obligation to complete construction of the residential unit prior to the Closing Date set forth herein. Further , the parties agree that this Agreement shall be construed in the manner necessary for the Seller's obligation to complete construction of the residential unit pursuant to the Statutory Improved Lot Exemption, 15 U.S.C. 1702(a)(2)

21. In the event the Buyer made the initial deposit with a credit card, then upon receipt of cleared funds for the additional deposit, the initial Two Thousand Five Hundred and 00/100 Dollar ($2,500.00) credit card deposit shall be credited back to the Buyer's credit card.

Deal Number:
Comp Number:
Job Number :
PHONE #:

Buyer(s) Name and address

IN WITNESS WHEREOF the parties have set their hands and seals the day and year first above written.

THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT # 12 IMPOSES TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY THROUGH A SPECIAL TAXING DISTRICT. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

THE VILLAGES LAND COMPANY, LLC

By: _____
"Seller" Date

BUYER(S)

_____
Buyer 1 Name Date

State license numbers for:
Properties of The Villages,Inc.:CQ1002909
Broker of Record, Michael Berning: BK451975

Mason	S16V.XX	_Property Address
OPEN KITCHEN	OPEN KITCHEN	KITCHEN
BASE MODEL	MASON BASE MODEL	INTERIOR
DISCLAIMER	CONCRETE DISCOLORATION WILL POSSIBLY OCCUR.	EXTERIOR
CEMENT FINISH	CEMENT FINISH IS HAND APPLIED, TEXTURE, PATTERN AND DIRECTION WILL HAVE VARIATIONS	EXTERIOR
EXT WALLS	BLOCK EXTERIOR WALLS	EXTERIOR
INT WALLS	AT THE DISCRETION OF THE BUILDER INTERIOR WALL STRUCTURE MAY BE GALVANIZED STEEL AND/OR WOOD	INTERIOR
CEILING	INTERIOR VOLUME CEILINGS	INTERIOR
TRAY CEILING	MASTER BEDROOM TRAY CEILING	MASTER BEDROOM
ELEV-STD	MASON STD ELEV: FULL HIP ROOF, FLAT CEILING IN BED-3	EXTERIOR
KITCHEN ISLAND	KITCHEN ISLAND	KITCHEN
STD KIT	STANDARD KITCHEN	KITCHEN
STD MBATH	STANDARD MASTER BATH	MASTER BATHROOM
NO COLUMNS	NO COLUMNS OR ARCHED HEADER IN DINING ROOM	DINING ROOM
STRCH-REV	STRETCH DEN/BED3, GUEST BATH, BEDROOM #2, LIVING ROOM AND LANAI 2' TO SIDE. (GBATH-A)	INTERIOR
PATIO	16'x9' FREE FORM CONCRETE PATIO (IN LIEU OF 4X5 PAD)	EXTERIOR
STRCH-REV	RESIDENTIAL SCREEN LANAI	LANAI
STRCH-REV	4'4" STRETCH TO RESIDENTIAL LANAI (PER 2' SIDE STRETCH)	LANAI
EXTRUSION COLOR	SCREEN LANAI EXTRUSION COLOR BRONZE EXTRUSION	LANAI
GARAGE	2-CAR AND GOLF CART GARAGE	GARAGE
DRIVEWAY	26' WIDE DRIVEWAY	EXTERIOR
6X7-4RST	6'X7' GOLF CART GARAGE DOOR	GARAGE
16X7-4RST	16'X7' GARAGE DOOR	GARAGE
6X7-INSERT-509	COLONIAL WINDOW INSERTS TO TOP SECTION OF 6X7 GARAGE DOOR	GARAGE
16X7-INSERT-509	COLONIAL WINDOW INSERTS TO TOP SECTION OF 16X7 GARAGE DOOR	GARAGE
GDO RECEPT	GARAGE DOOR OPENER RECEPTACLE	GARAGE
GDO RECEPT	GARAGE DOOR OPENER RECEPTACLE	GARAGE
20AMP RECEPT	20AMP GFI RECEPT TO GARAGE	GARAGE
LDCO-800	GARAGE DOOR OPENER WITH 2 3-BUTTON REMOTES AND WALL STATION	GARAGE
LDCO-800	GARAGE DOOR OPENER WITH 2 3-BUTTON REMOTES AND WALL STATION	GARAGE

Mason	S16V XX	Property Address
MDTK	KEYLESS ENTRY CONTROL FOR GARAGE DOOR OPENER	GARAGE
ATTIC TRUSSES	ATTIC TRUSSES ABOVE GARAGE, WITH 1/2" OSB DECKING	GARAGE
GAS PREP	NATURAL GAS PREP FOR WATER HEATER, DRYER (22k btu) AND RANGE OR COOKTOP (54k btu (Gas Units Only)	EXTERIOR
PERFORMANCE-15	PERFORMANCE-15 A/C SYSTEM: HEAT PUMP FIXED SPEED AIR-HANDLER PROGRAMABLE WIFI THERMIDISTAT HIGH-EFFICIENCY AIR FILTER 10-YEAR PARTS WARRANTY 5-YEAR LABOR WARRANTY	INTERIOR
RELOCATION	RELOCATE A/C COMPRESSOR UNIT	EXTERIOR
PENCIL CORNERS	PENCIL DRYWALL CORNERS: OUTSIDE CORNERS, WINDOWS AND POTSHELVES (if applicable).	INTERIOR
HOME & GARAGE	PAINTED KNOCK DOWN CEILING	INTERIOR
R-38	R-38 FIBERGLASS INSULATION: BATT AND BLOWN (WHERE APPLICABLE) TO LIVING AREA CEILING.THICKNESS INFORMATION TO BE POSTED IN HOME.	INTERIOR
R-5/R-11	R-5 RIGID FOAM BOARD INSULATION TO LIVING AREA EXTERIOR WALLS, R-11 BATT FIBERGLASS INSULATION TO TO HOME/GARAGE WALL.THICKNESS INFORMATION TO BE POSTED IN HOME.	INTERIOR
SWITCHES	ROCKER SWITCHES	INTERIOR
SLIDE DIMMER	SLIDE DIMMER FOR OVER KITCHEN ISLAND LIGHT(S)-IPL06-10Z	OVER KITCHEN ISLAND
SLIDE DIMMER	SLIDE DIMMER FOR OVER KITCHEN SINK LIGHT(S)-IPL06-10Z	OVER KITCHEN SINK
SLIDE DIMMER	SLIDE DIMMER FOR KITCHEN CEILING LIGHT(S)-IPL06-10Z	KITCHEN
SLIDE DIMMER	SLIDE DIMMER FOR LANAI LIGHTS IPL06-10Z	LANAI
SLIDE DIMMER	SLIDE DIMMER FOR NOOK HANGING LIGHT	NOOK
SLIDE DIMMER	SLIDE DIMMER FOR DINING ROOM LIGHTS	DINING ROOM
STD CABLE PREP	(2)CABLE PREPS: BEDROOM-3	BEDROOM #3
STD CABLE PREP	CABLE PREP: BEDROOM-2	BEDROOM #2
STD CABLE PREP	CABLE PREP: BEDROOM-4	BEDROOM #4
STD CABLE PREP	CABLE PREP: KITCHEN	KITCHEN
STD CABLE PREP	(2)CABLE PREPS: LIVING ROOM	LIVING ROOM
STD CABLE PREP	CABLE PREP: LANAI	LANAI

Mason S16V.XX Property Address

STD CABLE PREP	(2)CABLE PREPS: MASTER BEDROOM	MASTER BEDROOM
STD PHONE OUTLT	PHONE OUTLET: MASTER BEDROOM	MASTER BEDROOM
STD PHONE OUTLT	PHONE OUTLET: BEDROOM-2	BEDROOM #2
STD PHONE OUTLT	(2)PHONE OUTLETS: BEDROOM-3	BEDROOM #3
STD PHONE OUTLT	PHONE OUTLET: BEDROOM-4	BEDROOM #4
STD PHONE OUTLT	PHONE OUTLET: KITCHEN	KITCHEN
SW RECEPTS	(2) RECEPTS INSTALLED HORIZON-TALLY TIGHT TO TOP OF KITCHEN WALL CABINETS, ON ONE SWITCH	KITCHEN
FLOOR RECEPT	FLOOR RECEPT	LIVING ROOM
PANEL BOX	200 AMP PANEL BOX	GARAGE
744NT	WHITE RECESSED EXHAUST FAN/LIGHT OVER TOILET, WITH PHILIPS 75PAR30L/HAL/FL25 130V BULB	MASTER BATHROOM
744NT	WHITE RECESSED EXHAUST FAN/LIGHT IN SHOWER, WITH PHILIPS 157032 CFL BULB OR SATCO S7204 CFL BULB	MASTER BATHROOM
744NT	WHITE RECESSED EXHAUST FAN/LIGHT OVER TOILET, WITH PHILIPS 75PAR30L/HAL/FL25 130V BULB	GUEST BATH
744NT	WHITE RECESSED EXHAUST FAN/LIGHT OVER TOILET, WITH PHILIPS 75PAR30L/HAL/FL25 130V BULB	GUEST BATH 3
BK-125LWH	BK-125LWH DOORBELL-WITH BUTTON	ENTRY
-	FAN OUTLET WITH ROCKER SWITCH	BEDROOM #3
-	FAN OUTLET WITH ROCKER SWITCH	BEDROOM #2
-	FAN OUTLET WITH ROCKER SWITCH	LIVING ROOM
-	FAN OUTLET WITH ROCKER SWITCH	BEDROOM #4
-	FAN OUTLET WITH ROCKER SWITCH	LANAI
-	FAN OUTLET WITH ROCKER SWITCH	LANAI
-	FAN OUTLET WITH ROCKER SWITCH	MASTER BEDROOM
339515	RENEW PATIO 52", 5-BLADES REVERSIBLE UL LISTED EXTERIOR WHITE CEILING FAN WITH WHITE ALL WEATHER BLADES	LANAI
339515	RENEW PATIO 52", 5-BLADES REVERSIBLE UL LISTED EXTERIOR WHITE CEILING FAN WITH WHITE ALL WEATHER BLADES	LANAI
300117	CANFIELD 52"-5 BLADE, REVERSIBLE, 3 SPEED 300117WH WHITE FAN WITH WHITE BLADES	BEDROOM #3
300117	CANFIELD 52"-5 BLADE, REVERSIBLE, 3 SPEED 300117WH WHITE FAN WITH WHITE BLADES	BEDROOM #2
300117	CANFIELD 52"-5 BLADE, REVERSIBLE, 3 SPEED	LIVING ROOM

Mason	S16V.XX	Property Address
	300117WH WHITE FAN WITH WHITE BLADES	
300117	CANFIELD 52"-5 BLADE, REVERSIBLE, 3 SPEED	BEDROOM #4
	300117WH WHITE FAN WITH WHITE BLADES	
300117	CANFIELD 52"-5 BLADE, REVERSIBLE, 3 SPEED	MASTER BEDROOM
	300117WH WHITE FAN WITH WHITE BLADES	
360000	12" DOWNROD (for 9'-4", 10', 10'-4" and 10'-6" ceiling heights)	BEDROOM #2
	WHITE	
360000	12" DOWNROD (for 9'-4", 10', 10'-4" and 10'-6" ceiling heights)	LIVING ROOM
	WHITE	
STD. HOSE BIBBS	(2) HOSE BIBBS (std.)	EXTERIOR
RTG-84XLN-1	TANKLESS GAS WATER HEATER WITH TEST KIT (Gas Units Only) 180K btu	EXTERIOR
SR-1	DROP-IN LAUNDRY TUB WITH DELTA #2133 CHROME FAUCET	LAUNDRY ROOM
SHELVING	VENTILATED CLOSET SHELVING	INTERIOR
FREE SLIDE	FREE SLIDING SHELVING TO ALL BEDROOM CLOSETS (AND COAT CLOSET IF APPLICABLE)	INTERIOR
FC148	3068 - KENSINGTON GLASS - FULL LITE	ENTRY
	BRUSHED NICKEL CAMING	
FC148SL	1068 - KENSINGTON GLASS - FULL LITE	ENTRY
	BRUSHED NICKEL CAMING	
SOLID CORE	SIX PANEL TEXTURED SOLID CORE DOOR	GARAGE
-	SIX PANEL TEXTURED HOLLOW CORE INTERIOR DOORS	INTERIOR
VEDANI-SMT-1	VEDANI LEVER STYLE HANDSETS THROUGHOUT HOME (LEVER STYLE KEYLOCKS)-(Group #1 colors)	INTERIOR
	SATIN NICKEL	
HAWTHORN-SMT_1	HAWTHORNE-SMT ENTRY HANDSET	ENTRY
	SATIN NICKEL	
US15	SATIN NICKEL HINGES	INTERIOR
EXTERIOR TRIM	EXTERIOR TRIM PAINT COLOR (sand finish cement raised banding and frieze, brackets, corbels, coves, mantles and columns if applicable per elevation)	EXTERIOR
	V7280 - NATURAL	
EXTERIOR WALLS	EXTERIOR WALLS PAINT COLOR	EXTERIOR

Mason S16V.XX Property Address

	(side skip trowel textured cement finish) V1250 - RYE	
DOOR COLOR	EXTERIOR DOORS - PAINT COLOR CHOICE V4400 - CAFFEINE	ENTRY
PAINT COLOR	GARAGE(S) DOOR PAINT COLOR V1250 - RYE	GARAGE
PAINT COLOR	GOLF CART GARAGE DOOR PAINT COLOR COLOR TO MATCH MAIN GARAGE DOOR	GARAGE
ENTRY ONLY	GUTTER & DOWNSPOUT TO ENTRY "ONLY"	ENTRY
LANDMARK	LANDMARK DESIGNER SHINGLES SUNRISE CEDAR	EXTERIOR
WINDOWS-SGD	SERIES 610 SH WINDOWS, SERIES 615 PW WINDOWS, VINYL FRAME LO-E #366 INSULATED GLASS.	INTERIOR
STD & ELEV "B"	COLONIAL GRIDS TO ALL WINDOWS. EB5LSB GRIDS TO ENTRY EYEBROW HC5LSB GRIDS TO NOOK HALF ROUND.	EXTERIOR
-	GRIDS THROUGHOUT	EXTERIOR
STACKING SGD	12068 4-PANEL 2-STACK SLIDING GLASS DOOR TO LIVING ROOM	LIVING ROOM
-	OBSCURED GLASS TO ALL BATHROOM WINDOWS.	INTERIOR
LANDSCAPING	CORNER/BACK TO GOLF COURSE / HOMESITE WITH VIEW	EXTERIOR
SOLAR-SYNC	PRO-C CONTROLLER, SOLAR SYNC SENSOR IRRIGATION SYSTEM	EXTERIOR
HOMESITE TYPE	VIEW	EXTERIOR
CUSTOMER NOTE	ALL WOOD CABINETS WILL HAVE VARIATION IN COLOR, TEXTURE AND GRAIN PATTERN, AND ARE AN INHERENT PART OF THE NATURAL MATERIALS.	INTERIOR
STD KITCHEN	"SCROWN" SMALL CROWN MOLDING TO TOP OF ALL WALL CABINETS THROUGHOUT HOME	INTERIOR
RTF3024	RTF3024 ROLL-OUT TRAY KIT TO PANTRY CABINET, IN LIEU OF USK3024 SHELF KIT (4-TRAYS)	KITCHEN
GROUP 4.0	CABINET DOOR HARDWARE (4.0) AMEROCK 29340-G10 SATIN NICKEL KNOB	INTERIOR
GROUP 4.5	CABINET DRAWER HARDWARE (4.5) AMEROCK 29349-G10 SATIN NICKEL HANDLE	INTERIOR
CAB REVISION	39"X72" REFRIGERATOR OPENING	KITCHEN
6F-S-S	APPLIANCE PKG 6F-S-S STAINLESS STAINLESS	INTERIOR
WEG745H0F(S)	SLIDE-IN GAS RANGE,	KITCHEN

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	STAINLESS STEEL S-STAINLESS STEEL	
WRX735SDH(Z)	24.5 CF FRENCH DOOR REFRIGERATOR, STAINLESS STEEL FINGER PRINT RESISTANT STAINLESS STEEL	KITCHEN
VBP05IP84-2	ACCOR VBP05IP84-2 ICEMAKER BOX WITH HOSE. REFRIGERATOR SELECTED	KITCHEN
WDT730PAH(Z)	DISHWASHER, FINGERPRINT RESISTANT STAINLESS STEEL Z-FINGERPRINT RESISTANT STAINLESS STEEL	KITCHEN
WMH78019H(Z)	MICROWAVE-RANGE HOOD COMBINATION, STAINLESS STEEL Z-FINGERPRINT RESISTANT STAINLESS STEEL	KITCHEN
ESQUE-AR	9181-ARDST/RP50781AR ARCTIC STAINLESS, 1- HANDLE KITCHEN FAUCET WITH PULL-DOWN SPRAY, SOAP DISPENSER	KITCHEN
NOTE:	DO NOT INSTALL ESCUTCHEON PLATE ON SELECTED KITCHEN FAUCET	KITCHEN
K3183-NA	UNDERTONE SINGLE BOWL STAINLESS STEEL UNDERMOUNT SINK (GRANITE OR SOLID SURFACE CTOPS ONLY)	KITCHEN
SINK DRAIN	CHROME KITCHEN SINK DRAIN	KITCHEN
BADGER 5	1/2 HP GARBAGE DISPOSAL NEXT TO DISHWASHER	KITCHEN
10LB CARPET PAD	10 LB. - 1/2 "PREMIUM GEL" CARPET PAD	INTERIOR
VL103	VILLAGES BRILLIANT CARPET TO BEDROOMS 716 - PEARLESQUE	INTERIOR
GROUT COLOR	MAPEI ULTRACOLOR PLUS GROUT COLOR WITH 'ECB' AND/OR 'MAPEGUARD-2' UNDERLAYMENT SYSTEM ALABASTER	INTERIOR
-	FLOOR TILE ON DIAGONAL	INTERIOR
SIDERNO-18	SIDERNO 18X18 FLOOR TILE EVERYWHERE BUT BEDROOMS P16415 - BLANC	INTERIOR
SIDERNO-18	FLOOR TILE INSTALLED DIAGONALLY SIDERNO 18X18 EVERYWHERE BUT BEDROOMS	INTERIOR
VL103	ADDITIONAL VILLAGES-BRILLIANT CARPET TO BEDROOM-3/DEN PER STRETCH	BEDROOM #3
VL103	ADDITIONAL VILLAGES-BRILLIANT CARPET TO BED #2 AND BED #3/	BEDROOM #3

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	DEN PER SIDE STRETCH	
SIDERNO-18	ADDL SIDERNO 18X18 FLOOR TILE TO GUEST BATH PER STRETCH	GUEST BATH
SIDERNO-18	ADDL SIDERNO 18X18 FLOOR TILE TO LIVING ROOM PER SIDE STRETCH	LIVING ROOM
GROUP-Q2	GROUP-Q2 QUARTZ COUNTERTOP NEW AZTEC GOLD	KITCHEN
GROUP-Q2	GROUP-Q2 QUARTZ COUNTERTOP MATCH KITCHEN	KITCHEN CENTER ISLAND
GROUP-Q2	GROUP-Q2 QUARTZ COUNTERTOP NEW AZTEC GOLD	MASTER BATHROOM
GROUP-Q2	GROUP-Q2 QUARTZ COUNTERTOP NEW AZTEC GOLD	GUEST BATH
GROUP-Q2	GROUP-Q2 QUARTZ COUNTERTOP NEW AZTEC GOLD	GUEST BATH 3
GROUP-Q2	GROUP-Q2 QUARTZ COUNTERTOP NEW AZTEC GOLD	LAUNDRY ROOM
SEAMS	QUARTZ MAY HAVE VARIATION IN COLOR, SHADE AND PARTICLE STRUCTURE. QUARTZ COUNTERTOP WILL HAVE VISIBLE SEAMS. SEAM LOCATION MAY VARY.	INTERIOR
GROUP-Q2	ADDL GROUP-Q2 QUARTZ CTOP (PER GBATH-A)	GUEST BATH
EDGE-QA	QUARTZ COUNTERTOP EDGE-QA EASED EDGE	KITCHEN
EDGE-QA	QUARTZ COUNTERTOP EDGE-QA EASED EDGE	KITCHEN CENTER ISLAND
EDGE-QA	QUARTZ COUNTERTOP EDGE-QA EASED EDGE	MASTER BATHROOM
EDGE-QA	QUARTZ COUNTERTOP EDGE-QA EASED EDGE	GUEST BATH
EDGE-QA	QUARTZ COUNTERTOP EDGE-QA EASED EDGE	GUEST BATH 3
EDGE-QA	QUARTZ COUNTERTOP EDGE-QA EASED EDGE	LAUNDRY ROOM
#5180 BASE MOLD	5-1/4"PAINT GRADE BASE MOLDING PREMIER STYLE	INTERIOR
#366 DOOR CASE	2-1/4" PAINT GRADE DOOR CASING COLONIAL STYLE	INTERIOR
PAINT	INTERIOR AND GARAGE PAINT. WALLS: BROWNWOOD BISQUE CEILINGS: VILLAGE WHITE TRIM & DOORS: VILLAGE WHITE	INTERIOR
PLATE COLOR	SWITCHES,RECEPTS,PHONE & CABLE THERMOPLASTIC LIGHT ALMOND	INTERIOR
PLATE COLOR	DECOR COLOR SWITCHES & RECEPTS	KITCHEN

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	TO KITCHEN ISLAND BLACK	
WINDOW SILLS CN	CORIAN WINDOW SILLS - 1/2" NYROK EDGE GLACIER WHITE	INTERIOR
K2210-96	CAXTON BISCUIT UNDERCOUNTER CHINA LAV	MASTER BATHROOM
K2210-96	CAXTON BISCUIT UNDERCOUNTER CHINA LAV	MASTER BATHROOM
CASSIDY-SS	3597LF-SSMPU/RP10612 BRILIANCE STAINLESS, 2-HANDLE, WIDE SPREAD LAVATORY FAUCET	MASTER BATHROOM
CASSIDY-SS	3597LF-SSMPU/RP10612 BRILIANCE STAINLESS, 2-HANDLE, WIDE SPREAD LAVATORY FAUCET	MASTER BATHROOM
CASSIDY-SS	T17297-SS BRILLIANCE STAINLESS, 1-HANDLE SHOWER FAUCET	MASTER BATHROOM
K3999/K4774-96	HIGHLINE BISCUIT ELONGATED COMFORT HEIGHT TOILET WITH BREVIA SEAT	MASTER BATHROOM
K9379	TRIP LEVER FOR HIGHLINE TOILETS (COLORS - BN, 2BZ) BRUSHED NICKEL	MASTER BATHROOM
-	WALK-IN SHOWER	MASTER BATHROOM
MEMBRANE	MAPEI MAPELASTIC AQUA-DEFENSE MEMBRANE TO MASTER BATH SHOWER WALLS AND FLOOR	MASTER BATHROOM
GROUT	MAPEI ULTRACOLOR PLUS GROUT TO MASTER BATH SHOWER WALLS AND FLOOR COLOR ALABASTER	MASTER BATHROOM
INSTALL NOTES	MASTER BATH SHOWER LISTELLO INSTALLATION INSTRUCTIONS AND NOTES ABOVE NICHE	MASTER BATHROOM
WINDOW SILL	SOLID SURFACE WINDOW SILL TO SHOWER WINDOW GLACIER WHITE	MASTER BATHROOM
NO THRESHOLD	NO THRESHOLD TO MASTER BATH WALK-IN SHOWER (TILE TO TILE)	MASTER BATHROOM
TILE NICHE	12" X 15" RECESSED TILE NICHE, BOTTOM AT 48" OFF SHOWER FLOOR	MASTER BATHROOM
SIDERNO-12	SIDERNO 12x12 SHOWER WALL TILE P16407 - BLANC	MASTER BATHROOM
STD MBATH	SIDERNO 2X4 MOSAIC SHOWER FLOOR TILE (12x12 SHEETS) P16387 - BLANC	MASTER BATHROOM
PEG2-6L	PEARL ESSENCE GLASS 5/8X2	MASTER BATHROOM

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	BRICK JOINT MOSAIC 6-LINE LISTELLO P15289 AMBER SHELL	
MIRROR	MIRROR OVER LAV. SILVER	MASTER BATHROOM
1459MOD	BEVELED MIRROR DOOR MEDICINE CABINET	MASTER BATHROOM
79750-SS	CASSIDY STAINLESS TISSUE HOLDER	MASTER BATHROOM
79724-SS	CASSIDY STAINLESS 24" TOWEL BAR	MASTER BATHROOM
5918-SN	SAFETY-1ST SATIN NICKEL 18" GRAB BAR	MASTER BATHROOM
K2210-96	CAXTON BISCUIT UNDERCOUNTER CHINA LAV	GUEST BATH
CASSIDY-SS	3597LF-SSMPU/RP10612 BRILIANCE STAINLESS, 2-HANDLE, WIDE SPREAD LAVATORY FAUCET	GUEST BATH
CASSIDY-SS	T17497-SS BRILLIANCE STAINLESS, 1-HANDLE TUB/SHOWER FAUCET WITH AB&A #935-2H-SN SATIN NICKEL PUSH AND LIFT DRAIN	GUEST BATH
K3999/K4774-96	HIGHLINE BISCUIT ELONGATED COMFORT HEIGHT TOILET WITH BREVIA SEAT	GUEST BATH
K9379	TRIP LEVER FOR HIGHLINE TOILETS (COLORS - BN, 2BZ) BRUSHED NICKEL	GUEST BATH
K715-96	VILLAGER BISCUIT BATH TUB WITH INTEGRAL SKIRT CAST IRON (K715-96 Left Drain) (K716-96 Right Drain)	GUEST BATH
GROUT	MAPEI ULTRACOLOR PLUS GROUT TO GUEST BATH TUB/SHOWER WALLS COLOR ALABASTER	GUEST BATH
SIDERNO-12	SIDERNO 12x12 TUB WALL TILE P16407 - BLANC	GUEST BATH
WINDOW SILL	SOLID SURFACE WINDOW SILL TO TUB/SHOWER WINDOW. BISQUE	GUEST BATH
PEG2-6L	PEARL ESSENCE GLASS 5/8X2 BRICK JOINT MOSAIC 6-LINE LISTELLO P15289 AMBER SHELL	GUEST BATH
INSTALL NOTES	GUEST BATH SHOWER LISTELLO INSTALLATION INSTRUCTIONS AND NOTES ABOVE NICHE	GUEST BATH

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TILE NICHE	12" X 15" RECESSED TILE NICHE, BOTTOM AT 48" OFF SHOWER FLOOR	GUEST BATH
179-H-BN	BONE SHOWER ROD	GUEST BATH
MIRROR	MIRROR OVER LAV. SILVER	GUEST BATH
1459MOD	BEVELED MIRROR DOOR MEDICINE CABINET	GUEST BATH
79750-SS	CASSIDY STAINLESS TISSUE HOLDER	GUEST BATH
79724-SS	CASSIDY STAINLESS 24" TOWEL BAR	GUEST BATH
5918-SN	SAFETY-1ST SATIN NICKEL 18" GRAB BAR	GUEST BATH
K2210-96	CAXTON BISCUIT UNDERCOUNTER CHINA LAV	GUEST BATH 3
CASSIDY-SS	3597LF-SSMPU/RP10612 BRILIANCE STAINLESS, 2-HANDLE, WIDE SPREAD LAVATORY FAUCET	GUEST BATH 3
CASSIDY-SS	T17297-SS BRILLIANCE STAINLESS, 1-HANDLE SHOWER FAUCET	GUEST BATH 3
K3999/K4774-96	HIGHLINE BISCUIT ELONGATED COMFORT HEIGHT TOILET WITH BREVIA SEAT	GUEST BATH 3
K9379	TRIP LEVER FOR HIGHLINE TOILETS (COLORS - BN, 2BZ) BRUSHED NICKEL	GUEST BATH 3
MEMBRANE	MAPEI MAPELASTIC AQUA-DEFENSE MEMBRANE TO GUEST BATH-3 SHOWER WALLS AND FLOOR	GUEST BATH 3
GROUT	MAPEI ULTRACOLOR PLUS GROUT TO GUEST BATH #3 SHOWER WALLS AND FLOOR COLOR ALABASTER	GUEST BATH 3
SIDERNO-12	SIDERNO 12x12 SHOWER WALL TILE P16407 - BLANC	GUEST BATH 3
GBATH 3	SIDERNO 2X4 MOSAIC SHOWER FLOOR TILE (12x12 SHEETS) P16387 - BLANC	GUEST BATH 3
PEG2-6L	PEARL ESSENCE GLASS 5/8X2 BRICK JOINT MOSAIC 6-LINE LISTELLO P15289 AMBER SHELL	GUEST BATH 3
INSTALL NOTES	GUEST BATH #3 SHOWER LISTELLO INSTALLATION INSTRUCTIONS AND NOTES ABOVE NICHE	GUEST BATH 3
TILE NICHE	12" X 15" RECESSED TILE NICHE, BOTTOM AT 48" OFF SHOWER	GUEST BATH 3

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	FLOOR	
THRESHOLD	MINIMAL SOLID SURFACE SHOWER THRESHOLD BISQUE	GUEST BATH 3
1/2 WALL CAP	SOLID SURFACE CAP TO 1/2 WALL GUEST BATH 3 BISQUE	GUEST BATH 3
Q791H-BRN	BRUSHED NICKEL SHOWER DOOR WITH HALF PANEL CLEAR GLASS	GUEST BATH 3
MIRROR	MIRROR OVER LAV. SILVER	GUEST BATH 3
1459MOD	BEVELED MIRROR DOOR MEDICINE CABINET	GUEST BATH 3
79750-SS	CASSIDY STAINLESS TISSUE HOLDER	GUEST BATH 3
79724-SS	CASSIDY STAINLESS 24" TOWEL BAR	GUEST BATH 3
5918-SN	SAFETY-1ST SATIN NICKEL 18" GRAB BAR	GUEST BATH 3
P5923-108	PRESTWICK, 3-LIGHT, OIL RUBBED BRONZE	GARAGE
P5923-108	PRESTWICK, 3-LIGHT, OIL RUBBED BRONZE	GARAGE
P5923-108	PRESTWICK, 3-LIGHT, OIL RUBBED BRONZE	GARAGE
STEP BAFFLE	(3)6125WB/E7ICAT WHITE RECESSED STEP BAFFLE LIGHTS TO LANAI	LANAI
P5584-108	PRESTWICK - 3 LIGHT, OIL RUBBED BRONZE	ENTRY
P5484	PRESTWICK - 3 LIGHT, P5484-108 OIL RUBBED BRONZE 108-OIL RUBBED BRONZE	YARD
K9505-AZ	YARD LIGHT POST, WITH ELECTRIC EYE -ARCHITECTURAL BRONZE (K9505-AZ)	YARD
P4635	INSPIRE 5-LIGHT OFF WHITE LINEN DRUM SHADES (P4635) 09 - BRUSHED NICKEL	DINING ROOM
P4632	INSPIRE 3-LIGHT OFF WHITE LINEN DRUM SHADES (P4632) 09 - BRUSHED NICKEL	NOOK
P3931-09	INSPIRE 3-LIGHT, GLASS: OFF WHITE LINEN SHADE. BRUSHED NICKEL (P3931-09)	FOYER
4WPLD3140R9	4' 2-BULB LED WRAP	LAUNDRY ROOM
K8653	DOVER 2-LIGHT FLUSH WITH SATIN ETCHED GLASS (K8653) SC - STUCCO WHITE	M.BEDROOM CLOSET 1
K8653	DOVER 2-LIGHT FLUSH WITH SATIN	M.BEDROOM CLOSET 2

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	ETCHED GLASS (K8653) SC - STUCCO WHITE	
STEP BAFFLE	(3)6125WB/E7ICAT WHITE RECESSED STEP BAFFLE LIGHTS	KITCHEN
STEP BAFFLE	(3)6125WB/E7ICAT WHITE RECESSED STEP BAFFLE LIGHTS	OVER KITCHEN SINK
STEP BAFFLE	(1)6125WB/E7ICAT WHITE RECESSED STEP BAFFLE LIGHT	OVER KITCHEN ISLAND
STEP BAFFLE	(1)6125WB/E7ICAT WHITE RECESSED STEP BAFFLE LIGHT TO MASTER HALL	MASTER HALL
STEP BAFFLE	(1)6125WB/E7ICAT WHITE RECESSED STEP BAFFLE LIGHT BETWEEN MASTER CLOSETS	BETWEEN MBED CLOSETS
STEP BAFFLE	(1)6125WB/E7ICAT WHITE RECESSED STEP BAFFLE LIGHT TO GUEST HALL	GUEST HALL
STEP BAFFLE	(2)6125WB/E7ICAT WHITE RECESSED STEP BAFFLE LIGHTS TO LAUNDRY HALL	LAUNDRY HALL
STEP BAFFLE	(2)6125WB/E7ICAT WHITE RECESSED STEP BAFFLE LIGHTS TO MASTER BATH	MASTER BATHROOM
KITCHEN	UNDERCABINET LIGHTING - LED	KITCHEN
4WPLD4035C	4' 4-BULB LED WRAP	GARAGE
4WPLD4035C	4' 4-BULB LED WRAP	GARAGE
P2020-09	INSPIRE, 3-LIGHT, BRUSHED NICKEL (P2020-09)	GUEST BATH
P2020-09	INSPIRE, 3-LIGHT, BRUSHED NICKEL (P2020-09)	GUEST BATH 3
P2020-09	INSPIRE, 3-LIGHT, BRUSHED NICKEL (P2020-09)	MASTER BATHROOM
P2020-09	INSPIRE, 3-LIGHT, BRUSHED NICKEL (P2020-09)	MASTER BATHROOM
BATHROOM	6150WH/E7ICAT RECESSED BATHROOM LIGHT	GUEST BATH
BATHROOM	6150WH/E7ICAT RECESSED BATHROOM LIGHT	GUEST BATH 3
S9628-LED-BR30	SATCO S9628-LED-BR30 - LED BULBS TO ALL RECESSED LIGHTS	INTERIOR
-	MASON BLINDS	INTERIOR
25	2" FAUX - 25 WINDOW	MASTER BEDROOM
25	2" FAUX - 25 WINDOW	MASTER BEDROOM
25	2" FAUX - 25 WINDOW	LIVING ROOM
25	2" FAUX - 25 WINDOW	LIVING ROOM
25	2" FAUX - 25 WINDOW	BEDROOM #2
2-25	2" FAUX - 2-25 WINDOWS	BEDROOM #4
2-25	2" FAUX - 2-25 WINDOWS	BEDROOM #3

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2-25	2" FAUX - 2-25 WINDOWS	NOOK
12068S	VERTICAL 12068, STACK OFF SLIDING GLASS DOOR	LIVING ROOM
BLINDS	BLIND COLOR FAUX #501 PEARL WHITE,FLORIDA VERTICAL OFF WHITE	INTERIOR
	FLAGSTONE PAVERS TO EACH SIDE OF THE DRIVEWAY AND WRAP ENTRY PAD WITH ADDITIONAL 8" OF CONCRETE TO SIDE OF ENTRY PAD. PAVERS TO BE INSTALLED SOLDIER PATTERN TO DRIVEWAYWITH RECESS OF 2-3/8" FOR PAVER LOCATION. COLOR: SANDSTONE ORANGE	INTERIOR
	HERSHING MAPLE CABINETS THROUGH OUT COLOR: BUCKBOARD	INTERIOR
	KICHLER 6T1100S30WH-FT TAPE LIGHTING TO BOTTOM OF KITCHEN WALL CABINETS, WITH IPM06-1LZ SLIDE DIMMER	INTERIOR
	KICHLER 6T1100S30WH-FT TAPE LIGHTING TO UNDER TOEKICK OF KITCHEN FLOOR CABINETS, WITH IPM06-1LZ SLIDE DIMMER	INTERIOR
	MOHAWK CHATEAU ELEGANT TORINO CREAM 12X12 DIAMOND P16933 KITCHEN BACKSPLASH, GROUT # 94 STRAW FROM TOP OF QUARTZ COUNTER TOP TO BOTTOM OF WALL CABINET, WITH ANODIZED SHLUTER OR EQUIVALENT WHERE APPLICABLE IN KITCHEN	KITCHEN
	OMIT INCLUDED QUARTZ BACKSPLASH IN KITCHEN	KITCHEN
	5068 BIFOLD DOOR TO BEDROOM 2 IN LIEU OF 4068 PER 2' SIDE STRETCH TO HOME	BEDROOM #2
	NEW HAMPTON VERANDAS	INTERIOR

SAMPLE
BUILD YOUR DREAM HOME
LAND AGREEMENT

Deal Number:
Comp Number:
Job Number :
Cell Phone#:

Unit 15V / Lot

Purchase Agreement

Sold by: Rep Name , License # SL #xxxxxxx 3/ bh

THIS AGREEMENT, made this 1st day of June 2018 , by and between **THE VILLAGES LAND COMPANY, LLC,** hereinafter called "Seller", and

Buyer(s) Name and Address

hereinafter called the "Buyer":

WITNESSETH:

WHEREAS, the Buyer wishes to purchase from the Seller, upon the following terms and conditions, a parcel of land situated in the county of Sumter , State of Florida, legally described as follows:

Lot The Villages of Southern Oaks , Unit No. 15,
as per plat thereof, recorded in Plat Book 17 , Pages 2 - 2A-F ,
Public Records of Sumter County, Florida. ("The Homesite")

together with a home to be constructed upon the Homesite described above (collectively "Property").

WHEREAS, Buyer has made a personal on-site inspection of the real property prior to the execution of this contract,

NOW, THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable considerations, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. At the closing of this transaction, the Seller agrees to convey to the Buyer by Warranty Deed, good and insurable title to the above described property, free and clear of any and all encumbrances whatsoever, except for taxes and assessments to be pro-rated, easements, reservations, restrictions (now or prior to closing to be placed of record) and zoning regulations, based on the following Purchase Price and Method of Payment:

a. Purchase Price: The purchase price for the home and improvements shall be set forth in a separate agreement executed at the time the home is ordered. The Homesite which has been selected is subject to a Homesite premium of $79,000.00 which is not subject to change.

b. METHOD OF PAYMENT: The Buyer, upon signing this Agreement shall deposit the sum of TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS, ($2,500.00), and on or before 6/8/2018 shall cause to be deposited a total sum of SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS, ($7,500.00) , excluding any credit card deposits as deposits for the purchase of the above described real property. At the time of closing of this transaction, the remainder of the Purchase Price for the property, home and improvements, which is unpaid, is to be paid by wire transfer or cashier's check.

2. Buyer agrees to select and order on or before October 19th, 2018 , a particular home and improvements for immediate build and closing, which the Seller shall be obligated to complete construction on the Homesite prior to the Closing Date and subject to this Agreement. The parties agree that the actual closing date shall be set by the Seller at the time the home is ordered based on builder's construction time table for the home ordered. The parties agree that the price of the home and improvements as ordered shall be determined by the Seller's prices prevailing at the time the home is ordered. An additional deposit in the amount of 20% of the total purchase price of the Homesite and home as ordered less deposit(s) paid by Buyer, as set forth in paragraph 1(b) above, will be required at the time the separate agreement is executed when the home is ordered.

3. THE BUYER OF A ONE-FAMILY OR TWO-FAMILY RESIDENTIAL DWELLING UNIT HAS THE RIGHT TO HAVE ALL DEPOSIT FUNDS(UP TO 10% OF THE PURCHASE PRICE) DEPOSITED IN AN ESCROW ACCOUNT. THIS RIGHT MAY BE WAIVED IN WRITING BY THE BUYER. THE RIGHT TO HAVE THE DEPOSIT HELD IN ESCROW ACCOUNT IS HEREBY WAIVED BY THE BUYER.

4. Until closing, Seller will pay the real estate taxes and all assessments due at or prior to closing. At closing, such taxes and assessments not yet due will be pro-rated between Buyer and Seller, and shall be the responsibility of the Buyer after closing. In the event this transaction is the initial sale of the Homesite and closes between January 1st and September 30th of any year and the Certificate of Occupancy is also issued on or after January 1st of that same year then in addition to pro-rating the current years fire assessment the following years fire assessment shall also be collected from buyer at closing.

5. Documentary stamps on the Warranty Deed, building permit costs, impact fees, if applicable, water/wastewater fee, contributions in aid of construction for utilities, mailbox fees and the cost of recording the deed shall be paid by the Seller. Buyer shall be responsible for all other costs and expenses associated with closing, including but not limited to any and all financing costs and expenses associated with Buyer's financing for the purchase of the property, title insurance and the monthly amenities fee. The initial monthly Amenities Fee pursuant to the Declaration of Restrictions will be set at the amount of ONE HUNDRED FORTY FIVE AND 00/100 DOLLARS ($145.00) and will commence upon closing. The contractual Amenities Fee will be adjusted annually from the date of this Agreement based upon changes in the Consumer Price Index.

6. The Buyer may not take possession of the property until closing.

_____ 7. The Buyer agrees that, in the event Buyer defaults under any provisions of the Agreement, fails or refuses to select a home as provided herein, or otherwise terminates this Agreement then this Agreement shall be terminated and all monies paid hereunder and under any separate agreement shall be retained by the Seller as liquidated damages. The parties hereto acknowledge that exact damages are incapable of being ascertained. Thereupon all parties shall be relieved of any and all further liability under the terms of this Agreement.

_____ 8. Buyer acknowledges that Buyer is not an investor purchasing the property with intent to resell the property within one (1) year. Therefore, in consideration of Seller selling Buyer The Homesite, Buyer hereby agrees not to _____ sell, convey or transfer The Homesite for a period of one (1) year following the closing of this transaction ("No Sale Period"). In the event Buyer sells, conveys or transfers The Homesite during this No Sale Period, then Buyer agrees to forfeit any and all profits from such a sale to the Seller. Profits shall be defined as the gross sales proceeds from any sale during the No Sale Period, less the gross purchase price of this transaction. Seller reserves the right to

make exceptions for hardships such as death, in Seller's sole discretion on a case-by-case basis. This clause shall be subordinate to the interest of any mortgagee, and shall survive the closing of this transaction.

9. Buyer agrees to pay for garbage, trash, water and sewage services to be provided by the Seller, or its successors, assigns or nominee. The charges for such services shall be billed and paid on a monthly basis.

10. Buyer recognizes that lakes, ponds, retention and detention areas, canals, creeks, marsh areas, stream or other water related areas (hereafter, "water features") within the Property are designed to detain, or retain stormwater runoff and are only recharged by either rainfall or in some instances, springs. The level of water contained in water features within the Property is subject to naturally occuring events such as drought, floods, rain or the absence of rain. Therefore, Seller makes no representation, warranty or covenant with the Buyer that the level of water in any water feature shall be at any particular depth or height, either before or after closing of the sale to the Buyer.

11. Disclosures:

a. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risk to persons who are exposed to it over time. Levels of radon that exceed Federal and State Guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

b. Buyer hereby acknowledges receipt of the Florida Building Energy Efficiency Rating Brochure.

c. If your homesite adjoins or is near property that is not within The Villages, Buyer hereby acknowledges and understands that the Seller is not in a position to make any representations to you on what the use might be for that adjoining property. Buyer further acknowledges that the Seller has not made any representations regarding the use of such adjoining property.

d. BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

e. Mold is naturally occurring and may cause health risks or damage to property. If Buyer is concerned or desires additional information regarding mold, Buyer should contact an appropriate professional.

f. Chapter 558 Notice of Claim: ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

12. This Agreement may not be assigned by Buyer without Seller's written consent. In the event of such approved assignment, the amenities fee referred to in paragraph 5 shall be changed to the prevalent sum then in force for all new Buyers of property in The Villages, instead of the amount set forth in paragraph 5.

13. The Buyer requests the Seller to have the water and gas (if applicable) service turned on at the property in Buyer's name and the Buyer agrees to pay for electric and gas used in construction and testing of systems of the home up to SEVENTY FIVE AND 00/100 DOLLARS ($75.00) per utility.

14. Whenever the words "Seller" and "Buyer" are used in this Agreement, such words shall mean singular or the plural and one gender shall include all wherever the Agreement so requires or permits.

15. This Agreement constitutes the entire Agreement between the parties. Buyer agrees that no representations, oral or implied, have been made to Buyer to induce Buyer to enter into this Agreement other than those expressly herein set forth. No waiver of any provision herein contained shall at any time be valid unless reduced to writing and expressly made a modification hereto.

16. Buyer understands that all homes offered by Seller may not be placed in this unit because of applicable restrictive covenants. Buyer agrees to order a home which would be allowed under the restrictions applicable to the Homesite.

17. Nothing contained in this Agreement or the separate home order agreement shall relieve the Seller from its unconditional obligation to complete construction of the residential unit prior to the earliest of the Closing Date set forth in the separate Home Order Agreement or two (2) years from the execution hereof. Further , the parties agree that this Agreement and the separate Home Order Agreement shall be construed in the manner necessary for the Seller's obligation to complete construction of the residential unit pursuant to the Statutory Improved Lot Exemption, 15 U.S.C. 1702(a)(2).

18. Buyer understands that Seller provides a housing community intended for persons 55 years of age and over. Buyer certifies that at least one resident within the household will be at least 55 years of age, and that the information concerning resident's date of birth previously given is accurate.

19. In the event the Buyer made the initial deposit with a credit card, then upon receipt of cleared funds for the additional deposit, the initial Two Thousand Five Hundred and 00/100 Dollar ($2,500.00) credit card deposit shall be credited back to the Buyer's credit card.

BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE DISCLOSURE SUMMARY FOR THE VILLAGES AS REQUIRED BY SECTION 720.401, FLORIDA STATUTE.

_____ **BUYER HEREBY ACKNOWLEDGES THEY HAVE RECEIVED THE DISCLOSURE SUMMARY FOR THE VILLAGES REQUIRED BY SECTION 720.401, FLORIDA STATUTES, PRIOR TO THE EXECUTION**
_____ **OF THIS CONTRACT.**

IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

IN WITNESS WHEREOF the parties have set their hands and seals the day and year first above written.

THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT # 12 IMPOSES TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY THROUGH A SPECIAL TAXING DISTRICT. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

THE VILLAGES LAND COMPANY, LLC

By: _____
"Seller" Date

BUYER(S)

_____
Buyer 1 Name Date

_____
Buyer 2 Name Date

State license number for:
Properties of The Villages,Inc.:CQ1002909
Broker of Record, Michael Berning: BK451975

Properties of The Villages INC

Job Number :
Comp Number:
Unit: 15V / Lot:
Cell Phone#:

Warranty Addendum

Buyer(s):

1. The Buyer is being furnished with an express limited warranty, by Home Buyers Warranty (the "HBW Warranty"), in connection with the Buyer's purchase of the Home. The warranty being furnished is issued by a third party, Home Buyers Warranty. Your Warranty includes one (1) year workmanship and material, a two (2) year warranty on electrical, plumbing and mechanical systems and a ten (10) year limited structural warranty. All other express or implied warranties, including any oral or written statements or representations made by the Seller of the Home, or any other person, and any implied warranty of habitability, merchantability or fitness, are hereby disclaimed by the Seller and are hereby waived by the Buyer. In addition, the Buyer waives the right to seek damages or other legal or equitable remedies from the Seller, the Seller's subcontractors, agents, vendors, suppliers, design professionals and material men, under any other common law or statutory theory of liability, including but not limited to negligence and strict liability. The only remedy of the Buyer in the event of a defect in or to the Home or in or to the real property on which the Home is situated is the coverage provided under the HBW Warranty. This waiver shall not be applicable to any express written warranty issued by the manufacturer of any appliance or component which is sold with the Home.

To the extent any claim may be paid by Buyer's homeowners insurance, the right of subrogation is waived.

2. To the extent they are not covered by the HBW Warranty, it is hereby agreed that any and all claims, disputes and controversies by or between the Buyer and the Seller arising from or related to the Home identified herein, or to any defect in or to the Home or the Homesite on which the Home is situated, or the sale of the Homesite or Home by the Seller, including, without limitation, any claim of breach of contract, negligent or intentional misrepresentation or nondisclosure in the inducement, execution or performance of this agreement, and breach of any alleged duty of good faith and fair dealing, shall be submitted to binding arbitration by such arbitration service as the Seller shall, in its sole discretion, select, and pursuant to the rules of that arbitration service in effect at the time of the request for arbitration. The parties expressly agree that this arbitration provision involves and concerns interstate commerce and is governed by the provisions of the Federal Arbitration Act (9 U.S.C. sec. 1, et seq.), now in effect and as it may from time to time be amended, to the exclusion of any different or inconsistent state or local law, ordinance or judicial rule; and to the extent that any state or local law, ordinance or judicial rule shall be inconsistent with any provisions of the rules of the arbitral association under which the arbitration proceeding shall be conducted, the latter rules shall govern the conduct of the proceeding.

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Arbitrations of all disputes will be conducted by a single arbitrator or, at the option of either party, by a panel of three neutral arbitrators. The costs of a single-arbitrator arbitration will be borne equally by the parties. The party opting for a panel of three arbitrators will be responsible for the costs thereof in excess of those which would be incurred in a single-arbitrator arbitration. However, the fee for arbitrations will be borne by the losing party if the arbitrator's award is entirely in favor of one party.

Judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof upon the application of either party. Further, this warranty addendum shall survive the closing of this transaction.

* End of Addendum *

Dated this 1st day of June 2018

THE VILLAGES LAND COMPANY, LLC

By: _____
"Seller" Date

_____
Buyer 1 Name

_____
Buyer 2 name

SAMPLE
BUILD YOUR DREAM HOME
ADDENDUM
THE VILLAGES LAND COMPANY, LLC



PRINT DATE: 8/03/2018
JOB NUMBER:

SALES REPS: LAND- Rep Name , License # #xxxxxxx /ad
BUILDER: Jimmy Cichielo
HOMESITE ADDRESS: S15V.XX OS

BUYER(S): Buyer(s) Names

ADDRESS : Property Address
THE VILLAGES, FL 32163 PHONE:

Pursuant to the terms of the Purchase Agreement dated the 28th day of June, 2018 by and between The Villages Land Company, LLC and the above named Buyer(s). The Buyer(s) hereby select(s) the following described home and improvements:

MODEL: Ivy

PRICE OF HOME :	427,850.00	CLOSING DATE IS SCHEDULED
H O M E S I T E :	99,000.00	FOR / /
PURCHASE PRICE TOTAL :	526,850.00	
NET TOTAL PURCHASE PRICE :	526,850.00	BASED UPON DEPOSITS &
LOT DEPOSIT :	-2,500.00	SIGNED DOCUMENTS DUE ON
ADDITIONAL LOT DEPOSIT :	-2,500.00	
B A L A N C E :	521,850.00	OR BEFORE 08/03/2018.
HOME DOWN PAYMENT :	-100,370.00	DEPOSIT AMOUNT DUE $100,370.00
	421,480.00	EXCLUDING PREVIOUS CREDIT CARD DEPOSIT, IF APPLICABLE
T O T A L :	421,480.00	PLUS SETTLEMENT COSTS AND PRORATIONS

However, since the Closing is within two (2) years of the execution of the Purchase Agreement the following are intended to be in lieu of any other damages suffered by either party during the first 30 days after the original scheduled closing. Thereafter either party shall have the right to pursue any remedy which said party might have for breach of contract.

In the event closing fails to take place on the designated closing date and such failure is caused by a default by Seller and closing is deferred by Seller, the Seller shall be responsible to Buyer for the following reasonable expenses to the extent they are actually incurred by Buyer as a result of such default:

1. Lodging expenses between original closing date and actual closing date;
2. The cost of the main meal of the day between the original closing date and the actual closing date;
3. Furniture storage.

Buyer(s) Names S15V.XX Ivy 8/03/2018

In the event closing fails to take place on the designated closing date and such failure is not caused by a default by Seller and closing is deferred by Buyer, then Buyer shall pay to Seller, at closing, the following expenses incurred by Seller before closing:

1. Water, sewer, electrical expenses, including air conditioning;
2. Lawn and landscape care expenses;
3. Monthly amenity fees from the original closing date;
4. Interest on the remaining unpaid balance from the original closing date to the actual closing date at the prime interest rate charged by Citizen's First Bank, The Villages plus 1 1/2 % plus $250.00.

In the event the Buyer made the initial deposit with a credit card, then upon receipt of cleared funds for the additional deposit, the initial Two Thousand Five Hundred and 00/100 Dollar ($2,500.00) credit card deposit shall be credited back to the Buyer's credit card.

Buyer(s) Names S15V.XX Ivy 8/03/2018

KITCHEN ISLAND	KITCHEN ISLAND	KITCHEN
GBATH SHOWER	SHOWER IN GUEST BATH	GUEST BATH
SPECIALIST	SPECIALTY PACKAGE SPECIAL LANDSCAPE BY SLOAN LANDSCAPING	EXTERIOR
SPECIALIST	SPECIALTY PACKAGE LOW VOLTAGE PACKAGE BY GALAXY	INTERIOR
BASE MODEL	IVY BASE MODEL	INTERIOR
DISCLAIMER	CONCRETE DISCOLORATION WILL POSSIBLY OCCUR.	EXTERIOR
CEMENT FINISH	CEMENT FINISH IS HAND APPLIED, TEXTURE, PATTERN AND DIRECTION WILL HAVE VARIATIONS	EXTERIOR
EXT WALLS	BLOCK EXTERIOR WALLS	EXTERIOR
INT WALLS	AT THE DISCRETION OF THE BUILDER INTERIOR WALL STRUCTURE MAY BE GALVANIZED STEEL AND/OR WOOD	INTERIOR
CEILING	INTERIOR VOLUME CEILINGS	INTERIOR
ELEV-C	LANTANA/LILY/IVY ELEVATION "C" HIP ROOF WITH BOSTON HIP OVER GARAGE, ENTRY AND BEDROOM-2. SQUARE BAY TO BEDROOM-2. HARDIPANEL VERTICAL SIDING TO FRONT BOSTON HIPS. 18"X24" PVC VENT OVER GARAGE. TRAY CEILING TO BEDROOM-2. (2) 25 WINDOWS BED2. TRANSOM OVER ENTRY	EXTERIOR
NOTE:	HIP ROOF OVER GOLF CART GARAGE	GARAGE
MBATH-A	MASTER BATH A	MASTER BATHROOM
KIT-E	KITCHEN-E	KITCHEN
RAILING	DUE TO THE GRADE IN THE REAR OF THE HOMESITE, THIS HOME MAY REQUIRE STEPS AND/OR RAILING TO THE LANAI AND/OR PATIO. THIS HAS BEEN REVIEWED WITH THE CUSTOMER AT TIME OF AGREEMENT.	EXTERIOR
STRCH-REV	30'8"X 13' RESIDENTIAL SCREEN LANAI	LANAI
EXTRUSION COLOR	SCREEN LANAI EXTRUSION COLOR BRONZE EXTRUSION	LANAI
STRCH-REV	GOLF CART GARAGE: STRETCH GARAGE 9'4" TO SIDE; FULL DEPTH WITH 4' SETBACK.	GARAGE

Buyer(s) Names S15V.XX Ivy 8/03/2018

6X7-94INS	6'X7' INSULATED GOLF CART GARAGE DOOR	GARAGE
16X7-94INS	16'X7' INSULATED GARAGE DOOR	GARAGE
6X7-INSERT-PLN	PLAIN WINDOW INSERTS TO TOP SECTION OF 6X7 GARAGE DOOR	GARAGE
16X7-INSERT-PLN	PLAIN WINDOW INSERTS TO TOP SECTION OF 16X7 GARAGE DOOR	GARAGE
GDO RECEPT	GARAGE DOOR OPENER RECEPTACLE	GARAGE
EXTRA RECEPT	EXTRA GARAGE DOOR OPENER RECEPT	GARAGE
EXTRA FRT LT	EXTRA STANDARD GARAGE FRONT WALL LIGHT AND OUTLET	GARAGE
GARAGE RECEPT	EXTRA GFI RECEPT IN GARAGE	GARAGE
20AMP RECEPT	20AMP GFI RECEPT TO GARAGE	GARAGE
EXTRA FL LT	EXTRA STANDARD GARAGE FLUORESCENT LIGHT AND OUTLET (WIRED TO STANDARD SWITCH)	GARAGE
LDCO-800	EXTRA GARAGE DOOR OPENER WITH (2) 3-BUTTON REMOTES AND WALL STATION	GARAGE
LDCO-800	GARAGE DOOR OPENER WITH 2 3-BUTTON REMOTES AND WALL STATION	GARAGE
ATTIC TRUSSES	ATTIC TRUSSES ABOVE GARAGE, WITH 1/2" OSB DECKING	GARAGE
GAS PREP	NATURAL GAS PREP FOR WATER HEATER AND DRYER (22k btu) (Gas Units Only)	INTERIOR
NATURAL GASPREP	NATURAL GAS PREP FOR SUMMER KITCHEN	LANAI
PERFORMANCE-15	PERFORMANCE-15 A/C SYSTEM: HEAT PUMP FIXED SPEED AIR-HANDLER PROGRAMABLE WIFI THERMIDISTAT HIGH-EFFICIENCY AIR FILTER 10-YEAR PARTS WARRANTY 5-YEAR LABOR WARRANTY	INTERIOR
PENCIL CORNERS	PENCIL DRYWALL CORNERS: OUTSIDE CORNERS, WINDOWS AND POTSHELVES (if applicable). EXCEPT WET AREAS	INTERIOR
HOME & GARAGE	PAINTED KNOCK DOWN CEILING	INTERIOR
R-38	R-38 INSULATION: BATT AND BLOWN (WHERE APPLICABLE) TO	INTERIOR

Buyer(s) Names S15V.XX Ivy 8/03/2018

	LIVING AREA CEILING. THICKNESS INFORMATION TO BE POSTED IN HOME.	
R-5/R-11	R-5 RIGID FOAM BOARD INSULATION TO LIVING AREA EXTERIOR WALLS, R-11 BATT FIBERGLASS INSULATION TO TO HOME/GARAGE WALL.THICKNESS INFORMATION TO BE POSTED IN HOME.	INTERIOR
SWITCHES	ROCKER SWITCHES	INTERIOR
SLIDE DIMMER	SLIDE DIMMER FOR OVER KITCHEN SINK LIGHT(S)-IPL06-10Z	OVER KITCHEN SINK
SLIDE DIMMER	SLIDE DIMMER FOR KITCHEN CEILING LIGHT(S)-IPL06-10Z	KITCHEN
SLIDE DIMMER	SLIDE DIMMER FOR LANAI LIGHTS IPL06-10Z	LANAI
SLIDE DIMMER	SLIDE DIMMER FOR NOOK HANGING LIGHT	NOOK
SLIDE DIMMER	SLIDE DIMMER FOR DINING ROOM LIGHTS	DINING ROOM
STD CABLE PREP	(2)CABLE PREPS: BEDROOM-2	BEDROOM #2
STD CABLE PREP	CABLE PREP: BEDROOM-3	BEDROOM #3
STD CABLE PREP	CABLE PREP: BEDROOM-4	BEDROOM #4
STD CABLE PREP	CABLE PREP: KITCHEN	KITCHEN
STD CABLE PREP	CABLE PREP: LAUNDRY ROOM	LAUNDRY ROOM
STD CABLE PREP	CABLE PREP: LIVING ROOM	LIVING ROOM
STD CABLE PREP	CABLE PREP: LANAI	LANAI
STD CABLE PREP	(2)CABLE PREPS: MASTER BEDROOM	MASTER BEDROOM
STD PHONE OUTLT	PHONE OUTLET: MASTER BEDROOM	MASTER BEDROOM
STD PHONE OUTLT	(2)PHONE OUTLETS: BEDROOM-2	BEDROOM #2
STD PHONE OUTLT	PHONE OUTLET: BEDROOM-3	BEDROOM #3
STD PHONE OUTLT	PHONE OUTLET: BEDROOM-4	BEDROOM #4
STD PHONE OUTLT	PHONE OUTLET: KITCHEN	KITCHEN
STD PHONE OUTLT	PHONE OUTLET: LAUNDRY ROOM	LAUNDRY ROOM
CABLE/RECEPT	RELOCATE (1) SELECTED CABLE PREP, ADD RECEPT (COMBO BOX) (SELECT HEIGHT) 56" OFF FLOOR	MASTER BEDROOM
CABLE/RECEPT	RELOCATE (1) SELECTED CABLE PREP, ADD RECEPT (COMBO BOX) (SELECT HEIGHT) 56" OFF FLOOR	LIVING ROOM
SW RECEPTS	(2) RECEPTS INSTALLED HORIZONTALLY TIGHT TO TOP OF KITCHEN WALL CABINETS, ON ONE SWITCH	KITCHEN

Buyer(s) Names S15V.XX Ivy 8/03/2018

EXTRA RECEPT	EXTRA ELECTRICAL RECEPTACLE	BEDROOM #2
FLOOR RECEPT	FLOOR RECEPT	LIVING ROOM
W/P RECEPT	EXTRA OUTDOOR W/P GFI RECEPT (ON HOME WALL)	LANAI
200V PLUG	220V RECEPTACLE PLUG FOR DRYER	INTERIOR
PANEL BOX	200 AMP PANEL BOX	GARAGE
FLOOR RECEPT	FLOOR RECEPT. NOTE: FINAL LOCATION OF FLOOR RECEPT HAS BEEN REVIEWED AND APPROVED BY CUSTOMER	INTERIOR
744NT	WHITE RECESSED EXHAUST FAN/LIGHT OVER TOILET, WITH PHILIPS 75PAR30L/HAL/FL25 130V BULB	MASTER BATHROOM
744NT	WHITE RECESSED EXHAUST FAN/LIGHT IN SHOWER, WITH PHILIPS 157032 CFL BULB OR SATCO S7204 CFL BULB	MASTER BATHROOM
744NT	WHITE RECESSED EXHAUST FAN/LIGHT OVER TOILET, WITH PHILIPS 75PAR30L/HAL/FL25 130V BULB	GUEST BATH
BK-125LWH	BK-125LWH DOORBELL-WITH BUTTON	ENTRY
-	FAN OUTLET WITH SLIDE RHEOSTAT	LANAI
-	FAN OUTLET WITH SLIDE RHEOSTAT	LIVING ROOM
-	FAN OUTLET WITH SLIDE RHEOSTAT	MASTER BEDROOM
-	FAN OUTLET WITH SLIDE RHEOSTAT	BEDROOM #2
-	FAN OUTLET WITH SLIDE RHEOSTAT	BEDROOM #3
-	FAN OUTLET WITH SLIDE RHEOSTAT	BEDROOM #4
-	EXTRA FAN OUTLET WITH SLIDE RHEOSTAT	LANAI
339515	RENEW PATIO 52", 5-BLADES REVERSIBLE UL LISTED EXTERIOR WHITE CEILING FAN WITH WHITE ALL WEATHER BLADES	LANAI
300117	CANFIELD 52"-5 BLADE, REVERSIBLE, 3 SPEED 300117WH WHITE FAN WITH WHITE BLADES	LIVING ROOM
300117	CANFIELD 52"-5 BLADE, REVERSIBLE, 3 SPEED 300117WH WHITE FAN WITH WHITE BLADES	MASTER BEDROOM
300117	CANFIELD 52"-5 BLADE, REVERSIBLE, 3 SPEED 300117WH WHITE FAN WITH WHITE BLADES	BEDROOM #2
300117	CANFIELD 52"-5 BLADE, REVERSIBLE, 3 SPEED	BEDROOM #3

Buyer(s) Names	S15V.2X	Ivy	8/03/2018
	300117WH WHITE FAN WITH WHITE BLADES		
300117	CANFIELD 52"-5 BLADE, REVERSIBLE, 3 SPEED	BEDROOM #4	
	300117WH WHITE FAN WITH WHITE BLADES		
360000	12" DOWNROD (for 9'-4", 10', 10'-4" and 10'-6" ceiling heights) WHITE	LANAI	
360000	12" DOWNROD (for 9'-4", 10', 10'-4" and 10'-6" ceiling heights) WHITE	LIVING ROOM	
360000	12" DOWNROD (for 9'-4", 10', 10'-4" and 10'-6" ceiling heights) WHITE	MASTER BEDROOM	
360000	12" DOWNROD (for 9'-4", 10', 10'-4" and 10'-6" ceiling heights) WHITE	BEDROOM #3	
360000	12" DOWNROD (for 9'-4", 10', 10'-4" and 10'-6" ceiling heights) WHITE	BEDROOM #4	
339515	RENEW PATIO 52", 5-BLADES REVERSIBLE UL LISTED EXTERIOR WHITE CEILING FAN WITH WHITE ALL WEATHER BLADES	LANAI	
360000	12" DOWNROD (for 9'-4", 10', 10'-4" and 10'-6" ceiling heights) WHITE	LANAI	
STD. HOSE BIBBS	(2) HOSE BIBBS (std.)	EXTERIOR	
RTG-70XLN-1	TANKLESS GAS WATER HEATER WITH TEST KIT (Gas Units Only) 160K btu	EXTERIOR	
SR-1	DROP-IN LAUNDRY TUB WITH DELTA #2133 CHROME FAUCET	LAUNDRY ROOM	
SHELVING	VENTILATED CLOSET SHELVING	INTERIOR	
FC5710XG	3068 - ENLITEN GEOMETRIC GLASS 4 LITE	ENTRY	
FC5710XGSL	1068 - ENLITEN GEOMETRIC GLASS 4 LITE	ENTRY	
FC5710XGSL	1068 - ENLITEN GEOMETRIC GLASS 4 LITE	ENTRY	
SOLID CORE	TWO PANEL,LOGAN, SOLID CORE	GARAGE	

Buyer(s) Names S15V.XX Ivy 8/03/2018

	DOOR	
-	TWO PANEL,LOGAN, HOLLOW CORE, INTERIOR DOORS	INTERIOR
MILAN-SMT-1	MILAN, ROUND BACK LEVER STYLE HANDSETS SATIN NICKEL	INTERIOR
TAVARIS-SMT_1	TAVARIS-SMT HANDSET (Group #1 colors) OUTSIDE COLOR: SATIN NICKEL	ENTRY
US15	SATIN NICKEL HINGES	INTERIOR
EXTERIOR TRIM	EXTERIOR TRIM PAINT COLOR (sand finish cement raised banding and frieze, brackets, corbels, coves, mantles and columns if applicable per elevation) V2650 - WASH BASIN	EXTERIOR
EXTERIOR WALLS	EXTERIOR WALLS PAINT COLOR (side skip trowel textured cement finish) V2680 - WAVELENGTH	EXTERIOR
EXTERIOR WALLS	EXTERIOR WALLS PAINT COLOR (fiber cement siding) MATCH EXTERIOR WALL PAINT COLOR	EXTERIOR
PVC PAINT COLOR	PVC ACCENTS/TRIM PAINT COLOR V2650 - WASH BASIN	EXTERIOR
DOOR COLOR	EXTERIOR DOORS - PAINT COLOR CHOICE V5850 - INTO THE STRATOSPHERE	ENTRY
PAINT COLOR	GARAGE(S) DOOR PAINT COLOR V2680 - WAVELENGTH	GARAGE
PAINT COLOR	GOLF CART GARAGE DOOR PAINT COLOR COLOR TO MATCH MAIN GARAGE DOOR	GARAGE
ACRYLIC COLOR	ACRYLIC DECK FINISH COLOR: V2660 - CARBON	LANAI
LANAI & PAD-A	ACRYLIC DECK FINISH TO LANAI AND PAD	LANAI
ADD:P308X13-A	ADDITIONAL ACRYLIC DECK FINISH (PER 30'8"X13' LANAI)	LANAI
ENTRY ONLY	GUTTER & DOWNSPOUT TO ENTRY "ONLY"	ENTRY
LANDMARK	LANDMARK DESIGNER SHINGLES PEWTER	EXTERIOR
WINDOWS-SGD	SERIES 610 SH WINDOWS, SERIES 615 PW WINDOWS, VINYL FRAME	INTERIOR

Buyer(s) Names S15V.XX Ivy 8/03/2018

	LO-E #366 INSULATED GLASS.	
GARAGE WINDOW	OMIT GARAGE WINDOW	GARAGE
-	12068 SINGLE STACKING SLIDING GLASS DOOR TO LIVING ROOM.	LIVING ROOM
-	6068 SINGLE STACKING SLIDING GLASS DOOR TO NOOK.	NOOK
-	OBSCURED GLASS TO ALL BATHROOM WINDOWS.	INTERIOR
NUBIO SERIES	NUBIO 8" GLASS BLOCK WINDOW: 4-BLOCKS WIDE, 6-BLOCKS HIGH OVER MASTER BATH TUB	MASTER BATHROOM
LANDSCAPING	INTERIOR/BACKS TO GOLF COURSE/ HOMESITE WITH VIEW	EXTERIOR
SOLAR-SYNC	PRO-C CONTROLLER, SOLAR SYNC SENSOR IRRIGATION SYSTEM	EXTERIOR
ROUGH ELECTRIC	ROUGH ELECTRIC FOR SUMMER KITCHEN VENT HOOD	LANAI
20 AMP	DEDICATED 20 AMP RECEPT FOR UNDERCOUNTER REFRIGERATOR IN LANAI	LANAI
ROUGH ELECTRIC	(2) RECEPTS TO LANAI, INSTALL HORIZONTALLY AT +-41" OFF LANAI FLOOR TO CENTER (IN LANAI COUNTERTOP BACKSPLASH IF APPLICABLE)	LANAI
ROUGH PLUMBING	ROUGH PLUMBING FOR HOT/COLD AND DRAIN FOR SINK IN LANAI	LANAI
FRAMING	FURRING STRIPS & EXTERIOR BOARD TO BLOCK WALL BEHIND SUMMER KITCHEN/WET BAR.	LANAI
HOMESITE TYPE	GOLF FRONT HOMESITE	EXTERIOR
SMO	SEDONA MAPLE OPAQUE RECESSED PANEL FULL OVERLAY WITH SOLID DRAWER FRONTS CADET	KITCHEN
SMO	SEDONA MAPLE OPAQUE RECESSED PANEL FULL OVERLAY WITH SOLID DRAWER FRONTS WILLOW	KITCHEN CENTER ISLAND
SMO	SEDONA MAPLE OPAQUE RECESSED PANEL FULL OVERLAY WITH SOLID DRAWER FRONTS CADET	LAUNDRY ROOM
SMO	SEDONA MAPLE OPAQUE RECESSED PANEL FULL OVERLAY WITH SOLID DRAWER FRONTS	MASTER BATHROOM

Buyer(s) Names S15V XX Ivy 8/03/2018

	CADET	
STD KITCHEN	"SCROWN" SMALL CROWN MOLDING TO TOP OF ALL WALL CABINETS THROUGHOUT HOME	INTERIOR
RTF3624	RTF3624 ROLL-OUT TRAY KIT TO PANTRY CABINET, IN LIEU OF USK3624 SHELF KIT (4-TRAYS)	KITCHEN
SMO	SEDONA MAPLE OPAQUE RECESSED PANEL FULL OVERLAY WITH SOLID DRAWER FRONTS WILLOW	GUEST BATH
CUSTOMER NOTE	ALL WOOD CABINETS WILL HAVE VARIATION IN COLOR, TEXTURE AND GRAIN PATTERN, AND ARE AN INHERENT PART OF THE NATURAL MATERIALS.	INTERIOR
CUSTOMER NOTE	CUSTOMER HAS READ AND SIGNED THE HOMECREST OPAQUE FINISH AWARENESS AGREEMENT REGARDING CHARACTERISTICS OF OPAQUE FINISHES AND HAS AGREED TO TERMS STATED.	INTERIOR
OPAQUE-FINISH	FINISHED CABINET SIDES TO EXPOSED ENDS, WHERE APPLICABLE PER ALOE, CADET AND ONYX OPAQUE FINISHES	KITCHEN
KITCHEN "E"	SEDONA MAPLE OPAQUE	KITCHEN
MBATH "A"	SEDONA MAPLE OPAQUE	MASTER BATHROOM
- .	CABINET HARDWARE INSTALLATION NOTE: VERTICALLY ON DOORS, HORIZONTALLY ON DRAWERS	INTERIOR
GROUP 5.0	CABINET DOOR HARDWARE (5.0) AMEROCK 26201-G10 SATIN NICKEL HANDLE	INTERIOR
KITCHEN-E	ADD GROUP 5.0 DOOR HARDWARE	KITCHEN
MBATH-A	ADD GROUP 5.0 DOOR HARDWARE	MASTER BATHROOM
GROUP 5.0	CABINET DRAWER HARDWARE (5.0) AMEROCK 26201-G10 SATIN NICKEL HANDLE	INTERIOR
KITCHEN-E	ADD GROUP 5.0 DRAWER HARDWARE	KITCHEN
MBATH-A	ADD GROUP 5.0 DRAWER HARDWARE	MASTER BATHROOM
CAB REVISION	39"X72" REFRIGERATOR OPENING	KITCHEN
GAS RANGE PREP	NATURAL GAS PREP FOR GAS RANGE OR GAS COOKTOP (54K btu)	KITCHEN
VBP05IP84-2	ACCOR VBP05IP84-2 ICEMAKER BOX WITH HOSE. REFRIGERATOR SELECTED	KITCHEN
TRINSIC-AR	9159-AR-DST/RP1002AR	KITCHEN

Buyer(s) Names S15V.XX Ivy 8/03/2018

	ARTIC STAINLESS, 1-HANDLE 2-HOLE FAUCET WITH SOAP DISPENSER	
NOTE:	DO NOT INSTALL ESCUTCHEON PLATE ON SELECTED KITCHEN FAUCET	KITCHEN
K3183-NA	UNDERTONE SINGLE BOWL STAINLESS STEEL UNDERMOUNT SINK (GRANITE OR SOLID SURFACE CTOPS ONLY)	KITCHEN
SINK DRAIN	CHROME KITCHEN SINK DRAIN	KITCHEN
CNTR333	CONTRACTOR 333 - 3/4 HP GARBAGE DISPOSAL NEXT TO DISHWASHER	KITCHEN
STS-SO	DISPOSAL SINK TOP SWITCH (Group #1 colors) STS-SO-SS - STAINLESS (MOUNT ON COUNTERTOP)	KITCHEN
STS-SO	DISPOSAL TOP SWITCH LOCATION RIGHT OF SPOUT +/-4"	KITCHEN
GROMMET	GROMMET TO DESK COUNTERTOP	LAUNDRY ROOM
-	LAUNDRY ROOM CABINETS	LAUNDRY ROOM
10LB CARPET PAD	10 LB. - 1/2 "PREMIUM GEL" CARPET PAD	INTERIOR
BP03B	ENCHANTED VIEW CARPET TO BEDROOMS 948 - SILVER SPOON	INTERIOR
GROUT COLOR	MAPEI ULTRACOLOR PLUS GROUT COLOR WITH 'ECB' AND/OR 'MAPEGUARD-2' UNDERLAYMENT SYSTEM WARM GRAY	INTERIOR
BOSWELL-1224	BOSWELL 12X24 FLOOR TILE EVERYWHERE BUT BEDROOMS P17014 - ARCTIC WHITE	INTERIOR
HALF WALL TOP	IN MASTER BATH TO MATCH COUNTERTOP SELECTION	MASTER BATHROOM
GROUP-QQC	GROUP-QQC QUARTZ COUNTERTOP QUANTUM QUARTZ ROMAN GREY	KITCHEN
GROUP-QQC	GROUP-QQC QUARTZ COUNTERTOP QUANTUM QUARTZ ROMAN GREY	KITCHEN CENTER ISLAND
GROUP-QQC	GROUP-QQC QUARTZ COUNTERTOP QUANTUM QUARTZ ROMAN GREY	MASTER BATHROOM
GROUP-Q3	GROUP-Q3 QUARTZ COUNTERTOP ULIANO	GUEST BATH
GROUP-QQC	GROUP-QQC QUARTZ COUNTERTOP QUANTUM QUARTZ ROMAN GREY	LAUNDRY ROOM

Buyer(s) Names	S15V.XX	Ivy	8/03/2018
SEAMS	QUARTZ MAY HAVE VARIATION IN COLOR, SHADE AND PARTICLE STRUCTURE. QUARTZ COUNTERTOP WILL HAVE VISIBLE SEAMS. SEAM LOCATION MAY VARY.	INTERIOR	
GROUP-QQC	ADDL GROUP-QQC QUARTZ CTOP (PER KITCHEN-E)	KITCHEN	
GROUP-QQC	ADDL GROUP-QQC QUARTZ CTOP (PER MBATH-A)	MASTER BATHROOM	
EDGE-QA	QUARTZ COUNTERTOP EDGE-QA EASED EDGE	KITCHEN	
EDGE-QA	QUARTZ COUNTERTOP EDGE-QA MATCH KITCHEN	KITCHEN CENTER ISLAND	
EDGE-QA	QUARTZ COUNTERTOP EDGE-QA EASED EDGE	MASTER BATHROOM	
EDGE-QA	QUARTZ COUNTERTOP EDGE-QA EASED EDGE	GUEST BATH	
EDGE-QA	QUARTZ COUNTERTOP EDGE-QA EASED EDGE	LAUNDRY ROOM	
S4S SQ EDGE	5-1/4" SKANT SQUARE EDGE PAINT GRADE BASE MOLDING	INTERIOR	
#453 SQ EDGE	2-1/4" SQUARE EDGE PAINT GRADE DOOR CASING (PRIMED)	INTERIOR	
PAINT	INTERIOR AND GARAGE PAINT. WALLS: LEGACY (select color) CEILINGS: VILLAGE WHITE TRIM & DOORS: VILLAGE WHITE V2690 - PLACID	INTERIOR	
PLATE COLOR	SWITCHES,RECEPTS,PHONE & CABLE THERMOPLASTIC WHITE	INTERIOR	
PLATE COLOR	DECOR COLOR SWITCHES & RECEPTS TO KITCHEN ISLAND WHITE	KITCHEN	
WINDOW SILLS SB	CORIAN WINDOW SILLS - 1/2" STOCKTON BULLNOSE STYLE GLACIER WHITE	INTERIOR	
K2882-0	VERTICYL WHITE UNDERCOUNTER CHINA LAV	MASTER BATHROOM	
K2882-0	VERTICYL WHITE UNDERCOUNTER CHINA LAV	MASTER BATHROOM	
TRINSIC-SS	3559-SSMPU-DST/72172-SS BRILLANCE STAINLESS, 2-HANDLE WIDE SPREAD LAVATORY FAUCET WITH PUSH POP-UP DRAIN	MASTER BATHROOM	

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TRINSIC-SS	3559-SSMPU-DST/72172-SS BRILLANCE STAINLESS, 2-HANDLE WIDE SPREAD LAVATORY FAUCET WITH PUSH POP-UP DRAIN	MASTER BATHROOM
TRINSIC-SS	T17259-SS BRILLIANCE STAINLESS, 1-HANDLE SHOWER FAUCET	MASTER BATHROOM
HANDHELD-SS	57014-SS/U4929-SS BRILLIANCE STAINLESS HANDHELD SHOWER WITH 24" WALL BAR AND SHOWER ARM DIVERTER	MASTER BATHROOM
TRINSIC-SS	T2759-SS BRILLIANCE STAINLESS, 2-HANDLE TUB FAUCET WITH AB&A 935-2H-SN SATIN NICKEL PUSH & LIFT DRAIN	MASTER BATHROOM
-	MOUNT SOAK TUB FAUCET DECK	MASTER BATHROOM
K3810/K4636-0	SANTA ROSA WHITE ELONGATED COMFORT HEIGHT TOILET WITH CACHET QUIET CLOSE TOILET SEAT	MASTER BATHROOM
K9169	TRIP LEVER FOR SANTA ROSA TOILETS (COLORS- BN OR 2BZ) BRUSHED NICKEL	MASTER BATHROOM
#42388	CHROME SQUARE SHOWER DRAIN	MASTER BATHROOM
-	WALK-IN SHOWER	MASTER BATHROOM
MEMBRANE	MAPEI MAPELASTIC AQUA-DEFENSE MEMBRANE TO MASTER BATH SHOWER WALLS AND FLOOR	MASTER BATHROOM
GROUT	MAPEI ULTRACOLOR PLUS GROUT TO MASTER BATH SHOWER WALLS AND FLOOR COLOR WARM GRAY	MASTER BATHROOM
WINDOW SILL	SOLID SURFACE SILL TO WINDOW OVER TUB GLACIER WHITE	MASTER BATHROOM
NO THRESHOLD	NO THRESHOLD TO MASTER BATH WALK-IN SHOWER (TILE TO TILE)	MASTER BATHROOM
TILE NICHE	12" X 15" RECESSED TILE NICHE, BOTTOM AT 48" OFF SHOWER FLOOR	MASTER BATHROOM
BOSWELL-1224	BOSWELL 12X24 SHOWER WALL TILE P17014 - ARCTIC WHITE	MASTER BATHROOM

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STD MBATH	BOSWELL 3X3 MOSAIC SHOWER FLOOR TILE (SHEETS) P17010 - ARCTIC WHITE	MASTER BATHROOM
BOSWELL-1224	BOSWELL 12X24 SHOWER WALL TILE (MBATH-A ADDER)	MASTER BATHROOM
MBATH "A"	BOSWELL 3X3 MOSAIC SHOWER FLOOR TILE ADDER	MASTER BATHROOM
K1147-0	PROFLEX 6040 WHITE SOAK TUB	MASTER BATHROOM
GROUT	MAPEI ULTRACOLOR PLUS GROUT TO MASTER BATH TUB COLOR WARM GRAY	MASTER BATHROOM
BOSWELL-1224	BOSWELL 12X24 TUB DECK, SKIRT AND BACKSPLASH TILE (TOP OF BACKSPLASH AT ±24" OFF TUB DECK) P17014 - ARCTIC WHITE	MASTER BATHROOM
CRCOM-4L	CRYSTAL COVES 1X2 MOSAIC 4-LINE LISTELLO 1-ROW TO BACKSPLASH BELOW CAP 1-ROW TO TOP OF SKIRT P16526 - MIDNIGHT OYSTER	MASTER BATHROOM
MIRROR	MIRROR OVER LAV. SILVER	MASTER BATHROOM
OMC	OMIT STANDARD MEDICINE CABINET	MASTER BATHROOM
75950-SS	TRINSIC STAINLESS TISSUE HOLDER	MASTER BATHROOM
759240-SS	TRINSIC STAINLESS 24 TOWEL BAR	MASTER BATHROOM
5918-SN	SAFETY-1ST SATIN NICKEL 18" GRAB BAR	MASTER BATHROOM
K2882-0	VERTICYL WHITE UNDERCOUNTER CHINA LAV	GUEST BATH
TRINSIC-SS	3559-SSMPU-DST/72172-SS BRILLANCE STAINLESS, 2-HANDLE WIDE SPREAD LAVATORY FAUCET WITH PUSH POP-UP DRAIN	GUEST BATH
TRINSIC-SS	T17259-SS BRILLIANCE STAINLESS, 1-HANDLE SHOWER FAUCET	GUEST BATH
K3810/K4636-0	SANTA ROSA WHITE ELONGATED COMFORT HEIGHT TOILET WITH CACHET QUIET CLOSE TOILET SEAT	GUEST BATH
K9169	TRIP LEVER FOR SANTA ROSA TOILETS (COLORS- BN, 2BZ)	GUEST BATH

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	BRUSHED NICKEL	
#42388	CHROME SQUARE SHOWER DRAIN	GUEST BATH
TILE NICHE	12" X 15" RECESSED TILE NICHE, BOTTOM AT 48" OFF SHOWER FLOOR	GUEST BATH
GBATH SHOWER	TILE SHOWER WITH SEAT AND HALF WALL, IN LIEU OF TUB & TILE SURROUND. RELOCATE GUEST BATH/MASTER CLOSET WALL +/-6" INTO MASTER CLOSET TO ACCOMMODATE.	GUEST BATH
MEMBRANE	MAPEI MAPELASTIC AQUA-DEFENSE MEMBRANE TO GUEST BATH SHOWER WALLS AND FLOOR	GUEST BATH
GROUT	MAPEI ULTRACOLOR PLUS GROUT TO GUEST BATH SHOWER WALLS AND FLOOR. COLOR: WARM GRAY	GUEST BATH
BOSWELL-1224	BOSWELL 12X24 SHOWER WALL TILE P17014 - ARCTIC WHITE	GUEST BATH
GUEST BATH	BOSWELL 3X3 MOSAIC SHOWER FLOOR TILE (SHEETS) P17010 - ARCTIC WHITE	GUEST BATH
THRESHOLD	MINIMAL SOLID SURFACE SHOWER THRESHOLD GLACIER WHITE	GUEST BATH
HALF WALL CAP	SOLID SURFACE CAP FOR SHOWER HALF WALL GLACIER WHITE	GUEST BATH
Q791H-BRN-FL	FRAMELESS BRUSHED NICKEL SHOWER DOOR WITH HALF PANEL, 3/8" GLASS, "C" PULL HANDLE CLEAR GLASS	GUEST BATH
MIRROR	MIRROR OVER LAV. SILVER	GUEST BATH
1459MOD	BEVELED MIRROR DOOR MEDICINE CABINET	GUEST BATH
75950-SS	TRINSIC STAINLESS TISSUE HOLDER	GUEST BATH
759240-SS	TRINSIC STAINLESS 24 TOWEL BAR	GUEST BATH
5918-SN	SAFETY-1ST SATIN NICKEL 18" GRAB BAR	GUEST BATH
K49961	MILL LANE,1-LIGHT,(K49961-AVI)	GARAGE

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	-AVI ANVIL IRON	
K49961	MILL LANE,1-LIGHT,(K49961-AVI) -AVI ANVIL IRON	GARAGE
K49961	MILL LANE,1-LIGHT,(K49961-AVI) -AVI ANVIL IRON	GARAGE
EYEBALL	(3)6130WH/E7ICAT WHITE RECESSED EYEBALL LIGHTS	LANAI
K49964	MILL LANE, 1-LIGHT, HANGING (K49964-AVI), ANVIL IRON -AVI ANVIL IRON	ENTRY
K49963	MILL LANE,1 LIGHT,(K49963-AVI) ANVIL IRON -AVI ANVIL IRON	YARD
K9501	YARD LIGHT POST, WITH ELECTRIC EYE (K9501) BK - BLACK	YARD
K3275	HENDRIK, 3 LIGHT, BRUSHED NICKEL, SATIN ETCHED GLASS, (K3275-NI)	FOYER
LW232R8X199	4' 2-BULB FLUORESCENT	LAUNDRY ROOM
K8653	DOVER 2-LIGHT FLUSH WITH SATIN ETCHED GLASS (K8653) SC - STUCCO WHITE	M.BEDROOM CLOSET 1
K8653	DOVER 2-LIGHT FLUSH WITH SATIN ETCHED GLASS (K8653) SC - STUCCO WHITE	M.BEDROOM CLOSET 1
EYEBALL	(4)6130WH/E7ICAT WHITE RECESSED EYEBALL LIGHTS	KITCHEN
EYEBALL	(3)6130WH/E7ICAT WHITE RECESSED EYEBALL LIGHTS	OVER KITCHEN SINK
STEP BAFFLE	(1)6125WB/E7ICAT WHITE RECESSED STEP BAFFLE LIGHT TO MASTER HALL	MASTER HALL
STEP BAFFLE	(2)6125WB/E7ICAT WHITE RECESSED STEP BAFFLE LIGHTS TO LAUNDRY HALL	LAUNDRY HALL
STEP BAFFLE	(3)6125WB/E7ICAT WHITE RECESSED STEP BAFFLE LIGHTS TO GUEST HALL	GUEST HALL
STEP BAFFLE	(1)6125WB/E7ICAT WHITE RECESSED STEP BAFFLE LIGHT TO MASTER BATH	MASTER BATHROOM
EYEBALL	(2)6130WH/E7ICAT WHITE	MASTER BEDROOM

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	RECESSED EYEBALL LIGHTS ON ONE IPL06-10Z SLIDE DIMMER	
LW432R8X199	4' 4-BULB FLUORESCENT	GARAGE
LW432R8X199	4' 4-BULB FLUORESCENT	GARAGE
K5078-NI	HENDRIK, 3-LIGHT, BRUSHED NICKEL (K5078-NI)	GUEST BATH
K5078-NI	HENDRIK, 3-LIGHT, BRUSHED NICKEL (K5078-NI)	MASTER BATHROOM
K5078-NI	HENDRIK, 3-LIGHT, BRUSHED NICKEL (K5078-NI)	MASTER BATHROOM
BATHROOM	6150WH/E7ICAT RECESSED BATHROOM LIGHT	MASTER BATHROOM
BATHROOM	6150WH/E7ICAT RECESSED BATHROOM LIGHT	GUEST BATH
LIGHT LOCATIONS	HAVE BEEN REVIEWED BY CUSTOMER	INTERIOR
S9628-LED-BR30	SATCO S9628-LED-BR30 - LED BULBS TO ALL RECESSED LIGHTS	INTERIOR
VENTING	SUMMER KITCHEN VENT THROUGH ROOF	LANAI
VENT HOOD	VENT-A-HOOD PRH18-M36 OUTDOOR STAINLESS STEEL VENT HOOD, M1200 CFM BLOWER (NO BACKSPLASH) AND WDC36SS 12" STAINLESS STEEL DUCT COVER	LANAI
STEP BAFFLE	(2)6125WB/E7ICAT WHITE RECESSED STEP BAFFLE LIGHTS TO LANAI, ON ONE NEW SWITCH	LANAI
	FULL WIDTH DRIVEWAY	EXTERIOR
	FLOOR TILE INSTALLATION INSTRUCTIONS: TILE TO BE INSTALLED IN 50/50 BRICK PATTERN FROM FRONT TO BACK.	INTERIOR
	DO NOT INSTALL QUARTZ BACKSPLASH OR SIDE SPLASH IN KITCHEN	KITCHEN
	RELOCATE DINING ROOM LIGHT	DINING ROOM
	ADD (3) KICHLER HENDRIK BRUSHED NICKEL PENDANT LIGHTS (K3475-NI) ON (1) NEW DIMMER SWITCH TO OVER KITCHEN SINK	OVER KITCHEN SINK
	ADD (4) 6125WB/E7ICAT WHITE RECESSED STEP BAFFLE LIGHTS ON (1) NEW IPL06-10Z SLIDE DIMMER AND (1) NEW SWITCH FOR	LIVING ROOM

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3-WAY CONTROL TO LIVING ROOM	
SHOWER WALL TILE IN MASTER BATHROOM TO BE LAID VERTICALLY IN A 50/50 BRICK PATTERN	MASTER BATHROOM
USE MOHAWK CRYSTAL COVES 1X2 MIDNIGHT OYSTER (P16526) AS LISTELLO IN MASTER BATH SHOWER. INSTALL (2) VERTICAL ROWS, 6 LINES EACH. INSTALL FROM FLOOR TO CEILING.SEE RED FILE	MASTER BATHROOM
ADD (2) HOMECREST W2730B WALL CABINETS TO COOKTOP WALL PER SELECTED SEDONA MAPLE OPAQUE AND GROUP 5.0 HARDWARE	KITCHEN
ADD TRINITY TILE PALAIS GLOSSY LUMIERE 4" X 12" TO KITCHEN BACKSPLASH. PATTERN = 50/50 BRICK PATTERN. INSTALL FROM COUNTERTOP TO BOTTOM OF WALL CABINETS AND FROM COUNTERTOP TO CEILING BEHIND VENT HOOD. USE SCHLUTER TRIM, JOLLY STYLE, SATIN ANODIZED ALUMINUM. GROUT COLOR + #38 AVALANCHE	KITCHEN
SHOWER WALL TILE IN GUEST BATHROOM TO BE LAID VERTICALLY IN A 50/50 BRICK PATTERN	GUEST BATH
6T1100S27WH-FT, 27K LOW OUTPUT LED TAPE LIGHT ON (1) LEVITON #IPM06-1LZ DIMMER SWITCH TO UNDER KITCHEN WALL CABINETS.	KITCHEN
6T1100S27WH-FT, 27K LOW OUTPUT LED TAPE LIGHT ON (1) LEVITON #IPM06-1LZ DIMMER SWITCH TO TOE KICK OF KITCHEN WALL CABINETS	KITCHEN
6T1100S27WH-FT, 27K LOW OUTPUT LED TAPE LIGHT ON (1) LEVITON #IPM06-1LZ DIMMER SWITCH TO TOE KICK OF KITCHEN ISLAND	KITCHEN
ADD (1) NEW RECEPTACLE TO SOFFIT (NOT SWITCHED)	EXTERIOR

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ADD (1) NEW RECEPTACLE TO LANAI CEILING (NOT SWITCHED)	LANAI
SAMSUNG NA30K7750TS 30" GAS COOKTOP TO KITCHEN. COLOR = STAINLESS STEEL	KITCHEN
SAMSUNG CHEF COLLECTION NQ70M9770 30" MICROWAVE COMBINATION OVEN. COLOR = STAINLESS STEEL	KITCHEN
SAMSUNG DW80K7050US DISHWASHER TO KITCHEN	KITCHEN
SAMSUNG NK30K7000WS/A2 30" RANGE HOOD TO KITCHEN OVER COOKTOP	KITCHEN
SAMSUNG RF23J9011SR 23 CU FT 4-DOOR COUNTER DEPTH REFRIGERATOR	KITCHEN
ADD (1) ELECTRICAL RECEPTACLE TO MASTER CLOSET AT +/-60" OFF FLOOR	M.BEDROOM CLOSET 1
ADD HENDRIK 5-LIGHT BRUSHED NICKEL (K1672-NI) WITH SATIN-ETCHED GLASS HANGING LIGHT TO DINING ROOM	DINING ROOM
ADD HENDRIK 3-LIGHT BRUSHED NICKEL (K1671-NI) WITH SATIN-ETCHED GLASS HANGING LIGHT TO NOOK	NOOK
RELOCATED SELECTED CABLE AND RECEPTACLE TO +/- 80" OFF FLOOR IN LANAI	LANAI
SPECIALTY WIRING BY GALAXY	INTERIOR
LANDSCAPING BY SLOAN LANDSCAPING	EXTERIOR
SEE RED FILE FOR LOCATION OF SOAP DISPENSER AT KITCHEN FAUCET	KITCHEN
ADD R-38 BATT INSULATION TO LANAI PER EXTENDED LANAI	LANAI
ADD R-19 INSULATION TO GARAGE CEILING	GARAGE

Buyer(s) Names S15V.XX Ivy 8/03/2018

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISION CHAPTER 558, FLORIDA STATUTES.

Prior to the issuance of a Certificate of Occupancy for the home to be constructed pursuant to this agreement, the Seller(Builder) shall complete and certify an "Energy Performance Level (EPL) Display Card" indicating the energy performance level and efficiencies of components installed in the dwelling unit. This display card shall be delivered to the buyer at or before closing, and it shall be deemed to be included as an addendum to this Sales Contract.

The selections set forth above are subject to availability and in the event they are unavailable, Seller may substitute selection of equal or greater value.

Any buyer-requested changes, additions or omissions to the Home after the Agreement has been signed must be received on or before September 2, 2018 (30 days from contract date) and are subject to Seller/Contractor's approval. Requests must be reduced to writing in the form of a Change Order. There is a minimum $500.00 Change Order Fee per change order. If products have been ordered or installed, additional charges will be incurred by Buyer. If new drawings are required, Drawing Fees will also be incurred by Buyer, based on level of changes.

This Agreement constitutes the entire agreement between the parties. Buyer agrees that no representations, oral or implied, have been made to Buyer to induce Buyer to enter into this agreement other than those expressly herein set forth. No waiver of any provision herein contained shall at any time be valid unless reduced to writing and expressly made a modification hereto.

Buyer(s) hereby acknowledge(s) that he(they) has(have) read this Agreement and agree(s) to same, and that he(they) has(have) voluntarily purchased the above described home, optional equipment and accessories specified herein.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION DIVISION OF PROFESSIONS CONSTRUCTION INDUSTRY LICENSING BOARD, ATTENTION: G.W. HARRELL, EXECUTIVE DIRECTOR, 1940 N. MONROE ST., TALLAHASSEE, FL 32399-1039, PHONE NUMBER: (850)487-1395.

Buyer(s) Names S15V.XX Ivy 8/03/2018

State License numbers for:
Properties of The Villages, Inc.: CQ1002909
Broker of Record, Michael Berning: BK451975

THE VILLAGES ~~LAND~~ COMPANY, LLC

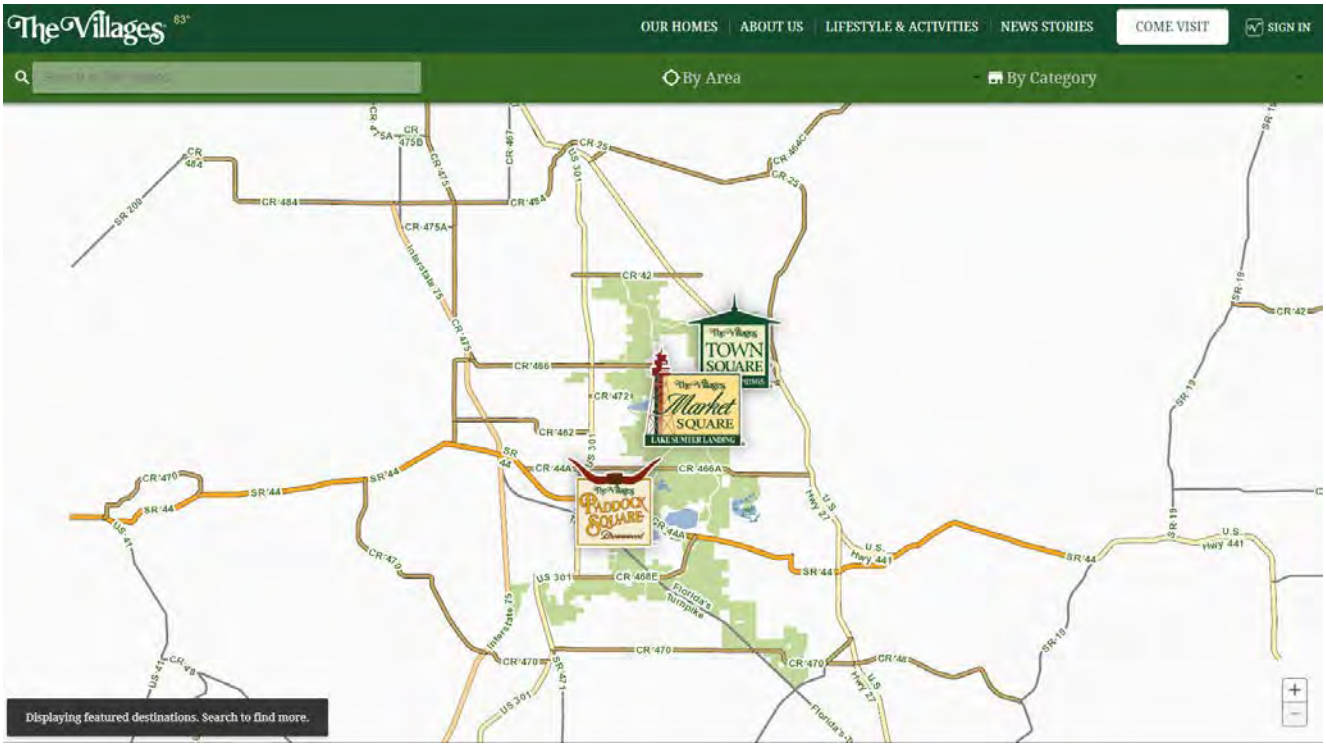
BY: _____ (DATE)

BUYER(S) _____ (DATE)
Buyer 1 Name

INSERT FORMS OF PURCHASE AGREEMENTS HERE

Exhibit B

SITE PLAN



More Information can be readily obtained by visiting www.thevillages.com/map

The Community is too large to visually depict as an attachment to this Offering Plan.

Exhibit C

PLAT MAPS OF NEWLY ADDED SECTIONS

Section	**Lot Count**	**Lot #'s**	**Acreage**	**CDD**
Orange Blossom Gardens Unit 7A	3	1-3		Lake
Villages of Southern Oaks Carla Villas	79	1-79	11.86	12
Villages of Southern Oaks Haven Villas	60	1-60	7.24	12
Villages of Southern Oaks Kate Villas	64	1-64	11.16	12
Villages of Southern Oaks Laine Villas	50	1-50	5.99	12
Villages of Southern Oaks Preston Villas	57	1-57	8.94	12
Villages of Southern Oaks Rhett Villas	56	1-56	8.94	12
Villages of Southern Oaks Ryan Villas	64	1-64	7.85	12
Villages of Southern Oaks Samuel Villas	60	1-60	15.15	12
Villages of Southern Oaks Taylor Villas	49	1-49	7.87	12
Villages of Southern Oaks Unit 17	49	1-49	28.89	12
Villages of Southern Oaks Unit 18	79	1-79	49.64	12
Villages of Southern Oaks Unit 19	81	1-81	20.84	12
Villages of Southern Oaks Unit 20	101	1-101	43.23	12
Villages of Southern Oaks Unit 21	36	1-36	14.31	12
Villages of Southern Oaks Unit 22	43	1-43	11.89	12
Villages of Southern Oaks Unit 23	55	1-55	27.77	12
Villages of Southern Oaks Unit 33	90	1-90	67.11	12
Villages of Southern Oaks Unit 34	21	1-21	3.54	12
Villages of Southern Oaks Unit 35	94	1-94	43.64	12
Villages of Wildwood Atwood Bungalows	71	1-71	14.01	9
Total Lots	**1,262**	**Total Acres**	**409.87**	

ORANGE BLOSSOM GARDENS UNIT NO. 7A

A PARTIAL REPLAT OF ORANGE BLOSSOM GARDENS UNIT NO. 7, PLAT BOOK 27, PAGES 56 THROUGH 65, LYING WITHIN SECTION 6, TOWNSHIP 18 SOUTH, RANGE 24 EAST, TOWN OF LADY LAKE, LAKE COUNTY FLORIDA.

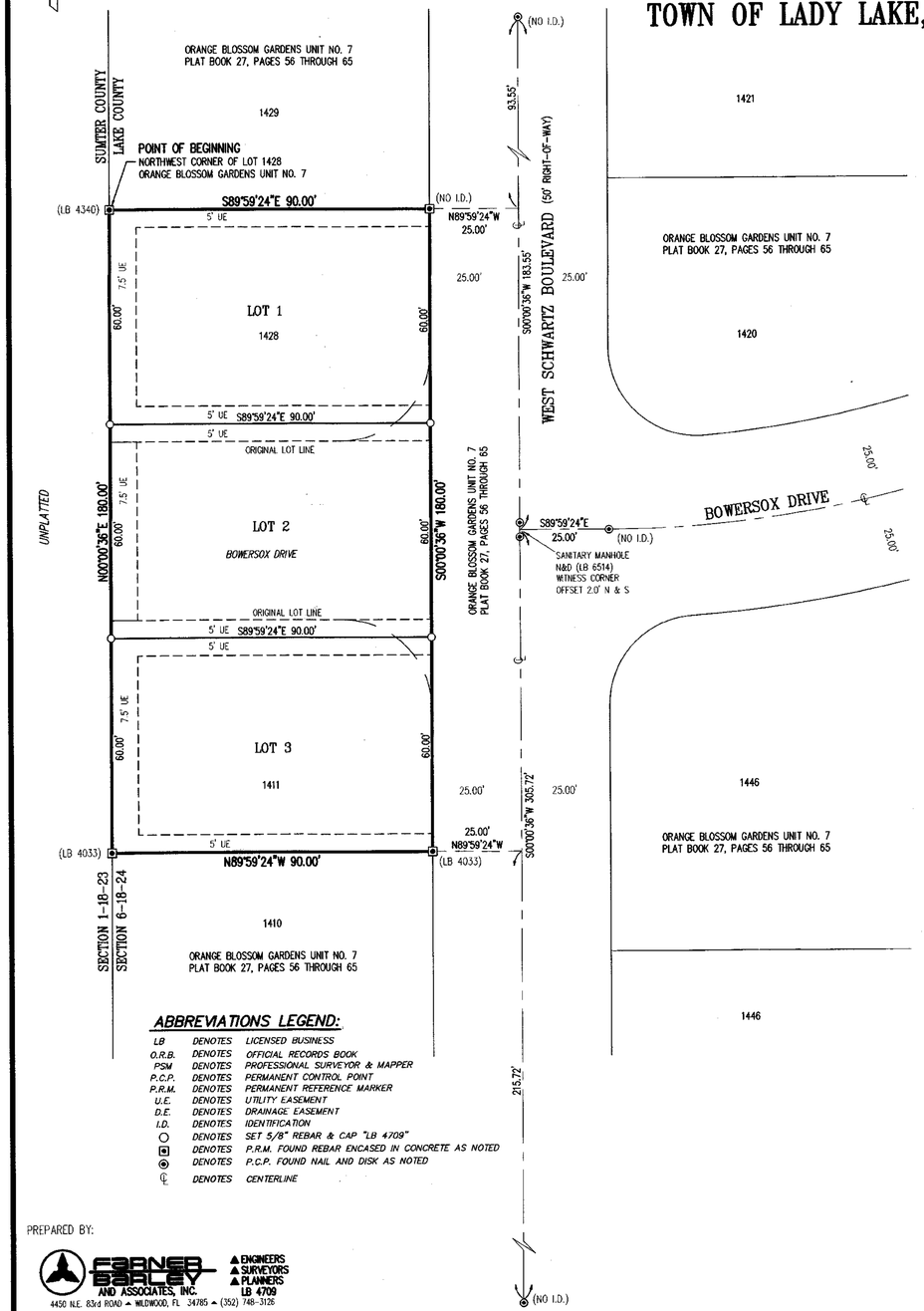
INSTRUMENT #2018113692
PLAT BK 70 PG 47 (1 PGS)
DATE: 9/27/2018 8:55:58 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES $30.00

PLAT BOOK 70
PAGE 47

20' 0' 20' 40' 60'

SCALE: 1 INCH = 20 FEET

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

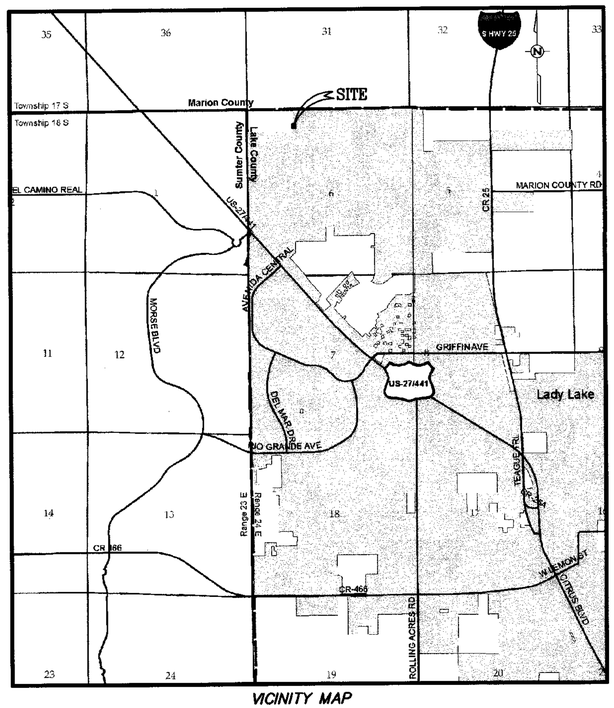


ABBREVIATIONS LEGEND:

LB	DENOTES	LICENSED BUSINESS
O.R.B.	DENOTES	OFFICIAL RECORDS BOOK
PSM	DENOTES	PROFESSIONAL SURVEYOR & MAPPER
P.C.P.	DENOTES	PERMANENT CONTROL POINT
P.R.M.	DENOTES	PERMANENT REFERENCE MARKER
U.E.	DENOTES	UTILITY EASEMENT
D.E.	DENOTES	DRAINAGE EASEMENT
I.D.	DENOTES	IDENTIFICATION
○	DENOTES	SET 5/8" REBAR & CAP "LB 4709"
▣	DENOTES	P.R.M. FOUND REBAR ENCASED IN CONCRETE AS NOTED
◉	DENOTES	P.C.P. FOUND NAIL AND DISK AS NOTED
℄	DENOTES	CENTERLINE

PREPARED BY:

FARNER BARLEY AND ASSOCIATES, INC.
▲ENGINEERS
▲SURVEYORS
▲PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

LOTS 1411 AND 1428, ORANGE BLOSSOM GARDENS UNIT NO. 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 56 THROUGH 65, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; INCLUDING THAT VACATED PORTION OF BOWERSOX DRIVE LYING BETWEEN SAID LOTS 1411 AND 1428. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF AFORESAID LOT 1428; THENCE ALONG THE NORTH LINE THEREOF RUN S89°59'24"E A DISTANCE OF 90.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1428; SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SCHWARTZ BOULEVARD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF SCHWARTZ BOULEVARD RUN S00°00'36"W A DISTANCE OF 180.00 FEET TO THE SOUTHEAST CORNER OF AFORESAID LOT 1411; THENCE ALONG THE SOUTH LINE OF LOT 1411 RUN N89°59'24"W A DISTANCE OF 90.00 FEET TO THE SOUTHWEST CORNER OF LOT 1411; THENCE ALONG THE WEST LINE OF LOT 1411, BOWERSOX DRIVE AND LOT 1428, RESPECTIVELY, RUN N00°00'36"E A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN WITH THE CENTERLINE OF SCHWARTZ BOULEVARD HAVING A BEARING OF S00°00'36"W.

2.) ALL PLATTED AND/OR NOTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET.

4.) LOT CORNERS HAVE BEEN SET.

5.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN FOUND OR SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

6.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY A SEPARATE DOCUMENT.

7.) THAT PORTION OF BOWERSOX DRIVE LYING BETWEEN LOTS 1411 AND 1428 WAS VACATED PER RESOLUTION NUMBER 2014-119, RECORDED IN OFFICIAL RECORDS BOOK 4542, PAGE 1327, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ORANGE BLOSSOM GARDENS UNIT NO. 7A

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION (DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT OF ORANGE BLOSSOM GARDENS UNIT NO. 7A, A SUBDIVISION OF LAND HEREIN DESCRIBED.

WITNESSES:
(1) Rachel Smith
SIGNATURE
Rachel Smith
PRINT NAME
(2) Rita Deitrich
SIGNATURE
Rita Deitrich
PRINT NAME

THE VILLAGES OF LAKE-SUMTER, INC.
BY: [signature]
SIGNATURE
Martin L. Dzuro, V.P.
PRINT NAME / TITLE

STATE OF FLORIDA, COUNTY OF SUMTER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF February 2017 BY Martin L. Dzuro
THE Vice President OF THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AND DID NOT TAKE AN OATH.
Rita A. Deitrich
NOTARY PUBLIC - STATE OF FLORIDA
RITA R. DEITRICH
MY COMMISSION # GG 033288
Expires: November 20, 2020
Bonded Thru Budget Notary Services
PRINT NAME: Rita A. Deitrich SERIAL / COMM. NO. GG033288
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

REVIEWER STATEMENT

"Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Part 1, Florida Statutes, and find that said plat complies with the technical requirements of that chapter; provided however, that my review does not include field verification of any coordinates, points or measurements shown on this plat."

[signature] 03/02/2017
SIGNATURE DATE
Chris Howard 6553
PRINT NAME REGISTRATION NO.

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on 9-1-16 she completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed and each P.C.P. will be set as shown thereon as required by Chapter 177, Florida Statutes and that said land is located in the Town of Lady Lake, Florida.

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

KAYE M. JAMESON LICENSED PROFESSIONAL SURVEYOR No. 5912 STATE OF FLORIDA

[signature] 2/6/17
KAYE M. JAMESON DATE
REGISTRATION NO. 5912

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING BOARD

Examined and Approved [signature]
Print Name JOHN T. GARDER
Date FEB 13, 2017

CERTIFICATE OF APPROVAL BY THE TOWN COMMISSION

THIS IS TO CERTIFY that on 09/19/2018 the foregoing plat was approved by the Town Commission of Lady Lake, Florida.

ATTEST:
[signature] [signature]
MAYOR TOWN CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
[signature] for Derek Schroth
TOWN ATTORNEY

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA OR BOOK 3742, PAGE 615

VILLAGES OF SOUTHERN OAKS CARLA VILLAS

SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

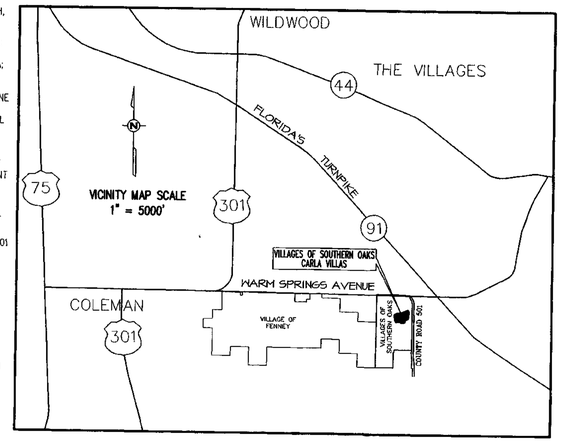
PLAT BOOK 19
PAGE 9

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT "C", VILLAGES OF SOUTHERN OAKS UNIT NO. 16, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 5, 5A THROUGH 5E, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF UNIT NO. 16, THE FOLLOWING TWO (2) COURSES: RUN S87°19'45"E, 43.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, AND HAVING A RADIUS OF 1,088.00 FEET TO WHICH A RADIAL LINE BEARS S87°19'45"E, AND A CHORD BEARING AND DISTANCE OF N02°16'01"W, 187.29 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°52'31", AN ARC DISTANCE OF 187.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE DEPARTING SAID PLATTED BOUNDARY RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°40'21", AN ARC DISTANCE OF 30.60 FEET TO THE POINT OF TANGENCY; THENCE N80°28'04"E, 22.64 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, AND HAVING A RADIUS OF 1,130.00 FEET, TO WHICH A RADIAL LINE BEARS N81°44'08"E, AND A CHORD BEARING AND DISTANCE OF S05°57'17"E, 91.08 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°37'11", AN ARC DISTANCE OF 91.11 FEET; THENCE ALONG A NON-TANGENT LINE RUN N89°20'36"E, 201.98 FEET TO THE POINT OF BEGINNING; THENCE N08°44'06"W, 42.29 FEET; THENCE N27°46'26"E, 15.01 FEET; THENCE N58°24'36"E, 126.00 FEET; THENCE N78°50'55"E, 16.58 FEET; THENCE N81°09'54"E, 43.28 FEET; THENCE N81°15'54"E, 257.41 FEET; THENCE N69°19'16"E, 546.00 FEET; THENCE S20°40'44"E, 123.97 FEET; THENCE S09°18'44"W, 449.98 FEET; THENCE S69°19'16"W, 260.15 FEET; THENCE S08°44'06"E, 141.71 FEET; THENCE S81°15'54"W, 116.35 FEET; THENCE N73°59'21"W, 40.71 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF S72°20'03"W, 20.69 FEET TO WHICH A RADIAL LINE BEARS S42°06'32"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°53'11", AN ARC DISTANCE OF 21.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 114.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°30'45", AN ARC DISTANCE OF 30.86 FEET TO THE POINT OF TANGENCY; THENCE S81°15'54"W, 43.96 FEET; THENCE N08°44'06"W, 100.00 FEET; THENCE S81°15'54"W, 360.00 FEET; THENCE N08°44'06"W, 409.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.86 ACRES, MORE OR LESS.



79 LOTS - 3 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

1.) BEARINGS ARE BASED ON THE EASTERLY BOUNDARY OF VILLAGES OF SOUTHERN OAKS UNIT NO. 16 RECORDED IN PLAT BOOK 17, PAGES 5 THROUGH 5E, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, HAVING A CHORD BEARING OF N05°17'10"W.

2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN FEET.

4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.

6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8.) TRACTS "A" AND "B" ARE FOR OPEN SPACE AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, IRRIGATION, WATER AND WASTEWATER OR OTHER UTILITIES, DRAINAGE FACILITIES, LANDSCAPED AREAS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE. NO INGRESS NOR EGRESS IS PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER OR ITS ASSIGNEE, EXCEPT INGRESS AND EGRESS SHALL BE PERMITTED FOR THE MAINTENANCE THEREOF.

9.) TRACT "C" IS FOR PERPETUAL OPEN SPACE, DRAINAGE AND LANDSCAPING UPON WHICH NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER OR ITS ASSIGNEE, EXCEPT INGRESS AND EGRESS SHALL BE PERMITTED FOR THE MAINTENANCE THEREOF.

10.) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY SOUTH SUMTER UTILITY COMPANY, LLC, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY SOUTHEAST WILDWOOD WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS OR THE CITY OF WILDWOOD; (D) MAINTENANCE AND REPAIR OF THE TOP AND EXTERIOR OF WALLS AND/OR FENCES ON OR ABUTTING TRACTS A AND B OF THE SUBDIVISION; AND (E) MAINTENANCE AND REPAIR, INCLUDING STRUCTURAL REPAIR, OF THE TOP AND INTERIOR OF WALLS AND/OR FENCES ON OR ABUTTING TRACT C.

11.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

PREPARED BY:

FARNER BARLEY AND ASSOCIATES, INC.
▲ENGINEERS
▲SURVEYORS
▲PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

VILLAGES OF SOUTHERN OAKS CARLA VILLAS CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES LAND COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A", "B" AND "C" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS CARLA VILLAS, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT); (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS, (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

THE DEVELOPER ALSO GRANTS TO THE DISTRICT NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER, ACROSS AND UPON ANY SPECIAL EASEMENTS SHOWN HEREON FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES LOCATED THEREIN.

THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE TRACTS LISTED ABOVE, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON AND DRAINAGE FACILITIES LOCATED WITHIN ANY SPECIAL EASEMENTS PERPETUALLY, AND MAINTAIN THE ROADWAYS AND DRAINAGE FEATURES LYING WITHIN SUCH ROADWAYS FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL

SIGNATURE Jennifer A. Peters
PRINT NAME Jennifer A. Peters
SIGNATURE Rita A. Deitrich
PRINT NAME

THE VILLAGES LAND COMPANY, LLC.
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC.
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
BY: MARTIN L. DZURO, MANAGER

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF May, 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

Rita A. Deitrich
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Rita A. Deitrich
COMMISSION NO.: GG033288
COMMISSION EXPIRES: 11-20-20

RITA A. DEITRICH
MY COMMISSION # GG 033288
EXPIRES: November 20, 2020
Bonded Thru Budget Notary Services

DEDICATION AND GRANT OF EASEMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES LAND COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF SOUTHERN OAKS CARLA VILLAS, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND THE PERPETUAL USE OF THE PUBLIC; AND DEDICATES TRACTS "A", "B" AND "C" TO THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12.

WITNESSES:

(1) SIGNATURE Jennifer A. Peters
PRINT NAME
(2) SIGNATURE Rita A. Deitrich
PRINT NAME

THE VILLAGES LAND COMPANY, LLC.
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC.
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
BY: MARTIN L. DZURO, MANAGER

WITNESSES:

(1) SIGNATURE Rachel Smith
PRINT NAME
(2) SIGNATURE Lisa Carnes
PRINT NAME

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12
BY: SIGNATURE
Dean Bartolozzi CHAIRMAN
PRINT NAME / TITLE

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF May, 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

Rita A. Deitrich
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Rita A. Deitrich
COMMISSION NO.: GG033288
COMMISSION EXPIRES: 11-20-20

RITA A. DEITRICH
MY COMMISSION # GG 033288
EXPIRES: November 20, 2020
Bonded Thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF May, 2018, BY Dean Bartolozzi THE Chairman OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12, ON BEHALF OF THE DISTRICT, AND DID NOT TAKE AN OATH.

Lisa Carnes
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Lisa Carnes SERIAL / COMM. NO. GG047770
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

LISA CARNES
MY COMMISSION # GG 047770
EXPIRES: November 15, 2020
Bonded Thru Budget Notary Services

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS 11th DAY OF June, 2018.

ATTEST:
MELANIE D. PEAVY
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COUNCIL OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS 11th DAY OF June, 2018.

CASSANDRA SMITH
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS 11th DAY OF June, 2018.

ASHLEY HUNT
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. PEAVY

PUBLIC WORKS DIRECTOR
GENE KORNEGAY

CITY ENGINEER
KIMLEY HORN AND ASSOCIATES

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE 5/30/18 DATE
RONALD W. HERR, P.L.S.
WADE SURVEYING, INC.
4907 REGISTRATION NO.

RONALD W. HERR — LICENSED PROFESSIONAL SURVEYOR AND MAPPER — L.S. SEAL — STATE OF FLORIDA

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS CARLA VILLAS, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE 5TH DAY OF APRIL, 2018; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

KATIE M. JAMESON — LICENSE NUMBER NO. 5912 — STATE OF FLORIDA — PROFESSIONAL SURVEYOR & MAPPER

KATIE M. JAMESON
REGISTRATION NO. 5912
5/23/18 DATE

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON June 19, 2018, AT 2:59 P.M. FILE NUMBER 2018600223345
PLAT BOOK 19 PAGE 9-9A

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

PRINT NAME Melissa K. Wardell
SIGNATURE
DEPUTY CLERK
DEPUTY CLERK

SUMTER COUNTY CLERK OF COURT — SUMTER COUNTY, FLORIDA

VILLAGES OF SOUTHERN OAKS
CARLA VILLAS

SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK 17
PAGE 9A

SHEET 2 OF 2

Scale: 1"= 50'
SCALE IN FEET



TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	969	0.022
B	138	0.003
C	189	0.004

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	38.36'	89.00'	24°41'44"	N03°36'46"E	38.06'
C2	83.38'	400.00'	11°56'38"	N75°17'35"E	83.23'
C3	43.89'	400.00'	6°17'14"	N78°07'17"E	43.87'
C4	39.49'	400.00'	5°39'23"	N72°08'58"E	39.47'
C5	44.51'	42.50'	60°00'34"	N39°19'00"E	42.51'
C6	83.38'	400.00'	11°56'38"	N75°17'35"E	83.23'
C7	41.35'	124.00'	19°06'14"	N89°10'59"W	41.15'
C8	7.61'	25.00'	17°26'08"	N08°07'55"E	7.58'
C9	10.17'	71.50'	8°08'58"	N04°39'37"W	10.16'
C10	39.34'	25.00'	90°10'09"	N53°49'10"W	35.41'
C11	1.23'	417.50'	0°10'09"	N81°10'50"E	1.23'
C12	23.56'	15.00'	90°00'00"	S36°15'54"W	21.21'
C13	23.56'	15.00'	90°00'00"	S53°44'06"E	21.21'
C14	22.06'	382.50'	3°18'15"	N79°36'46"E	22.06'
C15	49.77'	382.50'	7°27'19"	N74°13'59"E	49.74'
C16	7.91'	382.50'	1°11'03"	N69°54'48"E	7.91'
C17	15.71'	15.00'	60°00'33"	S39°19'00"W	15.00'
C18	20.80'	60.00'	19°51'29"	N19°14'28"E	20.69'
C19	42.05'	60.00'	40°09'04"	N49°14'45"E	41.19'
C20	5.08'	417.50'	0°41'48"	N69°40'10"E	5.08'
C21	34.36'	25.00'	78°45'10"	S30°38'29"W	31.72'
C22	28.81'	106.50'	15°29'49"	N00°59'11"W	28.72'
C23	26.18'	25.00'	60°00'33"	N39°19'00"E	25.00'
C24	26.15'	382.50'	3°55'04"	N71°16'48"E	26.15'
C25	53.58'	382.50'	8°01'34"	N77°15'07"E	53.54'
C26	39.27'	25.00'	90°00'00"	S53°44'06"E	35.36'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C27	39.27'	25.00'	90°00'00"	S36°15'54"W	35.36'
C28	9.70'	417.50'	1°19'51"	N80°35'58"E	9.70'
C29	39.08'	417.50'	5°21'49"	N77°15'08"E	39.07'
C30	38.25'	417.50'	5°14'57"	N71°56'45"E	38.24'
C31	52.36'	25.00'	119°59'27"	N50°41'00"W	43.30'
C32	13.54'	25.00'	31°02'29"	N32°22'14"E	13.38'
C33	17.11'	106.50'	9°12'24"	N11°21'55"E	17.09'
C34	30.60'	20.00'	87°40'21"	N36°37'54"E	27.70'

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.21'	S73°59'21"E
L2	17.50'	S73°59'21"E
L3	17.50'	N81°15'54"E
L4	17.50'	N81°15'54"E
L5	18.99'	N58°24'36"E
L6	1.02'	N58°24'36"E
L7	20.05'	S63°56'37"W
L8	19.92'	N45°03'08"W
L9	5.77'	N69°19'16"E
L10	20.21'	N9°18'44"E
L11	1.70'	N9°18'44"E
L12	16.03'	S20°40'44"E
L13	5.00'	N69°19'16"E
L14	16.93'	S44°22'26"E
L15	14.14'	S20°40'44"E

LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ▣ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- ORB INDICATES OFFICIAL RECORDS BOOK
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- GFE INDICATES GATE FACILITIES EASEMENT
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

R INDICATES RADIUS LENGTH
SQ FT INDICATES SQUARE FEET
(R) INDICATES RADIAL LINE
NO. INDICATES NUMBER

PREPARED BY: CARNES BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, OR BOOK 3444 PAGE 272.

VILLAGES OF SOUTHERN OAKS HAVEN VILLAS

SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

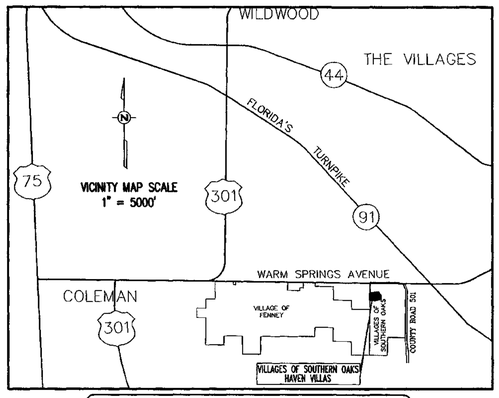
PLAT BOOK 17
PAGE 14

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHWESTERLY CORNER OF TRACT "E" OF VILLAGES OF SOUTHERN OAKS UNIT NO. 16 AS RECORDED IN PLAT BOOK 17, PAGES 5 THROUGH 5E, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N00°24'08"E, ALONG THE EASTERLY BOUNDARY LINE AND NORTHERLY EXTENSION THEREOF OF GILBARS ESTATES, AN UNRECORDED SUBDIVISION, 304.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°24'08"E, 470.17 FEET; THENCE DEPARTING SAID NORTHERLY EXTENSION OF THE EASTERLY BOUNDARY OF GILBARS ESTATES RUN S89°35'52"E, 220.40 FEET; THENCE N87°42'02"E, 37.04 FEET; THENCE N74°26'30"E, 39.01 FEET; THENCE N70°47'35"E, 43.12 FEET; THENCE N84°44'09"E, 259.58 FEET; THENCE S05°15'51"E, 221.93 FEET; THENCE N72°02'25"E, 39.64 FEET; THENCE N70°40'47"E, 62.98 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE EASTERLY, AND HAVING A RADIUS OF 1,026.00 FEET, TO WHICH A RADIAL LINE BEARS S79°14'33"W AND A CHORD BEARING AND DISTANCE OF S15°02'20"E, 153.19 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°33'45", AN ARC DISTANCE OF 153.33 FEET TO THE POINT OF TANGENCY; THENCE S19°19'13"E, 62.24 FEET; THENCE S70°40'47"W, 135.00 FEET; THENCE S77°26'10"W, 241.68 FEET; THENCE S75°19'08"W, 60.20 FEET; THENCE S83°33'38"W, 117.07 FEET; THENCE N89°35'52"W, 237.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.24 ACRES, MORE OR LESS.



60 LOTS – 4 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

1.) BEARINGS ARE BASED ON THE NORTH LINE OF VILLAGES OF SOUTHERN OAKS UNIT NO. 16 RECORDED IN PLAT BOOK 17, PAGES 5 THROUGH 5E, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, HAVING A BEARING OF N89°35'52"W.

2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN FEET.

4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.

6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8.) TRACTS "A" AND "B" ARE FOR OPEN SPACE AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, IRRIGATION, WATER AND WASTEWATER OR OTHER UTILITIES, DRAINAGE FACILITIES, LANDSCAPED AREAS, CART PATHS, PEDESTRIAN TRAILS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE. THERE IS NO INGRESS AND/OR EGRESS WITHOUT WRITTEN CONSENT BY DEVELOPER.

9.) TRACTS "C" AND "D" ARE FOR PERPETUAL OPEN SPACE AND LANDSCAPING UPON WHICH NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER OR ITS ASSIGNEE, EXCEPT INGRESS AND EGRESS SHALL BE PERMITTED FOR THE MAINTENANCE THEREOF.

10.) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY SOUTH SUMTER UTILITY COMPANY, LLC, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY SOUTHEAST WILDWOOD WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS OR THE CITY OF WILDWOOD; AND (D) MAINTENANCE AND REPAIR, INCLUDING STRUCTURAL REPAIR, TO THOSE PORTIONS OF THE WALLS AND/OR FENCES ON OR ABUTTING TRACTS A, B, C AND D OF THE SUBDIVISION.

11.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

DEDICATION AND GRANT OF EASEMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES LAND COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF SOUTHERN OAKS HAVEN VILLAS, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND TO THE PERPETUAL USE OF THE PUBLIC; AND DEDICATES TRACTS "A", "B", "C" AND "D", TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12.

WITNESSES:

(1) SIGNATURE Vicki C. Suber
PRINT NAME

(2) SIGNATURE Rita Deitrich
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: MARTIN L. DZURO, MANAGER

WITNESSES:

(1) SIGNATURE Lisa Carnes
PRINT NAME

(2) SIGNATURE Rachel Smith
PRINT NAME

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

BY: SIGNATURE
Dean Bachelier, Chairman
PRINT NAME / TITLE

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF July, 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

Rita A. Deitrich
NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: Rita A. Deitrich
COMMISSION NO.: GG033288
COMMISSION EXPIRES: 11/29/20

RITA A DEITRICH
MY COMMISSION # GG 033288
EXPIRES: November 29, 2020
Bonded Thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF July, 20 18, BY Dean Bachelier THE Chairman OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12, ON BEHALF OF THE DISTRICT, AND DID NOT TAKE AN OATH.

Lisa Carnes
NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: Lisa Carnes SERIAL / COMM. NO. GG 047770
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

LISA CARNES
MY COMMISSION # GG 047770
EXPIRES: February 15, 2020
Bonded Thru Budget Notary Services

VILLAGES OF SOUTHERN OAKS HAVEN VILLAS CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES LAND COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A", "B", "C" AND "D" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS HAVEN VILLAS, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT): (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

THE DEVELOPER ALSO GRANTS TO THE DISTRICT NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER, ACROSS AND UPON ANY SPECIAL EASEMENTS SHOWN HEREON FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES LOCATED THEREIN.

THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE TRACTS LISTED ABOVE, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON AND DRAINAGE FACILITIES LOCATED WITHIN ANY SPECIAL EASEMENTS PERPETUALLY, AND MAINTAIN THE ROADWAYS AND DRAINAGE FEATURES LYING WITHIN SUCH ROADWAYS FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL

SIGNATURE Vicki C. Suber
PRINT NAME

SIGNATURE Rita Deitrich
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: MARTIN L. DZURO, MANAGER

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF July, 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

Rita A. Deitrich
NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: Rita A. Deitrich
COMMISSION NO.: GG033288
COMMISSION EXPIRES: 11/29/20

RITA A DEITRICH
MY COMMISSION # GG 033288
EXPIRES: November 29, 2020
Bonded Thru Budget Notary Services

PREPARED BY:

FARNER BARLEY AND ASSOCIATES, INC.
▲ENGINEERS
▲SURVEYORS
▲PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS 23rd DAY OF July, 2018.

ATTEST:

MELANIE D. PEAVY
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS 23rd DAY OF July, 2018.

CASSANDRA SMITH
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS 23rd DAY OF July, 2018.

ASHLEY HUNT
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. PEAVY

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

CITY ENGINEER
KIMLEY HORN AND ASSOCIATES
GENE LOSITO, P.E.

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SEAL

SIGNATURE
7/20/18
DATE

RONALD W. HERR, P.L.S.
WADE SURVEYING, INC.

4907
REGISTRATION NO.

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS HAVEN VILLAS, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE 28 DAY OF JUNE, 2018; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

RAYE M. JAMESON
REGISTRATION NO. 5912

7/19/18
DATE

RAYE M. JAMESON
No. 5912
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER
SEAL

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON July 20, 2018, AT 10:34 AM FILE NUMBER 2018L022899
PLAT BOOK 17 PAGE 14-14A

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

MELISSA K. Worrell
PRINT NAME
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

SEAL

VILLAGES OF SOUTHERN OAKS
HAVEN VILLAS

SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK 17
PAGE 14A

SHEET 2 OF 2

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	7.61'	1026.00'	0°25'30"	S19°06'28"E	7.61'
C2	31.22'	20.00'	89°27'08"	N63°37'16"W	28.15'
C3	0.34'	20.00'	0°58'22"	S71°09'58"W	0.34'
C4	27.76'	1046.00'	1°31'14"	S18°33'36"E	27.76'
C5	29.91'	767.50'	2°13'58"	N71°47'46"E	29.91'
C6	39.07'	767.50'	2°55'01"	N74°22'15"E	39.07'
C7	19.27'	767.50'	1°26'20"	N76°32'56"E	19.27'
C8	29.51'	767.50'	2°12'12"	N78°22'11"E	29.51'
C9	39.08'	767.50'	2°55'02"	N80°55'48"E	39.07'
C10	39.07'	767.50'	2°55'01"	N83°50'45"E	39.07'
C11	39.07'	767.50'	2°55'01"	N86°45'50"E	39.07'
C12	29.20'	767.50'	2°10'47"	N89°18'45"E	29.20'
C13	23.56'	15.00'	90°00'00"	N45°24'08"E	21.21'
C14	23.56'	15.00'	90°00'01"	N44°35'52"W	21.21'
C15	37.80'	182.50'	11°52'08"	N84°28'05"E	37.74'
C16	13.03'	182.50'	4°05'32"	N76°29'16"E	13.03'
C17	8.82'	217.50'	2°19'26"	S75°36'14"W	8.82'
C18	30.26'	217.50'	7°58'12"	S80°45'03"W	30.23'
C19	23.56'	15.00'	90°00'01"	N39°44'09"E	21.21'
C20	42.53'	25.00'	97°28'04"	S53°59'53"E	37.58'
C21	15.56'	732.50'	1°13'01"	N76°39'35"E	15.56'
C22	44.62'	732.50'	3°29'26"	N74°18'22"E	44.62'
C23	24.05'	732.50'	1°52'52"	N71°37'13"E	24.05'
C24	29.83'	20.00'	85°27'43"	N27°56'56"E	27.14'
C25	72.07'	1026.00'	4°01'28"	S12°46'12"E	72.05'
C26	90.51'	1046.00'	4°57'28"	S13°24'05"E	90.48'
C27	36.96'	25.00'	84°42'20"	N34°54'55"E	33.68'
C28	6.35'	167.50'	2°10'24"	S06°21'03"E	6.35'
C29	39.27'	25.00'	90°00'00"	N50°15'51"W	35.36'
C30	32.79'	182.50'	10°17'39"	S79°35'20"W	32.74'
C31	9.60'	217.50'	2°31'44"	N75°42'22"E	9.60'
C32	50.99'	217.50'	13°25'54"	N83°41'12"E	50.87'
C33	39.27'	25.00'	90°00'00"	S45°24'08"W	35.36'
C34	39.27'	25.00'	90°00'00"	S44°35'52"E	35.36'
C35	48.82'	732.50'	3°49'07"	N88°29'35"E	48.81'
C36	52.73'	732.50'	4°07'27"	N84°31'17"E	52.72'
C37	44.63'	732.50'	3°29'27"	N80°42'50"E	44.62'
C38	21.74'	732.50'	1°42'01"	N78°07'06"E	21.74'
C39	35.99'	1026.00'	2°00'35"	S15°47'13"E	35.99'
C40	37.66'	1026.00'	2°06'12"	S17°50'36"E	37.66'
C41	86.24'	750.00'	6°35'18"	N73°58'26"E	86.19'
C42	171.93'	750.00'	13°08'03"	N83°50'07"E	171.55'
C43	19.55'	150.00'	7°28'04"	S08°59'53"E	19.54'
C44	35.93'	200.00'	10°17'39"	S79°35'20"W	35.88'
C45	55.71'	200.00'	15°57'38"	N82°25'19"E	55.53'

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.46'	S70°40'47"W
L2	22.10'	S70°40'47"W
L3	21.66'	S77°26'10"W
L4	18.19'	S77°26'10"W
L5	21.82'	S75°19'08"W
L6	9.79'	N77°16'05"E
L7	4.51'	S83°33'38"W
L8	25.14'	S83°33'38"W
L9	18.62'	N89°35'52"W
L10	10.11'	N89°35'52"W
L11	17.93'	N89°35'52"W
L12	32.39'	N74°26'30"E
L13	30.44'	N74°26'30"E
L14	6.86'	N84°44'09"E
L15	1.39'	S70°40'47"W
L16	9.37'	S75°16'36"W
L17	30.38'	N72°02'25"E
L18	9.27'	N72°02'25"E
L19	12.60'	N77°16'05"E
L20	18.66'	S70°40'47"W
L21	1.52'	N84°44'09"E
L22	3.33'	N89°35'52"W
L23	14.02'	S5°15'51"E
L24	16.22'	N89°35'52"W
L25	24.74'	S12°43'55"E
L26	62.83'	N74°26'30"E

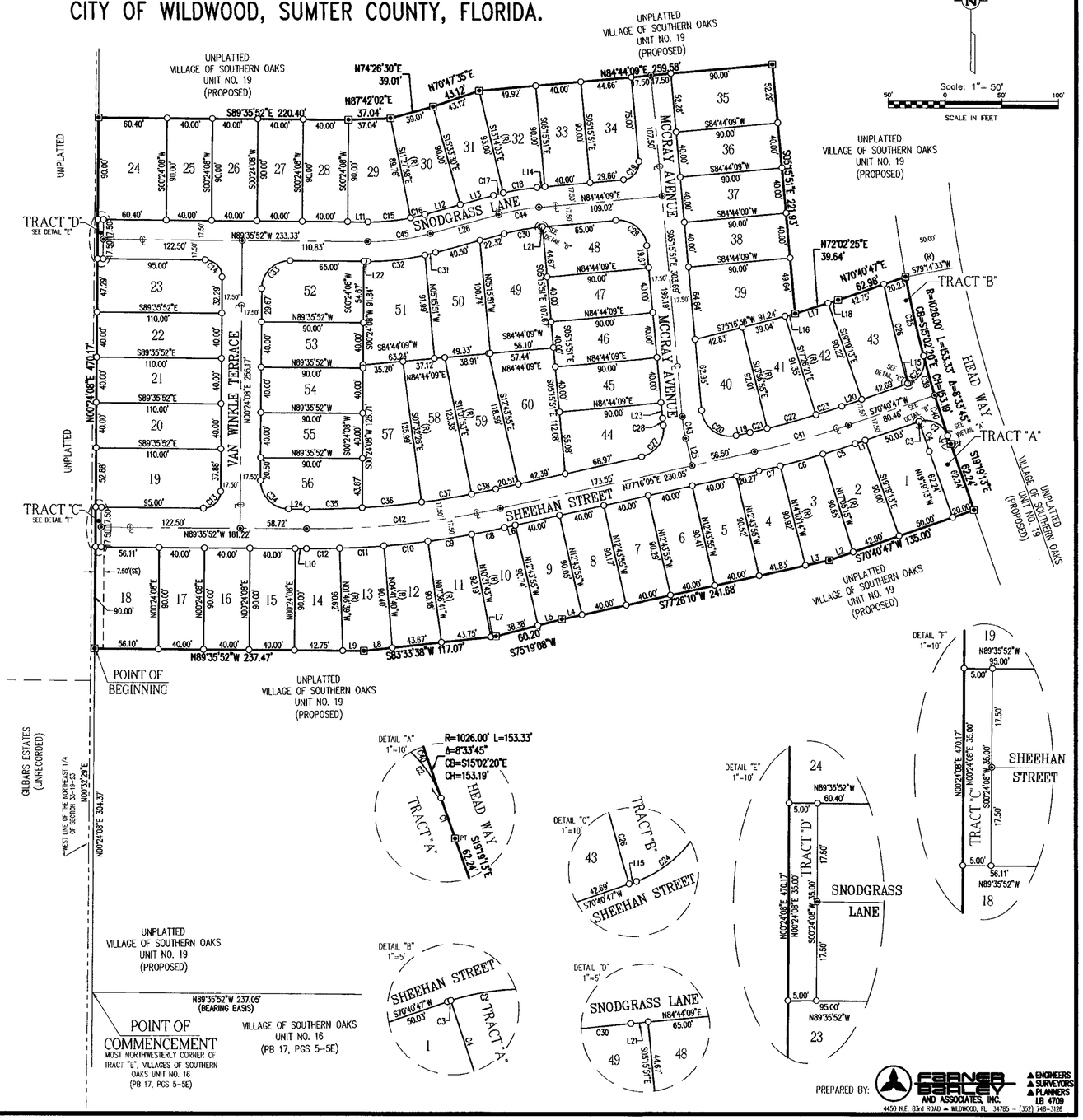
TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	1,711	0.039
B	1,738	0.040
C	175	0.004
D	175	0.004

LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ▣ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)

C9 INDICATES CURVE NUMBER IN CURVE TABLE
L9 INDICATES LINE NUMBER IN LINE TABLE
℄ INDICATES CENTERLINE
Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB INDICATES CHORD BEARING
CH INDICATES CHORD DISTANCE
L INDICATES ARC LENGTH
LB INDICATES LICENSED BUSINESS
NO. INDICATES NUMBER
PC INDICATES POINT OF CURVATURE
POC INDICATES POINT ON CURVE
PCC INDICATES POINT OF COMPOUND CURVATURE
PRC INDICATES POINT OF REVERSE CURVATURE
PT INDICATES POINT OF TANGENCY
DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
GFE INDICATES GATE FACILITIES EASEMENT
SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

ORB INDICATES OFFICIAL RECORDS BOOK
PB INDICATES PLAT BOOK
PG INDICATES PAGE
PGS INDICATES PAGES
R INDICATES RADIUS LENGTH
SQ FT INDICATES SQUARE FEET
(R) INDICATES RADIAL LINE
R/W INDICATES RIGHT-OF-WAY



PREPARED BY: FARNER BARLEY AND ASSOCIATES, INC.
▲ENGINEERS ▲SURVEYORS ▲PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL. 34785 - (352) 748-3126

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. OR BOOK 0775 PAGE 323

VILLAGES OF SOUTHERN OAKS
KATE VILLAS

SHEET 1 OF 2

PLAT BOOK 17
PAGE 22

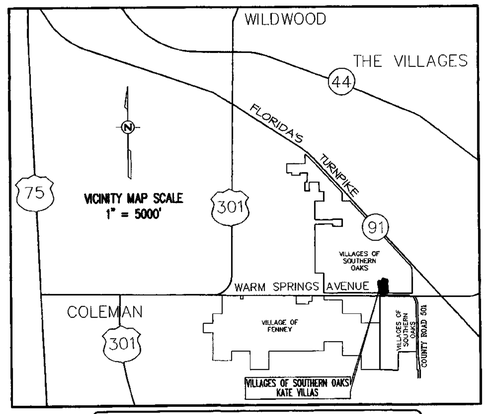
SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE N00°20'29"E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 137.94 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD C-468 PER OFFICIAL RECORDS BOOK 2791, PAGE 736, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE RUN S89°43'03"E, 8.62 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN N00°13'00"E, 150.25 FEET; THENCE N00°16'57"E, 35.00 FEET; THENCE N07°42'08"W, 64.56 FEET; THENCE N11°02'20"W, 59.11 FEET; THENCE N14°08'14"W, 118.77 FEET; THENCE N10°31'41"W, 59.08 FEET; THENCE N07°45'13"W, 58.15 FEET; THENCE N04°59'13"W, 58.74 FEET; THENCE N01°59'30"W, 67.81 FEET; THENCE N02°38'32"E, 153.65 FEET; THENCE S87°21'28"E, 252.55 FEET; THENCE N12°18'09"E, 152.96 FEET; THENCE N22°31'07"E, 25.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,195.00 FEET AND A CHORD BEARING AND DISTANCE OF S71°16'55"E, 291.02 FEET TO WHICH A RADIAL LINE BEARS S22°31'07"W, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°36'08", AN ARC DISTANCE OF 291.24 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°04'54", AN ARC DISTANCE OF 31.10 FEET TO THE POINT OF TANGENCY; THENCE S13°59'54"W, 48.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 675.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°41'11", AN ARC DISTANCE OF 361.78 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 296.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°03'03", AN ARC DISTANCE OF 83.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 400.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°17'15", AN ARC DISTANCE OF 36.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 16.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°53'15", AN ARC DISTANCE OF 11.49 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 23.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°48'50", AN ARC DISTANCE OF 17.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,249.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°19'32", AN ARC DISTANCE OF 28.91 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 23.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°48'38", AN ARC DISTANCE OF 16.74 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 16.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°00'57", AN ARC DISTANCE OF 12.10 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,259.50 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°45'37", AN ARC DISTANCE OF 16.71 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 21.50 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°24'47", AN ARC DISTANCE OF 13.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 48.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°08'54", AN ARC DISTANCE OF 58.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°24'47", AN ARC DISTANCE OF 13.66 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,259.50 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°09'55", AN ARC DISTANCE OF 25.62 FEET TO THE POINT OF TANGENCY; THENCE S00°16'57"W, 86.36 FEET; THENCE N89°43'03"W, 12.03 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 85.00 FEET AND A CHORD BEARING AND DISTANCE OF S25°37'34"W, 55.33 FEET TO WHICH A RADIAL LINE BEARS N83°22'03"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°59'13", AN ARC DISTANCE OF 56.35 FEET TO THE AFORESAID NORTH RIGHT OF WAY OF COUNTY ROAD C-468; THENCE N89°43'03"W, ALONG SAID NORTH RIGHT OF WAY, 507.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.16 ACRES, MORE OR LESS.



64 LOTS - 5 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

1.) BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST AS BEING N00°20'29"E.

2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN FEET.

4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.

6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8.) TRACTS "A", "B" AND "E" ARE FOR OPEN SPACE AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, IRRIGATION, WATER AND WASTEWATER OR OTHER UTILITIES, DRAINAGE FACILITIES, LANDSCAPED AREAS, CART PATHS, PEDESTRIAN TRAILS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE. THERE IS NO INGRESS AND/OR EGRESS WITHOUT WRITTEN CONSENT BY DEVELOPER.

9.) TRACTS "C" AND "D" ARE FOR PERPETUAL OPEN SPACE AND LANDSCAPING UPON WHICH NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER OR ITS ASSIGNEE, EXCEPT INGRESS AND EGRESS SHALL BE PERMITTED FOR THE MAINTENANCE THEREOF.

10.) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY SOUTH SUMTER UTILITY COMPANY, LLC, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY SOUTHEAST WILDWOOD WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS OR THE CITY OF WILDWOOD; (D) MAINTENANCE AND REPAIR, INCLUDING STRUCTURAL REPAIR, OF WALLS AND/OR FENCES ON OR ABUTTING TRACTS C AND D OF THE SUBDIVISION; AND (E) MAINTENANCE AND REPAIR TO THE TOP AND EXTERIOR PORTION OF THE WALLS AND/OR FENCES LOCATED AT THE REAR OF HOMESITES 1 THROUGH 24 OF THE SUBDIVISION.

11.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

PREPARED BY:
FARNER BARLEY AND ASSOCIATES, INC.
▲ENGINEERS ▲SURVEYORS ▲PLANNERS LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

VILLAGES OF SOUTHERN OAKS KATE VILLAS CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES LAND COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A", "B", "C", "D" AND "E" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS KATE VILLAS, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT); (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

THE DEVELOPER ALSO GRANTS TO THE DISTRICT NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER, ACROSS AND UPON ANY SPECIAL EASEMENTS SHOWN HEREON FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES LOCATED THEREIN.

THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE TRACTS LISTED ABOVE, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON AND DRAINAGE FACILITIES LOCATED WITHIN ANY SPECIAL EASEMENTS PERPETUALLY, AND MAINTAIN THE ROADWAYS AND DRAINAGE FEATURES LYING WITHIN SUCH ROADWAYS FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL

SIGNATURE Jennifer A. Peters
PRINT NAME
SIGNATURE Vicki C. Suber
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
BY: MARTIN L. DZURO, MANAGER

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF Sept. 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Vicki C. Suber
COMMISSION NO.: GG004659
COMMISSION EXPIRES: 9-22-19

VICKI C. SUBER
NOTARIAL SEAL
COMMISSION # GG004659
EXPIRES: September 22, 2019
Bonded Thru Budget Notary Services
NOTARY PUBLIC - STATE OF FLORIDA

WITNESSES:

(1) SIGNATURE Jennifer A. Peters
PRINT NAME
(2) SIGNATURE Vicki C. Suber
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
BY: MARTIN L. DZURO, MANAGER

WITNESSES:

(1) SIGNATURE Lisa Carnes
PRINT NAME
(2) SIGNATURE Rachael Smith
PRINT NAME

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12
BY: SIGNATURE
Dean Bakkerree, Chairman
PRINT NAME / TITLE

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF September 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Vicki C. Suber
COMMISSION NO.: GG004659
COMMISSION EXPIRES: 9-22-19

VICKI C. SUBER
NOTARIAL SEAL
COMMISSION # GG004659
EXPIRES: September 22, 2019
Bonded Thru Budget Notary Services
NOTARY PUBLIC - STATE OF FLORIDA

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF September 2018, BY Dean Bakkerree THE Chairman OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12, ON BEHALF OF THE DISTRICT, AND DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Lisa Carnes SERIAL / COMM. NO. GG047770
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

LISA CARNES
MY COMMISSION # GG 047770
EXPIRES: December 15, 2020
Bonded Thru Budget Notary Services

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS 22nd DAY OF September 2018.

ATTEST:
MELANIE D. PEAVY
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS 24th DAY OF September 2018.

CASSANDRA SMITH
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS 22nd DAY OF September 2018.

ASHLEY HUNT
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. PEAVY

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

CITY ENGINEER
KIMLEY HORN AND ASSOCIATES
GENE LOSITO, P.E.

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE 9/20/18 DATE
RONALD W. HERR 4907
RONALD W. HERR, P.L.S. REGISTRATION NO.
WADE SURVEYING, INC.

RONALD WILLIAM HERR
LICENSED SURVEYOR
STATE OF FLORIDA

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS KATE VILLAS, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE 20 DAY OF AUGUST, 2018. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

KAYE W. JAMESON
REGISTRATION NO. 5912
DATE 9/18/18

KAYE W. JAMESON
LICENSE NUMBER
No. 5912
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON October 8, 2018 AT 12:58 P.M. FILE NUMBER 2018600358 74
PLAT BOOK 17 PAGE 22-22A.

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

MELISSA K. WOERNER
PRINT NAME
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

SUMTER COUNTY CLERK OF COURT
SUMTER COUNTY, FLORIDA

VILLAGES OF SOUTHERN OAKS
KATE VILLAS

SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 2 OF 2

PLAT BOOK 17
PAGE 22A

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	126.12'	2220.00'	3°15'18"	S73°05'01"E	126.10'
C2	67.19'	807.50'	4°46'03"	S14°05'59"W	67.17'
C3	8.11'	710.05'	0°39'15"	S13°40'13"W	8.11'
C4	38.56'	710.05'	3°06'41"	S11°47'15"W	38.55'
C5	45.63'	807.50'	3°14'15"	S10°05'50"W	45.62'
C6	47.04'	807.50'	3°20'16"	S06°48'34"W	47.04'
C7	38.27'	710.05'	3°05'18"	S08°41'16"W	38.27'
C8	48.42'	710.05'	3°54'26"	S05°11'24"W	48.41'
C9	57.08'	807.50'	4°02'59"	S03°06'56"W	57.06'
C10	55.66'	807.50'	3°56'57"	S00°53'02"E	55.64'
C11	48.83'	710.05'	3°56'26"	S01°15'58"W	48.82'
C12	38.58'	710.05'	3°06'47"	S02°15'38"E	38.57'
C13	47.04'	807.50'	3°20'16"	S04°31'38"E	47.04'
C14	55.95'	807.50'	3°58'12"	S08°10'52"E	55.94'
C15	49.01'	710.05'	3°57'18"	S05°47'41"E	49.00'
C16	39.05'	710.05'	3°09'04"	S09°20'52"E	39.04'
C17	45.33'	807.50'	3°12'59"	S11°46'27"E	45.32'
C18	36.17'	807.50'	2°33'59"	S14°39'57"E	36.17'
C19	41.57'	710.05'	3°21'16"	S12°36'01"E	41.56'
C20	3.55'	1142.50'	0°10'41"	N15°51'36"W	3.55'
C21	49.23'	1142.50'	2°28'08"	N14°32'11"W	49.23'
C22	11.68'	710.05'	0°56'33"	S14°44'56"E	11.68'
C23	42.52'	1235.32'	1°58'20"	N14°14'02"W	42.52'
C24	53.36'	1235.32'	2°28'30"	N12°00'37"W	53.36'
C25	49.39'	1142.50'	2°28'36"	N12°03'49"W	49.38'
C26	39.23'	1142.50'	1°58'02"	N09°50'30"W	39.23'
C27	44.21'	1235.32'	2°03'01"	N09°44'51"W	44.20'
C28	53.36'	1235.32'	2°28'30"	N07°29'06"W	53.36'
C29	49.38'	1142.50'	2°28'36"	N07°37'11"W	49.38'
C30	36.93'	1142.50'	1°51'07"	N05°27'19"W	36.93'
C31	56.71'	1235.32'	2°37'50"	N04°55'56"W	56.71'
C32	87.90'	1235.32'	4°04'37"	N01°34'43"W	87.88'
C33	14.47'	1142.50'	0°43'32"	N04°10'00"W	14.47'
C34	13.19'	60.00'	12°35'45"	N02°29'39"E	13.16'
C35	39.41'	60.00'	37°37'50"	N27°36'26"E	38.70'
C36	45.93'	60.00'	43°51'36"	N68°21'09"E	44.82'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C37	24.77'	15.00'	94°37'34"	N42°58'11"E	22.05'
C38	55.78'	847.50'	3°46'15"	N06°13'44"W	55.77'
C39	45.34'	847.50'	3°03'55"	N09°38'48"W	45.33'
C40	44.92'	847.50'	3°02'14"	N12°41'52"W	44.92'
C41	25.63'	847.50'	1°43'57"	N15°04'58"W	25.63'
C42	23.73'	1102.50'	1°13'59"	S15°19'57"E	23.73'
C43	39.35'	1102.50'	2°02'42"	S13°41'36"E	39.35'
C44	39.22'	1102.50'	2°02'17"	S11°39'07"E	39.21'
C45	49.20'	1102.50'	2°33'25"	S09°21'16"E	49.20'
C46	49.36'	1102.50'	2°33'55"	S06°47'36"E	49.36'
C47	39.36'	1102.50'	2°02'44"	S04°29'16"E	39.36'
C48	39.20'	1102.50'	2°02'14"	S02°26'47"E	39.20'
C49	49.20'	1102.50'	2°33'25"	S00°08'58"E	49.20'
C50	49.20'	1102.50'	2°33'25"	S02°24'27"W	49.20'
C51	69.70'	1102.50'	3°37'21"	S05°29'50"W	69.69'
C52	100.51'	1067.50'	5°23'40"	S04°45'52"W	100.47'
C53	23.41'	15.00'	89°25'31"	S42°38'43"E	21.11'
C54	39.29'	25.00'	90°02'14"	N47°37'26"E	35.37'
C55	82.00'	842.50'	5°34'36"	S05°23'37"W	81.97'
C56	43.76'	842.50'	2°58'33"	S09°40'11"W	43.75'
C57	39.17'	842.50'	2°39'49"	S12°29'22"W	39.16'
C58	40.68'	842.50'	2°46'00"	S15°12'17"W	40.68'
C59	118.98'	2220.00'	3°04'15"	S69°01'00"E	118.97'
C60	36.80'	25.00'	84°20'25"	N45°11'17"W	33.57'
C61	31.01'	842.50'	2°06'33"	S04°04'21"E	31.01'
C62	38.90'	842.50'	2°38'44"	S06°26'59"E	38.90'
C63	39.12'	842.50'	2°39'38"	S09°06'10"E	39.12'
C64	49.13'	842.50'	3°20'28"	S12°06'13"E	49.12'
C65	31.98'	842.50'	2°10'30"	S14°51'41"E	31.98'
C66	7.21'	1107.50'	0°22'23"	N15°45'45"W	7.21'
C67	40.00'	1107.50'	2°04'10"	N14°32'28"W	40.00'
C68	53.97'	1107.50'	2°47'31"	N12°06'37"W	53.96'
C69	44.95'	1107.50'	2°19'32"	N09°33'06"W	44.95'
C70	43.96'	1107.50'	2°16'27"	N07°15'07"W	43.96'
C71	44.67'	1107.50'	2°18'39"	N04°57'34"W	44.67'
C72	41.05'	25.00'	94°05'11"	N43°14'22"E	36.59'
C73	37.14'	25.00'	85°07'25"	S47°09'20"E	33.82'
C74	26.41'	882.50'	1°42'52"	N05°27'04"W	26.41'
C75	39.66'	882.50'	2°34'31"	N07°35'45"W	39.66'
C76	49.01'	882.50'	3°10'55"	N10°28'28"W	49.00'
C77	49.68'	882.50'	3°13'31"	N13°40'41"W	49.67'
C78	10.14'	882.50'	0°39'30"	N15°37'11"W	10.14'
C79	33.99'	1067.50'	1°49'27"	S15°02'13"E	33.98'
C80	45.16'	1067.50'	2°25'26"	S12°54'46"E	45.16'
C81	54.27'	1067.50'	2°54'46"	S10°14'40"E	54.27'
C82	44.00'	1067.50'	2°21'41"	S07°36'27"E	43.99'
C83	45.18'	1067.50'	2°25'30"	S05°12'52"E	45.18'
C84	36.08'	1067.50'	1°56'11"	S03°02'01"E	36.08'
C85	41.32'	25.00'	94°42'27"	S45°17'18"W	36.78'
C86	69.79'	42.50'	94°05'11"	N43°14'22"E	62.21'
C87	238.47'	1125.00'	12°08'42"	N09°52'35"W	238.02'
C88	224.61'	825.00'	15°35'57"	S08°06'57"E	223.92'
C89	268.09'	825.00'	18°37'07"	S08°57'35"W	266.91'
C90	37.68'	2195.00'	0°59'00"	S71°28'40"E	37.68'
C91	36.70'	2195.00'	0°57'29"	S70°30'25"E	36.70'
C92	130.86'	1085.00'	6°54'37"	S03°49'22"W	130.78'
C93	308.99'	1085.00'	16°19'00"	S07°47'26"E	307.94'
C94	210.40'	865.00'	13°56'11"	N08°58'51"W	209.88'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C95	4.48'	807.50'	0°19'05"	S16°38'33"W	4.48'
C96	31.84'	20.00'	91°13'44"	S62°24'58"W	28.59'
C97	119.29'	2195.00'	3°06'50"	S73°31'35"E	119.28'
C98	5.96'	842.50'	0°24'18"	S16°47'25"W	5.96'
C99	30.38'	20.00'	87°01'16"	N26°31'03"W	27.54'
C100	97.57'	2195.00'	2°32'48"	S68°45'17"E	97.56'
C101	2.01'	1067.50'	0°06'28"	S07°24'29"W	2.01'
C102	2.01'	1102.50'	0°06'15"	S07°15'23"W	2.01'

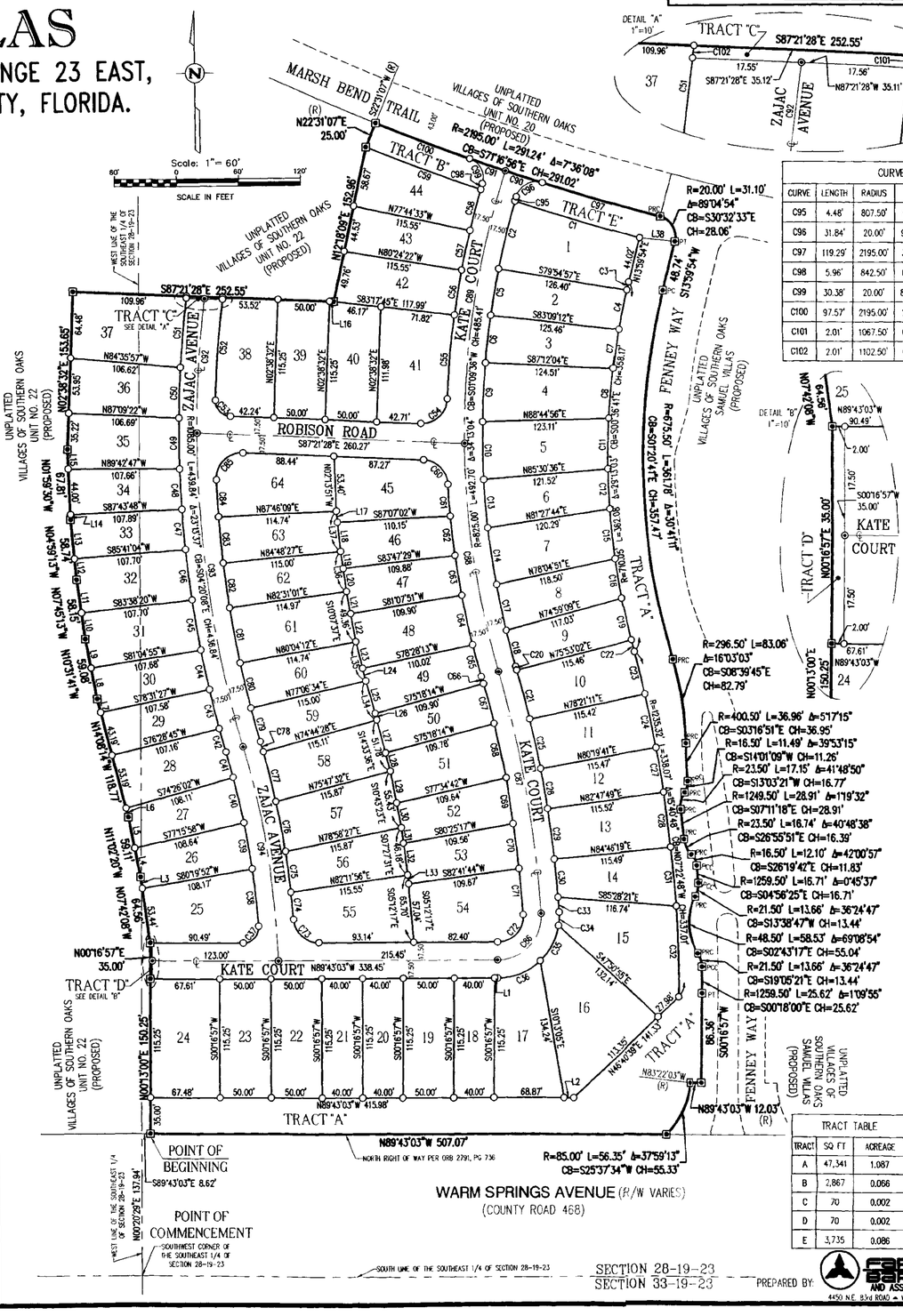
LINE TABLE		
LINE	LENGTH	BEARING
L1	2.84'	N89°43'03"W
L2	9.63'	N89°43'03"W
L3	11.12'	S7°42'08"E
L4	28.42'	S11°02'20"E
L5	30.69'	S11°02'20"E
L6	8.90'	S14°08'14"E
L7	13.49'	S14°08'14"E
L8	30.55'	S10°31'41"E
L9	28.53'	S10°31'41"E
L10	25.49'	S7°45'13"E
L11	32.66'	S7°45'13"E
L12	20.56'	S4°59'13"E
L13	38.18'	S4°59'13"E
L14	5.03'	S1°59'30"E
L15	18.78'	S1°59'30"E
L16	3.95'	S87°21'28"E
L17	10.85'	S5°46'28"E
L18	28.40'	S5°46'28"E
L19	16.90'	S7°42'47"E
L20	22.50'	S7°42'47"E
L21	21.73'	S10°07'37"E
L22	27.63'	S10°07'37"E
L23	26.61'	S13°31'23"E
L24	12.62'	S13°31'23"E
L25	32.65'	S15°27'29"E
L26	6.72'	S15°27'29"E
L27	33.28'	S14°33'36"E
L28	18.50'	S14°33'36"E
L29	31.13'	S10°43'23"E
L30	24.30'	S10°43'23"E
L31	15.22'	S7°27'31"E
L32	30.96'	S7°27'31"E
L33	8.66'	S5°12'17"E
L34	39.37'	S15°27'29"E
L35	39.23'	S13°31'23"E
L36	39.40'	S7°42'47"E
L37	39.25'	S5°46'28"E
L38	34.82'	S8°34'39"E

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	47,341	1.087
B	2,867	0.066
C	70	0.002
D	70	0.002
E	3,735	0.086

LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ▣ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L3 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

PB INDICATES PLAT BOOK
PG INDICATES PAGE
PGS INDICATES PAGES
SQ FT INDICATES SQUARE FEET
R/W INDICATES RIGHT-OF-WAY



PREPARED BY: FARNER BARLEY AND ASSOCIATES, INC. 4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 - (352) 748-3126

▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS LB 4709

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA OR BOOK 3433 PAGE 735

VILLAGES OF SOUTHERN OAKS LAINE VILLAS

SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

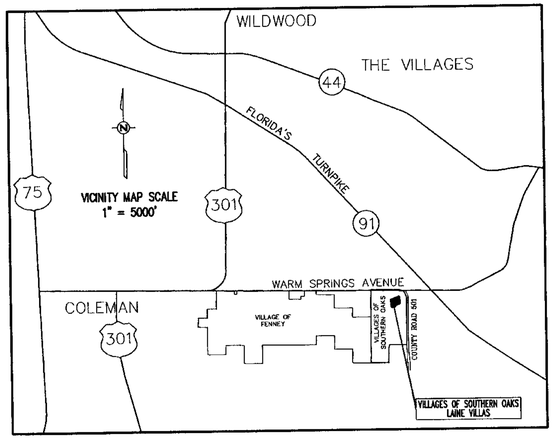
PLAT BOOK: 17
PAGE 10

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF TRACT "C", VILLAGES OF SOUTHERN OAKS UNIT NO. 16, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 5, 5A THROUGH 5E, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES BEING ALONG THE BOUNDARY OF SAID PLAT: RUN N74°45'25"E, 43.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,088.00 FEET AND A CHORD BEARING AND DISTANCE OF S12°23'16"E, 108.40 FEET TO WHICH A RADIAL LINE BEARS N74°45'25"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°42'39", AN ARC DISTANCE OF 108.45 FEET; THENCE DEPARTING SAID BOUNDARY AND ALONG A RADIAL LINE RUN N80°28'04"E, 102.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 250.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°57'45", AN ARC DISTANCE OF 91.47 FEET TO THE POINT OF TANGENCY; THENCE N59°30'19"E, 91.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 350.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°21'40", AN ARC DISTANCE OF 130.49 FEET TO THE POINT OF TANGENCY; THENCE N80°51'59"E, 55.21 FEET; THENCE N03°54'28"W, 25.10 FEET TO THE POINT OF BEGINNING; THENCE N80°51'59"E, 188.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°14'27", AN ARC DISTANCE OF 27.76 FEET; THENCE ALONG A NON-TANGENT LINE RUN N03°54'28"W, 102.12 FEET; THENCE N79°17'57"E, 62.46 FEET; THENCE N69°19'16"E, 300.00 FEET; THENCE N05°19'50"W, 44.61 FEET; THENCE N08°31'17"W, 395.86 FEET; THENCE S69°19'16"W, 554.92 FEET; THENCE S03°54'28"E, 495.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.99 ACRES, MORE OR LESS.



50 LOTS – 2 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

1.) BEARINGS ARE BASED ON THE EAST LINE OF THE PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 16, RECORDED IN PLAT BOOK 17, PAGES 5 THROUGH 5E, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA HAVING A CHORD BEARING OF S06°17'10"E.

2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN FEET.

4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.

6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8.) TRACTS "A" AND "B" ARE FOR OPEN SPACE AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, IRRIGATION, WATER AND WASTEWATER OR OTHER UTILITIES, DRAINAGE FACILITIES, LANDSCAPED AREAS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE. NO INGRESS NOR EGRESS IS PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER OR ITS ASSIGNEE, EXCEPT INGRESS AND EGRESS SHALL BE PERMITTED FOR THE MAINTENANCE THEREOF.

9.) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY SOUTH SUMTER UTILITY COMPANY, LLC, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY SOUTHEAST WILDWOOD WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS OR THE CITY OF WILDWOOD; AND (D) MAINTENANCE AND REPAIR, INCLUDING STRUCTURAL REPAIR, TO THOSE PORTIONS OF THE WALLS AND/OR FENCES ON OR ABUTTING TRACTS A AND B OF THE SUBDIVISION.

10.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

DEDICATION AND GRANT OF EASEMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES LAND COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF SOUTHERN OAKS LAINE VILLAS, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND THE PERPETUAL USE OF THE PUBLIC; AND DEDICATES TRACTS "A" AND "B", TO THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12.

WITNESSES:
(1) Jennifer A. Peters
SIGNATURE
Jennifer A. Peters
PRINT NAME
(2) Rita A. Dietrich
SIGNATURE
Rita A. Dietrich
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
BY: _____
MARTIN L. DZURO, MANAGER

WITNESSES:
(1) Rachel Smith
SIGNATURE
Rachel Smith
PRINT NAME
(2) Lisa Carnes
SIGNATURE
Lisa Carnes
PRINT NAME

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12
BY: _____
SIGNATURE
Dean Barberree, Chairman
PRINT NAME / TITLE

VILLAGES OF SOUTHERN OAKS LAINE VILLAS CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES LAND COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A" AND "B" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS LAINE VILLAS, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT); (1) RESERVING UNTO DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS, (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

THE DEVELOPER ALSO GRANTS TO THE DISTRICT NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER, ACROSS AND UPON ANY SPECIAL EASEMENTS SHOWN HEREON FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES LOCATED THEREIN.

THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE TRACTS LISTED ABOVE, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON AND DRAINAGE FACILITIES LOCATED WITHIN ANY SPECIAL EASEMENTS PERPETUALLY, AND MAINTAIN THE ROADWAYS AND DRAINAGE FEATURES LYING WITHIN SUCH ROADWAYS FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL.

SIGNATURE
Jennifer A. Peters
PRINT NAME
SIGNATURE
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
BY: _____
MARTIN L. DZURO, MANAGER

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF May, 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: Rita A. Dietrich
COMMISSION NO.: GG033288
COMMISSION EXPIRES: 11-20-20

RITA A DIETRICH
MY COMMISSION # GG 033288
EXPIRES: November 20, 2020
Bonded Thru Budget Notary Services

PREPARED BY:
CARNES BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709
4450 N.E. 83rd ROAD ~ WILDWOOD, FL 34785 ~ (352) 748-3129

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS 11th DAY OF June, 2018.

ATTEST:
MELANIE D. PEAVY
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COUNCIL OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COUNCIL FOR RECORD ON THIS 11th DAY OF June, 2018.

CASSANDRA SMITH
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS 11th DAY OF June, 2018.

ASHLEY HUNT
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. PEAVY

PUBLIC WORKS DIRECTOR
GENE KORNEGAY

CITY ENGINEER
KIMLEY HORN AND ASSOCIATES

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE — 5/30/18 DATE

RONALD W. HERR, P.L.S.
WADE SURVEYING, INC.
4907 REGISTRATION NO.

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF May, 2018, BY Dean Barberree THE Chairman OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12, ON BEHALF OF THE DISTRICT, AND DID NOT TAKE AN OATH.

NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: Lisa Carnes SERIAL / COMM. NO. GG047770
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

LISA CARNES
MY COMMISSION # GG 047770
EXPIRES: November 15, 2020
Bonded Thru Budget Notary Services

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS LAINE VILLAS, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE 5th DAY OF APRIL, 2018; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

KAYE N. JAMESON
REGISTRATION NO. 5912

5/23/18 DATE

KAYE N. JAMESON
LICENSED SURVEYOR
No. 5912
STATE OF FLORIDA
PROFESSIONAL SURVEYOR
SEAL

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON June 29, 2018 AT 12:57PM FILE NUMBER 2018600338 1
PLAT BOOK 17 PAGE 10-10A

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

Mellissa K. Wheeler — PRINT NAME, DEPUTY CLERK
SIGNATURE, DEPUTY CLERK

SUMTER COUNTY CLERK OF COURT SEAL

VILLAGES OF SOUTHERN OAKS
LAINE VILLAS

SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

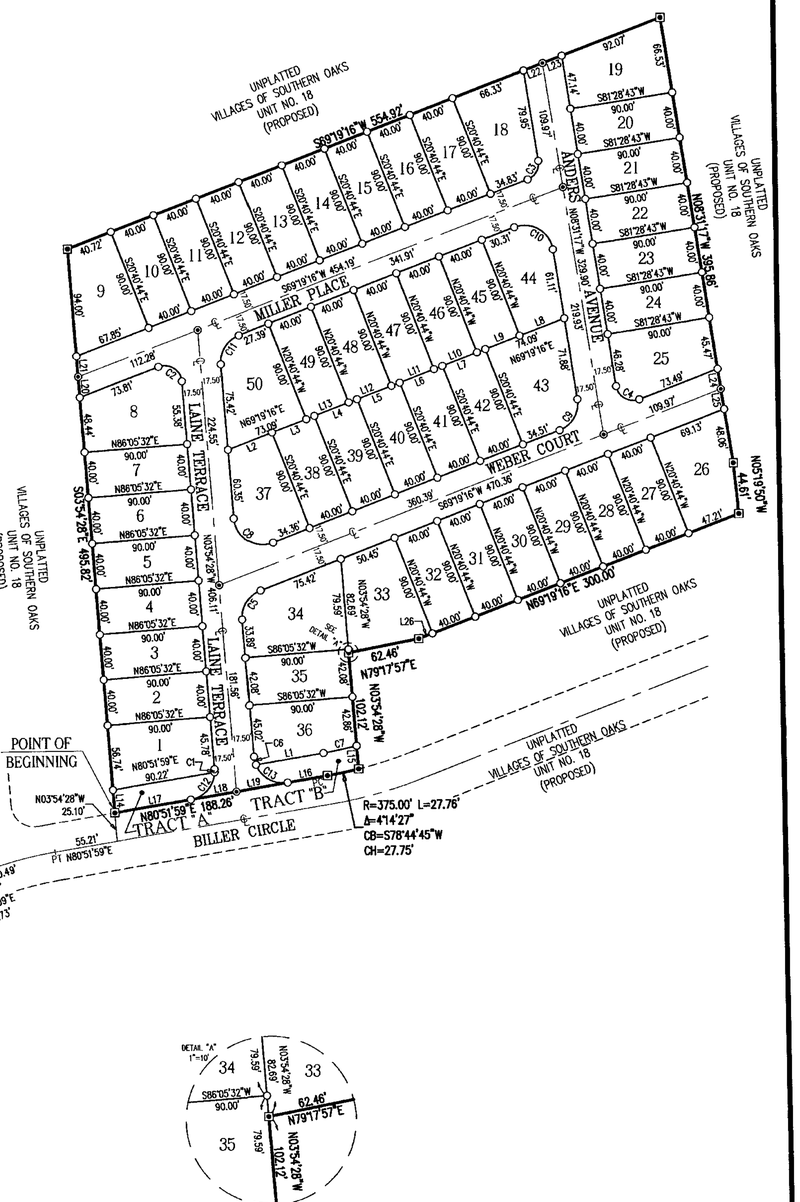
PLAT BOOK 17
PAGE 10A

Scale: 1" = 50'
SCALE IN FEET

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	2.75'	25.00'	6°18'40"	N00°45'08"W	2.75'
C2	27.95'	15.00'	106°46'16"	N57°17'36"W	24.08'
C3	20.38'	15.00'	77°50'33"	N30°24'00"E	18.85'
C4	26.74'	15.00'	102°09'27"	S59°36'00"E	23.34'
C5	31.95'	25.00'	73°13'45"	S32°42'24"W	29.82'
C6	7.31'	25.00'	16°45'46"	S12°17'21"E	7.29'
C7	29.61'	355.00'	4°46'46"	N78°28'36"E	29.60'
C8	46.59'	25.00'	106°46'15"	S57°17'36"E	40.13'
C9	33.97'	25.00'	77°50'33"	N30°24'00"E	31.41'
C10	44.57'	25.00'	102°09'28"	N59°36'01"W	38.90'
C11	31.95'	25.00'	73°13'45"	S32°42'24"W	29.82'
C12	34.24'	25.00'	78°27'47"	N41°38'05"E	31.62'
C13	34.24'	25.00'	78°27'47"	S59°54'08"E	31.62'

LINE TABLE		
LINE	LENGTH	BEARING
L1	59.84'	N80°51'59"E
L2	40.89'	N69°19'16"E
L3	40.00'	N69°19'16"E
L4	40.00'	N69°19'16"E
L5	40.00'	N69°19'16"E
L6	40.00'	N69°19'16"E
L7	40.00'	N69°19'16"E
L8	41.88'	N69°19'16"E
L9	40.00'	N69°19'16"E
L10	40.00'	N69°19'16"E
L11	40.00'	N69°19'16"E
L12	40.00'	N69°19'16"E
L13	40.00'	N69°19'16"E
L14	20.08'	N3°54'28"W
L15	20.29'	S3°54'28"E
L16	35.35'	N80°51'59"E
L17	67.56'	N80°51'59"E
L18	40.39'	N80°51'59"E
L19	44.96'	N80°51'59"E
L20	18.28'	N3°54'28"W
L21	18.28'	N3°54'28"W
L22	17.90'	N69°19'16"E
L23	17.90'	N69°19'16"E
L24	17.90'	S8°31'17"E
L25	17.90'	S8°31'17"E
L26	12.79'	S69°19'16"W

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	1,700	0.04
B	1,647	0.04



LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)

C9	INDICATES CURVE NUMBER IN CURVE TABLE
L9	INDICATES LINE NUMBER IN LINE TABLE
℄	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CH	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
LB	INDICATES LICENSED BUSINESS
NO.	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
POC	INDICATES POINT ON CURVE
PCC	INDICATES POINT OF COMPOUND CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
R	INDICATES RADIUS LENGTH
(R)	INDICATES RADIAL LINE
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
GFE	INDICATES GATE FACILITIES EASEMENT
SE	INDICAITES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PGS	INDICATES PAGES
SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY

PREPARED BY: FARNER BARLEY AND ASSOCIATES, INC.
▲ENGINEERS ▲SURVEYORS ▲PLANNERS LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. OR BOOK 3484 PAGE 1

VILLAGES OF SOUTHERN OAKS PRESTON VILLAS

PLAT BOOK 17
PAGE 26

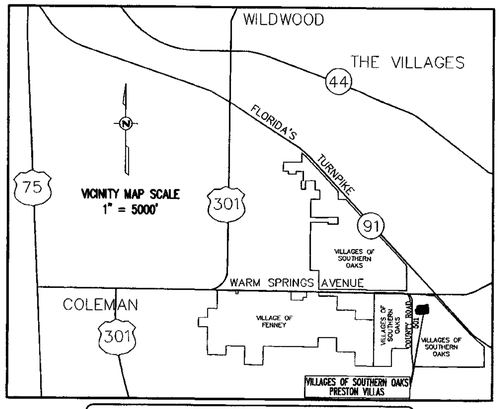
SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE S89°48'01"E, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 69.32 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD 501 PER #93-151; THENCE RUN N00°21'48"E, ALONG SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD 501 A DISTANCE OF 1,424.20 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN S89°38'12"E, 303.58 FEET TO THE POINT OF BEGINNING; THENCE N88°13'47"E, 96.29 FEET; THENCE N05°14'34"E, 267.82 FEET; THENCE S88°17'45"E, 141.87 FEET; THENCE N86°00'49"E, 286.00 FEET; THENCE N81°30'28"E, 13.24 FEET; THENCE N74°06'49"E, 237.83 FEET; THENCE S03°59'11"E, 563.78 FEET; THENCE S86°00'49"W, 551.25 FEET; THENCE S88°13'47"W, 223.71 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 525.00 FEET AND A CHORD BEARING AND DISTANCE OF N12°00'48"W, 26.40 FEET TO WHICH A RADIAL LINE BEARS N79°25'39"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°52'55", AN ARC DISTANCE OF 26.41 FEET TO THE POINT OF TANGENCY; THENCE N13°27'16"W, 166.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 475.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°15'03", AN ARC DISTANCE OF 68.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.94 ACRES, MORE OR LESS.



57 LOTS - 5 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

1.) BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST AS BEING S89°48'01"E.

2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN FEET.

4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.

6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8.) TRACTS "A" AND "B" ARE FOR OPEN SPACE AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, IRRIGATION, WATER AND WASTEWATER OR OTHER UTILITIES, DRAINAGE FACILITIES, LANDSCAPED AREAS, CART PATHS, PEDESTRIAN TRAILS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE. THERE IS NO INGRESS AND/OR EGRESS WITHOUT WRITTEN CONSENT BY DEVELOPER.

9.) TRACTS "C", "D" AND "E" ARE FOR PERPETUAL OPEN SPACE AND LANDSCAPING UPON WHICH NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER OR ITS ASSIGNEE, EXCEPT INGRESS AND EGRESS SHALL BE PERMITTED FOR THE MAINTENANCE THEREOF.

10.) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY SOUTH SUMTER UTILITY COMPANY, LLC, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY SOUTHEAST WILDWOOD WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS, OR THE CITY OF WILDWOOD; (D) MAINTENANCE AND REPAIR OF THE TOP AND EXTERIOR OF THE WALLS AND/OR FENCES LOCATED ON OR ABUTTING TRACTS A AND B WITHIN THE SUBDIVISION; AND (E) MAINTENANCE AND REPAIR, INCLUDING STRUCTURAL REPAIR, OF THE WALLS AND/OR FENCES LOCATED ON OR ABUTTING TRACTS C, D AND E WITHIN THE SUBDIVISION.

11.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES LAND COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF SOUTHERN OAKS PRESTON VILLAS, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND THE PERPETUAL USE OF THE PUBLIC; AND DEDICATES TRACTS "A", "B", "C", "D" AND "E", TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12.

WITNESSES:

(1) SIGNATURE Jennifer A. Peters
PRINT NAME

(2) SIGNATURE Lisa Carnes
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: MARTIN L. DZURO, MANAGER

WITNESSES:

(1) SIGNATURE Lisa Carnes
PRINT NAME

(2) SIGNATURE Rachel Smith
PRINT NAME

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

BY: SIGNATURE
Dean Barberree Chairman
PRINT NAME / TITLE

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF October 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Lisa Carnes
COMMISSION NO.: GG 047770
COMMISSION EXPIRES: 11-15-20

LISA CARNES
MY COMMISSION # GG 047770
EXPIRES: November 15, 2020
Bonded thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF October 2018, BY Dean Barberree THE Chairman OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12, ON BEHALF OF THE DISTRICT, AND DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Lisa Carnes SERIAL / COMM. NO. GG 047770
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

LISA CARNES
MY COMMISSION # GG 047770
EXPIRES: November 15, 2020
Bonded thru Budget Notary Services

VILLAGES OF SOUTHERN OAKS PRESTON VILLAS CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES LAND COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A", "B", "C", "D" AND "E" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS PRESTON VILLAS, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT): (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

THE DEVELOPER ALSO GRANTS TO THE DISTRICT NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER, ACROSS AND UPON ANY SPECIAL EASEMENTS SHOWN HEREON FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES LOCATED THEREIN.

THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE TRACTS LISTED ABOVE, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON AND DRAINAGE FACILITIES LOCATED WITHIN ANY SPECIAL EASEMENTS PERPETUALLY, AND MAINTAIN THE ROADWAYS AND DRAINAGE FEATURES LYING WITHIN SUCH ROADWAYS FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL

SIGNATURE Jennifer A. Peters
PRINT NAME

SIGNATURE Lisa Carnes
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: MARTIN L. DZURO, MANAGER

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF October 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Lisa Carnes
COMMISSION NO.: GG 047770
COMMISSION EXPIRES: 11-15-20

LISA CARNES
MY COMMISSION # GG 047770
EXPIRES: November 15, 2020
Bonded thru Budget Notary Services

PREPARED BY:

FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS 22nd DAY OF October, 2018.

ATTEST:

MELANIE D. PEAVY
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS 22nd DAY OF October, 2018.

CASSANDRA SMITH
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS 22nd DAY OF October, 2018.

ASHLEY HUNT
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. PEAVY

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

CITY ENGINEER
KIMLEY HORN AND ASSOCIATES
GENE LOSITO, P.E.

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE — 10/18/18 DATE

RONALD W. HERR, P.L.S.
WADE SURVEYING, INC.

4907 REGISTRATION NO.

RONALD W. HERR LICENSED SURVEYOR AND MAPPER SEAL STATE OF FLORIDA

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS PRESTON VILLAS, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE 13 DAY OF SEPT, 2018; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

KAYE M. JAMESON — 10/12/18 DATE
REGISTRATION NO. 5912

KAYE M. JAMESON LICENSE NUMBER No. 5912 SEAL STATE OF FLORIDA PROFESSIONAL SURVEYOR

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON October 30, 2018 AT 9:52 AM FILE NUMBER 2018600033545 PLAT BOOK 17 PAGE 26-26A.

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

Melissa K Worrell
PRINT NAME
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

CIRCUIT COURT CLERK SEAL SUMTER COUNTY FLORIDA

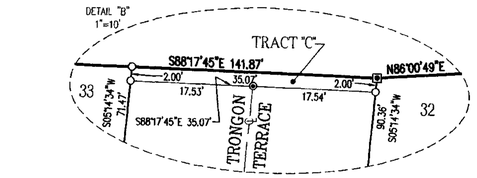
VILLAGES OF SOUTHERN OAKS
PRESTON VILLAS

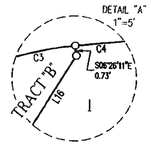
SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 2 OF 2

PLAT BOOK 17
PAGE 26A

Scale: 1" = 60'
SCALE IN FEET





CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	40.78'	200.00'	11°41'02"	S82°23'15"W	40.71'
C2	19.34'	500.00'	2°12'57"	N87°07'18"E	19.34'
C3	42.33'	25.00'	97°01'05"	S35°03'17"W	37.45'
C4	14.86'	182.50'	4°39'57"	S85°53'48"W	14.86'
C5	20.02'	517.50'	2°12'58"	N87°07'18"E	20.01'
C6	23.56'	15.00'	90°00'01"	N48°59'11"W	21.21'
C7	28.46'	535.00'	3°02'52"	N11°55'50"W	28.45'
C8	23.56'	15.00'	90°00'00"	N41°00'49"E	21.21'
C9	25.98'	15.00'	99°13'45"	S44°22'18"E	22.85'
C10	36.21'	25.00'	82°59'13"	N46°44'11"E	33.13'
C11	27.08'	217.50'	7°07'57"	S84°39'48"W	27.06'
C12	37.28'	25.00'	85°26'56"	S56°10'43"E	33.92'
C13	66.36'	465.00'	8°10'37"	S09°21'57"E	66.31'
C14	42.33'	25.00'	97°00'48"	S43°15'50"E	37.45'
C15	18.66'	482.50'	2°12'57"	N87°07'18"E	18.66'
C16	39.27'	25.00'	90°00'01"	N41°00'50"E	35.36'
C17	39.27'	25.00'	90°00'01"	N48°59'11"W	35.36'
C18	35.24'	25.00'	80°46'16"	S45°37'42"W	32.40'
C19	27.19'	25.00'	62°18'31"	S36°23'50"W	25.87'
C20	22.34'	15.00'	85°19'27"	S37°25'09"E	20.33'

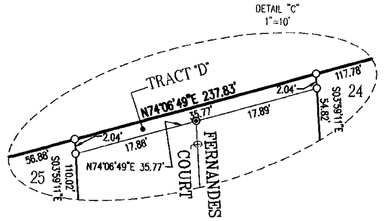
LINE TABLE		
LINE	LENGTH	BEARING
L1	5.76'	S76°32'44"W
L2	2.88'	N88°13'47"E
L3	10.65'	N88°13'47"E
L4	29.35'	N86°00'49"E
L5	17.12'	S86°00'49"W
L6	27.39'	S74°06'49"W
L7	13.24'	S81°30'28"W
L8	14.85'	N88°13'47"E
L9	25.51'	S13°27'16"E
L10	4.79'	N88°13'47"E
L11	25.58'	S86°00'49"W
L12	41.74'	S13°27'16"E
L13	43.68'	S13°27'16"E
L14	6.60'	S3°37'41"E
L15	20.00'	S58°27'16"E
L16	25.41'	N31°32'44"E
L17	21.23'	S13°27'16"E

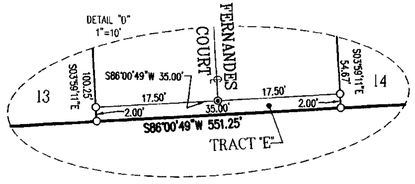
TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	1,191	0.027
B	1,167	0.027
C	70	0.002
D	72	0.002
E	70	0.002

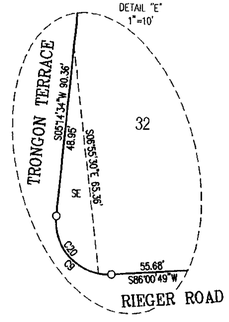
LEGEND

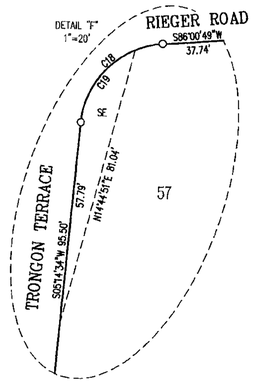
- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ▣ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

ABBREVIATIONS	
PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PGS	INDICATES PAGES
SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY









PREPARED BY:

EARNEST BAILEY AND ASSOCIATES, INC.
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. OR BOOK 3394 PAGE 227

VILLAGES OF SOUTHERN OAKS
RHETT VILLAS

SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

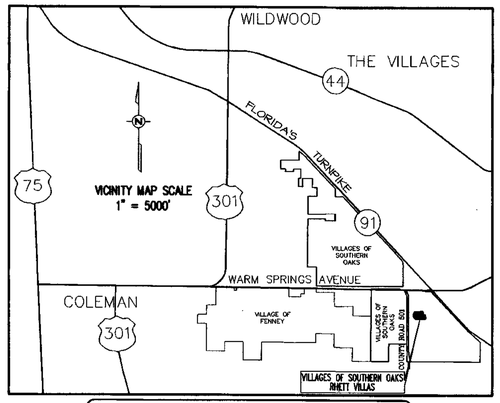
PLAT BOOK 17
PAGE 27

LEGAL DESCRIPTION

PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE S89°48'01"E, ALONG THE SOUTH LINE OF THE SAID NORTHWEST 1/4 A DISTANCE OF 69.32 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD 501 PER #93-151; THENCE RUN N00°21'48"E, ALONG SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD A DISTANCE OF 669.10 FEET; THENCE S89°38'12"E, 272.20 FEET; THENCE S88°47'35"E, 50.00 FEET; THENCE N01°12'25"E, 92.08 FEET; THENCE S88°47'35"E, 90.00 FEET TO THE POINT OF BEGINNING; THENCE N01°12'25"E, 40.49 FEET; THENCE N11°01'33"E, 75.08 FEET; THENCE N19°40'23"E, 52.02 FEET; THENCE N88°51'45"E, 326.49 FEET; THENCE N72°00'36"E, 118.15 FEET; THENCE N85°50'33"E, 94.27 FEET; THENCE S12°27'44"E, 255.19 FEET; THENCE N88°51'45"E, 110.03 FEET; THENCE S16°09'22"E, 70.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 475.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°01'07", AN ARC DISTANCE OF 124.51 FEET TO THE POINT OF TANGENCY; THENCE S01°08'15"E, 19.61 FEET; THENCE S88°51'45"W, 609.00 FEET; THENCE N70°42'32"W, 58.13 FEET; THENCE N55°33'37"W, 52.39 FEET; THENCE N41°33'58"W, 52.05 FEET; THENCE N23°47'56"W, 3.24 FEET; THENCE N27°55'45"W, 51.29 FEET; THENCE N04°23'33"W, 53.81 FEET; THENCE N01°12'25"E, 65.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.94 ACRES, MORE OR LESS.



56 LOTS – 4 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

1.) BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 34 TOWNSHIP 19 SOUTH, RANGE 23 EAST AS BEING S89°48'01"E.

2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN FEET.

4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.

6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8.) TRACTS "A" AND "B" ARE FOR OPEN SPACE AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, IRRIGATION, WATER AND WASTEWATER OR OTHER UTILITIES, DRAINAGE FACILITIES, LANDSCAPED AREAS, CART PATHS, PEDESTRIAN TRAILS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE. THERE IS NO INGRESS AND/OR EGRESS WITHOUT WRITTEN CONSENT BY DEVELOPER.

9.) TRACTS "C" AND "D" ARE FOR PERPETUAL OPEN SPACE AND LANDSCAPING UPON WHICH NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER OR ITS ASSIGNEE, EXCEPT INGRESS AND EGRESS SHALL BE PERMITTED FOR THE MAINTENANCE THEREOF.

10.) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY SOUTH SUMTER UTILITY COMPANY, LLC, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY SOUTHEAST WILDWOOD WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS, OR THE CITY OF WILDWOOD; AND (D) MAINTENANCE AND REPAIR, INCLUDING STRUCTURAL REPAIR, OF THE WALLS AND/OR FENCES LOCATED ON OR ABUTTING TRACTS C AND D OF THE SUBDIVISION.

11.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES LAND COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF SOUTHERN OAKS RHETT VILLAS, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND THE PERPETUAL USE OF THE PUBLIC; AND DEDICATES TRACTS "A", "B", "C" AND "D", TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12.

WITNESSES:

(1) SIGNATURE Jennifer A. Peters
PRINT NAME

(2) SIGNATURE Lisa Carnes
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: MARTIN L. DZURO, MANAGER

WITNESSES:

(1) SIGNATURE Lisa Carnes
PRINT NAME

(2) SIGNATURE Rachel Smith
PRINT NAME

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

BY: SIGNATURE
Dean Barberree Chairman
PRINT NAME / TITLE

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF October, 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN. WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

Lisa Carnes
NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: Lisa Carnes
COMMISSION NO.: GG047770
COMMISSION EXPIRES: 11-15-20

LISA CARNES
MY COMMISSION # GG 047770
EXPIRES: Nov 15, 2020
Bonded thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF October 2018, BY Dean Barberree THE Chairman OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12, ON BEHALF OF THE DISTRICT, AND DID NOT TAKE AN OATH.

Lisa Carnes
NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: Lisa Carnes SERIAL / COMM. NO. GG047770

LISA CARNES
MY COMMISSION # GG 047770
EXPIRES: Nov 15, 2020
Bonded thru Budget Notary Services

TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

VILLAGES OF SOUTHERN OAKS RHETT VILLAS CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES LAND COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A", "B", "C" AND "D" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS RHETT VILLAS, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT): (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

THE DEVELOPER ALSO GRANTS TO THE DISTRICT NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER, ACROSS AND UPON ANY SPECIAL EASEMENTS SHOWN HEREON FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES LOCATED THEREIN.

THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE TRACTS LISTED ABOVE, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON AND DRAINAGE FACILITIES LOCATED WITHIN ANY SPECIAL EASEMENTS PERPETUALLY, AND MAINTAIN THE ROADWAYS AND DRAINAGE FEATURES LYING WITHIN SUCH ROADWAYS FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL

SIGNATURE Jennifer A. Peters
PRINT NAME

SIGNATURE Lisa Carnes
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: MARTIN L. DZURO, MANAGER

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF October 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN. WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

Lisa Carnes
NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: Lisa Carnes
COMMISSION NO.: GG047770
COMMISSION EXPIRES: 11-15-20

LISA CARNES
MY COMMISSION # GG 047770
EXPIRES: November 15, 2020
Bonded Thru Budget Notary Services

PREPARED BY:

FARNER BARLEY AND ASSOCIATES, INC.
▲ENGINEERS
▲SURVEYORS
▲PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE — DATE 10/19/18

RONALD W. HERR, P.L.S.
WADE SURVEYING, INC.

4907
REGISTRATION NO.

STATE OF FLORIDA
RONALD W. HERR
LICENSE NUMBER
No. 4907
PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS 22nd DAY OF October, 2018.

ATTEST:
MELANIE D. PEAVY
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS 22nd DAY OF October, 2018.

CASSANDRA SMITH
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS 22nd DAY OF October, 2018.

ASHLEY HUNT
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. PEAVY

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

CITY ENGINEER
KIMLEY HORN AND ASSOCIATES
GENE LOSITO, P.E.

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS RHETT VILLAS, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE 13 DAY OF SEPT., 2018; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

KAYE M. JAMESON
LICENSE NUMBER
No. 5912
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

KAYE M. JAMESON
REGISTRATION NO. 5912

10/12/18
DATE

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON October 30, 2018 AT 9:56 A.M. FILE NUMBER 2018600338353
PLAT BOOK 17 PAGE 27-27A.

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

Melissa K. Worrell
PRINT NAME
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

CIRCUIT COURT CLERK
SEAL
SUMTER COUNTY, FLORIDA

VILLAGES OF SOUTHERN OAKS
RHETT VILLAS

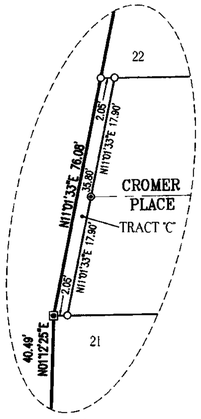
SHEET 2 OF 2

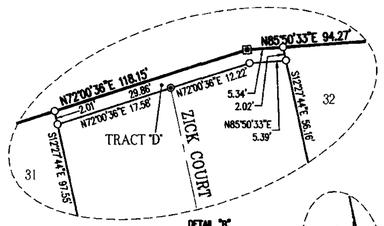
PLAT BOOK 17
PAGE 27A

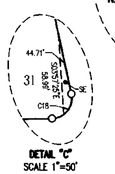
SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

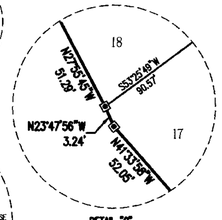
LEGEND

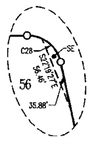
- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- PB INDICATES PLAT BOOK
- PG INDICATES PAGE
- PGS INDICATES PAGES
- SQ FT INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY

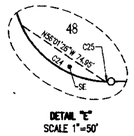


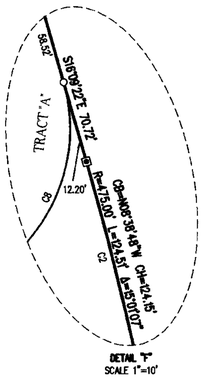




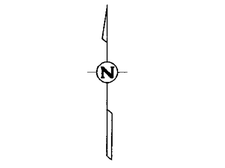








CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	39.53'	200.00'	11°19'30"	N06°47'59"W	39.47'
C2	38.14'	475.00'	4°36'03"	N13°51'20"W	38.13'
C3	40.49'	475.00'	4°53'04"	N09°06'47"W	40.48'
C4	45.87'	475.00'	5°32'00"	N03°54'15"W	45.86'
C5	34.91'	25.00'	80°01'06"	N46°40'48"W	32.15'
C6	1.94'	25.00'	4°26'54"	N88°54'48"W	1.94'
C7	68.58'	455.00'	8°38'07"	N05°27'18"W	68.51'
C8	34.41'	25.00'	78°51'13"	N23°16'15"E	31.75'
C9	11.42'	25.00'	26°09'54"	N75°46'48"E	11.32'
C10	14.51'	106.50'	7°48'15"	S87°14'07"E	14.50'
C11	33.87'	106.50'	18°13'23"	S74°13'18"E	33.73'
C12	34.22'	106.50'	18°24'30"	S55°54'22"E	34.07'
C13	34.22'	106.50'	18°24'30"	S37°29'52"E	34.07'
C14	32.66'	106.50'	17°34'07"	S19°30'33"E	32.53'
C15	22.18'	106.50'	11°55'54"	S04°45'32"E	22.14'
C16	24.18'	15.00'	92°20'39"	N44°57'55"W	21.64'
C17	26.53'	15.00'	101°19'30"	N38°12'01"E	23.20'
C18	17.09'	15.00'	65°16'00"	N20°10'16"E	16.18'
C19	29.17'	217.50'	7°40'59"	N08°37'15"W	29.14'
C20	13.82'	217.50'	3°38'30"	N02°57'30"W	13.82'
C21	39.27'	25.00'	90°00'00"	S46°08'15"E	35.36'
C22	39.27'	25.00'	90°00'00"	N43°51'45"E	35.36'
C23	115.24'	71.50'	92°20'39"	S44°57'55"E	103.16'
C24	78.89'	71.50'	63°12'56"	S56°01'26"E	74.95'
C25	4.37'	71.50'	3°30'20"	S89°23'05"E	4.37'
C26	38.25'	25.00'	87°39'22"	S45°02'04"W	34.62'
C27	34.33'	25.00'	78°40'30"	N51°47'59"W	31.69'
C28	22.77'	25.00'	52°10'51"	N38°33'10"W	21.99'
C29	16.20'	182.50'	5°05'13"	N09°55'08"W	16.20'
C30	19.87'	182.50'	6°14'17"	N04°15'23"W	19.86'
C31	12.33'	455.00'	1°33'10"	N15°22'47"W	12.33'



Scale: 1" = 50'
SCALE IN FEET

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	1,591	0.036
B	1,662	0.038
C	72	0.002
D	70	0.002

PREPARED BY:
FARNER BARLEY AND ASSOCIATES, INC.
▲ENGINEERS
▲SURVEYORS
▲PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 - (352) 748-3126

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. OR BOOK 3475 PAGE 336

VILLAGES OF SOUTHERN OAKS RYAN VILLAS

SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

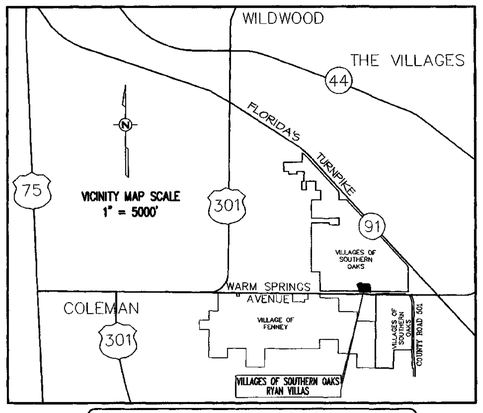
PLAT BOOK 17
PAGE 24

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE N00°20'29"E ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 137.94 FEET TO THE NORTH RIGHT OF WAY OF COUNTY ROAD C-468 PER OFFICIAL RECORDS BOOK 2791, PAGE 736, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID RIGHT OF WAY LINE RUN N89°43'03"W 446.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°43'03"W, ALONG SAID RIGHT OF WAY LINE, 711.62 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN N00°16'57"E, 152.55 FEET; THENCE N22°58'41"W, 319.28 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,475.00 FEET AND A CHORD BEARING AND DISTANCE OF N67°25'11"E, 231.41 FEET TO WHICH A RADIAL LINE BEARS N22°34'47"W, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°59'54", AN ARC DISTANCE OF 231.65 FEET; THENCE ALONG A NON-TANGENT LINE RUN S19°32'26"E, 77.11 FEET; THENCE S81°09'01"E, 41.85 FEET; THENCE S89°43'03"E, 498.58 FEET; THENCE S07°35'32"E, 426.02 FEET; THENCE S00°16'57"W, 35.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.85 ACRES, MORE OR LESS.



64 LOTS - 6 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

1.) BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST AS BEING N00°20'29"E.

2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN FEET.

4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.

6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8.) TRACTS "A", "B" AND "C" ARE FOR OPEN SPACE AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, IRRIGATION, WATER AND WASTEWATER OR OTHER UTILITIES, DRAINAGE FACILITIES, LANDSCAPED AREAS, CART PATHS, PEDESTRIAN TRAILS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE. THERE IS NO INGRESS AND/OR EGRESS WITHOUT WRITTEN CONSENT BY DEVELOPER.

9.) TRACTS "D", "E" AND "F" ARE FOR PERPETUAL OPEN SPACE AND LANDSCAPING UPON WHICH NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER OR ITS ASSIGNEE, EXCEPT INGRESS AND EGRESS SHALL BE PERMITTED FOR THE MAINTENANCE THEREOF.

10.) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY SOUTH SUMTER UTILITY COMPANY, LLC, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY SOUTHEAST WILDWOOD WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS, OR THE CITY OF WILDWOOD; (D) MAINTENANCE AND REPAIR, INCLUDING STRUCTURAL REPAIR, OF WALLS AND/OR FENCES ON OR ABUTTING TRACTS D, E AND F OF THE SUBDIVISION; AND (E) MAINTENANCE AND REPAIR TO THE TOP AND EXTERIOR PORTION OF THE WALLS AND/OR FENCES LOCATED ON THE SOUTHERLY BOUNDARY OF HOMESITES 10 AND 22; AND THE REAR OF HOMESITES 11 THROUGH 21 OF THE SUBDIVISION.

11.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES LAND COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF SOUTHERN OAKS RYAN VILLAS, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND TO THE PERPETUAL USE OF THE PUBLIC; AND DEDICATES TRACTS "A", "B" "C", "D", "E" AND "F", TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12.

WITNESSES:

(1) SIGNATURE Jennifer A. Peters
PRINT NAME

(2) SIGNATURE Vicki C. Suber
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: MARTIN L. DZURO, MANAGER

WITNESSES:

(1) SIGNATURE Lisa Carnes
PRINT NAME

(2) SIGNATURE Rachel Smith
PRINT NAME

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

BY: SIGNATURE
Dean Bartolozzo Chairman
PRINT NAME / TITLE

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF Sept., 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Vicki C. Suber
COMMISSION NO.: GG004459
COMMISSION EXPIRES: 9-22-19

VICKI C. SUBER
#GG 004459
NOTARY PUBLIC, STATE OF FLORIDA

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF September 2018, BY Dean Bartolozzo THE Chairman OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12, ON BEHALF OF THE DISTRICT, AND DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Lisa Carnes SERIAL / COMM. NO GG047770
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

LISA CARNES
MY COMMISSION # GG 047770
EXPIRES: November 15, 2020

VILLAGES OF SOUTHERN OAKS RYAN VILLAS CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES LAND COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A", "B", "C", "D", "E" AND "F" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS RYAN VILLAS, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT): (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

THE DEVELOPER ALSO GRANTS TO THE DISTRICT NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER, ACROSS AND UPON ANY SPECIAL EASEMENTS SHOWN HEREON FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES LOCATED THEREIN.

THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE TRACTS LISTED ABOVE, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON AND DRAINAGE FACILITIES LOCATED WITHIN ANY SPECIAL EASEMENTS PERPETUALLY, AND MAINTAIN THE ROADWAYS AND DRAINAGE FEATURES LYING WITHIN SUCH ROADWAYS FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL

SIGNATURE Jennifer A. Peters
PRINT NAME

SIGNATURE Vicki C. Suber
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: MARTIN L. DZURO, MANAGER

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF Sept., 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Vicki C. Suber
COMMISSION NO.: GG004459
COMMISSION EXPIRES: 9-22-19

VICKI C. SUBER
#GG 004459
NOTARY PUBLIC, STATE OF FLORIDA

PREPARED BY:

FARNER BARLEY AND ASSOCIATES, INC.
LB 4709
ENGINEERS
SURVEYORS
PLANNERS
4450 N.E. 83rd ROAD - WILDWOOD, FL 34785 - (352) 748-3126

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE
9/20/18
DATE

RONALD W. HERR, P.L.S.
WADE SURVEYING, INC.

4907
REGISTRATION NO.

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS 2nd DAY OF September 2018.

ATTEST:

MELANIE D. PEAVY
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS 24th DAY OF September 2018.

CASSANDRA SMITH
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS 24th DAY OF September 2018.

ASHLEY HUNT
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. PEAVY

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

CITY ENGINEER
KIMLEY HORN AND ASSOCIATES
GENE LOSITO, P.E.

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS RYAN VILLAS, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE 20 DAY OF AUGUST, 2018; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

KAYE M. JAMESON
REGISTRATION NO. 5912

9/18/18
DATE

KAYE M. JAMESON
No. 5912
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON October 3, 2018, AT 1:04 P.M. FILE NUMBER 2018600359881
PLAT BOOK 17 PAGE 24-24A.

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

Melissa K Worrell
PRINT NAME
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

CIRCUIT COURT CLERK
SUMTER COUNTY FLORIDA

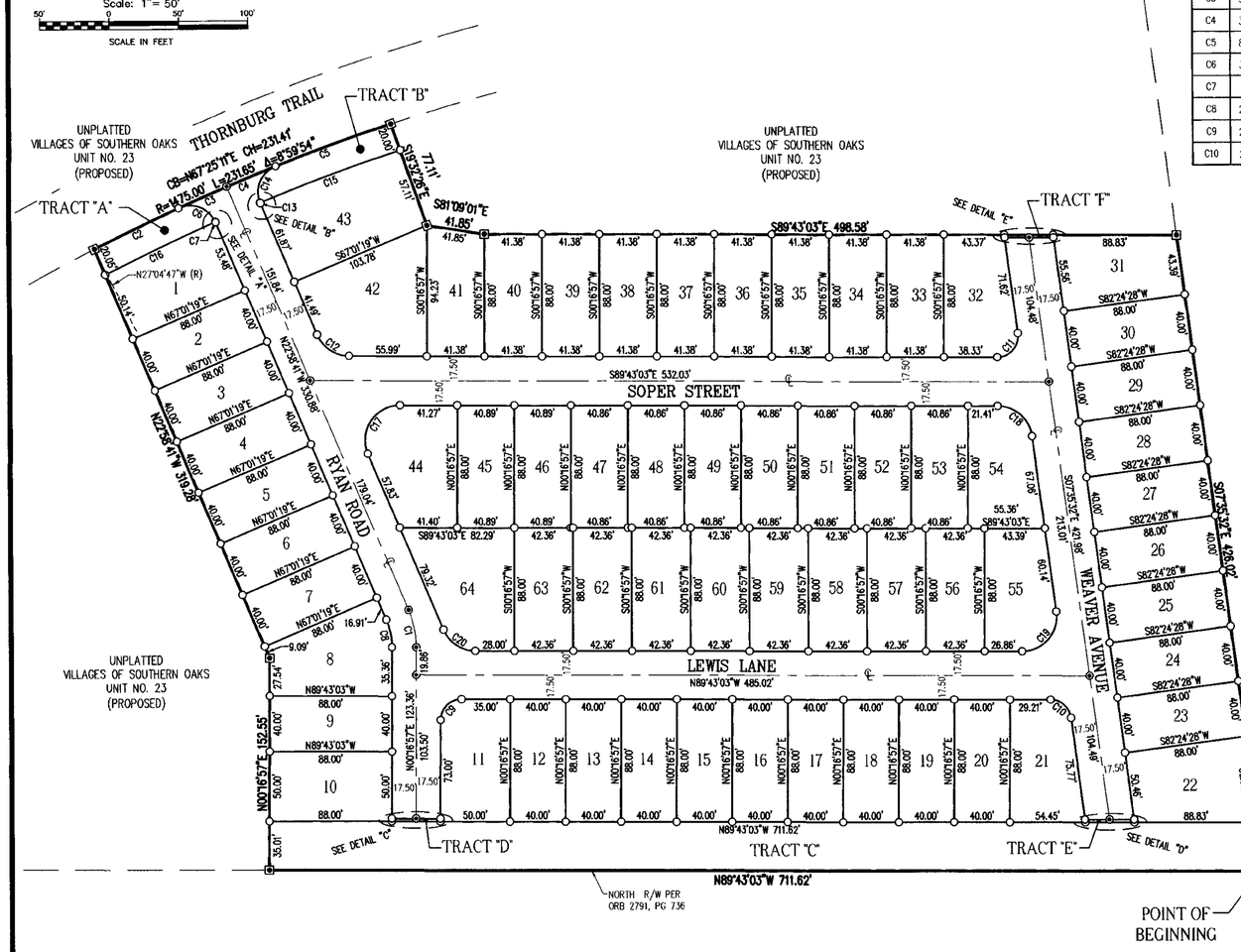
VILLAGES OF SOUTHERN OAKS
RYAN VILLAS

SHEET 2 OF 2

PLAT BOOK 11
PAGE 24A

SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

Scale: 1"= 50'
50' 0 50' 100'
SCALE IN FEET



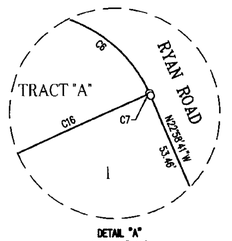
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	27.40'	67.50'	23°15'38"	N11°20'52"W	27.22'
C2	67.57'	1475.00'	2°37'29"	S64°13'58"W	67.56'
C3	38.02'	1475.00'	1°28'37"	S66°17'01"W	38.02'
C4	38.02'	1475.00'	1°28'37"	S67°45'38"W	38.02'
C5	88.04'	1475.00'	3°25'12"	S70°12'32"W	88.03'
C6	31.55'	20.00'	90°23'38"	N69°15'29"W	28.38'
C7	0.38'	20.00'	1°04'59"	N23°31'10"W	0.38'
C8	20.30'	50.00'	23°15'38"	N11°20'52"W	20.16'
C9	23.56'	15.00'	90°00'00"	S45°16'57"W	21.21'
C10	21.50'	15.00'	82°07'30"	N48°39'18"W	19.71'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C11	25.62'	15.00'	97°52'30"	N41°20'42"E	22.62'
C12	29.12'	25.00'	66°44'22"	S56°20'52"E	27.50'
C13	0.38'	20.00'	1°04'59"	S22°26'11"E	0.38'
C14	31.55'	20.00'	90°23'38"	S23°18'07"W	28.38'
C15	107.36'	1455.00'	4°13'39"	S69°49'30"W	107.33'
C16	88.09'	1455.00'	3°28'08"	S64°35'54"W	88.08'
C17	49.42'	25.00'	113°15'38"	S33°39'08"W	41.76'
C18	35.83'	25.00'	82°07'30"	N48°39'18"W	32.84'
C19	42.71'	25.00'	97°52'30"	N41°20'42"E	37.70'
C20	29.12'	25.00'	66°44'22"	S56°20'52"E	27.50'

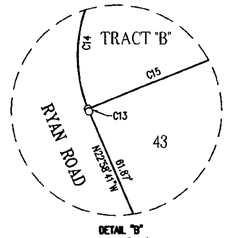
LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ▣ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

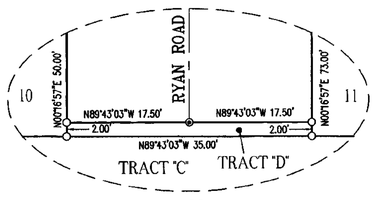
PB INDICATES PLAT BOOK
PG INDICATES PAGE
PGS INDICATES PAGES
SQ FT INDICATES SQUARE FEET
R/W INDICATES RIGHT-OF-WAY



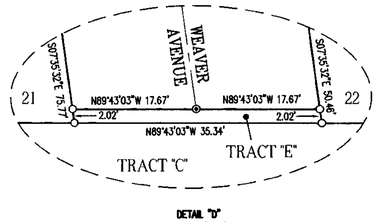
DETAIL "A"
SCALE 1"=10'



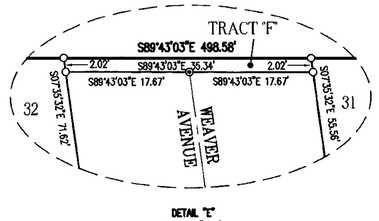
DETAIL "B"
SCALE 1"=10'



DETAIL "C"
SCALE 1"=10'



DETAIL "D"
SCALE 1"=10'



DETAIL "E"
SCALE 1"=10'

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	1,672	0.038
B	2,069	0.148
C	24,911	0.572
D	70	0.002
E	71	0.002
F	71	0.002

PREPARED BY: CARLSON BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 – (352) 748-3128

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. OR BOOK 3716 / PAGE 220

VILLAGES OF SOUTHERN OAKS SAMUEL VILLAS

SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

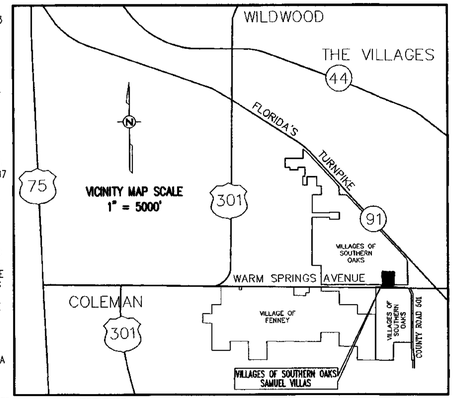
PLAT BOOK 17
PAGE 18

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE N00°20'29"E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 137.94 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD C-468 PER OFFICIAL RECORDS BOOK 2791, PAGE 736, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE RUN S89°43'03"E A DISTANCE OF 515.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE S89°43'03"E, 739.66 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN N00°16'57"E, 548.70 FEET; THENCE S89°43'03"E, 22.28 FEET; THENCE N06°28'14"E, 170.60 FEET; THENCE N06°32'22"W, 106.82 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,198.50 FEET AND A CHORD BEARING AND DISTANCE OF N84°13'18"E, 20.97 FEET TO WHICH A RADIAL LINE BEARS S05°30'18"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°32'47", AN ARC DISTANCE OF 20.97 FEET; THENCE DEPARTING SAID CURVE ALONG A RADIAL LINE RUN N05°03'05"W, 60.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,138.50 FEET AND A CHORD BEARING AND DISTANCE OF S88°02'12"W, 304.92 FEET TO WHICH A RADIAL LINE BEARS S06°03'05"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°10'35", AN ARC DISTANCE OF 305.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 128.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°14'25", AN ARC DISTANCE OF 27.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 496.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°48'52", AN ARC DISTANCE OF 145.71 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,198.00 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°43'43", AN ARC DISTANCE OF 27.44 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 196.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°55'36", AN ARC DISTANCE OF 27.19 FEET TO THE POINT OF TANGENCY; THENCE N74°39'44"W, 25.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 203.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°57'44", AN ARC DISTANCE OF 21.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,152.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°31'28", AN ARC DISTANCE OF 207.49 FEET; THENCE DEPARTING SAID CURVE RUN S14°55'00"W, 43.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF S30°32'33"E, 28.06 FEET TO WHICH A RADIAL LINE BEARS N14°55'00"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°04'54", AN ARC DISTANCE OF 31.10 FEET TO THE POINT OF TANGENCY; THENCE S13°59'54"W, 48.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 675.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°41'11", AN ARC DISTANCE OF 361.78 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 296.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°03'03", AN ARC DISTANCE OF 83.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 400.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°17'15", AN ARC DISTANCE OF 36.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 16.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°53'15", AN ARC DISTANCE OF 11.49 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 23.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°48'50", AN ARC DISTANCE OF 17.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,249.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°19'32", AN ARC DISTANCE OF 28.91 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 23.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°48'38", AN ARC DISTANCE OF 16.74 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 16.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°00'57", AN ARC DISTANCE OF 12.10 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,259.50 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°45'37", AN ARC DISTANCE OF 16.71 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 21.50 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°24'47", AN ARC DISTANCE OF 13.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 48.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°08'54", AN ARC DISTANCE OF 58.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°24'47", AN ARC DISTANCE OF 13.66 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,259.50 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°09'55", AN ARC DISTANCE OF 25.62 FEET TO THE POINT OF TANGENCY; THENCE S00°16'57"W, 86.36 FEET; THENCE N89°43'03"W, 12.03 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 85.00 FEET AND A CHORD BEARING AND DISTANCE OF S25°37'34"W, 55.33 FEET TO WHICH A RADIAL LINE BEARS S83°22'03"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°59'13", AN ARC DISTANCE OF 56.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.15 ACRES, MORE OR LESS.



60 LOTS – 11 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

1.) BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST AS BEING N00°20'29"E.

2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN FEET.

4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.

6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8.) TRACTS "D", "F" AND "G" ARE FOR OPEN SPACE AND COMMON LANDSCAPE SPACE.

9.) TRACTS "B" AND "C" ARE FOR OPEN SPACE AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, IRRIGATION, WATER AND WASTEWATER OR OTHER UTILITIES, DRAINAGE FACILITIES, LANDSCAPED AREAS, CART PATHS, PEDESTRIAN TRAILS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE. THERE IS NO INGRESS AND/OR EGRESS PERMITTED TO ADJACENT LANDS WITHOUT WRITTEN CONSENT BY DEVELOPER.

10.) TRACTS "J" AND "K" ARE FOR PERPETUAL OPEN SPACE AND LANDSCAPING UPON WHICH NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER OR ITS ASSIGNEE, EXCEPT INGRESS AND EGRESS SHALL BE PERMITTED FOR THE MAINTENANCE THEREOF.

11.) TRACT "A" IS FOR STORMWATER MANAGEMENT AND OPEN SPACE. THERE IS NO INGRESS AND/OR EGRESS PERMITTED TO ADJACENT LANDS WITHOUT WRITTEN CONSENT BY DEVELOPER.

12.) TRACTS "E" AND "H" ARE FOR VEHICULAR TRAFFIC CONTROL.

13.) TRACT "I" IS RESERVED BY THE DEVELOPER.

14.) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY SOUTH SUMTER UTILITY COMPANY, LLC, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY SOUTHEAST WILDWOOD WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS, OR THE CITY OF WILDWOOD; (D) MAINTENANCE AND REPAIR, INCLUDING STRUCTURAL REPAIR, OF THE WALLS AND/OR FENCES LOCATED ON OR ABUTTING TRACTS J AND K WITHIN THE SUBDIVISION; AND (E) MAINTENANCE AND REPAIR TO THE TOP AND EXTERIOR OF THE WALLS AND/OR FENCES LOCATED ALONG THE NORTHERLY BOUNDARY OF HOMESITE 1; THE REAR OF HOMESITES 1 THROUGH 23; THE SOUTHERLY BOUNDARY OF HOMESITE 24; AND THE NORTHERLY BOUNDARY OF HOMESITE 46 WITHIN THE SUBDIVISION.

15.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES LAND COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF SOUTHERN OAKS SAMUEL VILLAS, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND TO THE PERPETUAL USE OF THE PUBLIC; AND DEDICATES TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "J" AND "K", TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12.

WITNESSES:

(1) _____ SIGNATURE Vicki C. Suber
PRINT NAME

(2) _____ SIGNATURE Jennifer A. Peters
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: _____
MARTIN L. DZURO, MANAGER

WITNESSES:

(1) _____ SIGNATURE Lisa Carnes
PRINT NAME

(2) _____ SIGNATURE Rachel Smith
PRINT NAME

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

BY: _____ SIGNATURE
Dean Barberree Chairman
PRINT NAME / TITLE

VILLAGES OF SOUTHERN OAKS SAMUEL VILLAS CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES LAND COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "J" AND "K" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS SAMUEL VILLAS, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT): (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

THE DEVELOPER ALSO GRANTS TO THE DISTRICT NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER, ACROSS AND UPON ANY SPECIAL EASEMENTS SHOWN HEREON FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES LOCATED THEREIN.

THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE TRACTS LISTED ABOVE, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON AND DRAINAGE FACILITIES LOCATED WITHIN ANY SPECIAL EASEMENTS PERPETUALLY, AND MAINTAIN THE ROADWAYS AND DRAINAGE FEATURES LYING WITHIN SUCH ROADWAYS FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL

_____ SIGNATURE Vicki C. Suber
PRINT NAME

_____ SIGNATURE Jennifer A. Peters
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: _____
MARTIN L. DZURO, MANAGER

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF August 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

_____
NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: Vicki C. Suber
COMMISSION NO.: GG004459
COMMISSION EXPIRES: 9-22-19

VICKI C. SUBER
COMMISSION # GG 004459
EXPIRES: September 22, 2019
Bonded Thru Budget Notary Services
NOTARY PUBLIC - STATE OF FLORIDA

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS 27th DAY OF August, 2018.

ATTEST:

_____
MELANIE D. PEAVY
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS 27th DAY OF August 2018.

_____ CASSANDRA SMITH
CITY CLERK

_____ ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS 27th DAY OF August 2018.

_____ ASHLEY HUNT
CITY OF WILDWOOD, ATTORNEY

_____ DEVELOPMENT SERVICES DIRECTOR
MELANIE D. PEAVY

_____ PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

_____ CITY ENGINEER
KIMLEY HORN AND ASSOCIATES
GENE LOSITO, P.E.

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

_____ SIGNATURE
RONALD W. HERR
WADE SURVEYING, INC.

8/10/18 DATE

4907 REGISTRATION NO.

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF August, 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

_____
NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: Vicki C. Suber
COMMISSION NO.: GG004459
COMMISSION EXPIRES: 9-22-19

VICKI C. SUBER
COMMISSION # GG 004459
EXPIRES: September 22, 2019
Bonded Thru Budget Notary Services
NOTARY PUBLIC - STATE OF FLORIDA

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF August 2018, BY Dean Barberree THE Chairman OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12, ON BEHALF OF THE DISTRICT, AND DID NOT TAKE AN OATH.

_____
NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: Lisa Carnes SERIAL / COMM. NO. GG047770

LISA CARNES
MY COMMISSION # GG 047770
EXPIRES: August 15, 2020
Bonded Thru Budget Notary Services

TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS SAMUEL VILLAS, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE 24 DAY OF JULY, 2018; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

_____
KAYE M. JAMESON
REGISTRATION NO. 5912

8/9/18 DATE

KAYE M. JAMESON
LICENSED SURVEYOR
NO. 5912
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER
SEAL

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON September 6 2018 AT 3:48 PM. FILE NUMBER 2018003945
PLAT BOOK 17 PAGE 18-18A-C.

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

Melissa K. Worrell
PRINT NAME
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

CIRCUIT COURT CLERK SEAL SUMTER COUNTY, FLORIDA

PREPARED BY:

FARNER BARLEY AND ASSOCIATES, INC. LB 4709
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

VILLAGES OF SOUTHERN OAKS
SAMUEL VILLAS

SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK 17
PAGE 18A

Scale: 1" = 80'
80' 0 80' 160'
SCALE IN FEET

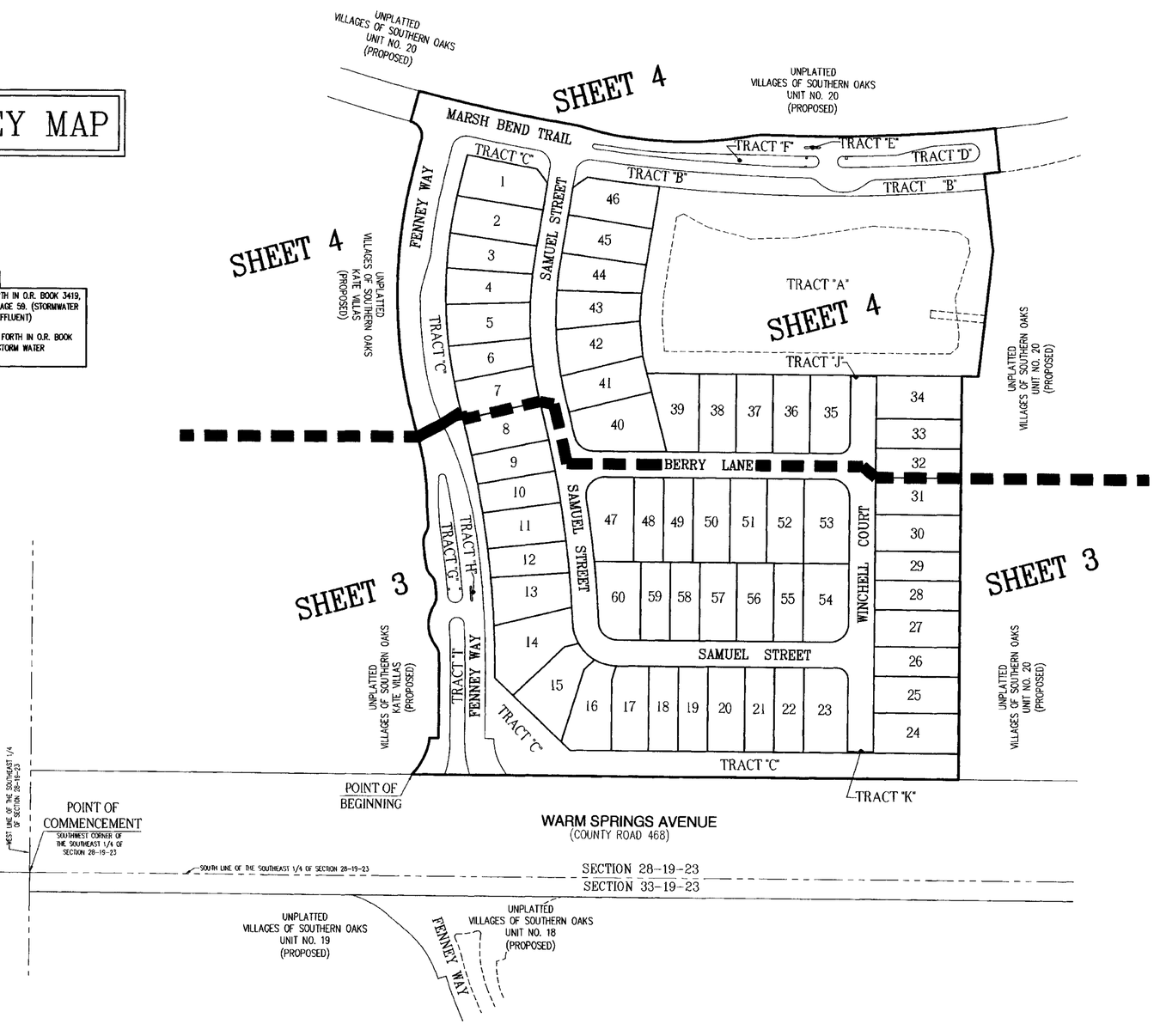
KEY MAP

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	113,575	2.607
B	12,092	0.278
C	46,996	1.079
D	3,675	0.084
E	43	0.001
F	3,255	0.075
G	3,186	0.073
H	41	0.001
I	4,434	0.102
J	70	0.002
K	70	0.002

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3419, PAGE 46 AND O.R. BOOK 3419, PAGE 59. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

EXHIBIT B = PIPE EASEMENT SET FORTH IN O.R. BOOK 3419, PAGE 59. (UNDERGROUND STORM WATER CONVEYANCING SYSTEMS)



LEGEND

■	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
⊕	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
◉	INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
○	INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #6.)
C9	INDICATES CURVE NUMBER IN CURVE TABLE
L9	INDICATES LINE NUMBER IN LINE TABLE
℄	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CH	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
LB	INDICATES LICENSED BUSINESS
NO.	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
POC	INDICATES POINT ON CURVE
PCC	INDICATES POINT OF COMPOUND CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
R	INDICATES RADIUS LENGTH
(R)	INDICATES RADIAL LINE
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
GFE	INDICATES GATE FACILITIES EASEMENT
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PGS	INDICATES PAGES
SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY

PREPARED BY: EARNEST BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 - (352) 748-3126

VILLAGES OF SOUTHERN OAKS
SAMUEL VILLAS

SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK 17
PAGE 18B

SHEET 3 OF 4

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C12	42.45'	610.00'	3°59'15"	S13°13'38"E	42.44'
C13	49.45'	497.50'	5°41'41"	S10°37'17"E	49.43'
C14	8.06'	497.50'	0°55'40"	S13°55'58"E	8.06'
C15	10.41'	1335.00'	0°26'48"	N14°59'52"W	10.41'
C16	49.80'	1335.00'	2°08'15"	N13°42'21"W	49.80'
C17	44.95'	1432.50'	1°47'52"	N13°29'52"W	44.95'
C18	42.99'	1432.50'	1°43'10"	N11°44'21"W	42.99'
C19	39.79'	1335.00'	1°42'27"	N11°47'00"W	39.79'
C20	39.73'	1335.00'	1°42'18"	N10°04'37"W	39.73'
C21	43.73'	1432.50'	1°44'57"	N10°00'18"W	43.73'
C22	53.00'	1432.50'	2°07'11"	N08°04'13"W	53.00'
C23	49.80'	1335.00'	2°08'14"	N08°09'21"W	49.80'
C24	39.73'	1335.00'	1°42'19"	N06°14'04"W	39.73'
C25	43.73'	1432.50'	1°44'57"	N06°08'09"W	43.73'
C26	65.26'	1335.00'	2°48'02"	N03°58'53"W	65.25'
C27	47.03'	1432.50'	1°52'52"	N04°19'14"W	47.03'
C28	21.82'	1432.50'	0°52'22"	N02°56'38"W	21.82'
C29	28.86'	60.00'	27°33'25"	S16°17'10"E	28.58'
C30	66.73'	1335.00'	2°51'50"	N01°08'57"W	66.72'
C31	30.95'	60.00'	29°33'34"	S44°50'39"E	30.61'
C32	30.95'	60.00'	29°33'31"	S74°24'12"E	30.61'
C33	0.56'	60.00'	0°32'05"	S89°27'00"E	0.56'
C34	23.56'	15.00'	90°00'00"	N44°43'03"W	21.21'
C35	23.56'	15.00'	90°00'00"	N45°16'57"E	21.21'
C36	33.70'	25.00'	77°14'46"	S51°05'41"E	31.21'
C37	34.02'	1467.50'	1°19'42"	N13°08'09"W	34.02'
C38	15.28'	1467.50'	0°35'48"	N14°05'54"W	15.28'
C39	34.66'	462.50'	4°17'40"	S12°14'58"E	34.66'
C44	86.96'	1467.50'	3°23'42"	N07°26'55"W	86.94'
C45	43.38'	25.00'	99°25'44"	S40°34'06"W	38.14'
C46	39.27'	25.00'	90°00'00"	N44°43'03"W	35.36'
C47	39.27'	25.00'	90°00'00"	N45°16'57"E	35.36'
C48	38.05'	25.00'	87°12'36"	S46°06'45"E	34.48'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C49	83.07'	1467.50'	3°14'37"	N04°07'45"W	83.06'
C50	361.24'	1335.00'	15°30'13"	N07°28'09"W	360.14'
C59	70.33'	246.50'	16°20'50"	S17°57'21"E	70.09'
C60	160.10'	503.50'	18°13'06"	N17°01'13"W	159.42'
C71	64.69'	42.50'	87°12'36"	S46°06'45"E	58.62'
C72	54.16'	85.00'	36°30'18"	S19°48'48"E	53.24'
C73	189.13'	1322.50'	8°11'38"	N03°48'52"W	188.97'
C74	42.84'	148.00'	16°35'05"	S08°00'35"E	42.69'
C75	42.82'	148.00'	16°34'41"	N08°34'18"E	42.67'
C76	67.90'	1295.00'	3°00'15"	N01°13'10"W	67.89'
C77	66.85'	1275.00'	3°00'15"	N01°13'10"W	66.84'
C78	15.75'	10.00'	90°13'23"	N47°49'59"W	14.17'
C79	15.67'	10.00'	89°46'37"	S42°10'01"W	14.11'
C80	20.16'	1285.00'	0°53'55"	N03°37'00"W	20.15'
C81	15.67'	10.00'	89°46'37"	S49°24'02"E	14.11'
C82	15.75'	10.00'	90°13'23"	N40°35'58"E	14.17'
C83	161.99'	1295.00'	7°10'02"	N08°05'44"W	161.89'
C84	84.02'	1275.00'	3°46'33"	N06°23'59"W	84.01'
C85	77.84'	385.00'	11°35'05"	S02°29'43"E	77.71'
C86	14.40'	5.00'	165°01'26"	S85°48'32"W	9.91'
C87	78.78'	1285.00'	3°30'46"	N13°27'53"W	78.77'
C113	2.50'	4.00'	35°48'07"	S01°02'26"E	2.46'
C114	2.50'	4.00'	35°49'13"	N01°36'29"E	2.46'
C115	3.14'	1.00'	180°00'00"	S85°28'01"W	2.00'
C116	3.14'	1.00'	180°00'00"	N85°28'01"E	2.00'
C117	0.66'	385.00'	0°05'54"	S03°14'52"W	0.66'
C122	1.99'	1291.75'	0°05'19"	N04°53'34"W	1.99'
C123	2.00'	1295.00'	0°05'19"	N04°53'34"W	2.00'
C124	7.61'	1295.00'	0°20'12"	N04°40'49"W	7.61'
C125	2.00'	1278.00'	0°05'24"	N04°54'26"W	2.00'
C128	2.00'	1275.00'	0°05'24"	N04°54'26"W	2.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C127	7.80'	1275.00'	0°21'01"	N04°41'14"W	7.80'
C128	2.00'	1323.25'	0°05'12"	N04°53'19"W	2.00'
C129	2.00'	1322.50'	0°05'12"	N04°53'19"W	2.00'

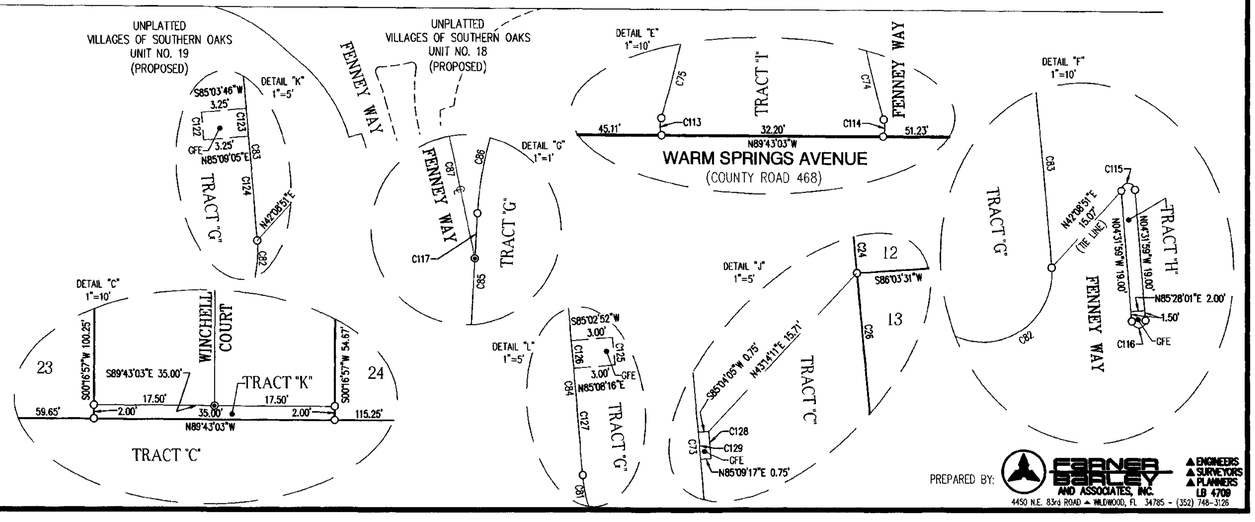
LINE TABLE		
LINE	LENGTH	BEARING
L2	3.89'	N0°16'57"E
L11	11.54'	S89°43'03"E
L12	86.36'	S0°16'57"W
L19	19.04'	S76°23'29"W
L20	19.04'	S46°49'55"W
L21	19.59'	S17°16'24"W



LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	113,575	2.607
B	12,092	0.278
C	46,996	1.079
D	3,675	0.084
E	43	0.001
F	3,255	0.075
G	3,166	0.073
H	41	0.001
I	4,434	0.102
J	70	0.002
K	70	0.002



VILLAGES OF SOUTHERN OAKS
SAMUEL VILLAS

SHEET 4 OF 4

PLAT BOOK 17
PAGE 18C

SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	96.45'	2220.00'	2°29'21"	S78°32'13"E	96.44'
C2	13.65'	610.00'	1°16'55"	S13°21'26"W	13.65'
C3	51.60'	610.00'	4°50'47"	S10°17'35"W	51.58'
C4	47.73'	610.00'	4°29'01"	S05°37'42"W	47.72'
C5	23.36'	497.50'	2°41'24"	S07°58'57"W	23.36'
C6	38.26'	497.50'	4°24'24"	S04°26'03"W	38.25'
C7	49.42'	610.00'	4°38'32"	S01°03'55"W	49.41'
C8	57.31'	610.00'	5°23'00"	S03°56'51"E	57.29'
C9	48.62'	497.50'	5°35'58"	S00°34'08"E	48.60'
C10	38.25'	497.50'	4°24'20"	S05°34'17"E	38.25'
C11	48.91'	610.00'	4°35'39"	S08°56'11"E	48.90'
C12	42.45'	610.00'	3°59'15"	S13°13'38"E	42.44'
C13	49.45'	497.50'	5°41'41"	S10°37'17"E	49.43'
C14	8.06'	497.50'	0°55'40"	S13°55'58"E	8.06'
C15	10.41'	1335.00'	0°26'48"	N14°59'52"W	10.41'
C16	49.80'	1335.00'	2°08'15"	N13°42'21"W	49.80'
C17	44.95'	1432.50'	1°47'52"	N13°29'52"W	44.95'
C18	42.99'	1432.50'	1°43'10"	N11°44'21"W	42.99'
C19	39.79'	1335.00'	1°42'27"	N11°47'00"W	39.79'
C35	23.56'	15.00'	90°00'00"	N45°16'57"E	21.21'
C36	33.70'	25.00'	77°14'46"	S51°05'41"E	31.21'
C37	34.02'	1467.50'	1°19'42"	N13°08'09"W	34.02'
C38	15.28'	1467.50'	0°35'48"	N14°05'54"W	15.28'
C39	34.66'	462.50'	4°17'40"	S12°14'58"E	34.66'
C40	63.87'	462.50'	7°54'44"	S06°08'46"E	63.82'
C41	53.77'	462.50'	6°39'41"	S01°08'26"W	53.74'
C42	39.20'	462.50'	4°51'23"	S06°53'58"W	39.19'
C43	98.33'	2220.00'	2°32'16"	S82°49'54"E	98.32'
C45	43.38'	25.00'	99°25'44"	S40°34'06"W	38.14'
C46	39.27'	25.00'	90°00'00"	N44°43'03"W	35.36'
C51	311.08'	610.00'	29°13'10"	S00°36'41"E	307.72'
C52	31.08'	20.00'	89°01'48"	N35°11'15"W	28.04'
C53	94.70'	2195.00'	2°28'19"	S78°27'59"E	94.69'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C54	30.99'	20.00'	88°46'16"	S58°23'02"W	27.98'
C55	98.07'	632.50'	8°53'01"	S09°33'23"W	97.97'
C56	10.26'	53.50'	10°59'01"	N10°36'23"E	10.24'
C57	13.37'	46.50'	16°28'48"	S07°51'30"W	13.33'
C58	105.74'	644.50'	9°24'02"	S05°04'55"E	105.63'
C59	70.33'	246.50'	16°20'50"	S17°57'21"E	70.09'
C60	160.10'	503.50'	18°13'06"	N17°01'13"W	159.42'
C61	146.03'	2198.50'	3°48'20"	N86°23'52"E	146.00'
C62	14.27'	20.50'	39°52'39"	S68°21'43"W	13.98'
C63	72.66'	48.50'	85°50'23"	S88°39'25"E	66.05'
C64	15.58'	20.50'	43°32'07"	N67°30'17"W	15.20'
C65	292.37'	2195.50'	7°37'48"	S85°27'26"E	292.16'
C66	31.06'	20.00'	89°01'49"	S53°50'33"W	28.04'
C67	249.58'	2173.50'	6°34'45"	S78°22'23"E	249.44'
C68	34.84'	2173.50'	0°55'06"	S75°32'33"E	34.84'
C69	177.18'	2173.50'	4°40'15"	S78°20'13"E	177.13'
C70	37.56'	2173.50'	0°59'24"	S81°10'03"E	37.56'
C85	77.84'	385.00'	11°35'05"	S02°29'43"E	77.71'
C86	14.40'	5.00'	165°01'26"	S85°48'32"W	9.91'
C87	78.78'	1285.00'	3°30'46"	N13°27'53"W	78.77'
C88	25.65'	648.50'	2°15'59"	N82°43'17"E	25.65'
C89	24.65'	12.50'	113°00'35"	N38°34'02"W	20.85'
C90	14.61'	12.50'	66°59'25"	N51°25'58"E	13.80'
C91	172.91'	2181.00'	4°32'33"	N87°11'57"E	172.87'
C92	11.79'	7.50'	90°05'56"	S45°28'49"E	10.62'
C93	11.77'	7.50'	89°54'04"	S44°31'11"W	10.60'
C94	71.49'	2166.00'	1°53'28"	N88°31'30"E	71.49'
C95	50.00'	2156.00'	1°19'44"	N85°35'32"E	50.00'
C96	25.00'	2173.50'	0°39'33"	N89°59'52"E	25.00'
C97	11.77'	7.50'	89°54'04"	N44°31'28"W	10.60'
C98	11.79'	7.50'	90°05'56"	N45°28'32"E	10.62'
C99	60.08'	2181.00'	1°34'42"	S88°41'09"E	60.08'
C100	3.10'	100.00'	1°46'35"	S87°00'31"E	3.10'
C101	169.61'	2180.00'	4°27'28"	S83°53'29"E	169.57'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C102	10.21'	3.25'	180°00'00"	S08°20'15"W	6.50'
C103	62.15'	2173.50'	1°38'18"	S82°28'54"E	62.14'
C104	49.77'	512.00'	5°34'10"	S86°05'08"E	49.75'
C105	1.74'	100.00'	0°59'53"	N88°22'17"W	1.74'
C106	60.59'	2166.00'	1°36'10"	S88°40'25"E	60.59'
C107	19.96'	2138.03'	0°32'06"	S89°25'25"E	19.96'
C108	3.14'	1.00'	180°00'00"	N00°18'32"E	2.00'
C109	19.98'	2140.03'	0°32'06"	S89°25'25"E	19.98'
C110	3.14'	1.00'	180°00'00"	S00°50'38"W	2.00'
C111	3.36'	2166.00'	0°05'20"	N89°25'33"E	3.36'
C112	3.00'	2166.00'	0°04'46"	N89°20'30"E	3.00'
C117	0.66'	385.00'	0°05'54"	S03°14'52"W	0.66'
C118	18.09'	695.00'	1°29'29"	N84°12'22"E	18.09'
C130	8.20'	2166.00'	0°13'01"	S89°22'00"E	8.20'
C131	2.00'	2166.00'	0°03'10"	S89°13'55"E	2.00'
C132	2.00'	2169.00'	0°03'10"	S89°13'55"E	2.00'
C133	9.02'	2181.00'	0°14'13"	S89°21'24"E	9.02'
C134	2.00'	2181.00'	0°03'09"	S89°12'42"E	2.00'
C135	2.00'	2179.00'	0°03'09"	S89°12'43"E	2.00'
C136	2.95'	2138.03'	0°04'44"	S89°39'06"E	2.95'
C137	2.00'	2138.03'	0°03'13"	S89°35'07"E	2.00'
C138	2.00'	2140.03'	0°03'13"	S89°35'08"E	2.00'

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.26'	N9°19'39"E
L3	11.79'	N9°19'39"E
L4	22.05'	N9°19'39"E
L5	48.97'	N13°59'54"E
L7	38.94'	S16°05'54"W
L8	21.57'	N9°19'39"E
L9	24.06'	S35°42'24"E
L10	24.05'	S54°17'36"W
L13	50.88'	N75°35'00"E
L14	121.79'	N88°52'13"W
L15	64.51'	S86°07'13"E
L16	3.76'	S1°01'50"E
L17	3.00'	N88°58'10"E
L18	3.74'	S1°01'50"E
L39	10.16'	N65°17'29"E
L40	38.48'	S61°38'36"E
L41	59.13'	S75°09'22"E

LINE TABLE		
LINE	LENGTH	BEARING
L42	61.25'	N88°15'56"E
L43	104.90'	N81°04'18"E
L44	95.66'	S86°41'02"E
L45	19.98'	S84°31'20"E
L46	17.25'	S54°26'20"E
L47	17.09'	S7°43'28"E
L48	66.38'	S17°18'24"W
L49	51.45'	S6°01'11"E
L50	14.85'	S5°39'21"W
L51	13.78'	S46°15'41"W
L52	386.84'	N89°42'56"W
L53	41.74'	N4°48'34"W
L54	34.37'	N3°24'20"E
L55	107.88'	N9°11'54"E
L56	49.34'	S41°21'59"E
L58	2.00'	S0°01'08"E
L59	2.00'	S0°01'08"E

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	113,575	2.607
B	12,092	0.278
C	46,996	1.079
D	3,675	0.084
E	43	0.001
F	3,255	0.075
G	3,166	0.073
H	41	0.001
I	4,434	0.102
J	70	0.002
K	70	0.002

LEGEND

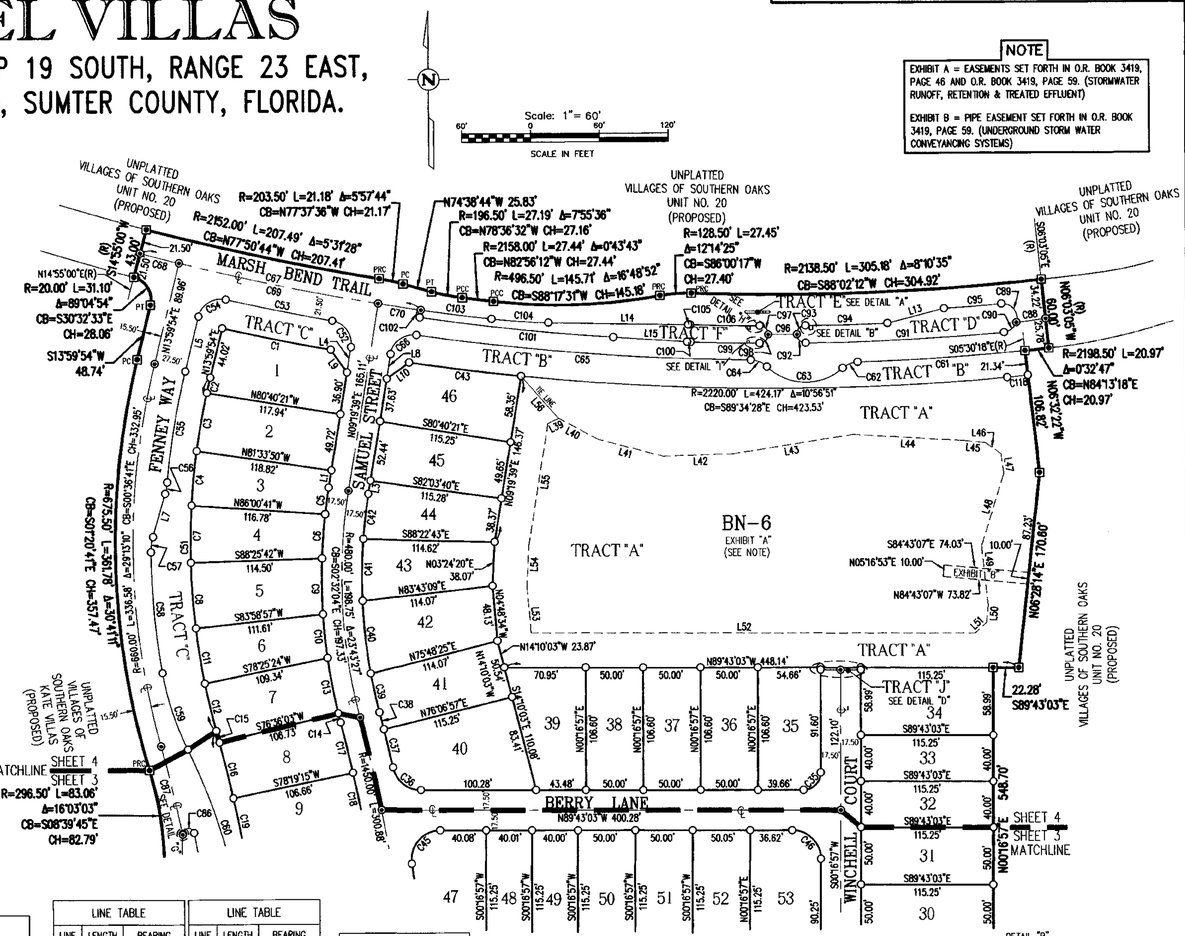
- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

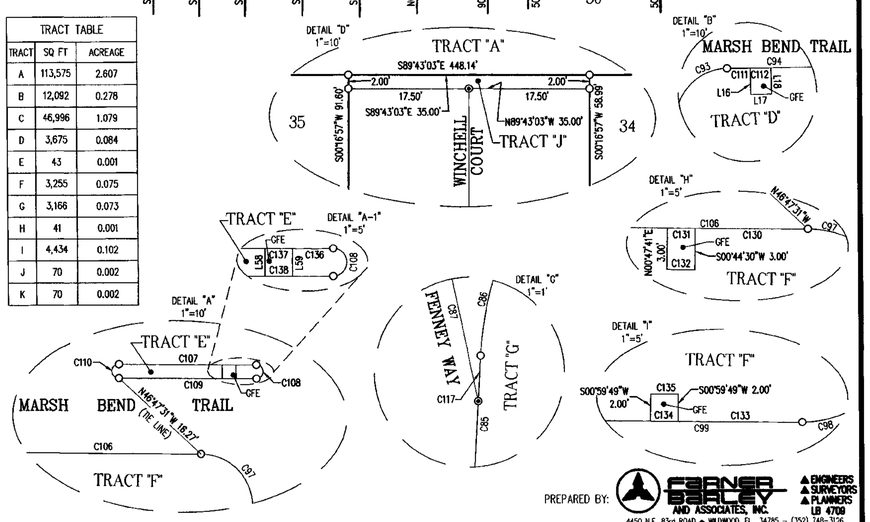
- PB INDICATES PLAT BOOK
- PG INDICATES PAGE
- PGS INDICATES PAGES
- SQ FT INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3419, PAGE 46 AND O.R. BOOK 3419, PAGE 59. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

EXHIBIT B = PIPE EASEMENT SET FORTH IN O.R. BOOK 3419, PAGE 59. (UNDERGROUND STORM WATER CONVEYANCING SYSTEMS)





PREPARED BY: CARNEY BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ~ (352) 748-3126

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. OR BOOK 3487 PAGE 124

VILLAGES OF SOUTHERN OAKS TAYLOR VILLAS

SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

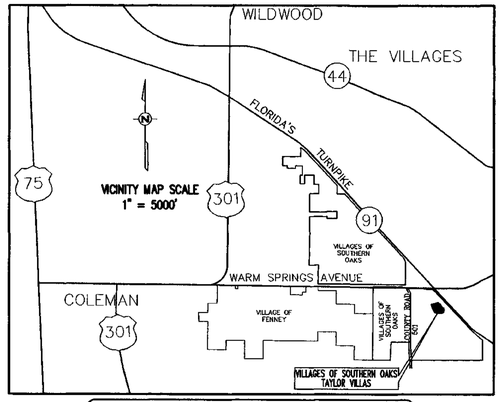
PLAT BOOK 19
PAGE 30

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE THEREOF RUN S89°48'01"E, 2645.86 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE THEREOF RUN N00°29'52"E, 141.86 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°30'08"W, 210.87 FEET; THENCE N18°03'49"E, 151.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 425.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°09'53", AN ARC DISTANCE OF 238.59 FEET TO THE POINT OF TANGENCY; THENCE N14°06'04"W, 190.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°16'23", AN ARC DISTANCE OF 171.96 FEET TO THE POINT OF TANGENCY; THENCE N12°10'18"E, 58.45 FEET; THENCE N77°49'42"W, 50.00 FEET TO THE POINT OF BEGINNING; THENCE S12°10'18"W, 58.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 425.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°01'10", AN ARC DISTANCE OF 81.74 FEET; THENCE ALONG A NON-TANGENT LINE RUN S88°05'42"W, 317.40 FEET; THENCE N83°02'14"W, 59.64 FEET; THENCE N75°13'09"W, 49.70 FEET; THENCE N70°46'31"W, 64.22 FEET; THENCE N59°44'10"W, 76.93 FEET; THENCE N27°12'11"W, 265.80 FEET; THENCE N24°47'09"W, 50.13 FEET; THENCE N20°08'31"W, 58.10 FEET; THENCE N16°01'00"W, 48.10 FEET; THENCE N12°16'40"W, 50.13 FEET; THENCE N05°32'28"W, 51.03 FEET; THENCE N83°25'50"E, 59.86 FEET; THENCE N80°48'33"E, 74.74 FEET; THENCE N76°58'15"E, 74.74 FEET; THENCE N73°24'22"E, 64.05 FEET; THENCE N70°25'56"E, 63.91 FEET; THENCE N69°07'36"E, 82.78 FEET; THENCE S47°23'49"E, 178.55 FEET; THENCE S27°12'11"E, 264.39 FEET; THENCE S13°14'45"E, 46.44 FEET; THENCE N88°05'42"E, 107.11 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 475.00 FEET AND A CHORD BEARING AND DISTANCE OF S04°50'41"W, 121.16 FEET TO WHICH A RADIAL LINE BEARS N87°31'03"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°39'15", AN ARC DISTANCE OF 121.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.87 ACRES, MORE OR LESS.



49 LOTS - 4 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

1.) BEARINGS BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 34-19-23 AS BEING S89°48'01"E, AN ASSUMED BEARING.

2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN FEET.

4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.

6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8.) TRACTS "A" AND "B" ARE FOR OPEN SPACE AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, IRRIGATION, WATER AND WASTEWATER OR OTHER UTILITIES, DRAINAGE FACILITIES, LANDSCAPED AREAS, CART PATHS, PEDESTRIAN TRAILS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE. THERE IS NO INGRESS AND/OR EGRESS WITHOUT WRITTEN CONSENT BY DEVELOPER.

9.) TRACTS "C" AND "D" ARE FOR PERPETUAL OPEN SPACE AND LANDSCAPING UPON WHICH NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER OR ITS ASSIGNEE, EXCEPT INGRESS AND EGRESS SHALL BE PERMITTED FOR THE MAINTENANCE THEREOF.

10.) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY SOUTH SUMTER UTILITY COMPANY, LLC, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY SOUTHEAST WILDWOOD WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS, OR THE CITY OF WILDWOOD; (D) MAINTENANCE AND REPAIR TO THE TOP AND EXTERIOR OF THE WALLS AND/OR FENCES LOCATED ON OR ABUTTING TRACTS A AND B OF THE SUBDIVISION; AND (E) MAINTENANCE AND REPAIR, INCLUDING STRUCTURAL REPAIR, TO THE WALLS AND OR FENCES LOCATED ON OR ABUTTING TRACTS C AND D OF THE SUBDIVISION.

11.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES LAND COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF SOUTHERN OAKS TAYLOR VILLAS, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND TO THE PERPETUAL USE OF THE PUBLIC AND DEDICATES TRACTS "A", "B", "C" AND "D" TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12.

WITNESSES:

(1) SIGNATURE Jennifer A. Peters
PRINT NAME

(2) SIGNATURE Lisa Carnes
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: MARTIN L. DZURO, MANAGER

WITNESSES:

(1) SIGNATURE Lisa Carnes
PRINT NAME LISA CARNES

(2) SIGNATURE Rachel Smith
PRINT NAME

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

BY: SIGNATURE Dean Barberree
DEAN BARBERREE, CHAIRMAN

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF October, 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Lisa Carnes
COMMISSION NO.: GG 047770
COMMISSION EXPIRES: 11-15-20

LISA CARNES
MY COMMISSION # GG 047770
EXPIRES: November 15, 2020
Bonded Thru Troy Fain-Insurance Services

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF October 2018, BY Dean Barberree THE Chairman OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12, ON BEHALF OF THE DISTRICT, AND DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Lisa Carnes SERIAL / COMM. NO GG 047770
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

LISA CARNES
MY COMMISSION # GG 047770
EXPIRES: November 15, 2020
Bonded Thru Troy Fain-Insurance Services

VILLAGES OF SOUTHERN OAKS TAYLOR VILLAS CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES LAND COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A", "B", "C" AND "D" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS TAYLOR VILLAS, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT): (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

THE DEVELOPER ALSO GRANTS TO THE DISTRICT NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER, ACROSS AND UPON ANY SPECIAL EASEMENTS SHOWN HEREON FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES LOCATED THEREIN.

THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE TRACTS LISTED ABOVE, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON AND DRAINAGE FACILITIES LOCATED WITHIN ANY SPECIAL EASEMENTS PERPETUALLY, AND MAINTAIN THE ROADWAYS AND DRAINAGE FEATURES LYING WITHIN SUCH ROADWAYS FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL

SIGNATURE Jennifer A. Peters
PRINT NAME

SIGNATURE Lisa Carnes
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: MARTIN L. DZURO, MANAGER

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF October 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Lisa Carnes
COMMISSION NO.: GG 047770
COMMISSION EXPIRES: 11-15-20

LISA CARNES
MY COMMISSION # GG 047770
EXPIRES: November 15, 2020
Bonded Thru Troy Fain-Insurance Services

PREPARED BY:

FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE 10/18/18 DATE
RONALD W. HERR
RONALD W. HERR, P.L.S. 4907 REGISTRATION NO.
WADE SURVEYING, INC.

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS 22nd DAY OF October, 2018.

ATTEST:
MELANIE D. PEAVY
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS 22nd DAY OF October, 2018.

CASSANDRA SMITH
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS 22nd DAY OF October, 2018.

ASHLEY HUNT
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. PEAVY

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

CITY ENGINEER
KIMLEY HORN AND ASSOCIATES
GENE LOSITO, P.E.

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS TAYLOR VILLAS, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON, WERE PLACED ON THE 1 DAY OF OCTOBER, 2018; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

KATIE M. JAMESON
LICENSE NUMBER No. 5912
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

KATIE M. JAMESON
REGISTRATION NO. 5912

10/12/18 DATE

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON October 30 2018, AT 10:12 a.m. FILE NUMBER 2018600035B
PLAT BOOK 19 PAGE 30-30A.

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

Mellissa K Worrell
PRINT NAME
DEPUTY CLERK

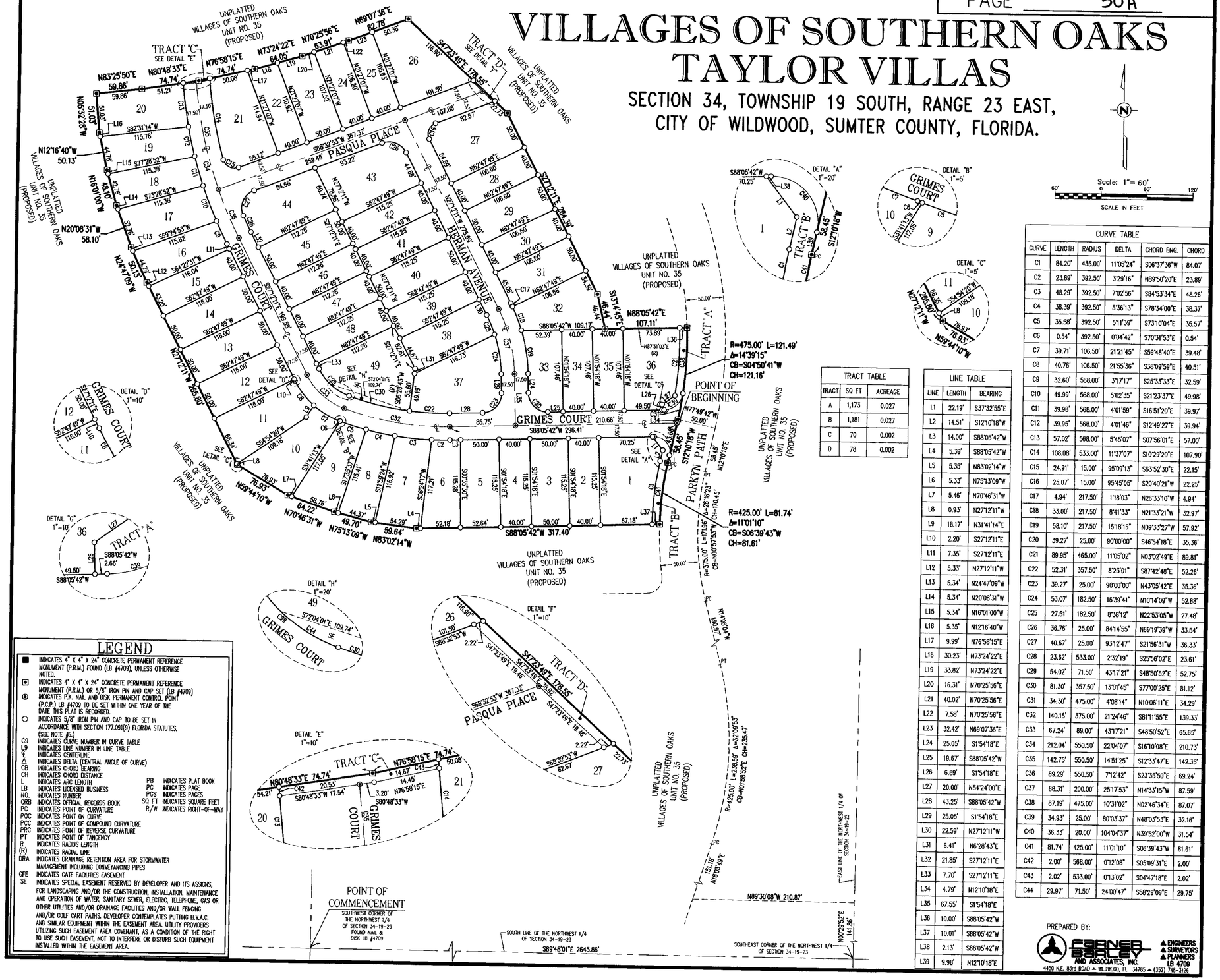
SIGNATURE
DEPUTY CLERK

CLERK OF COURT SUMTER COUNTY FLORIDA

PLAT BOOK 17
PAGE 30A

VILLAGES OF SOUTHERN OAKS
TAYLOR VILLAS

SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	1,173	0.027
B	1,181	0.027
C	70	0.002
D	78	0.002

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.19'	S37°32'55"E
L2	14.51'	S12°10'18"W
L3	14.00'	S88°05'42"W
L4	5.39'	S88°05'42"W
L5	5.35'	N83°02'14"W
L6	5.33'	N75°13'09"W
L7	5.46'	N70°46'31"W
L8	0.93'	N27°12'11"W
L9	18.17'	N31°41'14"E
L10	2.20'	S27°12'11"E
L11	7.35'	S27°12'11"E
L12	5.33'	N27°12'11"W
L13	5.34'	N24°47'09"W
L14	5.34'	N20°08'31"W
L15	5.34'	N16°01'00"W
L16	5.35'	N12°16'40"W
L17	9.99'	N76°58'15"E
L18	30.23'	N73°24'22"E
L19	33.82'	N73°24'22"E
L20	16.31'	N70°25'56"E
L21	40.02'	N70°25'56"E
L22	7.58'	N70°25'56"E
L23	32.42'	N69°07'36"E
L24	25.05'	S1°54'18"E
L25	19.67'	S88°05'42"W
L26	6.89'	S1°54'18"E
L27	20.00'	N54°24'00"E
L28	43.25'	S88°05'42"W
L29	25.05'	S1°54'18"E
L30	22.59'	N27°12'11"W
L31	6.41'	N6°28'43"E
L32	21.85'	S27°12'11"E
L33	7.70'	S27°12'11"E
L34	4.79'	N12°10'18"E
L35	67.55'	S1°54'18"E
L36	10.00'	S88°05'42"W
L37	10.01'	S88°05'42"W
L38	2.13'	S88°05'42"W
L39	9.98'	N12°10'18"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	84.20'	435.00'	11°05'24"	S06°37'36"W	84.07'
C2	23.89'	392.50'	3°29'16"	N89°50'20"E	23.89'
C3	48.29'	392.50'	7°02'56"	S84°53'34"E	48.26'
C4	38.39'	392.50'	5°36'13"	S78°34'00"E	38.37'
C5	35.58'	392.50'	5°11'39"	S73°10'04"E	35.57'
C6	0.54'	392.50'	0°04'42"	S70°31'53"E	0.54'
C7	39.71'	106.50'	21°21'45"	S59°48'40"E	39.48'
C8	40.76'	106.50'	21°55'36"	S38°09'59"E	40.51'
C9	32.60'	568.00'	3°17'17"	S25°33'33"E	32.59'
C10	49.99'	568.00'	5°02'35"	S21°23'37"E	49.98'
C11	39.98'	568.00'	4°01'59"	S16°51'20"E	39.97'
C12	39.95'	568.00'	4°01'46"	S12°49'27"E	39.94'
C13	57.02'	568.00'	5°45'07"	S07°56'01"E	57.00'
C14	108.08'	533.00'	11°37'07"	S10°29'20"E	107.90'
C15	24.91'	15.00'	95°09'13"	S63°52'30"E	22.15'
C16	25.07'	15.00'	95°45'05"	S20°40'21"W	22.25'
C17	4.94'	217.50'	1°18'03"	N26°33'10"W	4.94'
C18	33.00'	217.50'	8°41'33"	N21°33'21"W	32.97'
C19	58.10'	217.50'	15°18'16"	N09°33'27"W	57.92'
C20	39.27'	25.00'	90°00'00"	S46°54'18"E	35.36'
C21	89.95'	465.00'	11°05'02"	N03°02'49"E	89.81'
C22	52.31'	357.50'	8°23'01"	S87°42'48"E	52.26'
C23	39.27'	25.00'	90°00'00"	N43°05'42"E	35.36'
C24	53.07'	182.50'	16°39'41"	N10°14'09"W	52.88'
C25	27.51'	182.50'	8°38'12"	N22°53'05"W	27.48'
C26	36.76'	25.00'	84°14'55"	N69°19'39"W	33.54'
C27	40.67'	25.00'	93°12'47"	S21°56'31"W	36.33'
C28	23.62'	533.00'	2°32'19"	S25°56'02"E	23.61'
C29	54.02'	71.50'	43°17'21"	S48°50'52"E	52.75'
C30	81.30'	357.50'	13°01'45"	S77°00'25"E	81.12'
C31	34.30'	475.00'	4°08'14"	N10°06'11"E	34.29'
C32	140.15'	375.00'	21°24'46"	S81°11'55"E	139.33'
C33	67.24'	89.00'	43°17'21"	S48°50'52"E	65.65'
C34	212.04'	550.50'	22°04'07"	S16°10'08"E	210.73'
C35	142.75'	550.50'	14°51'25"	S12°33'47"E	142.35'
C36	69.29'	550.50'	7°12'42"	S23°35'50"E	69.24'
C37	88.31'	200.00'	25°17'53"	N14°33'15"W	87.59'
C38	87.19'	475.00'	10°31'02"	N02°46'34"E	87.07'
C39	34.93'	25.00'	80°03'37"	N48°03'53"E	32.16'
C40	36.33'	20.00'	104°04'37"	N39°52'00"W	31.54'
C41	81.74'	425.00'	11°01'10"	S06°39'43"W	81.61'
C42	2.00'	568.00'	0°12'08"	S05°09'31"E	2.00'
C43	2.02'	533.00'	0°13'02"	S04°47'18"E	2.02'
C44	29.97'	71.50'	24°00'47"	S58°29'09"E	29.75'

PREPARED BY:
FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. OR BOOK 3127 PAGE 603

VILLAGES OF SOUTHERN OAKS UNIT NO. 17

PLAT BOOK 17
PAGE 8

SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

LEGAL DESCRIPTION

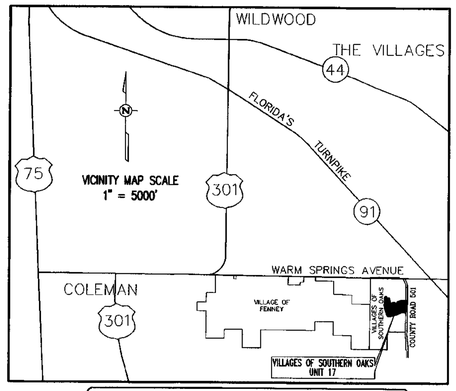
A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF TRACT "B", VILLAGES OF SOUTHERN OAKS UNIT NO. 16, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 5, 5A THROUGH 5E, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT BEING ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,020.00 FEET AND A CHORD BEARING AND DISTANCE OF S14°36'43"E, 265.02 FEET TO WHICH A RADIAL LINE BEARS S82°51'09"W; THENCE ALONG THE EASTERLY BOUNDARY OF SAID VILLAGES OF SOUTHERN OAKS UNIT NO. 16 THE FOLLOWING TWO (2) COURSES: RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°55'45", AN ARC DISTANCE OF 265.77 FEET TO THE POINT OF TANGENCY; THENCE S22°04'36"E, 168.87 FEET; THENCE DEPARTING SAID PLATTED BOUNDARY RUN N67°55'24"E, 43.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE EASTERLY RIGHT OF WAY OF FENNEY WAY ACCORDING TO THE PLAT OF VILLAGES OF SOUTHERN OAKS PATRICIA VILLAS AS RECORDED IN PLAT BOOK 17, PAGES 4 THROUGH 4C, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID RIGHT OF WAY PER SAID RECORD PLAT OF VILLAGES OF PATRICIA VILLAS AND SAID UNIT NO. 16 THE FOLLOWING FOUR (4) COURSES: N22°04'36"W, 168.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 977.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°16'21", AN ARC DISTANCE OF 362.74 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 3,312.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°15'28", AN ARC DISTANCE OF 361.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,088.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°39'30", AN ARC DISTANCE OF 240.37 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°40'21", AN ARC DISTANCE OF 30.60 FEET TO THE POINT OF TANGENCY; THENCE N80°28'04"E, 22.64 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, AND HAVING A RADIUS OF 1,130.00 FEET, TO WHICH A RADIAL LINE BEARS N81°44'08"E; AND A CHORD BEARING AND DISTANCE OF S05°57'17"E, 91.08 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°37'11", AN ARC DISTANCE OF 91.11 FEET; THENCE ALONG A NON-TANGENT LINE RUN N89°20'36"E, 201.98 FEET; THENCE S08°44'06"E, 409.63 FEET; THENCE N81°15'54"E, 360.00 FEET; THENCE S08°44'06"E, 100.00 FEET; THENCE N81°15'54"E, 43.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 114.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°30'45", AN ARC DISTANCE OF 30.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°53'11", AN ARC DISTANCE OF 21.33 FEET; THENCE ALONG A NON-TANGENT LINE RUN S73°59'21"E, 40.71 FEET; THENCE N81°15'54"E, 116.35 FEET; THENCE N08°44'06"W, 141.71 FEET; THENCE N69°19'16"E, 260.15 FEET; THENCE S89°38'12"E, 329.71 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 501 PER RIGHT OF WAY MAP #93-151; THENCE ALONG SAID RIGHT OF WAY LINE RUN S00°21'48"W, 716.95 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF CORBIN TRAIL PER VILLAGES OF SOUTHERN OAKS UNIT NO. 15 AS RECORDED IN PLAT BOOK 17, PAGES 2 THROUGH 2F, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA ALSO BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 108.50 FEET, TO WHICH A RADIAL LINE BEARS N40°40'16"W AND A CHORD BEARING AND DISTANCE OF S42°29'32"W, 25.83 FEET; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FIFTEEN (15) COURSES: SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°40'22", AN ARC DISTANCE OF 25.89 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 71.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°42'20", AN ARC DISTANCE OF 68.27 FEET TO THE POINT OF TANGENCY; THENCE N89°38'19"W, 77.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 659.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°41'00", AN ARC DISTANCE OF 399.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 496.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°10'29", AN ARC DISTANCE OF 105.50 FEET TO THE POINT OF TANGENCY; THENCE S67°51'11"W, 135.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,409.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°46'05", AN ARC DISTANCE OF 18.89 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, AND HAVING A RADIUS OF 746.50 FEET, TO WHICH A RADIAL LINE BEARS S21°22'44"E, AND A CHORD BEARING AND DISTANCE OF S73°18'23"W, 101.97 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°49'57", AN ARC DISTANCE OF 102.05 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, AND HAVING A RADIUS OF 400.50 FEET, TO WHICH A RADIAL LINE BEARS S12°46'39"E, AND A CHORD BEARING AND DISTANCE OF S81°51'54"W, 49.16 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°02'14", AN ARC DISTANCE OF 49.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 499.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°39'56", AN ARC DISTANCE OF 136.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 400.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°15'46", AN ARC DISTANCE OF 64.75 FEET; THENCE ALONG A NON-TANGENT LINE RUN N89°30'11"W, 49.70 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, AND HAVING A RADIUS OF 1,400.50 FEET, TO WHICH A RADIAL LINE BEARS S05°01'12"E, AND A CHORD BEARING AND DISTANCE OF S86°58'55"W, 97.86 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°00'16", AN ARC DISTANCE OF 97.88 FEET TO THE POINT OF TANGENCY; THENCE S88°59'03"W, 28.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°21'35", AN ARC DISTANCE OF 32.41 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT OF WAY OF FENNEY WAY ALSO BEING THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 703.00 FEET; THENCE ALONG SAID EASTERLY RIGHT OF WAY RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°25'14", AN ARC DISTANCE OF 213.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.89 ACRES, MORE OR LESS.

PREPARED BY:

FARNER BARLEY AND ASSOCIATES, INC.
▲ENGINEERS
▲SURVEYORS
▲PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126



49 LOTS – 5 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

1.) BEARINGS ARE BASED ON THE EAST LINE OF VILLAGES OF SOUTHERN OAKS PATRICIA VILLAS RECORDED IN PLAT BOOK 17, PAGES 4 THROUGH 4C, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, HAVING A BEARING OF N22°04'36"W.

2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN FEET.

4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.

6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8.) TRACTS "B", "C" AND "E" ARE FOR OPEN SPACE AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, IRRIGATION, WATER AND WASTEWATER OR OTHER UTILITIES, DRAINAGE FACILITIES, LANDSCAPED AREAS, CART PATHS, PEDESTRIAN TRAILS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE. THERE IS NO INGRESS AND/OR EGRESS PERMITTED WITHOUT WRITTEN CONSENT BY DEVELOPER.

9.) TRACT "A" IS RESERVED BY THE VILLAGES LAND COMPANY, LLC (THE DEVELOPER).

10.) TRACT "D" IS RESERVED BY THE VILLAGES LAND COMPANY, LLC (THE DEVELOPER). THERE IS NO INGRESS AND/OR EGRESS PERMITTED TO ADJACENT LANDS WITHOUT WRITTEN CONSENT BY DEVELOPER.

11.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

VILLAGES OF SOUTHERN OAKS UNIT NO. 17 CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES LAND COMPANY, LLC, (THE DEVELOPER) IN TRACTS "B", "C" AND "E" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 17, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT); (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

THE DEVELOPER ALSO GRANTS TO THE DISTRICT NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER, ACROSS AND UPON ANY SPECIAL EASEMENTS SHOWN HEREON FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES LOCATED THEREIN.

THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE TRACTS LISTED ABOVE, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON AND DRAINAGE FACILITIES LOCATED WITHIN ANY SPECIAL EASEMENTS PERPETUALLY, AND MAINTAIN THE ROADWAYS AND DRAINAGE FEATURES LYING WITHIN SUCH ROADWAYS FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL

SIGNATURE
Jennifer A Peters
PRINT NAME
SIGNATURE
Rita A. Deitrich
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
BY: _____
MARTIN L. DZURO, MANAGER

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF May 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

Rita A. Deitrich
NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: Rita A. Deitrich
COMMISSION NO.: GG033288
COMMISSION EXPIRES: 11-20-20

RITA A. DEITRICH
MY COMMISSION # GG 033288
EXPIRES: November 20, 2020
Bonded Thru Budget Notary Services

DEDICATION AND GRANT OF EASEMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES LAND COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF SOUTHERN OAKS UNIT NO. 17, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT), TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND TO THE PERPETUAL USE OF THE PUBLIC; AND DEDICATES TRACTS "B", "C" AND "E", TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12.

WITNESSES:

(1) _____
SIGNATURE
Jennifer A Peters
PRINT NAME
(2) _____
SIGNATURE
Rita A. Deitrich
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
BY: _____
MARTIN L. DZURO, MANAGER

WITNESSES:

(1) _____
SIGNATURE
Rachel Smith
PRINT NAME
(2) _____
SIGNATURE
Lisa Carnes
PRINT NAME

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12
BY: _____
SIGNATURE
Sean Barberree, Chairman
PRINT NAME / TITLE

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF May 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

Rita A. Deitrich
NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: Rita A. Deitrich
COMMISSION NO.: GG033288
COMMISSION EXPIRES: 11-20-20

RITA A. DEITRICH
MY COMMISSION # GG 033288
EXPIRES: November 20, 2020
Bonded Thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF May 2018, BY Sean Barberree THE Chairman OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12, ON BEHALF OF THE DISTRICT, AND DID NOT TAKE AN OATH.

Lisa Carnes
NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: Lisa Carnes SERIAL / COMM. NO. GG047770
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

LISA CARNES
MY COMMISSION # GG 047770
EXPIRES: September 15, 2020
Bonded Thru Budget Notary Services

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS 11th DAY OF June 2018.

ATTEST:

MELANIE D. PEAVY
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS 11th DAY OF June 2018.

CASSANDRA SMITH
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS 11th DAY OF June 2018.

ASHLEY HUNT
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. PEAVY

PUBLIC WORKS DIRECTOR
GENE KORNEGAY

CITY ENGINEER
KIMLEY HORN AND ASSOCIATES
GENE LOSITO, P.E.

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE _____ 5/30/18 DATE

RONALD W. HERR, P.L.S.
WADE SURVEYING, INC.
4907
REGISTRATION NO.

STATE OF FLORIDA

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 17, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE 20th DAY OF FEBRUARY, 2018; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

KAYE M. JAMESON
REGISTRATION NO. 5912

5/23/18
DATE

KAYE M. JAMESON
LICENSE NUMBER
No. 5912
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER
SEAL

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON June 19 2018 AT 8:30 A.M. FILE NUMBER 2018060345 PLAT BOOK 17 PAGE 8-8D

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

Melissa K Worrell
PRINT NAME
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

CIRCUIT COURT CLERK NOTARY PUBLIC SUMTER COUNTY

VILLAGES OF SOUTHERN OAKS
UNIT NO. 17

SHEET 2 OF 5

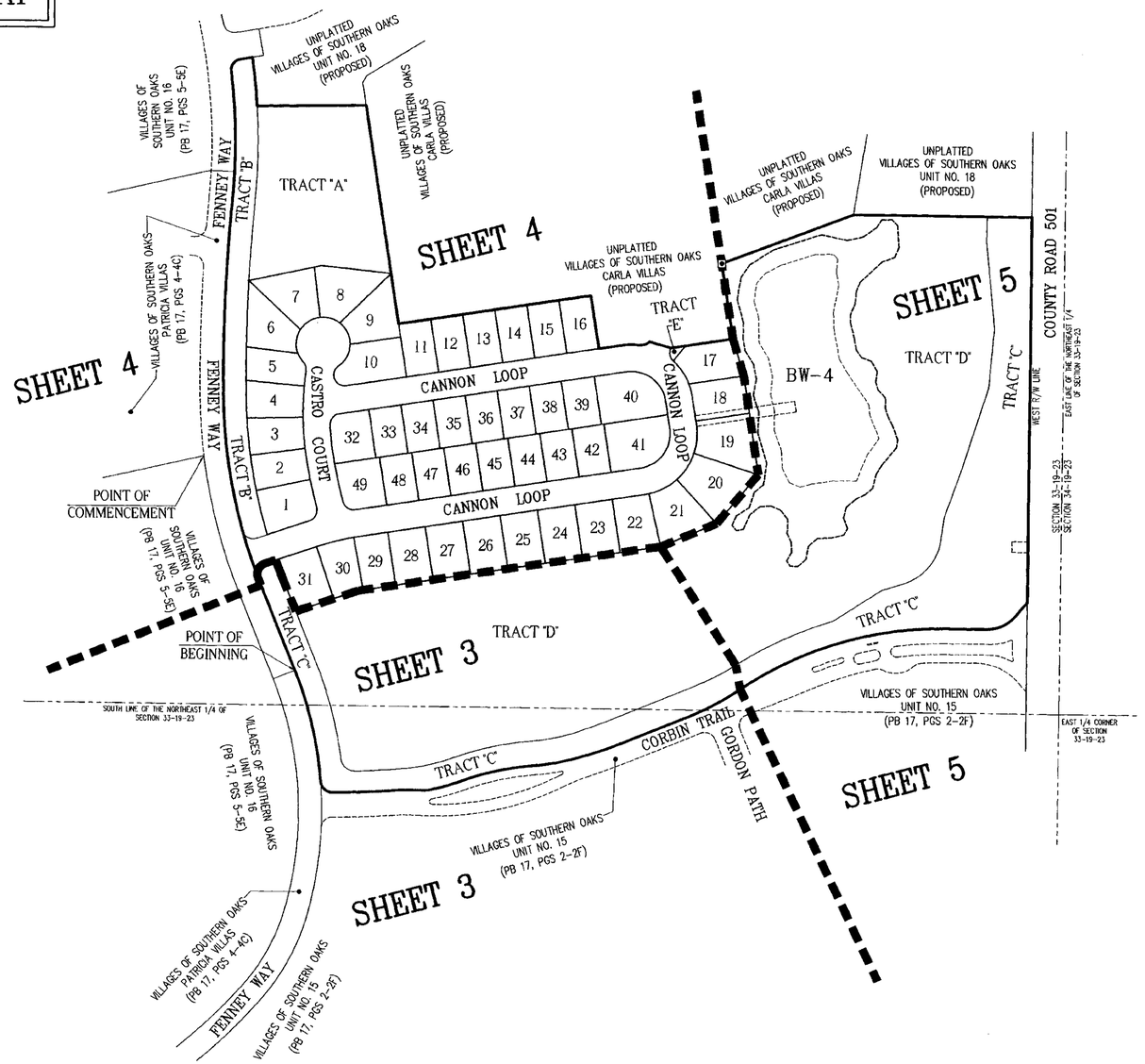
PLAT BOOK 17
PAGE 8A

SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

N

Scale: 1"= 120'
120' 0 120' 240'
SCALE IN FEET

KEY MAP



NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3333, PAGE 287 AND O.R. BOOK 3333, PAGE 337. (STORMWATER RUNOFF & RETENTION)

EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 3333, PAGE 287. (TEMPORARY STORMWATER RUNOFF & RETENTION)

EASEMENT C-4 = EASEMENT SET FORTH IN O.R. BOOK 3333, PAGE 287. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

TRACT TABLE

TRACT	SQ FT	ACREAGE
A	70,173	1.61
B	37,401	0.86
C	187,900	4.31
D	524,064	12.03
E	405	0.01

LEGEND

■	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
⊡	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
⊙	INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
○	INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
C9	INDICATES CURVE NUMBER IN CURVE TABLE
L9	INDICATES LINE NUMBER IN LINE TABLE
℄	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CH	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
LB	INDICATES LICENSED BUSINESS
NO.	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
POC	INDICATES POINT ON CURVE
PCC	INDICATES POINT OF COMPOUND CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
R	INDICATES RADIUS LENGTH
(R)	INDICATES RADIAL LINE
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
UE	INDICATES UTILITY EASEMENT
GFE	INDICATES GATE FACILITIES EASEMENT
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PGS	INDICATES PAGES
SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY

PREPARED BY:
CARNER BARLEY AND ASSOCIATES, INC.
▲ENGINEERS
▲SURVEYORS
▲PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

VILLAGES OF SOUTHERN OAKS
UNIT NO. 17

SHEET 3 OF 5

PLAT BOOK 17
PAGE 83

SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

Scale: 1" = 60'
SCALE IN FEET

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3333, PAGE 287 AND O.R. BOOK 3333, PAGE 337. (STORMWATER RUNOFF & RETENTION)

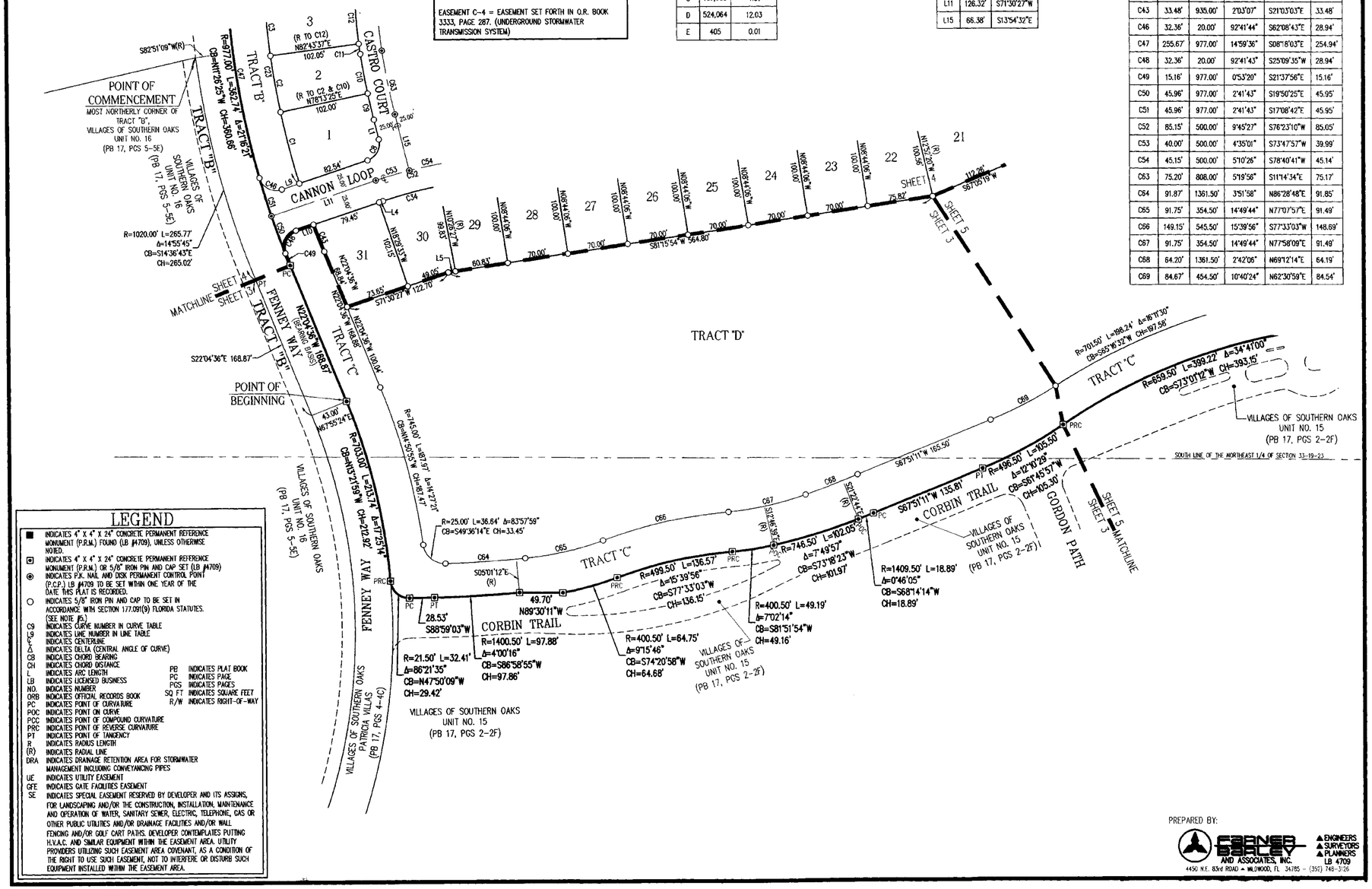
EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 3333, PAGE 287. (TEMPORARY STORMWATER RUNOFF & RETENTION)

EASEMENT C-4 = EASEMENT SET FORTH IN O.R. BOOK 3333, PAGE 287. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	70,173	1.61
B	37,401	0.86
C	187,900	4.31
D	524,064	12.03
E	405	0.01

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.24'	S13°54'32"E
L4	4.54'	S71°30'27"W
L5	8.15'	N81°15'54"E
L9	21.28'	S71°30'27"W
L10	21.28'	S71°30'27"W
L11	126.32'	S71°30'27"W
L15	66.38'	S13°54'32"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	84.60'	935.00'	5°11'02"	S14°22'07"E	84.57'
C2	66.48'	935.00'	4°04'26"	S09°44'22"E	66.47'
C3	69.11'	935.00'	4°14'06"	S05°35'06"E	69.09'
C8	29.82'	20.00'	85°24'59"	N28°47'57"E	27.13'
C9	31.00'	833.00'	2°07'57"	S12°50'34"E	31.00'
C10	46.52'	833.00'	3°11'59"	S10°10'36"E	46.51'
C11	11.95'	525.00'	1°18'13"	S07°55'30"E	11.94'
C12	57.78'	525.00'	6°18'20"	S04°07'13"E	57.75'
C23	263.65'	935.00'	16°09'23"	S08°52'56"E	262.78'
C34	66.75'	475.00'	8°03'06"	S75°32'00"W	66.70'
C43	33.48'	935.00'	2°03'07"	S21°03'03"E	33.48'
C46	32.36'	20.00'	92°41'44"	S62°08'43"E	28.94'
C47	255.67'	977.00'	14°59'36"	S08°18'03"E	254.94'
C48	32.36'	20.00'	92°41'43"	S25°09'35"W	28.94'
C49	15.16'	977.00'	0°53'20"	S21°37'56"E	15.16'
C50	45.96'	977.00'	2°41'43"	S19°50'25"E	45.95'
C51	45.96'	977.00'	2°41'43"	S17°08'42"E	45.95'
C52	85.15'	500.00'	9°45'27"	S76°23'10"W	85.05'
C53	40.00'	500.00'	4°35'01"	S73°47'57"W	39.99'
C54	45.15'	500.00'	5°10'26"	S78°40'41"W	45.14'
C63	75.20'	808.00'	5°19'56"	S11°14'34"E	75.17'
C64	91.87'	1361.50'	3°51'58"	N86°28'48"E	91.85'
C65	91.75'	354.50'	14°49'44"	N77°07'57"E	91.49'
C66	149.15'	545.50'	15°39'56"	S77°33'03"W	148.69'
C67	91.75'	354.50'	14°49'44"	N77°58'09"E	91.49'
C68	64.20'	1361.50'	2°42'06"	N69°12'14"E	64.19'
C69	84.67'	454.50'	10°40'24"	N62°30'59"E	84.54'



LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ⊙ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)

C9	INDICATES CURVE NUMBER IN CURVE TABLE	PB	INDICATES PLAT BOOK
L9	INDICATES LINE NUMBER IN LINE TABLE	PC	INDICATES PAGE
℄	INDICATES CENTERLINE	PGS	INDICATES PAGES
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)	NO.	INDICATES NUMBER
CB	INDICATES CHORD BEARING	SQ FT	INDICATES SQUARE FEET
CH	INDICATES CHORD DISTANCE	R/W	INDICATES RIGHT-OF-WAY
L	INDICATES ARC LENGTH		
LB	INDICATES LICENSED BUSINESS		
NO.	INDICATES NUMBER		
ORB	INDICATES OFFICIAL RECORDS BOOK		
PC	INDICATES POINT OF CURVATURE		
POC	INDICATES POINT ON CURVE		
PCC	INDICATES POINT OF COMPOUND CURVATURE		
PRC	INDICATES POINT OF REVERSE CURVATURE		
PT	INDICATES POINT OF TANGENCY		
R	INDICATES RADIUS LENGTH		
(R)	INDICATES RADIAL LINE		
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES		
UE	INDICATES UTILITY EASEMENT		
GFE	INDICATES GATE FACILITIES EASEMENT		
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.		

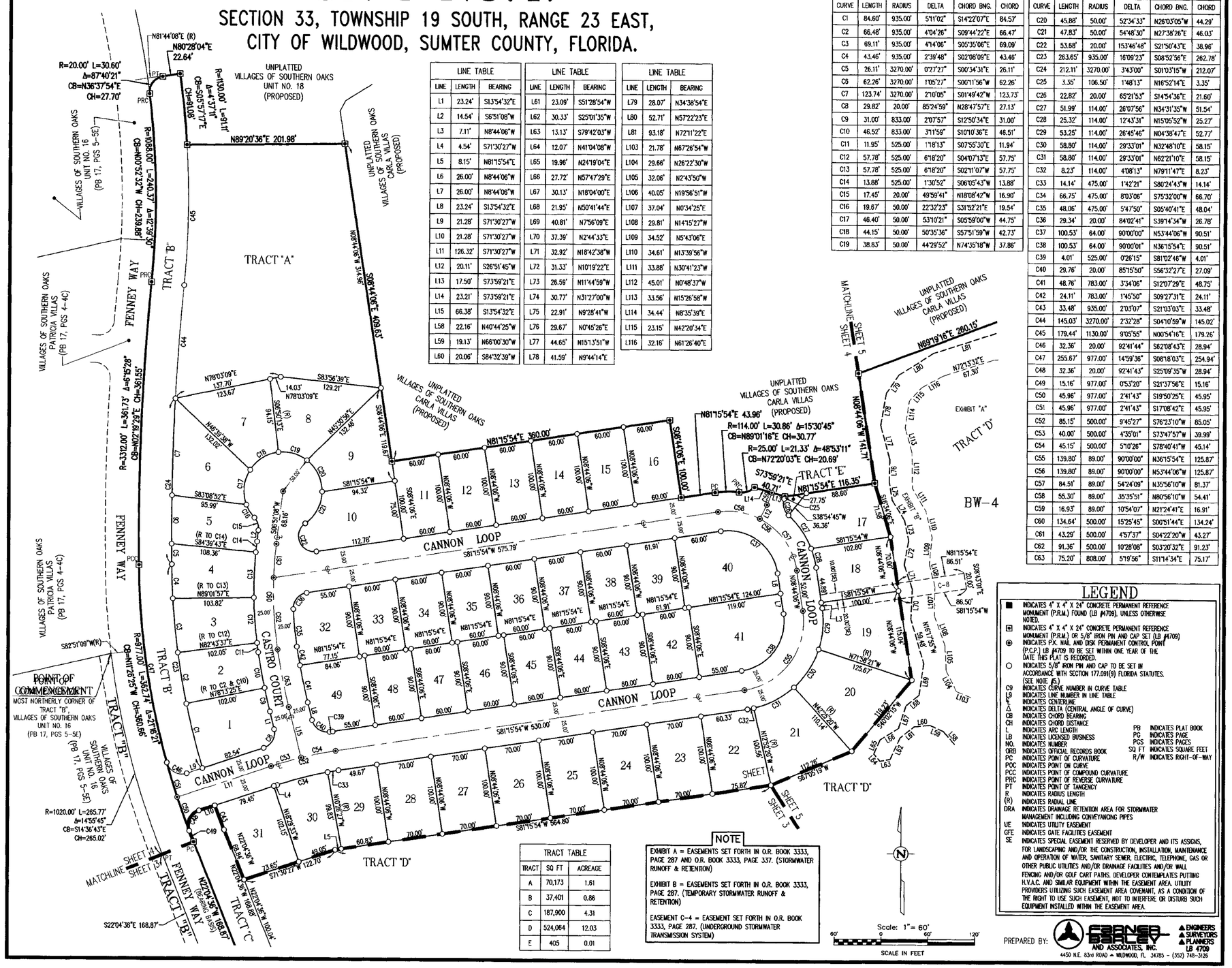
PREPARED BY:

CARNEY BARLEY AND ASSOCIATES, INC.
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LB 4709
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VILLAGES OF SOUTHERN OAKS
UNIT NO. 17

SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK 17
PAGE 8C



LINE TABLE		
LINE	LENGTH	BEARING
L1	23.24'	S13°54'32"E
L2	14.54'	S65°51'08"W
L3	7.11'	N8°44'06"W
L4	4.54'	S71°30'27"W
L5	8.15'	N81°15'54"E
L6	26.00'	N8°44'06"W
L7	26.00'	N8°44'06"W
L8	23.24'	S13°54'32"E
L9	21.28'	S71°30'27"W
L10	21.28'	S71°30'27"W
L11	126.32'	S71°30'27"W
L12	20.11'	S26°51'45"W
L13	17.50'	S73°59'21"E
L14	23.21'	S73°59'21"E
L15	66.38'	S13°54'32"E
L58	22.16'	N40°44'25"W
L59	19.13'	N66°00'30"W
L60	20.06'	S84°32'39"W

LINE TABLE		
LINE	LENGTH	BEARING
L61	23.09'	S51°28'54"W
L62	30.33'	S25°01'35"W
L63	13.13'	S79°42'03"W
L64	12.07'	N41°04'08"W
L65	19.96'	N24°19'04"E
L66	27.72'	N57°47'29"E
L67	30.13'	N18°04'00"E
L68	21.95'	N50°41'44"E
L69	40.81'	N7°56'09"E
L70	37.39'	N2°44'33"E
L71	32.92'	N18°42'38"W
L72	31.33'	N10°19'22"E
L73	26.59'	N11°44'59"W
L74	30.77'	N31°27'00"W
L75	22.91'	N9°28'41"W
L76	29.67'	N0°45'26"E
L77	44.65'	N15°13'51"W
L78	41.59'	N9°44'14"E

LINE TABLE		
LINE	LENGTH	BEARING
L79	28.07'	N34°38'54"E
L80	52.71'	N57°22'23"E
L81	93.18'	N72°11'22"E
L103	21.78'	N67°26'54"W
L104	29.66'	N26°22'30"W
L105	32.06'	N2°43'50"W
L106	40.05'	N19°56'51"W
L107	37.04'	N0°34'25"E
L108	29.81'	N14°15'27"W
L109	34.52'	N5°43'06"E
L110	34.61'	N13°39'56"W
L111	33.88'	N30°41'23"W
L112	45.01'	N0°48'37"W
L113	33.56'	N15°26'58"W
L114	34.44'	N8°35'39"E
L115	23.15'	N42°20'34"E
L116	32.16'	N61°26'40"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	84.60'	935.00'	5°11'02"	S14°22'07"E	84.57'
C2	66.48'	935.00'	4°04'26"	S09°44'22"E	66.47'
C3	69.11'	935.00'	4°14'06"	S05°35'06"E	69.09'
C4	43.46'	935.00'	2°39'48"	S02°08'09"E	43.46'
C5	26.11'	3270.00'	0°27'27"	S00°34'31"E	26.11'
C6	62.26'	3270.00'	1°05'27"	S00°11'56"W	62.26'
C7	123.74'	3270.00'	2°10'05"	S01°49'42"W	123.73'
C8	29.82'	20.00'	85°24'59"	N28°47'57"E	27.13'
C9	31.00'	833.00'	2°07'57"	S12°50'34"E	31.00'
C10	46.52'	833.00'	3°11'59"	S10°10'36"E	46.51'
C11	11.95'	525.00'	1°18'13"	S07°55'30"E	11.94'
C12	57.78'	525.00'	6°18'20"	S04°07'13"E	57.75'
C13	57.78'	525.00'	6°18'20"	S02°11'07"W	57.75'
C14	13.68'	525.00'	1°30'52"	S06°05'43"W	13.68'
C15	17.45'	20.00'	49°59'41"	N18°08'42"W	16.90'
C16	19.67'	50.00'	22°32'23"	S31°52'21"E	19.54'
C17	46.40'	50.00'	53°10'21"	S05°59'00"W	44.75'
C18	44.15'	50.00'	50°35'36"	S57°51'59"W	42.73'
C19	38.83'	50.00'	44°29'52"	N74°35'18"W	37.86'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C20	45.88'	50.00'	52°34'33"	N26°03'05"W	44.29'
C21	47.83'	50.00'	54°48'30"	N27°38'26"E	46.03'
C22	53.68'	20.00'	153°46'48"	S21°50'43"E	38.96'
C23	263.65'	935.00'	16°09'23"	S08°52'56"E	262.78'
C24	212.11'	3270.00'	3°43'00"	S01°03'15"W	212.07'
C25	3.35'	106.50'	1°48'13"	N16°52'14"E	3.35'
C26	22.82'	20.00'	65°21'53"	S14°54'36"E	21.60'
C27	51.99'	114.00'	26°07'56"	N34°31'35"W	51.54'
C28	25.32'	114.00'	12°43'31"	N15°05'52"W	25.27'
C29	53.25'	114.00'	26°45'46"	N04°38'47"E	52.77'
C30	58.80'	114.00'	29°33'01"	N32°48'10"E	58.15'
C31	58.80'	114.00'	29°33'01"	N62°21'10"E	58.15'
C32	8.23'	114.00'	4°08'13"	N79°11'47"E	8.23'
C33	14.14'	475.00'	1°42'21"	S80°24'43"W	14.14'
C34	66.75'	475.00'	8°03'06"	S75°32'00"W	66.70'
C35	48.06'	475.00'	5°47'50"	S05°40'41"E	48.04'
C36	29.34'	20.00'	84°02'41"	S39°14'34"W	26.78'
C37	100.53'	64.00'	90°00'00"	N53°44'06"W	90.51'
C38	100.53'	64.00'	90°00'01"	N36°15'54"E	90.51'
C39	4.01'	525.00'	0°26'15"	S81°02'46"W	4.01'
C40	29.76'	20.00'	85°15'50"	S56°32'27"E	27.09'
C41	48.76'	783.00'	3°34'06"	S12°07'29"E	48.75'
C42	24.11'	783.00'	1°45'50"	S09°27'31"E	24.11'
C43	33.48'	935.00'	2°03'07"	S21°03'03"E	33.48'
C44	145.03'	3270.00'	2°32'28"	S04°10'59"W	145.02'
C45	179.44'	1130.00'	9°05'55"	N00°54'16"E	179.26'
C46	32.36'	20.00'	92°41'44"	S62°08'43"E	28.94'
C47	255.67'	977.00'	14°59'36"	S08°18'03"E	254.94'
C48	32.36'	20.00'	92°41'43"	S25°09'35"W	28.94'
C49	15.16'	977.00'	0°53'20"	S21°37'56"E	15.16'
C50	45.96'	977.00'	2°41'43"	S19°50'25"E	45.95'
C51	45.96'	977.00'	2°41'43"	S17°08'42"E	45.95'
C52	85.15'	500.00'	9°45'27"	S76°23'10"W	85.05'
C53	40.00'	500.00'	4°35'01"	S73°47'57"W	39.99'
C54	45.15'	500.00'	5°10'26"	S78°40'41"W	45.14'
C55	139.80'	89.00'	90°00'00"	N36°15'54"E	125.87'
C56	139.80'	89.00'	90°00'00"	N53°44'06"W	125.87'
C57	84.51'	89.00'	54°24'09"	N35°56'10"W	81.37'
C58	55.30'	89.00'	35°35'51"	N80°56'10"W	54.41'
C59	16.93'	89.00'	10°54'07"	N21°24'41"E	16.91'
C60	134.64'	500.00'	15°25'45"	S00°51'44"E	134.24'
C61	43.29'	500.00'	4°57'37"	S04°22'20"W	43.27'
C62	91.36'	500.00'	10°28'08"	S03°20'32"E	91.23'
C63	75.20'	808.00'	5°19'56"	S11°14'34"E	75.17'

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	70,173	1.61
B	37,401	0.86
C	187,900	4.31
D	524,064	12.03
E	405	0.01

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3333, PAGE 287 AND O.R. BOOK 3333, PAGE 337. (STORMWATER RUNOFF & RETENTION)

EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 3333, PAGE 287. (TEMPORARY STORMWATER RUNOFF & RETENTION)

EASEMENT C-4 = EASEMENT SET FORTH IN O.R. BOOK 3333, PAGE 287. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ⊙ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)

C9 INDICATES CURVE NUMBER IN CURVE TABLE
L9 INDICATES LINE NUMBER IN LINE TABLE
℄ INDICATES CENTERLINE
Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB INDICATES CHORD BEARING
CH INDICATES CHORD DISTANCE
L INDICATES ARC LENGTH
LB INDICATES LICENSED BUSINESS
NO. INDICATES NUMBER
ORB INDICATES OFFICIAL RECORDS BOOK
PC INDICATES POINT OF CURVATURE
POC INDICATES POINT ON CURVE
PCC INDICATES POINT OF COMPOUND CURVATURE
PRC INDICATES POINT OF REVERSE CURVATURE
PT INDICATES POINT OF TANGENCY
R INDICATES RADIUS LENGTH
(R) INDICATES RADIAL LINE
DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
UE INDICATES UTILITY EASEMENT
GFE INDICATES GATE FACILITIES EASEMENT
SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

PB INDICATES PLAT BOOK
PG INDICATES PAGE
PGS INDICATES PAGES
SQ FT INDICATES SQUARE FEET
R/W INDICATES RIGHT-OF-WAY

PREPARED BY: CARLSON BARLEY AND ASSOCIATES, INC.
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VILLAGES OF SOUTHERN OAKS UNIT NO. 17

SHEET 5 OF 5

PLAT BOOK 17
PAGE 8D

SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

LINE TABLE		
LINE	LENGTH	BEARING
L16	18.32'	N89°23'02"E
L17	15.14'	S43°02'54"E
L18	40.41'	S3°28'08"E
L19	20.14'	S21°19'13"W
L20	24.84'	S70°03'12"W
L21	18.17'	S20°44'43"W
L22	21.83'	S4°38'54"W
L23	23.70'	S23°36'37"W
L24	14.49'	S3°38'14"E
L25	29.81'	S13°39'30"E
L26	21.61'	S9°57'30"E
L27	18.41'	S35°09'07"E
L28	18.16'	S71°34'52"E
L29	22.45'	S30°47'10"E
L30	19.81'	S8°37'16"W
L31	15.92'	S17°37'03"E
L32	16.44'	S43°22'50"E
L33	6.76'	S22°30'53"E
L34	15.60'	S2°11'27"W
L35	15.73'	S18°02'39"E
L36	16.61'	S26°48'49"E
L37	30.37'	S20°46'40"E
L38	15.05'	S9°30'12"W
L39	21.31'	S30°27'04"W
L40	25.51'	S13°01'01"W
L41	18.54'	S48°02'10"W
L42	20.40'	S64°26'57"W
L43	21.80'	S48°26'21"W
L44	20.66'	S14°49'19"W
L45	20.85'	S20°38'33"E
L46	13.64'	S28°09'47"W
L47	24.13'	S76°14'16"W
L48	25.07'	S87°22'41"W
L49	22.17'	S50°03'54"W
L50	25.18'	S9°59'10"W

LINE TABLE		
LINE	LENGTH	BEARING
L51	20.75'	S48°09'22"W
L52	14.05'	N86°14'47"W
L53	11.72'	N34°39'30"W
L54	18.88'	N30°19'16"E
L55	19.11'	N3°46'36"W
L56	17.90'	N24°41'31"W
L57	26.08'	N3°12'07"E
L58	22.16'	N40°44'25"W
L59	19.13'	N66°00'30"W
L60	20.06'	S84°32'39"W
L61	23.09'	S51°28'54"W
L62	30.33'	S25°01'35"W
L63	13.13'	S79°42'03"W
L64	12.07'	N41°04'08"W
L65	19.96'	N24°19'04"E
L66	27.72'	N57°47'29"E
L67	30.13'	N18°04'00"E
L68	21.95'	N50°41'44"E
L69	40.81'	N7°56'09"E
L70	37.39'	N2°44'33"E
L71	32.92'	N18°42'38"W
L72	31.33'	N10°19'22"E
L73	26.59'	N11°44'59"W
L74	30.77'	N31°27'00"W
L75	22.91'	N9°28'41"W
L76	29.67'	N0°45'26"E
L77	44.65'	N15°13'51"W
L78	41.59'	N9°44'14"E
L79	28.07'	N34°38'54"E
L80	52.71'	N57°22'23"E
L81	93.18'	N72°11'22"E
L82	48.20'	S77°33'27"E
L83	31.09'	N77°22'46"E
L84	30.27'	N53°57'11"E
L85	16.97'	N33°46'08"E

LINE TABLE		
LINE	LENGTH	BEARING
L86	26.00'	N87°57'50"E
L87	9.21'	S79°33'14"E
L88	9.26'	S38°36'59"E
L89	18.51'	S4°04'19"W
L90	10.75'	S0°20'21"E
L91	20.30'	S10°52'09"E
L92	33.21'	S3°03'26"E
L93	53.96'	S10°37'13"E
L94	31.85'	S30°22'04"E
L95	18.90'	S4°40'43"E
L96	46.89'	S21°53'39"E
L97	35.91'	S35°53'56"W
L98	27.08'	S23°13'01"W
L99	26.43'	S20°25'39"W
L100	44.13'	S89°52'10"W
L101	40.51'	S81°13'22"W
L102	21.37'	S74°33'31"W
L103	21.78'	N67°26'54"W
L104	29.66'	N26°22'30"W
L105	32.06'	N2°43'50"W
L106	40.05'	N19°56'51"W
L107	37.04'	N0°34'25"E
L108	29.81'	N14°15'27"W
L109	34.52'	N5°43'06"E
L110	34.61'	N13°39'56"W
L111	33.88'	N30°41'23"W
L112	45.01'	N0°48'37"W
L113	33.56'	N15°26'58"W
L114	34.44'	N8°35'39"E
L115	23.15'	N42°20'34"E
L116	32.16'	N61°26'40"E
L117	48.82'	S13°33'43"W
L118	35.92'	S41°00'41"W
L121	25.84'	S69°58'58"E
L122	34.15'	S30°40'31"E

LINE TABLE		
LINE	LENGTH	BEARING
L123	40.13'	N69°58'58"W
L124	44.78'	N30°40'31"W

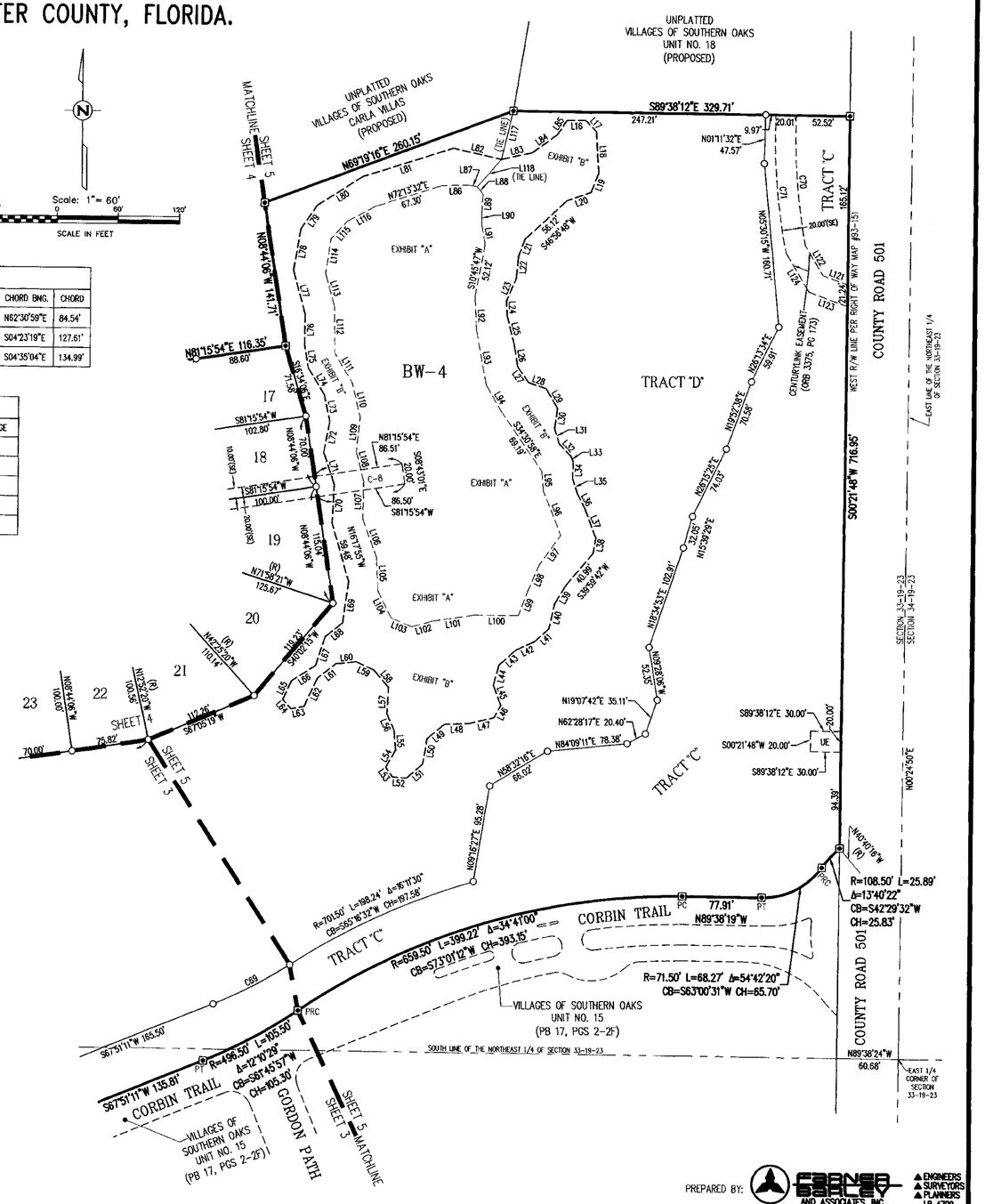
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C69	84.67'	454.50'	10°40'24"	N62°30'59"E	84.54'
C70	127.87'	579.00'	12°39'11"	S04°23'19"E	127.61'
C71	135.28'	589.00'	12°56'24"	S04°35'04"E	134.99'

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	70,173	1.61
B	37,401	0.86
C	187,900	4.31
D	524,064	12.03
E	405	0.01

Scale: 1"= 60'

60' 0 60' 120'

SCALE IN FEET



LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ⊙ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)

C9	INDICATES CURVE NUMBER IN CURVE TABLE
L9	INDICATES LINE NUMBER IN LINE TABLE
℄	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CH	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
LB	INDICATES LICENSED BUSINESS
NO.	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
POC	INDICATES POINT ON CURVE
PCC	INDICATES POINT OF COMPOUND CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
R	INDICATES RADIUS LENGTH
(R)	INDICATES RADIAL LINE
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
UE	INDICATES UTILITY EASEMENT
GFE	INDICATES GATE FACILITIES EASEMENT
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PGS	INDICATES PAGES
SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3333, PAGE 287 AND O.R. BOOK 3333, PAGE 337. (STORMWATER RUNOFF & RETENTION)

EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 3333, PAGE 287. (TEMPORARY STORMWATER RUNOFF & RETENTION)

EASEMENT C-4 = EASEMENT SET FORTH IN O.R. BOOK 3333, PAGE 287. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

PREPARED BY: CARLSON BARLEY AND ASSOCIATES, INC.
▲ENGINEERS ▲SURVEYORS ▲PLANNERS LB 4709
4450 N.E. 53rd ROAD ▲ WILDWOOD, FL 34785 - (352) 748-3126

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA OR BOOK 3444 PAGE 457

VILLAGES OF SOUTHERN OAKS UNIT NO. 18

SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK 17
PAGE 12

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY CORNER OF TRACT "C", VILLAGES OF SOUTHERN OAKS UNIT NO. 16, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 5, 5A THROUGH 5E, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,045.00 FEET AND A CHORD BEARING AND DISTANCE OF N17°43'14"W, 90.34 FEET TO WHICH A RADIAL LINE BEARS N74°45'25"E; THENCE DEPARTING SAID PLAT RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°57'17", AN ARC DISTANCE OF 90.37 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°01'20", AN ARC DISTANCE OF 31.11 FEET; THENCE ALONG A NON-TANGENT LINE RUN N18°31'57"W, 50.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF N22°44'15"E, 29.70 FEET TO WHICH A RADIAL LINE BEARS S19°19'13"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°53'04", AN ARC DISTANCE OF 33.47 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,051.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°17'26", AN ARC DISTANCE OF 23.67 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 854.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°29'43", AN ARC DISTANCE OF 320.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 929.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°10'51", AN ARC DISTANCE OF 359.83 FEET TO THE POINT OF TANGENCY; THENCE N27°10'51"W, 12.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 246.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°13'38", AN ARC DISTANCE OF 44.00 FEET TO THE POINT OF TANGENCY; THENCE N37°24'28"W, 23.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 503.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°13'38", AN ARC DISTANCE OF 89.87 FEET TO THE POINT OF TANGENCY; THENCE N27°10'51"W, 175.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 431.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°32'25", AN ARC DISTANCE OF 79.38 FEET; THENCE ALONG A RADIAL LINE RUN S73°21'34"W, 11.50 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 135.00 FEET AND A CHORD BEARING AND DISTANCE OF N32°52'41"W, 75.50 FEET TO WHICH A RADIAL LINE BEARS N73°21'34"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°28'30", AN ARC DISTANCE OF 76.52 FEET TO THE POINT OF TANGENCY; THENCE N49°08'56"W, 34.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 135.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°55'14", AN ARC DISTANCE OF 58.72 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 468 PER MAP SECTION NUMBER 18040; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE RUN S89°43'10"E, 1,651.19 FEET TO THE WEST BOUNDARY LINE OF PROPERTY CONVEYED TO SUMTER COUNTY PER DEED RECORDED IN OFFICIAL RECORDS BOOK 2791, PAGE 736, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WEST BOUNDARY LINE AND THE SOUTH BOUNDARY LINE OF SAID PROPERTY, RESPECTIVELY, RUN S00°16'50"W, 100.00 FEET; THENCE S89°43'10"E, 308.10 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 501 PER MAP NUMBER 93-151; SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 622.96 FEET AND A CHORD BEARING AND DISTANCE OF S21°16'03"E, 283.24 FEET TO WHICH A RADIAL LINE BEARS S81°07'56"W; THE FOLLOWING THREE (3) COURSES BEING ALONG SAID WESTERLY RIGHT OF WAY LINE: RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°51'57", AN ARC DISTANCE OF 270.36 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 522.96 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°05'49", AN ARC DISTANCE OF 311.22 FEET TO THE POINT OF TANGENCY; THENCE S00°21'48"W, 1,073.20 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE RUN N89°38'12"W, 329.71 FEET; THENCE N09°18'44"E, 449.98 FEET; THENCE N20°40'44"W, 123.97 FEET; THENCE S69°19'16"W, 546.00 FEET; THENCE S81°15'54"W, 257.41 FEET; THENCE S31°09'54"W, 43.28 FEET; THENCE S78°50'55"W, 16.58 FEET; THENCE S58°24'36"W, 128.00 FEET; THENCE S27°46'26"W, 15.01 FEET; THENCE S08°44'36"E, 42.29 FEET; THENCE S89°20'36"W, 201.98 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,130.00 FEET AND A CHORD BEARING AND DISTANCE OF N05°57'17"W, 91.08 FEET TO WHICH A RADIAL LINE BEARS N86°21'18"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°37'11", AN ARC DISTANCE OF 91.11 FEET; THENCE ALONG A NON-TANGENT LINE RUN S80°28'04"W, 22.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°40'21", AN ARC DISTANCE OF 30.60 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,088.00 FEET AND A CHORD BEARING AND DISTANCE OF N11°13'26"W, 152.52 FEET TO WHICH A RADIAL LINE BEARS N82°47'43"E; SAID POINT ALSO BEING ON THE BOUNDARY OF AFORESAID VILLAGES OF SOUTHERN OAKS UNIT NO. 16; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID BOUNDARY: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°02'19", AN ARC DISTANCE OF 152.65 FEET; THENCE ALONG A RADIAL LINE RUN S74°45'25"W, 43.00 FEET TO THE POINT OF BEGINNING.

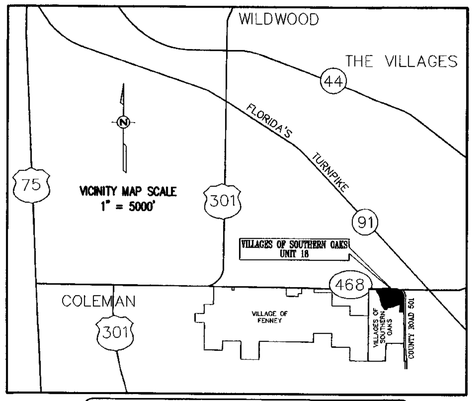
LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF TRACT "C", VILLAGES OF SOUTHERN OAKS UNIT NO. 16, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 5, 5A THROUGH 5E, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES BEING ALONG THE BOUNDARY OF SAID PLAT: RUN N74°45'25"E, 43.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,088.00 FEET AND A CHORD BEARING AND DISTANCE OF S12°23'16"E, 108.40 FEET TO WHICH A RADIAL LINE BEARS N74°45'25"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°42'39", AN ARC DISTANCE OF 108.45 FEET; THENCE DEPARTING SAID BOUNDARY AND ALONG A RADIAL LINE RUN N80°28'04"E, 102.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 250.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°57'45", AN ARC DISTANCE OF 91.47 FEET TO THE POINT OF TANGENCY; THENCE N59°30'19"E, 91.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 350.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°21'40", AN ARC DISTANCE OF 130.49 FEET TO THE POINT OF TANGENCY; THENCE N80°51'59"E, 55.21 FEET; THENCE N03°54'28"W, 25.10 FEET TO THE POINT OF BEGINNING; THENCE N80°51'59"E, 188.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°14'27", AN ARC DISTANCE OF 27.76 FEET; THENCE ALONG A NON-TANGENT LINE RUN N03°54'28"W, 102.12 FEET; THENCE N75°17'57"E, 62.46 FEET; THENCE N69°19'16"E, 300.00 FEET; THENCE N05°19'50"W, 44.61 FEET; THENCE N08°31'17"W, 395.86 FEET; THENCE S69°19'16"W, 554.92 FEET; THENCE S03°54'28"E, 495.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 49.64 ACRES, MORE OR LESS.

PREPARED BY:

FARNER BARLEY AND ASSOCIATES, INC.
▲ENGINEERS ▲SURVEYORS ▲PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▪ WILDWOOD, FL 34785 ▪ (352) 748-3126



79 LOTS - 13 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

1.) BEARINGS ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 468 PER MAP SECTION NUMBER 18040 AS BEING S89°43'10"E.

2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN FEET.

4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.

6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8.) TRACTS "J", "K" AND "L" ARE FOR OPEN SPACE AND COMMON LANDSCAPE SPACE.

9.) TRACTS "A" AND "G" ARE FOR OPEN SPACE AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, IRRIGATION, WATER AND WASTEWATER OR OTHER UTILITIES, DRAINAGE FACILITIES, LANDSCAPED AREAS, CART PATHS, PEDESTRIAN TRAILS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE. THERE IS NO INGRESS AND/OR EGRESS WITHOUT WRITTEN CONSENT BY DEVELOPER.

10.) TRACT "H" IS FOR STORMWATER MANAGEMENT AND OPEN SPACE. THERE IS NO INGRESS AND/OR EGRESS PERMITTED TO ADJACENT LANDS WITHOUT WRITTEN CONSENT BY DEVELOPER.

11.) TRACTS "B", "C", "D", "E", "F", "I" AND "M" ARE RESERVED BY DEVELOPER.

12.) TRACT "K" IS FOR VEHICULAR TRAFFIC CONTROL.

13.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

VILLAGES OF SOUTHERN OAKS UNIT NO. 18 CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES LAND COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A", "G", "H", "J", "K" AND "L" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 18 IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT): (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

THE DEVELOPER ALSO GRANTS TO THE DISTRICT NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER, ACROSS AND UPON ANY SPECIAL EASEMENTS SHOWN HEREON FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES LOCATED THEREIN.

THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE TRACTS LISTED ABOVE, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON AND DRAINAGE FACILITIES LOCATED WITHIN ANY SPECIAL EASEMENTS PERPETUALLY, AND MAINTAIN THE ROADWAYS AND DRAINAGE FEATURES LYING WITHIN SUCH ROADWAYS FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL

SIGNATURE Vicki C. Suber
PRINT NAME
SIGNATURE Rita Deitrich
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
BY: MARTIN L. DZURO, MANAGER

STATE OF FLORIDA
COUNTY OF SUMTER ✓

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF July 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH. ✓

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Rita A. Deitrich
COMMISSION NO.: GG033288
COMMISSION EXPIRES: 11-20-20

RITA A. DEITRICH
MY COMMISSION # GG 033288
EXPIRES: November 20, 2020
Bonded Thru Budget Notary Services

WITNESSES:

(1) SIGNATURE Vicki C. Suber PRINT NAME
(2) SIGNATURE Rita Deitrich PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
BY: MARTIN L. DZURO, MANAGER

WITNESSES:

(1) SIGNATURE Lisa Carnes PRINT NAME
(2) SIGNATURE Rachael Smith PRINT NAME

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12
BY: SIGNATURE
Dean Barberree, Chairman
PRINT NAME / TITLE

STATE OF FLORIDA
COUNTY OF SUMTER ✓

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF July 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH. ✓

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Rita A. Deitrich
COMMISSION NO.: GG033288
COMMISSION EXPIRES: 11-20-20

RITA A. DEITRICH
MY COMMISSION # GG 033288
EXPIRES: November 20, 2020
Bonded Thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF July 2018, BY Dean Barberree THE Chairman OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12, ON BEHALF OF THE DISTRICT, AND DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Lisa Carnes SERIAL / COMM. NO. GG047770
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

LISA CARNES
MY COMMISSION # GG 047770
EXPIRES: November 15, 2020
Bonded Thru Budget Notary Services

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS 23rd DAY OF July, 2018.

ATTEST:
MELANIE D. PEAVY
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS 23rd DAY OF July, 2018.

CASSANDRA SMITH
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS 23rd DAY OF July, 2018.

ASHLEY HUNT
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. PEAVY

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

CITY ENGINEER
KIMLEY HORN AND ASSOCIATES
GENE LOSITO, P.E.

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE
7/20/18 DATE
RONALD W. HERR, P.L.S.
4907 REGISTRATION NO.
WADE SURVEYING, INC.

SEAL

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 18, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE 19 DAY OF JUNE, 2018; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

KATIE W. JAMPSON
REGISTRATION NO. 5912
7/19/18 DATE

KATIE W. JAMPSON LICENSE NUMBER No. 5912 SEAL STATE OF FLORIDA

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON July 20 2018, AT 10:23 AM FILE NUMBER 2018002895
PLAT BOOK 17 PAGE 12-12A-F.

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

Melissa K Worrell
PRINT NAME
SIGNATURE
DEPUTY CLERK

SUMTER COUNTY FLORIDA CIRCUIT COURT CLERK

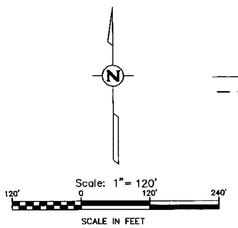
VILLAGES OF SOUTHERN OAKS
UNIT NO. 18

SHEET 2 OF 7

PLAT BOOK 17
PAGE 12A

SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

KEY MAP



TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	39,814	0.914
B	845,877	19.419
C	2,207	0.051
D	14,172	0.325
E	632	0.015
F	5,656	0.130
G	139,167	3.195
H	299,162	6.868
I	57,361	1.317
J	4,415	0.101
K	41	0.001
L	3,216	0.074
M	9,372	0.215

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3333, PAGE 287 AND O.R. BOOK 3333, PAGE 337. (STORMWATER RUNOFF & RETENTION)

EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 3333, PAGE 287. (TEMPORARY STORMWATER RUNOFF & RETENTION)

EASEMENTS C-1 THROUGH C-26, INCLUSIVE = EASEMENT SET FORTH IN O.R. BOOK 3333, PAGE 287. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

LEGEND

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- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

- PB INDICATES PLAT BOOK
- PG INDICATES PAGE
- PGS INDICATES PAGES
- SQ FT INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY

SHEET 4 | SHEET 5 | SHEET 6 | SHEET 3 | SHEET 7

WARM SPRINGS AVENUE (COUNTY ROAD 468)

SECTION 28-19-23
SECTION 33-19-23

33 34

TRACT "D" | TRACT "A" | TRACT "B" | TRACT "J" | TRACT "K" | TRACT "L" | TRACT "C" | TRACT "E" | TRACT "F" | TRACT "M" | TRACT "G" | TRACT "H" | TRACT "I"

UNPLATTED
VILLAGES OF SOUTHERN OAKS
UNIT NO. 19
(PROPOSED)

FENNEY WAY

BILLER CIRCLE

BW-1 | BW-2

NOT A PART OF THIS PLAT
UNPLATTED
VILLAGES OF SOUTHERN OAKS
LAINE VILLAS
(PROPOSED)

UNPLATTED
VILLAGES OF SOUTHERN OAKS
UNIT NO. 19
(PROPOSED)

VILLAGES OF SOUTHERN OAKS
UNIT NO. 16
(PLAT BOOK 17, PAGES 5-5E)

VILLAGES OF SOUTHERN OAKS
PATRICIA VILLAS
(PLAT BOOK 17, PAGES 4-4C)

UNPLATTED
VILLAGES OF SOUTHERN OAKS
UNIT NO. 17
(PROPOSED)

UNPLATTED
VILLAGES OF SOUTHERN OAKS
CARLA VILLAS
(PROPOSED)

UNPLATTED
VILLAGES OF SOUTHERN OAKS
UNIT NO. 17
(PROPOSED)

COUNTY ROAD 501

SECTION 33-19-23
SECTION 34-19-23

PREPARED BY:

CARNES BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

VILLAGES OF SOUTHERN OAKS UNIT NO. 18

SHEET 3 OF 7

PLAT BOOK 17
PAGE 12B

SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	91.47'	250.00'	20°57'45"	M69°59'11"E	90.96'
C2	130.49'	350.00'	21°21'40"	S70°11'09"W	129.73'
C3	69.43'	350.00'	11°21'54"	S85°11'16"W	69.31'
C4	61.06'	350.00'	9°59'46"	S75°52'06"W	60.98'
C5	113.75'	86.00'	75°48'45"	S32°42'24"W	106.16'
C10	41.29'	375.00'	6°18'33"	S62°39'36"W	41.27'
C11	24.34'	20.00'	69°43'21"	N30°57'12"E	22.86'
C12	26.95'	114.00'	13°32'38"	S02°51'51"W	26.89'
C13	117.31'	114.00'	58°57'25"	S39°06'53"W	112.20'
C26	11.40'	425.00'	1°32'14"	N88°05'52"E	11.40'
C27	73.90'	325.00'	13°01'42"	S74°21'08"W	73.74'
C28	47.27'	325.00'	8°19'58"	S63°40'18"W	47.22'
C29	46.20'	275.00'	9°37'30"	N84°15'04"E	46.14'
C30	54.42'	275.00'	11°20'15"	N74°47'56"E	54.33'
C31	10.42'	375.00'	1°35'33"	S80°04'12"W	10.42'
C32	33.86'	20.00'	96°99'06"	S52°19'01"E	29.92'
C33	40.90'	64.00'	36°36'52"	S14°23'58"W	40.21'
C34	40.90'	64.00'	36°36'52"	S51°00'52"W	40.21'
C38	82.32'	225.00'	20°57'45"	N69°59'11"E	81.86'
C39	30.60'	20.00'	87°40'21"	S55°41'46"E	27.70'
C40	44.20'	1088.00'	2°19'39"	N08°22'06"W	44.20'
C41	44.20'	1088.00'	2°19'39"	N10°41'46"W	44.20'
C42	64.25'	1088.00'	3°23'00"	N13°33'05"W	64.24'
C43	102.24'	1088.00'	5°23'04"	N17°56'07"W	102.21'
C44	49.68'	253.50'	11°13'41"	N26°14'29"W	49.60'
C45	30.25'	246.80'	7°01'26"	S28°20'37"E	30.24'
C46	31.42'	1082.00'	1°39'50"	N25°39'49"W	31.42'
C47	51.59'	1097.00'	2°41'40"	N25°06'54"W	51.58'
C80	20.60'	960.50'	1°13'44"	N22°47'31"W	20.60'
C86	83.59'	975.50'	4°54'36"	N07°27'18"W	83.57'
C87	23.74'	975.50'	1°23'39"	N10°36'25"W	23.74'
C88	11.12'	975.50'	0°39'12"	N11°33'54"W	11.12'
C89	6.79'	808.00'	0°28'54"	S05°14'27"E	6.79'
C90	52.25'	808.00'	3°42'18"	S07°20'04"E	52.24'

TRACT TABLE		
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A	39,814	0.914
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I	57,361	1.317
J	4,415	0.101
K	41	0.001
L	3,216	0.074
M	9,372	0.215

Scale: 1"= 60'
SCALE IN FEET

LINE TABLE		
LINE	LENGTH	BEARING
L20	36.70'	S58°05'28"W
L21	105.75'	S38°55'24"W
L22	25.31'	S24°14'38"W
L23	70.46'	S2°34'36"E
L24	101.84'	S3°54'28"E
L25	23.54'	S7°39'56"W
L26	13.09'	N79°01'41"W
L27	14.80'	N13°51'44"W
L28	25.37'	N43°39'49"W
L29	27.43'	N1°35'49"E
L30	29.83'	N28°16'56"W
L31	28.07'	N63°00'30"W
L32	31.87'	S82°56'12"W
L33	18.72'	N84°44'32"W
L34	22.93'	N60°25'02"W
L35	22.79'	N11°3'34"W
L36	93.01'	N53°35'02"W
L37	15.68'	S65°03'21"W
L38	2.09'	N28°57'02"W
L39	17.70'	N40°25'51"E
L40	32.11'	N2°58'55"W
L41	15.34'	N16°46'29"W
L42	20.49'	N82°04'05"W
L43	10.49'	N33°16'25"W
L44	54.09'	N0°34'46"W
L45	22.08'	N5°53'06"E
L109	51.12'	S54°03'22"W
L110	124.14'	S35°49'55"W
L111	74.10'	S1°26'32"E
L112	11.62'	S39°20'53"W
L113	34.87'	N82°19'18"W
L114	36.21'	S82°32'06"W
L115	17.53'	N19°24'42"W
L116	19.28'	N41°08'01"W
L117	34.55'	N56°46'15"W
L118	27.19'	N50°23'59"W
L119	13.17'	N62°23'38"W
L120	28.31'	N2°32'57"W
L121	23.01'	N1°21'5'24"W
L122	23.83'	N39°02'04"W
L123	17.44'	N63°25'50"W
L124	29.36'	N3°01'11"W
L125	28.30'	N4°50'09"E
L169	122.15'	N86°05'32"E
L171	14.69'	N3°40'41"W
L172	14.11'	S0°00'00"E
L173	47.25'	N39°58'08"E
L174	48.22'	N50°01'52"W
L175	44.26'	S39°58'08"W
L176	48.32'	S53°35'02"E
L177	33.10'	S70°46'47"W
L352	1.92'	S79°3'34"W
L353	15.86'	N79°36'08"W
L382	70.37'	N1°28'55"E
L383	30.11'	N58°28'55"E
L384	10.00'	S31°31'05"E
L385	25.97'	N58°28'55"E
L386	65.48'	N1°28'55"E
L387	67.89'	N34°15'08"E
L388	42.54'	N79°15'08"E
L389	10.00'	S10°44'52"E
L390	38.39'	N79°15'08"E
L391	68.71'	N34°15'08"E

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TRACT "B"
EXHIBIT A
TRACT "A"
SHEET 4 MATCHLINE
SHEET 3 MATCHLINE
SHEET 5 MATCHLINE
TRACT "C"
SEE DETAIL "B" (SHEET 6 OF 7)
INGRESS & EGRESS EASEMENT
TRACT "B" (RE LINE)
EXHIBIT B
TRACT "E"
SEE DETAIL "D" (SHEET 6 OF 7)
UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 19 (PROPOSED)
FENNEY WAY
DETAIL "A" (SCALE 1"=20')
TRACT "B"
TRACT "A"
TRACT "C"
TRACT "E"
FENNEY WAY
VILLAGES OF SOUTHERN OAKS UNIT NO. 16 (PLAT BOOK 17, PAGES 5-5E)
UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 17 (PROPOSED)
POINT OF COMMENCEMENT (NOT INCLUDED) MOST NORTHERLY CORNER OF TRACT "C", VILLAGES OF SOUTHERN OAKS UNIT NO. 16 PLAT BOOK 17, PAGES 5-5E
POINT OF BEGINNING
BILLER CIRCLE
BILLER CIRCLE
SEE DETAIL "A"
NOT A PART OF THIS PLAT NOT INCLUDED
UNPLATTED VILLAGES OF SOUTHERN OAKS LAINE VILLAS (PROPOSED)
POINT OF BEGINNING (NOT INCLUDED)
UNPLATTED VILLAGES OF SOUTHERN OAKS CARLA VILLAS (PROPOSED)
SHEET 5 MATCHLINE
SHEET 3 MATCHLINE
SHEET 7 MATCHLINE
SHEET 3 MATCHLINE

NOTE

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PREPARED BY:

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LB 4709
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▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS

VILLAGES OF SOUTHERN OAKS UNIT NO. 18

SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

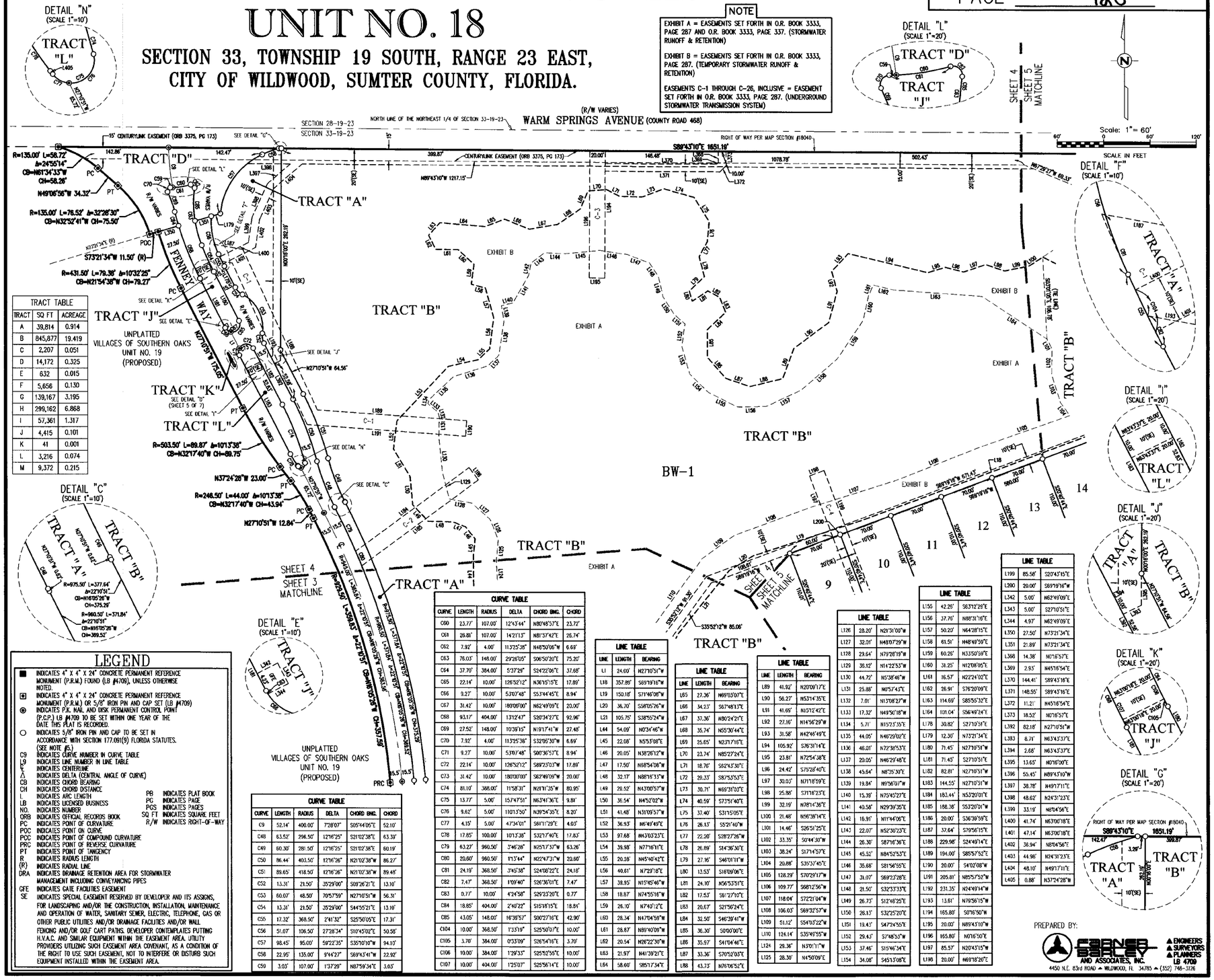
PLAT BOOK 19
PAGE 12C

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- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GAGE FACILITIES EASEMENT
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

PB INDICATES PLAT BOOK
PG INDICATES PAGE
PGS INDICATES PAGES
SQ FT INDICATES SQUARE FEET
R/W INDICATES RIGHT-OF-WAY

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C9	52.14'	400.00'	7°28'07"	S05°41'05"E	52.10'
C48	63.52'	296.50'	12°16'25"	S21°02'38"E	63.39'
C49	60.30'	281.50'	12°16'25"	S21°02'38"E	60.19'
C50	86.44'	403.50'	12°16'26"	N21°02'38"W	86.27'
C51	89.65'	418.50'	12°16'26"	N21°02'38"W	89.48'
C52	13.31'	21.50'	35°29'00"	S09°26'21"E	13.10'
C53	60.07'	48.50'	70°57'59"	N27°10'51"W	56.31'
C54	13.31'	21.50'	35°29'00"	S44°55'21"E	13.10'
C55	17.32'	368.50'	2°41'32"	S25°50'05"E	17.31'
C56	51.07'	108.50'	27°28'34"	S10°45'02"E	50.58'
C57	98.45'	95.00'	59°22'35"	S35°10'10"W	94.10'
C58	22.95'	135.00'	9°44'27"	S69°43'41"W	22.92'
C59	3.03'	107.00'	1°37'29"	N87°59'34"E	3.03'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C60	23.77'	107.00'	12°43'44"	N80°48'57"E	23.72'
C61	28.81'	107.00'	14°21'13"	N81°37'42"E	28.74'
C62	7.92'	4.00'	113°25'38"	N46°50'06"W	6.69'
C63	76.03'	148.00'	29°26'05"	S06°50'20"E	75.20'
C64	37.70'	384.00'	5°37'25"	S24°22'06"E	37.68'
C65	22.14'	10.00'	126°52'12"	N36°15'15"E	17.89'
C66	9.27'	10.00'	53°07'48"	S53°44'45"E	8.94'
C67	31.42'	10.00'	180°00'00"	N62°49'09"E	20.00'
C68	93.17'	404.00'	13°12'47"	S20°34'27"E	92.96'
C69	27.52'	148.00'	10°39'15"	N19°17'41"W	27.48'
C70	7.92'	4.00'	113°25'38"	S32°05'30"W	6.69'
C71	9.27'	10.00'	53°07'48"	S00°36'57"E	8.94'
C72	22.14'	10.00'	126°52'12"	S89°23'03"W	17.89'
C73	31.42'	10.00'	180°00'00"	S62°49'09"W	20.00'
C74	81.10'	388.00'	11°58'31"	N21°11'25"W	80.95'
C75	13.77'	5.00'	157°47'51"	N63°41'36"E	9.81'
C76	9.62'	5.00'	110°13'50"	N39°54'35"E	8.20'
C77	4.15'	5.00'	47°34'01"	S61°11'29"E	4.03'
C78	17.85'	100.00'	10°13'38"	S32°17'40"E	17.83'
C79	63.27'	960.50'	3°46'28"	N25°17'37"W	63.26'
C80	20.60'	960.50'	1°13'44"	N22°47'31"W	20.60'
C81	24.19'	368.50'	3°45'58"	S24°08'22"E	24.18'
C82	7.47'	368.50'	1°09'46"	S26°36'01"E	7.47'
C83	0.77'	10.00'	4°24'58"	S29°23'20"E	0.77'
C84	18.85'	404.00'	2°40'22"	S15°18'15"E	18.84'
C85	43.05'	148.00'	16°39'57"	S00°27'16"E	42.90'
C104	10.00'	368.50'	1°33'19"	S25°50'07"E	10.00'
C105	3.70'	384.00'	0°33'09"	S26°54'16"E	3.70'
C106	10.00'	384.00'	1°29'33"	S25°52'55"E	10.00'
C107	10.00'	404.00'	1°25'07"	S25°56'14"E	10.00'

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.00'	N27°10'51"W
L18	357.89'	S69°19'16"W
L19	150.18'	S71°46'08"W
L20	36.70'	S58°05'26"W
L21	105.75'	S38°55'24"W
L44	54.09'	N0°34'46"W
L45	22.08'	N5°53'08"E
L46	20.05'	N38°26'12"W
L47	17.50'	N68°54'08"W
L48	32.17'	N88°16'13"W
L49	29.52'	N43°00'57"W
L50	36.54'	N4°52'02"W
L51	41.48'	N31°09'57"W
L52	36.93'	N6°49'49"E
L53	97.68'	N43°03'23"E
L54	39.98'	N7°16'11"E
L55	20.28'	N45°40'42"E
L56	40.61'	N7°29'18"E
L57	39.95'	N15°45'46"W
L58	18.87'	N74°55'16"W
L59	26.10'	N7°40'12"E
L60	28.34'	N41°04'59"W
L61	28.87'	N89°40'09"W
L62	20.54'	N26°22'30"W
L63	21.97'	N41°39'21"E
L64	58.60'	S85°17'34"E

LINE TABLE		
LINE	LENGTH	BEARING
L65	27.36'	N69°03'07"E
L66	34.23'	S67°48'13"E
L67	37.36'	N80°24'21"E
L68	35.74'	N55°30'44"E
L69	25.65'	N23°17'16"E
L70	23.74'	N85°27'24"E
L71	18.76'	S62°43'30"E
L72	29.33'	S87°53'53"E
L73	30.71'	N69°31'03"E
L74	40.59'	S73°51'40"E
L75	37.40'	S31°15'05"E
L76	26.13'	S5°21'40"W
L77	22.20'	S28°27'26"W
L78	26.89'	S14°36'30"E
L79	27.16'	S46°01'11"W
L80	13.53'	S18°09'06"E
L81	24.10'	N56°53'51"E
L82	17.53'	S81°27'10"E
L83	20.67'	S21°56'24"E
L84	32.50'	S46°39'41"W
L85	36.30'	S0°00'00"E
L86	35.97'	S41°04'46"E
L87	33.36'	S70°52'03"E
L88	43.73'	N76°06'52"E

LINE TABLE		
LINE	LENGTH	BEARING
L89	41.92'	N20°09'17"E
L90	56.27'	N53°14'35"E
L91	41.69'	N15°12'42"E
L92	27.16'	N14°56'29"W
L93	31.58'	N42°46'49"E
L94	105.92'	S76°31'14"E
L95	23.81'	N72°54'38"E
L96	24.42'	S75°28'40"E
L97	30.03'	N71°18'59"E
L98	25.86'	S71°16'23"E
L99	32.19'	N78°14'36"E
L100	21.48'	N56°39'14"E
L101	14.46'	S26°51'25"E
L102	33.35'	S0°44'30"W
L103	38.24'	S17°14'57"E
L104	20.88'	S35°37'45"E
L105	128.29'	S70°29'17"W
L106	109.77'	S68°12'56"W
L107	118.04'	S72°21'04"W
L108	106.03'	S69°32'57"W
L109	51.12'	S54°03'22"W
L110	124.14'	S35°49'55"W
L124	29.36'	N3°01'11"W
L125	28.36'	N14°50'09"E

LINE TABLE		
LINE	LENGTH	BEARING
L126	28.20'	N21°31'00"W
L127	32.01'	N48°07'29"W
L128	29.64'	N79°28'19"W
L129	35.12'	N14°22'53"W
L130	44.72'	N5°38'46"W
L131	25.88'	N0°57'43"E
L132	7.01'	N13°08'27"W
L133	17.32'	N49°50'18"W
L134	5.71'	N15°23'35"E
L135	44.05'	N46°29'02"E
L136	46.01'	N72°36'53"E
L137	20.05'	N46°29'48"E
L138	45.64'	N8°35'30"E
L139	19.84'	N9°56'07"W
L140	15.39'	N75°45'27"E
L141	40.58'	N29°39'35"E
L142	16.91'	N11°44'06"E
L143	22.07'	N52°30'23"E
L144	26.30'	S87°16'36"E
L145	45.52'	N84°52'53"E
L146	35.68'	S81°56'55"E
L147	31.07'	S69°23'28"E
L148	21.50'	S32°37'33"E
L149	26.73'	S12°48'25"E
L150	26.13'	S32°25'20"E
L151	19.43'	S47°24'50"E
L152	29.43'	S7°48'53"W
L153	37.46'	S15°46'34"E
L154	34.08'	S45°13'08"E

LINE TABLE		
LINE	LENGTH	BEARING
L155	42.26'	S63°12'28"E
L156	37.76'	N88°31'16"E
L157	50.20'	N64°28'15"E
L158	61.51'	N48°49'59"E
L159	60.26'	N33°50'59"E
L160	31.25'	N12°08'05"E
L161	16.57'	N22°24'02"E
L162	26.91'	S76°20'09"E
L163	114.69'	S85°55'32"E
L164	101.04'	S56°49'24"E
L178	30.82'	S27°10'31"E
L179	12.30'	N73°21'34"E
L180	71.45'	N27°10'51"W
L181	71.45'	S27°10'51"E
L182	82.81'	N27°10'51"W
L183	144.55'	N27°10'51"W
L184	183.44'	N53°20'01"E
L185	186.38'	S53°20'01"W
L186	20.00'	S36°39'59"E
L187	37.64'	S79°56'15"E
L188	229.98'	S24°49'14"E
L189	194.00'	S85°57'52"E
L190	20.00'	S4°02'08"W
L191	205.81'	N85°57'52"W
L192	231.35'	N24°49'14"W
L193	13.61'	N79°56'15"W
L194	165.80'	S0°16'50"W
L195	20.00'	N89°43'10"W
L196	165.80'	N0°16'50"E
L197	85.57'	N20°43'15"W
L198	20.00'	N69°18'20"E

LINE TABLE		
LINE	LENGTH	BEARING
L199	85.58'	S20°43'15"E
L200	20.00'	S89°19'16"W
L342	5.00'	N62°49'09"E
L343	5.00'	S27°10'51"E
L344	4.97'	N62°49'09"E
L350	27.50'	N73°21'34"E
L351	21.89'	N73°21'34"E
L368	14.38'	N0°16'57"E
L369	2.93'	N45°16'54"E
L370	144.41'	S89°43'10"E
L371	148.55'	S89°43'10"E
L372	11.21'	N45°16'54"E
L373	18.52'	N0°16'57"E
L392	82.18'	N27°10'51"W
L393	8.71'	N63°43'37"E
L394	2.68'	N63°43'37"E
L395	13.65'	N0°16'00"E
L396	55.45'	N89°43'10"W
L397	38.78'	N49°17'11"E
L398	48.62'	N24°31'23"E
L399	33.19'	N8°04'56"E
L400	41.74'	N63°00'18"E
L401	47.14'	N63°00'18"E
L402	36.94'	N8°04'56"E
L403	44.98'	N24°31'23"E
L404	48.10'	N49°17'11"E
L405	0.88'	N37°24'28"W

PREPARED BY:
FISHER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

VILLAGES OF SOUTHERN OAKS UNIT NO. 18

SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK 17
PAGE 120

Scale: 1" = 60'
0 60' 120'
SCALE IN FEET

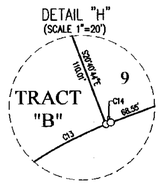
NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3333, PAGE 287 AND O.R. BOOK 3333, PAGE 337. (STORMWATER RUNOFF & RETENTION)

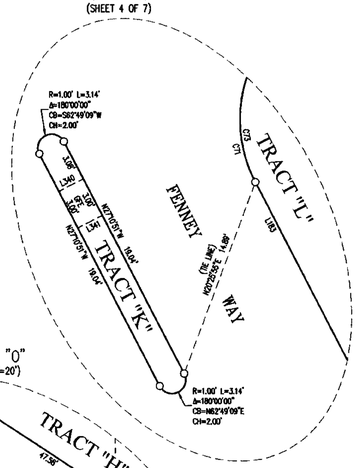
EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 3333, PAGE 287. (TEMPORARY STORMWATER RUNOFF & RETENTION)

EASEMENTS C-1 THROUGH C-26, INCLUSIVE = EASEMENT SET FORTH IN O.R. BOOK 3333, PAGE 287. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

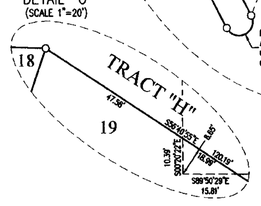
DETAIL "H"
(SCALE 1"=20')



DETAIL "D"
(SCALE 1"=5')
(SHEET 4 OF 7)



DETAIL "O"
(SCALE 1"=20')



LINE TABLE		
LINE	LENGTH	BEARING
L3	53.74'	N77°14'58"W
L4	44.23'	S62°56'51"E
L5	27.84'	S20°21'22"W
L6	28.44'	S2°46'56"W
L7	35.19'	S38°56'30"E
L8	55.41'	S0°21'03"E
L9	29.14'	S46°34'11"E
L10	34.32'	N76°52'36"E
L11	29.39'	S80°11'19"E
L12	36.73'	N72°48'57"E
L13	29.61'	N38°13'17"E
L14	30.08'	N89°28'19"E
L15	25.40'	S4°24'19"E
L16	15.32'	S53°13'14"W
L17	106.18'	S70°47'19"W
L18	357.89'	S69°19'16"W
L19	150.18'	S71°46'08"W
L20	36.70'	S58°05'26"W
L98	25.88'	S71°16'23"E
L99	32.19'	N78°14'36"E
L100	21.46'	N56°39'14"E
L101	14.46'	S26°51'25"E
L102	33.35'	S0°44'30"W
L103	38.24'	S17°14'57"E
L104	20.88'	S35°37'45"E
L105	128.29'	S70°29'17"W
L106	109.77'	S68°12'56"W
L107	118.04'	S72°21'04"W
L108	106.03'	S89°32'57"W
L164	101.04'	S56°49'24"E
L197	85.57'	N20°43'15"W
L198	20.00'	N69°16'29"E
L199	85.58'	S20°43'15"E
L200	20.00'	S69°19'16"W
L204	10.17'	N11°18'16"W
L205	10.34'	S26°35'16"E
L232	20.53'	N55°08'49"W
L233	21.96'	N88°40'05"W
L234	115.88'	N56°14'09"W
L235	37.91'	S85°22'01"W
L236	29.73'	N55°30'52"W
L237	35.57'	N6°15'00"E
L238	31.31'	N65°57'44"E
L239	48.62'	S74°15'51"E
L240	76.91'	S63°58'19"E
L241	72.06'	S78°12'27"E
L242	92.24'	S88°16'15"E
L340	2.00'	N62°49'09"E
L341	2.00'	N62°49'09"E
L356	37.58'	S67°12'13"W
L357	45.67'	S11°14'59"E
L358	42.03'	S11°14'59"E
L359	20.39'	S89°59'27"E
L360	14.11'	S67°30'00"E
L361	12.44'	S53°10'01"E
L362	11.18'	N16°32'06"E
L363	20.00'	S73°27'54"E
L364	33.83'	N16°32'06"E
L365	20.86'	N89°59'27"W
L366	17.92'	N16°32'06"E
L367	17.76'	S53°10'01"E
L374	17.29'	N0°58'42"W
L375	33.71'	N44°59'27"W
L376	16.45'	N0°00'00"E
L377	33.36'	N44°59'27"W
L378	35.65'	S22°30'00"E
L379	43.79'	S46°50'16"E
L380	36.65'	N22°30'00"W
L381	29.03'	N0°00'00"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C7	158.69'	89.00'	102°09'27"	N59°36'00"W	138.49'
C8	113.75'	89.00'	73°13'45"	S32°42'24"W	106.16'
C13	117.31'	114.00'	58°57'25"	S39°06'53"W	112.20'
C14	1.45'	114.00'	0°43'41"	S68°57'26"W	1.45'
C15	18.76'	114.00'	9°25'45"	S74°02'09"W	18.74'
C16	59.31'	114.00'	29°48'27"	N85°20'45"W	58.64'
C17	59.31'	114.00'	29°48'27"	N55°32'19"W	58.64'
C18	59.31'	114.00'	29°48'27"	N25°43'52"W	58.64'
C19	6.58'	114.00'	3°18'22"	N10°10'28"W	6.58'
C33	40.90'	64.00'	36°36'52"	S14°23'58"W	40.21'
C34	40.90'	64.00'	36°36'52"	S51°00'50"W	40.21'
C35	114.11'	64.00'	102°09'27"	N59°36'00"W	99.59'

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	39,814	0.914
B	845,877	19.419
C	2,207	0.051
D	14,172	0.325
E	632	0.015
F	5,656	0.130
G	139,167	3.195
H	299,162	6.868
I	57,361	1.317
J	4,415	0.101
K	41	0.001
L	3,216	0.074
M	9,372	0.215

LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ▣ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)

CS	INDICATES CURVE NUMBER IN CURVE TABLE
LS	INDICATES LINE NUMBER IN LINE TABLE
℄	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CH	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
LB	INDICATES LICENSED BUSINESS
NO.	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
POC	INDICATES POINT ON CURVE
PCC	INDICATES POINT OF COMPOUND CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
R	INDICATES RADIUS LENGTH
(R)	INDICATES RADIAL LINE
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
GFE	INDICATES GATE FACILITIES EASEMENT
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PGS	INDICATES PAGES
SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY

PREPARED BY:
FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

VILLAGES OF SOUTHERN OAKS
UNIT NO. 18

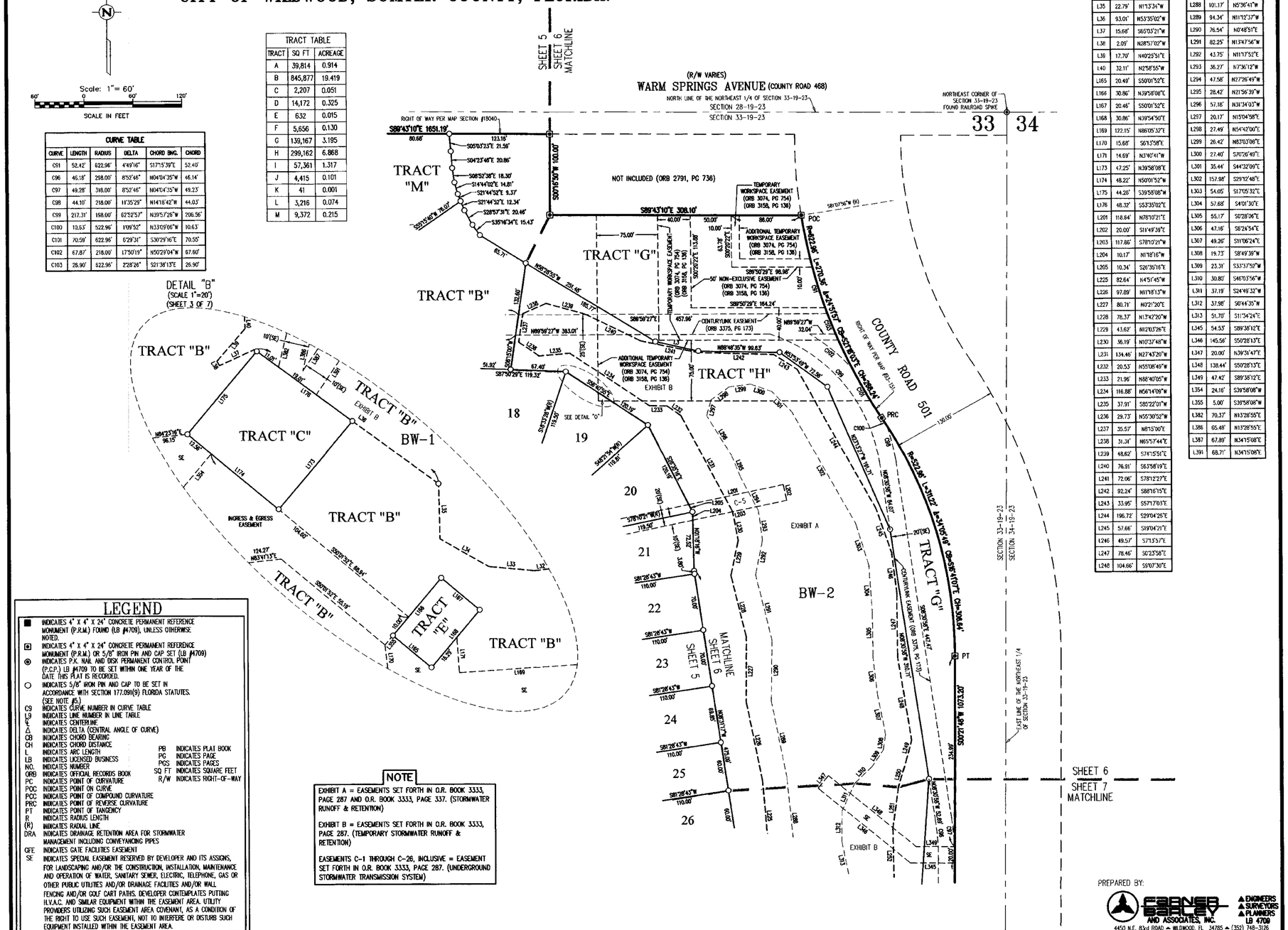
SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK 17
PAGE 12E

Scale: 1"= 60'
60' 0 60' 120'
SCALE IN FEET

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	39,814	0.914
B	845,877	19.419
C	2,207	0.051
D	14,172	0.325
E	632	0.015
F	5,656	0.130
G	139,167	3.195
H	299,162	6.868
I	57,361	1.317
J	4,415	0.101
K	41	0.001
L	3,216	0.074
M	9,372	0.215

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C91	52.42'	622.96'	4°49'16"	S17°15'39"E	52.40'
C96	46.18'	298.00'	8°52'46"	N04°04'35"W	46.14'
C97	49.28'	318.00'	8°52'46"	N04°04'35"W	49.23'
C98	44.10'	218.00'	11°35'29"	N14°18'42"W	44.03'
C99	217.31'	198.00'	62°52'57"	N39°57'26"W	206.56'
C100	10.53'	522.96'	1°09'52"	N33°09'06"W	10.53'
C101	70.59'	622.96'	6°29'31"	S30°29'16"E	70.55'
C102	67.87'	218.00'	17°50'19"	N50°29'04"W	67.60'
C103	28.90'	522.96'	2°28'26"	S21°38'13"E	28.90'



LINE TABLE		
LINE	LENGTH	BEARING
L3	53.74'	N77°14'58"W
L32	31.87'	S82°56'12"W
L33	18.72'	N84°44'32"W
L34	22.93'	N60°25'02"W
L35	22.79'	N11°33'34"W
L36	93.01'	N53°35'02"W
L37	15.68'	S66°03'21"W
L38	2.09'	N28°57'02"W
L39	17.70'	N40°25'51"E
L40	32.11'	N2°58'55"W
L165	20.49'	S50°01'52"E
L166	30.86'	N39°58'08"E
L167	20.46'	S50°01'52"E
L168	30.86'	N39°54'50"E
L169	122.15'	N86°05'32"E
L170	15.68'	S61°35'58"E
L171	14.69'	N3°40'41"W
L173	47.25'	N39°58'08"E
L174	48.22'	N50°01'52"W
L175	44.28'	S39°58'08"W
L176	48.32'	S53°35'02"E
L201	118.64'	N78°10'21"E
L202	20.00'	S11°49'39"E
L203	117.86'	S78°10'21"W
L204	10.17'	N11°18'16"W
L205	10.34'	S26°35'16"E
L225	82.64'	N4°51'45"W
L226	97.89'	N11°18'13"W
L227	80.71'	N0°21'20"E
L228	78.37'	N13°42'20"W
L229	43.63'	N12°03'26"E
L230	36.19'	N10°37'48"W
L231	134.46'	N27°43'20"W
L232	20.53'	N55°08'49"W
L233	21.96'	N68°40'05"W
L234	116.88'	N56°14'09"W
L235	37.91'	S85°22'01"W
L236	29.73'	N55°30'52"W
L237	35.57'	N8°15'00"E
L238	31.34'	N65°57'44"E
L239	48.62'	S74°15'51"E
L240	76.91'	S63°58'19"E
L241	72.06'	S78°12'27"E
L242	92.24'	S88°16'15"E
L243	33.95'	S57°17'03"E
L244	196.72'	S29°04'26"E
L245	57.66'	S19°04'21"E
L246	49.57'	S7°13'57"E
L247	78.46'	S0°23'58"E
L248	104.66'	S9°07'30"E

LINE TABLE		
LINE	LENGTH	BEARING
L249	25.18'	S15°20'14"W
L250	34.68'	S16°29'12"W
L251	52.34'	S7°55'30"W
L252	62.67'	S1°11'57"E
L288	101.17'	N5°36'41"W
L289	94.34'	N11°12'37"W
L290	76.54'	N0°48'51"E
L291	82.25'	N13°47'56"W
L292	43.75'	N11°17'52"E
L293	36.27'	N7°36'12"W
L294	47.58'	N27°26'49"W
L295	28.42'	N21°56'39"W
L296	57.16'	N31°34'03"W
L297	20.17'	N15°04'58"E
L298	27.49'	N54°42'00"E
L299	26.42'	N83°03'08"E
L300	27.40'	S70°26'49"E
L301	35.44'	S44°32'09"E
L302	157.98'	S29°12'48"E
L303	54.05'	S17°05'32"E
L304	57.68'	S4°01'30"E
L305	55.17'	S0°28'06"E
L306	47.16'	S8°24'54"E
L307	49.26'	S11°06'24"E
L308	19.73'	S8°49'39"W
L309	23.31'	S33°37'52"W
L310	30.80'	S46°03'56"W
L311	37.19'	S24°49'32"W
L312	37.98'	S0°44'35"W
L313	51.70'	S11°34'24"E
L345	54.53'	S89°36'12"E
L346	145.56'	S50°28'13"E
L347	20.00'	N39°31'47"E
L348	138.44'	S50°28'13"E
L349	47.42'	S89°36'12"E
L354	24.16'	S39°58'08"W
L355	5.00'	S39°58'08"W
L382	70.37'	N13°28'55"E
L386	65.48'	N13°28'55"E
L387	67.89'	N34°15'08"E
L391	68.71'	N34°15'08"E

LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)

C9	INDICATES CURVE NUMBER IN CURVE TABLE
L9	INDICATES LINE NUMBER IN LINE TABLE
℄	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CH	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
LB	INDICATES LICENSED BUSINESS
NO.	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
POC	INDICATES POINT ON CURVE
PCC	INDICATES POINT OF COMPOUND CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
R	INDICATES RADIUS LENGTH
(R)	INDICATES RADIAL LINE
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
GFE	INDICATES GATE FACILITIES EASEMENT
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL, FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PGS	INDICATES PAGES
SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3333, PAGE 287 AND O.R. BOOK 3333, PAGE 337. (STORMWATER RUNOFF & RETENTION)

EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 3333, PAGE 287. (TEMPORARY STORMWATER RUNOFF & RETENTION)

EASEMENTS C-1 THROUGH C-26, INCLUSIVE = EASEMENT SET FORTH IN O.R. BOOK 3333, PAGE 287. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

PREPARED BY:
CARLTON BAILEY AND ASSOCIATES, INC.
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▲SURVEYORS
▲PLANNERS
LB 4709
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VILLAGES OF SOUTHERN OAKS
UNIT NO. 18

SHEET 7 OF 7

PLAT BOOK 17
PAGE 12F

SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

Scale: 1" = 60'

SCALE IN FEET

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	39,814	0.914
B	845,877	19.419
C	2,297	0.051
D	14,172	0.325
E	632	0.015
F	5,656	0.130
G	139,167	3.195
H	299,162	6.868
I	57,361	1.317
J	4,415	0.101
K	41	0.001
L	3,216	0.074
M	9,372	0.215

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C5	80.60'	400.00'	11°32'42"	N75°05'38"E	80.46'
C6	120.92'	88.00'	77°50'33"	N30°24'00"E	111.83'
C20	20.39'	114.00'	10°15'00"	N03°23'47"W	20.37'
C21	54.62'	114.00'	27°27'10"	N15°27'19"E	54.10'
C22	50.44'	114.00'	25°21'10"	N41°51'29"E	50.03'
C23	29.42'	114.00'	14°47'13"	N61°55'40"E	29.34'
C24	17.46'	425.00'	2°21'15"	N70°29'54"E	17.46'
C25	56.77'	425.00'	7°39'14"	N75°30'08"E	56.73'
C26	11.40'	425.00'	1°32'14"	N80°05'52"E	11.40'
C36	86.95'	64.00'	77°50'33"	N30°24'00"E	80.42'
C37	47.81'	375.00'	7°18'16"	N72°58'24"E	47.77'
C92	183.62'	579.00'	18°10'13"	S11°01'23"W	182.85'
C93	190.51'	599.00'	18°13'22"	S10°59'49"W	189.71'
C94	102.70'	298.00'	19°44'42"	N10°14'09"E	102.19'
C95	109.59'	318.00'	19°44'42"	N10°14'09"E	109.05'
C96	46.18'	298.00'	8°52'46"	N04°04'35"W	46.14'
C97	49.28'	318.00'	8°52'46"	N04°04'35"W	49.23'

LEGEND

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- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ⊙ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)

C9 INDICATES CURVE NUMBER IN CURVE TABLE.
L9 INDICATES LINE NUMBER IN LINE TABLE
℄ INDICATES CENTERLINE
Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB INDICATES CHORD BEARING
CH INDICATES CHORD DISTANCE
L INDICATES ARC LENGTH
LB INDICATES LICENSED BUSINESS
NO. INDICATES NUMBER
ORB INDICATES OFFICIAL RECORDS BOOK
PC INDICATES POINT OF CURVATURE
POC INDICATES POINT ON CURVE
PCC INDICATES POINT OF COMPOUND CURVATURE
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DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
GFE INDICATES GATE FACILITIES EASEMENT
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PB INDICATES PLAT BOOK
PG INDICATES PAGE
PGS INDICATES PAGES
SQ FT INDICATES SQUARE FEET
R/W INDICATES RIGHT-OF-WAY

SHEET 5 MATCHLINE
SHEET 3 MATCHLINE
SHEET 7 MATCHLINE
SHEET 6 MATCHLINE

NOT A PART OF THIS PLAT NOT INCLUDED

UNPLATTED VILLAGES OF SOUTHERN OAKS LAINE VILLAS (PROPOSED)

UNPLATTED VILLAGES OF SOUTHERN OAKS CARLA VILLAS (PROPOSED)

UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 17 (PROPOSED)

BILLER CIRCLE

POINT OF BEGINNING (NOT INCLUDED)

LINE TABLE		
LINE	LENGTH	BEARING
L2	62.73'	N32°43'52"E
L206	113.61'	S88°16'16"E
L207	20.00'	S1°43'44"W
L208	113.91'	N88°16'16"W
L209	10.22'	N13°39'36"E
L210	10.16'	N8°31'17"W
L211	104.46'	N73°46'56"E
L212	20.00'	S16°13'10"E
L213	108.94'	S73°46'56"W
L214	12.05'	N9°18'44"E
L215	9.16'	N20°40'44"W
L216	47.08'	N23°22'34"E
L217	38.34'	N0°31'37"E
L218	80.62'	N19°07'39"W
L219	30.45'	N4°45'02"E
L220	46.18'	N23°51'53"E
L221	82.36'	N10°24'33"E
L222	36.79'	N17°27'44"E
L223	38.18'	N3°45'57"E
L224	94.69'	N15°18'08"W
L225	82.64'	N4°51'45"W

LINE TABLE		
LINE	LENGTH	BEARING
L226	97.89'	N11°18'13"W
L248	104.66'	S9°07'30"E
L249	25.18'	S15°20'14"W
L250	34.68'	S16°29'12"W
L251	52.34'	S7°55'30"W
L252	62.67'	S1°11'57"E
L253	43.16'	S8°44'04"E
L254	19.50'	S29°10'18"E
L255	45.87'	S1°38'16"E
L256	49.36'	S9°56'52"W
L257	45.64'	S21°56'12"W
L258	40.29'	S7°28'32"W
L259	45.33'	S6°46'34"E
L260	44.49'	S19°15'52"E
L261	54.57'	S1°34'28"W
L262	34.35'	S2°06'39"W
L263	33.60'	S22°39'31"E
L264	27.21'	S0°08'45"E
L265	31.30'	S6°40'49"W
L266	31.03'	S10°37'25"E
L267	31.32'	S21°48'06"E
L268	35.02'	S6°29'57"W

LINE TABLE		
LINE	LENGTH	BEARING
L269	31.19'	S34°58'54"W
L270	31.96'	S65°34'28"W
L271	39.17'	N78°19'07"W
L272	40.67'	N37°13'34"W
L273	54.39'	N5°05'19"W
L274	37.03'	N34°17'07"W
L275	36.52'	N65°09'45"W
L276	34.95'	N39°00'34"W
L277	32.93'	N11°47'20"W
L278	35.32'	N24°37'16"E
L279	42.43'	N2°48'12"E
L280	37.53'	N13°29'12"W
L281	48.30'	N20°17'31"W
L282	27.32'	N4°50'24"E
L283	40.58'	N24°11'37"E
L284	71.63'	N10°07'00"E
L285	59.88'	N16°24'08"E
L286	51.82'	N2°12'46"W
L287	63.22'	N19°07'51"W
L288	101.17'	N5°36'41"W
L289	94.34'	N11°12'37"W
L308	19.73'	S8°49'39"W
L309	23.31'	S33°37'52"W
L310	30.80'	S46°03'56"W
L311	37.19'	S24°49'32"W
L312	37.98'	S0°44'35"W
L313	51.70'	S11°34'24"E
L314	64.58'	S32°53'53"E

LINE TABLE		
LINE	LENGTH	BEARING
L315	27.87'	S14°04'45"E
L316	31.48'	S3°48'21"W
L317	36.50'	S15°27'52"W
L318	43.95'	S26°25'46"W
L319	53.69'	S5°41'40"W
L320	67.87'	S10°34'31"E
L321	32.47'	S22°58'33"E
L322	59.68'	S31°3'37"W
L323	37.77'	S2°55'08"E
L324	23.25'	S26°07'45"E
L325	20.18'	S4°49'15"E
L326	22.67'	S8°40'39"W
L327	31.45'	S2°25'39"E
L328	31.22'	S14°49'36"E
L329	19.68'	S21°23'32"E
L330	22.03'	S11°19'12"W
L331	19.58'	S50°08'43"W
L332	22.08'	N86°53'7"W
L333	19.97'	N42°05'56"W
L334	48.39'	N50°09'05"W
L335	33.45'	N22°26'38"W
L336	38.52'	N46°28'51"W
L337	27.14'	N63°57'53"W
L338	17.96'	N41°37'17"W
L339	21.58'	N3°26'51"W
L345	54.53'	S89°36'12"E
L346	145.56'	S50°28'13"E
L347	20.00'	N39°31'47"E
L348	138.44'	S50°28'13"E
L349	47.42'	S89°38'12"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C-1	23.56'	15.00'	90°00'00"	S45°00'00"E	21.21'
C-6	120.92'	88.00'	78°44'46"	N39°22'23"E	111.63'
C-7	23.56'	15.00'	90°00'00"	S45°00'00"E	21.21'

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3333, PAGE 287 AND O.R. BOOK 3333, PAGE 337. (STORMWATER RUNOFF & RETENTION)

EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 3333, PAGE 287. (TEMPORARY STORMWATER RUNOFF & RETENTION)

EASEMENTS C-1 THROUGH C-26, INCLUSIVE = EASEMENT SET FORTH IN O.R. BOOK 3333, PAGE 287. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)

EXHIBIT A
TRACT "H"
BW-2

EXHIBIT B
TRACT "I"

TRACT "G"

COUNTY ROAD 501

RIGHT OF WAY PER MAP #93-151

EAST LINE OF THE NORTHEAST 1/4 OF SECTION 33-19-23

SECTION 33-19-23
SECTION 34-19-23

PREPARED BY:

FARNER BARLEY AND ASSOCIATES, INC.
▲ENGINEERS
▲SURVEYORS
▲PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL. 34785 ▲ (352) 748-3126

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. OR BOOK 3244 PAGE 0806

VILLAGES OF SOUTHERN OAKS UNIT NO. 19

SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

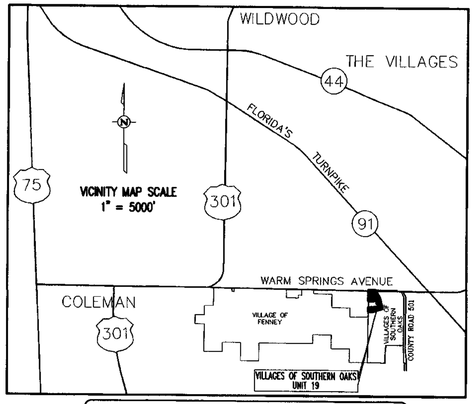
PLAT BOOK 17
PAGE 13

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHWESTERLY CORNER OF TRACT "E" OF VILLAGES OF SOUTHERN OAKS UNIT NO. 16 AS RECORDED IN PLAT BOOK 17, PAGES 5 THROUGH 5E, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N00°24'08"E, ALONG THE EASTERLY BOUNDARY LINE AND NORTHERLY EXTENSION THEREOF OF GILBARS ESTATES, AN UNRECORDED SUBDIVISION, 304.37 FEET; THENCE DEPARTING SAID NORTHERLY EXTENSION OF THE EASTERLY BOUNDARY OF GILBARS ESTATES RUN S89°35'52"E, 237.47 FEET; THENCE N83°33'38"E, 117.07 FEET; THENCE N75°19'08"E, 60.20 FEET; THENCE N77°26'10"E, 241.68 FEET; THENCE N70°40'47"E, 135.00 FEET; THENCE N19°19'13"W, 62.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,026.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°33'45", AN ARC DISTANCE OF 153.33 FEET; THENCE S70°40'47"W, ALONG A NON-TANGENT LINE, 62.98 FEET; THENCE S72°02'25"W, 39.64 FEET; THENCE N05°15'51"W, 221.93 FEET; THENCE S84°44'09"W, 259.58 FEET; THENCE S70°47'35"W, 43.12 FEET; THENCE S74°26'30"W, 39.01 FEET; THENCE S87°42'02"W, 37.04 FEET; THENCE N89°35'52"W, 220.40 FEET; THENCE N00°24'08"E, 805.54 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 468 PER MAP SECTION NUMBER 18040; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE RUN S89°43'10"E, 434.15 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 135.00 FEET, TO WHICH A RADIAL LINE BEARS N15°57'50"E AND A CHORD BEARING AND DISTANCE OF S81°34'33"E, 58.26 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°55'14", AN ARC DISTANCE OF 58.72 FEET TO THE POINT OF TANGENCY; THENCE S49°06'56"E, 34.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 135.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°28'30", AN ARC DISTANCE OF 76.52 FEET; THENCE N72°21'34"E, ALONG A RADIAL LINE, 11.50 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, AND HAVING A RADIUS OF 431.50 FEET, TO WHICH A RADIAL LINE BEARS S73°21'34"W AND A CHORD BEARING AND DISTANCE OF S21°54'38"E, 79.27 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°32'25", AN ARC DISTANCE OF 79.38 FEET TO THE POINT OF TANGENCY; THENCE S27°10'51"E, 175.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 503.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°13'38", AN ARC DISTANCE OF 89.87 FEET TO THE POINT OF TANGENCY; THENCE S37°24'28"E, 23.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 246.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°13'38", AN ARC DISTANCE OF 44.00 FEET TO THE POINT OF TANGENCY; THENCE S27°10'51"E, 12.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 929.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°10'51", AN ARC DISTANCE OF 359.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 854.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°29'43", AN ARC DISTANCE OF 320.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,051.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°17'26", AN ARC DISTANCE OF 23.67 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°53'04", AN ARC DISTANCE OF 33.47 FEET; THENCE ALONG A NON-TANGENT LINE RUN S18°31'57"E, 50.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 20.00 FEET, TO WHICH A RADIAL LINE BEARS N19°19'13"W AND A CHORD BEARING AND DISTANCE OF S64°45'33"E, 28.07 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°07'20", AN ARC DISTANCE OF 31.11 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,045.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°57'17", AN ARC DISTANCE OF 90.37 FEET TO A POINT ON THE PLATTED BOUNDARY OF SAID VILLAGES OF SOUTHERN OAKS UNIT NO. 16; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSE: ALONG A NON-TANGENT LINE RUN S70°40'47"W, 723.33 FEET; THENCE S82°48'14"W, 109.64 FEET; THENCE N89°35'52"W, 237.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.84 ACRES, MORE OR LESS.



81 LOTS – 4 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

1.) BEARINGS ARE BASED ON THE NORTH LINE OF VILLAGES OF SOUTHERN OAKS UNIT NO. 16 RECORDED IN PLAT BOOK 17, PAGES 5 THROUGH 5E, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, HAVING A BEARING OF N89°35'52"W.

2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN FEET.

4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.

6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8.) TRACT "C" IS FOR OPEN SPACE AND COMMON LANDSCAPE SPACE.

9.) TRACTS "A" AND "B" ARE FOR OPEN SPACE AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, IRRIGATION, WATER AND WASTEWATER OR OTHER UTILITIES, DRAINAGE FACILITIES, LANDSCAPED AREAS, CART PATHS, PEDESTRIAN TRAILS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE. THERE IS NO INGRESS AND/OR EGRESS WITHOUT WRITTEN CONSENT BY DEVELOPER.

10.) TRACT "D" IS FOR STORMWATER MANAGEMENT AND OPEN SPACE. THERE IS NO INGRESS AND/OR EGRESS PERMITTED TO ADJACENT LANDS WITHOUT WRITTEN CONSENT BY DEVELOPER.

11.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

VILLAGES OF SOUTHERN OAKS UNIT NO. 19 CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES LAND COMPANY, LLC. (THE DEVELOPER) IN TRACTS "A", "B", "C" AND "D" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 19, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT): (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

THE DEVELOPER ALSO GRANTS TO THE DISTRICT NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER, ACROSS AND UPON ANY SPECIAL EASEMENTS SHOWN HEREON FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES LOCATED THEREIN.

THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE TRACTS LISTED ABOVE, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON AND DRAINAGE FACILITIES LOCATED WITHIN ANY SPECIAL EASEMENTS PERPETUALLY, AND MAINTAIN THE ROADWAYS AND DRAINAGE FEATURES LYING WITHIN SUCH ROADWAYS FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL

SIGNATURE Vicki C. Suber
PRINT NAME
SIGNATURE Rita Deitrich
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
BY: MARTIN L. DZURO, MANAGER

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF July 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: Rita A. Deitrich
COMMISSION NO.: GG033288
COMMISSION EXPIRES: 11/20/20

RITA A. DEITRICH
MY COMMISSION # GG 033288
EXPIRES: November 20, 2020
Bonded Thru Budget Notary Services

WITNESSES:
(1) SIGNATURE Vicki C. Suber
PRINT NAME
(2) SIGNATURE Rita Deitrich
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
BY: MARTIN L. DZURO, MANAGER

WITNESSES:
(1) SIGNATURE Lisa Carnes
PRINT NAME Lisa Carnes
(2) SIGNATURE Rachel Smith
PRINT NAME Rachel Smith

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12
BY: SIGNATURE
PRINT NAME / TITLE Dean Barkerer, Chairman

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF July 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: Rita A. Deitrich
COMMISSION NO.: GG033288
COMMISSION EXPIRES: 11/20/20

RITA A. DEITRICH
MY COMMISSION # GG 033288
EXPIRES: November 20, 2020
Bonded Thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF July 2018, BY Dean Barkerer THE Chairman OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12, ON BEHALF OF THE DISTRICT, AND DID NOT TAKE AN OATH.

NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: Lisa Carnes SERIAL / COMM. NO GG047770
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

LISA CARNES
MY COMMISSION # GG 047770
EXPIRES: November 16, 2020
Bonded Thru Troy Fain-Insurance

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS 23rd DAY OF July, 2018.

ATTEST:
MELANIE D. PEAVY
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS 23rd DAY OF July, 2018.

CASSANDRA SMITH
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS 23rd DAY OF July, 2018.

ASHLEY HUNT
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. PEAVY

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

CITY ENGINEER
KIMLEY HORN AND ASSOCIATES
GENE LOSITO, P.E.

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE 7/20/18 DATE
RONALD W. HERR, P.L.S.
WADE SURVEYING, INC.
4907 REGISTRATION NO.

SEAL

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 19, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE 28 DAY OF JUNE, 2018; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

KAYE M. JAMESON
REGISTRATION NO. 5912

7/19/18 DATE

KAYE M. JAMESON
No. 5912
STATE OF FLORIDA
SURVEYOR & MAPPER
SEAL

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON July 20, 2018, AT 10:25 A.M. FILE NUMBER 2018R00026897
PLAT BOOK 17 PAGE 13-13A-C

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA.

PRINT NAME Melissa K. Worrell
DEPUTY CLERK
SIGNATURE
DEPUTY CLERK

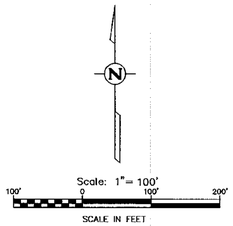
CIRCUIT COURT CLERK SEAL SUMTER COUNTY FLORIDA

PREPARED BY:
FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

VILLAGES OF SOUTHERN OAKS
UNIT NO. 19

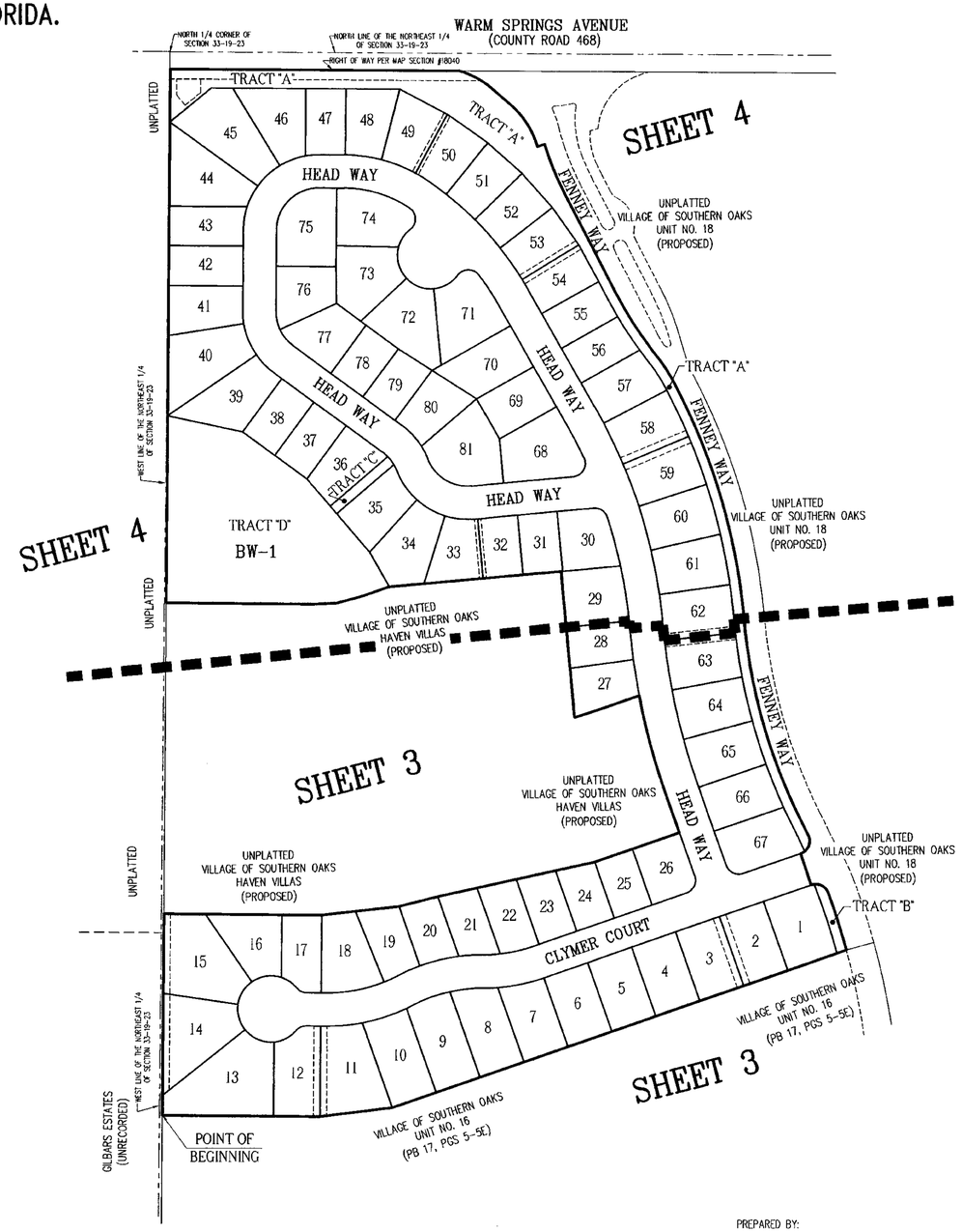
SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK 17
PAGE 13A



KEY MAP

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	44,564	1.02
B	1,570	0.04
C	1,712	0.04
D	65,456	1.50



LEGEND

■	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
▣	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
◉	INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
○	INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
C9	INDICATES CURVE NUMBER IN CURVE TABLE
L9	INDICATES LINE NUMBER IN LINE TABLE
℄	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CH	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
LB	INDICATES LICENSED BUSINESS
NO.	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
POC	INDICATES POINT ON CURVE
PCC	INDICATES POINT OF COMPOUND CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
R	INDICATES RADIUS LENGTH
(R)	INDICATES RADIAL LINE
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
GFE	INDICATES GATE FACILITIES EASEMENT
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL, FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PGS	INDICATES PAGES
SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY

PREPARED BY:
CARLSON BARLEY AND ASSOCIATES, INC.
▲ENGINEERS
▲SURVEYORS
▲PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

VILLAGES OF SOUTHERN OAKS UNIT NO. 19

SHEET 3 OF 4

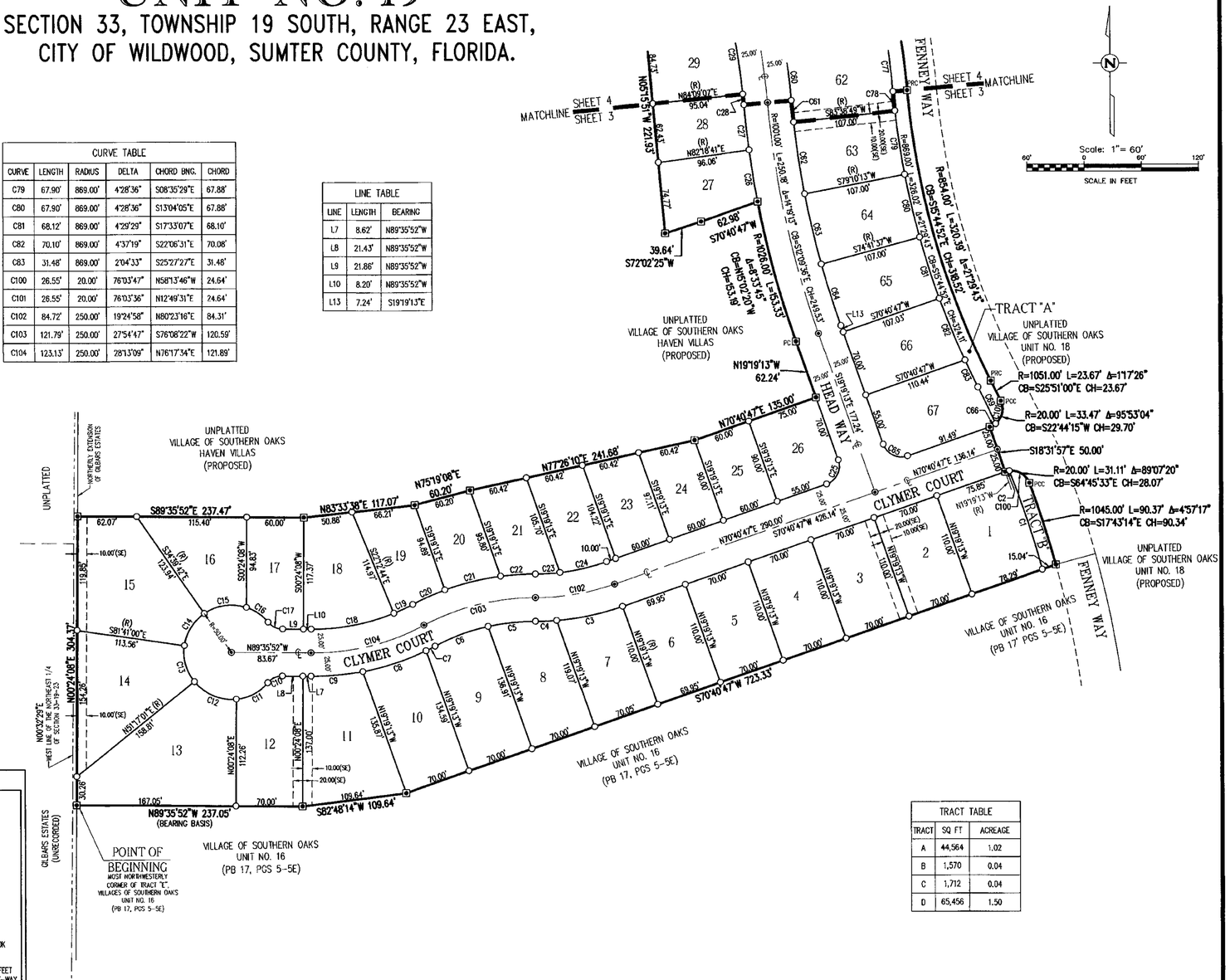
PLAT BOOK 17
PAGE 138

SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	109.55'	1030.00'	6°05'39"	N18°13'51"W	109.50'
C2	4.56'	20.00'	13°03'33"	S77°12'34"W	4.55'
C3	70.83'	275.00'	14°45'28"	N78°03'31"E	70.64'
C4	22.36'	275.00'	4°39'30"	N87°46'01"E	22.35'
C5	50.03'	225.00'	12°44'20"	S83°43'36"W	49.92'
C6	59.59'	225.00'	15°10'26"	S69°46'12"W	59.41'
C7	10.68'	275.00'	2°13'33"	N63°17'45"E	10.68'
C8	70.20'	275.00'	14°37'35"	N71°43'19"E	70.01'
C9	54.56'	275.00'	11°22'01"	N84°43'08"E	54.47'
C10	17.45'	20.00'	49°59'41"	S65°24'18"W	16.90'
C11	38.57'	50.00'	44°12'05"	N62°30'30"E	37.62'
C12	49.46'	50.00'	56°40'29"	S67°03'13"E	47.47'
C13	41.04'	50.00'	47°01'59"	S15°11'59"E	39.90'
C14	41.03'	50.00'	47°01'18"	S31°49'39"W	39.89'
C15	46.33'	50.00'	53°05'32"	S81°53'04"W	44.69'
C16	27.90'	50.00'	31°58'00"	N55°35'10"W	27.54'
C17	17.45'	20.00'	49°59'42"	S64°36'02"E	16.90'
C18	88.81'	225.00'	22°36'52"	N79°05'42"E	88.23'
C19	22.01'	225.00'	5°36'17"	N64°59'08"E	22.00'
C20	37.00'	275.00'	7°42'30"	S66°02'14"W	36.97'
C21	60.40'	275.00'	12°35'03"	S76°11'00"W	60.28'
C22	36.58'	275.00'	7°37'14"	S86°17'09"W	36.55'
C23	25.83'	225.00'	6°34'37"	N86°48'27"E	25.81'
C24	50.42'	225.00'	12°50'21"	N77°05'58"E	50.31'
C25	31.42'	20.00'	90°00'01"	N25°40'47"E	28.28'
C26	54.96'	1026.00'	3°04'09"	S09°13'23"E	54.95'
C27	48.14'	1026.00'	2°41'18"	S06°20'39"E	48.14'
C28	11.21'	757.50'	0°50'52"	N05°25'26"W	11.21'
C29	83.98'	757.50'	6°21'08"	N09°01'27"W	83.94'
C60	46.74'	807.50'	3°18'59"	N06°39'30"W	46.73'
C61	23.05'	976.00'	1°21'11"	S05°40'36"E	23.05'
C62	76.26'	976.00'	4°28'36"	S08°35'29"E	76.24'
C63	76.26'	976.00'	4°28'36"	S13°04'05"E	76.24'
C64	68.38'	976.00'	4°00'50"	S17°18'48"E	68.36'
C65	31.42'	20.00'	90°00'01"	S64°19'13"E	28.28'
C66	6.92'	20.00'	19°49'29"	N60°46'03"E	6.89'
C69	42.75'	1036.00'	2°21'51"	N25°18'48"W	42.75'
C77	52.93'	914.50'	3°18'59"	N06°39'30"W	52.92'
C78	20.52'	869.00'	1°21'11"	S05°40'36"E	20.52'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C79	67.90'	869.00'	4°28'36"	S08°35'29"E	67.88'
C80	67.90'	869.00'	4°28'36"	S13°04'05"E	67.88'
C81	68.12'	869.00'	4°29'29"	S17°33'07"E	68.10'
C82	70.10'	869.00'	4°37'19"	S22°06'31"E	70.08'
C83	31.48'	869.00'	2°04'33"	S25°27'27"E	31.48'
C100	26.55'	20.00'	76°03'47"	N58°13'46"W	24.64'
C101	26.55'	20.00'	76°03'36"	N12°49'31"E	24.64'
C102	84.72'	250.00'	19°24'58"	N80°23'16"E	84.31'
C103	121.79'	250.00'	27°54'47"	S76°08'22"W	120.59'
C104	123.13'	250.00'	28°13'09"	N76°17'34"E	121.89'

LINE TABLE		
LINE	LENGTH	BEARING
L7	8.62'	N89°35'52"W
L8	21.43'	N89°35'52"W
L9	21.86'	N89°35'52"W
L10	8.20'	N89°35'52"W
L13	7.24'	S19°19'13"E



LEGEND

■	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
▣	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
◉	INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
○	INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
C9	INDICATES CURVE NUMBER IN CURVE TABLE
L9	INDICATES LINE NUMBER IN LINE TABLE
℄	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CH	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
LB	INDICATES LICENSED BUSINESS
NO.	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
POC	INDICATES POINT ON CURVE
PCC	INDICATES POINT OF COMPOUND CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
R	INDICATES RADIUS LENGTH
(R)	INDICATES RADIAL LINE
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
GFE	INDICATES GATE FACILITIES EASEMENT
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PGS	INDICATES PAGES
SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	44,564	1.02
B	1,570	0.04
C	1,712	0.04
D	65,456	1.50

PREPARED BY: FARNER BARLEY AND ASSOCIATES, INC.
▲ENGINEERS ▲SURVEYORS ▲PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL. 34785 - (352) 748-3126

VILLAGES OF SOUTHERN OAKS UNIT NO. 19

SHEET 4 OF 4

PLAT BOOK 17
PAGE 130

SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C27	48.14'	1026.00'	2°41'18"	S06°20'39"E	48.14'
C28	11.21'	757.50'	0°50'52"	N05°25'26"W	11.21'
C29	83.98'	757.50'	6°21'06"	N09°01'27"W	83.94'
C30	75.51'	757.50'	5°42'41"	N15°03'21"W	75.48'
C31	27.00'	20.00'	77°21'09"	N56°35'16"W	25.00'
C32	44.71'	114.00'	22°28'12"	S84°01'45"E	44.42'
C33	49.24'	114.00'	24°44'59"	S60°25'10"E	48.86'
C34	53.32'	114.00'	26°47'56"	S34°36'42"E	52.84'
C35	10.59'	64.00'	9°28'50"	N25°59'09"W	10.58'
C36	15.06'	64.00'	13°29'02"	N37°28'05"W	15.03'
C37	10.64'	64.00'	9°31'42"	N48°58'27"W	10.63'
C38	37.95'	114.00'	19°04'33"	S44°12'01"E	37.78'
C39	50.86'	114.00'	25°33'40"	S21°52'55"E	50.44'
C40	18.91'	114.00'	9°30'13"	S04°20'58"E	18.89'
C41	35.15'	114.00'	17°39'59"	S09°14'07"W	35.01'
C42	35.57'	114.00'	17°52'38"	S27°00'26"W	35.43'
C43	45.40'	114.00'	22°49'03"	S47°21'16"W	45.10'
C44	41.34'	114.00'	20°46'37"	S69°09'06"W	41.11'
C45	21.34'	114.00'	10°43'35"	S84°54'13"W	21.31'
C46	0.77'	225.00'	0°11'45"	N89°38'08"W	0.77'
C47	55.04'	225.00'	14°00'57"	N82°31'46"W	54.90'
C48	55.04'	225.00'	14°00'57"	N68°30'49"W	54.90'
C49	25.91'	225.00'	6°35'56"	N58°12'23"W	25.90'
C50	30.44'	500.00'	3°29'18"	N53°09'46"W	30.44'
C51	57.64'	500.00'	6°36'20"	N48°06'57"W	57.61'
C52	57.64'	500.00'	6°36'20"	N41°30'37"W	57.61'
C53	57.64'	500.00'	6°36'20"	N34°54'17"W	57.61'
C54	17.23'	500.00'	1°58'26"	N30°36'54"W	17.22'
C55	27.22'	807.50'	1°55'52"	N28°39'45"W	27.22'
C56	68.28'	807.50'	4°50'42"	N25°16'28"W	68.26'
C57	68.28'	807.50'	4°50'42"	N20°25'45"W	68.26'
C58	68.28'	807.50'	4°50'42"	N15°35'03"W	68.26'
C59	68.28'	807.50'	4°50'42"	N10°44'20"W	68.26'
C60	46.74'	807.50'	3°18'59"	N06°39'30"W	46.73'
C61	23.05'	976.00'	1°21'11"	S05°40'36"E	23.05'
C62	76.26'	976.00'	4°28'36"	S08°35'29"E	76.24'
C67	92.55'	518.50'	10°13'38"	S32°17'39"E	92.43'
C68	41.32'	231.50'	10°13'38"	N32°17'40"W	41.27'
C70	28.03'	518.50'	3°05'49"	S28°43'45"E	28.02'
C71	60.18'	518.50'	6°39'00"	S33°36'09"E	60.14'
C72	4.35'	518.50'	0°28'49"	S37°10'04"E	4.35'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C73	69.10'	914.50'	4°19'45"	N25°00'59"W	69.08'
C74	77.33'	914.50'	4°50'42"	N20°25'45"W	77.31'
C75	77.33'	914.50'	4°50'42"	N15°35'03"W	77.31'
C76	77.33'	914.50'	4°50'42"	N10°44'20"W	77.31'
C77	52.93'	914.50'	3°18'59"	N06°39'30"W	52.92'
C78	20.52'	869.00'	1°21'11"	S05°40'36"E	20.52'
C79	67.90'	869.00'	4°28'36"	S08°35'29"E	67.88'
C84	58.53'	757.50'	4°25'37"	N27°24'52"W	58.51'
C85	55.11'	450.00'	7°01'00"	N33°08'11"W	55.07'
C86	37.46'	20.00'	107°19'11"	S89°41'44"W	32.22'
C87	42.33'	50.00'	48°30'24"	N50°17'20"E	41.08'
C88	45.55'	50.00'	52°11'29"	S69°21'44"E	43.99'
C89	50.58'	50.00'	57°57'28"	S14°17'16"E	48.45'
C90	32.66'	50.00'	37°25'26"	S33°24'11"W	32.08'
C91	37.64'	20.00'	107°49'35"	N01°47'54"W	32.33'
C92	103.91'	175.00'	34°01'19"	N72°43'20"W	102.39'
C93	100.38'	64.00'	89°51'52"	S45°20'04"W	90.40'
C94	28.09'	64.00'	25°08'55"	S12°10'19"E	27.87'
C95	32.38'	64.00'	28°59'31"	S39°14'32"E	32.04'
C96	42.92'	114.00'	21°34'14"	N42°57'11"W	42.67'
C97	21.73'	114.00'	10°55'20"	N26°42'24"W	21.70'
C98	82.68'	64.00'	74°01'08"	S58°15'18"E	77.05'
C99	38.38'	20.00'	109°56'14"	N29°46'03"E	32.75'
C105	212.56'	782.50'	15°33'50"	N12°46'55"W	211.91'
C106	123.79'	782.50'	9°03'51"	N25°05'45"W	123.66'
C107	209.57'	475.00'	25°16'44"	N42°16'03"W	207.87'
C108	135.07'	475.00'	16°17'33"	N37°46'28"W	134.61'
C109	74.50'	475.00'	8°59'11"	N50°24'49"W	74.42'
C110	121.57'	200.00'	34°49'35"	N72°19'12"W	119.70'
C111	139.59'	89.00'	89°51'52"	S45°20'04"W	125.72'
C112	84.10'	89.00'	54°08'26"	S26°40'05"E	81.00'
C113	50.47'	89.00'	32°29'34"	N37°29'31"W	49.80'
C114	114.98'	89.00'	74°01'07"	S58°15'18"E	107.15'

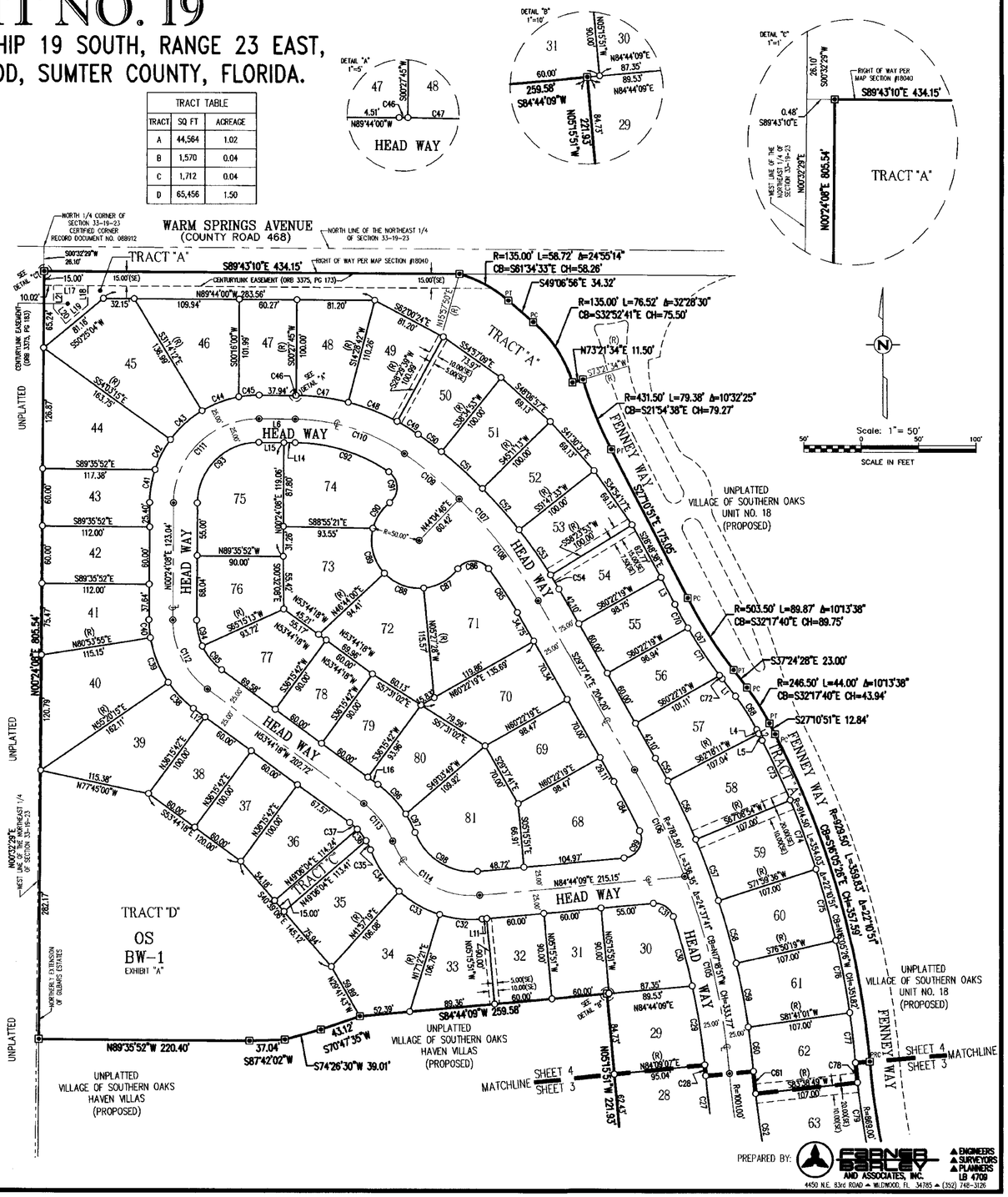
TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	44,564	1.02
B	1,570	0.04
C	1,712	0.04
D	65,456	1.50

LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ▣ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL, FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

- PB INDICATES PLAT BOOK
- PG INDICATES PAGE
- PGS INDICATES PAGES
- SQ FT INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.00'	N37°24'28"W
L2	12.84'	N27°10'51"W
L3	32.01'	S27°10'51"E
L4	4.61'	N27°10'51"W
L5	8.24'	N27°10'51"W
L6	37.95'	N89°44'00"W
L11	4.99'	N84°44'09"E
L12	15.16'	N53°44'18"W
L14	11.79'	N89°44'00"W
L15	26.15'	N89°44'00"W
L16	13.15'	N53°44'18"W
L17	35.85'	N89°43'10"W
L18	20.31'	N01°16'50"E
L19	30.00'	N50°25'04"E
L20	20.00'	S39°34'56"E
L21	24.18'	N01°16'50"E



PREPARED BY: CARNEY GARLEY AND ASSOCIATES, INC.
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. OR BOOK _____ PAGE _____

VILLAGES OF SOUTHERN OAKS UNIT NO. 20

SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

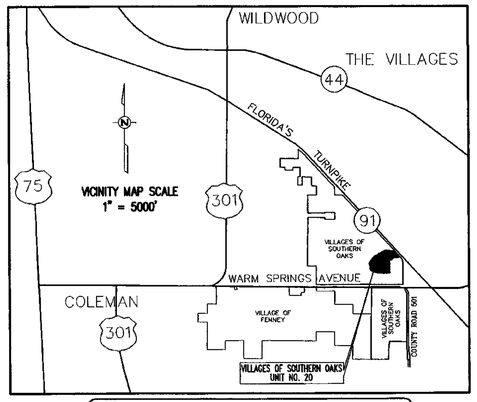
PLAT BOOK 17
PAGE 19

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE N00°20'29"E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 137.94 FEET TO THE NORTH RIGHT OF WAY OF COUNTY ROAD C-468 PER OFFICIAL RECORDS BOOK 2791, PAGE 736, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE RUN S89°43'03"E, A DISTANCE OF 507.07 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN N00°16'57"E, 887.87 FEET TO THE POINT OF BEGINNING; THENCE N14°55'00"E, 43.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,152.00 FEET AND A CHORD BEARING AND DISTANCE OF S77°50'44"E, 207.41 FEET TO WHICH A RADIAL LINE BEARS S14°55'00"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°31'28", AN ARC DISTANCE OF 207.49 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 203.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°57'44", AN ARC DISTANCE OF 21.18 FEET TO THE POINT OF TANGENCY; THENCE S74°38'44"E, 25.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 196.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°55'36", AN ARC DISTANCE OF 27.19 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,158.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°43'43", AN ARC DISTANCE OF 27.44 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 496.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°48'52", AN ARC DISTANCE OF 145.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 128.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°14'25", AN ARC DISTANCE OF 27.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,138.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°10'35", AN ARC DISTANCE OF 305.18 FEET; THENCE ALONG A NON-TANGENT LINE RUN N16°27'10"W, 39.16 FEET; THENCE N00°00'00"E, 944.69 FEET; THENCE N90°00'00"E, 174.97 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 325.66 FEET AND A CHORD BEARING AND DISTANCE OF N62°05'57"E, 304.78 FEET TO WHICH A RADIAL LINE BEARS N55°48'06"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°48'06", AN ARC DISTANCE OF 317.17 FEET TO THE POINT OF TANGENCY; THENCE N90°00'00"E, 246.97 FEET; THENCE N42°18'07"W, 482.92 FEET; THENCE N81°17'48"W, 555.39 FEET; THENCE S67°41'51"W, 240.35 FEET; THENCE S47°51'43"W, 106.68 FEET; THENCE S72°25'30"W, 190.78 FEET; THENCE S47°01'47"W, 150.27 FEET; THENCE S68°18'13"W, 234.31 FEET; THENCE S33°21'38"W, 93.61 FEET; THENCE S47°20'40"W, 153.15 FEET; THENCE S33°58'11"W, 417.92 FEET; THENCE S22°38'35"E, 45.59 FEET; THENCE S38°48'00"E, 90.64 FEET; THENCE S62°12'35"E, 31.93 FEET; THENCE S10°29'54"W, 187.56 FEET; THENCE S86°57'27"E, 88.48 FEET; THENCE S21°02'33"W, 44.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°39'17", AN ARC DISTANCE OF 28.85 FEET; THENCE DEPARTING SAID CURVE RUN S13°41'50"W, 43.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 828.50 FEET AND A CHORD BEARING AND DISTANCE OF S76°42'49"E, 161.38 FEET TO WHICH A RADIAL LINE BEARS N13°41'50"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°10'42", AN ARC DISTANCE OF 161.64 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,195.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°57'32", AN ARC DISTANCE OF 381.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.23 ACRES, MORE OR LESS.



101 LOTS - 5 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

1.) BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST AS BEING N00°20'29"E.

2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN FEET.

4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.

6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8.) TRACTS "B" AND "C" ARE RESERVED BY THE DEVELOPER.

9.) TRACT "E" IS FOR OPEN SPACE AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, IRRIGATION, WATER AND WASTEWATER OR OTHER UTILITIES, DRAINAGE FACILITIES, LANDSCAPED AREAS, CART PATHS, PEDESTRIAN TRAILS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE. THERE IS NO INGRESS AND/OR EGRESS WITHOUT WRITTEN CONSENT BY DEVELOPER.

10.) TRACTS "A" AND "D" ARE FOR STORMWATER MANAGEMENT AND OPEN SPACE. THERE IS NO INGRESS AND/OR EGRESS PERMITTED TO ADJACENT LANDS WITHOUT WRITTEN CONSENT BY DEVELOPER.

11.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

VILLAGES OF SOUTHERN OAKS UNIT NO. 20 CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES LAND COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A", "D" AND "E" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 20, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT); (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

THE DEVELOPER ALSO GRANTS TO THE DISTRICT NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER, ACROSS AND UPON ANY SPECIAL EASEMENTS SHOWN HEREON FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES LOCATED THEREIN.

THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE TRACTS LISTED ABOVE, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON AND DRAINAGE FACILITIES LOCATED WITHIN ANY SPECIAL EASEMENTS PERPETUALLY, AND MAINTAIN THE ROADWAYS AND DRAINAGE FEATURES LYING WITHIN SUCH ROADWAYS FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL

SIGNATURE
Vicki C. Suber
PRINT NAME
SIGNATURE
Jennifer A. Peters
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
BY: MARTIN L. DZURO, MANAGER

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF August, 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: Vicki C. Suber
COMMISSION NO.: GG 004659
COMMISSION EXPIRES: 9-22-19

VICKI C. SUBER
MY COMMISSION # GG 004659
EXPIRES: September 22, 2019
Bonded Thru Budget Notary Services
NOTARY PUBLIC, STATE OF FLORIDA

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS 27th DAY OF August, 2018.

ATTEST:

MELANIE D. PEAVY
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS 27th DAY OF August, 2018.

CASSANDRA SMITH
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS 27th DAY OF August, 2018.

ASHLEY HUNT
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. PEAVY

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

CITY ENGINEER
KIMLEY HORN AND ASSOCIATES
GENE LOSITO, P.E.

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE
8/10/18
DATE

RONALD W. HERR, P.L.S.
WADE SURVEYING, INC.

4907
REGISTRATION NO.

RONALD W. HERR LS 4907 STATE OF FLORIDA

PREPARED BY:

FARNER BARLEY AND ASSOCIATES, INC.
▲ENGINEERS
▲SURVEYORS
▲PLANNERS
LB 4708
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES LAND COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF SOUTHERN OAKS UNIT NO. 20, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND TO THE PERPETUAL USE OF THE PUBLIC; AND DEDICATES TRACTS "A", "D" AND "E", TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12.

WITNESSES:

(1) SIGNATURE
Vicki C. Suber
PRINT NAME

(2) SIGNATURE
Jennifer A. Peters
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
BY: MARTIN L. DZURO, MANAGER

WITNESSES:

(1) SIGNATURE
Lisa Carnes
PRINT NAME

(2) SIGNATURE
Rachel Smith
PRINT NAME

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12
BY: SIGNATURE
Dean Barberree, Chairman
PRINT NAME / TITLE

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF August, 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: Vicki C. Suber
COMMISSION NO.: GG004659
COMMISSION EXPIRES: 9-22-19

VICKI C. SUBER
MY COMMISSION # GG 004659
EXPIRES: September 22, 2019
Bonded Thru Budget Notary Services
NOTARY PUBLIC, STATE OF FLORIDA
SEAL

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF August 2018, BY Dean Barberree THE Chairman OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12, ON BEHALF OF THE DISTRICT, AND DID NOT TAKE AN OATH.

NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: Lisa Carnes SERIAL / COMM. NO GG047770
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

LISA CARNES
MY COMMISSION # GG 047770
EXPIRES: December 15, 2020
Bonded Thru Budget Notary Services

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 20, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE 24 DAY OF JULY, 2018; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

KAYE M. JAMESON
REGISTRATION NO. 5912

8/9/18
DATE

KAYE M. JAMESON LICENSE NUMBER No. 5912 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER
SEAL

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON September 6 2018, AT 3:53 P.M. FILE NUMBER 2018600394?
PLAT BOOK 17 PAGE 19-19A-F.

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

PRINT NAME: Melissa K Worrell
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

CLERK OF COURT SUMTER COUNTY FLORIDA

VILLAGES OF SOUTHERN OAKS
UNIT NO. 20

SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

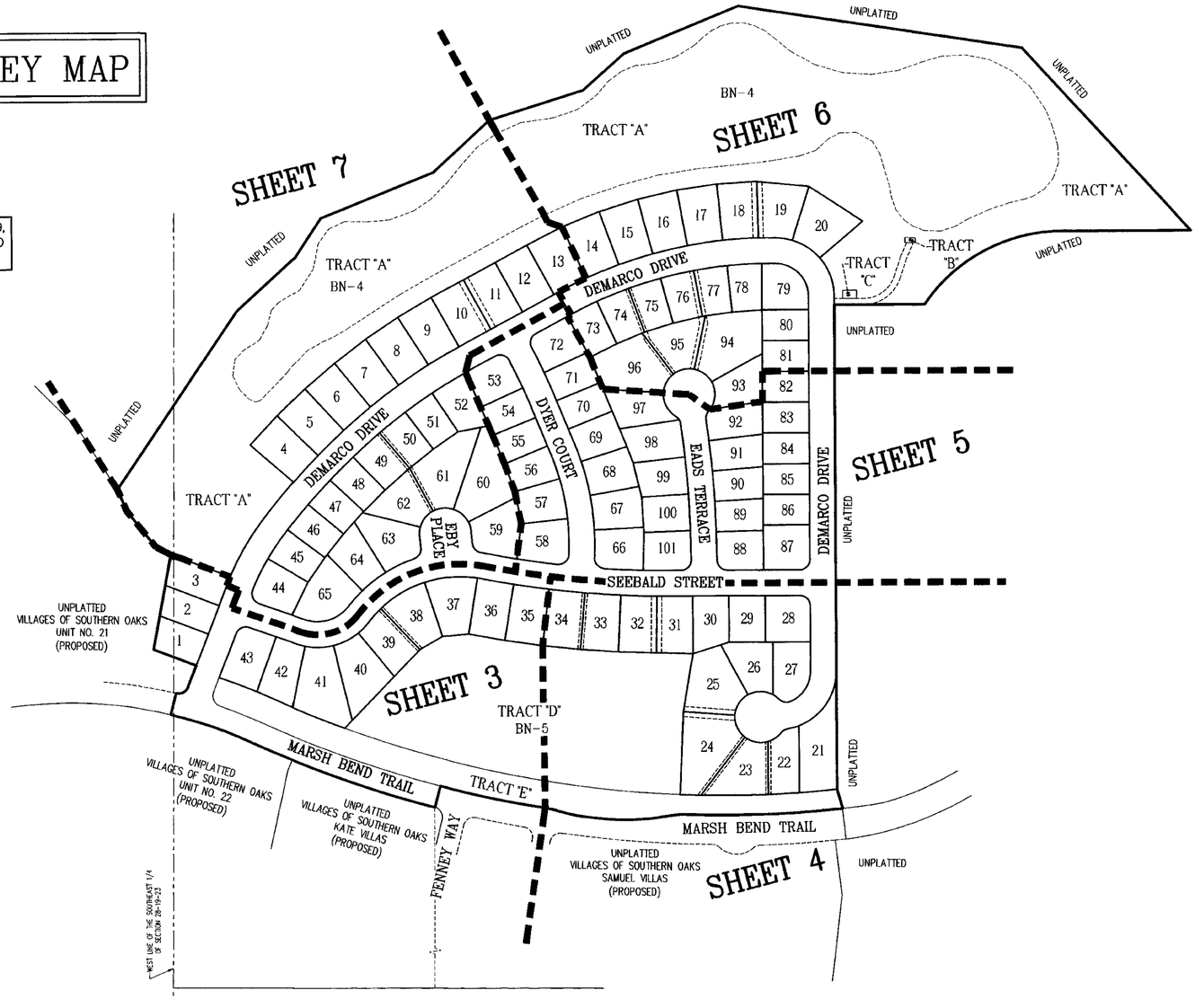
PLAT BOOK 17
PAGE 19 A

Scale: 1" = 120'
120' 0 120' 240'
SCALE IN FEET

KEY MAP

NOTE
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3419, PAGE 46. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	647,555	14.866
B	200	0.005
C	449	0.010
D	148,928	3.419
E	60,851	1.397



LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ⊞ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(8) FLORIDA STATUTES. (SEE NOTE #5.)

CS	INDICATES CURVE NUMBER IN CURVE TABLE
LS	INDICATES LINE NUMBER IN LINE TABLE
℄	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CH	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
LB	INDICATES LICENSED BUSINESS
NO.	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
POC	INDICATES POINT ON CURVE
PCC	INDICATES POINT OF COMPOUND CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
R	INDICATES RADIUS LENGTH
(R)	INDICATES RADIAL LINE
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
GFE	INDICATES GATE FACILITIES EASEMENT
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PGS	INDICATES PAGES
SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY

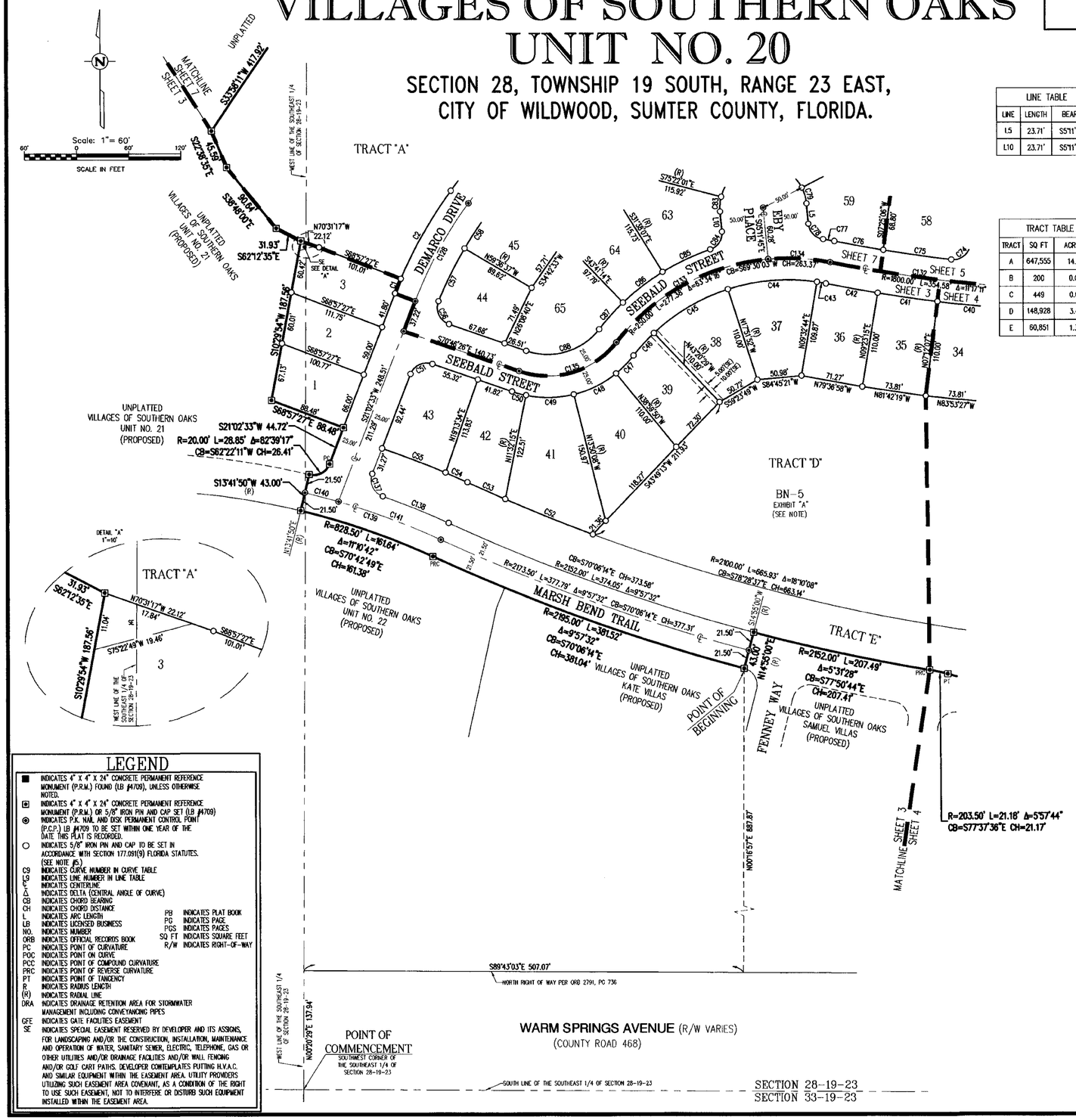
PREPARED BY:
CARNEY BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

VILLAGES OF SOUTHERN OAKS
UNIT NO. 20

SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK 17
PAGE 198

SHEET 3 OF 7



LINE TABLE		
LINE	LENGTH	BEARING
L5	23.71'	S5°11'45"E
L10	23.71'	S5°11'45"E

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	647,555	14.866
B	200	0.005
C	449	0.010
D	148,928	3.419
E	60,851	1.397

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	18.21'	525.00'	1°59'13"	S22°02'09"W	18.20'
C2	117.73'	525.00'	12°50'54"	S29°27'13"W	117.48'
C40	69.61'	1825.00'	2°11'08"	S83°53'27"E	69.61'
C41	69.61'	1825.00'	2°11'08"	S81°42'19"E	69.61'
C42	60.49'	1825.00'	1°53'56"	S79°39'47"E	60.48'
C43	10.48'	225.00'	2°40'12"	N80°02'55"W	10.48'
C44	103.99'	225.00'	26°28'52"	S85°22'34"W	103.07'
C45	100.05'	225.00'	25°28'37"	S59°23'49"W	99.23'
C46	35.12'	225.00'	8°56'36"	S42°11'13"W	35.08'
C47	28.99'	125.00'	13°17'15"	N44°21'32"E	28.92'
C48	54.89'	125.00'	25°09'42"	N63°35'01"E	54.45'
C49	55.36'	125.00'	25°22'23"	N88°51'04"E	54.90'
C50	16.77'	125.00'	7°41'19"	S74°37'06"E	16.76'
C51	30.78'	20.00'	88°11'02"	S85°08'04"W	27.83'
C52	108.70'	2100.00'	2°57'56"	S67°54'34"E	108.68'
C53	47.73'	2100.00'	1°18'08"	S65°46'32"E	47.73'
C54	27.49'	923.50'	1°42'19"	N65°58'38"W	27.49'
C55	78.29'	923.50'	4°51'26"	N69°15'31"W	78.26'
C56	32.46'	20.00'	92°58'47"	S24°17'04"E	29.01'
C57	67.85'	475.00'	8°11'04"	S26°17'51"W	67.79'
C58	45.50'	475.00'	5°29'17"	S33°08'01"W	45.48'
C74	32.99'	20.00'	94°30'54"	N49°37'45"E	29.38'
C75	79.07'	1775.00'	2°33'08"	S81°50'14"E	79.06'
C76	57.24'	1775.00'	1°50'51"	S79°38'14"E	57.23'
C77	13.23'	275.00'	2°45'21"	N80°05'29"W	13.23'
C78	26.62'	20.00'	76°16'24"	S43°19'57"E	24.70'
C79	19.34'	50.00'	22°09'38"	N16°16'34"W	19.22'
C83	17.30'	50.00'	19°49'44"	S04°43'07"W	17.22'
C84	26.62'	20.00'	76°16'24"	N32°56'27"E	24.70'
C85	61.02'	275.00'	12°42'46"	S64°43'16"W	60.89'
C86	57.85'	275.00'	12°03'08"	S52°20'20"W	57.74'
C87	41.26'	275.00'	8°35'51"	S42°00'50"W	41.23'
C88	93.61'	75.00'	71°30'39"	N73°28'14"E	87.65'
C128	129.46'	500.00'	14°50'07"	S28°27'36"W	129.10'
C132	185.03'	1800.00'	5°53'23"	S81°39'30"E	184.95'
C133	205.46'	250.00'	47°05'20"	S61°15'35"W	199.73'
C134	71.92'	250.00'	16°28'56"	N86°57'17"W	71.67'
C135	124.81'	100.00'	71°30'39"	N73°28'15"E	116.87'
C137	31.95'	20.00'	91°32'28"	S24°43'41"E	28.66'
C138	81.74'	871.50'	5°22'27"	N67°48'42"W	81.71'
C139	165.83'	850.00'	11°10'42"	N70°42'49"W	165.57'
C140	39.92'	850.00'	2°41'26"	N74°57'27"W	39.91'
C141	125.92'	850.00'	8°29'16"	N69°22'06"W	125.80'

LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ▣ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L2 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

- PB INDICATES PLAT BOOK
- PG INDICATES PAGE
- PGS INDICATES PAGES
- SQ FT INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3419, PAGE 46. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

PREPARED BY: CARLSON, BYRD, SINGLEY AND ASSOCIATES, INC.
▲ENGINEERS ▲SURVEYORS ▲PLANNERS LB 4709
4450 N.E. 83rd ROAD — WILDWOOD, FL 34785 – (352) 748-3126

VILLAGES OF SOUTHERN OAKS UNIT NO. 20

SHEET 4 OF 7

PLAT BOOK 19
PAGE 19C

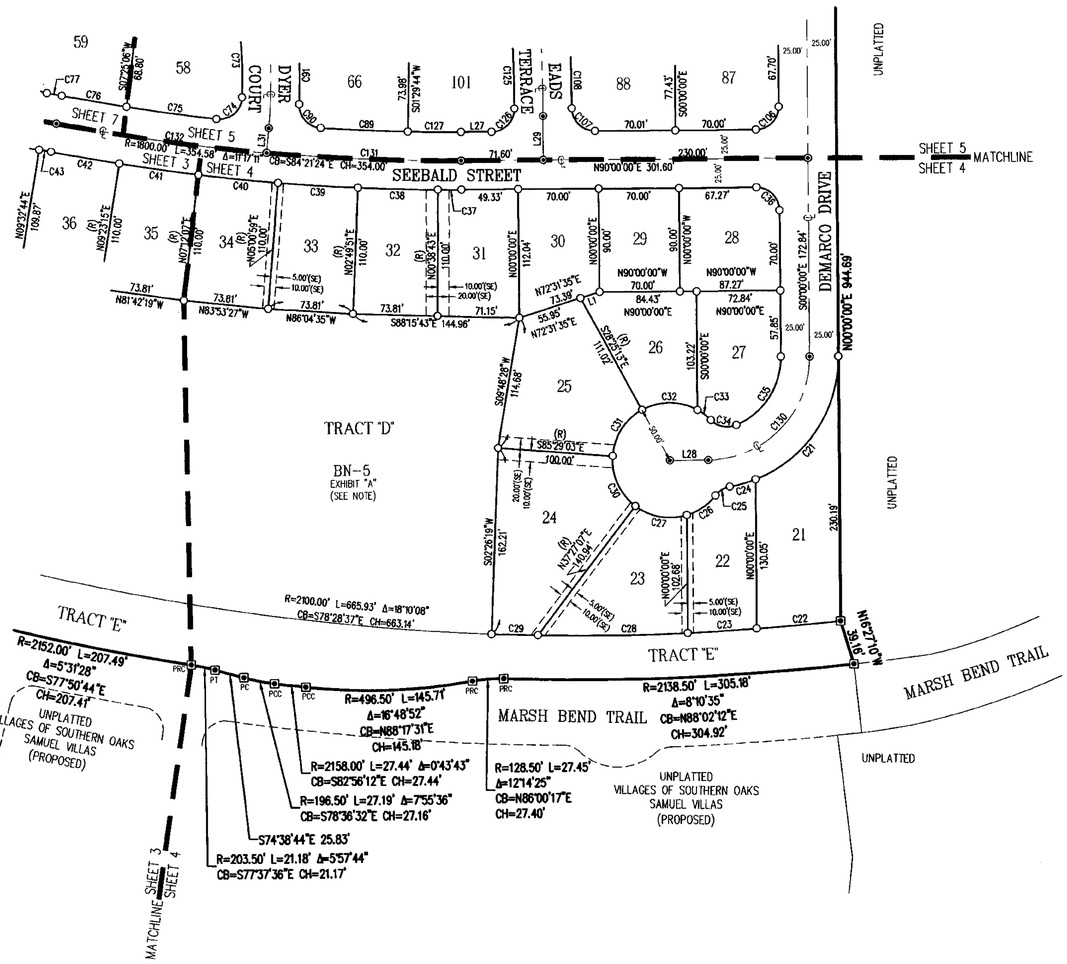
SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

Scale: 1"= 50'
50' 0 50' 100'
SCALE IN FEET

LINE TABLE		
LINE	LENGTH	BEARING
L1	17.44'	N72°31'35"E
L27	26.59'	N90°00'00"E
L28	33.27'	N90°00'00"E
L29	38.29'	N0°00'00"E
L31	21.58'	S5°23'48"W

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	647,555	14.866
B	200	0.005
C	449	0.010
D	148,928	3.419
E	60,851	1.397

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C21	137.04'	114.00'	68°52'39"	N34°26'19"E	128.94'
C22	73.19'	2100.00'	1°59'48"	N85°08'23"E	73.18'
C23	60.09'	2100.00'	1°38'22"	N86°57'28"E	60.08'
C24	23.40'	114.00'	11°45'43"	N74°45'30"E	23.36'
C25	14.84'	20.00'	42°30'55"	S59°22'54"W	14.50'
C26	30.71'	50.00'	35°11'33"	N55°43'13"E	30.23'
C27	47.24'	50.00'	54°08'07"	S79°36'57"E	45.50'
C28	130.49'	2100.00'	3°33'37"	N89°33'28"E	130.47'
C29	40.35'	2100.00'	1°06'03"	S88°06'42"E	40.35'
C30	49.80'	50.00'	57°03'50"	S24°00'58"E	47.76'
C31	49.80'	50.00'	57°03'50"	S33°02'52"W	47.76'
C32	50.32'	50.00'	57°39'57"	N89°35'15"W	48.23'
C33	14.74'	50.00'	16°53'46"	N52°18'23"W	14.69'
C34	24.14'	20.00'	69°09'15"	S76°26'08"E	22.70'
C35	74.83'	64.00'	66°59'14"	N33°29'37"E	70.64'
C36	31.42'	20.00'	90°00'00"	N45°00'00"W	28.28'
C37	20.56'	1825.00'	0°38'44"	S89°40'38"E	20.56'
C38	69.61'	1825.00'	2°11'08"	S88°15'43"E	69.61'
C39	69.61'	1825.00'	2°11'08"	S86°04'35"E	69.61'
C40	69.61'	1825.00'	2°11'08"	S83°53'27"E	69.61'
C41	69.61'	1825.00'	2°11'08"	S81°42'19"E	69.61'
C42	60.49'	1825.00'	1°53'56"	S79°39'47"E	60.48'
C43	10.48'	225.00'	2°40'12"	N80°02'55"W	10.48'
C73	70.05'	475.00'	8°26'59"	N01°51'12"W	69.99'
C74	32.99'	20.00'	94°30'54"	N49°37'45"E	29.38'
C75	79.07'	1775.00'	2°33'08"	S81°50'14"E	79.06'
C76	57.24'	1775.00'	1°50'51"	S79°38'14"E	57.23'
C77	13.23'	275.00'	2°45'21"	N80°05'29"W	13.23'
C89	75.87'	1775.00'	2°26'57"	S87°16'48"E	75.87'
C90	31.04'	20.00'	88°55'48"	S41°35'25"E	28.02'
C91	54.14'	525.00'	5°54'32"	N00°04'47"W	54.12'
C106	31.42'	20.00'	90°00'00"	N45°00'00"E	28.28'
C107	31.35'	20.00'	89°48'43"	S45°05'38"E	28.24'
C108	54.75'	2025.00'	1°32'56"	N00°57'45"W	54.74'
C125	57.43'	1975.00'	1°39'57"	N01°01'47"W	57.42'
C126	31.48'	20.00'	90°11'48"	N44°54'06"E	28.33'
C127	46.33'	1775.00'	1°29'44"	S89°15'08"E	46.33'
C130	139.80'	89.00'	90°00'00"	N45°00'00"E	125.87'
C131	169.54'	1800.00'	5°23'48"	S87°18'06"E	169.48'
C132	185.03'	1800.00'	5°53'23"	S81°39'30"E	184.95'



LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ▣ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

- PB INDICATES PLAT BOOK
- PG INDICATES PAGE
- PGS INDICATES PAGES
- SQ FT INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3419, PAGE 46. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

PREPARED BY: CARLSON BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

VILLAGES OF SOUTHERN OAKS
UNIT NO. 20

SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 5 OF 7

PLAT BOOK 17
PAGE 19D

Scale: 1" = 50'
50' 0 50' 100'
SCALE IN FEET

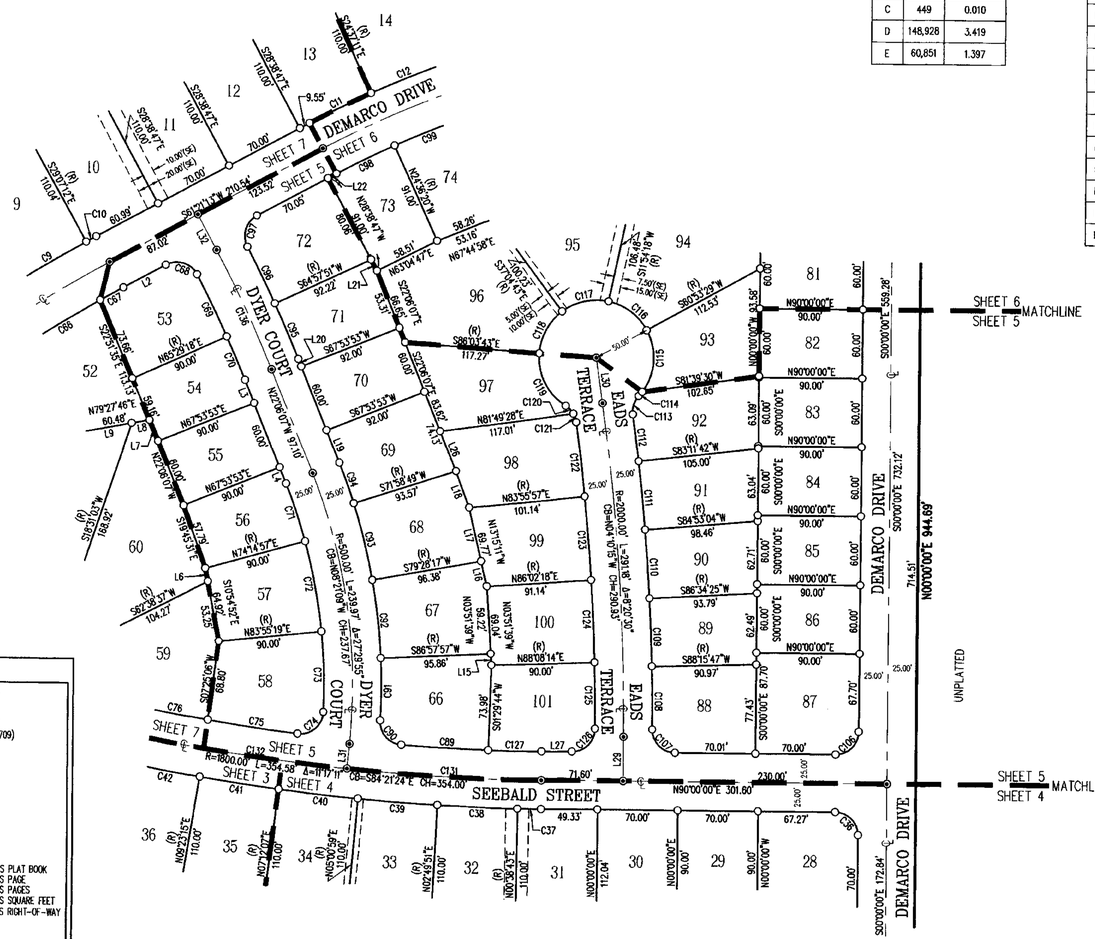
NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3419, PAGE 46. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	647,555	14.866
B	200	0.005
C	449	0.010
D	148,928	3.419
E	60,851	1.397

LINE TABLE		
LINE	LENGTH	BEARING
L2	41.96'	S61°21'13"W
L3	21.94'	N22°06'07"W
L4	15.15'	N22°06'07"W
L5	11.67'	N10°54'52"W
L7	19.69'	S22°51'35"E
L8	15.79'	N79°27'46"E
L9	44.70'	N79°27'46"E
L15	9.82'	N3°51'39"W
L16	22.18'	N13°15'11"W
L17	47.59'	N13°15'11"W
L18	33.62'	N20°30'42"W
L19	30.10'	N22°06'07"W
L20	7.00'	N22°06'07"W
L21	10.94'	N28°38'47"W
L22	8.52'	S61°21'13"W
L26	37.18'	S22°06'07"E
L27	26.59'	N90°00'00"E
L29	38.29'	N0°00'00"E
L30	40.26'	S8°20'30"E
L31	21.58'	S5°23'48"W
L32	34.70'	N28°38'47"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C9	69.42'	1200.00'	3°18'52"	S59°13'22"W	69.41'
C10	9.92'	1200.00'	0°28'25"	S61°07'01"W	9.92'
C11	59.74'	850.00'	4°01'36"	S63°22'01"W	59.73'
C12	69.16'	850.00'	4°39'44"	S67°42'41"W	69.15'
C36	31.42'	20.00'	90°00'00"	N45°00'00"W	28.28'
C37	20.56'	1825.00'	0°38'44"	S89°40'38"E	20.56'
C38	69.61'	1825.00'	2°11'08"	S88°15'43"E	69.61'
C39	69.61'	1825.00'	2°11'08"	S86°04'35"E	69.61'
C40	69.61'	1825.00'	2°11'08"	S83°53'27"E	69.61'
C41	69.61'	1825.00'	2°11'08"	S81°42'19"E	69.61'
C42	60.49'	1825.00'	1°53'56"	S79°39'47"E	60.48'
C66	76.81'	1150.00'	3°49'36"	S58°18'05"W	76.79'
C67	22.86'	1150.00'	1°08'20"	S60°47'03"W	22.86'
C68	31.63'	20.00'	90°37'04"	N73°20'15"W	28.44'
C69	59.85'	975.00'	3°31'01"	N26°16'12"W	59.84'
C70	41.01'	975.00'	2°24'35"	N23°18'24"W	41.00'
C71	52.65'	475.00'	6°21'03"	N18°55'35"W	52.62'
C72	80.19'	475.00'	9°40'22"	N10°54'52"W	80.09'
C73	70.05'	475.00'	8°26'59"	N01°51'12"W	69.99'
C74	32.99'	20.00'	94°30'54"	N49°37'45"E	29.38'
C75	79.07'	1775.00'	2°33'08"	S81°50'14"E	79.06'
C76	57.24'	1775.00'	1°50'51"	S79°38'14"E	57.23'
C89	75.87'	1775.00'	2°26'57"	S87°16'48"E	75.87'
C90	31.04'	20.00'	88°55'48"	S41°35'25"E	28.02'
C91	54.14'	525.00'	5°54'32"	N00°04'47"W	54.12'
C92	68.67'	525.00'	7°29'41"	N06°46'53"W	68.62'
C93	68.64'	525.00'	7°29'28"	N14°16'27"W	68.59'
C94	37.40'	525.00'	4°04'55"	N20°03'39"W	37.40'
C95	52.49'	1025.00'	2°56'03"	N23°34'08"W	52.48'
C96	54.49'	1025.00'	3°02'45"	N26°33'32"W	54.48'
C97	31.22'	20.00'	89°26'08"	S16°38'09"W	28.14'
C98	56.42'	800.00'	4°02'27"	S63°22'26"W	56.41'
C99	65.76'	800.00'	4°42'35"	S67°44'58"W	65.74'
C106	31.42'	20.00'	90°00'00"	N45°00'00"E	28.28'
C107	31.35'	20.00'	89°48'43"	S45°05'38"E	28.24'
C108	54.75'	2025.00'	1°32'56"	N00°57'45"W	54.74'
C109	59.70'	2025.00'	1°41'21"	N02°34'54"W	59.70'
C110	59.70'	2025.00'	1°41'21"	N04°16'15"W	59.70'
C111	59.70'	2025.00'	1°41'21"	N05°57'37"W	59.70'
C112	41.05'	2025.00'	1°09'42"	N07°23'08"W	41.05'
C113	17.34'	20.00'	49°39'59"	S16°52'00"W	16.80'
C114	4.95'	50.00'	5°40'22"	N38°51'49"E	4.95'
C115	56.84'	50.00'	65°08'09"	N03°27'33"E	53.83'
C116	42.75'	50.00'	48°59'10"	N53°36'06"W	41.46'
C117	42.75'	50.00'	48°59'01"	S77°24'48"W	41.46'
C118	42.75'	50.00'	48°59'01"	S28°25'47"W	41.46'
C119	54.30'	50.00'	62°13'33"	S27°10'30"E	51.67'
C120	9.64'	20.00'	27°37'31"	N44°28'32"W	9.55'
C121	7.93'	20.00'	22°42'42"	N19°18'25"W	7.88'
C122	64.93'	1975.00'	1°53'02"	N07°00'34"W	64.93'
C123	72.59'	1975.00'	2°06'21"	N05°00'52"W	72.59'
C124	72.35'	1975.00'	2°05'56"	N02°54'44"W	72.35'
C125	57.43'	1975.00'	1°39'57"	N01°01'47"W	57.42'
C126	31.48'	20.00'	90°11'48"	N44°54'06"E	28.33'
C127	46.33'	1775.00'	1°29'44"	S89°15'08"E	46.33'
C131	169.54'	1800.00'	5°23'48"	S87°18'06"E	169.48'
C132	185.03'	1800.00'	5°53'23"	S81°39'30"E	184.95'
C136	114.22'	1000.00'	6°32'41"	N25°22'27"W	114.16'



LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
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C9	INDICATES CURVE NUMBER IN CURVE TABLE
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℄	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CH	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
LB	INDICATES LICENSED BUSINESS
NO.	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
POC	INDICATES POINT ON CURVE
PCC	INDICATES POINT OF COMPOUND CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
R	INDICATES RADIUS LENGTH
(R)	INDICATES RADIAL LINE
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
GFE	INDICATES GATE FACILITIES EASEMENT
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PGS	INDICATES PAGES
SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY

PREPARED BY: FARNED BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL. 34785 ▲ (352) 748-3128

VILLAGES OF SOUTHERN OAKS
UNIT NO. 20

SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 6 OF 7

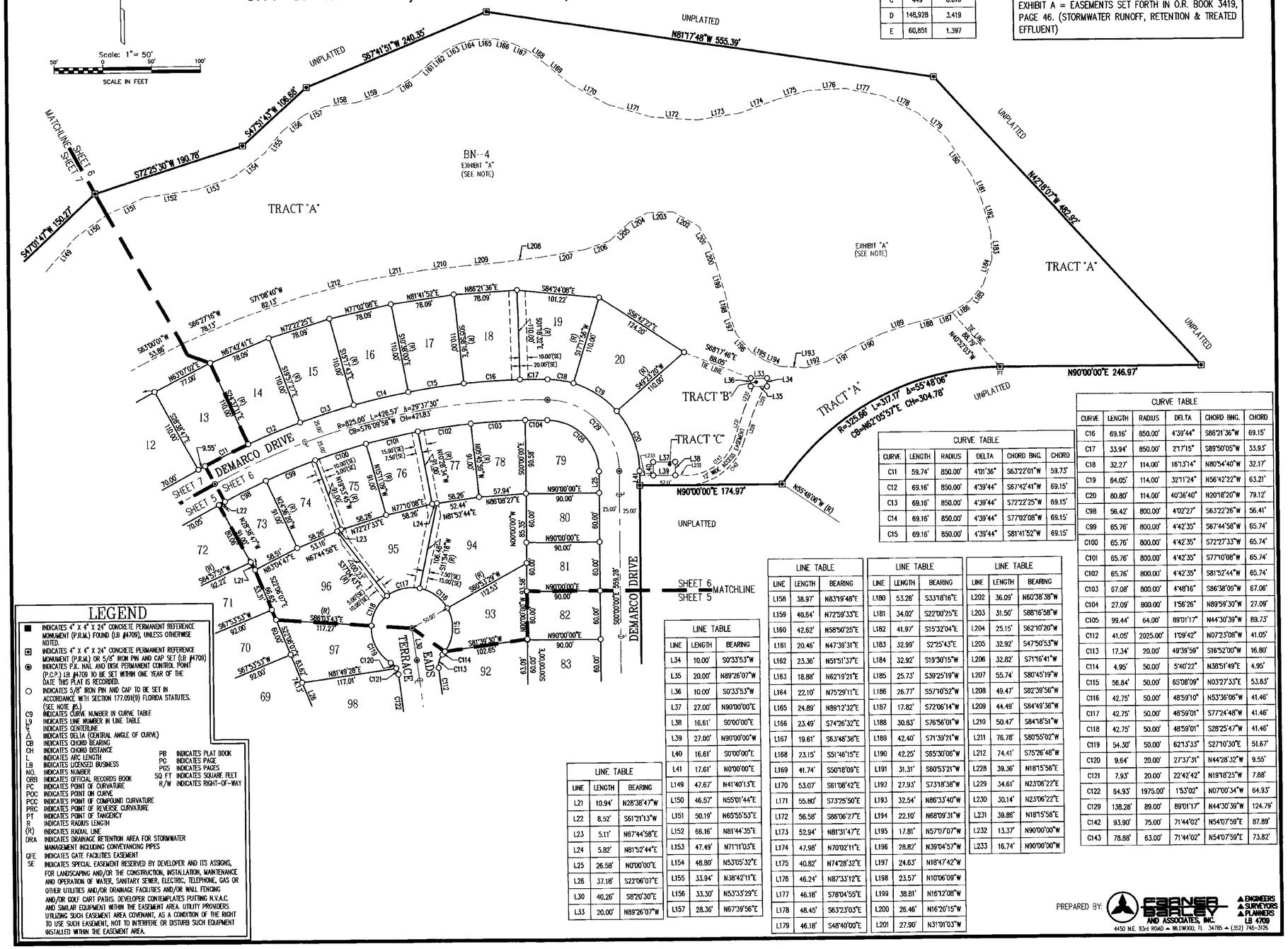
PLAT BOOK 17
PAGE 19E

TRACT TABLE		
TRACT	SQ FT	ACREAGE
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NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3419, PAGE 46. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

Scale: 1" = 50'
50' 0 50' 100'
SCALE IN FEET



LEGEND

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PB INDICATES PLAT BOOK
PG INDICATES PAGE
PGS INDICATES PAGES
SQ FT INDICATES SQUARE FEET
R/W INDICATES RIGHT-OF-WAY

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C11	59.74'	850.00'	4°01'36"	S63°22'01"W	59.73'
C12	69.16'	850.00'	4°39'44"	S67°42'41"W	69.15'
C13	69.16'	850.00'	4°39'44"	S72°22'25"W	69.15'
C14	69.16'	850.00'	4°39'44"	S77°02'08"W	69.15'
C15	69.16'	850.00'	4°39'44"	S81°41'52"W	69.15'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C16	69.16'	850.00'	4°39'44"	S86°21'36"W	69.15'
C17	33.94'	850.00'	2°17'15"	S89°50'05"W	33.93'
C18	32.27'	114.00'	16°13'14"	N80°54'40"W	32.17'
C19	64.05'	114.00'	32°11'24"	N56°42'22"W	63.21'
C20	80.80'	114.00'	40°36'40"	N20°18'20"W	79.12'
C98	56.42'	800.00'	4°02'27"	S63°22'26"W	56.41'
C99	65.76'	800.00'	4°42'35"	S67°44'58"W	65.74'
C100	65.76'	800.00'	4°42'35"	S72°27'33"W	65.74'
C101	65.76'	800.00'	4°42'35"	S77°10'08"W	65.74'
C102	65.76'	800.00'	4°42'35"	S81°52'44"W	65.74'
C103	67.08'	800.00'	4°48'16"	S86°38'09"W	67.06'
C104	27.09'	800.00'	1°56'26"	N89°59'30"W	27.09'
C105	99.44'	64.00'	89°01'17"	N44°30'39"W	89.73'
C112	41.05'	2025.00'	1°09'42"	N07°23'08"W	41.05'
C113	17.34'	20.00'	49°39'59"	S16°52'00"W	16.80'
C114	4.95'	50.00'	5°40'22"	N38°51'49"E	4.95'
C115	56.84'	50.00'	65°08'09"	N03°27'33"E	53.83'
C116	42.75'	50.00'	48°59'10"	N53°36'06"W	41.46'
C117	42.75'	50.00'	48°59'01"	S77°24'48"W	41.46'
C118	42.75'	50.00'	48°59'01"	S28°25'47"W	41.46'
C119	54.30'	50.00'	62°13'33"	S27°10'30"E	51.67'
C120	9.64'	20.00'	27°37'31"	N44°28'32"W	9.55'
C121	7.93'	20.00'	22°42'42"	N19°18'25"W	7.88'
C122	64.93'	1975.00'	1°53'02"	N07°00'34"W	64.93'
C129	138.28'	89.00'	89°01'17"	N44°30'39"W	124.79'
C142	93.90'	75.00'	71°44'02"	N54°07'59"E	87.89'
C143	78.88'	63.00'	71°44'02"	N54°07'59"E	73.82'

LINE TABLE		
LINE	LENGTH	BEARING
L21	10.94'	N28°38'47"W
L22	8.52'	S61°21'13"W
L23	5.11'	N67°44'58"E
L24	5.82'	N81°52'44"E
L25	26.58'	N0°00'00"E
L26	37.18'	S22°06'07"E
L30	40.26'	S8°20'30"E
L33	20.00'	N89°26'07"W

LINE TABLE		
LINE	LENGTH	BEARING
L34	10.00'	S0°33'53"W
L35	20.00'	N89°26'07"W
L36	10.00'	S0°33'53"W
L37	27.00'	N90°00'00"E
L38	16.61'	S0°00'00"E
L39	27.00'	N90°00'00"W
L40	16.61'	S0°00'00"E
L41	17.61'	N0°00'00"E
L149	47.67'	N41°40'13"E
L150	46.57'	N55°01'44"E
L151	50.19'	N65°55'53"E
L152	66.16'	N81°44'35"E
L153	47.49'	N71°11'03"E
L154	48.80'	N53°05'32"E
L155	33.94'	N38°42'11"E
L156	33.30'	N53°33'29"E
L157	28.36'	N67°39'56"E

LINE TABLE		
LINE	LENGTH	BEARING
L158	38.97'	N83°19'48"E
L159	40.64'	N72°59'33"E
L160	42.62'	N58°50'25"E
L161	20.46'	N47°39'31"E
L162	23.36'	N51°51'37"E
L163	18.88'	N62°19'21"E
L164	22.10'	N75°29'11"E
L165	24.89'	N89°12'32"E
L166	23.49'	S74°26'32"E
L167	19.61'	S63°48'38"E
L168	23.15'	S51°46'15"E
L169	41.74'	S50°18'09"E
L170	53.07'	S61°08'42"E
L171	55.80'	S73°25'50"E
L172	56.58'	S86°06'27"E
L173	52.94'	N81°31'47"E
L174	47.98'	N70°02'11"E
L175	40.82'	N74°28'32"E
L176	46.24'	N87°33'12"E
L177	46.18'	S78°04'55"E
L178	48.45'	S63°23'03"E
L179	46.18'	S48°40'00"E

LINE TABLE		
LINE	LENGTH	BEARING
L180	53.28'	S33°18'16"E
L181	34.02'	S22°00'25"E
L182	41.97'	S15°32'04"E
L183	32.99'	S2°25'43"E
L184	32.92'	S19°30'15"W
L185	25.73'	S39°25'19"W
L186	26.77'	S57°10'52"W
L187	17.82'	S72°06'14"W
L188	30.83'	S76°56'01"W
L189	42.40'	S71°39'21"W
L190	42.25'	S65°30'06"W
L191	31.31'	S60°53'21"W
L192	27.93'	S73°18'38"W
L193	32.54'	N86°33'40"W
L194	22.10'	N68°09'31"W
L195	17.81'	N57°07'07"W
L196	28.82'	N39°04'57"W
L197	24.63'	N18°47'42"W
L198	23.57'	N10°06'09"W
L199	38.81'	N16°12'08"W
L200	26.46'	N16°20'15"W
L201	27.90'	N31°01'03"W

LINE TABLE		
LINE	LENGTH	BEARING
L202	36.09'	N60°38'38"W
L203	31.50'	S88°16'58"W
L204	25.15'	S62°10'20"W
L205	32.92'	S47°50'53"W
L206	32.82'	S71°16'41"W
L207	55.74'	S80°45'19"W
L208	49.47'	S82°39'56"W
L209	44.49'	S84°49'36"W
L210	50.47'	S84°18'51"W
L211	76.78'	S80°55'02"W
L212	74.41'	S75°26'48"W
L228	39.36'	N18°15'58"E
L229	34.61'	N23°06'22"E
L230	30.14'	N23°06'22"E
L231	39.86'	N18°15'58"E
L232	13.37'	N90°00'00"W
L233	16.74'	N90°00'00"W

PREPARED BY: CRANER SEALEY AND ASSOCIATES, INC.
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VILLAGES OF SOUTHERN OAKS UNIT NO. 20

SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK 17
PAGE 19F

SHEET 7 OF 7

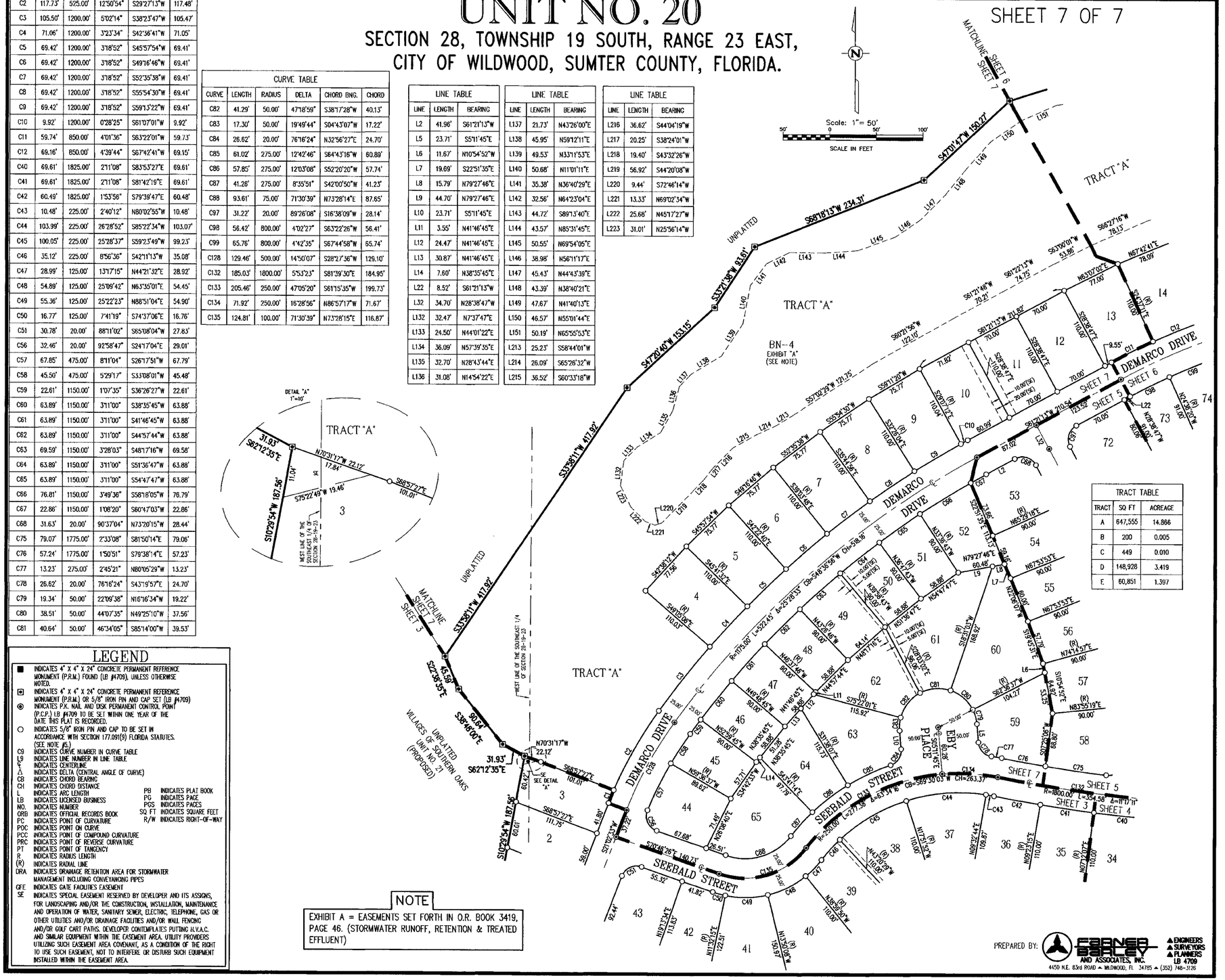
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	18.21'	525.00'	1°59'13"	S22°02'09"W	18.20'
C2	117.73'	525.00'	12°50'54"	S29°27'13"W	117.48'
C3	105.50'	1200.00'	5°02'14"	S38°23'47"W	105.47'
C4	71.06'	1200.00'	3°23'34"	S42°36'41"W	71.05'
C5	69.42'	1200.00'	3°18'52"	S45°57'54"W	69.41'
C6	69.42'	1200.00'	3°18'52"	S49°16'46"W	69.41'
C7	69.42'	1200.00'	3°18'52"	S52°35'38"W	69.41'
C8	69.42'	1200.00'	3°18'52"	S55°54'30"W	69.41'
C9	69.42'	1200.00'	3°18'52"	S59°13'22"W	69.41'
C10	9.92'	1200.00'	0°28'25"	S61°07'01"W	9.92'
C11	59.74'	850.00'	4°01'36"	S63°22'01"W	59.73'
C12	69.16'	850.00'	4°39'44"	S67°42'41"W	69.15'
C40	69.61'	1825.00'	2°11'08"	S83°53'27"E	69.61'
C41	69.61'	1825.00'	2°11'08"	S81°42'19"E	69.61'
C42	60.49'	1825.00'	1°53'56"	S79°39'47"E	60.48'
C43	10.48'	225.00'	2°40'12"	N80°02'55"W	10.48'
C44	103.99'	225.00'	26°28'52"	S85°22'34"W	103.07'
C45	100.05'	225.00'	25°28'37"	S59°23'49"W	99.23'
C46	35.12'	225.00'	8°56'36"	S42°11'13"W	35.08'
C47	28.99'	125.00'	13°17'15"	N44°21'32"E	28.92'
C48	54.89'	125.00'	25°09'42"	N63°35'01"E	54.45'
C49	55.36'	125.00'	25°22'23"	N88°51'04"E	54.90'
C50	16.77'	125.00'	7°41'19"	S74°37'06"E	16.76'
C51	30.78'	20.00'	88°11'02"	S65°08'04"W	27.83'
C56	32.46'	20.00'	92°58'47"	S24°17'04"E	29.01'
C57	67.85'	475.00'	8°11'04"	S26°17'51"W	67.79'
C58	45.50'	475.00'	5°29'17"	S33°08'01"W	45.48'
C59	22.61'	1150.00'	1°07'35"	S36°26'27"W	22.61'
C60	63.89'	1150.00'	3°11'00"	S38°35'45"W	63.88'
C61	63.89'	1150.00'	3°11'00"	S41°46'45"W	63.88'
C62	63.89'	1150.00'	3°11'00"	S44°57'44"W	63.88'
C63	69.59'	1150.00'	3°28'03"	S48°17'16"W	69.58'
C64	63.89'	1150.00'	3°11'00"	S51°36'47"W	63.88'
C65	63.89'	1150.00'	3°11'00"	S54°47'47"W	63.88'
C66	76.81'	1150.00'	3°49'36"	S58°18'05"W	76.79'
C67	22.86'	1150.00'	1°08'20"	S60°47'03"W	22.86'
C68	31.63'	20.00'	90°37'04"	N73°20'15"W	28.44'
C75	79.07'	1775.00'	2°33'08"	S81°50'14"E	79.06'
C76	57.24'	1775.00'	1°50'51"	S79°38'14"E	57.23'
C77	13.23'	275.00'	2°45'21"	N80°05'29"W	13.23'
C78	26.62'	20.00'	76°16'24"	S43°19'57"E	24.70'
C79	19.34'	50.00'	22°09'38"	N16°16'34"W	19.22'
C80	38.51'	50.00'	44°07'35"	N49°25'10"W	37.56'
C81	40.64'	50.00'	46°34'05"	S85°14'00"W	39.53'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C82	41.29'	50.00'	47°18'59"	S38°17'28"W	40.13'
C83	17.30'	50.00'	19°49'44"	S04°43'07"W	17.22'
C84	26.62'	20.00'	76°16'24"	N32°56'27"E	24.70'
C85	61.02'	275.00'	12°42'46"	S64°43'16"W	60.89'
C86	57.85'	275.00'	12°03'08"	S52°20'20"W	57.74'
C87	41.28'	275.00'	8°35'51"	S42°00'50"W	41.23'
C88	93.61'	75.00'	71°30'39"	N73°28'14"E	87.65'
C97	31.22'	20.00'	89°26'08"	S16°38'09"W	28.14'
C98	56.42'	800.00'	4°02'27"	S63°22'26"W	56.41'
C99	65.76'	800.00'	4°42'35"	S67°44'58"W	65.74'
C128	129.46'	500.00'	14°50'07"	S28°27'36"W	129.10'
C132	185.03'	1800.00'	5°53'23"	S81°39'30"E	184.95'
C133	205.46'	250.00'	47°05'20"	S61°15'35"W	199.73'
C134	71.92'	250.00'	16°28'56"	N86°57'17"W	71.67'
C135	124.81'	100.00'	71°30'39"	N73°28'15"E	116.87'

LINE TABLE		
LINE	LENGTH	BEARING
L2	41.96'	S61°21'13"W
L5	23.71'	S5°11'45"E
L6	11.67'	N10°54'52"W
L7	19.69'	S22°51'35"E
L8	15.79'	N79°27'46"E
L9	44.70'	N79°27'46"E
L10	23.71'	S5°11'45"E
L11	3.55'	N41°46'45"E
L12	24.47'	N41°46'45"E
L13	30.87'	N41°46'45"E
L14	7.60'	N38°35'45"E
L22	8.52'	S61°21'13"W
L32	34.70'	N28°38'47"W
L132	32.47'	N7°37'47"E
L133	24.50'	N44°01'22"E
L134	36.09'	N57°39'35"E
L135	32.70'	N28°43'44"E
L136	31.08'	N14°54'22"E

LINE TABLE		
LINE	LENGTH	BEARING
L137	21.73'	N43°26'00"E
L138	45.95'	N59°12'11"E
L139	49.53'	N33°11'53"E
L140	50.68'	N11°01'11"E
L141	35.38'	N36°40'29"E
L142	32.56'	N64°23'04"E
L143	44.72'	S89°13'40"E
L144	43.57'	N85°31'45"E
L145	50.55'	N69°54'05"E
L146	38.98'	N56°11'17"E
L147	45.43'	N44°43'39"E
L148	43.39'	N38°40'21"E
L149	47.67'	N41°40'13"E
L150	46.57'	N55°01'44"E
L151	50.19'	N65°55'53"E
L213	25.23'	S58°44'01"W
L214	26.09'	S65°26'32"W
L215	36.52'	S60°33'18"W

LINE TABLE		
LINE	LENGTH	BEARING
L216	36.62'	S44°04'19"W
L217	20.25'	S38°24'01"W
L218	19.40'	S43°32'26"W
L219	56.92'	S44°20'08"W
L220	9.44'	S72°46'14"W
L221	13.33'	N69°02'34"W
L222	25.68'	N45°17'27"W
L223	31.01'	N25°56'14"W



TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	647,555	14.866
B	200	0.005
C	449	0.010
D	148,928	3.419
E	60,851	1.397

LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

PB INDICATES PLAT BOOK
PG INDICATES PAGE
PGS INDICATES PAGES
SQ FT INDICATES SQUARE FEET
R/W INDICATES RIGHT-OF-WAY

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3419, PAGE 46. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

PREPARED BY: FARNER BARLEY AND ASSOCIATES, INC.
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COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA IN OR BOOK 3877 PAGE 247

VILLAGES OF SOUTHERN OAKS UNIT NO. 21

SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

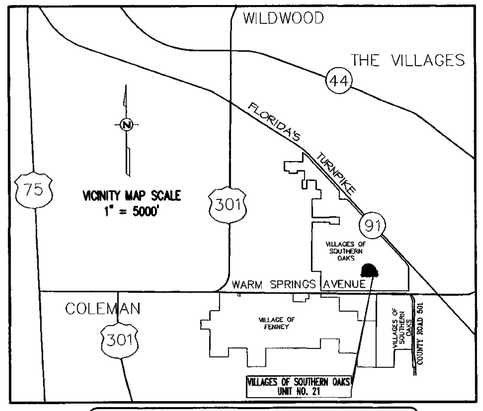
PLAT BOOK 17
PAGE 20

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE N00°20'29"E ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 137.94 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD C-468 PER OFFICIAL RECORDS BOOK 279), PAGE 736, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE RUN N89°43'03"W A DISTANCE OF 948.67 FEET; THENCE DEPARTING SAID RIGHT OF WAY RUN N00°16'57"E, 1,063.67 FEET TO THE POINT OF BEGINNING; THENCE S86°47'33"W, 50.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF N49°25'04"W, 29.20 FEET TO WHICH A RADIAL LINE BEARS N87°28'31"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 93°47'10", AN ARC DISTANCE OF 32.74 FEET; THENCE DEPARTING SAID CURVE RUN N06°18'39"W, 47.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 748.50 FEET AND A CHORD BEARING AND DISTANCE OF N84°52'11"E, 30.85 FEET TO WHICH A RADIAL LINE BEARS N06°18'39"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°21'41", AN ARC DISTANCE OF 30.85 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 503.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°56'04", AN ARC DISTANCE OF 17.00 FEET; THENCE ALONG A NON-TANGENT LINE RUN N03°01'26"E, 464.97 FEET; THENCE N32°42'42"E, 198.54 FEET; THENCE N84°05'45"E, 158.63 FEET; THENCE N79°54'27"E, 158.90 FEET; THENCE S74°06'12"E, 164.89 FEET; THENCE S51°17'18"E, 128.74 FEET; THENCE S44°44'49"E, 153.56 FEET; THENCE S32°21'56"E, 140.92 FEET; THENCE S22°38'35"E, 45.59 FEET; THENCE S38°48'00"E, 90.64 FEET; THENCE S62°12'35"E, 31.93 FEET; THENCE S10°29'54"W, 187.56 FEET; THENCE S68°57'27"E, 88.48 FEET; THENCE S21°02'33"W, 44.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°39'17", AN ARC DISTANCE OF 28.85 FEET; THENCE DEPARTING SAID CURVE RUN S13°41'50"W, ALONG A RADIAL LINE, 43.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 828.50 FEET AND A CHORD BEARING AND DISTANCE OF N87°05'05"W, 309.97 FEET TO WHICH A RADIAL LINE BEARS N13°41'50"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°33'48", AN ARC DISTANCE OF 311.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,521.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°14'34", AN ARC DISTANCE OF 298.55 FEET TO THE POINT OF TANGENCY; THENCE N86°37'25"W, 279.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 386.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°47'34", AN ARC DISTANCE OF 39.08 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°06'30", AN ARC DISTANCE OF 31.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.31 ACRES, MORE OR LESS.



36 LOTS - 3 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

1.) BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST AS BEING N00°20'29"E.

2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN FEET.

4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.

6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8.) TRACTS "A", "B" AND "C" ARE FOR OPEN SPACE AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, IRRIGATION, WATER AND WASTEWATER OR OTHER UTILITIES, DRAINAGE FACILITIES, LANDSCAPED AREAS, CART PATHS, PEDESTRIAN TRAILS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE.

9.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES LAND COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF SOUTHERN OAKS UNIT NO. 21, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND TO THE PERPETUAL USE OF THE PUBLIC; AND DEDICATES TRACTS "A", "B" AND "C", TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12.

WITNESSES:

(1) SIGNATURE Jennifer A. Peters
PRINT NAME

(2) SIGNATURE Vicki C. Suber
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: _____
MARTIN L. DZURO, MANAGER

WITNESSES:

(1) SIGNATURE Lisa Carnes
PRINT NAME

(2) SIGNATURE Rachel Smith
PRINT NAME

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

BY: _____
SIGNATURE
Dawn Barberree, Chairman
PRINT NAME / TITLE

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF Sept, 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Vicki C. Suber
COMMISSION NO.: GG004659
COMMISSION EXPIRES: 9-22-19

VICKI C. SUBER
MY COMMISSION # GG 004659
EXPIRES: September 22, 2019
Bonded Thru Troy Fain-Insurance
NOTARY PUBLIC, STATE OF FLORIDA
SEAL
#GG004659

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF September 2018, BY Dawn Barberree THE Chairman OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12, ON BEHALF OF THE DISTRICT, AND DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Lisa Carnes SERIAL / COMM. NO GG047770
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

LISA CARNES
MY COMMISSION # GG 047770
EXPIRES: November 16, 2020
Bonded Thru Budget Notary Services

CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES LAND COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A", "B" AND "C" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 21, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT): (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

THE DEVELOPER ALSO GRANTS TO THE DISTRICT NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER, ACROSS AND UPON ANY SPECIAL EASEMENTS SHOWN HEREON FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES LOCATED THEREIN.

THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE TRACTS LISTED ABOVE, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON AND DRAINAGE FACILITIES LOCATED WITHIN ANY SPECIAL EASEMENTS PERPETUALLY, AND MAINTAIN THE ROADWAYS AND DRAINAGE FEATURES LYING WITHIN SUCH ROADWAYS FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL

SIGNATURE Jennifer A. Peters
PRINT NAME Jennifer A. Peters
SIGNATURE Vicki C. Suber
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: _____
MARTIN L. DZURO, MANAGER

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF Sept, 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Vicki C. Suber
COMMISSION NO.: GG004659
COMMISSION EXPIRES: 9-22-19

VICKI C. SUBER
MY COMMISSION # GG 004659
EXPIRES: September 22, 2019
Bonded Thru Troy Fain-Insurance
NOTARY PUBLIC, STATE OF FLORIDA

PREPARED BY:
FARNER BARLEY AND ASSOCIATES, INC.
▲ENGINEERS
▲SURVEYORS
▲PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE 9/20/18 DATE

RONALD W. HERR, P.L.S.
WADE SURVEYING, INC.

4907 REGISTRATION NO.

RONALD W. HERR
LICENSED SURVEYOR
LS 4907
STATE OF FLORIDA

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS 13th DAY OF September 2018.

ATTEST:
MELANIE D. PEAVY
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS 25th DAY OF September 2018.

CASSANDRA SMITH
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS 23rd DAY OF September 2018.

ASHLEY HUNT
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. PEAVY

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

CITY ENGINEER
KIMLEY HORN AND ASSOCIATES
GENE LOSITO, P.E.

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 21, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE 20 DAY OF AUGUST, 2018; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

KAYE M. JAMESON
REGISTRATION NO. 5912

9/18/18 DATE

KAYE M. JAMESON
LICENSE NUMBER
No. 5912
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER
SEAL

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON October 8, 2018 AT 12:45 P.M. FILE NUMBER 201800035861 PLAT BOOK 17 PAGE 20-20A.

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

Melissa K Worrell
PRINT NAME
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

SEAL
CIRCUIT COURT
SUMTER COUNTY, FLORIDA

VILLAGES OF SOUTHERN OAKS UNIT NO. 21

SECTION 28, TOWNSHIP 19 SOUTH,
RANGE 23 EAST,
CITY OF WILDWOOD,
SUMTER COUNTY, FLORIDA.

SHEET 2 OF 2

PLAT BOOK 17
PAGE 20A

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	63.05'	525.00'	6°52'51"	N03°17'47"W	63.01'
C2	71.43'	525.00'	7°47'43"	N10°38'04"W	71.37'
C3	73.55'	525.00'	8°01'38"	N18°32'44"W	73.49'
C4	73.54'	525.00'	8°01'32"	N26°34'19"W	73.48'
C5	73.54'	525.00'	8°01'32"	N34°35'51"W	73.48'
C6	51.42'	525.00'	5°36'44"	N41°24'59"W	51.40'
C7	31.63'	114.00'	15°53'49"	N52°10'15"W	31.53'
C8	58.37'	114.00'	29°20'15"	N74°47'18"W	57.74'
C9	20.23'	20.00'	57°57'11"	S60°28'50"E	19.38'
C10	7.42'	20.00'	21°15'28"	S20°52'31"E	7.38'
C11	71.01'	67.50'	60°16'40"	N40°23'07"W	67.78'
C12	28.06'	67.50'	23°49'01"	N82°25'58"W	27.86'
C13	44.15'	1245.00'	2°01'55"	N86°40'29"E	44.15'
C14	36.59'	1245.00'	1°41'02"	N88°31'57"E	36.59'
C15	33.70'	67.50'	28°36'32"	S75°04'12"W	33.36'
C16	64.29'	67.50'	54°34'05"	S33°28'53"W	61.88'
C17	22.97'	20.00'	65°48'17"	N39°06'00"E	21.73'
C18	7.40'	20.00'	21°11'22"	N82°35'49"E	7.35'
C19	28.32'	1325.00'	1°13'29"	S86°11'45"E	28.32'
C20	46.75'	114.00'	23°29'40"	S82°40'09"W	46.42'
C21	71.35'	114.00'	35°51'34"	S52°59'33"W	70.19'
C22	63.75'	114.00'	32°02'19"	S19°02'36"W	62.92'
C23	29.00'	114.00'	14°34'35"	S04°15'51"E	28.92'
C24	67.93'	114.00'	34°08'23"	S28°37'21"E	66.93'
C25	68.62'	114.00'	34°29'12"	S62°56'08"E	67.59'
C26	12.82'	114.00'	6°26'40"	S83°24'05"E	12.82'
C27	53.50'	925.00'	3°18'50"	S88°16'50"E	53.49'
C28	80.17'	1426.50'	3°13'12"	S88°14'01"E	80.16'
C29	74.19'	925.00'	4°35'44"	N87°45'53"E	74.17'
C30	83.81'	1426.50'	3°21'59"	N88°28'24"E	83.80'
C31	74.19'	925.00'	4°35'44"	N83°10'09"E	74.17'
C32	84.01'	1426.50'	3°22'27"	N85°06'10"E	84.00'
C33	74.19'	925.00'	4°35'44"	N78°34'26"E	74.17'
C34	31.92'	1426.50'	1°16'56"	N82°46'29"E	31.92'
C35	79.18'	925.00'	4°54'16"	N73°49'26"E	79.16'
C36	16.40'	10.00'	93°58'04"	N61°38'41"W	14.62'
C37	124.40'	475.00'	15°00'18"	N07°09'30"W	124.04'
C38	16.53'	10.00'	94°41'38"	N24°03'10"E	14.71'
C39	112.17'	875.00'	7°20'42"	N75°04'20"E	112.09'
C40	81.53'	875.00'	5°20'19"	N81°24'50"E	81.50'
C41	81.53'	875.00'	5°20'19"	N86°45'09"E	81.50'
C42	60.39'	875.00'	3°57'16"	S88°36'03"E	60.38'
C43	100.14'	64.00'	89°38'51"	S41°47'59"E	90.23'
C44	102.09'	64.00'	91°23'33"	S48°43'13"W	91.60'
C45	66.98'	1375.00'	2°47'28"	S86°56'45"E	66.97'
C46	74.48'	1375.00'	3°06'09"	S89°59'33"E	74.45'
C47	74.46'	1375.00'	3°06'09"	N86°58'18"E	74.45'
C48	66.58'	1375.00'	2°46'27"	N84°02'00"E	66.57'
C49	59.35'	64.00'	53°07'53"	N70°47'17"W	57.24'
C50	51.22'	475.00'	6°10'44"	N41°07'59"W	51.20'
C51	122.28'	475.00'	14°44'58"	N30°40'08"W	121.94'
C52	82.53'	89.00'	53°07'53"	N70°47'17"W	79.61'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C53	65.38'	42.50'	88°08'40"	N50°16'09"W	59.12'
C54	82.36'	1270.00'	3°42'57"	N87°31'00"E	82.35'
C55	65.38'	42.50'	88°08'40"	S45°18'08"W	59.12'
C56	27.26'	1350.00'	1°09'25"	N83°13'29"E	27.26'
C57	174.99'	1350.00'	7°25'37"	N87°31'00"E	174.87'
C58	75.08'	1350.00'	3°11'11"	S87°10'36"E	75.07'
C59	141.96'	89.00'	91°23'33"	S48°43'13"W	127.39'
C60	139.25'	89.00'	89°38'51"	S41°47'59"E	125.48'
C61	220.32'	500.00'	25°14'50"	N31°35'56"W	218.55'
C62	178.64'	500.00'	20°28'14"	N08°44'24"W	177.69'
C63	122.58'	725.00'	9°41'14"	S88°31'58"W	122.43'
C64	319.90'	850.00'	21°33'48"	N87°05'05"W	318.02'
C65	181.02'	850.00'	12°12'06"	N82°24'13"W	180.67'
C66	138.88'	850.00'	9°21'42"	S86°48'52"W	138.73'
C67	47.38'	503.50'	5°23'30"	N89°19'10"W	47.36'
C68	98.39'	871.50'	6°28'06"	S85°22'04"W	98.34'
C69	30.41'	20.00'	87°06'24"	N45°02'55"E	27.56'
C70	9.54'	475.00'	1°09'05"	N00°55'11"E	9.54'
C71	12.38'	525.00'	1°21'05"	N00°49'11"E	12.38'
C72	30.41'	20.00'	87°06'24"	S42°03'29"E	27.56'
C73	141.59'	871.50'	9°18'30"	N80°57'25"W	141.43'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C74	83.01'	1280.00'	3°42'57"	N87°31'00"E	83.00'
C75	50.00'	32.50'	88°08'40"	N50°16'09"W	45.21'
C76	39.94'	25.00'	91°31'31"	N39°33'57"E	35.82'
C77	102.36'	1340.00'	4°22'36"	N87°31'00"E	102.33'
C78	39.94'	25.00'	91°31'31"	S44°31'57"E	35.82'
C79	50.00'	32.50'	88°08'40"	S45°18'08"W	45.21'

LINE TABLE		
LINE	LENGTH	BEARING
L1	38.19'	S61°11'49"E
L2	38.19'	S11°13'48"W
L3	30.66'	S71°01'29"W
L4	39.09'	S11°29'43"W
L5	39.09'	S11°29'43"W
L6	2.72'	S61°11'49"E
L7	2.72'	S11°13'48"W

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	41,661	0.96
B	13,184	0.30
C	8,279	0.19

LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.C. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

- PB INDICATES PLAT BOOK
- PG INDICATES PAGE
- PGS INDICATES PAGES
- SQ FT INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY

JANESY COURT
TRACT "C"
BOUDREAU CIRCLE
MARSH BEND TRAIL
TRACT "A"
TRACT "B"
UNPLATTED (PROPOSED)
UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 23 (PROPOSED)
UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 22 (PROPOSED)
VILLAGES OF SOUTHERN OAKS UNIT NO. 20 (PROPOSED)
POINT OF BEGINNING
POINT OF COMMENCEMENT
SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 28-19-23
EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 28-19-23
NORTH RIGHT OF WAY PER ORB 2791, PG 736
WARM SPRINGS AVENUE (R/W VARIES)
(COUNTY ROAD 468)
SECTION 28-19-23
SECTION 33-19-23
DETAIL "A" 1"=5'
Scale: 1" = 60'
SCALE IN FEET

PREPARED BY: FARNER BARLEY AND ASSOCIATES, INC.
▲ENGINEERS ▲SURVEYORS ▲PLANNERS LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS SUBDIVISION WERE RECORDED IN THE OFFICIAL RECORDS OF SUMTER COUNTY, FLORIDA IN OR BOOK 2472 PAGE 323

VILLAGES OF SOUTHERN OAKS UNIT NO. 22

PLAT BOOK 17
PAGE 23

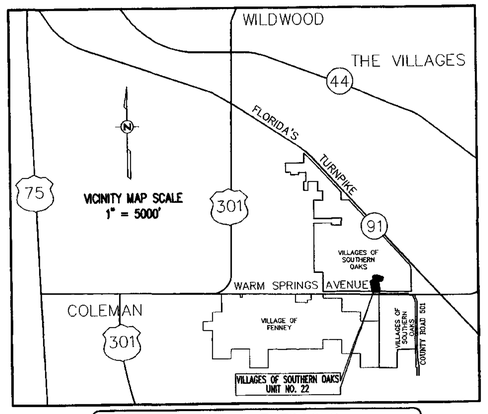
SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE N89°45'39"W ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 446.69 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°14'21"E, 138.28 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD C-468 PER OFFICIAL RECORDS BOOK 2791, PAGE 736, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN N00°16'57"E, 35.01 FEET; THENCE N07°35'32"W, 596.96 FEET; THENCE N22°07'53"W, 80.90 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,100.00 FEET AND A CHORD BEARING AND DISTANCE OF N58°56'48"E, 170.77 FEET TO WHICH A RADIAL LINE BEARS S26°36'05"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°54'14", AN ARC DISTANCE OF 170.94 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 125.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°48'59", AN ARC DISTANCE OF 134.86 FEET TO THE POINT OF TANGENCY; THENCE N07°19'19"W, 147.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°22'19", AN ARC DISTANCE OF 31.89 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,521.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°54'59", AN ARC DISTANCE OF 50.89 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 8218.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°44'30", AN ARC DISTANCE OF 473.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2,195.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°21'24", AN ARC DISTANCE OF 90.29 FEET; THENCE S22°31'07"W, ALONG A RADIAL LINE, 25.00 FEET; THENCE S12°18'09"W, 152.96 FEET; THENCE N87°21'28"W, 252.55 FEET; THENCE S02°38'32"W, 153.65 FEET; THENCE S01°59'30"E, 67.81 FEET; THENCE S04°29'13"E, 58.74 FEET; THENCE S07°45'13"E, 58.15 FEET; THENCE S10°31'41"E, 59.08 FEET; THENCE S14°08'14"E, 118.77 FEET; THENCE S11°02'20"E, 59.11 FEET; THENCE S07°42'08"E, 64.56 FEET; THENCE S00°16'57"W, 35.00 FEET; THENCE S00°13'00"W, 150.25 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE OF COUNTY ROAD C-468; THENCE ALONG SAID RIGHT OF WAY LINE RUN N89°43'03"W, 455.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.89 ACRES, MORE OR LESS.



43 LOTS – 7 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

1.) BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST AS BEING N89°45'39"W.

2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN FEET.

4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.

6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8.) TRACTS "B", "F" AND "G" ARE FOR OPEN SPACE AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, IRRIGATION, WATER AND WASTEWATER OR OTHER UTILITIES, DRAINAGE FACILITIES, LANDSCAPED AREAS, CART PATHS, PEDESTRIAN TRAILS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE. THERE IS NO INGRESS AND/OR EGRESS PERMITTED TO ADJACENT LANDS WITHOUT WRITTEN CONSENT BY DEVELOPER.

9.) TRACTS "C", "D" AND "E" ARE FOR PERPETUAL OPEN SPACE AND LANDSCAPING UPON WHICH NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER OR ITS ASSIGNEE, EXCEPT INGRESS AND EGRESS SHALL BE PERMITTED FOR THE MAINTENANCE THEREOF.

10.) TRACT "A" IS FOR STORMWATER MANAGEMENT AND OPEN SPACE. THERE IS NO INGRESS AND/OR EGRESS PERMITTED TO ADJACENT LANDS WITHOUT WRITTEN CONSENT BY DEVELOPER.

11.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES LAND COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF SOUTHERN OAKS UNIT NO. 22, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND TO THE PERPETUAL USE OF THE PUBLIC; AND DEDICATES TRACTS "A", "B", "C", "D", "E", "F" AND "G", TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12.

WITNESSES:

(1) SIGNATURE Jennifer A. Peters
PRINT NAME

(2) SIGNATURE Vicki C. Suber
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: MARTIN L. DZURO, MANAGER

WITNESSES:

(1) SIGNATURE Lisa Carnes
PRINT NAME

(2) SIGNATURE Rachel Smith
PRINT NAME

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

BY: SIGNATURE
Dean Bagarozzo Chairman
PRINT NAME / TITLE

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF Sept., 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Vicki C. Suber
COMMISSION NO.: GG 004559
COMMISSION EXPIRES: 9-22-19

VICKI C. SUBER MY COMMISSION EXPIRES SEPTEMBER 22, 2019 #GG 004559 SEAL Bonded thru 1st State Insurance NOTARY PUBLIC - STATE OF FLORIDA

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF September 2018, BY Sean Lawrence THE Chairman OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12, ON BEHALF OF THE DISTRICT, AND DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Lisa Carnes SERIAL / COMM. NO GG047770
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

LISA CARNES MY COMMISSION # GG 047770 EXPIRES: October 15, 2020 Bonded thru Budget Notary Services

VILLAGES OF SOUTHERN OAKS UNIT NO. 22 CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES LAND COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A", "B", "C", "D", "E", "F" AND "G" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 22, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT): (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

THE DEVELOPER ALSO GRANTS TO THE DISTRICT NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER, ACROSS AND UPON ANY SPECIAL EASEMENTS SHOWN HEREON FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES LOCATED THEREIN.

THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE TRACTS LISTED ABOVE, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON AND DRAINAGE FACILITIES LOCATED WITHIN ANY SPECIAL EASEMENTS PERPETUALLY, AND MAINTAIN THE ROADWAYS AND DRAINAGE FEATURES LYING WITHIN SUCH ROADWAYS FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL

SIGNATURE Jennifer A. Peters
PRINT NAME

SIGNATURE Vicki C. Suber
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: MARTIN L. DZURO, MANAGER

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF Sept., 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Vicki C. Suber
COMMISSION NO.: GG 004559
COMMISSION EXPIRES: 9-22-19

VICKI C. SUBER MY COMMISSION EXPIRES SEPTEMBER 22, 2019 #GG 004559 SEAL Bonded thru 1st State Insurance NOTARY PUBLIC - STATE OF FLORIDA

PREPARED BY:

FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS 22nd DAY OF September, 2018.

ATTEST:

MELANIE D. PEAVY
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS 22nd DAY OF September, 2018.

CASSANDRA SMITH
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS 22nd DAY OF September 2018.

ASHLEY HUNT
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. PEAVY

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

CITY ENGINEER
KIMLEY HORN AND ASSOCIATES
GENE LOSITO, P.E.

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE

9/20/18
DATE

RONALD W. HERR, P.L.S.
WADE SURVEYING, INC.

4907
REGISTRATION NO.

RONALD WILLIAM HERR LICENSED STATE OF FLORIDA SURVEYOR

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 22, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE 20 DAY OF AUGUST, 2018; FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

KAY M. JAMESON
REGISTRATION NO. 5912

9/18/18
DATE

KAY M. JAMESON LICENSE NUMBER NO. 5912 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON October 8, 2018 AT 11:03 AM. FILE NUMBER 2018003669
PLAT BOOK 17 PAGE 23-23A-C

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

PRINT NAME
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

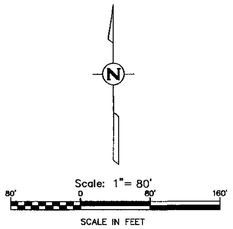
CIRCUIT COURT CLERK SUMTER COUNTY FLORIDA

VILLAGES OF SOUTHERN OAKS
UNIT NO. 22

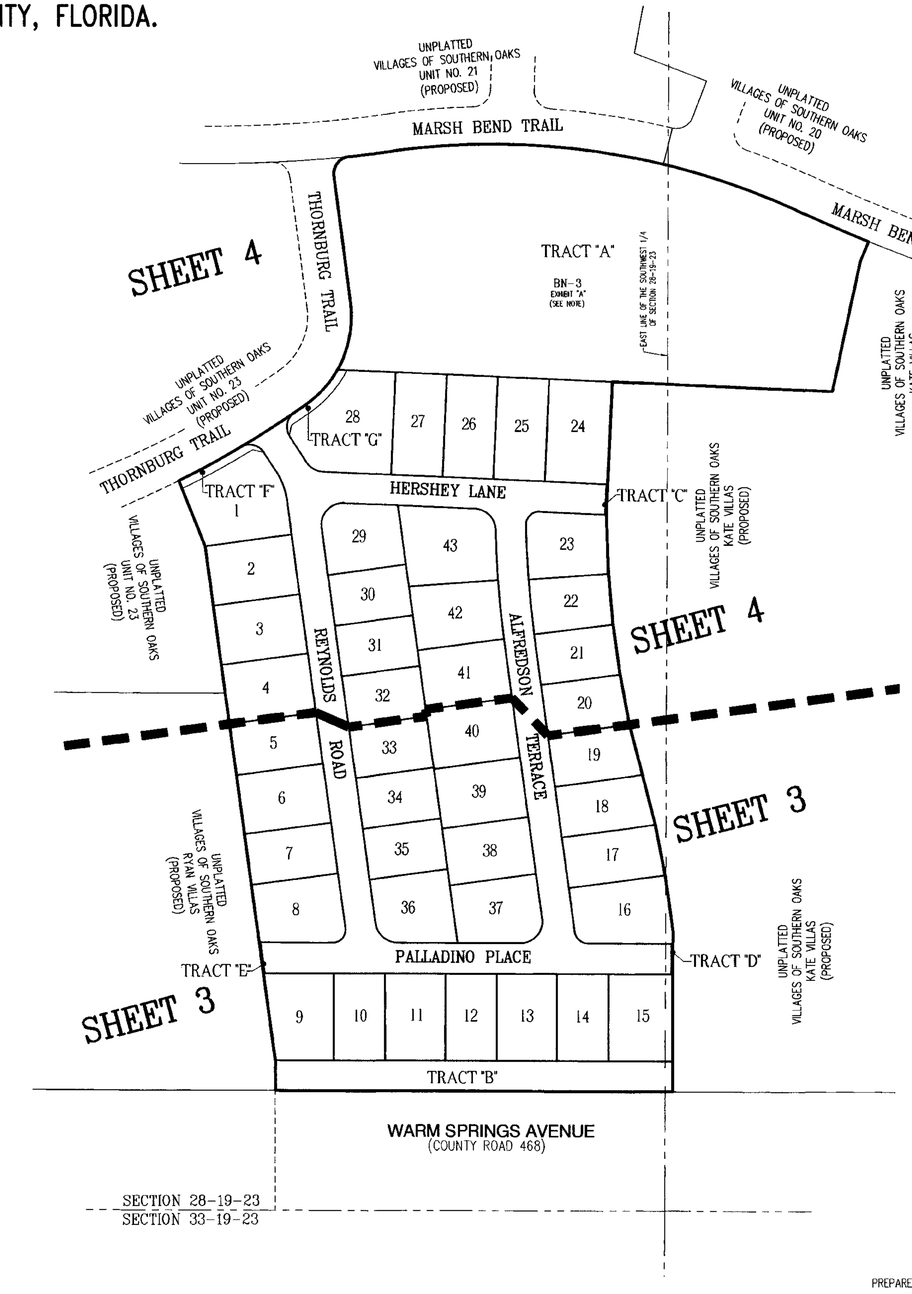
SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 2 OF 4

PLAT BOOK 19
PAGE 23 A



KEY MAP



TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	143,208	3.288
B	15,944	0.366
C	70	0.002
D	70	0.002
E	71	0.002
F	971	0.022
G	913	0.021

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3419, PAGE 46. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

PB INDICATES PLAT BOOK
PG INDICATES PAGE
PGS INDICATES PAGES
SQ FT INDICATES SQUARE FEET
R/W INDICATES RIGHT-OF-WAY

PREPARED BY:
CARNES BARLEY AND ASSOCIATES, INC.
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VILLAGES OF SOUTHERN OAKS UNIT NO. 22

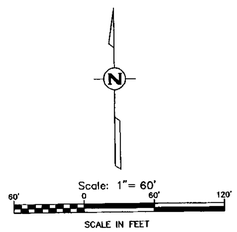
PLAT BOOK 17
PAGE 23B

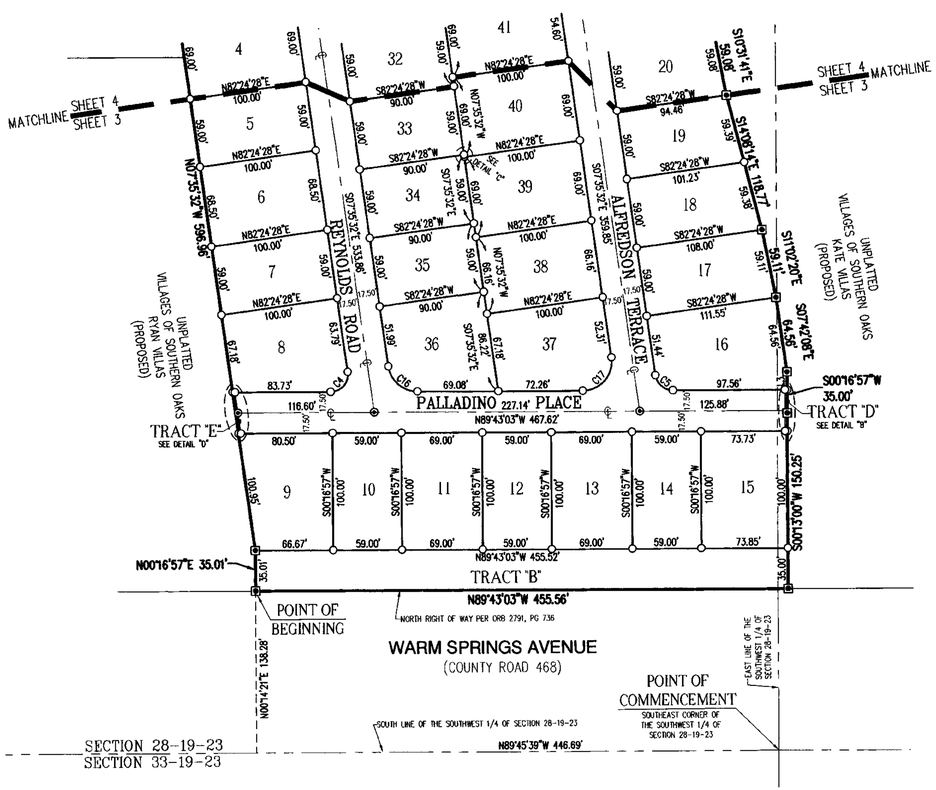
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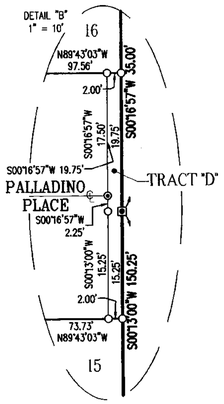
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C4	25.62'	15.00'	97°52'30"	N41°20'42"E	22.62'
C5	21.50'	15.00'	82°07'31"	S48°39'18"E	19.71'
C16	35.83'	25.00'	82°07'30"	S48°39'18"E	32.84'
C17	42.71'	25.00'	97°52'30"	N41°20'42"E	37.70'

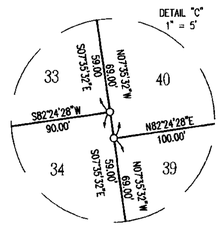
LINE TABLE		
LINE	LENGTH	BEARING
L3	15.25'	N0°16'57"E

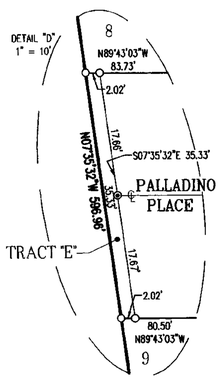
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LEGEND

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- ▣ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
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PB	INDICATES PLAT BOOK
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PREPARED BY: FARNER BARLEY AND ASSOCIATES, INC.
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VILLAGES OF SOUTHERN OAKS UNIT NO. 22

SHEET 4 OF 4

PLAT BOOK 17
PAGE 23C

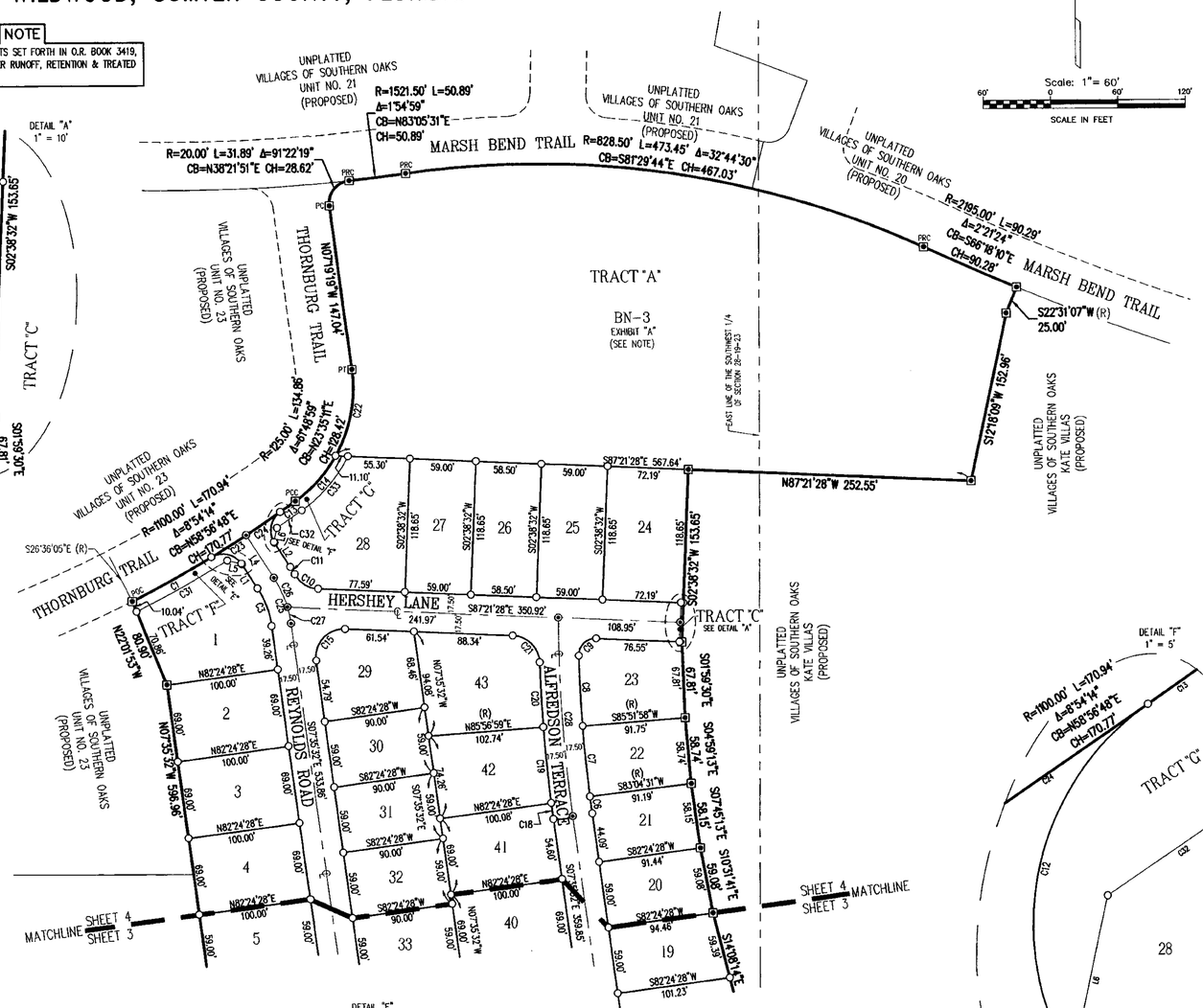
SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

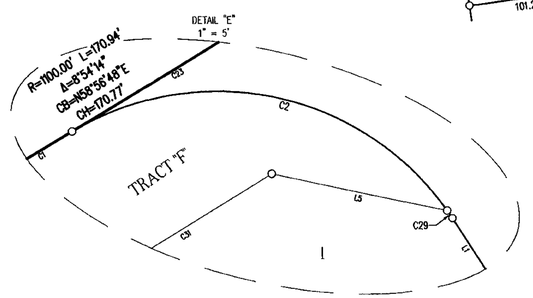
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	80.89'	1100.00'	4°12'47"	N61°17'31"E	80.87'
C2	30.09'	20.00'	86°11'41"	N77°43'02"W	27.33'
C3	36.20'	82.50'	25°08'28"	N20°09'47"W	35.91'
C6	15.12'	1297.50'	0°40'03"	S07°15'31"E	15.12'
C7	63.20'	1297.50'	2°47'27"	S05°31'46"E	63.20'
C8	62.65'	1297.50'	2°45'59"	S02°45'03"E	62.64'
C9	24.61'	15.00'	94°00'36"	S45°38'15"W	21.94'
C10	25.44'	25.00'	58°18'50"	S58°12'03"E	24.36'
C11	7.57'	117.50'	3°41'22"	N30°53'19"W	7.56'
C12	30.09'	20.00'	86°11'44"	S12°15'00"W	27.33'
C13	16.38'	1100.00'	0°51'12"	N54°55'16"E	16.38'
C14	54.72'	125.00'	25°04'46"	N41°57'17"E	54.28'
C15	43.74'	25.00'	100°14'05"	S42°31'29"W	38.37'
C18	14.40'	1332.50'	0°37'10"	S07°16'58"E	14.40'
C19	67.97'	1332.50'	2°55'21"	S05°30'42"E	67.96'
C20	57.71'	1332.50'	2°28'54"	S02°48'34"E	57.71'
C21	37.43'	25.00'	85°47'21"	N44°27'48"W	34.03'
C22	80.15'	125.00'	36°44'13"	N11°02'48"E	78.78'
C23	36.84'	1100.00'	1°55'07"	N58°13'33"E	36.84'
C24	36.84'	1100.00'	1°55'07"	N56°18'26"E	36.84'
C25	43.88'	100.00'	25°08'28"	N20°09'46"W	43.53'
C26	28.80'	100.00'	16°30'02"	N24°28'59"W	28.70'
C27	15.08'	100.00'	8°38'25"	N11°54'45"W	15.07'
C28	177.70'	1315.00'	7°44'33"	S03°43'16"E	177.56'
C29	0.66'	20.00'	1°53'12"	N33°40'36"W	0.66'
C30	0.66'	20.00'	1°53'08"	S31°47'26"E	0.66'
C31	93.05'	1110.00'	4°48'11"	N61°02'18"E	93.02'
C32	27.17'	1110.00'	1°24'09"	N55°11'45"E	27.17'
C33	64.09'	135.00'	27°12'06"	N40°53'38"E	63.49'

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.72'	N32°44'00"W
L2	25.72'	N32°44'00"W
L4	45.09'	N32°44'00"W
L5	12.77'	N77°44'00"W
L6	12.77'	S12°16'00"W

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3419, PAGE 46. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)





TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	143,208	3.288
B	15,944	0.366
C	70	0.002
D	70	0.002
E	71	0.002
F	971	0.022
G	913	0.021

LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ▣ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

- PB INDICATES PLAT BOOK
- PG INDICATES PAGE
- PGS INDICATES PAGES
- SQ FT INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY

PREPARED BY: FORNER BELEY AND ASSOCIATES, INC.
▲ENGINEERS
▲SURVEYORS
▲PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL. 34785 ▲ (352) 748-3126

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, OR BOOK 377, PAGE 272.

VILLAGES OF SOUTHERN OAKS UNIT NO. 23

SHEET 1 OF 6

PLAT BOOK 17
PAGE 21

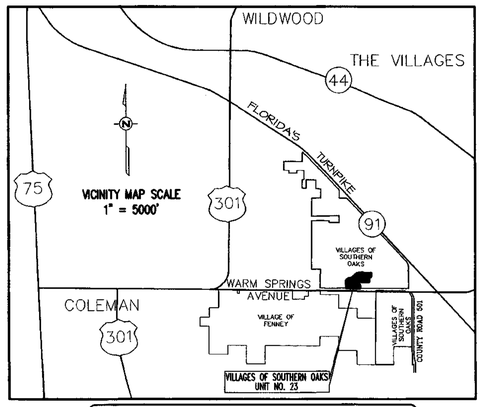
SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE N00°20'29"E ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 137.94 FEET TO THE NORTH RIGHT OF WAY OF COUNTY ROAD C-468 PER OFFICIAL RECORDS BOOK 2791, PAGE 736, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID RIGHT OF WAY LINE RUN N89°43'03"W 1158.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°43'03"W, ALONG SAID RIGHT OF WAY LINE, 956.58 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN N00°16'57"E, 458.05 FEET; THENCE N40°13'30"W, 46.87 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 278.50 FEET AND A CHORD BEARING AND DISTANCE OF N42°44'22"E, 69.87 FEET TO WHICH A RADIAL LINE BEARS S40°03'16"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°24'43", AN ARC DISTANCE OF 70.05 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 321.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°57'48", AN ARC DISTANCE OF 274.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 278.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°02'39", AN ARC DISTANCE OF 146.04 FEET TO THE POINT OF TANGENCY; THENCE N54°27'10"E, 221.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 296.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°03'58", AN ARC DISTANCE OF 109.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 313.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°26'36", AN ARC DISTANCE OF 265.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 936.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°07'05", AN ARC DISTANCE OF 123.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 748.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°58'37", AN ARC DISTANCE OF 117.27 FEET; THENCE S06°18'39"E, ALONG A RADIAL LINE, 47.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF S49°25'04"E, 29.20 FEET TO WHICH A RADIAL LINE BEARS N06°18'39"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 93°47'10", AN ARC DISTANCE OF 32.74 FEET; THENCE ALONG A NON-TANGENT LINE RUN N86°47'33"E, 50.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF N42°31'46"E, 28.31 FEET TO WHICH A RADIAL LINE BEARS S87°28'31"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°06'30", AN ARC DISTANCE OF 31.45 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 386.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°47'34", AN ARC DISTANCE OF 39.08 FEET TO THE POINT OF TANGENCY; THENCE S86°37'25"E, 279.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,521.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°19'35", AN ARC DISTANCE OF 247.67 FEET TO THE POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF S38°21'51"W, 28.62 FEET TO WHICH A RADIAL LINE BEARS N05°57'00"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°22'19", AN ARC DISTANCE OF 31.89 FEET TO THE POINT OF TANGENCY; THENCE S07°19'19"E, 147.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°48'59", AN ARC DISTANCE OF 134.86 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°54'14", AN ARC DISTANCE OF 170.94 FEET; THENCE ALONG A NON-TANGENT LINE RUN S22°01'53"E, 80.90 FEET; THENCE S07°35'32"E, 170.94 FEET; THENCE N89°43'03"W, 498.58 FEET; THENCE N81°09'01"W, 41.85 FEET; THENCE N19°32'26"W, 77.11 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,475.00 FEET AND A CHORD BEARING AND DISTANCE OF S67°25'11"W, 231.41 FEET TO WHICH A RADIAL LINE BEARS N18°04'52"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°59'54", AN ARC DISTANCE OF 231.65 FEET; THENCE ALONG A NON-TANGENT LINE RUN S22°58'41"E, 319.28 FEET; THENCE S00°16'57"W, 152.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.77 ACRES, MORE OR LESS.



55 LOTS - 5 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

1.) BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST AS BEING N00°20'29"E.

2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN FEET.

4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.

6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8.) TRACTS "A", "B" AND "E" ARE FOR OPEN SPACE AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, IRRIGATION, WATER AND WASTEWATER OR OTHER UTILITIES, DRAINAGE FACILITIES, LANDSCAPED AREAS, CART PATHS, PEDESTRIAN TRAILS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE. THERE IS NO INGRESS AND/OR EGRESS WITHOUT WRITTEN CONSENT BY DEVELOPER.

9.) TRACT "C" IS FOR STORMWATER MANAGEMENT AND OPEN SPACE. THERE IS NO INGRESS AND/OR EGRESS PERMITTED TO ADJACENT LANDS WITHOUT WRITTEN CONSENT BY DEVELOPER.

10.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

11.) TRACT "D" IS RESERVED BY THE DEVELOPER.

VILLAGES OF SOUTHERN OAKS UNIT NO. 23 CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES LAND COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A", "B", "C" AND "E" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 23, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT): (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

THE DEVELOPER ALSO GRANTS TO THE DISTRICT NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER, ACROSS AND UPON ANY SPECIAL EASEMENTS SHOWN HEREON FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES LOCATED THEREIN.

THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE TRACTS LISTED ABOVE, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON AND DRAINAGE FACILITIES LOCATED WITHIN ANY SPECIAL EASEMENTS PERPETUALLY, AND MAINTAIN THE ROADWAYS AND DRAINAGE FEATURES LYING WITHIN SUCH ROADWAYS FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL

Vicki C. Suber
SIGNATURE
Vicki C. Suber
PRINT NAME

Jennifer A. Peters
SIGNATURE
Jennifer A. Peters
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: MARTIN L. DZURO, MANAGER

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF August 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

Vicki C. Suber
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Vicki C. Suber
COMMISSION NO.: GG004459
COMMISSION EXPIRES: 9-22-19

VICKI C. SUBER
MY COMMISSION # GG 004459
EXPIRES: September 22, 2019
Bonded Thru Budget Notary Services
NOTARY PUBLIC - STATE OF FLORIDA
SEAL
#GG 004459

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES LAND COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF SOUTHERN OAKS UNIT NO. 23, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND TO THE PERPETUAL USE OF THE PUBLIC; AND DEDICATES TRACTS "A", "B", "C" AND "E", TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12.

WITNESSES:

(1) Vicki C. Suber
SIGNATURE
Vicki C. Suber
PRINT NAME

(2) Jennifer A. Peters
SIGNATURE
Jennifer A. Peters
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: MARTIN L. DZURO, MANAGER

WITNESSES:

(1) Lisa Carnes
SIGNATURE
Lisa Carnes
PRINT NAME

(2) Rachel Smith
SIGNATURE
Rachel Smith
PRINT NAME

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

BY:
SIGNATURE
Dean Barberree Chairman
PRINT NAME / TITLE

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF August 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

Vicki C. Suber
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Vicki C. Suber
COMMISSION NO.: GG004459
COMMISSION EXPIRES: 9-22-19

VICKI C. SUBER
MY COMMISSION # GG 004459
EXPIRES: September 22, 2019
Bonded Thru Budget Notary Services
NOTARY PUBLIC - STATE OF FLORIDA
SEAL
#GG 004459

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF August 2018, BY Dean Barberree THE Chairman OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12, ON BEHALF OF THE DISTRICT, AND DID NOT TAKE AN OATH.

Lisa Carnes
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Lisa Carnes SERIAL / COMM. NO GG047770
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

LISA CARNES
MY COMMISSION # GG 047770
EXPIRES: November 15, 2020
Bonded Thru Budget Notary Services

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS 27th DAY OF August 2018.

ATTEST:

M. Peavy
MELANIE D. PEAVY
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS 27th DAY OF August 2018.

Cassandra Smith
CASSANDRA SMITH
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS 27th DAY OF August 2018.

ASHLEY HUNT
CITY OF WILDWOOD, ATTORNEY

M. Peavy
DEVELOPMENT SERVICES DIRECTOR
MELANIE D. PEAVY

PUBLIC WORKS DIRECTOR
JEREMY HOCKENSURY

CITY ENGINEER
KIMLEY HORN AND ASSOCIATES
GENE LOSITO, P.E.

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

Ronald W. Herr
SIGNATURE

8/10/18
DATE

RONALD W. HERR, P.L.S.
WADE SURVEYING, INC.

4907
REGISTRATION NO.

RONALD WILLIAM HERR
LICENSED SURVEYOR AND MAPPER
No. 4907
STATE OF FLORIDA

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 23, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE 24 DAY OF JULY, 2018; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

Kaye M. Jamison
KAYE M. JAMISON
REGISTRATION NO. 5912

8/9/18
DATE

KAYE M. JAMISON
LICENSED SURVEYOR AND MAPPER
No. 5912
SEAL
STATE OF FLORIDA

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON October 2, 2018, AT 12:58 P.M. FILE NUMBER 2018052867
PLAT BOOK 17 PAGE 21-21E.

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

Melissa K. Worrell
PRINT NAME
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

CIRCUIT COURT SEAL
SUMTER COUNTY, FLORIDA

PREPARED BY:

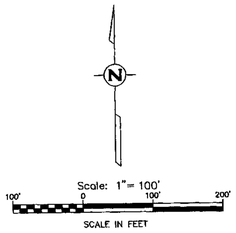
FARNER BARLEY AND ASSOCIATES, INC.
LB 4709
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL. 34785 ▲ (352) 748-3128

VILLAGES OF SOUTHERN OAKS
UNIT NO. 23

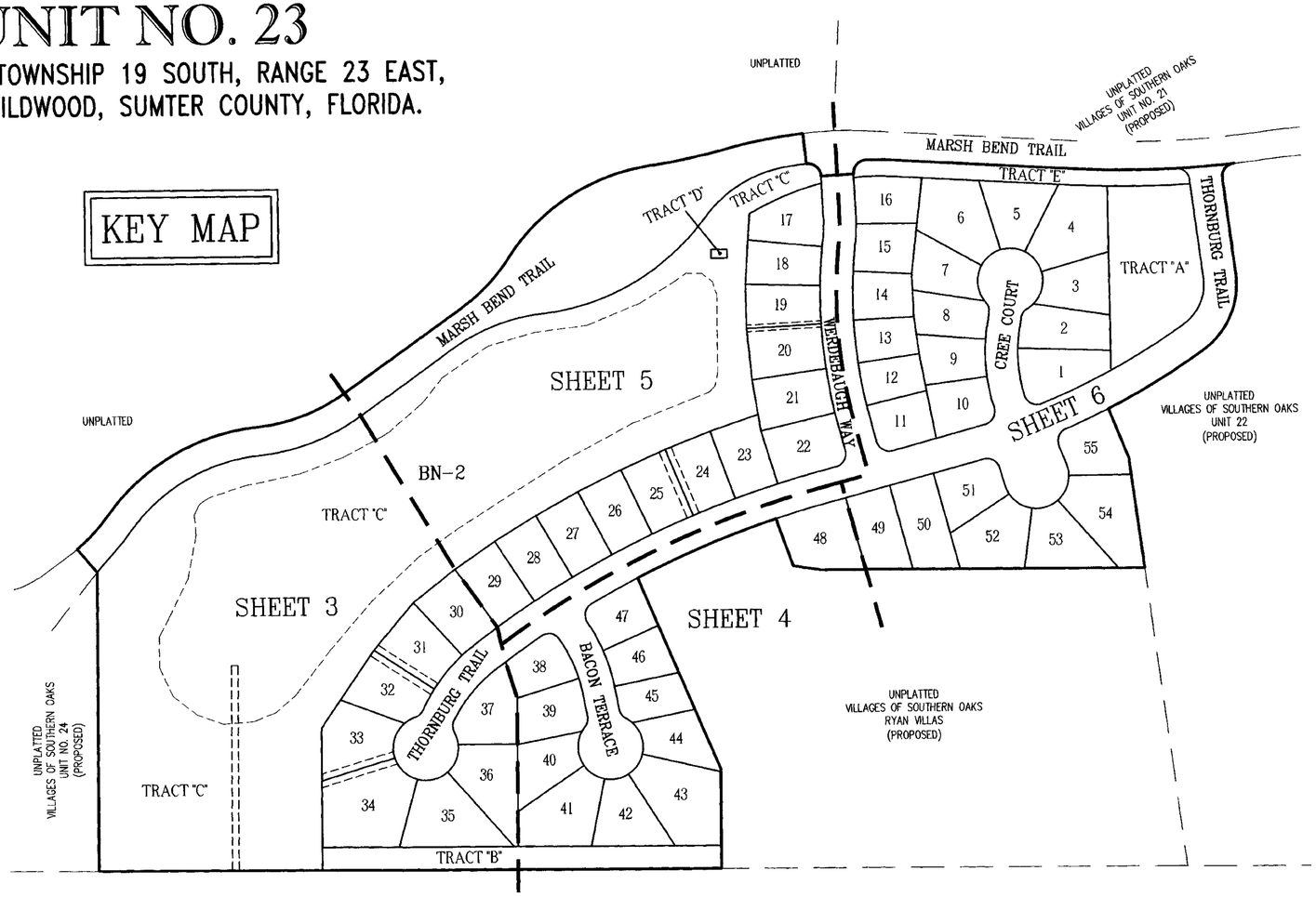
SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 2 OF 6

PLAT BOOK 17
PAGE 21A



KEY MAP



LEGEND

■	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
⊡	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
◉	INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
○	INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
C9	INDICATES CURVE NUMBER IN CURVE TABLE
L9	INDICATES LINE NUMBER IN LINE TABLE
℄	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CH	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
LB	INDICATES LICENSED BUSINESS
NO.	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
POC	INDICATES POINT ON CURVE
PCC	INDICATES POINT OF COMPOUND CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
R	INDICATES RADIUS LENGTH
(R)	INDICATES RADIAL LINE
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
GFE	INDICATES GATE FACILITIES EASEMENT
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PGS	INDICATES PAGES
SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	33,155	0.761
B	21,468	0.493
C	425,670	9.792
D	331	0.008
E	12,755	0.293

PREPARED BY:
CARLSON BARLEY AND ASSOCIATES, INC.
▲ENGINEERS ▲SURVEYORS ▲PLANNERS LB 4708
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3726

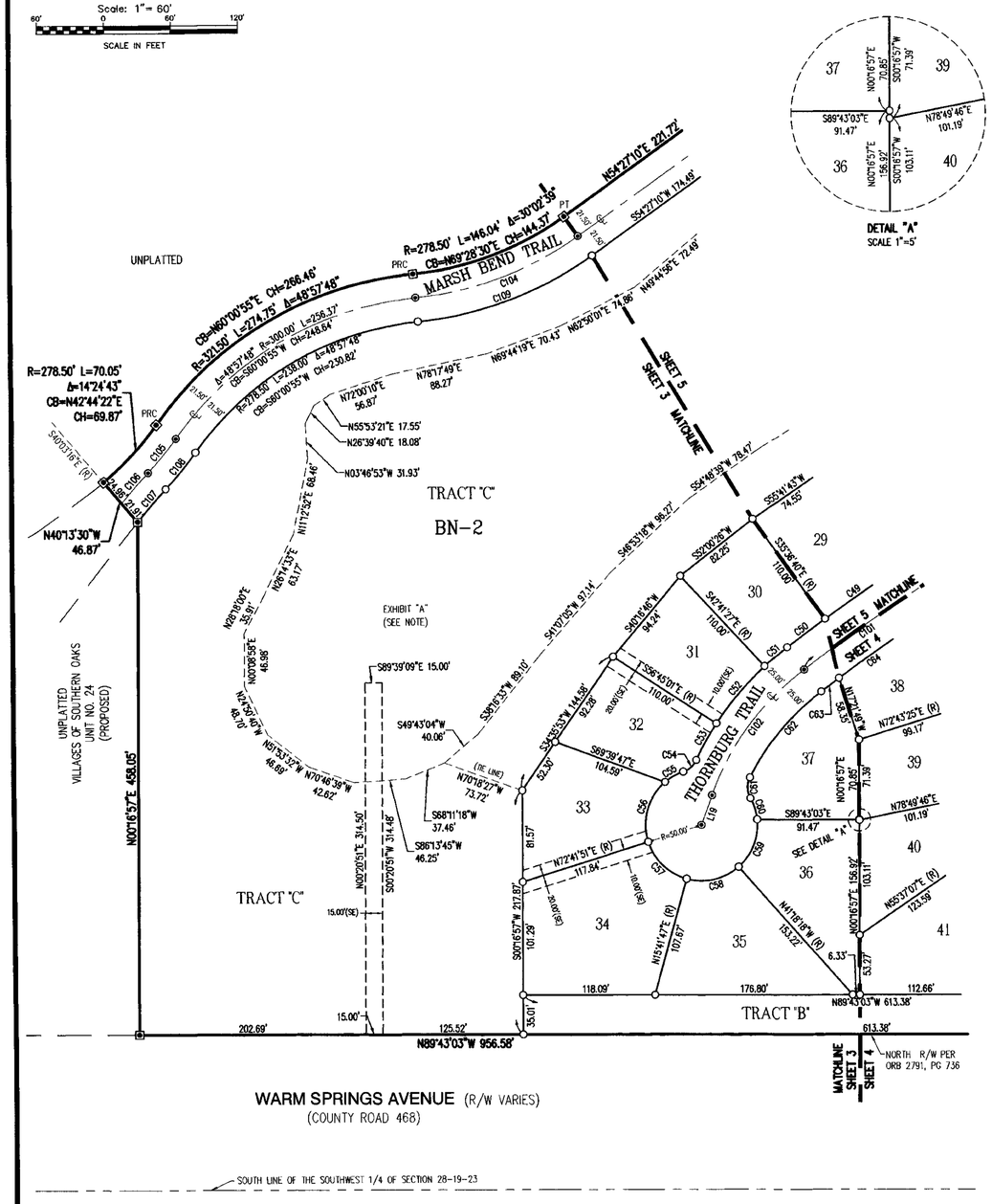
VILLAGES OF SOUTHERN OAKS UNIT NO. 23

SHEET 3 OF 6

PLAT BOOK 17
PAGE 21B

SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

Scale: 1" = 60'
60' 0 60' 120'
SCALE IN FEET



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C49	69.54'	1525.00'	2°36'45"	S55°41'43"W	69.53'
C50	42.37'	1525.00'	1°35'31"	S53°35'34"W	42.37'
C51	26.34'	275.00'	5°29'16"	S50°03'11"W	26.33'
C52	67.48'	275.00'	14°03'34"	S40°16'46"W	67.31'
C53	37.35'	275.00'	7°46'57"	S29°21'31"W	37.33'
C54	16.10'	20.00'	46°06'57"	N48°31'31"E	15.67'
C55	18.76'	50.00'	21°29'51"	S60°50'04"W	18.65'
C56	58.81'	50.00'	67°23'17"	S16°23'30"W	55.48'
C57	49.74'	50.00'	57°00'05"	S45°48'11"E	47.72'
C58	49.74'	50.00'	57°00'05"	N77°11'44"E	47.72'
C59	47.17'	50.00'	54°03'27"	N21°39'59"E	45.44'
C60	19.85'	50.00'	22°44'57"	N16°44'13"W	19.72'
C61	19.28'	20.00'	55°13'16"	S00°30'04"E	18.54'
C62	100.87'	225.00'	25°41'15"	S39°57'12"W	100.03'
C63	20.00'	1475.00'	0°46'36"	S53°11'07"W	20.00'
C64	68.04'	1475.00'	2°38'35"	S54°53'43"W	68.04'
C101	135.93'	1500.00'	5°11'32"	S55°23'35"W	135.88'
C102	141.63'	250.00'	32°27'36"	S36°34'01"W	139.75'
C104	157.31'	300.00'	30°02'39"	N69°28'30"E	155.52'
C105	39.62'	300.00'	7°33'59"	N39°19'00"E	39.59'
C106	36.13'	500.00'	4°08'24"	S41°01'48"W	36.12'
C107	38.69'	478.50'	4°37'56"	S40°47'02"W	38.67'
C108	42.46'	321.50'	7°33'59"	N39°19'00"E	42.43'
C109	168.59'	321.50'	30°02'39"	N69°28'30"E	166.66'

LINE TABLE		
LINE	LENGTH	BEARING
L19	28.21'	S20°20'13"W

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3419, PAGE 46. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	33,155	0.761
B	21,468	0.493
C	425,670	9.792
D	331	0.008
E	12,755	0.293

LEGEND

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C9 INDICATES CURVE NUMBER IN CURVE TABLE
LG INDICATES LINE NUMBER IN LINE TABLE
℄ INDICATES CENTERLINE
Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB INDICATES CHORD BEARING
CH INDICATES CHORD DISTANCE
L INDICATES ARC LENGTH
LB INDICATES LICENSED BUSINESS
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PC INDICATES POINT OF CURVATURE
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GFE INDICATES GATE FACILITIES EASEMENT
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PB INDICATES PLAT BOOK
PG INDICATES PAGE
PGS INDICATES PAGES
SQ FT INDICATES SQUARE FEET
R/W INDICATES RIGHT-OF-WAY

PREPARED BY: FARNER BARLEY AND ASSOCIATES, INC.
▲ENGINEERS ▲SURVEYORS ▲PLANNERS LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 - (352) 748-3108

VILLAGES OF SOUTHERN OAKS UNIT NO. 23

SHEET 4 OF 6

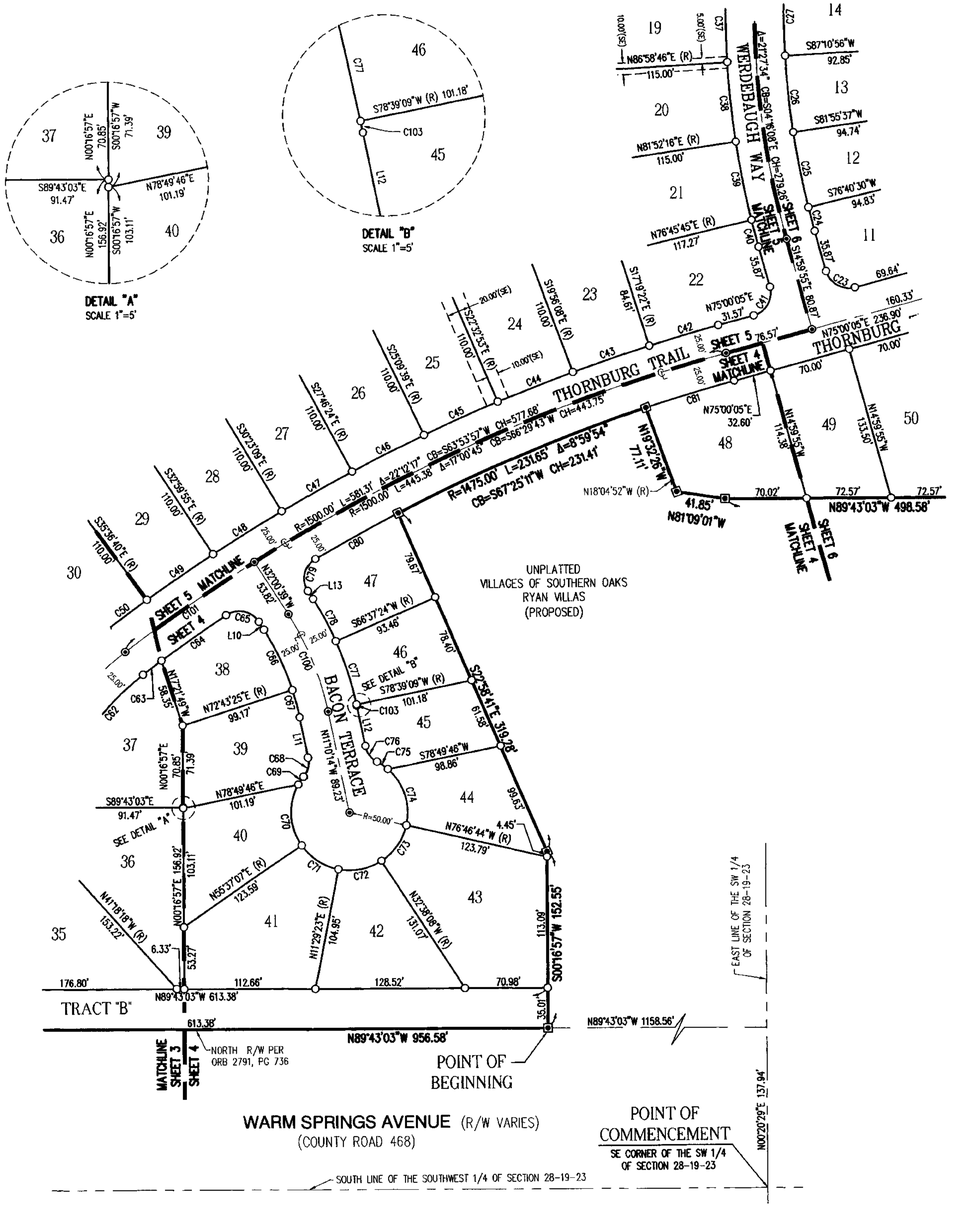
PLAT BOOK 17
PAGE 21c

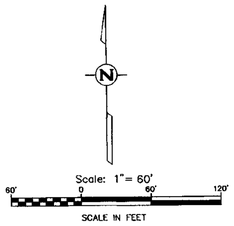
SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C23	31.42'	20.00'	90°00'01"	S59°59'55"E	28.28'
C24	21.17'	725.00'	1°40'24"	S14°09'43"E	21.17'
C25	66.46'	725.00'	5°15'07"	S10°41'57"E	66.43'
C26	66.50'	725.00'	5°15'19"	S05°26'44"E	66.47'
C27	75.49'	725.00'	5°57'56"	S00°09'54"W	75.45'
C37	59.39'	775.00'	4°23'27"	S00°49'30"E	59.38'
C38	69.10'	775.00'	5°06'31"	S05°34'29"E	69.08'
C39	69.10'	775.00'	5°06'31"	S10°41'00"E	69.08'
C40	23.82'	775.00'	1°45'39"	S14°07'05"E	23.82'
C41	31.42'	20.00'	90°00'00"	N30°00'05"E	28.28'
C42	61.87'	1525.00'	2°19'28"	S73°50'22"W	61.86'
C43	69.54'	1525.00'	2°36'46"	S71°22'15"W	69.54'
C44	69.54'	1525.00'	2°36'45"	S68°45'29"W	69.53'
C45	69.54'	1525.00'	2°36'45"	S66°08'44"W	69.53'
C46	69.54'	1525.00'	2°36'45"	S63°31'59"W	69.53'
C47	69.54'	1525.00'	2°36'45"	S60°55'13"W	69.53'
C48	69.54'	1525.00'	2°36'45"	S58°18'28"W	69.53'
C49	69.54'	1525.00'	2°36'45"	S55°41'43"W	69.53'
C50	42.37'	1525.00'	1°35'31"	S53°35'34"W	42.37'
C62	100.87'	225.00'	25°41'15"	S39°57'12"W	100.03'
C63	20.00'	1475.00'	0°46'36"	S53°11'07"W	20.00'
C64	68.04'	1475.00'	2°38'35"	S54°53'43"W	68.04'
C65	32.03'	20.00'	91°46'20"	N77°53'49"W	28.72'
C66	57.86'	225.00'	14°44'04"	N24°38'37"W	57.70'
C67	23.98'	225.00'	6°06'21"	N14°13'25"W	23.97'
C68	17.45'	20.00'	49°59'41"	N13°49'36"E	16.90'
C69	8.07'	50.00'	9°14'35"	S34°12'09"W	8.06'
C70	55.82'	50.00'	63°57'45"	S02°24'01"E	52.96'
C71	38.51'	50.00'	44°07'44"	S56°26'45"E	37.56'
C72	38.51'	50.00'	44°07'31"	N79°25'37"E	37.56'
C73	38.52'	50.00'	44°08'36"	N35°17'34"E	37.58'
C74	53.60'	50.00'	61°25'05"	N17°29'16"W	51.07'
C75	11.32'	50.00'	12°58'07"	N54°40'52"W	11.29'
C76	17.45'	20.00'	49°59'42"	S36°10'05"E	16.90'
C77	57.74'	275.00'	12°01'44"	N17°21'43"W	57.63'
C78	41.44'	275.00'	8°38'04"	N27°41'37"W	41.40'
C79	32.03'	20.00'	91°46'20"	S13°52'31"W	28.72'
C80	81.32'	1475.00'	3°09'32"	S61°20'27"W	81.31'
C81	79.36'	1475.00'	3°04'58"	S73°27'37"W	79.35'
C100	90.93'	250.00'	20°50'25"	N21°35'27"W	90.43'
C101	135.93'	1500.00'	5°11'32"	S55°23'35"W	135.88'
C103	0.85'	275.00'	0°10'37"	N11°15'33"W	0.85'

LINE TABLE		
LINE	LENGTH	BEARING
L10	8.13'	N32°00'39"W
L11	35.61'	N11°10'14"W
L12	35.61'	N11°10'14"W
L13	8.13'	N32°00'39"W

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	33,155	0.761
B	21,468	0.493
C	425,670	9.792
D	331	0.008
E	12,755	0.293





LEGEND

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PB INDICATES PLAT BOOK
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PGS INDICATES PAGES
SQ FT INDICATES SQUARE FEET
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NOTE

EXHIBIT A - EASEMENTS SET FORTH IN O.R. BOOK 3419, PAGE 46. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

PREPARED BY: CARNES GARLEY AND ASSOCIATES, INC.
▲ENGINEERS
▲SURVEYORS
▲PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

VILLAGES OF SOUTHERN OAKS UNIT NO. 23

SHEET 5 OF 6

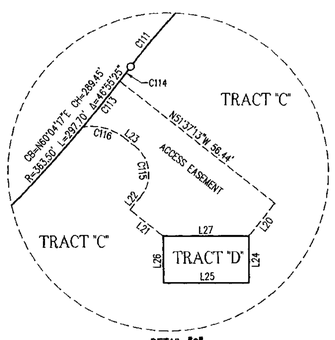
PLAT BOOK 17
PAGE 21 D

SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

Scale: 1" = 60'
SCALE IN FEET

NOTE
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3419, PAGE 46. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

LINE TABLE		
LINE	LENGTH	BEARING
L9	25.74'	N9°03'00"W
L10	8.13'	N32°00'39"W
L11	35.61'	N11°10'14"W
L12	35.61'	N11°10'14"W
L13	8.13'	N32°00'39"W
L17	5.52'	N2°31'29"W
L20	12.00'	N38°22'47"E
L21	12.00'	S51°37'13"E
L22	5.21'	S38°22'47"W
L23	4.27'	S51°37'13"E
L24	13.50'	S0°00'00"E
L25	24.50'	N90°00'00"E
L26	13.50'	S0°00'00"E
L27	24.50'	N90°00'00"E



DETAIL "C"
SCALE 1"=20'

UNPLATTED
UNPLATTED
VILLAGES OF SOUTHERN OAKS
UNIT NO. 21
(PROPOSED)
MARSH BEND TRAIL
THORNBURG TRAIL
WEBBEBAUGH WAY
BACON TERRACE
TRACT "C"
TRACT "D"
BN-2
EXHIBIT "A"
(SEE NOTE)
SEE DETAIL "C"
SEE DETAIL "B"
SHEET 5 MATCHLINE
SHEET 4 MATCHLINE
SHEET 3 MATCHLINE
R=278.50' L=146.04' Δ=30°02'39"
CB=N69°28'30"E CH=144.37'
R=363.50' L=291.70' Δ=46°35'25" CB=N80°04'17"E CH=288.45'
R=296.50' L=109.02' Δ=21°03'58" CB=N43°55'11"E CH=108.40'
CB=N57°36'30"E CH=257.24'
R=313.50' L=285.06' Δ=48°26'36"
R=996.50' L=123.80' Δ=7°07'05" CB=N78°16'16"E CH=123.72'
R=748.50' L=117.27' Δ=8°58'37" CB=N79°12'02"E CH=117.15'
R=20.00' L=32.74' Δ=93°47'10" CB=S49°25'04"E CH=29.20'
R=20.00' L=31.45' Δ=90°06'30" CB=N42°31'46"E CH=28.31'
R=1475.00' L=231.65' Δ=8°59'54" CB=S67°25'17"W CH=231.41'
S54°27'10"E 221.72'
S54°27'10"W 439.14'
S54°27'10"W 174.49'
S52°19'28"W 62.25'
S54°48'38"W 78.47'
S75°52'55"W 190.70'
S69°15'19"W 101.85'
S14°13'16"W 19.64'
S43°31'01"W 11.72'
S69°13'53"W 24.89'
S87°49'44"E 24.28'
S51°39'33"E 20.40'
S06°18'39"E 47.00'(R)
N86°47'33"E 50.00'
S87°28'31"W (R)
N06°18'39"W (R)
S84°14'51"E (R) 114.64'
S88°37'47"E (R) 115.00'
N86°58'46"E (R) 115.00'
N81°52'16"E (R) 115.00'
N76°45'45"E (R) 117.27'
S71°22'14"W 78.26'
S79°19'22"E (R) 84.91'
N75°00'05"E 31.57'
N75°00'05"E 236.90'
N75°00'05"E 32.60'
S49°40'21"W 42.52'
N89°54'16"W 93.69'
N86°51'08"W 89.91'
S87°10'56"W 92.85'
S81°55'37"W 94.74'
S76°40'30"W 94.83'
N18°04'52"W (R)
N69°44'19"E 70.43'
N62°50'01"E 74.86'
N44°44'56"E 72.49'
N36°14'36"E 41.24'
N74°04'12"E 75.85'
N66°07'39"E 86.76'
N82°53'02"E 80.48'
N67°36'43"E 88.38'
N55°30'37"E 20.08'
N58°34'54"E 64.40'
N11°10'14"W 36.35'
N17°01'14"W 88.23'
S22°38'47"E 319.26'
S65°54'28"E 61.58'
S78°49'46"W 98.86'
S78°39'09"W (R) 101.18'
S66°37'24"W (R) 93.46'
S52°19'28"W 62.25'
S00°05'43"E 122.34'
S00°05'43"E 79.33'
S00°03'00"E 79.46'
S00°03'00"E 53.72'
S00°03'00"E 68.04'
S00°03'00"E 81.88'
S00°03'00"E 81.88'
S00°03'00"E 79.33'
S00°03'00"E 79.33'
S00°03'00"E 79.33

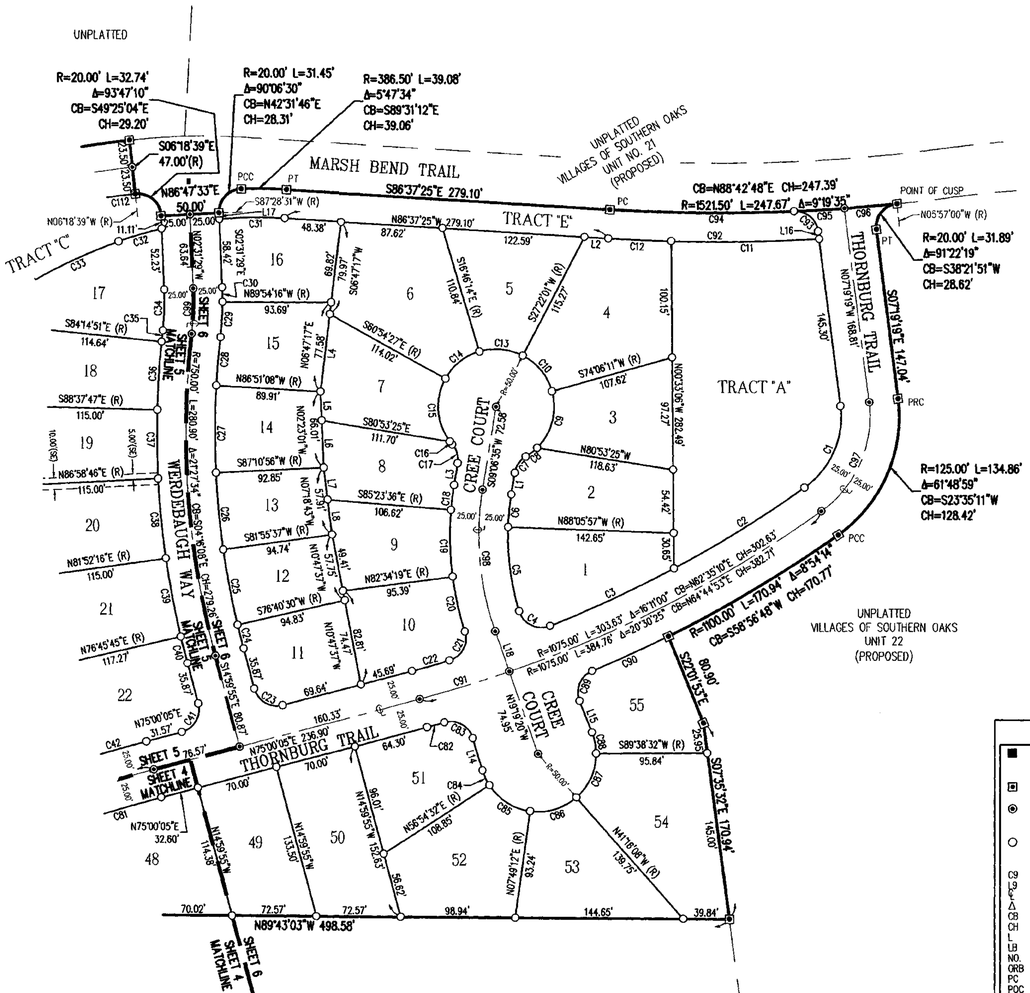
VILLAGES OF SOUTHERN OAKS UNIT NO. 23

SHEET 6 OF 6

PLAT BOOK 17
PAGE 21 E

SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	80.92'	75.00'	61°48'59"	N23°35'11"E	77.05'
C2	132.53'	1050.00'	7°13'55"	N58°06'38"E	132.44'
C3	117.95'	1050.00'	6°26'11"	N64°56'41"E	117.89'
C4	33.17'	20.00'	95°01'51"	S64°19'18"E	29.50'
C5	73.46'	225.00'	18°42'25"	S07°27'10"E	73.14'
C6	28.31'	225.00'	7°12'32"	S05°30'19"W	28.29'
C7	17.45'	20.00'	49°59'41"	S34°06'25"W	16.90'
C8	12.37'	50.00'	14°10'12"	N52°01'10"E	12.33'
C9	53.09'	50.00'	60°49'52"	N14°31'07"E	50.63'
C10	40.78'	50.00'	46°44'10"	N39°15'54"W	39.66'
C11	127.54'	1546.50'	4°43'31"	N89°00'17"E	127.51'
C12	54.23'	1546.50'	2°00'33"	S87°37'41"E	54.23'
C13	38.52'	50.00'	44°08'16"	N84°42'06"W	37.57'
C14	38.52'	50.00'	44°08'12"	S51°09'39"W	37.57'
C15	57.63'	50.00'	66°02'29"	S03°55'41"E	54.49'
C16	3.44'	50.00'	3°56'11"	S38°55'01"E	3.43'
C17	17.45'	20.00'	49°59'41"	N15°53'16"W	16.90'
C18	21.61'	275.00'	4°30'11"	S06°51'29"W	21.61'
C19	57.76'	275.00'	12°02'05"	S01°24'39"E	57.66'
C20	48.71'	275.00'	10°08'56"	S12°30'09"E	48.65'
C21	31.68'	20.00'	90°45'04"	N27°47'55"E	28.47'
C22	33.49'	1050.00'	1°49'38"	N74°05'16"E	33.49'
C23	31.42'	20.00'	90°00'00"	S59°59'55"E	28.28'
C24	21.17'	725.00'	1°40'24"	S14°09'43"E	21.17'
C25	66.46'	725.00'	5°15'07"	S10°41'57"E	66.43'
C26	66.50'	725.00'	5°15'19"	S05°26'44"E	66.47'
C27	75.49'	725.00'	5°57'56"	S00°09'54"W	75.45'
C28	41.92'	725.00'	3°18'47"	S04°48'16"W	41.92'
C29	30.55'	275.00'	6°21'55"	N03°16'42"E	30.54'
C30	12.58'	275.00'	2°37'13"	N01°12'53"W	12.58'
C31	56.55'	361.50'	8°57'46"	S88°53'42"W	56.49'
C32	38.61'	361.50'	6°07'10"	S73°21'44"W	38.59'
C33	81.96'	461.50'	10°10'31"	S65°12'54"W	81.85'
C34	35.29'	225.00'	8°59'08"	N01°58'05"E	35.25'
C35	9.58'	775.00'	0°42'30"	S06°06'24"W	9.58'
C36	59.27'	775.00'	4°22'56"	S03°33'41"W	59.26'
C37	59.39'	775.00'	4°23'27"	S00°49'30"E	59.38'
C38	69.10'	775.00'	5°06'31"	S05°34'29"E	69.08'
C39	69.10'	775.00'	5°06'31"	S10°41'00"E	69.08'
C40	23.82'	775.00'	1°45'39"	S14°07'05"E	23.82'
C41	31.42'	20.00'	90°00'00"	N30°00'05"E	28.28'
C42	61.87'	1525.00'	2°19'28"	S73°50'22"W	61.86'
C81	79.36'	1475.00'	3°04'58"	S73°27'37"W	79.35'
C82	15.52'	1100.00'	0°48'31"	N74°35'50"E	15.52'
C83	31.06'	20.00'	88°58'37"	N61°19'07"W	28.03'
C84	14.19'	50.00'	16°15'40"	S24°57'38"E	14.14'
C85	42.84'	50.00'	49°05'20"	S57°38'08"E	41.54'
C86	42.84'	50.00'	49°05'20"	N73°16'32"E	41.54'
C87	42.84'	50.00'	49°05'20"	N24°11'12"E	41.54'
C88	18.72'	50.00'	21°27'23"	N11°05'09"W	18.62'
C89	31.06'	20.00'	88°58'37"	S22°40'27"W	28.03'
C90	72.26'	1100.00'	3°45'51"	N65°16'50"E	72.25'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C91	81.12'	1075.00'	4°19'25"	N72°50'23"E	81.10'
C92	181.77'	1546.50'	6°44'04"	S89°59'27"E	181.67'
C93	29.77'	20.00'	85°16'40"	N49°57'39"W	27.09'
C94	158.69'	1521.50'	5°58'34"	S89°36'42"E	158.62'
C95	43.46'	1521.50'	1°38'11"	N86°34'56"E	43.45'
C96	45.51'	1521.50'	1°42'50"	N84°54'25"E	45.51'
C97	107.89'	100.00'	61°48'59"	N23°35'11"E	102.73'
C98	124.06'	250.00'	28°25'55"	S05°06'23"E	122.79'
C99	39.21'	250.00'	8°59'08"	N01°58'05"E	39.17'
C112	29.77'	701.50'	2°25'54"	S82°28'24"W	29.77'

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.96'	S9°06'35"W
L2	20.51'	N86°37'25"W
L3	18.96'	S9°06'35"W
L4	67.43'	S6°47'17"W
L5	25.18'	S2°23'01"E
L6	40.83'	S2°23'01"E
L7	27.66'	S7°18'43"E
L8	30.25'	S7°18'43"E
L14	29.04'	N16°49'49"W
L15	29.04'	N21°48'51"W
L16	6.53'	N7°19'19"W
L17	5.52'	N2°31'29"W
L18	36.99'	S19°19'20"E

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	33,155	0.761
B	21,468	0.493
C	425,670	9.792
D	331	0.008
E	12,755	0.293

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3419, PAGE 46. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ⊙ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

PB INDICATES PLAT BOOK
PG INDICATES PAGE
PGS INDICATES PAGES
SQ FT INDICATES SQUARE FEET
R/W INDICATES RIGHT-OF-WAY

Scale: 1"= 60'
60' 0 60' 120'
SCALE IN FEET

PREPARED BY: ERNEST BARLOW AND ASSOCIATES, INC.
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▲SURVEYORS
▲PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. OR BOOK 3812 PAGE 2176

VILLAGES OF SOUTHERN OAKS UNIT NO. 33

SHEET 1 OF 10

PLAT BOOK 17
PAGE 25

SECTIONS 33 AND 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 33 AND 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE S89°48'01"E, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 69.32 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD 501 PER #93-151; THENCE RUN N00°21'48"E, ALONG SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD 501 A DISTANCE OF 16.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: N00°21'48"E, 1,978.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 852.96 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°05'49", AN ARC DISTANCE OF 388.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 492.96 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°17'38", AN ARC DISTANCE OF 191.81 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 468 (WARM SPRINGS AVENUE) PER OFFICIAL RECORDS BOOK 2791, PAGE 736, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID RIGHT OF WAY WITH THE FOLLOWING SIX (6) COURSES: RUN THENCE S89°44'16"E, 117.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 11,294.16 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°57'50", AN ARC DISTANCE OF 387.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 11,624.16 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°00'43", AN ARC DISTANCE OF 408.18 FEET TO THE POINT OF TANGENCY; THENCE S89°47'03"E, 154.88 FEET; THENCE S79°44'54"E, 337.74 FEET; THENCE S89°46'49"E, 394.26 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN S10°31'51"W, 276.52 FEET; THENCE S76°18'07"W, 131.36 FEET; THENCE S79°12'04"W, 193.34 FEET; THENCE S06°33'02"W, 182.94 FEET; THENCE S10°23'00"E, 91.45 FEET; THENCE S14°21'30"E, 209.63 FEET; THENCE S08°56'57"E, 64.68 FEET; THENCE S00°38'52"E, 212.20 FEET; THENCE S05°50'13"E, 77.49 FEET; THENCE S10°02'29"E, 77.46 FEET; THENCE S14°47'21"E, 77.46 FEET; THENCE S19°32'13"E, 77.46 FEET; THENCE S24°17'08"E, 78.31 FEET; THENCE S27°12'11"E, 205.07 FEET; THENCE S04°29'41"E, 59.87 FEET; THENCE S03°29'18"W, 156.22 FEET; THENCE S05°51'57"E, 72.82 FEET; THENCE S22°35'53"E, 57.53 FEET; THENCE S37°49'56"E, 61.24 FEET; THENCE S41°51'59"W, 135.11 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 160.00 FEET AND A CHORD BEARING AND DISTANCE OF S03°39'35"W, 167.61 FEET TO WHICH A RADIAL LINE BEARS N54°45'16"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°10'17", AN ARC DISTANCE OF 176.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 160.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°25'44", AN ARC DISTANCE OF 263.70 FEET; THENCE ALONG A NON-TANGENT LINE RUN S08°37'07"W, 121.04 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 792.00 FEET AND A CHORD BEARING AND DISTANCE OF N74°18'51"W, 194.88 FEET TO WHICH A RADIAL LINE BEARS S08°37'07"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°08'04", AN ARC DISTANCE OF 195.38 FEET; THENCE DEPARTING SAID CURVE RUN S22°45'11"W, ALONG A RADIAL LINE, 43.00 FEET; THENCE N67°14'49"W, 441.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 996.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°22'31", AN ARC DISTANCE OF 232.63 FEET TO THE POINT OF TANGENCY; THENCE N80°37'20"W, 67.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,167.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°00'58", AN ARC DISTANCE OF 183.72 FEET TO THE POINT OF TANGENCY; THENCE N89°38'19"W, 173.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°31'09", AN ARC DISTANCE OF 98.68 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 108.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°36'15", AN ARC DISTANCE OF 10.61 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°10'33", AN ARC DISTANCE OF 34.92 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE S89°48'01"E, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 69.32 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD 501 PER #93-151; THENCE RUN N00°21'48"E, ALONG SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD 501 A DISTANCE OF 1,424.20 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN S89°38'12"E, 303.58 FEET TO THE POINT OF BEGINNING; THENCE N68°13'47"E, 96.29 FEET; THENCE N05°14'34"E, 267.82 FEET; THENCE S89°17'45"E, 141.87 FEET; THENCE N86°00'49"E, 286.00 FEET; THENCE N81°30'28"E, 13.24 FEET; THENCE N74°06'49"E, 237.83 FEET; THENCE S03°59'11"E, 363.78 FEET; THENCE S86°00'49"W, 551.25 FEET; THENCE S88°13'47"W, 223.71 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 525.00 FEET AND A CHORD BEARING AND DISTANCE OF N12°00'48"W, 26.40 FEET TO WHICH A RADIAL LINE BEARS N70°25'39"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°52'55", AN ARC DISTANCE OF 26.41 FEET TO THE POINT OF TANGENCY; THENCE N13°27'16"W, 166.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 475.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°15'03", AN ARC DISTANCE OF 68.40 FEET TO THE POINT OF BEGINNING.

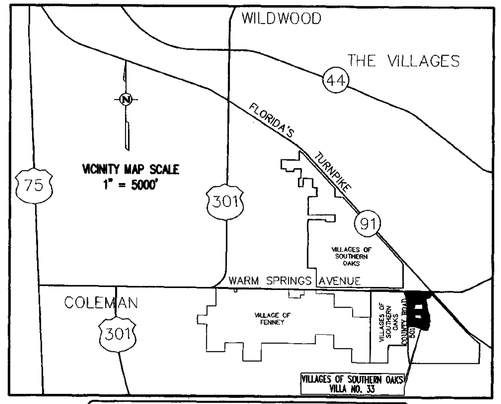
ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE S89°48'01"E, ALONG THE SOUTH LINE OF THE SAID NORTHWEST 1/4 A DISTANCE OF 69.32 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD 501 PER #93-151; THENCE RUN N00°21'48"E, ALONG SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD 501 A DISTANCE OF 669.10 FEET; THENCE S89°38'12"E, 272.20 FEET; THENCE S88°47'35"E, 50.00 FEET; THENCE N01°12'25"E, 92.08 FEET; THENCE S88°47'35"E, 90.00 FEET TO THE POINT OF BEGINNING; THENCE N01°12'25"E, 40.49 FEET; THENCE N11°01'33"E, 76.08 FEET; THENCE N19°40'23"E, 52.02 FEET; THENCE N86°51'45"E, 326.49 FEET; THENCE N72°00'36"E, 118.15 FEET; THENCE N85°50'33"E, 94.27 FEET; THENCE S12°27'44"E, 255.19 FEET; THENCE N86°51'45"E, 110.03 FEET; THENCE S16°09'22"E, 70.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 475.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°01'07", AN ARC DISTANCE OF 124.51 FEET TO THE POINT OF TANGENCY; THENCE S01°08'15"E, 19.61 FEET; THENCE S88°51'45"W, 609.00 FEET; THENCE N70°42'32"W, 58.13 FEET; THENCE N55°33'37"W, 52.39 FEET; THENCE N41°33'58"W, 52.05 FEET; THENCE N23°47'56"W, 3.24 FEET; THENCE N27°55'45"W, 51.29 FEET; THENCE N04°23'33"W, 53.81 FEET; THENCE N01°12'25"E, 65.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 67.11 ACRES, MORE OR LESS.

PREPARED BY:

FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126



90 LOTS - 7 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

1.) BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST AS BEING S89°48'01"E.

2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN FEET.

4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.

6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8.) TRACTS "D", "E" AND "G" ARE FOR OPEN SPACE AND COMMON LANDSCAPE SPACE.

9.) TRACTS "B" AND "C" ARE FOR OPEN SPACE AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, IRRIGATION, WATER AND WASTEWATER OR OTHER UTILITIES, DRAINAGE FACILITIES, LANDSCAPED AREAS, CART PATHS, PEDESTRIAN TRAILS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE. THERE IS NO INGRESS AND/OR EGRESS WITHOUT WRITTEN CONSENT BY DEVELOPER.

10.) TRACT "A" IS FOR STORMWATER MANAGEMENT AND OPEN SPACE. THERE IS NO INGRESS AND/OR EGRESS PERMITTED TO ADJACENT LANDS WITHOUT WRITTEN CONSENT BY DEVELOPER.

11.) TRACT "F" IS FOR VEHICULAR TRAFFIC CONTROL.

12.) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) TRACTS CONVEYED TO THE DISTRICT PURSUANT TO THE PLAT OF THE SUBDIVISION, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON; (B) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (C) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY SOUTH SUMTER UTILITY COMPANY, LLC, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; AND (D) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY SOUTHEAST WILDWOOD WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS, OR THE CITY OF WILDWOOD.

13.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE _____ 10/18/18 DATE

RONALD W. HERR, P.L.S.
WADE SURVEYING, INC.

4907 REGISTRATION NO.

RONALD W. HERR — STATE OF FLORIDA — LICENSED PROFESSIONAL SURVEYOR AND MAPPER — SEAL — LS 4907

VILLAGES OF SOUTHERN OAKS UNIT NO. 33 CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES LAND COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A", "B", "C", "D", "E", "F" AND "G" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 33, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT): (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

THE DEVELOPER ALSO GRANTS TO THE DISTRICT NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER, ACROSS AND UPON ANY SPECIAL EASEMENTS SHOWN HEREON FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES LOCATED THEREIN.

THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE TRACTS LISTED ABOVE, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON AND DRAINAGE FACILITIES LOCATED WITHIN ANY SPECIAL EASEMENTS PERPETUALLY, AND MAINTAIN THE ROADWAYS AND DRAINAGE FEATURES LYING WITHIN SUCH ROADWAYS FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL

SIGNATURE Jennifer A. Peters
PRINT NAME
SIGNATURE Lisa Carnes
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
BY: _____
MARTIN L. DZURO, MANAGER

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF October 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME, AND WHO DID NOT TAKE AN OATH.

Lisa Carnes
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Lisa Carnes
COMMISSION NO.: GG 047770
COMMISSION EXPIRES: 11-15-20

LISA CARNES MY COMMISSION # GG 047770 EXPIRES November 15, 2020 Bonded thru Budget Notary Services

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS 22nd DAY OF October, 2018.

ATTEST:

MELANIE D. PEAVY
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS 22nd DAY OF October, 2018.

CASSANDRA SMITH
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS 22nd DAY OF October, 2018.

ASHLEY HUNT
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. PEAVY

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

CITY ENGINEER
KIMLEY HORN AND ASSOCIATES
GENE LOSITO, P.E.

WITNESSES:

(1) SIGNATURE Jennifer A. Peters
PRINT NAME
(2) SIGNATURE Lisa Carnes
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
BY: _____
MARTIN L. DZURO, MANAGER

WITNESSES:

(1) SIGNATURE Lisa Carnes
PRINT NAME
(2) SIGNATURE Rachel Smith
PRINT NAME

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12
BY: _____
SIGNATURE
DEAN BARBERREE, CHAIRMAN

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF October 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

Lisa Carnes
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Lisa Carnes
COMMISSION NO.: GG 047770
COMMISSION EXPIRES: 11-15-20

LISA CARNES MY COMMISSION # GG 047770 EXPIRES November 15, 2020 Bonded thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF October 2018, BY Dean Barberree THE Chairman OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12, ON BEHALF OF THE DISTRICT, AND DID NOT TAKE AN OATH.

Lisa Carnes
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Lisa Carnes SERIAL / COMM. NO. GG 047770
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

LISA CARNES MY COMMISSION # GG 047770 EXPIRES November 15, 2020 Bonded thru Budget Notary Services

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 33, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE 13 DAY OF SEPT., 2018; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

KATE M. JAMESON — LICENSE NUMBER No. 5912 — STATE OF FLORIDA — PROFESSIONAL SURVEYOR & MAPPER

KATE M. JAMESON
REGISTRATION NO. 5912

10/12/18 DATE

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON October 30, 2018, AT 9:47 A.m. FILE NUMBER 2018600338343
PLAT BOOK 17 PAGE 25-25A-I.

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

Mellissa K Worrell
PRINT NAME
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

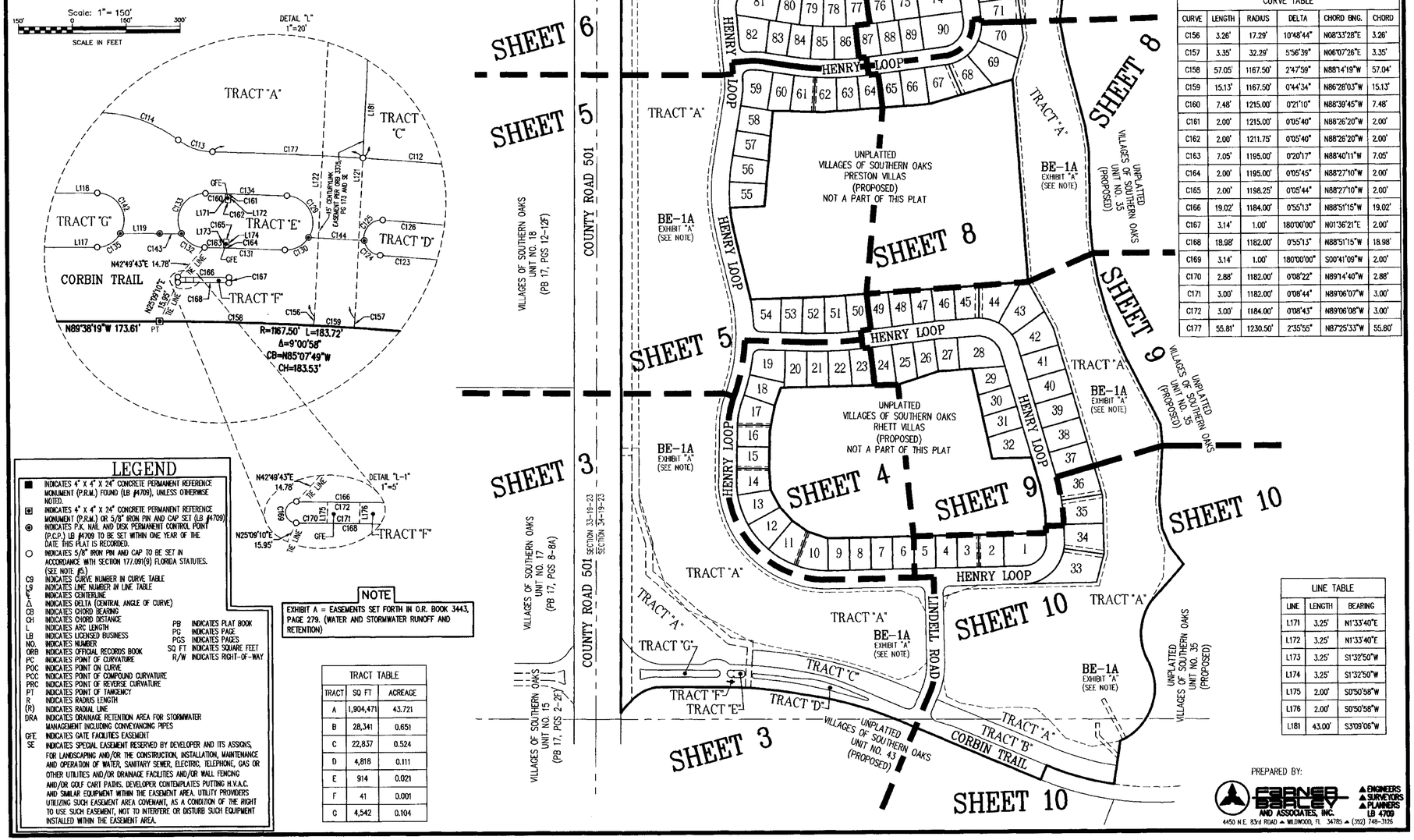
MELLISSA K. WORRELL — CLERK OF THE CIRCUIT COURT — SUMTER COUNTY, FLORIDA

VILLAGES OF SOUTHERN OAKS UNIT NO. 33

SECTIONS 33 AND 34,
TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK 17
PAGE 25A

KEY MAP



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C156	3.26'	17.29'	10°48'44"	N08°33'28"E	3.26'
C157	3.35'	32.29'	5°56'39"	N06°07'26"E	3.35'
C158	57.05'	1167.50'	2°47'59"	N88°14'19"W	57.04'
C159	15.13'	1167.50'	0°44'34"	N86°28'03"W	15.13'
C160	7.48'	1215.00'	0°21'10"	N88°39'45"W	7.48'
C161	2.00'	1215.00'	0°05'40"	N88°26'20"W	2.00'
C162	2.00'	1211.75'	0°05'40"	N88°26'20"W	2.00'
C163	7.05'	1195.00'	0°20'17"	N88°40'11"W	7.05'
C164	2.00'	1195.00'	0°05'45"	N88°27'10"W	2.00'
C165	2.00'	1198.25'	0°05'44"	N88°27'10"W	2.00'
C166	19.02'	1184.00'	0°55'13"	N88°51'15"W	19.02'
C167	3.14'	1.00'	180°00'00"	N01°36'21"E	2.00'
C168	18.98'	1182.00'	0°55'13"	N88°51'15"W	18.98'
C169	3.14'	1.00'	180°00'00"	S00°41'09"W	2.00'
C170	2.88'	1182.00'	0°08'22"	N89°14'40"W	2.88'
C171	3.00'	1182.00'	0°08'44"	N89°06'07"W	3.00'
C172	3.00'	1184.00'	0°08'43"	N89°06'08"W	3.00'
C177	55.81'	1230.50'	2°35'55"	N87°25'33"W	55.80'

LINE TABLE		
LINE	LENGTH	BEARING
L171	3.25'	N1°33'40"E
L172	3.25'	N1°33'40"E
L173	3.25'	S1°32'50"W
L174	3.25'	S1°32'50"W
L175	2.00'	S0°50'58"W
L176	2.00'	S0°50'58"W
L181	43.00'	S3°09'06"W

LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ▣ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)

C9	INDICATES CURVE NUMBER IN CURVE TABLE
L9	INDICATES LINE NUMBER IN LINE TABLE
℄	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CH	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
LB	INDICATES LICENSED BUSINESS
NO.	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
POC	INDICATES POINT ON CURVE
PCC	INDICATES POINT OF COMPOUND CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
R	INDICATES RADIUS LENGTH
(R)	INDICATES RADIAL LINE
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
GFE	INDICATES GATE FACILITIES EASEMENT
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PGS	INDICATES PAGES
SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3443, PAGE 279. (WATER AND STORMWATER RUNOFF AND RETENTION)

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	1,904,471	43.721
B	28,341	0.651
C	22,837	0.524
D	4,818	0.111
E	914	0.021
F	41	0.001
G	4,542	0.104

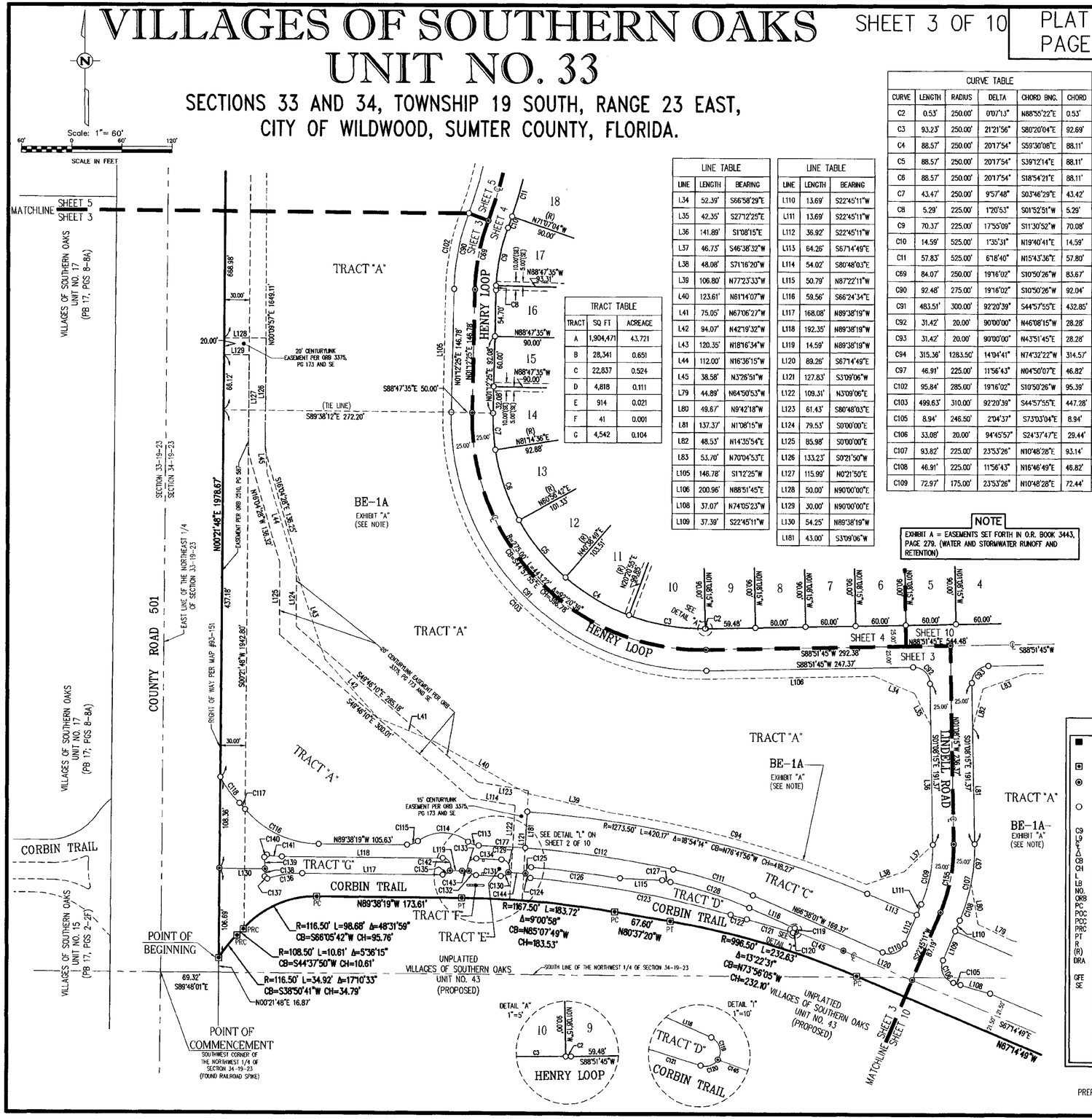
PREPARED BY:
CARLSON, BARLEY AND ASSOCIATES, INC.
▲ENGINEERS
▲SURVEYORS
▲PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

VILLAGES OF SOUTHERN OAKS
UNIT NO. 33

SHEET 3 OF 10

PLAT BOOK 17
PAGE 25B

SECTIONS 33 AND 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	1,904,471	43.721
B	28,341	0.651
C	22,837	0.524
D	4,818	0.111
E	914	0.021
F	41	0.001
G	4,542	0.104

LINE TABLE		
LINE	LENGTH	BEARING
L34	52.39'	S66°58'29"E
L35	42.35'	S27°12'25"E
L36	141.89'	S1°08'15"E
L37	46.73'	S46°38'32"W
L38	48.08'	S71°16'20"W
L39	106.80'	N77°23'33"W
L40	123.61'	N61°14'07"W
L41	75.05'	N67°06'27"W
L42	94.07'	N42°19'32"W
L43	120.35'	N18°16'34"W
L44	112.00'	N16°36'15"W
L45	38.58'	N3°28'51"W
L79	44.89'	N64°50'53"W
L80	49.67'	N9°42'18"W
L81	137.37'	N1°08'15"W
L82	48.53'	N14°35'54"E
L83	53.70'	N70°04'53"E
L105	146.78'	S1°12'25"W
L106	200.96'	N88°51'45"E
L108	37.07'	N74°05'23"W
L109	37.39'	S22°45'11"W

LINE TABLE		
LINE	LENGTH	BEARING
L110	13.69'	S22°45'11"W
L111	13.69'	S22°45'11"W
L112	36.92'	S22°45'11"W
L113	64.26'	S67°14'49"E
L114	54.02'	S80°48'03"E
L115	50.79'	N87°22'11"W
L116	59.56'	S66°24'34"E
L117	168.08'	N89°38'19"W
L118	192.35'	N89°38'19"W
L119	14.59'	N89°38'19"W
L120	89.26'	S67°14'49"E
L121	127.83'	S3°09'06"W
L122	109.31'	N3°09'06"E
L123	61.43'	S80°48'03"E
L124	79.53'	S0°00'00"E
L125	85.98'	S0°00'00"E
L126	133.23'	S0°21'50"W
L127	115.99'	N0°21'50"E
L128	50.00'	N90°00'00"E
L129	30.00'	N90°00'00"E
L130	54.25'	N89°38'19"W
L181	43.00'	S3°09'06"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C2	0.53'	250.00'	0°07'13"	N88°55'22"E	0.53'
C3	93.23'	250.00'	21°21'56"	S80°20'04"E	92.69'
C4	88.57'	250.00'	20°17'54"	S59°30'08"E	88.11'
C5	88.57'	250.00'	20°17'54"	S39°12'14"E	88.11'
C6	88.57'	250.00'	20°17'54"	S18°54'21"E	88.11'
C7	43.47'	250.00'	9°57'48"	S03°46'29"E	43.42'
C8	5.29'	225.00'	1°20'53"	S01°52'51"W	5.29'
C9	70.37'	225.00'	17°55'09"	S11°30'52"W	70.08'
C10	14.59'	525.00'	1°35'31"	N19°40'41"E	14.59'
C11	57.83'	525.00'	6°18'40"	N15°43'36"E	57.80'
C59	84.07'	250.00'	19°16'02"	S10°50'26"W	83.67'
C90	92.48'	275.00'	19°16'02"	S10°50'26"W	92.04'
C91	483.51'	300.00'	92°20'39"	S44°57'55"E	432.85'
C92	31.42'	20.00'	90°00'00"	N46°08'15"W	28.28'
C93	31.42'	20.00'	90°00'00"	N43°51'45"E	28.28'
C94	315.36'	1283.50'	14°04'41"	N74°32'22"W	314.57'
C97	46.91'	225.00'	11°56'43"	N04°50'07"E	46.82'
C102	95.84'	285.00'	19°16'02"	S10°50'26"W	95.39'
C103	499.63'	310.00'	92°20'39"	S44°57'55"E	447.28'
C105	8.94'	246.50'	2°04'37"	S73°03'04"E	8.94'
C106	33.08'	20.00'	94°45'57"	S24°37'47"E	29.44'
C107	93.82'	225.00'	23°53'26"	N10°48'28"E	93.14'
C108	46.91'	225.00'	11°56'43"	N16°46'49"E	46.82'
C109	72.97'	175.00'	23°53'26"	N10°48'28"E	72.44'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C110	31.63'	20.00'	90°36'48"	N68°03'35"E	28.44'
C111	100.38'	515.50'	11°09'25"	N72°12'43"W	100.22'
C112	179.03'	1230.50'	8°20'10"	N81°57'31"W	178.87'
C113	13.72'	21.50'	36°34'11"	S70°26'25"E	13.49'
C114	64.58'	49.50'	74°45'16"	N89°31'58"W	60.10'
C115	13.99'	21.50'	37°16'17"	N71°43'33"E	13.74'
C116	100.05'	116.50'	49°12'15"	S65°02'11"E	97.00'
C117	9.85'	108.50'	5°12'02"	N43°02'05"W	9.84'
C118	38.28'	126.50'	17°20'13"	S36°57'59"E	38.13'
C119	5.23'	3.00'	99°56'50"	N16°26'09"W	4.59'
C120	3.88'	3.00'	74°08'48"	N70°36'40"E	3.62'
C121	57.65'	1018.00'	3°14'41"	N73°56'16"W	57.64'
C122	20.15'	750.00'	1°32'22"	S74°47'25"E	20.15'
C123	243.80'	1195.00'	11°41'22"	N79°51'55"W	243.38'
C124	8.67'	6.50'	76°24'29"	S47°30'22"E	8.04'
C125	11.75'	6.50'	103°35'31"	S42°29'38"W	10.22'
C126	106.61'	1208.00'	5°03'23"	N83°10'55"W	106.57'
C127	10.00'	1215.00'	0°28'18"	N78°01'29"W	10.00'
C128	99.31'	500.00'	11°22'47"	N72°05'57"W	99.14'
C129	20.98'	10.00'	120°12'22"	N27°18'33"W	17.34'
C130	10.44'	10.00'	59°47'38"	N62°41'27"E	9.97'
C131	29.75'	1195.00'	1°25'36"	N88°07'32"W	29.75'
C132	10.44'	10.00'	59°47'38"	S58°56'31"E	9.97'
C133	20.98'	10.00'	120°12'22"	S31°03'29"W	17.34'
C134	30.25'	1215.00'	1°25'36"	N88°07'32"W	30.25'
C135	10.47'	10.00'	60°00'00"	N60°21'41"E	10.00'
C136	42.24'	128.30'	18°51'55"	S80°55'44"W	42.05'
C137	4.97'	2.50'	113°52'31"	S51°33'58"E	4.19'
C138	9.32'	106.50'	5°00'50"	N02°51'52"E	9.32'
C139	14.01'	106.50'	7°32'07"	N03°24'37"W	14.00'
C140	4.74'	2.50'	108°35'13"	S47°06'56"W	4.06'
C141	18.18'	94.30'	11°02'51"	S84°06'53"E	18.15'
C142	20.94'	10.00'	120°00'02"	N29°38'20"W	17.32'
C143	8.11'	1200.00'	0°23'13"	N89°26'42"W	8.11'
C144	20.69'	1200.00'	0°59'16"	N86°30'20"W	20.69'
C145	61.07'	1200.00'	2°54'57"	N68°42'18"W	61.06'
C155	83.39'	200.00'	23°53'26"	N10°48'28"E	82.79'
C177	55.81'	1230.50'	2°35'55"	N87°25'33"W	55.80'

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3443, PAGE 279. (WATER AND STORMWATER RUNOFF AND RETENTION)

LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ⊙ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #3.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

PB INDICATES PLAT BOOK
PG INDICATES PAGE
PGS INDICATES PAGES
SQ FT INDICATES SQUARE FEET
R/W INDICATES RIGHT-OF-WAY

PREPARED BY: FARNER BARLEY AND ASSOCIATES, INC.
▲ENGINEERS
▲SURVEYORS
▲PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 - (352) 748-3126

VILLAGES OF SOUTHERN OAKS
UNIT NO. 33

SECTIONS 33 AND 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 4 OF 10

PLAT BOOK 17
PAGE 25C

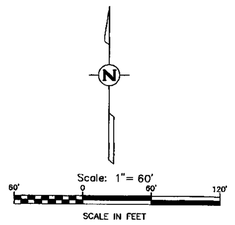
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C2	0.53'	250.00'	0°07'13"	N88°55'22"E	0.53'
C3	93.23'	250.00'	21°21'56"	S80°20'04"E	92.69'
C4	88.57'	250.00'	20°17'54"	S59°30'08"E	88.11'
C5	88.57'	250.00'	20°17'54"	S39°12'14"E	88.11'
C6	88.57'	250.00'	20°17'54"	S18°54'21"E	88.11'
C7	43.47'	250.00'	9°57'48"	S03°46'29"E	43.42'
C8	5.29'	225.00'	1°20'53"	S01°52'51"W	5.29'
C9	70.37'	225.00'	17°55'09"	S11°30'52"W	70.08'
C10	14.59'	525.00'	1°35'31"	N19°40'41"E	14.59'
C11	57.83'	525.00'	6°18'40"	N15°43'36"E	57.80'
C12	53.32'	525.00'	5°49'10"	N09°39'41"E	53.30'
C13	29.76'	20.00'	85°15'50"	S49°23'00"W	27.09'
C14	2.21'	1025.00'	0°07'24"	S88°02'47"E	2.21'
C15	59.42'	1025.00'	3°19'17"	S89°46'07"E	59.41'
C16	58.86'	1025.00'	3°17'25"	N86°55'32"E	58.85'
C17	39.02'	1025.00'	2°10'52"	N84°11'24"E	39.02'
C31	33.97'	975.00'	1°59'47"	N84°05'51"E	33.97'
C32	65.40'	975.00'	3°50'35"	N87°01'02"E	65.38'
C33	52.35'	975.00'	3°04'36"	S89°31'23"E	52.35'
C34	29.76'	20.00'	85°15'50"	S45°21'10"E	27.09'
C35	71.94'	525.00'	7°51'06"	N06°38'48"W	71.89'
C69	84.07'	250.00'	19°16'02"	S10°50'26"W	83.67'
C70	296.08'	500.00'	33°55'42"	N03°30'35"E	291.77'
C71	161.08'	500.00'	18°27'32"	N11°14'41"E	160.39'
C72	135.00'	500.00'	15°28'11"	N05°43'10"W	134.59'
C73	155.61'	1000.00'	8°54'57"	N87°33'26"E	155.46'
C89	281.28'	475.00'	33°55'42"	N03°30'35"E	277.19'
C90	92.48'	275.00'	19°16'02"	S10°50'26"W	92.04'
C91	483.51'	300.00'	92°20'39"	S44°57'55"E	432.85'
C92	31.42'	20.00'	90°00'00"	N46°08'15"W	28.28'
C101	275.36'	465.00'	33°55'42"	N03°30'35"E	271.35'
C102	95.84'	285.00'	19°16'02"	S10°50'26"W	95.39'
C103	499.63'	310.00'	92°20'39"	S44°57'55"E	447.28'

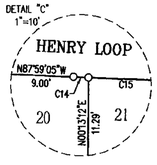
LINE TABLE		
LINE	LENGTH	BEARING
L1	16.06'	S7°06'03"W
L29	3.24'	S23°47'56"E
L30	19.80'	N11°01'33"E
L31	4.07'	N88°51'45"E
L33	5.71'	N11°12'25"E
L34	52.39'	S66°58'29"E
L105	146.78'	S11°12'25"W
L106	200.96'	N88°51'45"E

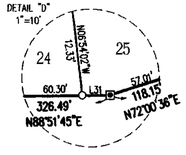
TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	1,904,471	43.721
B	28,341	0.651
C	22,837	0.524
D	4,818	0.111
E	914	0.021
F	41	0.001
G	4,542	0.104

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3443, PAGE 279. (WATER AND STORMWATER RUNOFF AND RETENTION)







LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
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- L9 INDICATES LINE NUMBER IN LINE TABLE
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- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
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PB INDICATES PLAT BOOK
PG INDICATES PAGE
PGS INDICATES PAGES
SQ FT INDICATES SQUARE FEET
R/W INDICATES RIGHT-OF-WAY

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VILLAGES OF SOUTHERN OAKS UNIT NO. 33

SHEET 5 OF 10

PLAT BOOK 17
PAGE 25D

SECTIONS 33 AND 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

Scale: 1" = 60'
60' 0 60' 120'
SCALE IN FEET

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C8	5.29'	225.00'	1°20'53"	S01°52'51"W	5.29'
C9	70.37'	225.00'	17°55'09"	S11°30'52"W	70.08'
C10	14.59'	525.00'	1°35'31"	N19°40'41"E	14.59'
C11	57.83'	525.00'	6°18'40"	N15°43'36"E	57.80'
C12	53.32'	525.00'	5°49'10"	N09°39'41"E	53.30'
C13	29.76'	20.00'	85°15'50"	S49°23'00"W	27.09'
C14	2.21'	1025.00'	0°07'24"	S88°02'47"E	2.21'
C15	59.42'	1025.00'	3°19'17"	S89°46'07"E	59.41'
C16	58.86'	1025.00'	3°17'25"	N86°55'32"E	58.85'
C17	39.02'	1025.00'	2°10'52"	N84°11'24"E	39.02'
C31	33.97'	975.00'	1°59'47"	N84°05'51"E	33.97'
C32	65.40'	975.00'	3°50'35"	N87°01'02"E	65.38'
C33	52.35'	975.00'	3°04'36"	S89°31'23"E	52.35'
C34	29.76'	20.00'	85°15'50"	S45°21'10"E	27.09'
C35	71.94'	525.00'	7°51'06"	N06°38'48"W	71.89'
C36	72.59'	475.00'	8°45'23"	S00°49'31"E	72.52'
C37	48.04'	475.00'	5°47'56"	S06°30'38"W	49.02'
C38	70.24'	325.00'	12°22'59"	N03°16'37"E	70.10'
C39	31.58'	20.00'	90°28'21"	S42°19'18"W	28.40'
C40	45.54'	225.00'	11°35'52"	N86°38'36"W	45.47'
C41	21.73'	800.00'	1°33'22"	S81°37'21"E	21.73'
C42	58.55'	800.00'	4°11'36"	S84°29'49"E	58.54'
C43	58.52'	800.00'	4°11'29"	S88°41'22"E	58.51'
C44	58.49'	800.00'	4°11'21"	N87°07'13"E	58.48'
C45	32.61'	800.00'	2°20'09"	N83°51'28"E	32.61'
C61	30.74'	20.00'	88°03'18"	S49°11'41"E	27.80'
C62	51.33'	275.00'	10°41'40"	N87°52'29"W	51.26'
C63	8.08'	275.00'	1°40'59"	N81°41'09"W	8.08'
C64	58.52'	750.00'	4°28'13"	S83°04'46"E	58.50'
C65	67.50'	750.00'	5°09'23"	S87°53'34"E	67.48'
C66	68.26'	750.00'	5°12'53"	N86°55'18"E	68.24'
C67	21.26'	750.00'	1°37'27"	N83°30'08"E	21.26'
C69	84.07'	250.00'	19°16'02"	S10°50'26"W	83.67'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C70	296.08'	500.00'	33°55'42"	N03°30'35"E	291.77'
C71	161.08'	500.00'	18°27'32"	N11°14'41"E	160.39'
C72	135.00'	500.00'	15°28'11"	N05°43'10"W	134.59'
C73	155.61'	1000.00'	8°54'57"	N87°33'26"E	155.46'
C78	200.04'	500.00'	22°55'22"	S01°59'35"E	198.71'
C79	76.63'	300.00'	14°38'09"	N02°09'02"E	76.42'
C84	222.72'	775.00'	16°27'56"	S89°04'38"E	221.95'
C85	62.50'	250.00'	14°19'23"	N88°00'21"W	62.33'
C87	70.25'	275.00'	14°38'09"	N02°09'02"E	70.06'
C88	210.04'	525.00'	22°55'22"	S01°59'35"E	208.64'
C89	281.28'	475.00'	33°55'42"	N03°30'35"E	277.19'
C90	92.48'	275.00'	19°16'02"	S10°50'26"W	92.04'
C99	67.69'	265.00'	14°38'09"	N02°09'02"E	67.51'
C100	214.04'	535.00'	22°55'22"	S01°59'35"E	212.62'
C101	275.36'	465.00'	33°55'42"	N03°30'35"E	271.35'
C102	95.84'	285.00'	19°16'02"	S10°50'26"W	95.39'

LINE TABLE		
LINE	LENGTH	BEARING
L4	15.19'	S80°31'54"E
L5	47.38'	S88°17'45"E
L6	7.22'	S9°28'06"W
L7	28.65'	S88°17'45"E
L8	36.90'	N86°00'49"E
L16	7.77'	S80°50'40"E
L28	34.99'	N84°49'58"E
L102	175.89'	S5°10'02"E
L103	172.77'	S9°28'06"W
L104	166.57'	S13°27'16"E

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	1,904,471	43.721
B	28,341	0.651
C	22,837	0.524
D	4,818	0.111
E	914	0.021
F	41	0.001
G	4,542	0.104

LEGEND

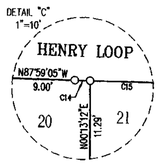
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PB INDICATES PLAT BOOK
PG INDICATES PAGE
PGS INDICATES PAGES
SQ FT INDICATES SQUARE FEET
R/W INDICATES RIGHT-OF-WAY

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3443, PAGE 279. (WATER AND STORMWATER RUNOFF AND RETENTION)

DETAIL "C"
1"=10'



MATCHLINE SHEET 6 / SHEET 5

MATCHLINE SHEET 5 / SHEET 3

VILLAGES OF SOUTHERN OAKS UNIT NO. 18 (PB 17, PGS 12-12F)

VILLAGES OF SOUTHERN OAKS UNIT NO. 17 (PB 17, PGS 8-8A)

COUNTY ROAD 501

EAST LINE OF THE NORTHEAST 1/4 OF SECTION 33-19-23

SECTION 33-19-23 / SECTION 34-19-23

RIGHT OF WAY PER MAP #83-151

EASEMENT PER ORB 2510, PG 587

TRACT "A"

(TIE LINE) S89°38'12"E 303.58'

BE-1A
EXHIBIT "A"
(SEE NOTE)

N00°21'48"E 1978.67'

S00°21'48"W 1942.88'

868.98'

30.00'

HENRY LOOP

HENRY LOOP SHEET 6 SHEET 7 SHEET 5 SHEET 8

HENRY LOOP SHEET 5 SHEET 8 SHEET 9

HENRY LOOP SHEET 5 SHEET 4

HENRY LOOP SHEET 3 SHEET 5

HENRY LOOP

UNPLATTED
VILLAGES OF SOUTHERN OAKS
PRESTON VILLAS
(PROPOSED)
NOT A PART OF THIS PLAT

POINT OF BEGINNING
(NOT INCLUDED)

R=475.00' L=68.40' Δ=8°15'03"
CB=N09°19'44"W CH=68.34'

R=525.00' L=26.41'
Δ=2°52'55"
CB=N12°00'48"W
CH=26.40'

N88°13'47"E 96.29'

S88°17'45"E 141.87'

N86°00'49"E 286.00'

S88°13'47"W 223.71'

N87°59'05"W 170.73'

N00°13'12"E 267.82'

N79°23'39"E (R)

N13°22'16"W 166.57'

S13°27'16"E 166.57'

PREPARED BY:

CARNER BARLEY AND ASSOCIATES, INC.
▲ENGINEERS
▲SURVEYORS
▲PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

VILLAGES OF SOUTHERN OAKS UNIT NO. 33

SHEET 6 OF 10

PLAT BOOK 17
PAGE 25E

SECTIONS 33 AND 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

Scale: 1" = 60'
60' 0 60' 120'
SCALE IN FEET

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C38	70.24'	325.00'	12°22'59"	N03°16'37"E	70.10'
C39	31.58'	20.00'	90°28'21"	S42°19'18"W	28.40'
C40	45.54'	225.00'	11°35'52"	N86°36'36"W	45.47'
C41	21.73'	800.00'	1°33'22"	S81°37'21"E	21.73'
C42	58.55'	800.00'	4°11'36"	S84°29'49"E	58.54'
C43	58.52'	800.00'	4°11'29"	S88°41'22"E	58.51'
C44	58.49'	800.00'	4°11'21"	N87°07'13"E	58.48'
C45	32.61'	800.00'	2°20'09"	N83°51'28"E	32.61'
C54	2.60'	725.00'	0°12'21"	N82°47'34"E	2.60'
C55	58.26'	725.00'	4°36'15"	N85°11'52"E	58.24'
C56	58.38'	725.00'	4°36'49"	N89°48'24"E	58.36'
C57	58.39'	725.00'	4°36'52"	S85°34'45"E	58.37'
C58	58.40'	725.00'	4°36'55"	S80°57'52"E	58.38'
C59	9.41'	725.00'	0°44'38"	S78°17'05"E	9.41'
C60	119.80'	64.00'	107°15'16"	S48°27'36"W	103.06'
C61	30.74'	20.00'	88°03'18"	S49°11'41"E	27.80'
C62	51.33'	275.00'	10°41'40"	N87°52'29"W	51.26'
C63	8.08'	275.00'	1°40'59"	N81°41'09"W	8.08'
C64	58.52'	750.00'	4°28'13"	S83°04'46"E	58.50'
C65	67.50'	750.00'	5°09'23"	S87°53'34"E	67.48'
C66	68.26'	750.00'	5°12'53"	N86°55'18"E	68.24'
C67	21.26'	750.00'	1°37'27"	N83°30'08"E	21.26'
C79	76.63'	300.00'	14°38'09"	N02°09'02"E	76.42'
C80	166.60'	89.00'	107°15'16"	S48°27'36"W	143.32'
C81	236.98'	700.00'	19°23'50"	S87°36'41"E	235.85'
C84	222.72'	775.00'	16°27'56"	S89°04'38"E	221.95'
C85	62.50'	250.00'	14°19'23"	N88°00'21"W	62.33'
C86	213.40'	114.00'	107°15'16"	S48°27'36"W	183.58'
C87	70.25'	275.00'	14°38'09"	N02°09'02"E	70.06'
C98	150.36'	124.00'	69°28'41"	S29°34'18"W	141.32'
C99	67.69'	265.00'	14°38'09"	N02°09'02"E	67.51'
C146	173.91'	462.93'	21°31'28"	S22°58'21"E	172.89'
C147	406.43'	682.93'	34°05'53"	N16°41'09"W	400.45'
C148	65.42'	492.96'	7°36'15"	S15°14'33"E	65.38'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C149	16.76'	492.96'	1°56'54"	S26°18'31"E	16.76'
C150	34.47'	492.96'	4°00'24"	S29°17'10"E	34.46'
C151	21.03'	492.96'	2°26'40"	S32°30'41"E	21.03'
C152	54.12'	492.96'	6°17'24"	S22°11'22"E	54.09'
C153	154.77'	11294.16'	0°47'06"	N88°09'54"W	154.77'
C173	248.10'	652.96'	21°46'14"	N22°50'54"W	246.61'
C174	10.00'	652.96'	0°52'39"	N11°31'28"W	10.00'
C175	130.47'	652.96'	11°26'56"	N05°21'40"W	130.26'
C176	10.00'	682.93'	0°50'21"	N11°34'03"W	10.00'

LINE TABLE		
LINE	LENGTH	BEARING
L11	13.93'	S5°10'02"E
L16	7.77'	S80°50'40"E
L17	20.00'	S82°41'24"W
L18	7.62'	S82°41'24"W
L19	21.58'	S80°50'40"E
L20	37.60'	S85°27'36"E
L21	28.09'	S85°27'36"E
L22	31.16'	N89°55'27"E
L23	34.54'	N89°55'27"E
L24	25.43'	N84°52'52"E
L25	33.01'	N84°52'52"E
L26	27.62'	N82°41'24"E
L28	34.99'	N84°49'56"E
L46	93.28'	N25°13'32"E
L47	88.88'	N61°26'09"E
L96	103.16'	N45°01'18"W
L97	59.96'	N70°18'07"W
L98	56.09'	S67°50'03"W
L99	93.35'	S38°14'55"W
L100	70.06'	S58°06'50"W
L101	77.77'	S64°18'38"W
L102	175.89'	S5°10'02"E
L131	78.81'	S89°47'51"E
L132	73.19'	N89°47'51"W

LINE TABLE		
LINE	LENGTH	BEARING
L142	59.95'	N89°47'51"W
L144	93.21'	S89°47'51"E
L177	30.00'	S77°29'01"W
L178	30.01'	N77°29'01"E
L179	30.01'	S88°42'54"W
L180	30.01'	N88°42'54"E

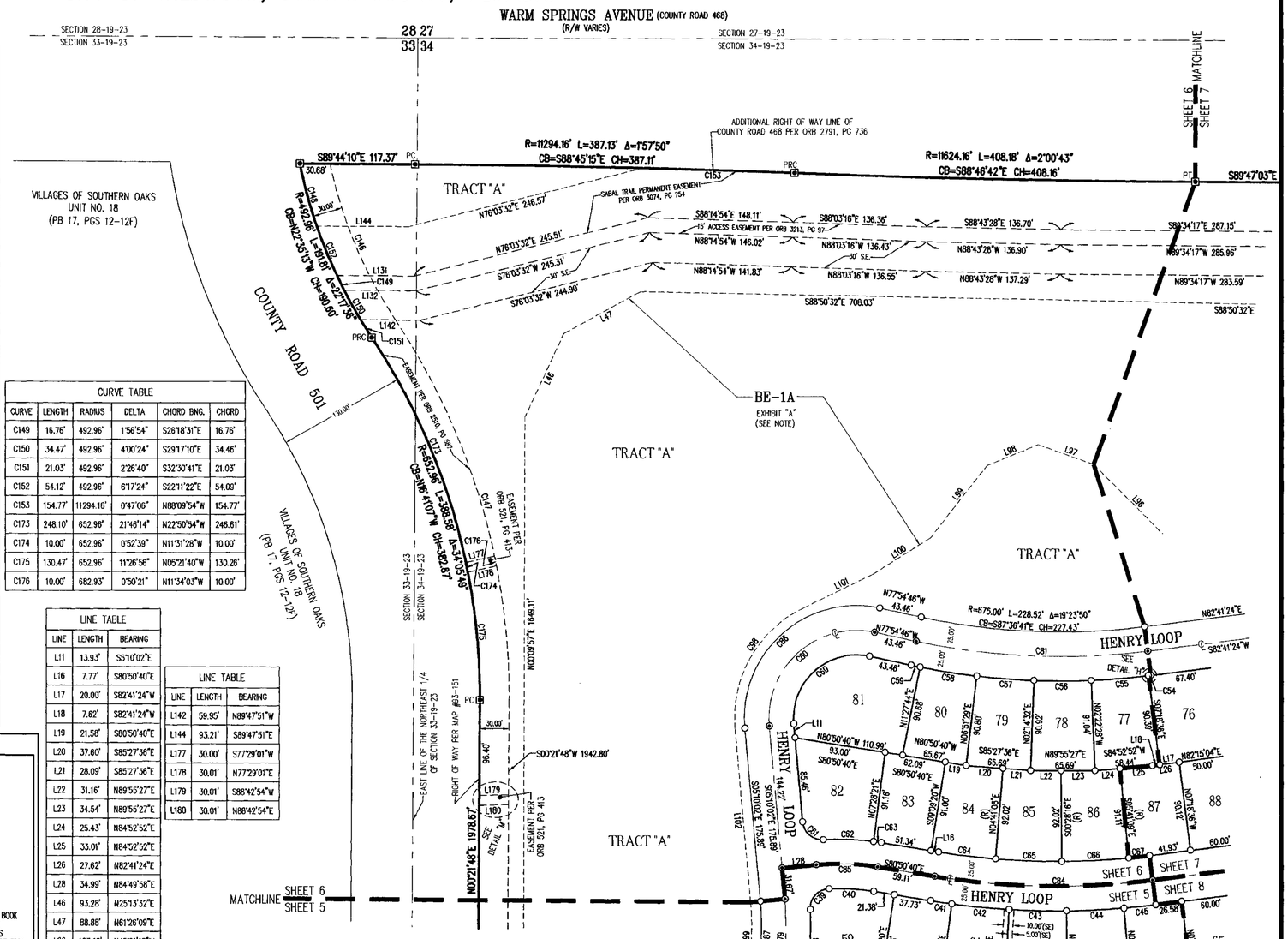
TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	1,904,471	43.721
B	28,341	0.651
C	22,837	0.524
D	4,818	0.111
E	914	0.021
F	41	0.001
G	4,542	0.104

LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709); UNLESS OTHERWISE NOTED.
- ▣ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.C. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

PB INDICATES PLAT BOOK
PC INDICATES PAGE
PGS INDICATES PAGES
SQ FT INDICATES SQUARE FEET
R/W INDICATES RIGHT-OF-WAY

NOTE
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3443, PAGE 279. (WATER AND STORMWATER RUNOFF AND RETENTION)



PREPARED BY: FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

VILLAGES OF SOUTHERN OAKS UNIT NO. 33

SHEET 7 OF 10

PLAT BOOK 17
PAGE 25F

SECTIONS 33 AND 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

Scale: 1" = 60'
60' 0 60' 120'
SCALE IN FEET

LINE TABLE		
LINE	LENGTH	BEARING
L12	45.95'	S7°18'36"E
L13	6.55'	S7°18'36"E
L14	26.00'	S7°18'36"E
L15	26.50'	S7°18'36"E
L17	20.00'	S82°41'24"W
L18	7.62'	S82°41'24"W
L22	31.16'	N89°55'27"E
L23	34.54'	N89°55'27"E
L24	25.43'	N84°52'52"E
L25	33.01'	N84°52'52"E
L26	27.62'	N82°41'24"E
L27	10.00'	N82°41'24"E
L48	38.44'	S58°41'26"E
L49	38.29'	S20°00'01"E
L50	42.03'	S15°46'35"W
L51	35.96'	S55°27'31"W
L52	148.48'	S79°12'20"W
L53	37.54'	S55°48'37"W
L54	35.94'	S16°02'24"W
L55	191.78'	S6°33'02"W
L56	93.29'	S10°23'00"E
L91	267.37'	N7°18'36"W
L92	17.15'	N34°13'06"W
L93	17.38'	N69°48'43"W
L94	273.52'	S82°40'01"W
L95	102.43'	N78°26'58"W
L96	103.16'	N45°01'18"W
L97	59.96'	N70°18'07"W
L98	56.09'	S67°50'03"W
L107	52.50'	N7°18'36"W

LINE TABLE		
LINE	LENGTH	BEARING
L133	20.00'	S0°14'27"W
L134	20.25'	S89°45'33"E
L135	85.63'	N62°40'03"W
L136	34.00'	S0°28'54"E
L137	89.97'	S79°41'38"E
L138	5.09'	S0°24'02"E
L139	5.09'	N0°24'02"W
L140	38.87'	S79°41'38"E
L141	24.86'	S79°41'38"E
L143	22.18'	N10°31'51"E
L145	28.03'	S66°20'21"E
L146	52.26'	S78°02'57"E
L147	34.57'	S66°20'21"E
L148	36.93'	S78°02'57"E
L149	28.65'	S89°45'33"E
L150	5.65'	S0°28'54"E
L151	96.50'	S79°41'38"E
L152	90.48'	N79°41'38"W
L153	55.24'	S79°41'38"E
L154	71.84'	N0°24'02"W
L155	51.50'	S0°24'02"E
L156	4.56'	S54°55'45"E
L157	15.96'	S66°20'21"E
L158	32.92'	S66°20'21"E
L159	52.37'	N89°29'59"E
L160	32.83'	S78°02'57"E
L161	6.35'	S89°45'33"E
L162	80.14'	N0°03'53"E
L163	84.49'	S0°03'53"W
L170	24.86'	N79°41'38"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG	CHORD
C44	58.49'	800.00'	4°11'21"	N87°07'13"E	58.48'
C45	32.61'	800.00'	2°20'09"	N83°51'28"E	32.61'
C46	7.54'	114.00'	3°47'30"	N80°47'39"E	7.54'
C47	58.64'	114.00'	29°28'22"	N64°09'43"E	58.00'
C48	50.44'	114.00'	25°21'02"	N36°45'01"E	50.03'
C49	50.50'	114.00'	25°22'49"	N11°23'05"E	50.09'
C50	11.95'	114.00'	6°00'17"	N04°18'28"W	11.94'
C51	55.64'	114.00'	27°57'46"	N21°17'29"W	55.09'
C52	123.43'	114.00'	62°02'14"	N56°17'29"W	117.49'
C53	100.53'	64.00'	90°00'00"	N52°18'36"W	90.51'
C54	2.60'	725.00'	0°12'21"	N82°47'34"E	2.60'
C55	58.26'	725.00'	4°36'15"	N85°11'52"E	58.24'
C56	58.38'	725.00'	4°36'49"	N89°48'24"E	58.36'
C66	68.26'	750.00'	5°12'53"	N86°55'18"E	68.24'
C67	21.26'	750.00'	1°37'27"	N83°30'08"E	21.26'
C68	100.53'	64.00'	90°00'00"	N37°41'24"E	90.51'
C81	236.98'	700.00'	19°23'50"	S87°36'41"E	235.85'
C82	139.80'	89.00'	90°00'00"	N52°18'36"W	125.87'
C83	139.80'	89.00'	90°00'00"	N37°41'24"E	125.87'
C84	222.72'	775.00'	16°27'56"	S89°04'38"E	221.95'

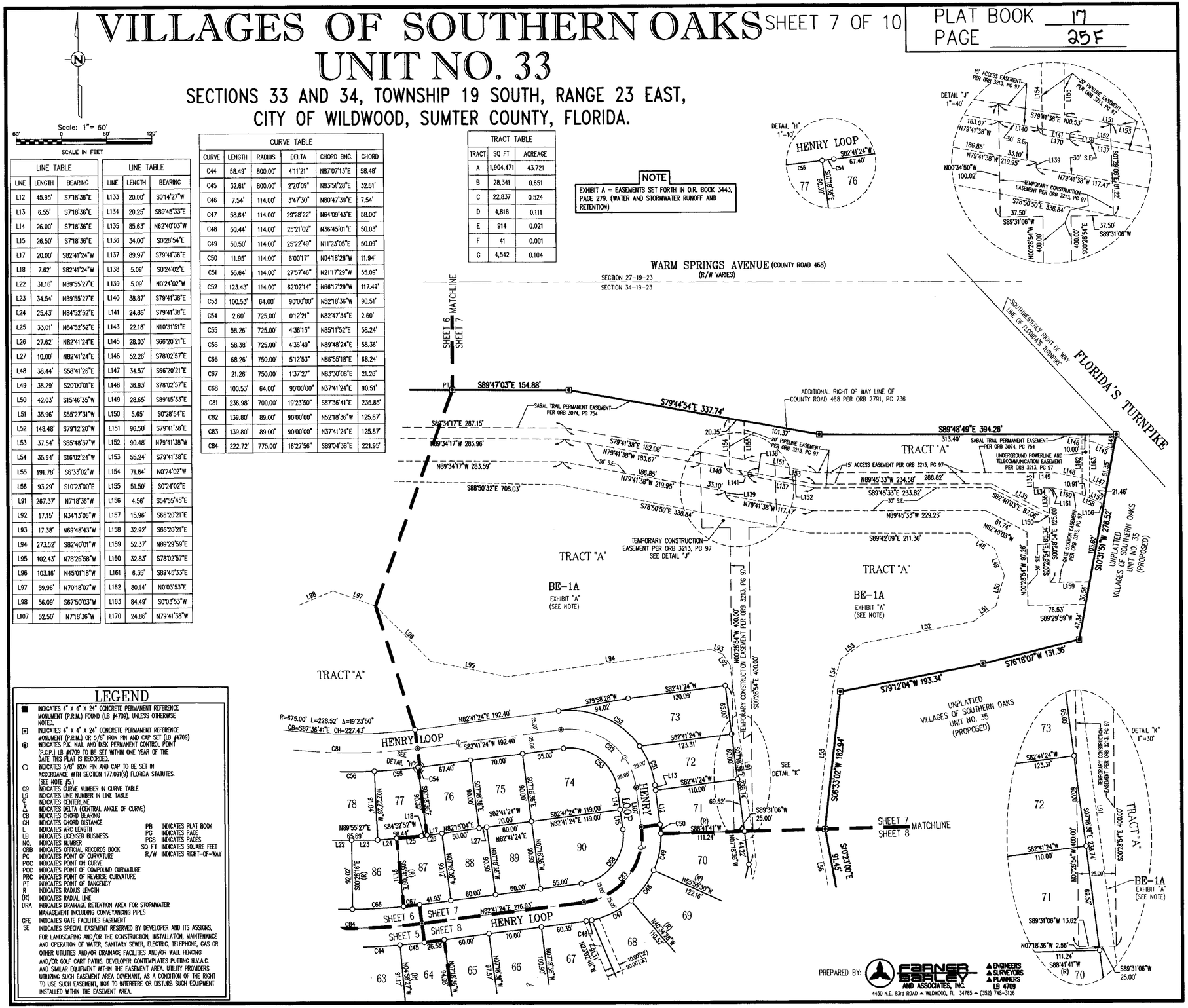
TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	1,904,471	43.721
B	28,341	0.651
C	22,837	0.524
D	4,818	0.111
E	914	0.021
F	41	0.001
G	4,542	0.104

NOTE
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3443, PAGE 279. (WATER AND STORMWATER RUNOFF AND RETENTION)

LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
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- GFE INDICATES GATE FACILITIES EASEMENT
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

PB INDICATES PLAT BOOK
PG INDICATES PAGE
PGS INDICATES PAGES
SQ FT INDICATES SQUARE FEET
R/W INDICATES RIGHT-OF-WAY



PREPARED BY: CARTER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS LB 4709
4450 N.E. 83rd ROAD ▬ WILDWOOD, FL 34785 ▬ (352) 748-3126

VILLAGES OF SOUTHERN OAKS UNIT NO. 33

PLAT BOOK 17
PAGE 25-G

SECTIONS 33 AND 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C44	58.49'	800.00'	4°11'21"	N87°07'13"E	58.48'
C45	32.61'	800.00'	2°20'09"	N83°51'28"E	32.61'
C46	7.54'	114.00'	3°47'30"	N80°47'39"E	7.54'
C47	58.64'	114.00'	29°28'22"	N64°09'43"E	58.00'
C48	50.44'	114.00'	25°21'02"	N36°45'01"E	50.03'
C49	50.50'	114.00'	25°22'49"	N11°23'05"E	50.09'
C50	11.95'	114.00'	6°00'17"	N04°18'28"W	11.94'
C66	68.26'	750.00'	5°12'53"	N86°55'18"E	68.24'
C67	21.26'	750.00'	1°37'27"	N83°30'08"E	21.26'
C68	100.53'	64.00'	90°00'01"	N37°41'24"E	90.51'
C83	139.80'	89.00'	90°00'00"	N37°41'24"E	125.87'

LINE TABLE		
LINE	LENGTH	BEARING
L9	9.31'	N81°30'28"E
L10	3.93'	N81°30'28"E
L12	45.95'	S7°18'36"E
L13	6.55'	S7°18'36"E
L14	26.00'	S7°18'36"E
L15	26.50'	S7°18'36"E
L55	191.78'	S6°33'02"W
L56	93.29'	S10°23'00"E
L57	209.51'	S14°21'30"E
L58	63.48'	S8°56'57"E
L59	211.93'	S0°38'52"E
L60	78.31'	S5°50'13"E
L61	78.24'	S10°02'29"E
L88	144.31'	N28°37'43"W
L89	559.94'	N3°59'11"W
L90	120.70'	N14°46'16"E
L91	267.37'	N7°18'36"W
L107	52.50'	N7°18'36"W

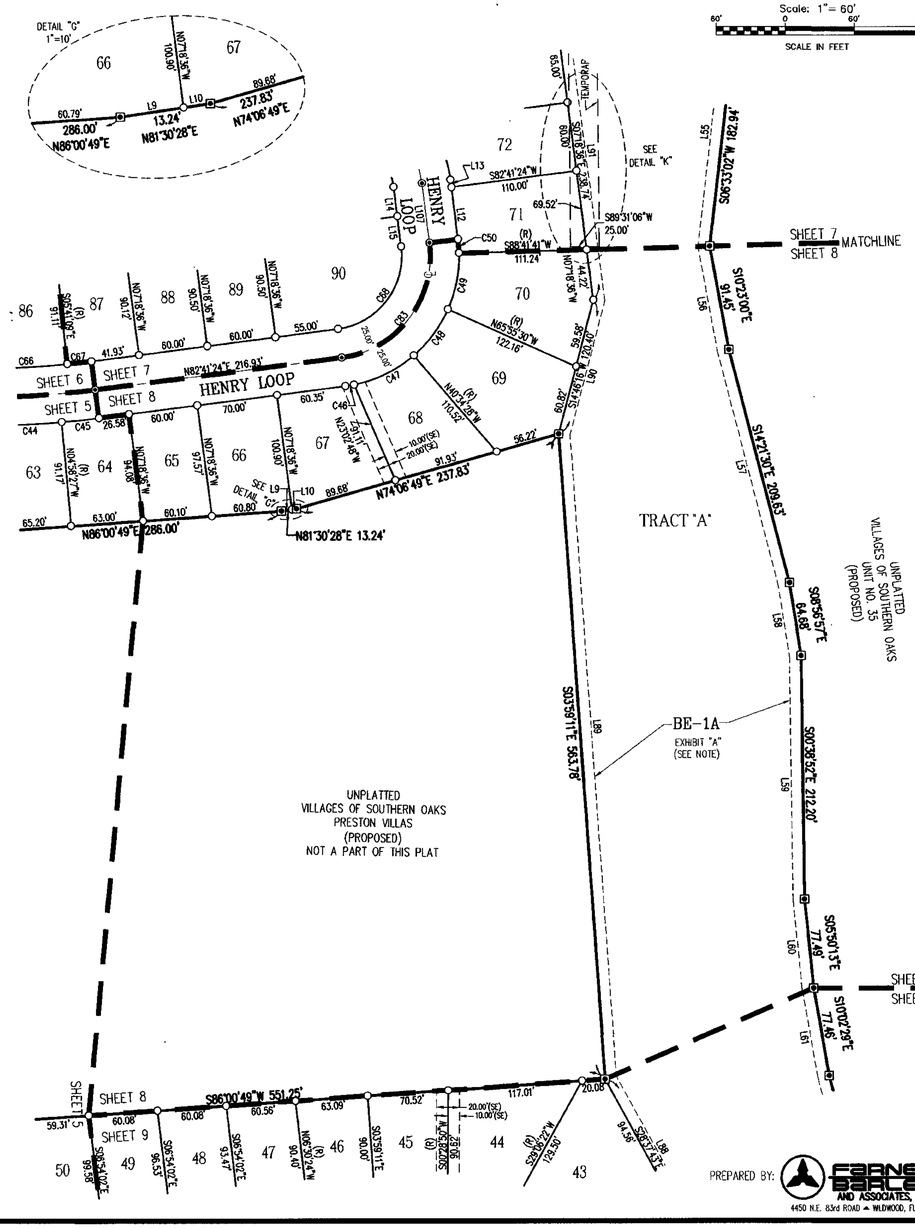
TRACT TABLE		
TRACT	SQ FT	ACREAGE
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B	28,341	0.651
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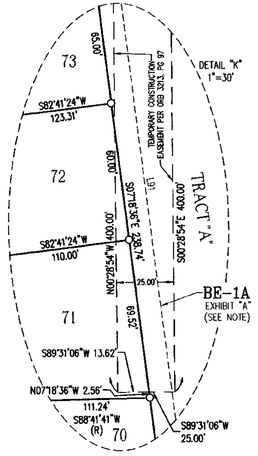
NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3443, PAGE 279. (WATER AND STORMWATER RUNOFF AND RETENTION)

LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ▣ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
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- C9 INDICATES CURVE NUMBER IN CURVE TABLE
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- NO. INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- PB INDICATES PLAT BOOK
- PG INDICATES PAGE
- PGS INDICATES PAGES
- SQ FT INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY





PREPARED BY: FARNER BARLEY AND ASSOCIATES, INC. ▲ENGINEERS ▲SURVEYORS ▲PLANNERS LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

VILLAGES OF SOUTHERN OAKS
UNIT NO. 33

SECTIONS 33 AND 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK 17
PAGE 25H

Scale: 1" = 60'
60' 0 60' 120'
SCALE IN FEET

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	100.53'	64.00'	90°00'00"	N43°51'45"E	90.51'
C16	58.86'	1025.00'	3°17'25"	N86°55'32"E	58.85'
C17	39.02'	1025.00'	2°10'52"	N84°11'24"E	39.02'
C18	13.99'	275.00'	2°54'51"	S84°33'24"W	13.99'
C19	86.94'	64.00'	77°49'50"	N55°04'17"W	80.41'
C20	160.61'	114.00'	80°43'14"	N48°30'09"E	147.65'
C21	18.46'	114.00'	9°16'47"	N03°30'09"E	18.44'
C22	2.66'	525.00'	0°17'25"	N01°16'57"W	2.66'
C23	67.48'	525.00'	7°21'51"	N05°06'35"W	67.43'
C24	67.48'	525.00'	7°21'51"	N12°28'26"W	67.43'
C25	38.51'	114.00'	19°21'22"	N25°50'02"W	38.33'
C26	50.50'	114.00'	25°22'55"	N48°12'11"W	50.09'
C27	56.96'	114.00'	28°37'32"	N75°12'24"W	56.37'
C28	8.89'	114.00'	4°28'00"	S88°14'49"W	8.89'
C29	14.30'	325.00'	2°31'13"	S84°45'13"W	14.29'
C30	2.24'	325.00'	0°23'39"	S83°17'47"W	2.24'
C31	33.97'	975.00'	1°59'47"	N84°05'51"E	33.97'
C32	65.40'	975.00'	3°50'35"	N87°01'02"E	65.38'
C73	155.61'	1000.00'	8°54'57"	N87°33'26"E	155.46'
C74	15.26'	300.00'	2°54'51"	S84°33'24"W	15.26'
C75	120.90'	89.00'	77°49'49"	N55°04'16"W	111.81'
C76	131.06'	500.00'	15°01'07"	N08°38'48"W	130.69'
C77	139.80'	89.00'	90°00'00"	N43°51'45"E	125.87'

LINE TABLE		
LINE	LENGTH	BEARING
L3	1.64'	N16°09'22"W
L31	4.07'	N88°51'45"E
L32	6.22'	N83°05'58"E
L60	78.31'	S5°50'13"E
L61	78.24'	S10°02'29"E
L62	78.26'	S14°47'21"E
L63	78.26'	S19°32'13"E
L64	78.98'	S24°17'08"E
L65	203.32'	S27°12'11"E
L66	57.16'	S4°29'41"E
L67	156.34'	S3°29'18"W
L88	144.31'	N28°37'43"W

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	1,904,471	43.721
B	28,341	0.651
C	22,837	0.524
D	4,818	0.111
E	914	0.021
F	41	0.001
G	4,542	0.104

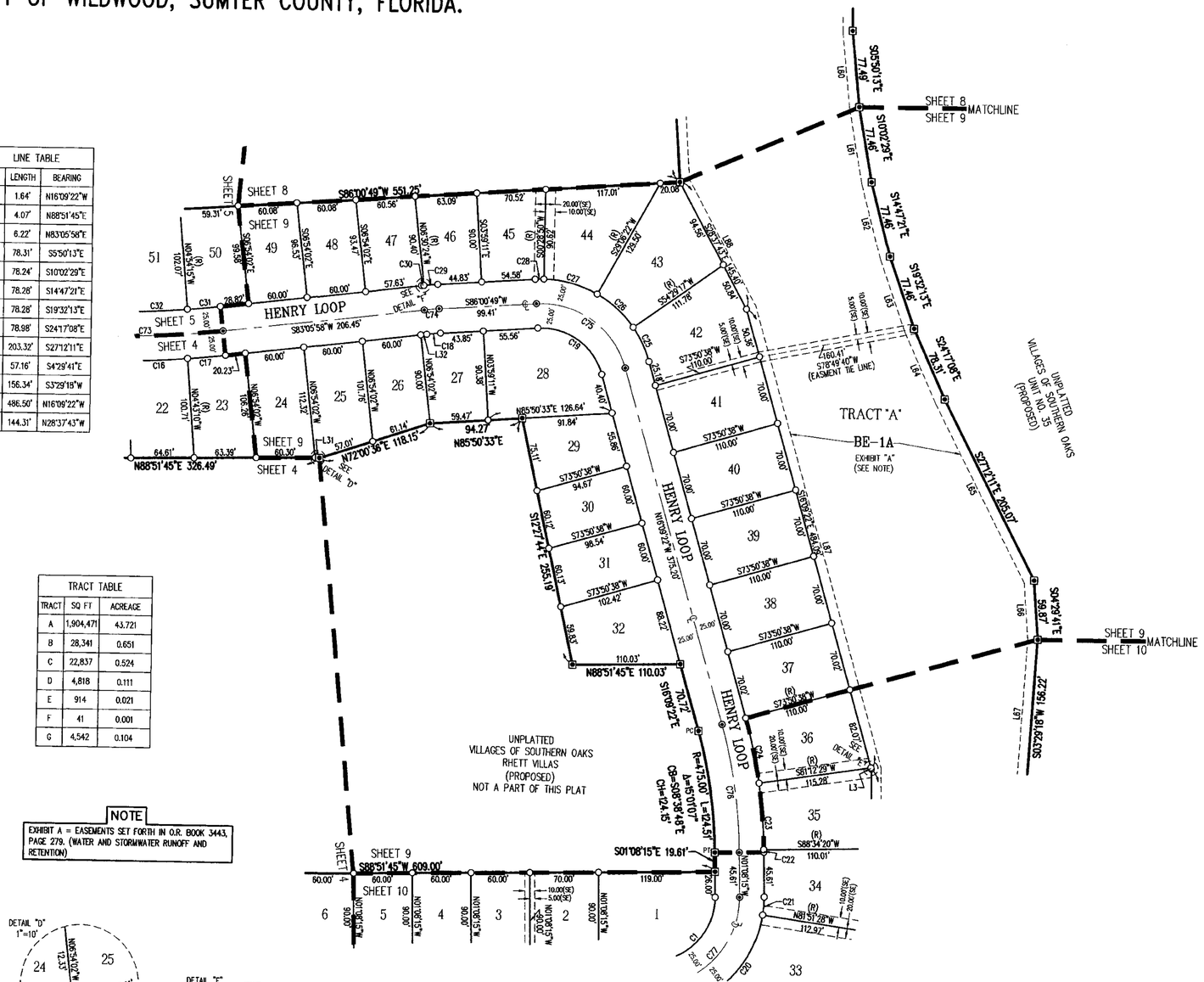
LEGEND

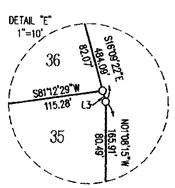
- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)

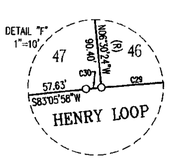
C9	INDICATES CURVE NUMBER IN CURVE TABLE		
L9	INDICATES LINE NUMBER IN LINE TABLE		
℄	INDICATES CENTERLINE		
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)		
CB	INDICATES CHORD BEARING		
CH	INDICATES CHORD DISTANCE		
L	INDICATES ARC LENGTH	PB	INDICATES PLAT BOOK
LB	INDICATES LICENSED BUSINESS	PG	INDICATES PAGE
NO.	INDICATES NUMBER	PGS	INDICATES PAGES
ORB	INDICATES OFFICIAL RECORDS BOOK	SQ FT	INDICATES SQUARE FEET
PC	INDICATES POINT OF CURVATURE	R/W	INDICATES RIGHT-OF-WAY
POC	INDICATES POINT ON CURVE		
PCC	INDICATES POINT OF COMPOUND CURVATURE		
PRC	INDICATES POINT OF REVERSE CURVATURE		
PT	INDICATES POINT OF TANGENCY		
R	INDICATES RADIUS LENGTH		
(R)	INDICATES RADIAL LINE		
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES		
GFE	INDICATES GATE FACILITIES EASEMENT		
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.		

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3443, PAGE 279. (WATER AND STORMWATER RUNOFF AND RETENTION)







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VILLAGES OF SOUTHERN OAKS
UNIT NO. 33

SECTIONS 33 AND 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 10 OF 10

PLAT BOOK 17
PAGE 25 I

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	100.53'	64.00'	90°00'00"	N43°51'45"E	90.51'
C20	160.61'	114.00'	80°43'14"	N48°30'09"E	147.65'
C21	18.46'	114.00'	9°16'47"	N03°30'09"E	18.44'
C22	2.66'	525.00'	0°17'25"	N01°16'57"W	2.66'
C23	67.48'	525.00'	7°21'51"	N05°06'35"W	67.43'
C24	67.48'	525.00'	7°21'51"	N12°28'26"W	67.43'
C76	131.06'	500.00'	15°01'07"	N08°38'48"W	130.69'
C77	139.80'	89.00'	90°00'00"	N43°51'45"E	125.87'
C92	31.42'	20.00'	90°00'00"	N46°08'15"W	28.28'
C93	31.42'	20.00'	90°00'00"	N43°51'45"E	28.28'
C94	315.36'	1283.50'	14°04'41"	N74°32'22"W	314.57'
C95	155.51'	160.00'	55°41'19"	S00°04'53"E	149.46'
C96	7.72'	160.00'	2°45'47"	N65°07'18"E	7.71'
C97	46.91'	225.00'	11°56'43"	N04°50'07"E	46.82'
C104	182.55'	740.00'	14°08'04"	S74°18'51"E	182.09'
C105	8.94'	246.50'	2°04'37"	S73°03'04"E	8.94'
C106	33.08'	20.00'	94°45'57"	S24°37'47"E	29.44'
C107	93.82'	225.00'	23°53'26"	N10°48'28"E	93.14'
C108	46.91'	225.00'	11°56'43"	N16°46'49"E	46.82'
C109	72.97'	175.00'	23°53'26"	N10°48'28"E	72.44'
C110	31.63'	20.00'	90°36'48"	N68°03'35"E	28.44'
C111	100.38'	515.50'	11°09'25"	N72°12'43"W	100.22'
C119	5.23'	3.00'	99°56'50"	N16°26'09"W	4.59'
C120	3.88'	3.00'	74°08'48"	N70°36'40"E	3.62'
C121	57.65'	1018.00'	3°14'41"	N73°56'16"W	57.64'
C122	20.15'	750.00'	1°32'22"	S74°47'25"E	20.15'
C128	99.31'	500.00'	11°22'47"	N72°05'57"W	99.14'
C145	61.07'	1200.00'	2°54'57"	N68°42'18"W	61.06'
C154	10.00'	160.00'	3°34'54"	N61°56'57"E	10.00'
C155	83.39'	200.00'	23°53'26"	N10°48'28"E	82.79'

LINE TABLE		
LINE	LENGTH	BEARING
L3	1.64'	N16°09'22"W
L34	52.39'	S66°58'29"E
L35	42.35'	S27°12'25"E
L36	141.89'	S1°08'15"E
L37	46.73'	S46°38'32"W
L38	48.08'	S71°16'20"W
L66	57.16'	S4°29'41"E
L67	156.34'	S3°29'18"W
L68	75.11'	S5°51'57"E
L69	61.44'	S16°52'53"E
L70	75.65'	S4°18'02"W
L71	94.00'	S27°45'46"W
L72	80.18'	S78°53'15"W
L73	77.64'	N72°01'23"W
L74	61.09'	N42°32'49"W
L75	53.48'	N47°24'46"W
L76	50.73'	N84°07'58"W
L77	80.56'	S87°57'43"W
L78	80.63'	N79°20'50"W
L79	44.89'	N64°50'53"W
L80	49.67'	N9°42'18"W
L81	137.37'	N1°08'15"W
L82	48.53'	N14°35'54"E
L83	53.70'	N70°04'53"E
L84	372.09'	N88°51'45"E
L85	89.54'	N15°05'06"E
L86	168.66'	N1°08'15"W
L106	200.96'	N88°51'45"E

LINE TABLE		
LINE	LENGTH	BEARING
L108	37.07'	N74°05'23"W
L109	37.39'	S22°45'11"W
L110	13.69'	S22°45'11"W
L111	13.69'	S22°45'11"W
L112	36.92'	S22°45'11"W
L113	64.26'	S67°14'49"E
L116	59.56'	S86°24'34"E
L120	89.26'	S67°14'49"E
L164	10.00'	N90°00'00"E
L165	33.21'	N0°00'00"E
L166	37.35'	N0°00'00"E
L167	75.26'	S45°00'00"E
L168	84.38'	S45°00'00"E
L169	1.95'	S90°00'00"W

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	1,904,471	43.721
B	28,341	0.651
C	22,837	0.524
D	4,818	0.111
E	914	0.021
F	41	0.001
G	4,542	0.104

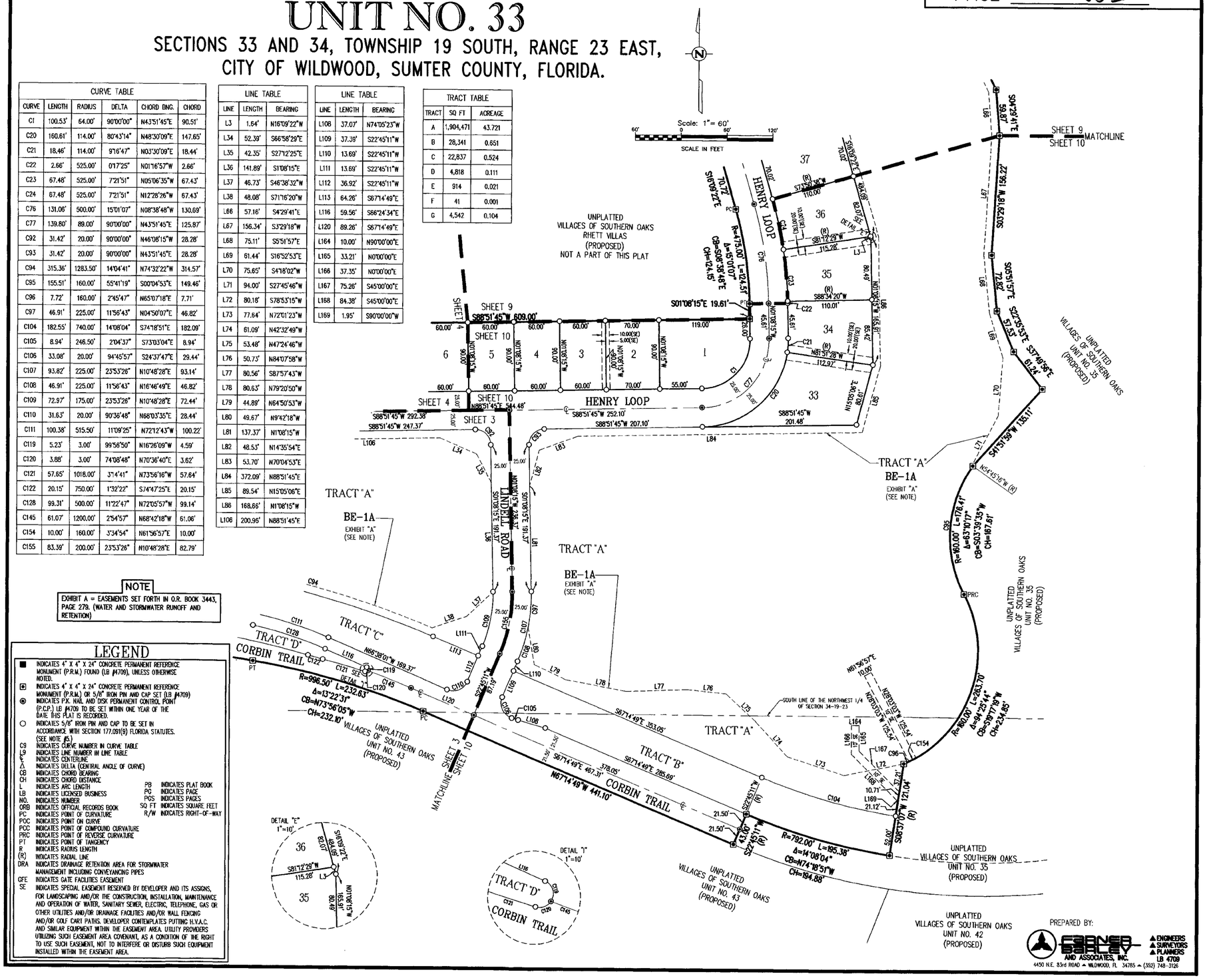
NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 3443, PAGE 279. (WATER AND STORMWATER RUNOFF AND RETENTION)

LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ⊙ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
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- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
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- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
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PB INDICATES PLAT BOOK
PG INDICATES PAGE
PGS INDICATES PAGES
SQ FT INDICATES SQUARE FEET
R/W INDICATES RIGHT-OF-WAY



PREPARED BY:

EARNEST BAILEY AND ASSOCIATES, INC.
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. OR BOOK 2948 PAGE 359

VILLAGES OF SOUTHERN OAKS UNIT NO. 34

SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

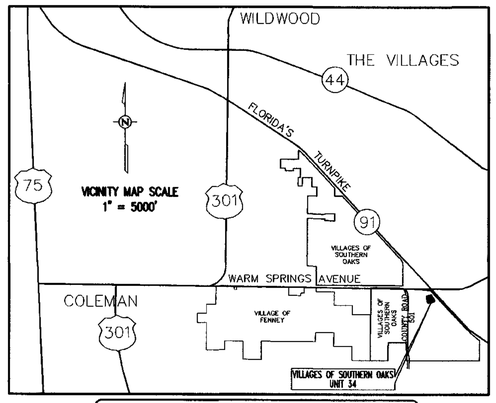
PLAT BOOK 17
PAGE 89

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE THEREOF RUN S89°48'01"E, 2645.86 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE THEREOF RUN N00°29'52"E, 141.86 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°30'08"W, 210.87 FEET; THENCE N18°03'49"E, 151.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 425.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°09'53", AN ARC DISTANCE OF 238.59 FEET TO THE POINT OF TANGENCY; THENCE N14°06'04"W, 190.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°16'23", AN ARC DISTANCE OF 171.96 FEET TO THE POINT OF TANGENCY; THENCE N12°10'18"E, 58.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 525.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°39'51", AN ARC DISTANCE OF 555.86 FEET TO THE POINT OF TANGENCY; THENCE N48°29'33"W, 191.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 475.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°50'20", AN ARC DISTANCE OF 89.86 FEET TO THE POINT OF TANGENCY; THENCE N37°39'13"W, 152.89 FEET; THENCE S52°20'47"W, 50.00 FEET TO THE POINT OF BEGINNING; THENCE S37°39'13"E, 27.97 FEET; THENCE S52°20'47"W, 27.89 FEET; THENCE S76°18'07"W, 398.76 FEET; THENCE S89°21'08"W, 18.60 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 525.00 FEET AND A CHORD BEARING AND DISTANCE OF N08°21'16"W, 109.83 FEET TO WHICH A RADIAL LINE BEARS N87°38'58"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°00'28", AN ARC DISTANCE OF 110.03 FEET TO THE POINT OF TANGENCY; THENCE N14°21'30"W, 217.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°54'32", AN ARC DISTANCE OF 63.86 FEET TO THE POINT OF TANGENCY; THENCE N06°33'02"E, 38.27 FEET; THENCE N76°18'07"E, 274.69 FEET; THENCE S16°49'55"E, 43.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°42'03", AN ARC DISTANCE OF 128.42 FEET TO THE POINT OF TANGENCY; THENCE S49°31'57"E, 7.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°01'38", AN ARC DISTANCE OF 76.44 FEET TO THE POINT OF TANGENCY; THENCE S24°30'19"E, 40.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 525.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°08'54", AN ARC DISTANCE OF 120.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.54 ACRES, MORE OR LESS.



21 LOTS - 0 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

1.) BEARINGS BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 34-19-23 AS BEING S89°48'01"E, AN ASSUMED BEARING.

2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN FEET.

4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.

6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8.) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY THE SOUTH SUMTER UTILITY COMPANY, LLC, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY SOUTHEAST WILDWOOD WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS, OR THE CITY OF WILDWOOD; AND (D) MAINTENANCE AND REPAIR OF THE SIGNAGE LOCATED ON OR ABUTTING THE SIGNAGE MAINTENANCE EASEMENT DEPICTED HEREON.

9.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES LAND COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF SOUTHERN OAKS UNIT NO. 34, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND TO THE PERPETUAL USE OF THE PUBLIC.

WITNESSES:

(1) SIGNATURE Jennifer A. Peters
PRINT NAME

(2) SIGNATURE Lisa Carnes
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: MARTIN L. DZURO, MANAGER

WITNESSES:

(1) SIGNATURE Lisa Carnes
PRINT NAME

(2) SIGNATURE Rachel Smith
PRINT NAME

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

BY: SIGNATURE
DEAN BARBERREE, CHAIRMAN

VILLAGES OF SOUTHERN OAKS UNIT NO. 34 CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES LAND COMPANY, LLC, (THE DEVELOPER) IN THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 34, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT): (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

THE DEVELOPER ALSO GRANTS TO THE DISTRICT NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER, ACROSS AND UPON ANY SPECIAL EASEMENTS SHOWN HEREON FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES LOCATED THEREIN.

THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE TRACTS LISTED ABOVE, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON AND DRAINAGE FACILITIES LOCATED WITHIN ANY SPECIAL EASEMENTS PERPETUALLY, AND MAINTAIN THE ROADWAYS AND DRAINAGE FEATURES LYING WITHIN SUCH ROADWAYS FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL

SIGNATURE Jennifer A. Peters
PRINT NAME

SIGNATURE Lisa Carnes
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: MARTIN L. DZURO, MANAGER

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF October 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Lisa Carnes
COMMISSION NO.: GG 047770
COMMISSION EXPIRES: 11-15-20

LISA CARNES
MY COMMISSION # GG 047770
EXPIRES: November 15, 2020
Bonded thru Budget Notary Services

PREPARED BY:

CARNES BARLEY AND ASSOCIATES, INC. LB 4709
▲ENGINEERS ▲SURVEYORS ▲PLANNERS
4450 N.E. 83rd ROAD - WILDWOOD, FL 34785 - (352) 748-3126

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE 10/18/18 DATE

RONALD W. HERR, P.L.S. 4907 REGISTRATION NO.
WADE SURVEYING, INC.

RONALD W. HERR LICENSED PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS 22nd DAY OF October, 2018.

ATTEST:

MELANIE D. PEAVY
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS 22nd DAY OF October, 2018.

CASSANDRA SMITH
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS 22nd DAY OF October, 2018.

ASHLEY HUNT
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. PEAVY

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

CITY ENGINEER
KIMLEY HORN AND ASSOCIATES
GENE LOSITO, P.E.

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF October 2018, BY Dean Barberree THE Chairman OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12, ON BEHALF OF THE DISTRICT, AND DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA

LISA CARNES
MY COMMISSION # GG 047770
EXPIRES: November 15, 2020
Bonded thru Budget Notary Services

PRINT NAME: Lisa Carnes SERIAL / COMM. NO. GG047770

TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 34, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE 1 DAY OF OCT. 2018; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

KATE M. JAMESON
REGISTRATION NO. 5912

10/12/18 DATE

KATE M. JAMESON LICENSE NUMBER No. 5912 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON October 30 2018, AT 10:06 A.M. FILE NUMBER 2018160039356
PLAT BOOK 17 PAGE 89-89A-B.

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

Melissa K. Worrell
PRINT NAME
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

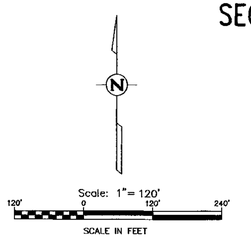
CIRCUIT COURT CLERK SEAL SUMTER COUNTY FLORIDA

VILLAGES OF SOUTHERN OAKS
UNIT NO. 34

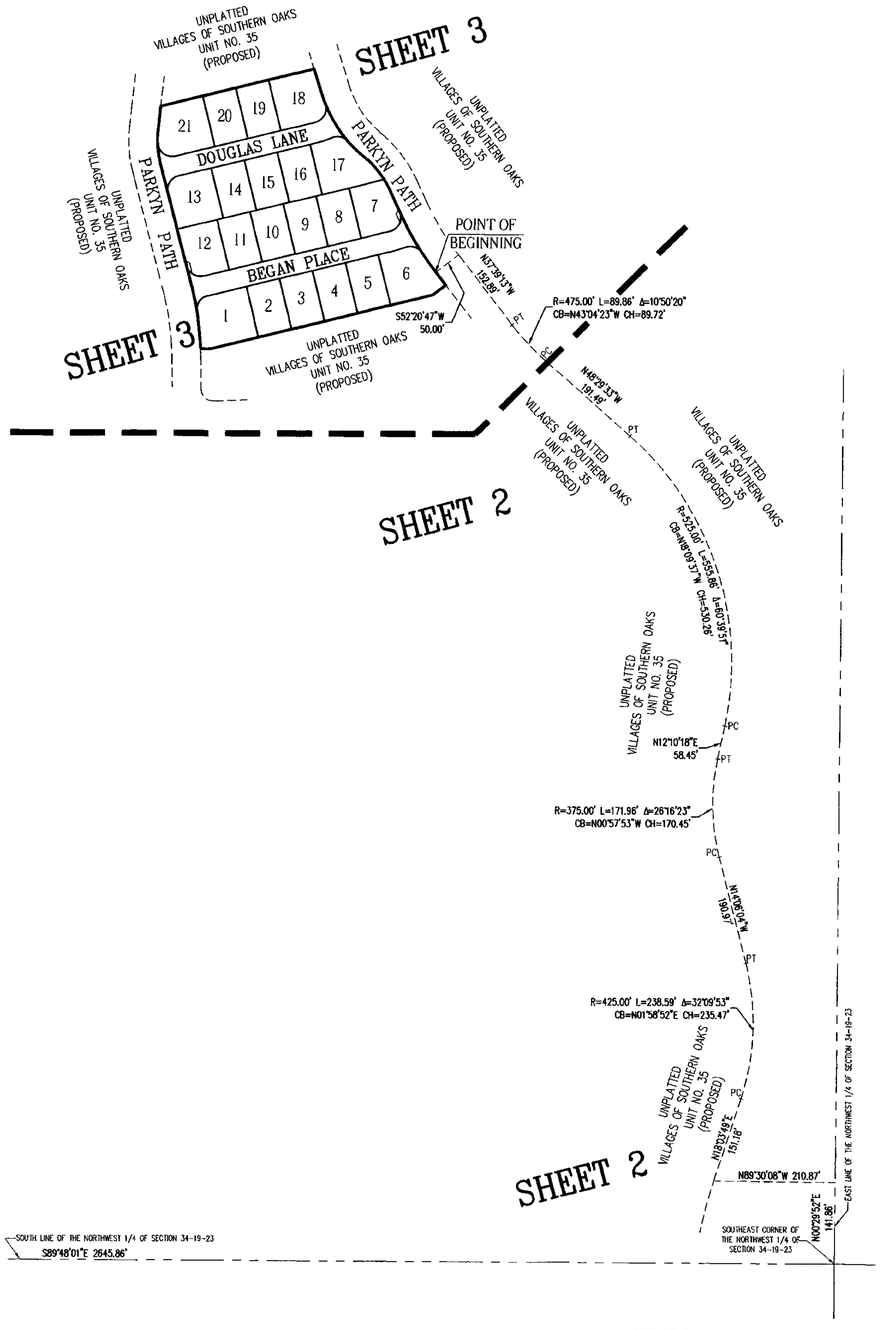
SHEET 2 OF 3

PLAT BOOK 17
PAGE 29A

SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



KEY MAP



LEGEND

■	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
▣	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
◉	INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
○	INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
C9	INDICATES CURVE NUMBER IN CURVE TABLE
L9	INDICATES LINE NUMBER IN LINE TABLE
℄	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CH	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
LB	INDICATES LICENSED BUSINESS
NO.	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
POC	INDICATES POINT ON CURVE
PCC	INDICATES POINT OF COMPOUND CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
R	INDICATES RADIUS LENGTH
(R)	INDICATES RADIAL LINE
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
GFE	INDICATES GATE FACILITIES EASEMENT
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
SME	INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.

PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PGS	INDICATES PAGES
SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY

SHEET 2

PREPARED BY:
CARNEY BAILEY AND ASSOCIATES, INC.
▲ENGINEERS
▲SURVEYORS
▲PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

VILLAGES OF SOUTHERN OAKS UNIT NO. 34

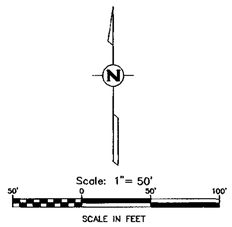
SHEET 3 OF 3

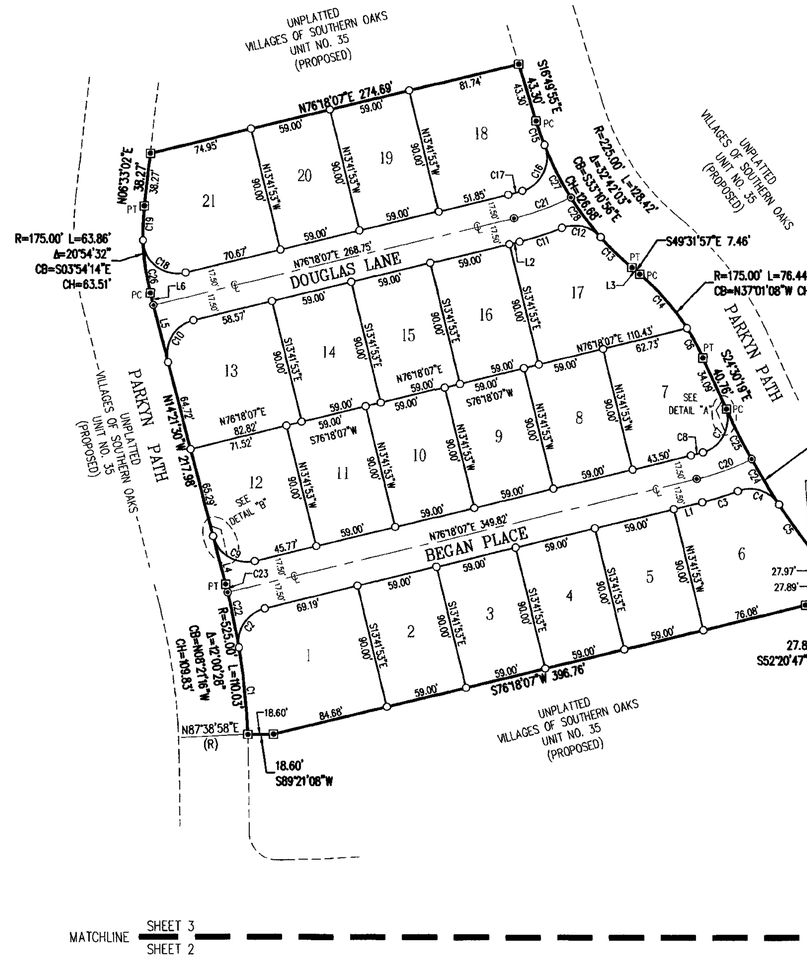
PLAT BOOK 17
PAGE 29B

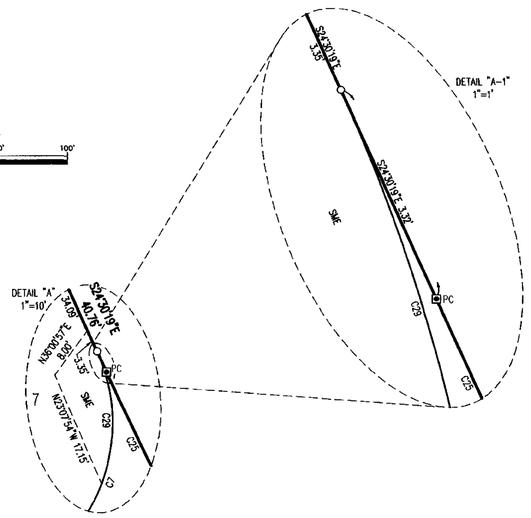
SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	63.37'	525.00'	6°54'57"	N05°48'30"W	63.33'
C2	37.34'	25.00'	85°34'05"	S33°31'04"W	33.96'
C3	27.08'	217.50'	7°08'00"	N72°44'07"E	27.06'
C4	33.89'	25.00'	77°40'45"	N71°59'30"W	31.36'
C5	41.25'	525.00'	4°30'06"	S35°24'10"E	41.24'
C6	24.16'	175.00'	7°54'37"	N28°27'37"W	24.14'
C7	42.74'	25.00'	97°57'09"	N24°28'15"E	37.72'
C8	9.09'	182.50'	2°51'17"	N74°52'28"E	9.09'
C9	38.98'	25.00'	89°20'23"	S59°01'42"E	35.15'
C10	39.56'	25.00'	90°39'37"	S30°58'18"W	35.56'
C11	32.12'	217.50'	8°27'40"	N72°04'17"E	32.09'
C12	30.85'	25.00'	70°42'17"	N76°48'25"W	28.93'
C13	31.72'	225.00'	8°04'41"	S45°29'37"E	31.70'
C14	52.28'	175.00'	17°07'02"	N40°58'27"W	52.09'
C15	18.21'	225.00'	4°38'10"	S19°08'59"E	18.20'
C16	41.20'	25.00'	94°25'03"	N25°44'27"E	36.69'
C17	10.68'	182.50'	3°21'08"	N74°37'33"E	10.68'
C18	44.55'	25.00'	102°06'37"	S52°38'35"E	38.89'
C19	24.86'	175.00'	8°08'19"	S02°28'53"W	24.84'
C20	42.51'	200.00'	12°10'40"	N70°12'46"E	42.43'
C21	44.01'	200.00'	12°36'32"	N69°59'50"E	43.92'
C22	40.61'	525.00'	4°25'55"	N11°28'56"W	40.60'
C23	6.05'	525.00'	0°39'37"	N14°01'42"W	6.05'
C24	38.56'	525.00'	4°12'30"	S31°02'53"E	38.55'
C25	40.67'	525.00'	4°26'19"	S26°43'28"E	40.66'
C26	39.01'	175.00'	12°46'14"	S07°58'23"E	38.92'
C27	42.51'	225.00'	10°49'28"	S26°52'48"E	42.44'
C28	35.98'	225.00'	9°09'44"	S36°52'24"E	35.94'
C29	19.71'	25.00'	45°10'18"	N01°55'10"W	19.20'
C30	18.31'	25.00'	41°58'15"	S35°20'38"E	17.91'

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.27'	N76°18'07"E
L2	7.69'	N76°18'07"E
L3	7.46'	S49°31'57"E
L4	36.16'	N14°21'30"W
L5	42.79'	N14°21'30"W
L6	9.02'	N14°21'30"W







LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ⊞ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
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- SME INDICATES SIGN MAINTENANCE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.

PB INDICATES PLAT BOOK
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PREPARED BY: FARNER BARLEY AND ASSOCIATES, INC.
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL. 34785 - (352) 748-3126
▲ENGINEERS
▲SURVEYORS
▲PLANNERS
LB 4709

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. OR BOOK 3129 PAGE 247

VILLAGES OF SOUTHERN OAKS UNIT NO. 35

PLAT BOOK 17
PAGE 28

SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE THEREOF RUN S89°48'01"E, 2645.86 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE THEREOF RUN N00°29'52"E, 141.86 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°30'08"W, 210.87 FEET TO THE POINT OF BEGINNING; THENCE N18°03'49"E, 151.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 425.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°09'53", AN ARC DISTANCE OF 238.59 FEET TO THE POINT OF TANGENCY; THENCE N14°06'04"W, 190.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°16'23", AN ARC DISTANCE OF 171.96 FEET TO THE POINT OF TANGENCY; THENCE N12°10'18"E, 58.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 525.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°21'03", AN ARC DISTANCE OF 76.52 FEET; THENCE ALONG A RADIAL LINE RUN S86°10'45"E, 40.09 FEET; THENCE N46°51'20"E, 52.06 FEET; THENCE S81°55'23"E, 101.92 FEET; THENCE N43°43'35"E, 112.43 FEET; THENCE N47°04'48"E, 170.48 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE RUN N42°55'12"W, 1,693.83 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 468 PER OFFICIAL RECORDS BOOK 2791, PAGE 736, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN S10°31'51"W, 276.52 FEET; THENCE S76°18'07"W, 131.36 FEET; THENCE S79°12'04"W, 193.34 FEET; THENCE S06°33'02"W, 182.94 FEET; THENCE S10°23'00"E, 91.45 FEET; THENCE S14°21'30"E, 209.63 FEET; THENCE S08°56'57"E, 64.68 FEET; THENCE S00°38'52"E, 212.20 FEET; THENCE S05°50'13"E, 77.49 FEET; THENCE S10°02'29"E, 77.46 FEET; THENCE S14°47'21"E, 77.46 FEET; THENCE S19°32'13"E, 77.46 FEET; THENCE S24°17'08"E, 78.31 FEET; THENCE S27°12'11"E, 205.07 FEET; THENCE S04°29'41"E, 59.87 FEET; THENCE S03°29'18"W, 156.22 FEET; THENCE S05°51'57"E, 72.62 FEET; THENCE S22°35'53"E, 57.53 FEET; THENCE S37°49'56"E, 61.24 FEET; THENCE S41°51'59"W, 135.11 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 160.00 FEET AND A CHORD BEARING AND DISTANCE OF S03°39'35"W, 167.61 FEET TO WHICH A RADIAL LINE BEARS N54°45'16"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°10'17", AN ARC DISTANCE OF 176.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 160.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°25'44", AN ARC DISTANCE OF 263.70 FEET; THENCE ALONG A NON-TANGENT LINE RUN S08°37'07"W, 121.04 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 792.00 FEET AND A CHORD BEARING AND DISTANCE OF N74°18'51"W, 194.88 FEET TO WHICH A RADIAL LINE BEARS S08°37'07"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°08'04", AN ARC DISTANCE OF 195.38 FEET; THENCE ALONG A RADIAL LINE RUN S22°45'11"W, 43.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 835.00 FEET AND A CHORD BEARING AND DISTANCE OF S84°55'37"E, 507.18 FEET TO WHICH A RADIAL LINE BEARS S22°45'11"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°21'36", AN ARC DISTANCE OF 515.32 FEET TO THE POINT OF TANGENCY; THENCE N77°23'35"E, 448.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 378.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°46'31", AN ARC DISTANCE OF 401.49 FEET; THENCE ALONG A RADIAL LINE RUN N48°10'06"E, 43.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 421.50 FEET AND A CHORD BEARING AND DISTANCE OF N56°33'20"W, 214.26 FEET TO WHICH A RADIAL LINE BEARS N48°10'06"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°26'53", AN ARC DISTANCE OF 216.64 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°54'25", AN ARC DISTANCE OF 29.29 FEET TO THE POINT OF TANGENCY; THENCE N12°37'39"E, 114.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 975.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°26'10", AN ARC DISTANCE OF 92.51 FEET TO THE POINT OF BEGINNING.

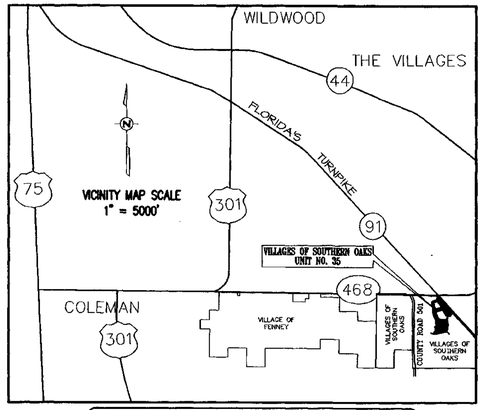
LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE THEREOF RUN S89°48'01"E, 2645.86 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE THEREOF RUN N00°29'52"E, 141.86 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°30'08"W, 210.87 FEET; THENCE N18°03'49"E, 151.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 425.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°09'53", AN ARC DISTANCE OF 238.59 FEET TO THE POINT OF TANGENCY; THENCE N14°06'04"W, 190.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°16'23", AN ARC DISTANCE OF 171.96 FEET TO THE POINT OF TANGENCY; THENCE N12°10'18"E, 58.45 FEET; THENCE N77°49'42"W, 50.00 FEET TO THE POINT OF BEGINNING; THENCE S12°10'18"W, 58.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 425.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°01'10", AN ARC DISTANCE OF 81.74 FEET; THENCE ALONG A NON-TANGENT LINE RUN S88°05'42"W, 317.40 FEET; THENCE N83°02'14"W, 59.64 FEET; THENCE N75°13'09"W, 49.70 FEET; THENCE N70°46'31"W, 64.22 FEET; THENCE N59°44'10"W, 76.93 FEET; THENCE N27°12'11"W, 265.80 FEET; THENCE N24°47'09"W, 50.13 FEET; THENCE N20°08'31"W, 58.10 FEET; THENCE N16°01'00"W, 48.10 FEET; THENCE N12°16'40"W, 50.13 FEET; THENCE N05°32'28"W, 51.03 FEET; THENCE N83°25'50"E, 59.86 FEET; THENCE N80°48'33"E, 74.74 FEET; THENCE N76°58'15"E, 74.74 FEET; THENCE N73°24'22"E, 64.05 FEET; THENCE N70°25'56"E, 63.91 FEET; THENCE N69°07'36"E, 82.78 FEET; THENCE S47°23'49"E, 178.55 FEET; THENCE S27°12'11"E, 264.39 FEET; THENCE S13°14'45"E, 46.44 FEET; THENCE N88°05'42"E, 107.11 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 475.00 FEET AND A CHORD BEARING AND DISTANCE OF S04°50'41"W, 121.16 FEET TO WHICH A RADIAL LINE BEARS N87°31'03"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°39'15", AN ARC DISTANCE OF 121.49 FEET TO THE POINT OF BEGINNING.

(CONTINUED ON SHEET 2 OF 7)

PREPARED BY:

FARNER BARLEY AND ASSOCIATES, INC.
▲ENGINEERS ▲SURVEYORS ▲PLANNERS LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126



94 LOTS – 4 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

1.) BEARINGS BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 34-19-23 AS BEING S89°48'01"E, AN ASSUMED BEARING.

2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARC IN FEET.

4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.

6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8.) TRACTS "A", "C" AND "D" ARE FOR OPEN SPACE, DRAINAGE AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, IRRIGATION, WATER AND WASTEWATER OR OTHER UTILITIES, DRAINAGE FACILITIES, LANDSCAPED AREAS, CART PATHS, PEDESTRIAN TRAILS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE. THERE IS NO INGRESS AND/OR EGRESS WITHOUT WRITTEN CONSENT BY DEVELOPER.

9.) TRACT "B" IS RESERVED BY DEVELOPER.

10.) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) TRACTS CONVEYED TO THE DISTRICT PURSUANT TO THE PLAT OF THE SUBDIVISION, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON; (B) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (C) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY SOUTH SUMTER UTILITY COMPANY, LLC, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; AND (D) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY SOUTHEAST WILDWOOD WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS, OR THE CITY OF WILDWOOD.

11.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

VILLAGES OF SOUTHERN OAKS UNIT NO. 35 CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES LAND COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A", "C" AND "D" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 35 IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT): (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

THE DEVELOPER ALSO GRANTS TO THE DISTRICT NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER, ACROSS AND UPON ANY SPECIAL EASEMENTS SHOWN HEREON FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES LOCATED THEREIN.

THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE TRACTS LISTED ABOVE, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON AND DRAINAGE FACILITIES LOCATED WITHIN ANY SPECIAL EASEMENTS PERPETUALLY, AND MAINTAIN THE ROADWAYS AND DRAINAGE FEATURES LYING WITHIN SUCH ROADWAYS FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL

SIGNATURE Jennifer A. Peters
PRINT NAME
SIGNATURE
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: _____
MARTIN L. DZURO, MANAGER

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF October 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: Lisa Carnes
COMMISSION NO.: GG 047770
COMMISSION EXPIRES: 11-15-20

LISA CARNES
MY COMMISSION # GG 047770
EXPIRES: November 15, 2020
Bonded thru Budget Notary Services

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS 2nd DAY OF October 2018.

ATTEST:

MELANIE D. PEAVY
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS 2nd DAY OF October 2018.

CASSANDRA SMITH
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS 2nd DAY OF October 2018.

ASHLEY HUNT
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. PEAVY

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

CITY ENGINEER
KIMLEY HORN AND ASSOCIATES
GENE LOSITO, P.E.

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE — 10/18/18 DATE

RONALD W. HERR, P.L.S.
WADE SURVEYING, INC.

4907
REGISTRATION NO.

STATE OF FLORIDA
REGISTERED
RONALD W. HERR
No. 4907
SURVEYOR
STATE OF FLORIDA

WITNESSES:

(1) SIGNATURE Jennifer A. Peters
PRINT NAME
(2) SIGNATURE Lisa Carnes
PRINT NAME

THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: _____
MARTIN L. DZURO, MANAGER

WITNESSES:

(1) SIGNATURE Lisa Carnes
PRINT NAME Lisa Carnes
(2) SIGNATURE Rachel Smith
PRINT NAME Rachel Smith

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

BY: _____
SIGNATURE
DEAN BARBERREE, CHAIRMAN

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF October 2018, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: Lisa Carnes
COMMISSION NO.: GG 047770
COMMISSION EXPIRES: 11-15-20

LISA CARNES
MY COMMISSION # GG 047770
EXPIRES: November 15, 2020
Bonded thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF October 2018, BY Dean Barberree THE Chairman OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12, ON BEHALF OF THE DISTRICT, AND DID NOT TAKE AN OATH.

NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: Lisa Carnes SERIAL / COMM. NO GG047770
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

LISA CARNES
MY COMMISSION # GG 047770
EXPIRES: November 15, 2020
Bonded thru Budget Notary Services

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 35, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE 1 DAY OF OCT. 2018; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

KATE M. JAMESON
REGISTRATION NO. 5912

10/12/18
DATE

KATE M. JAMESON
LICENSE NUMBER
No. 5912
SEAL
STATE OF FLORIDA
REGISTERED SURVEYOR & MAPPER

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON October 30 2018, AT 10:00 AM FILE NUMBER 2018600354 PLAT BOOK 17 PAGE 26-28A-F.

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA.

Mellissa K. Ubell
PRINT NAME
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

CIRCUIT COURT CLERK
SUMTER COUNTY FLORIDA

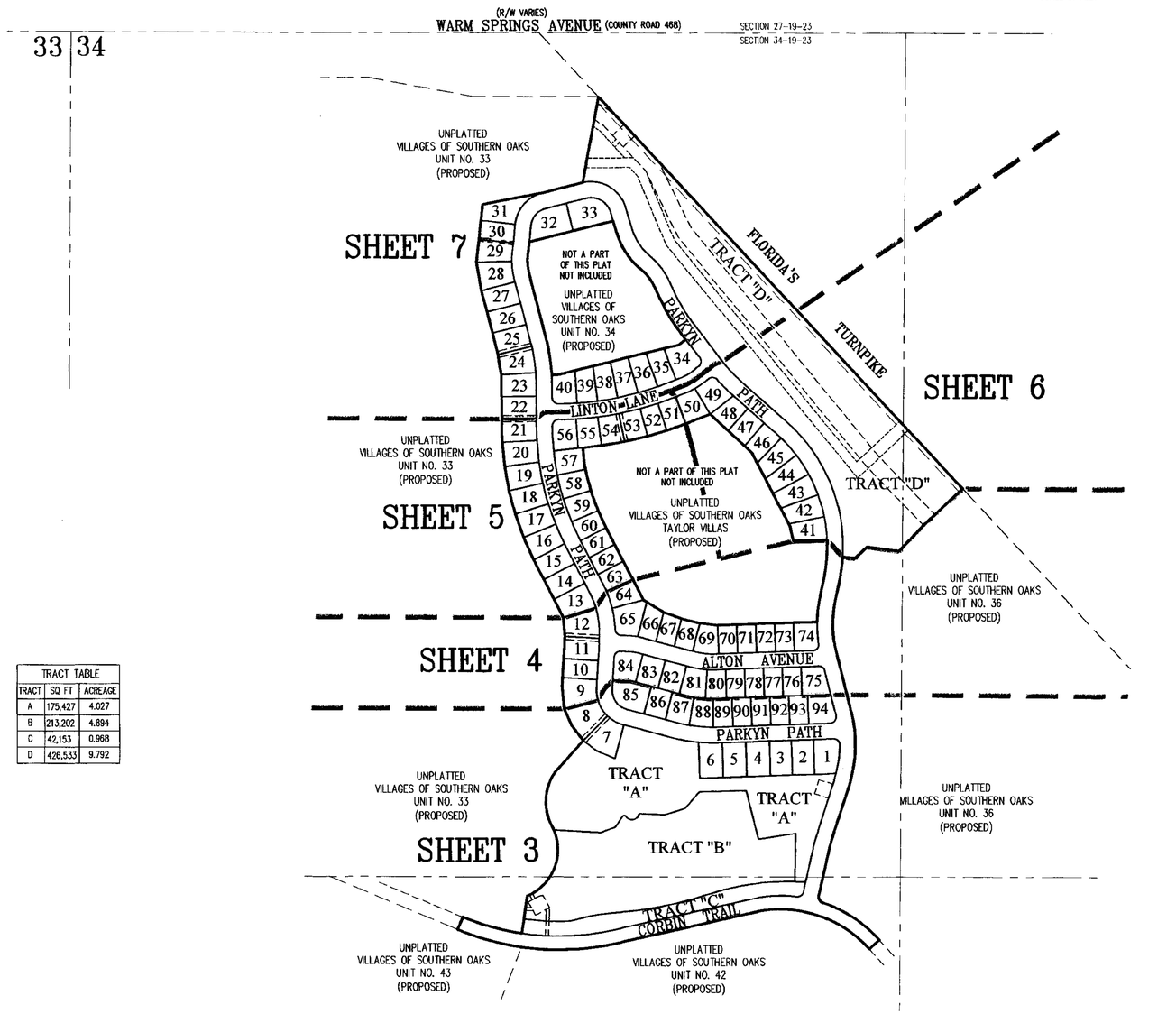
VILLAGES OF SOUTHERN OAKS UNIT NO. 35

SHEET 2 OF 7

PLAT BOOK 17
PAGE 28A

SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

KEY MAP



Scale: 1" = 200'
200' 0 200' 400'
SCALE IN FEET

LEGAL DESCRIPTION

(CONTINUED FROM SHEET 1 OF 7)

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE THEREOF RUN S89°48'01"E, 2645.86 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE THEREOF RUN N00°29'52"E, 141.86 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°30'08"W, 210.87 FEET; THENCE N18°03'49"E, 151.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 425.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°09'53", AN ARC DISTANCE OF 238.59 FEET TO THE POINT OF TANGENCY; THENCE N14°06'04"W, 190.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°16'23", AN ARC DISTANCE OF 171.96 FEET TO THE POINT OF TANGENCY; THENCE N12°10'18"E, 58.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 525.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°39'51", AN ARC DISTANCE OF 555.86 FEET TO THE POINT OF TANGENCY; THENCE N48°29'33"W, 191.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 475.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°50'20", AN ARC DISTANCE OF 89.86 FEET TO THE POINT OF TANGENCY; THENCE N37°39'13"W, 152.89 FEET; THENCE S52°20'47"W, 50.00 FEET TO THE POINT OF BEGINNING; THENCE S37°39'13"E, 27.97 FEET; THENCE S52°20'47"W, 27.89 FEET; THENCE S76°18'07"W, 396.76 FEET; THENCE S89°21'08"W, 18.60 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 525.00 FEET AND A CHORD BEARING AND DISTANCE OF N08°21'16"W, 109.83 FEET TO WHICH A RADIAL LINE BEARS N87°38'58"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°00'28", AN ARC DISTANCE OF 110.03 FEET TO THE POINT OF TANGENCY; THENCE N14°21'30"W, 217.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°54'32", AN ARC DISTANCE OF 63.86 FEET TO THE POINT OF TANGENCY; THENCE N06°33'02"E, 38.27 FEET; THENCE N76°18'07"E, 274.69 FEET; THENCE S16°49'55"E, 43.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°42'03", AN ARC DISTANCE OF 128.42 FEET TO THE POINT OF TANGENCY; THENCE S49°31'57"E, 7.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°01'38", AN ARC DISTANCE OF 76.44 FEET TO THE POINT OF TANGENCY; THENCE S24°30'19"E, 40.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 525.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°08'54", AN ARC DISTANCE OF 120.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.64 ACRES, MORE OR LESS.

LEGEND

■	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
⊡	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
◉	INDICATES P.K. NAIL AND DISC PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
○	INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
C9	INDICATES CURVE NUMBER IN CURVE TABLE
L9	INDICATES LINE NUMBER IN LINE TABLE
℄	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CH	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
LB	INDICATES LICENSED BUSINESS
NO.	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
POC	INDICATES POINT ON CURVE
PCC	INDICATES POINT OF COMPOUND CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
R	INDICATES RADIUS LENGTH
(R)	INDICATES RADIAL LINE
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
GFE	INDICATES GATE FACILITIES EASEMENT
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PGS	INDICATES PAGES
SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	175,427	4.027
B	213,202	4.894
C	42,153	0.968
D	426,533	9.792

PREPARED BY:
FARNER BARLEY AND ASSOCIATES, INC.
▲ENGINEERS
▲SURVEYORS
▲PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

VILLAGES OF SOUTHERN OAKS UNIT NO. 35

SHEET 3 OF 7

PLAT BOOK 17
PAGE 28B

SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	170.77'	400.00'	24°27'42"	N05°49'57"E	169.48'
C2	53.78'	400.00'	7°42'11"	N10°14'59"W	53.74'
C15	25.66'	375.00'	3°55'15"	N16°08'11"E	25.66'
C16	90.59'	375.00'	13°50'31"	N07°13'18"E	90.37'
C17	32.19'	20.00'	92°12'22"	N45°48'08"W	28.82'
C18	66.89'	525.00'	7°18'00"	S88°15'18"E	66.85'
C19	86.00'	525.00'	9°23'09"	S79°54'44"E	85.90'
C20	58.76'	114.00'	29°31'52"	S80°27'14"E	58.11'
C21	60.62'	114.00'	30°28'05"	S30°27'16"E	59.91'
C22	37.22'	114.00'	18°42'32"	S05°51'57"E	37.06'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C87	87.92'	64.00'	78°42'28"	S35°51'55"E	81.17'
C88	43.04'	475.00'	5°11'29"	S77°48'54"E	43.02'
C89	76.95'	475.00'	9°16'57"	S85°03'07"E	76.87'
C90	18.34'	475.00'	2°12'43"	N89°12'03"E	18.34'
C91	35.67'	20.00'	102°11'46"	N36°59'49"E	31.13'
C93	20.27'	55.00'	21°06'56"	S71°42'50"W	20.15'
C94	10.00'	792.00'	0°43'24"	S87°07'58"E	10.00'
C95	7.72'	160.00'	2°45'47"	N65°07'18"E	7.71'
C96	10.00'	160.00'	3°34'54"	N61°56'57"E	10.00'

LINE TABLE		
LINE	LENGTH	BEARING
L8	30.85'	N61°09'25"E
L9	10.49'	S61°09'56"E
L10	21.82'	S51°05'04"W

LEGEND

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- ▣ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
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- PB INDICATES PLAT BOOK
- PG INDICATES PAGE
- PGS INDICATES PAGES
- SQ FT INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY

DETAIL "H" (SCALE 1"=10')

DETAIL "G" (SCALE 1"=20')

Scale: 1" = 60'
SCALE IN FEET

PARKYN PATH

CORBIN TRAIL

TRACT "A"

TRACT "B"

TRACT "C"

UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 33 (PROPOSED)

UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 36 (PROPOSED)

UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 42 (PROPOSED)

UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 43 (PROPOSED)

SHEET 3 MATCHLINE

SHEET 4 MATCHLINE

POINT OF BEGINNING

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 34-19-23 FOUND NAIL & DISK LB #4709

SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 34-19-23

SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 34-19-23

EAST LINE OF THE NORTHWEST 1/4 OF SECTION 34-19-23

EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 34-19-23

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	175,427	4.027
B	213,202	4.894
C	42,153	0.968
D	426,533	9.792

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C97	24.83'	100.00'	14°13'40"	N80°51'18"E	24.77'
C98	138.47'	745.00'	10°38'59"	S86°42'22"E	138.28'
C99	29.46'	20.00'	84°23'34"	N54°49'26"E	26.87'
C100	15.96'	160.00'	5°42'55"	N25°04'08"W	15.95'
C101	247.74'	160.00'	88°42'49"	N22°08'46"E	223.72'
C102	74.50'	792.00'	5°23'23"	S84°04'34"E	74.47'
C103	34.38'	842.00'	2°20'22"	N87°36'15"W	34.38'

PREPARED BY:
CARLTON BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL. 34785 ▲ (352) 748-3126

VILLAGES OF SOUTHERN OAKS
UNIT NO. 35

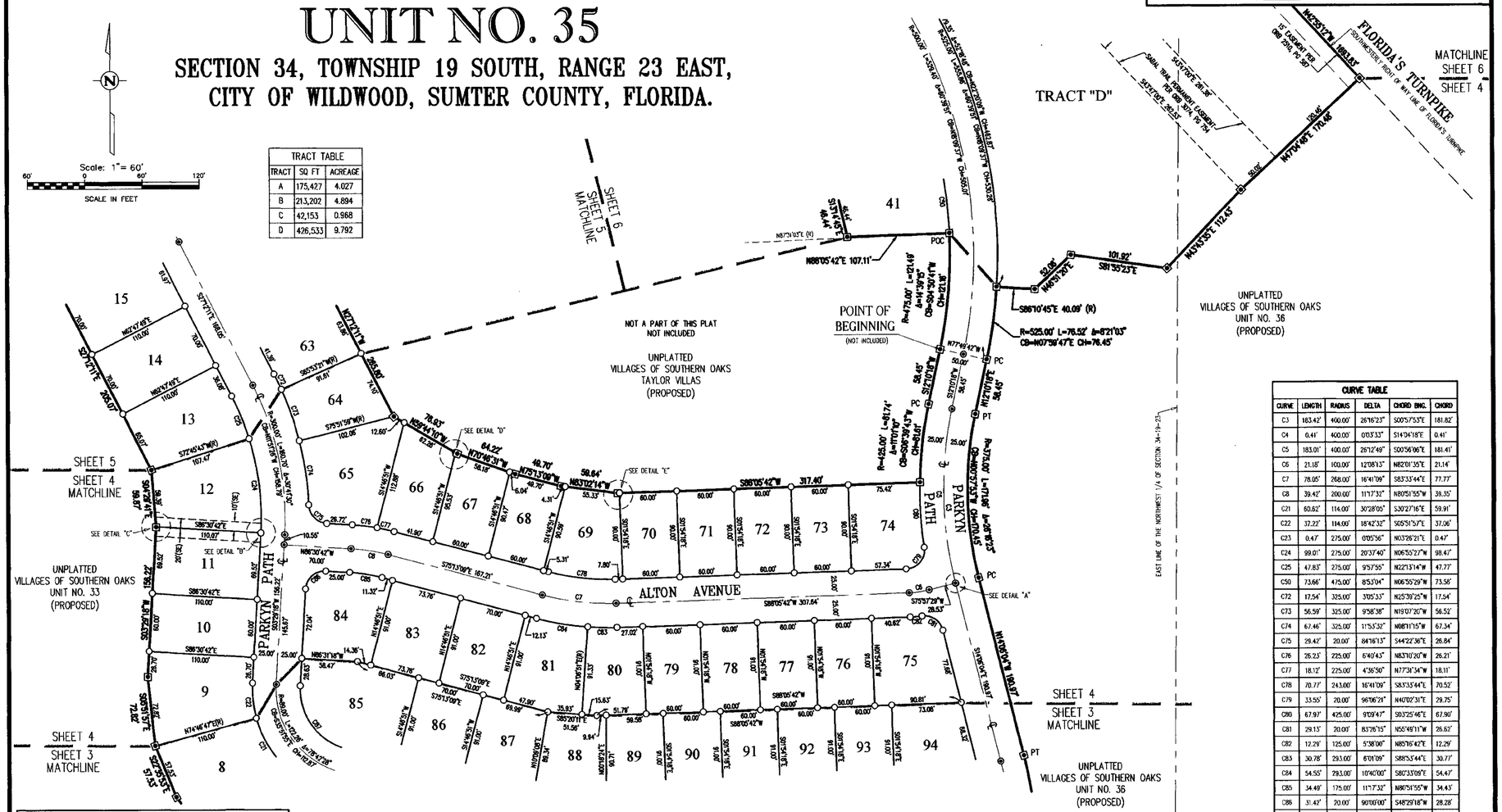
SHEET 4 OF 7

PLAT BOOK 17
PAGE 28 C

SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

Scale: 1" = 60'
60' 0 60' 120'
SCALE IN FEET

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	175,427	4.027
B	213,202	4.894
C	42,153	0.968
D	426,533	9.792



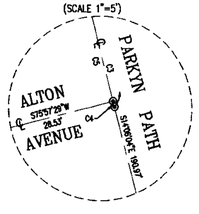
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C3	183.42'	400.00'	26°16'23"	S00°57'53"E	181.82'
C4	0.41'	400.00'	0°03'33"	S14°04'18"E	0.41'
C5	183.01'	400.00'	26°12'49"	S00°56'06"E	181.41'
C6	21.18'	100.00'	12°08'13"	N82°01'35"E	21.14'
C7	78.05'	268.00'	16°41'09"	S83°33'44"E	77.77'
C8	39.42'	200.00'	11°17'32"	N80°51'55"W	39.35'
C21	60.62'	114.00'	30°28'05"	S30°27'16"E	59.91'
C22	37.22'	114.00'	18°42'32"	S05°51'57"E	37.06'
C23	0.47'	275.00'	0°05'56"	N03°26'21"E	0.47'
C24	99.01'	275.00'	20°37'40"	N06°55'27"W	98.47'
C25	47.83'	275.00'	9°57'55"	N22°13'14"W	47.77'
C50	73.66'	475.00'	8°53'04"	N06°55'29"W	73.58'
C72	17.54'	325.00'	3°05'33"	N25°39'25"W	17.54'
C73	56.59'	325.00'	9°58'38"	N19°07'20"W	56.52'
C74	67.46'	325.00'	11°53'32"	N08°11'15"W	67.34'
C75	29.42'	20.00'	84°16'13"	S44°22'36"E	26.84'
C76	26.23'	225.00'	6°40'43"	N83°10'20"W	26.21'
C77	18.12'	225.00'	4°36'56"	N77°31'34"W	18.11'
C78	70.77'	243.00'	16°41'09"	S83°33'44"E	70.52'
C79	33.55'	20.00'	96°06'21"	N40°02'31"E	29.75'
C80	67.97'	425.00'	9°09'47"	S03°25'46"E	67.90'
C81	29.13'	20.00'	83°26'15"	N55°46'11"W	26.63'
C82	12.29'	125.00'	5°38'00"	N85°16'42"E	12.29'
C83	30.78'	293.00'	6°01'09"	S88°53'44"E	30.77'
C84	54.55'	293.00'	10°40'00"	S80°33'09"E	54.47'
C85	34.49'	175.00'	11°17'32"	N80°51'55"W	34.43'
C86	31.42'	20.00'	90°00'00"	S48°29'18"W	28.28'
C87	87.92'	64.00'	78°42'28"	S35°51'55"E	81.17'

LEGEND

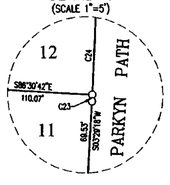
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PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PGS	INDICATES PAGES
SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY

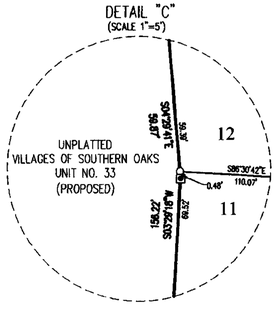
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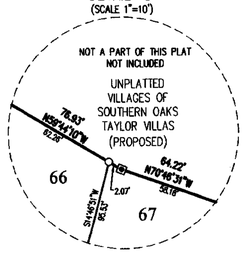
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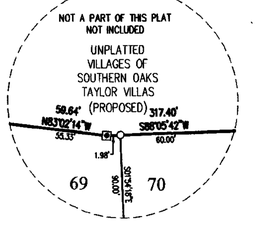
DETAIL "C"
(SCALE 1"=5')



DETAIL "D"
(SCALE 1"=10')



DETAIL "E"
(SCALE 1"=10')



PREPARED BY:

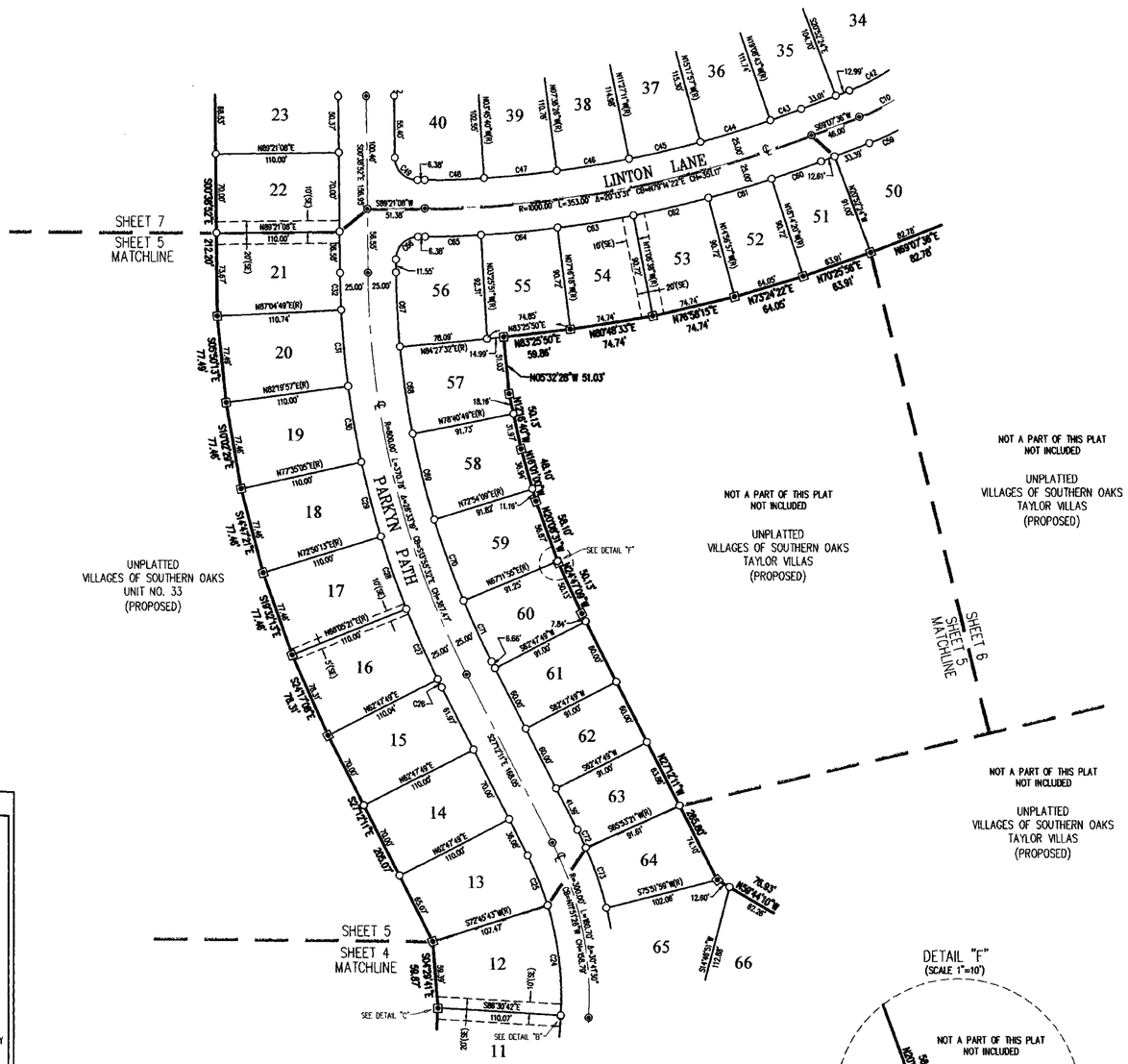
FARNSWORTH BARLEY AND ASSOCIATES, INC.
▲ENGINEERS
▲SURVEYORS
▲PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL. 34785 ▲ (352) 748-3126

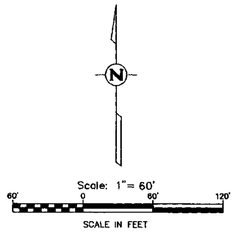
VILLAGES OF SOUTHERN OAKS
UNIT NO. 35

SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK 17
PAGE 28D

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C10	58.53'	200.00'	16°46'49"	N60°44'12"E	58.31'
C24	99.01'	275.00'	20°37'40"	N06°55'27"W	98.47'
C25	47.83'	275.00'	9°57'55"	N22°13'14"W	47.77'
C26	8.03'	825.00'	0°33'28"	S26°55'27"E	8.03'
C27	68.17'	825.00'	4°44'04"	S24°16'41"E	68.15'
C28	68.36'	825.00'	4°44'52"	S19°32'13"E	68.34'
C29	68.36'	825.00'	4°44'52"	S14°47'21"E	68.34'
C30	68.36'	825.00'	4°44'52"	S10°02'29"E	68.34'
C31	68.36'	825.00'	4°44'52"	S05°17'37"E	68.34'
C32	32.71'	825.00'	2°16'19"	S01°47'02"E	32.71'
C42	51.25'	175.00'	16°46'50"	N60°44'12"E	51.07'
C43	29.40'	975.00'	1°43'40"	N69°59'27"E	29.40'
C44	65.45'	975.00'	3°50'46"	N72°46'40"E	65.44'
C45	65.45'	975.00'	3°50'46"	N76°37'26"E	65.44'
C46	65.45'	975.00'	3°50'46"	N80°28'11"E	65.44'
C47	65.45'	975.00'	3°50'46"	N84°18'57"E	65.44'
C48	52.98'	975.00'	3°06'48"	N87°47'44"E	52.97'
C49	31.42'	20.00'	90°00'00"	S45°38'52"E	28.28'
C59	33.19'	225.00'	8°27'09"	N64°54'02"E	33.16'
C60	47.13'	1025.00'	2°38'04"	N70°26'38"E	47.12'
C61	58.85'	1025.00'	3°17'23"	N73°24'21"E	58.84'
C62	68.67'	1025.00'	3°50'19"	N76°58'13"E	68.66'
C63	68.67'	1025.00'	3°50'20"	N80°48'32"E	68.66'
C64	68.71'	1025.00'	3°50'27"	N84°38'55"E	68.70'
C65	49.78'	1025.00'	2°46'59"	N87°57'38"E	49.78'
C66	31.42'	20.00'	90°00'02"	S44°21'08"W	28.28'
C67	66.19'	775.00'	4°53'36"	S03°05'40"E	66.17'
C68	78.16'	775.00'	5°46'43"	S08°25'49"E	78.13'
C69	78.15'	775.00'	5°46'40"	S14°12'31"E	78.12'
C70	77.15'	775.00'	5°42'14"	S19°56'58"E	77.12'
C71	59.54'	775.00'	4°24'07"	S25°00'08"E	59.53'
C72	17.54'	325.00'	3°05'33"	N25°39'25"W	17.54'
C73	56.59'	325.00'	9°58'38"	N19°07'20"W	56.52'



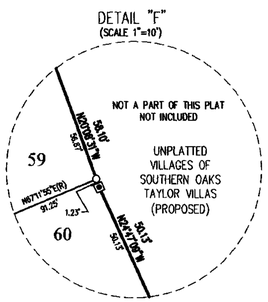


TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	175,427	4.027
B	213,202	4.894
C	42,153	0.968
D	426,533	9.792

LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
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- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

- PB INDICATES PLAT BOOK
- PG INDICATES PAGE
- PGS INDICATES PAGES
- SQ FT INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY



PREPARED BY:
EBANER BERRY AND ASSOCIATES, INC.
▲ENGINEERS
▲SURVEYORS
▲PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL. 34785 ▲ (352) 748-3126

VILLAGES OF SOUTHERN OAKS
UNIT NO. 35

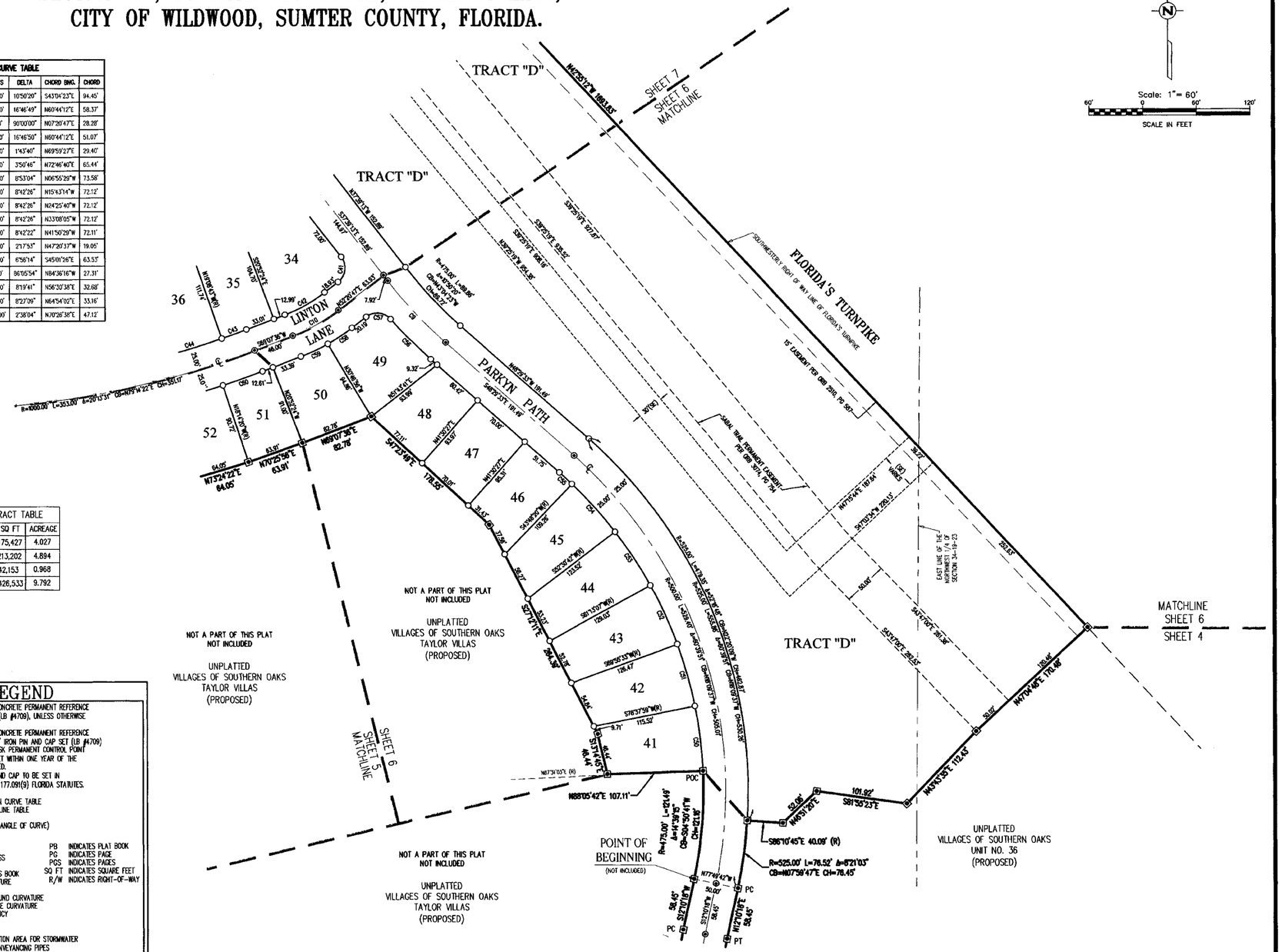
SHEET 6 OF 7

PLAT BOOK 17
PAGE 38 E

SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C9	94.59'	500.00'	10°50'20"	S43°04'23"E	94.45'
C10	58.57'	200.00'	16°46'49"	N60°44'12"E	58.37'
C41	31.42'	20.00'	90°00'00"	N07°20'47"E	28.28'
C42	51.25'	175.00'	16°46'50"	N60°44'12"E	51.07'
C43	29.40'	975.00'	1°43'40"	N69°59'27"E	29.40'
C44	65.45'	975.00'	3°50'46"	N72°46'40"E	65.44'
C50	73.66'	475.00'	8°53'04"	N06°55'29"W	73.58'
C51	72.18'	475.00'	8°42'26"	N15°43'14"W	72.12'
C52	72.18'	475.00'	8°42'26"	N24°25'40"W	72.12'
C53	72.18'	475.00'	8°42'26"	N33°08'05"W	72.12'
C54	72.18'	475.00'	8°42'22"	N41°50'29"W	72.11'
C55	19.05'	475.00'	2°17'53"	N47°20'37"W	19.05'
C56	63.57'	525.00'	6°56'14"	S45°01'26"E	63.53'
C57	30.05'	20.00'	86°05'54"	N84°36'16"W	27.31'
C58	32.70'	225.00'	8°19'41"	N56°30'38"E	32.68'
C59	33.19'	225.00'	8°27'09"	N64°54'02"E	33.16'
C60	47.13'	1025.00'	2°38'04"	N70°26'38"E	47.12'

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	175,427	4.027
B	213,202	4.894
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PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PGS	INDICATES PAGES
SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY

PREPARED BY:
FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS
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LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

VILLAGES OF SOUTHERN OAKS
UNIT NO. 35

SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 7 OF 7

PLAT BOOK 17
PAGE 28 F

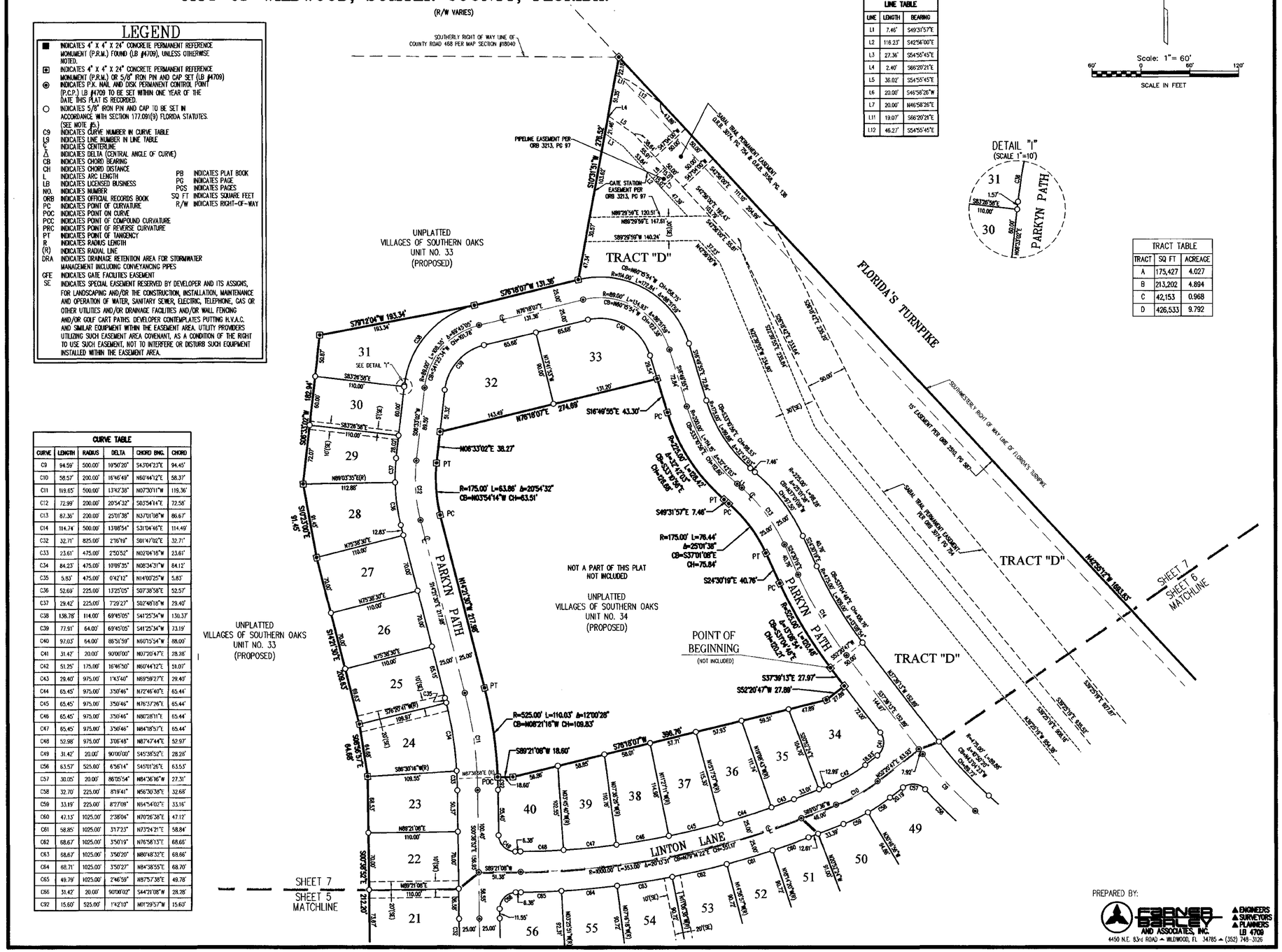
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L9	INDICATES LINE NUMBER IN LINE TABLE
℄	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CH	INDICATES CHORD DISTANCE
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LB	INDICATES LICENSED BUSINESS
NO.	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
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PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
R	INDICATES RADIUS LENGTH
(R)	INDICATES RADIAL LINE
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
GFE	INDICATES GATE FACILITIES EASEMENT
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PGS	INDICATES PAGES
SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.46'	S49°31'57"E
L2	116.23'	S42°56'00"E
L3	27.36'	S54°56'45"E
L4	2.40'	S66°20'21"E
L5	36.02'	S54°55'45"E
L6	20.00'	S46°56'26"W
L7	20.00'	N46°58'26"E
L11	19.07'	S66°20'21"E
L12	46.27'	S54°55'45"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C9	94.59'	500.00'	10°50'20"	S43°04'23"E	94.45'
C10	58.57'	200.00'	16°46'49"	N60°44'12"E	58.37'
C11	119.65'	500.00'	13°42'38"	N07°30'11"W	119.36'
C12	72.99'	200.00'	20°54'32"	S03°54'14"E	72.58'
C13	87.36'	200.00'	25°01'38"	N37°01'08"W	86.67'
C14	114.74'	500.00'	13°08'54"	S31°04'46"E	114.49'
C32	32.71'	825.00'	2°16'19"	S01°47'02"E	32.71'
C33	23.61'	475.00'	2°50'52"	N02°04'18"W	23.61'
C34	84.23'	475.00'	10°09'35"	N08°34'31"W	84.12'
C35	5.83'	475.00'	0°42'12"	N14°00'25"W	5.83'
C36	52.69'	225.00'	13°25'05"	S07°38'58"E	52.57'
C37	29.42'	225.00'	7°29'27"	S02°46'16"W	29.40'
C38	138.78'	114.00'	69°45'05"	S41°25'34"W	130.37'
C39	77.91'	64.00'	69°45'05"	S41°25'34"W	73.19'
C40	97.03'	64.00'	86°51'59"	N60°15'34"W	88.00'
C41	31.42'	20.00'	90°00'00"	N07°20'47"E	28.28'
C42	51.25'	175.00'	16°46'50"	N80°44'12"E	51.07'
C43	29.40'	975.00'	1°43'40"	N89°58'27"E	29.40'
C44	65.45'	975.00'	3°50'46"	N72°46'40"E	65.44'
C45	65.45'	975.00'	3°50'46"	N76°37'26"E	65.44'
C46	65.45'	975.00'	3°50'46"	N80°28'11"E	65.44'
C47	65.45'	975.00'	3°50'46"	N84°18'57"E	65.44'
C48	52.98'	975.00'	3°06'48"	N87°47'44"E	52.97'
C49	31.42'	20.00'	90°00'00"	S45°38'52"E	28.28'
C56	63.57'	525.00'	6°56'14"	S45°01'26"E	63.53'
C57	30.05'	20.00'	86°05'54"	N84°36'36"W	27.31'
C58	32.70'	225.00'	8°19'41"	N56°30'38"E	32.68'
C59	33.19'	225.00'	8°27'09"	N64°54'02"E	33.16'
C60	47.13'	1025.00'	2°38'04"	N70°26'38"E	47.12'
C61	58.85'	1025.00'	3°17'23"	N73°24'21"E	58.84'
C62	68.67'	1025.00'	3°50'19"	N76°58'13"E	68.65'
C63	68.67'	1025.00'	3°50'20"	N80°48'32"E	68.66'
C64	68.71'	1025.00'	3°50'27"	N84°38'55"E	68.70'
C65	49.78'	1025.00'	2°46'59"	N87°57'38"E	49.78'
C66	31.42'	20.00'	90°00'02"	S44°21'08"W	28.28'
C92	15.60'	525.00'	1°42'10"	N01°29'57"W	15.60'


(R/W VARIES)
SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 468 PER MAP SECTION #18040
PIPELINE EASEMENT PER ORB 3213, PG 97
GATE STATION EASEMENT PER ORB 3213, PG 97
SHELL TRAIL PERMANENT EASEMENT O.R.B. 3074, PG 724 & O.R.B. 3145, PG. 139
UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 33 (PROPOSED)
TRACT "D"
FLORIDA'S TURNPIKE
SOUTHWESTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE
15' EASEMENT PER ORB 2510, PG 367
SHELL TRAIL PERMANENT EASEMENT PER ORB 3074, PG 724
PARKYN PATH
LINTON LANE
NOT A PART OF THIS PLAT NOT INCLUDED
UNPLATTED VILLAGES OF SOUTHERN OAKS UNIT NO. 34 (PROPOSED)
POINT OF BEGINNING (NOT INCLUDED)
SHEET 7 MATCHLINE
SHEET 6 MATCHLINE
SHEET 5 MATCHLINE
DETAIL "I" (SCALE 1"=10')
S79°12'04"W 193.34'
S76°18'07"W 131.36'
S16°46'55"E 43.30'
N76°18'07"E 274.69'
N08°33'02"E 38.27'
S89°21'08"W 18.60'
S89°21'08"W 51.36'
R=175.00' L=63.86' Δ=20°54'32" CB=N03°54'14"W CH=63.51'
R=525.00' L=110.03' Δ=12°00'28" CB=N08°21'16"W CH=109.83'
R=2000.00' L=353.00' Δ=10°06'53" CB=N79°44'22"E CH=352.57'
S49°31'57"E 7.46'
R=175.00' L=76.44' Δ=25°01'38" CB=S37°01'08"E CH=75.84'
S24°30'19"E 40.76'
S37°39'13"E 27.97'
S52°20'47"W 27.89'
S37°39'13"E 132.08'
S52°20'47"W 63.53'
S89°01'36"W 46.00'
N37°39'13"W 132.08'
N52°20'47"E 63.53'
S37°39'13"E 132.08'
N52°20'47"E 27.89'
N37°39'13"W 27.97'
N24°30'19"W 40.76'
S49°31'57"E 7.46'
S16°46'55"E 43.30'
N08°33'02"E 38.27'
S89°21'08"W 18.60'
S89°21'08"W 51.36'
N89°21'08"E 110.00'
S89°30'16"W(R)
S76°20'47"W(R)
S83°26'56"E 110.00'
N89°03'35"E(R)
N75°36'30"E 110.00'
S14°23'30"E 69.83'
S14°23'30"E 69.83'
S00°38'32"E 212.20'
S00°33'02"W 182.84'
S00°33'02"W 69.99'
N75°36'30"W 110.00'
N75°36'30"E 110.00'
N89°21'08"E 110.00'
N89°21'08"E 110.00'
N00°38'52"W 100.00'
N00°38'52"W 100.00'
N00°38'52"W 90.72'
N14°00'25"W 90.72'
N25°21'42"W 90.72'
N36°43'00"W 90.72'
N47°04'17"W 90.72'
N57°25'34"W 90.72'
N67°46'51"W 90.72'
N78°08'08"W 90.72'
N88°29'25"W 94.65'
N82°51'42"W 1681.65'
S82°51'42"E 1681.65'
S82°51'42"E 1681.65'
S82°51'42"E

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICIAL RECORDS OF SUMTER COUNTY, FLORIDA. OR BOOK 3123 PAGE 145

VILLAGES OF WILDWOOD ATWOOD BUNGALOWS

BEING A PORTION OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK 17
PAGE 11

LEGAL DESCRIPTION

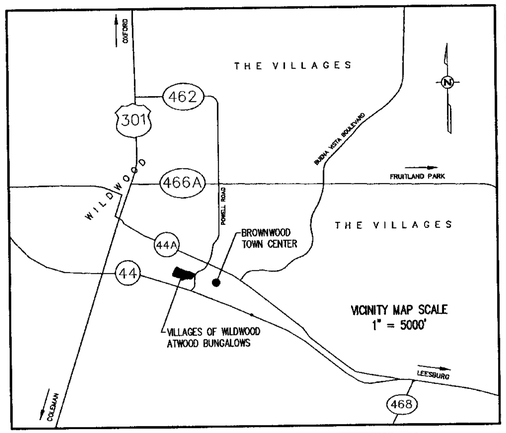
THAT LAND LYING IN SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY CORNER OF LOT 32, VILLAGES OF WILDWOOD ALDEN BUNGALOWS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 20, 20A THROUGH 20D, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING NINE (9) COURSES BEING ALONG THE SOUTHWESTERLY BOUNDARY LINE OF LOTS 10 THROUGH 32, INCLUSIVE, TRACT 'A' AND TRACT 'H' OF AFORESAID PLAT: RUN S65°11'41"E, 656.85 FEET; THENCE S70°02'15"E, 57.09 FEET; THENCE S75°49'16"E, 61.91 FEET; THENCE S81°27'56"E, 61.87 FEET; THENCE S86°19'02"E, 51.75 FEET; THENCE S82°26'11"E, 47.51 FEET; THENCE S75°37'23"E, 40.55 FEET; THENCE S69°21'04"E, 40.55 FEET; THENCE S66°22'30"E, 309.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 760.00 FEET AND A CHORD BEARING AND DISTANCE OF S30°34'55"W, 129.89 FEET TO WHICH A RADIAL LINE BEARS N54°30'57"W; SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY BOUNDARY OF AFORESAID PLAT AND THE WESTERLY RIGHT OF WAY LINE OF POWELL ROAD PER OFFICIAL RECORDS BOOK 2088, PAGE 198, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING NINE (9) COURSES BEING ALONG SAID WESTERLY RIGHT OF WAY LINE AND WESTERLY RIGHT OF WAY LINE OF SAID POWELL ROAD PER OFFICIAL RECORDS BOOK 2434, PAGE 807, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°48'16", AN ARC DISTANCE OF 130.05 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.25 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°00'26", AN ARC DISTANCE OF 41.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 129.75 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°18'36", AN ARC DISTANCE OF 125.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 90.00 FEET AND A CHORD BEARING AND DISTANCE OF N82°40'49"E, 18.99 FEET TO WHICH A RADIAL LINE BEARS S01°15'49"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°06'44", AN ARC DISTANCE OF 19.03 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 122°38'52", AN ARC DISTANCE OF 10.70 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 105.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°12'17", AN ARC DISTANCE OF 24.20 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 5.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 122°38'52", AN ARC DISTANCE OF 10.70 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 90.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°06'44", AN ARC DISTANCE OF 19.03 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 129.75 FEET AND A CHORD BEARING AND DISTANCE OF S01°31'30"W, 29.09 FEET TO WHICH A RADIAL LINE BEARS N82°02'16"W, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°52'28", AN ARC DISTANCE OF 29.16 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 87.50 FEET AND A CHORD BEARING AND DISTANCE OF N65°09'29"W, 20.82 FEET TO WHICH A RADIAL LINE BEARS N31°40'27"E; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°39'52", AN ARC DISTANCE OF 20.87 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 567.66 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°33'03", AN ARC DISTANCE OF 203.61 FEET; THENCE ALONG A NON-TANGENT LINE RUN N07°52'55"W, 2.35 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 570.00 FEET AND A CHORD BEARING AND DISTANCE OF S84°56'10"W, 49.74 FEET TO WHICH A RADIAL LINE BEARS N02°33'48"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°00'05", AN ARC DISTANCE OF 49.75 FEET TO THE POINT OF TANGENCY; THENCE S82°26'07"W, 145.76 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 253.04 FEET AND A CHORD BEARING AND DISTANCE OF S63°32'46"W, 163.85 FEET TO WHICH A RADIAL LINE BEARS N07°33'46"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°46'55", AN ARC DISTANCE OF 166.86 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 122.50 FEET AND A CHORD BEARING AND DISTANCE OF S41°05'48"W, 16.82 FEET TO WHICH A RADIAL LINE BEARS N44°57'57"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°52'30", AN ARC DISTANCE OF 16.84 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 430.00 FEET AND A CHORD BEARING AND DISTANCE OF S81°58'37"W, 90.77 FEET TO WHICH A RADIAL LINE BEARS S14°04'54"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°07'02", AN ARC DISTANCE OF 90.94 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 423.50 FEET AND A CHORD BEARING AND DISTANCE OF N39°14'13"E, 145.95 FEET TO WHICH A RADIAL LINE BEARS N60°41'08"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°50'42", AN ARC DISTANCE OF 146.68 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 122.50 FEET AND A CHORD BEARING AND DISTANCE OF N78°04'12"W, 73.19 FEET TO WHICH A RADIAL LINE BEARS S05°27'06"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°45'49", AN ARC DISTANCE OF 74.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 379.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'18", AN ARC DISTANCE OF 116.61 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 592.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°28'19", AN ARC DISTANCE OF 108.29 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 485.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°02'56", AN ARC DISTANCE OF 93.62 FEET; THENCE ALONG A NON-TANGENT LINE RUN N02°26'27"W, 31.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 235.00 FEET AND A CHORD BEARING AND DISTANCE OF N80°13'15"W, 101.20 FEET TO WHICH A RADIAL LINE BEARS S02°39'20"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°52'10", AN ARC DISTANCE OF 102.00 FEET TO THE POINT OF TANGENCY; THENCE N67°47'10"W, 247.20 FEET; THENCE N24°48'19"E, 442.03 FEET; THENCE N27°23'11"E, 85.54 FEET TO A POINT ON THE BOUNDARY LINE OF EASEMENT PER OFFICIAL RECORDS BOOK 2973, PAGE 548, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID BOUNDARY OF EASEMENT: RUN N60°12'34"E, 1.98 FEET; THENCE N24°48'19"E, 23.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.01 ACRES, MORE OR LESS.

PREPARED BY:

FARNER BARLEY AND ASSOCIATES, INC. LB 4709
▲ENGINEERS ▲SURVEYORS ▲PLANNERS
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126



71 LOTS - 8 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

1.) BEARINGS ARE BASED ON THE RECORD PLAT OF VILLAGES OF WILDWOOD ALDEN BUNGALOWS PER PLAT BOOK 15, PAGES 20-20D AND REFERENCED TO THE SOUTHWESTERLY BOUNDARY LINES OF LOTS 21-32 AS BEING S65°11'41"E, AN ASSUMED MERIDIAN.

2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN FEET.

4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

6.) P.C.P.'S WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8.) TRACT "A" IS RESERVED BY THE DEVELOPER.

9.) TRACTS "B", "C", "E", "F" & "G" IS FOR PERPETUAL OPEN SPACE UPON WHICH NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER, EXCEPT INGRESS AND EGRESS SHALL BE PERMITTED FOR MAINTENANCE THEREOF.

10.) TRACTS "B", "C", & "H" ARE FOR OPEN SPACE AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, IRRIGATION, WATER AND WASTEWATER OR OTHER UTILITIES, DRAINAGE FACILITIES, LANDSCAPED AREAS, CART PATHS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE.

11.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

12.) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION OR THE PUBLIC; (B) WATER, SEWER, GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR TO ROADS WITHIN THE SUBDIVISION OWNED BY THE DISTRICT; (D) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES; (E) MAINTENANCE AND REPAIR TO THE TOP AND EXTERIOR PORTION OF THE WALL AND/OR FENCE RUNNING ALONG THE WESTERLY BOUNDARY OF HOMESITE 1; THE EASTERLY BOUNDARY OF HOMESITE 55; THE REAR OF HOMESITES 1 THROUGH 7; THE SOUTHERLY PORTION OF HOMESITE 38; AND THE REAR OF HOMESITES 39 THROUGH 55; AND (F) MAINTENANCE AND REPAIR, INCLUDING STRUCTURAL REPAIR, TO THOSE PORTIONS OF THE WALLS AND/OR FENCES LOCATED ON TRACTS E, F AND G OF THE SUBDIVISION.

13.) "HOMESITE" AS USED ABOVE IS SYNONYMOUS WITH "LOT", WHICH ARE THE NUMBERED AREAS ON THIS PLAT.

VILLAGES OF WILDWOOD ATWOOD BUNGALOWS CONVEYANCE TO DISTRICT NO. 9

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES OF LAKE-SUMTER, INC. (DEVELOPER) IN THE ROADWAYS AND TRACTS "B", "C", "D", "E", "F", "G", & "H" AS SHOWN ON THE PLAT OF VILLAGES OF WILDWOOD ATWOOD BUNGALOWS IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 9 (DISTRICT), RESERVING UNTO THE OWNER/DEVELOPER AND ITS ASSIGNS THE RIGHT OF APPROVAL OF ALL CHANGES TO SIGNAGE AND WALLS (INCLUDING CHANGES TO COLOR) AS ORIGINALLY CONSTRUCTED BY THE DEVELOPER, AND ALSO RESERVING UNTO THE DEVELOPER, ITS TENANTS, INVITEES, GUESTS, SUCCESSORS, HEIRS AND ASSIGNS A PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS OR OTHER UTILITIES, IRRIGATION, WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, GOLF CART PATHS, SIGNAGE, GOLF CART BRIDGES AND AERIAL FAIRWAYS. THE DISTRICT BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE ROADWAYS AND ALL TRACTS LISTED ABOVE PERPETUALLY AND ACKNOWLEDGES AND AGREES TO THE RESTRICTIONS AND LIMITATIONS SET FORTH ABOVE. THE DISTRICT FURTHER AGREES TO COMPLY WITH AND PERFORM THOSE DUTIES AND OBLIGATIONS SET FORTH IN THE "DECLARATION OF RESTRICTIONS" RECORDED PURSUANT TO THIS PLAT.

WITNESSES AS TO ALL
SIGNATURE
Jennifer A. Peters
PRINT NAME
SIGNATURE
Rita Dietrich
PRINT NAME

THE VILLAGES OF LAKE-SUMTER, INC.
BY: SIGNATURE
Martin L. Dzuro / Vice President
PRINT NAME / TITLE

STATE OF FLORIDA, COUNTY OF Sumter
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF May 2018 BY Martin L. Dzuro THE Vice President OF THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC
PRINT NAME Rita A. Dietrich
MY COMMISSION EXPIRES 11-20-20
SERIAL / COMMISSION NUMBER GG032288

TYPE OF IDENTIFICATION USED: PERSONALLY KNOWN

RITA A. DEITRICH MY COMMISSION # GG 032288 EXPIRES: November 20, 2020 Bonded thru Budget Notary Services

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS 25th DAY OF June, 2018.

ATTEST:
MELANIE D. PEAVY
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS 25th DAY OF June, 2018.

CASSANDRA SMITH
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS 25th DAY OF June, 2018.

ASHLEY HUNT
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. PEAVY

PUBLIC WORKS DIRECTOR
GENE KORNEGAY

CITY ENGINEER
KIMLEY HORN AND ASSOCIATES
GENE LOSITO, P.E.

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE
6/20/18
DATE
RONALD W. HERR, P.L.S.
WADE SURVEYING, INC.
4907
REGISTRATION NO.

RONALD W. HERR LICENSED PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA L.S. SEAL 4907

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGES OF WILDWOOD ATWOOD BUNGALOWS, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE 10th DAY OF JANUARY, 2018; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

KAYE M. JAMESON
REGISTRATION NO. 5912

6/18/18
DATE

KAYE M. JAMESON LICENSE NO. 5912 STATE OF FLORIDA REGISTERED LAND SURVEYOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION (DEVELOPER) AND BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT HAVE CAUSED TO BE MADE THIS PLAT OF VILLAGES OF WILDWOOD ATWOOD BUNGALOWS, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 9 (DISTRICT) AS OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON AND HEREBY DEDICATES TRACTS "E", "F" & "G" TO THE PERPETUAL USE OF THE RESIDENTS OF VILLAGES OF WILDWOOD ATWOOD BUNGALOWS, SUBJECT TO AN EASEMENT FOR UTILITIES; AND HEREBY DEDICATES TRACTS "B", "C", "D", & "H" DEPICTED HEREIN TO THE PERPETUAL USE OF THE RESIDENTS OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 9; AND HEREBY DEDICATES THE ROADWAYS DEPICTED AND DESCRIBED HEREON TO THE PERPETUAL USE OF THE RESIDENTS OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 9 AND THE PUBLIC; THE ROADWAYS, HOWEVER, ARE SUBJECT TO THE PERPETUAL RIGHT OF INGRESS AND EGRESS BY THEIR TENANTS, INVITEES AND LICENSEES AND THOSE PROVIDERS OF SANITATION, POSTAL, FIRE AND LAW ENFORCEMENT, EMERGENCY MEDICAL SERVICES, THEIR VEHICLES AND PERSONNEL, AND SUBJECT TO USE AS UTILITY EASEMENTS. IN WITNESS THEREOF, THE UNDERSIGNED OWNERS HERETO SET THEIR HAND AND SEAL ON THE DATES BELOW.

THE FOLLOWING FACILITIES ARE FOR NON-PUBLICLY DEDICATED USE ONLY: TRACTS "B", "C", "D", "E", "F", "G", & "H". THESE FACILITIES AND THE ROADWAYS LOCATED HEREIN WILL BE MAINTAINED BY THE OWNERS THEREOF OR THE OWNERS' ASSIGNS AND/OR DESIGNEES AND THE CITY OF WILDWOOD IS NOT RESPONSIBLE FOR THE MAINTENANCE OR IMPROVEMENTS OF SAME.

WITNESSES:
(1) SIGNATURE Jennifer A. Peters PRINT NAME
(2) SIGNATURE Rita Dietrich PRINT NAME

THE VILLAGES OF LAKE-SUMTER, INC.
BY: SIGNATURE
Martin L. Dzuro / Vice President
PRINT NAME / TITLE

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 9
(1) SIGNATURE Candice Lovett PRINT NAME
(2) SIGNATURE Bethany Wilson PRINT NAME
BY: SIGNATURE
JOHN REIMER
PRINT NAME / TITLE

WITNESSES:
(1) SIGNATURE Bethany Wilson PRINT NAME
(2) SIGNATURE Candice Lovett PRINT NAME

BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT
BY: SIGNATURE
Lester Cossins / CHAIRMAN
PRINT NAME / TITLE

STATE OF FLORIDA, COUNTY OF Sumter
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF May 2018 BY Martin L. Dzuro THE Vice President OF THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. AND DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME Rita A. Dietrich SERIAL / COMM. NO. GG032288
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

RITA A. DEITRICH MY COMMISSION # GG 032288 EXPIRES: November 20, 2020 Bonded thru Budget Notary Services

STATE OF FLORIDA, COUNTY OF Sumter
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF May 2018 BY John Reimer OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 9 AND DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME Jennifer M. Mahoney SERIAL / COMM. NO. GG 112126
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

JENNIFER M. MAHONEY MY COMMISSION # GG 112126 EXPIRES: March 30, 2021 Bonded Thru Troy Fain-Insurance

STATE OF FLORIDA, COUNTY OF Sumter
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF June 2018 BY Lester Cossins THE Chairman OF COMMUNITY DEVELOPMENT DISTRICT, AND DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Jennifer M. Mahoney SERIAL / COMM. NO. GG 112126
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

JENNIFER M. MAHONEY MY COMMISSION # GG 112126 EXPIRES: March 30, 2021 Bonded Thru Troy Fain-Insurance

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON June 29 2018, AT 1:11 P.M. FILE NUMBER 2018002283
PLAT BOOK 17 PAGE 11-11A-E.

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA
PRINT NAME Melissa K. Worrell SIGNATURE
DEPUTY CLERK
DEPUTY CLERK

CIRCUIT COURT CLERK VISCOUNTY FLORIDA SUMTER COUNTY

VILLAGES OF WILDWOOD
ATWOOD BUNGALOWS

BEING A PORTION OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 2 OF 4

PLAT BOOK 17
PAGE 11A

KEY MAP

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	4,229	0.097
B	21,070	0.484
C	693	0.016
D	636	0.015
E	178	0.004
F	175	0.004
G	175	0.004
H	30,749	0.706

Scale: 1"= 60'
60' 0 60' 120'
SCALE IN FEET

SHEET 3

SHEET 4

KERL & MILLERS SUBDIVISION 1ST ADDITION PLAT BOOK 2, PAGE 55

TRACT 'C'

VILLAGES OF WILDWOOD ALDEN BUNGALOWS PLAT BOOK 15, PAGES 20-20D

TRACT 'F'

UNPLATTED

ESSEX COURT

TORCH POINT LANE

FARRELL AVENUE

BEADLE PLACE

TRACT 'G'

TRACT 'H'

UNPLATTED

BROWNWOOD BOULEVARD
OWNED BY BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT (ORB 3383, PAGE 202)

TRACT 'D' (SE)

MAPLE HILL TERRACE

TRACT 'C' (SE)

TRACT 'B'

TRACT 'A'

TRACT 'E'

KIESSEL ROAD

TRACT 'H'

TRACT 'A'

POWELL ROAD

LEGEND

■	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
⊡	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.)OR 5/8" IRON PIN AND CAP SET (LB #4709)
⊕	INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
○	INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
C9	INDICATES CURVE NUMBER IN CURVE TABLE
L9	INDICATES LINE NUMBER IN LINE TABLE
(BRG)	INDICATES BEARING
℄	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CH	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
LB	INDICATES LICENSED BUSINESS
NO.	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK
PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PGS	INDICATES PAGES
POC	INDICATES POINT ON CURVE
PCC	INDICATES POINT OF COMPOUND CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
R	INDICATES RADIUS LENGTH
SQ FT	INDICATES SQUARE FEET
(R)	INDICATES RADIAL LINE
R/W	INDICATES RIGHT-OF-WAY
GFE	INDICATES GATE FACILITIES EASEMENT
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PAIRS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

SHEET SIZE: 24"X36"

FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

VILLAGES OF WILDWOOD
ATWOOD BUNGALOWS

BEING A PORTION OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK 17
PAGE 118

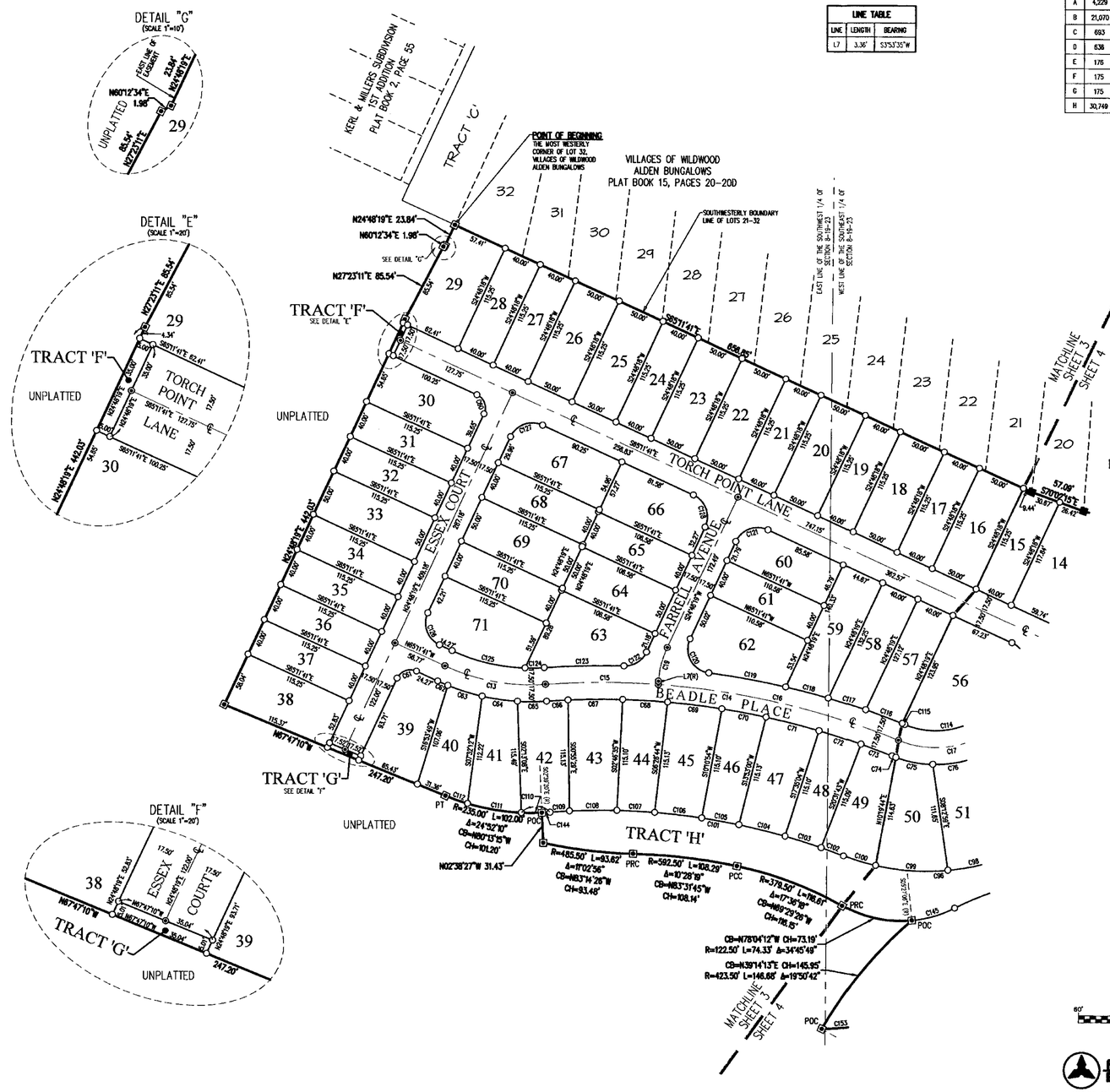
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C13	106.74'	210.00'	29°07'25"	S79°45'24"E	105.60'
C14	372.00'	814.12'	26°10'51"	N81°13'41"W	368.78'
C15	116.68'	814.12'	8°12'41"	S89°47'14"W	116.58'
C16	255.33'	814.12'	17°58'10"	N77°07'20"W	254.28'
C17	108.15'	103.00'	60°09'37"	N81°46'56"E	103.25'
C19	36.50'	100.00'	20°54'44"	S14°20'57"W	36.30'
C60	23.56'	15.00'	90°00'00"	N20°11'41"W	21.21'
C61	23.56'	15.00'	90°00'00"	S69°48'19"W	21.21'
C62	11.37'	227.50'	2°51'47"	S66°37'35"E	11.37'
C63	37.17'	227.50'	9°21'37"	S72°44'17"E	37.12'
C64	36.97'	227.50'	9°18'42"	S82°04'28"E	36.93'
C65	30.13'	227.50'	7°35'19"	N89°28'33"E	30.11'
C66	22.18'	796.62'	1°35'42"	S86°28'45"W	22.18'
C67	56.46'	796.62'	4°03'38"	S89°18'25"W	56.45'
C68	46.48'	796.62'	3°20'35"	N86°59'28"W	46.47'
C69	56.48'	796.62'	4°03'44"	N83°17'19"W	56.47'
C70	46.47'	796.62'	3°20'32"	N79°35'11"W	46.46'
C71	56.47'	796.62'	4°03'41"	N75°53'05"W	56.46'
C72	45.13'	796.62'	3°14'46"	N72°13'51"W	45.13'
C73	34.34'	796.62'	2°28'12"	N69°22'22"W	34.34'
C74	4.17'	120.50'	1°58'52"	S69°07'42"E	4.17'
C75	38.99'	120.50'	18°32'26"	S79°23'21"E	38.82'
C76	40.14'	120.50'	19°05'15"	N81°47'49"E	39.96'
C96	196.77'	235.00'	47°58'31"	N87°16'47"E	191.07'
C98	55.10'	235.00'	13°26'05"	N77°51'47"E	54.98'
C99	75.15'	235.00'	18°19'18"	S86°15'32"E	74.83'
C100	34.31'	235.00'	8°21'55"	S72°54'55"E	34.28'
C101	309.09'	681.56'	25°59'01"	N81°43'28"W	306.44'
C102	24.59'	681.56'	2°04'01"	N69°45'58"W	24.59'
C103	39.22'	681.56'	3°17'50"	N72°26'53"W	39.22'
C104	49.04'	681.56'	4°07'20"	N76°09'29"W	49.03'
C105	39.03'	681.56'	3°16'53"	N79°51'35"W	39.03'
C106	49.05'	681.56'	4°07'23"	N83°33'43"W	49.04'
C107	39.04'	681.56'	3°16'56"	N87°15'53"W	39.04'
C108	49.03'	681.56'	4°07'17"	S89°02'01"W	49.02'
C109	20.09'	681.56'	1°41'20"	S86°07'42"W	20.09'
C110	29.61'	235.00'	7°13'09"	N88°53'38"E	29.59'
C111	56.87'	235.00'	13°52'58"	S80°35'20"E	56.53'
C112	24.18'	235.00'	5°53'42"	S70°44'01"E	24.17'
C114	89.77'	85.50'	60°09'37"	N81°46'56"E	85.71'
C115	2.94'	831.62'	0°12'08"	N68°14'20"W	2.94'
C116	40.13'	831.62'	2°45'53"	N69°43'20"W	40.13'
C117	40.33'	831.62'	2°46'43"	N72°29'38"W	40.33'
C118	45.40'	831.62'	3°07'41"	N75°26'51"W	45.40'
C119	80.75'	831.62'	5°33'47"	N79°47'35"W	80.71'
C120	46.85'	25.00'	107°22'47"	S28°53'05"E	40.29'
C121	39.27'	25.00'	90°00'00"	S89°48'19"W	35.36'
C122	29.04'	25.00'	66°33'04"	N58°04'50"E	27.43'
C123	82.36'	831.62'	5°40'28"	S88°31'08"W	82.33'
C124	19.75'	192.50'	5°52'38"	N88°37'13"E	19.74'
C125	78.10'	192.50'	23°14'47"	S76°49'05"E	77.57'
C126	39.27'	25.00'	90°00'00"	S20°11'41"E	35.36'
C127	39.27'	25.00'	90°00'00"	S69°48'19"W	35.36'
C128	39.27'	25.00'	90°00'00"	N20°11'41"W	35.36'
C144	8.45'	235.00'	2°03'38"	N86°18'51"E	8.45'
C145	46.27'	122.50'	21°38'33"	N73°43'37"E	46.00'
C153	43.32'	430.00'	5°46'20"	N85°08'58"E	43.30'

LINE TABLE		
LINE	LENGTH	BEARING
L7	3.36'	S3°53'35"W

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	4,229	0.097
B	21,070	0.484
C	693	0.016
D	636	0.015
E	175	0.004
F	175	0.004
G	175	0.004
H	30,749	0.706

LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ⊞ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- BRNG INDICATES BEARING
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
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- ORB INDICATES OFFICIAL RECORDS BOOK
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- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- SQ FT INDICATES SQUARE FEET
- (R) INDICATES RADIAL LINE
- R/W INDICATES RIGHT-OF-WAY
- CFF INDICATES GAS FACILITIES EASEMENT
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.



Scale: 1" = 60'

SCALE IN FEET

SHEET SIZE: 24"X30"

FARNER BARLEY AND ASSOCIATES, INC.
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LB 4709
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PLAT BOOK 17
PAGE 11C

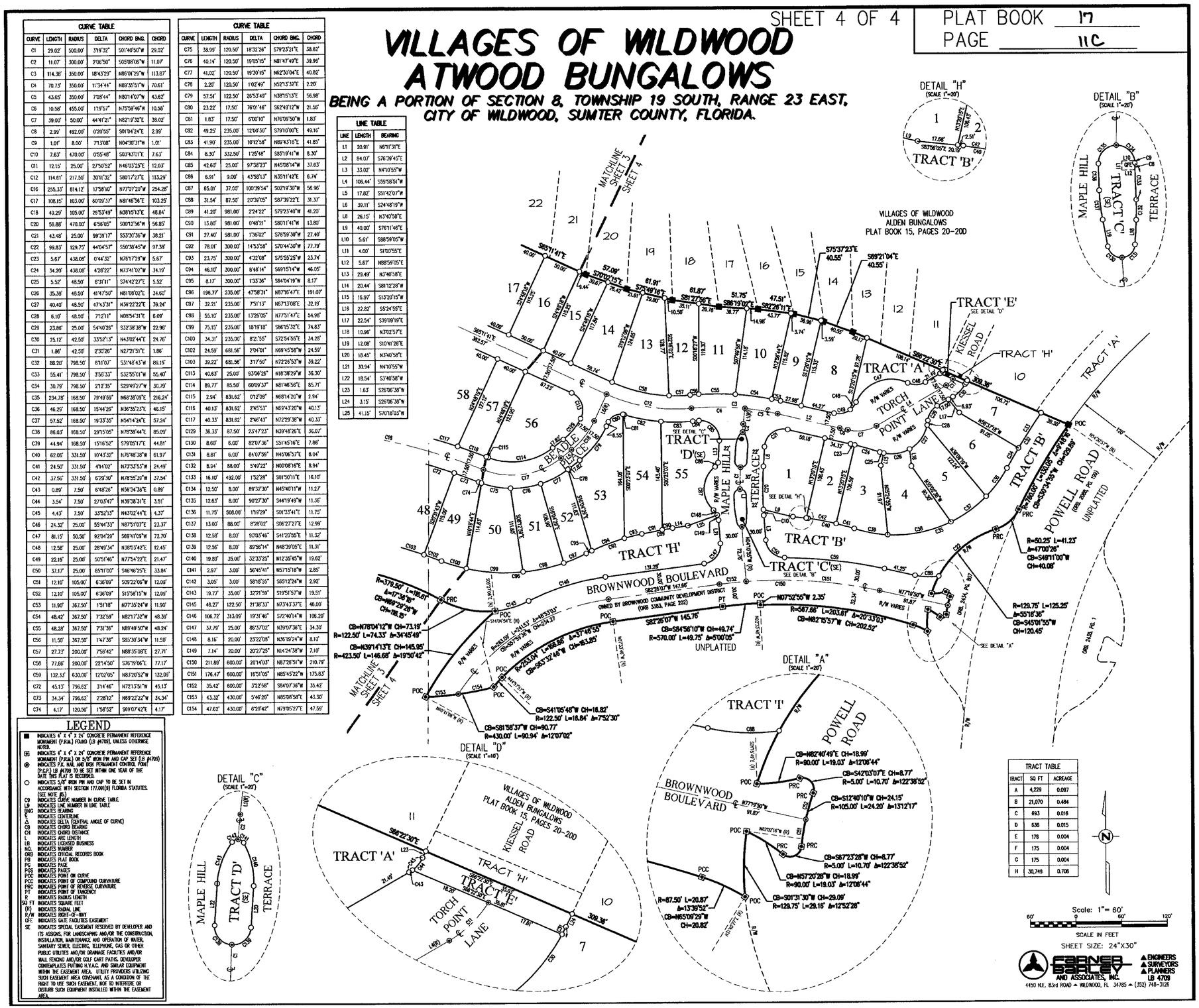
VILLAGES OF WILDWOOD
ATWOOD BUNGALOWS

BEING A PORTION OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	29.02'	500.00'	3°19'32"	S01°40'50"W	29.02'
C2	11.07'	300.00'	2°06'50"	S05°08'05"W	11.07'
C3	114.38'	350.00'	18°43'29"	N86°09'29"W	113.87'
C4	70.75'	350.00'	11°34'44"	N89°35'51"W	70.61'
C5	43.65'	350.00'	7°08'44"	N80°14'07"W	43.62'
C6	10.58'	455.00'	1°19'57"	N75°58'46"W	10.58'
C7	39.00'	50.00'	44°41'21"	N82°19'32"E	38.02'
C8	2.99'	492.00'	0°20'56"	S01°04'24"E	2.99'
C9	1.01'	8.00'	7°13'08"	N04°30'31"W	1.01'
C10	7.63'	470.00'	0°55'48"	S03°43'01"E	7.63'
C11	12.15'	25.00'	27°50'52"	N46°03'25"E	12.03'
C12	114.61'	217.50'	30°11'32"	S80°17'21"E	113.29'
C16	255.33'	814.12'	17°58'10"	N77°07'20"W	254.28'
C17	108.15'	103.00'	60°09'33"	N81°46'56"E	103.25'
C18	49.29'	105.00'	26°53'49"	N38°15'13"E	48.84'
C20	56.88'	470.00'	6°56'05"	S00°12'56"W	56.85'
C21	43.48'	25.00'	99°39'17"	S53°30'36"W	38.21'
C22	99.83'	129.75'	44°04'57"	S50°38'45"W	97.38'
C23	5.67'	438.08'	0°44'32"	N76°17'29"W	5.67'
C24	34.20'	438.08'	4°28'22"	N73°41'02"W	34.19'
C25	5.52'	48.50'	6°31'11"	S74°42'27"E	5.52'
C26	35.38'	48.50'	41°47'50"	N81°08'02"E	34.60'
C27	40.40'	48.50'	47°43'31"	N36°22'22"E	39.24'
C28	6.10'	48.50'	7°12'11"	N05°54'31"E	6.09'
C29	23.86'	25.00'	54°40'26"	S32°38'38"W	22.96'
C30	25.12'	42.50'	33°52'13"	N43°02'44"E	24.76'
C31	1.86'	42.50'	2°30'26"	N27°21'51"E	1.86'
C32	88.20'	788.50'	6°11'07"	S31°48'43"W	88.15'
C33	55.41'	788.50'	3°58'33"	S32°55'01"W	55.40'
C34	30.79'	788.50'	2°12'35"	S29°49'27"W	30.79'
C35	234.78'	168.50'	79°49'59"	N68°38'09"E	216.24'
C36	46.25'	168.50'	15°44'26"	N36°55'23"E	46.15'
C37	57.52'	168.50'	19°33'35"	N54°14'24"E	57.24'
C38	86.03'	168.50'	29°15'05"	N78°38'44"E	85.09'
C39	44.94'	168.50'	15°16'52"	S79°05'17"E	44.81'
C40	62.05'	331.50'	10°43'32"	N76°48'38"W	61.97'
C41	24.50'	331.50'	4°14'02"	N73°33'53"W	24.49'
C42	37.56'	331.50'	6°29'30"	N78°55'39"W	37.54'
C43	0.89'	7.50'	6°48'26"	N56°34'36"E	0.89'
C44	3.54'	7.50'	27°03'47"	N39°38'31"E	3.51'
C45	4.43'	7.50'	33°52'13"	N43°02'44"E	4.37'
C46	24.32'	25.00'	55°44'33"	N87°51'07"E	23.37'
C47	81.15'	50.50'	92°04'29"	S69°41'09"W	72.70'
C48	12.58'	25.00'	28°49'34"	N38°03'42"E	12.45'
C49	22.19'	25.00'	50°51'46"	N77°54'22"E	21.47'
C50	37.17'	25.00'	85°11'00"	S46°46'25"E	33.84'
C51	12.10'	105.00'	6°36'09"	S09°22'06"W	12.09'
C52	12.10'	105.00'	6°36'09"	S15°58'15"W	12.09'
C53	11.90'	367.50'	1°51'18"	N77°35'24"W	11.90'
C54	48.42'	367.50'	7°32'59"	N82°17'32"W	48.38'
C55	48.28'	367.50'	7°31'36"	N89°49'50"W	48.24'
C56	11.50'	367.50'	1°47'36"	S85°30'34"W	11.50'
C57	27.73'	200.00'	7°56'42"	N88°35'08"E	27.71'
C58	77.66'	200.00'	22°14'50"	S76°19'06"E	77.17'
C59	132.33'	630.00'	12°02'05"	N83°20'52"W	132.09'
C72	45.13'	796.62'	3°14'46"	N72°13'51"W	45.13'
C73	34.34'	796.62'	2°28'12"	N69°22'22"W	34.34'
C74	4.17'	120.50'	1°58'52"	S69°07'42"E	4.17'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C75	38.99'	120.50'	18°32'26"	S79°23'21"E	38.82'
C76	40.14'	120.50'	19°05'15"	N81°47'49"E	39.95'
C77	41.02'	120.50'	19°30'15"	N62°36'04"E	40.82'
C78	2.20'	120.50'	1°02'49"	N52°13'32"E	2.20'
C79	57.58'	122.50'	26°53'49"	N38°15'13"E	56.98'
C80	23.22'	17.50'	76°01'46"	S62°49'12"W	21.56'
C81	1.83'	17.50'	6°00'10"	N76°09'50"W	1.83'
C82	49.25'	235.00'	12°00'30"	S79°10'00"E	49.16'
C83	41.96'	235.00'	10°12'58"	N89°43'16"E	41.85'
C84	8.30'	332.50'	1°25'48"	S85°19'41"W	8.30'
C85	42.60'	25.00'	97°38'23"	N45°08'14"W	37.63'
C86	6.91'	9.00'	43°58'13"	N35°11'42"E	6.74'
C87	65.01'	37.00'	100°39'54"	S02°19'30"W	56.96'
C88	31.54'	87.50'	20°39'05"	S87°39'22"E	31.37'
C89	41.20'	981.00'	2°24'22"	S79°23'40"W	41.20'
C90	13.86'	981.00'	0°48'21"	S80°11'41"W	13.80'
C91	27.40'	981.00'	1°36'02"	S78°59'30"W	27.40'
C92	78.01'	300.00'	14°53'58"	S70°44'30"W	77.79'
C93	23.75'	300.00'	4°32'08"	S75°55'25"W	23.74'
C94	46.10'	300.00'	8°48'14"	S69°15'14"W	46.05'
C95	8.17'	300.00'	1°33'36"	S64°04'19"W	8.17'
C96	196.77'	235.00'	47°58'31"	N87°16'47"E	191.07'
C97	32.21'	235.00'	7°51'13"	N67°13'08"E	32.19'
C98	55.10'	235.00'	13°26'05"	N77°51'47"E	54.98'
C99	75.15'	235.00'	18°19'18"	S86°15'32"E	74.83'
C100	34.31'	235.00'	8°21'55"	S72°54'55"E	34.28'
C102	24.59'	681.56'	2°04'01"	N69°46'58"W	24.59'
C103	39.22'	681.56'	3°17'50"	N72°26'53"W	39.22'
C113	40.63'	25.00'	93°06'26"	N18°38'29"W	36.30'
C114	89.77'	85.50'	60°09'37"	N81°46'56"E	85.71'
C115	2.94'	831.62'	0°12'08"	N68°14'20"W	2.94'
C116	40.13'	831.62'	2°45'53"	N69°43'20"W	40.13'
C117	40.33'	831.62'	2°46'43"	N72°29'38"W	40.33'
C129	36.33'	87.50'	23°47'23"	N39°48'26"E	36.07'
C130	8.69'	6.00'	82°01'36"	S51°45'16"E	7.86'
C131	8.81'	6.00'	84°07'56"	N45°06'57"E	8.04'
C132	8.94'	58.00'	5°49'22"	N00°08'16"E	8.94'
C133	16.10'	492.00'	1°52'28"	S01°50'11"E	16.10'
C134	12.50'	8.00'	89°31'30"	N45°40'11"W	11.27'
C135	12.63'	8.00'	90°27'30"	S44°19'49"W	11.36'
C136	11.75'	508.00'	1°19'29"	S01°33'41"E	11.75'
C137	13.00'	88.00'	8°28'02"	S06°27'27"E	12.99'
C138	12.58'	8.00'	90°03'46"	S41°20'55"E	11.32'
C139	12.56'	8.00'	89°56'14"	N48°39'05"E	11.31'
C140	19.89'	35.00'	32°33'25"	N12°35'45"W	19.62'
C141	2.97'	3.00'	56°45'41"	N57°15'18"W	2.85'
C142	3.05'	3.00'	58°18'55"	S85°12'24"W	2.92'
C143	19.77'	35.00'	32°21'59"	S19°51'57"W	19.51'
C145	46.27'	122.50'	21°38'33"	N73°43'33"E	46.00'
C146	106.72'	313.09'	19°31'46"	S72°40'14"W	106.20'
C147	37.79'	25.00'	86°37'02"	N39°07'36"E	34.30'
C148	8.16'	20.00'	23°22'05"	N36°19'24"W	8.10'
C149	7.14'	20.00'	20°27'25"	N14°24'38"W	7.10'
C150	211.89'	600.00'	20°14'03"	N87°28'51"W	210.79'
C151	176.47'	600.00'	16°51'05"	N85°45'22"W	175.83'
C152	35.42'	600.00'	3°22'58"	S84°07'36"W	35.42'
C153	43.32'	430.00'	5°46'26"	N85°08'58"E	43.30'
C154	47.62'	430.00'	6°20'42"	N79°05'27"E	47.59'

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.91'	N67°11'31"E
L2	84.07'	S76°36'45"E
L3	33.02'	N4°10'55"W
L4	108.44'	S59°58'51"W
L5	17.82'	S59°42'07"W
L6	39.11'	S24°48'19"W
L8	26.15'	N3°40'58"E
L9	40.00'	S76°11'46"E
L10	5.61'	S88°59'05"E
L11	4.00'	S1°01'55"E
L12	5.67'	N88°59'05"E
L13	29.49'	N3°40'58"E
L14	20.44'	S81°12'28"W
L15	15.97'	S13°20'15"W
L16	22.82'	S5°24'55"E
L17	22.54'	S39°09'19"E
L19	12.08'	S10°41'28"E
L20	18.45'	N3°40'58"E
L21	30.94'	N4°10'55"W
L22	18.54'	S3°40'58"W
L23	1.63'	S26°06'38"W
L24	3.15'	S26°06'38"W
L25	41.15'	S70°18'03"W



TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	4,229	0.097
B	21,070	0.484
C	693	0.016
D	636	0.015
E	178	0.004
F	175	0.004
G	175	0.004
H	30,749	0.706

LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ⊞ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(8) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE.
- L9 INDICATES LINE NUMBER IN LINE TABLE
- BRNG INDICATES BEARING
- R INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PB INDICATES PLAT BOOK
- PG INDICATES PAGE
- PGS INDICATES PAGES
- POC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- SQ FT INDICATES SQUARE FEET
- (R) INDICATES RADIAL LINE
- R/W INDICATES RIGHT-OF-WAY
- GFE INDICATES GATE FACILITIES EASEMENT
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

Scale: 1"= 60'
SCALE IN FEET
SHEET SIZE: 24"X30"

CARNES BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709
4450 N.E. 83rd ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

Exhibit D

LOCATION MAP



Exhibit E

- FINANCIAL STATEMENTS OF VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
- FINANCIAL STATEMENTS OF THE SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT



VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Basic Financial Statements

September 30, 2017

(With Independent Auditors' Report Thereon)

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

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ON THE COVER

The cover photograph was submitted by
Kim Burnell, Accounting Technician, Accounts Payable Division
in the District Finance Department.

Purvis Gray & Company

INDEPENDENT AUDITORS' REPORT

Board of Supervisors
Village Center Community Development District
The Villages, Florida

Report on the Financial Statements
We have audited the accompanying financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of Village Center Community Development District (the District) as of and for the year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements
Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility
Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Certified Public Accountants
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MEMBERS OF AMERICAN AND FLORIDA INSTITUTES OF CERTIFIED PUBLIC ACCOUNTANTS
MEMBER OF AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS PRIVATE COMPANIES AND S.E.C. PRACTICE SECTIONS

INDEPENDENT AUDITORS' REPORT
(Concluded)

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the District, as of September 30, 2017, and the respective changes in financial position, the respective budgetary comparison for the General Fund and Public Safety Special Revenue Fund and, where applicable, cash flows thereof, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, as listed in the accompanying table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards* we have also issued our report dated February 28, 2018, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Purvis, Gray and Company, LLP

February 28, 2018
Ocala, Florida

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
Management's Discussion and Analysis
September 30, 2017

The Village Center Community Development District (the District) management's discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the District's financial activities and (c) identify changes in the District's financial position and its ability to address the next and subsequent year challenges.

Financial Highlights

Entity-Wide Level

- Net position increased over the previous year by $14,079,060 to $122,817,087. The governmental activities recognized an increase in net position of $2,495,035. The business-type activities recognized an increase in net position of $11,584,025. Of the total net position, in the governmental activities there is $9,774,088 which is unrestricted and $68,873,986 which is unrestricted in the business-type activities.
- All of the District's major proprietary funds (business activities) realized an increase in net position. The RAD Fund increased by $6,544,813; VCSA Water and Sewer Fund increased by $2,402,485; and LSSA Water and Sewer Fun increased by $2,735,137. For the non-major funds; the Fitness Fund decreased by $6,102; and the newly established TEA (The Enrichment Academy) Fund had a loss of $92,308.
- The District's total long-term debt decreased by a net of $12,025,064 during the current Fiscal Year. In the governmental activities, the compensated absences liability had a net increase of $94,936. At the end of the year, government activities had $663,199 in outstanding long-term liabilities, while business activities had $232,920,000 in outstanding long-term debt. Total long-term debt outstanding on September 30, 2017, was $233,583,199.
- Both the Village Center Service Area (VCSA) and the Little Sumter Service Area (LSSA) water and sewer utility funds included 2.5 percent rate increases for all billing periods beginning October 1, 2016, and thereafter. These annual rate adjustments contributed to the financial performance of both utility funds.

Fund Level

- In the governmental fund statements, the General Fund saw an increase of $1,608,758, the Public Safety Fund saw a decrease of $825,157 and the non-major funds saw an increase of $480,742 in fund balances. At the close of the Fiscal Year, the District's governmental funds reported a fund balance of $16,532,838, a net increase of $1,264,343.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to basic financial statements.

Government-wide Financial Statements. The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business. The **Statement of Net Position** presents information on all of the District's assets and deferred outflows compared to liabilities and deferred inflows, with the difference between the two reported as *net position.* Over time, increases and decreases in net position may serve as a useful indicator of whether the financial position of the Village Center Community Development District is improving or deteriorating.

The **Statement of Activities** presents information showing how the government's net position changed during the most recent Fiscal Year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of timing of related cash flows*. Thus, revenues and expenses are reported in this

statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected assessments).

Both of the government-wide financial statements distinguish functions of the District that are principally supported by assessments and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the District include general government, public safety, and environmental services. The business-type activities of the District include the Recreation Amenities Division which provides general governmental, debt service, and culture and recreation services. The District also operates two water and sewer utilities serving different geographical areas of The Villages and a recreational fitness center. The District has no component units, as all functions are performed by the primary government.

The government-wide financial statements are provided on pages 10-11 of this report.

The Fund Financial Statements, which report by individual fund, begin on page 12. Traditional users of governmental financial statements will find the fund financial statements presentation more familiar. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Village Center Community Development District (VCCDD), like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. There is a General Fund and five Special Revenue Funds that provide general government services, public safety services, deed compliance services and environmental and property maintenance services for the Village of Spanish Springs, Rolling Acres and Road Maintenance in commercial areas of the District. Four of the Special Revenue Funds are funded at least in part through special assessments paid by benefiting property owners. The Public Safety Special Revenue Fund also receives revenue from a variety of other sources, with the bulk of its budget funded by transfers from other units of local government. The Community Standards Fund receives payments from District Nos. 1-9 and the VCCDD RAD Fund to provide deed compliance services, along with fines that may be levied. The General Fund is funded through a large number of sources, but receives its largest share of revenue from administrative and other fees charged to benefiting governments.

The District operates four proprietary funds: the Recreation Amenities Division (RAD) Fund, two water and sewer utility funds which are the Village Center Service Area (VCSA) Fund and the Little Sumter Service Area (LSSA) Fund, and the Fitness Fund. The fund financial statements present information in more detail than the government-wide financial statements. Governmental Accounting Standards Board (GASB) Statement No. 34 provides the authoritative guidance on the governmental financial reporting model.

Governmental funds. *Governmental funds* are used to account for essentially the same functions as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources,* as well as on *balances of spendable resources* available at the end of the Fiscal Year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The District currently maintains six governmental funds. Information is presented in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balance for

the totals of the General Fund and five special revenue funds. The General Fund and the Public Safety Special Revenue Fund are major funds and are separately displayed. The Community Standards, Village of Spanish Springs, Rolling Acres and Road Maintenance Special Revenue Funds are non-major funds and are consolidated in a single column.

The District adopts an annual budget for the governmental funds. A budgetary comparison statement for the General Fund and Public Safety Special Revenue Fund can be found on pages 16 and 17, respectively, of this report.

Proprietary funds. The District maintains four proprietary funds. The Recreation Amenities Division (RAD) Enterprise Fund provides for the operation, maintenance and debt service for bonds used to acquire recreational facilities in the Districts. The District operates two separate water and sewer utility funds serving different geographical areas of The Villages. The Village Center Service Area (VCSA) Fund serves the Village of Spanish Springs commercial area and residential areas in Lake County, plus part of District No. 1 in Sumter County. The Little Sumter Service Area (LSSA) Fund provides utility services to part of District No. 1 and all of District Nos. 2, 3, and 4. The preceding funds all meet the GASB 34 criteria to be considered major funds. The Fitness Fund was established to separately account for the operations of the Mulberry Grove fitness center. It is the only non-major proprietary fund of the District. These enterprise funds, a category of proprietary funds, are included as *business-type activities* in the government-wide financial statements.

Proprietary fund statements provide the same type of information as the government-wide financial statements, using accrual accounting, only in more detail. The proprietary fund financial statements provide separate information for the four enterprise funds. The basic proprietary fund financial statements can be found on pages 18-20 of this report.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the Village Center Community Development District's own programs. The accounting for fiduciary funds is much like that used for proprietary funds. The District established its first fiduciary fund, the Beyond the Stars Fund, in July 2008. This fund is used to account for donations voluntarily deducted from employees' paychecks and used for charitable purposes involving needy employees and their family members. The statement can be found on page 21 of this report.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found beginning on page 22 of this report.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets exceeded liabilities by $122.817 million as of September 30, 2017, representing an increase of $14.079 million from the restated net position of $108.738 million as of September 30, 2016. The increase in net position for September 30, 2017, is due mainly to increased charges for services revenues. While there were increases in most categories of expenditures, there was a decrease in interest expense.

The District's net position is categorized as follows, as of September 30, 2017:

Net investment in capital assets. This portion of the District's net position reflects its investment in capital assets (e.g., land, buildings, machinery and equipment) less any related debt used to acquire those assets that are still

outstanding. The District uses these capital assets to provide services to its residents; consequently, these assets are not available for future spending. Although the District's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves will not be used to liquidate these liabilities.

Restricted for debt service. A total of $13.372 million of the District's net position (10.9%) represents resources that are subject to external restrictions on how they may be used. This portion of the District's restricted net position is for purposes of meeting its debt service obligations.

Restricted for special revenue purposes. A total of $6.096 million of the District's net position (5.0%) is restricted for the special revenue purposes of public safety, community standards-deed covenants, the Village of Spanish Springs-common area maintenance, Rolling Acres-common area maintenance, commercial road maintenance and community standards.

Restricted for renewal and replacement. A total of $1.564 million of the District's net position (1.3%) is restricted by the bond indenture for use in the renewal and replacement of the capital assets as they wear out, in the RAD and two utility proprietary funds.

Restricted for system development. A total of $0.330 million of the District's net position (0.3%) is restricted for system development.

Unrestricted net position. The remaining balance of the District's net position may be used to meet the District's ongoing obligations to residents and creditors.

Governmental Activities

Governmental activities increased the District's net position by $2.495 million during the year ended September 30, 2017. Most of this increase occurred in the General Fund.

Business-type Activities

Business-type activities increased the District's net position by $11.584 million during the year ended September 30, 2017. Increases occurred in all of the major funds.

Table 1 reflects the summary statement of net position for the current and prior years.

Table 1

	Governmental Activities		Business-type Activities		Total	
	September 30,		September 30,		September 30,	
	2017	2016	2017	2016 Restated	2017	2016 Restated
Assets:						
Current and other assets	$ 17,874,402	16,432,477	94,107,708	85,429,164	111,982,110	101,861,641
Capital assets, (net of accumulated depreciation)	13,926,187	12,600,559	111,800,181	113,193,865	125,726,368	125,794,424
Intangible assets, (net of accumulated amortization)	-	-	125,325,208	130,679,923	125,325,208	130,679,923
Total Assets	31,800,589	29,033,036	331,233,097	329,302,952	363,033,686	358,335,988
Deferred outflow of resources:						
Deferred amount on debt refunding	-	-	4,685,486	5,010,772	4,685,486	5,010,772
Total assets and deferred outflows	31,800,589	29,033,036	335,918,583	334,313,724	367,719,172	363,346,760
Liabilities:						
Current liabilities	1,341,564	1,163,982	9,967,874	7,825,466	11,309,438	8,989,448
Long-term debt						
Due within one year	132,640	142,066	12,325,000	12,120,000	12,457,640	12,262,066
Due in more than a year	530,559	426,197	220,595,000	232,920,000	221,125,559	233,346,197
Total Liabilities	2,004,763	1,732,245	242,887,874	252,865,466	244,892,637	254,597,711
Deferred inflow of resources:						
Deferred amount on debt refunding	-	-	9,448	11,022	9,448	11,022
Total liabilities and deferred inflows	2,004,763	1,732,245	242,897,322	252,876,488	244,902,085	254,608,733
Net position:						
Net investment in capital assets	13,926,187	12,600,559	8,881,427	(493,344)	22,807,614	12,107,215
Restricted	6,095,551	-	15,265,848	27,642,616	21,361,399	27,642,616
Unrestricted	9,774,088	14,700,232	68,873,986	54,287,964	78,648,074	68,988,196
Total net position	$ 29,795,826	27,300,791	93,021,261	81,437,236	122,817,087	108,738,027

Table 2 reflects the summary statement of activities for the current and prior years.

Table 2

	Governmental Activities		Business-type Activities		Total	
	September 30,		September 30,		September 30,	
	2017	2016	2017	2016 Restated	2017	2016 Restated
Program revenues:						
Charges for services	$ 40,079,764	37,310,571	59,412,684	58,892,048	99,492,448	96,202,619
Operating grants and contributions	35,935	26,080	-	-	35,935	26,080
Capital grants and contributions	53,501	72,355	30,749	182,198	84,250	254,553
Gain on sale of fixed assets	-	35,217	17,298	-	17,298	35,217
General revenues:						
Investment earnings	310,540	181,441	1,502,794	1,236,246	1,813,334	1,417,687
Total revenues	40,479,740	37,625,664	60,963,525	60,310,492	101,443,265	97,936,156
Expenses:						
General government	8,098,779	7,506,980	16,343,718	15,463,836	24,442,497	22,970,816
Public safety	16,255,689	14,890,584	-	-	16,255,689	14,890,584
Physical environment	3,707,948	3,257,948	3,291,441	3,285,967	6,999,389	6,543,915
Recreation	8,805,606	8,350,026	8,032,247	8,090,616	16,837,853	16,440,642
Interest on long-term debt	-	-	10,273,190	10,476,600	10,273,190	10,476,600
Depreciation (unallocated)	1,108,714	1,010,677	5,760,478	5,577,175	6,869,192	6,587,852
Amortization expense	-	-	5,678,426	5,678,428	5,678,426	5,678,428
Loss on disposal of capital assets	7,969	160,310	-	221,767	7,969	382,077
Total expenses	37,984,705	35,176,525	49,379,500	48,794,389	87,364,205	83,970,914
Changes in net position	2,495,035	2,449,139	11,584,025	11,516,103	14,079,060	13,965,242
Total net position, beginning, restated	27,300,791	24,851,652	81,437,236	69,921,133	108,738,027	94,772,785
Total net position, ending	$ 29,795,826	27,300,791	93,021,261	81,437,236	122,817,087	108,738,027

Capital Assets

The District's capital assets as of September 30, 2017, and September 30, 2016, amounted to $125,726,369 and $125,794,424, respectively. This is net of accumulated depreciation and includes buildings and structures, improvements other than buildings, and machinery and equipment.

Additional information regarding the District's capital assets can be found in Note 3 to the Notes to Basic Financial Statements.

Long-term Debt

As of September 30, 2017, and September 30, 2016, the District had outstanding long-term debt, including the liability for compensated absences, of $233,583,199 and $245,608,263, respectively. A total of $12,438,653 of the long-term debt is due within one year.

Additional information regarding the District's long-term debt can be found in Note 6 to the Notes to the Basic Financial Statements.

Economic Factors and Next Year's Budgets and Rates

- The average unemployment rate in Lake, Sumter and Marion County where the District is located was 4.1 percent in September 2017, which is a decrease from a rate of 6.9 percent a year ago. The State's average unemployment rate is 3.7 percent and is below the national average rate of 4.2 percent.

- Inflationary trends in the area are comparable to national indices. The national Consumer Price Index (CPI) annual change for all urban consumers changed from 1.46 percent in September 2016 to 2.23 percent in September 2017.

These factors were considered in preparing the District's budget for the 2017-2018 Fiscal Year. Total annual projected revenues for all funds increased to $104.409 million from $98.443 million in the Fiscal Year 2016-2017 final amended budget, an increase of $5.966 million. The expenditure budget increased to $104.787 million for Fiscal Year 2017-2018 from $104.272 million for all funds in the Fiscal Year 2016-2017 final amended budget, an increase of $0.515 million. There were no major organizational changes between Fiscal Years 2016-2017 and 2017-2018 budgets.

Requests for Information

The District's financial statements are designed to present users (citizens, taxpayers, customers, investors and creditors) with a general overview of the District's finances and to demonstrate the District's accountability. If you have any questions about the report or need additional financial information, contact the Village Community Development Districts, Finance Department at 984 Old Mill Run, The Villages, FL 32162; Telephone (352) 753-0421.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Statement of Net Position
September 30, 2017

Assets	Governmental Activities	Business-type Activities	Total
Cash and cash equivalents	$ 11,892,475	39,150,962	$ 51,043,437
Accounts receivable	82,552	5,032,496	5,115,048
Investments	4,178,830	42,776,819	46,955,649
Investment in annuity	-	6,886,134	6,886,134
Due from other governments	1,441,718	81,149	1,522,867
Internal balances (net)	238,089	(238,089)	-
Prepaid items	40,740	-	40,740
Capital assets:			
Non depreciable assets	2,555,198	12,539,148	15,094,346
Depreciable assets (net of accumulated depreciation)	11,370,989	99,261,033	110,632,022
Intangible assets (net of accumulated attribution)	-	125,325,208	125,325,208
Total assets	31,800,591	330,814,860	362,615,451
Deferred outflow of resources			
Deferred amount on debt refunding	-	4,685,486	4,685,486
Liabilities			
Accounts payable	740,445	2,215,216	2,955,661
Accrued expenses	546,342	30,324	576,666
Accrued interest payable	-	4,552,072	4,552,072
Due to developer	-	99,064	99,064
Due to other governments	45,616	713,383	758,999
Unearned revenue	9,163	1,939,578	1,948,741
Total current liabilities	1,341,566	9,549,637	10,891,203
Long-term debt:			
Due within one year	132,640	12,325,000	12,457,640
Due in more than one year	530,559	220,595,000	221,125,559
Total long-term debt	663,199	232,920,000	233,583,199
Total liabilities	2,004,765	242,469,637	244,474,402
Deferred inflow of resources			
Deferred amount on debt refunding	-	9,448	9,448
Net position			
Net investment in capital assets	13,926,187	8,881,427	22,807,614
Restricted for:			
Debt service	-	13,371,860	13,371,860
Special revenue purposes	6,095,551	-	6,095,551
Renewal and replacement	-	1,563,670	1,563,670
System development	-	330,318	330,318
Unrestricted	9,774,088	68,873,986	78,648,074
Total net position	$ 29,795,826	93,021,261	$ 122,817,087

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Statement of Activities
September 30, 2017

Functions/Programs	Expenses	Program revenues: Charges for services	Program revenues: Operating grants and contributions	Program revenues: Capital grants and contributions	Net (expense) revenue and changes in net assets: Governmental activities	Net (expense) revenue and changes in net assets: Business-type activities	Net (expense) revenue and changes in net assets: Total
Governmental activities:							
General government	$ 8,098,779	28,028,535	-	53,501	19,983,257	-	19,983,257
Public safety	16,255,689	12,051,229	35,935	-	(4,168,525)	-	(4,168,525)
Physical environment	3,715,917	-	-	-	(3,715,917)	-	(3,715,917)
Recreation	8,805,606	-	-	-	(8,805,606)	-	(8,805,606)
Depreciation (unallocated)	1,108,714	-	-	-	(1,108,714)	-	(1,108,714)
Total governmental activities	37,984,705	40,079,764	35,935	53,501	2,184,495	-	2,184,495
Business-type activities:							
General government	16,343,718	-	-	-	-	(16,343,718)	(16,343,718)
Physical environment	3,291,441	18,883,202	-	30,749	-	15,622,510	15,622,510
Recreation	8,032,247	40,529,482	-	-	-	32,497,235	32,497,235
Interest on long term debt	10,273,190	-	-	-	-	(10,273,190)	(10,273,190)
Depreciation (unallocated)	5,760,478	-	-	-	-	(5,760,478)	(5,760,478)
Attribution expense (intangible)	5,354,715	-	-	-	-	(5,354,715)	(5,354,715)
Attribution expense (deferred cost of refunding)	323,711	-	-	-	-	(323,711)	(323,711)
Total business-type activities	49,379,500	59,412,684	-	30,749	-	10,063,933	10,063,933
Total primary government	$ 87,364,205	99,492,448	35,935	84,250	2,184,495	10,063,933	12,248,428
General revenues:							
Investment earnings					$ 310,540	1,502,794	1,813,334
Gain on sale of property					-	17,298	17,298
Total general revenues					310,540	1,520,092	1,830,632
Change in net position					2,495,035	11,584,025	14,079,060
Net position, beginning, restated					27,300,791	81,437,236	108,738,027
Net position, ending					$ 29,795,826	93,021,261	122,817,087

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
Governmental Funds
September 30, 2017

	Major Funds			
	General Fund	Department of Public Safety	Non-Major Funds Total	Total
Assets				
Cash and cash equivalents	$ 6,979,302	2,859,763	2,053,410	11,892,475
Accounts receivable (net)	14,516	3,024	65,012	82,552
Investments	811,021	2,533,035	834,774	4,178,830
Due from other funds	158,841	92,225	-	251,066
Due from other governments	165,788	1,275,930	-	1,441,718
Prepaid items	40,740	-	-	40,740
Total assets	8,170,208	6,763,977	2,953,196	17,887,381
Liabilities and Fund Balance				
Accounts payable	364,614	310,746	65,085	740,445
Accrued expenses	367,100	172,783	6,459	546,342
Due to other funds	12,308	447	222	12,977
Due to other governments	-	45,616	-	45,616
Unearned revenue	9,163	-	-	9,163
Total liabilities	753,185	529,592	71,766	1,354,543
Fund balances:				
Restricted				
Public Safety	-	4,248,735	-	4,248,735
Community Standards-deed covenants	-	-	91,870	91,870
Village of Spanish Springs-common area maintenance	-	-	990,759	990,759
Rolling Acres-common area maintenance	-	-	141,068	141,068
Commercial road maintenance	-	-	294,775	294,775
Community Standards	-	-	328,344	328,344
Committed				
Renewal and replacement	-	1,985,650	1,034,614	3,020,264
Unassigned	7,417,023	-	-	7,417,023
Total fund balance	7,417,023	6,234,385	2,881,430	16,532,838
Total liabilities and fund balance	$ 8,170,208	6,763,977	2,953,196	17,887,381

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Reconciliation of the Balance Sheet - Governmental Funds to the Statement of Net Position
September 30, 2017

Fund balance – governmental funds		$ 16,532,838
Total net position reported for governmental activities in the statement of net position is different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported in the general fund:		
Capital assets	$ 19,961,249	
Less accumulated depreciation	(6,035,062)	13,926,187
Long–term liabilities are not due and payable in the current period and therefore are not reported in the general fund:		
Compensated absences		(663,199)
Net position of governmental activities		$ 29,795,826

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Year Ended September 30, 2017

	Major Funds			
	General Fund	**Department of Public Safety**	**Non-Major Funds**	**Total**
Revenues:				
Administration and maintenance fees	$ 24,767,712	-	-	24,767,712
Amenities revenue	-	2,830,573	-	2,830,573
Intergovernmental fire assessments	-	5,078,017	-	5,078,017
Intergovernmental shared revenue	-	4,044,677	18,900	4,063,577
State revenue sharing-firefighters' supplemental	-	35,935	-	35,935
Assessments, Village of Spanish Springs	-	-	1,299,311	1,299,311
Assessments, Rolling Acres	-	-	107,669	107,669
Assessments, Commercial Road Maintenance	-	-	37,304	37,304
Assessments, Community Standards	-	-	641,670	641,670
Fees for services provided to developer	991,904	-	20,398	1,012,302
Miscellaneous revenues	111,582	79,062	50,985	241,629
Investment earnings	128,000	128,467	54,073	310,540
Contributions and donations from private sources	47,485	6,016	-	53,501
Sale of surplus material and scrap	15,094	480,176	-	495,270
Total revenues	26,061,777	12,682,923	2,230,310	40,975,010
Expenditures:				
Current				
General government	7,379,533	-	624,310	8,003,843
Public safety	5,142,511	11,113,178	-	16,255,689
Physical environment	2,668,238	-	-	2,668,238
Public works - Village of Spanish Springs	-	-	961,867	961,867
Public works - Rolling Acres	-	-	58,225	58,225
Public works - Commercial Road Maintenance	-	-	19,618	19,618
Culture/recreation	8,805,606	-	-	8,805,606
Capital outlay	457,131	2,394,902	85,548	2,937,581
Total expenditures	24,453,019	13,508,080	1,749,568	39,710,667
Net change in fund balance and transfers	1,608,758	(825,157)	480,742	1,264,343
Fund balance, beginning of year	5,808,265	7,059,542	2,400,688	15,268,495
Fund balance, end of year	$ 7,417,023	6,234,385	2,881,430	16,532,838

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds to the Statement of Activities
Year Ended September 30, 2017

Net change in fund balance – governmental funds			$ 1,264,343
Amounts reported for governmental activities in the statement of activities are different because:			
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay exceeded depreciation in the current period.			
Capital outlay	$ 2,937,581		
Disposition of fixed assets	(503,239)		
Less depreciation	(1,108,714)		1,325,628
Decrease (increase) in compensated absences is shown on the government-wide statements but not on the governmental fund statements.			(94,936)
Change in net position of governmental activities			$ 2,495,035

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
General Fund
Year Ended September 30, 2017

	Budgeted Amount		Actual	Variance with
	Original	Final	Amounts	final budget
Revenues:				
Shared revenues from other local governments	19,150,321	24,767,712	24,767,712	-
General government	5,718,216	1,953,982	991,904	(962,078)
Miscelleanous revenue	43,051	43,051	111,582	68,531
Donations	35,000	35,000	47,485	12,485
Investment earnings	15,000	15,000	128,000	113,000
Sale of surplus materials and scrap	-	-	15,094	15,094
Total revenues	24,961,588	26,814,745	26,061,777	(752,968)
Expenditures:				
Personnel services	19,227,321	19,798,427	18,905,699	892,728
Professional services	369,161	387,338	323,554	63,784
Management fee refunds	1,000,000	1,000,000	1,000,000	-
Other contractual services	1,373,773	1,430,230	1,285,661	144,569
Travel and per diem	55,327	61,127	43,470	17,657
Communication and freight services	387,673	359,730	314,002	45,728
Utility services	89,042	96,357	86,787	9,570
Rents and leases	732,754	790,078	773,410	16,668
Repairs and maintenance	202,564	214,139	194,892	19,247
Printing and binding	221,433	137,563	75,192	62,371
Promotional activities	271,830	347,105	278,420	68,685
Other current charges and obligations	35,000	60,523	42,211	18,312
Office supplies	70,869	74,179	62,781	11,398
Operating supplies	799,748	1,056,579	559,057	497,522
Books, subscriptions and dues	96,604	98,097	50,752	47,345
Capital outlay	1,028,489	1,520,981	457,131	1,063,850
Total expenditures	25,961,588	27,432,453	24,453,019	2,979,434
Net change in fund balance	(1,000,000)	(617,708)	1,608,758	2,226,466
Fund balance, beginning of year	5,808,265	5,808,265	5,808,265	-
Fund balance, end of year	$ 4,808,265	5,190,557	7,417,023	2,226,466

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Public Safety Special Revenue Fund
Year Ended September 30, 2017

	Budgeted Amount		Actual	Variance with
	Original	Final	Amounts	final budget
Revenues:				
Special assessments - charges for public services	$ 783,565	783,565	755,707	(27,858)
Intergovernmental fire assessments	105,268	105,268	152,988	47,720
Intergovernmental shared revenue	11,187,921	11,187,921	11,037,926	(149,995)
State revenue sharing - firefighters' supplemental compensation	33,600	33,600	42,582	8,982
General government charges and fees	20,444	20,444	52,698	32,254
Investment earnings	3,000	3,000	128,467	125,467
Other miscellaneous public safety revenue	11,750	11,750	32,379	20,629
Sale of surplus materials and scrap	400,000	400,000	480,176	80,176
Total revenues	12,545,548	12,545,548	12,682,923	137,375
Expenditures:				
Current				
Personnel services	8,936,194	8,951,863	9,054,319	(102,456)
Professional services	321,014	327,479	322,213	5,266
Accounting & Auditing	6,688	6,688	6,663	25
Contractual services	395,029	422,529	366,150	56,379
Travel and per diem	39,848	39,848	9,247	30,601
Communications and freight	36,293	36,646	29,698	6,948
Utility services	145,925	145,925	119,366	26,559
Rental and leases	135,354	135,354	123,970	11,384
Insurance	134,713	134,713	138,423	(3,710)
Repairs and maintenance/landscape	611,141	512,141	361,428	150,713
Current charges	12,065	15,314	7,235	8,079
Office supplies	27,854	27,854	17,799	10,055
Operating supplies	632,572	643,654	452,034	191,620
Books, publications and subscriptions	144,604	183,204	104,633	78,571
Capital outlay	1,912,627	3,008,305	2,394,902	613,403
Total expenditures	13,491,921	14,591,517	13,508,080	1,083,437
Excess of revenues over (under) expenditures	(946,373)	(2,045,969)	(825,157)	1,220,812
Other financing sources (uses)				
Transfers out	(650,000)	(650,000)	-	650,000
Total other financing sources (uses)	(650,000)	(650,000)	-	650,000
Net change in fund balance	(1,596,373)	(2,695,969)	(825,157)	1,870,812
Fund balance, beginning of year	7,059,542	7,059,542	7,059,542	-
Fund balance, end of year	$ 5,463,169	4,363,573	6,234,385	1,870,812

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Net Position
Proprietary Funds
September 30, 2017

Assets	Major Funds: RAD	Major Funds: VCSA Water and Sewer	Major Funds: LSSA Water and Sewer	Non-Major Funds	Total
Current assets:					
Cash and cash equivalents	$ 10,805,662	2,551,883	5,892,898	412,917	19,663,360
Restricted cash and cash equivalents	12,163,936	1,699,746	3,729,932	-	17,593,614
Accounts receivable (net)	3,044,535	797,410	1,189,821	730	5,032,496
Investments	27,659,930	8,230,832	6,865,088	20,969	42,776,819
Investment in annuity	2,482,800	-	-	-	2,482,800
Due from other funds	155,116	-	-	25,032	180,148
Due from other governments	80,249	900	-	-	81,149
Total current assets	56,392,228	13,280,771	17,677,739	459,648	87,810,386
Non-current assets:					
Restricted cash and cash equivalents	930,467	279,283	684,238	-	1,893,988
Investment in annuity	4,403,334	-	-	-	4,403,334
Capital assets:					
Land	9,614,012	150,312	126,797	-	9,891,121
Buildings and structures	58,715,298	1,575,065	5,161,140	-	65,451,503
Infrastructure	32,803,532	36,322,437	37,949,353	-	107,075,322
Leasehold improvements	-	-	-	9,815	9,815
Furniture & fixtures	945,701	1,185,517	457,937	-	2,589,155
Construction in progress	2,583,585	64,442	-	-	2,648,027
Less accumulated depreciation	(36,898,822)	(20,662,925)	(18,295,081)	(7,934)	(75,864,762)
Intangible assets (net of accumulated amortization)	97,151,504	-	28,173,704	-	125,325,208
Total non-current assets	170,248,611	18,914,131	54,258,088	1,881	243,422,711
Total assets	226,640,839	32,194,902	71,935,827	461,529	331,233,097
Deferred outflow of resources:					
Deferred amount on debt refunding	4,185,892	-	499,594	-	4,685,486
Total assets and deferred outflows	230,826,731	32,194,902	72,435,421	461,529	335,918,583
Liabilities					
Current liabilities:					
Accounts payable	1,849,950	243,301	114,064	7,901	2,215,216
Accrued expenses	26,761	-	-	3,563	30,324
Accrued interest payable	2,854,579	197,399	1,500,094	-	4,552,072
Due to other funds	121,843	68,512	74,065	153,817	418,237
Due to other governments	670,676	30,522	12,185	-	713,383
Due to developer	-	-	99,064	-	99,064
Unearned revenue	1,710,607	-	-	228,971	1,939,578
Current installments of revenue bonds payable	8,630,000	1,490,000	2,205,000	-	12,325,000
Total current liabilities	15,864,416	2,029,734	4,004,472	394,252	22,292,874
Non-current liabilities:					
Revenue bonds payable, net	146,895,000	9,920,000	63,780,000	-	220,595,000
Total non-current liabilities	146,895,000	9,920,000	63,780,000	-	220,595,000
Total liabilities	162,759,416	11,949,734	67,784,472	394,252	242,887,874
Deferred inflow of resources					
Deferred amount on debt refunding	-	9,448	-	-	9,448
Total liabilities and deferred inflows	162,759,416	11,959,182	67,784,472	394,252	242,897,322
Net position					
Net investment in capital assets	13,575,702	7,215,400	(11,911,556)	1,881	8,881,427
Restricted for:					
Debt service	9,309,357	1,502,347	2,560,156	-	13,371,860
Renewal and replacement	930,467	279,283	353,920	-	1,563,670
System development	-	-	330,318	-	330,318
Unrestricted	44,251,789	11,238,690	13,318,111	65,396	68,873,986
Total net position	$ 68,067,315	20,235,720	4,650,949	67,277	93,021,261

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenses and Changes in Fund Net Position
Proprietary Funds
For the Fiscal Year Ended September 30, 2017

	Major Funds				
	RAD	**VCSA Water and Sewer**	**LSSA Water and Sewer**	**Non-Major Funds**	**Total**
Operating revenues:					
Charges for services:					
Water revenue	$ -	3,063,788	5,947,064	-	9,010,852
Sewer revenue	-	3,766,627	5,289,954	-	9,056,581
Recreational amenity fees	38,152,164	-	-	-	38,152,164
Recreational fees	1,615,213	-	-	133,484	1,748,697
Rentals and leases	628,621	-	-	-	628,621
Other Income	736,263	40,099	37,556	1,851	815,769
Total operating revenues	41,132,261	6,870,514	11,274,574	135,335	59,412,684
Operating expenses:					
Water and sewer expense	-	1,661,154	1,630,287	-	3,291,441
Recreational expenses	7,794,847	-	-	237,400	8,032,247
General and administrative	13,601,700	1,330,930	1,411,088	-	16,343,718
Depreciation	2,910,477	1,272,906	1,576,113	982	5,760,478
Amortization / accretion	4,570,255	(1,575)	1,109,746	-	5,678,426
Total operating expenses	28,877,279	4,263,415	5,727,234	238,382	39,106,310
Operating income	12,254,982	2,607,099	5,547,340	(103,047)	20,306,374
Non-operating revenue (expenses):					
Investment earnings	1,158,901	156,469	183,939	3,485	1,502,794
Interest expense	(6,878,196)	(394,801)	(3,000,193)	-	(10,273,190)
Gain on disposal of property	9,126	2,969	4,051	1,152	17,298
Total non-operating revenue (expenses)	(5,710,169)	(235,363)	(2,812,203)	4,637	(8,753,098)
Income	6,544,813	2,371,736	2,735,137	(98,410)	11,553,276
Capital contributions - impact fees	-	30,749	-	-	30,749
Change in net position	6,544,813	2,402,485	2,735,137	(98,410)	11,584,025
Total net position, beginning, restated	61,522,502	17,833,235	1,915,812	165,687	81,437,236
Total net position, ending	$ 68,067,315	20,235,720	4,650,949	67,277	93,021,261

See accompanying notes to basic financial statements.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Cash Flows
Proprietary Funds
Year ended September 30, 2017

	Major Funds				
	RAD	**VCSA Water and Sewer**	**LSSA Water and Sewer**	**Non-Major Funds**	**Total**
Cash flows from operating activities:					
Receipts from customers	$ 49,987,888	8,316,213	13,959,691	295,813	72,559,605
Payments to suppliers and others	(29,152,662)	(4,261,372)	(5,518,327)	(54,932)	(38,987,293)
Net cash provided (used) by operating activities	20,835,226	4,054,841	8,441,364	240,881	33,572,312
Cash flows from capital and related financing activities:					
Principal payments on bonds	(8,485,000)	(1,465,000)	(2,170,000)	-	(12,120,000)
Annuity payments received	1,815,577	-	-	-	1,815,577
Interest paid	(6,946,202)	(406,544)	(3,017,589)	-	(10,370,335)
Payment for capital assets	(3,738,624)	(503,634)	(124,535)	-	(4,366,793)
Receipt of capital contributions - impact fees	-	30,749	-	-	30,749
Proceeds from sale of surplus	9,126	2,969	4,051	1,152	17,298
Net cash (used in) provided by capital and related financing activities	(17,345,123)	(2,341,460)	(5,308,073)	1,152	(24,993,504)
Cash flows from investing activities:					
Purchase of investments	(973,878)	(1,170,808)	(1,032,187)	(2,168)	(3,179,041)
Interest received	1,158,901	156,469	183,939	3,485	1,502,794
Net cash provided (used) by investing activities	185,023	(1,014,339)	(848,248)	1,317	(1,676,247)
Net increase (decrease) in cash and cash equivalents	3,675,126	699,042	2,285,043	243,350	6,902,561
Cash and cash equivalents, beginning of year	20,224,939	3,831,870	8,022,025	169,567	32,248,401
Cash and cash equivalents, end of year	23,900,065	4,530,912	10,307,068	412,917	39,150,962
Reconciliation of cash and cash equivalents per statement of cash flows to the statement of net position:					
Cash per statement of net position:					
Unrestricted cash and cash equivalents	10,805,662	2,551,883	5,892,898	412,917	19,663,360
Restricted cash and cash equivalents - current	12,163,936	1,699,746	3,729,932	-	17,593,614
Restricted cash and cash equivalents - non-current	930,467	279,283	684,238	-	1,893,988
Cash and cash equivalents	23,900,065	4,530,912	10,307,068	412,917	39,150,962
Reconciliation of operating income to net cash provided by operating activities:					
Operating income (loss)	12,254,982	2,607,099	5,547,340	(103,047)	20,306,374
Adjustments to reconcile operating income to net cash provided by operating activities:					
Depreciation	2,910,477	1,272,906	1,576,113	982	5,760,478
Amortization / accretion	4,570,255	(1,575)	1,109,746	-	5,678,426
Change in assets and liabilities:					
(Increase) Decrease in:					
Accounts receivable	(221,101)	693	109,843	(466)	(111,031)
Prepaid expenses	4,732	-	-	1,143	5,875
Due from other funds	24,408	-	-	(25,032)	(624)
Due from other governments	(36,042)	1,350	-	-	(34,692)
Increase (Decrease) in:					
Accounts payable and accrued liabilities	1,381,059	147,725	28,099	5,382	1,562,265
Unearned revenue	(42,648)	-	-	208,948	166,300
Due to developer	-	-	99,064	-	99,064
Due to other funds	19,475	416	(26,673)	152,971	146,189
Due to other governments	(30,371)	26,227	(2,168)	-	(6,312)
Net cash provided by operating activities	$ 20,835,226	4,054,841	8,441,364	240,881	33,572,312

See accompanying notes to basic financial statements

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Fiduciary Net Position
Fiduciary Fund
September 30, 2017

		Beyond the Stars Agency Fund
Assets:		
Cash and cash equivalents	$	51,217
Total assets		51,217
Liabilities:		
Due to Beyond the Stars beneficiaries		51,217
Total liabilities	$	51,217

See accompanying notes to basic financial statements.

(1) Summary of Significant Accounting Policies

(a) Reporting Entity

The Village Center Community Development District (the District) was established in 1992 to manage and finance basic services for a community development district located in The Villages, Florida. The District is governed by a five-member Board of Supervisors who are elected on a rotating basis by the landowners within the District for terms from two to four years. The District was created by the Town of Lady Lake, Florida, in Ordinance No. 92-06, pursuant to the provisions of Chapter 190.005 of the Florida Statutes, and operates within the criteria established by Chapter 190.

The District provides water and sewer utility services, recreation, security services, fire protection and paramedic services to residents of a retirement community known as The Villages, located in The Villages, Florida. The Villages consists of approximately 23,686 acres spanning the borders of Lake, Sumter and Marion Counties, the City of Wildwood, the City of Fruitland Park and the Town of Lady Lake, Florida, and when fully developed is expected to include approximately 61,626 residences and 120,787 residents. The Villages of Lake-Sumter, Inc. was the developer and initial owner of the property within the District. The District also provides for the maintenance of common areas and roadways for the commercial areas within the District's boundaries. As of September 30, 2017, four of the five members of the Board of Supervisors are employees of or affiliated with the Developer.

There are no component units that are legally separate from the District. There are fifteen Community Development Districts (CDDs) in the total structure of The Villages, each being a separate government entity, established pursuant to Chapter 190, Florida Statutes.

The Developer has formed the following community development districts:

- Village Center CDD (Lake, Marion and Sumter Counties) – This CDD provides water and sewer utility services, recreation services, security services, fire protection, and paramedic services to the residents. The cost of operations is funded by amenity and utility fees that residents pay monthly. This CDD also provides for the maintenance of common areas and roadways for the commercial areas within the CDD boundaries. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments.
- Sumter Landing CDD (Sumter County) – This CDD provides recreation and security services to the residents. The cost of operations is funded by amenity fees that residents pay monthly. This CDD also provides for the maintenance of common areas and roadways for the commercial areas within the CDD boundaries. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments.
- Brownwood CDD (Sumter County) – Brownwood CDD (Sumter County) – This CDD was newly established in June 2012 by the City of Wildwood, Florida and is located at the southern end of The Villages. This CDD provides for the maintenance of common areas and roadways for the commercial areas within the CDD boundaries. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments as the new downtown area builds out.
- Village CDD No. 1 (Sumter County) – This CDD's boundary consists of approximately 993 acres in the northeast corner of the county. The development included construction of 3,420 residential units.

(1) Summary of Significant Accounting Policies (continued)

(a) Reporting Entity (continued)

- Village CDD No. 2 (Sumter County) – This CDD's boundary consists of approximately 990 acres in the northeast corner of the county. The development included construction of 3,668 residential units.
- Village CDD No. 3 (Sumter County) – This CDD's boundary consists of approximately 894 acres in the northeast corner of the county. The development included construction of 3,762 residential units.
- Village CDD No. 4 (Marion County) – This CDD's boundary consists of approximately 1,253 acres in the southern portion of the county. The development included construction of 5,432 residential units of which 184 remain unsold as of the end of the Fiscal Year.
- Village CDD No. 5 (Sumter County) – This CDD's boundary consists of approximately 1,407 acres in the northeast corner of the county. The development included construction of 6,399 residential units.
- Village CDD No. 6 (Sumter County) – This CDD's boundary consists of approximately 1,497 acres in the northeast corner of the county. Planned development includes construction of 6,697 residential units, of which 1 remains unsold as of the end of the Fiscal Year.
- Village CDD No. 7 (Sumter County) – This CDD's boundary consists of approximately 976 acres in the northeast corner of the county. The development included construction of 4,765 residential units.
- Village CDD No. 8 (Sumter County) – This CDD's boundary consists of approximately 1,098 acres in the northeast corner of the county. Planned development includes construction of 5,193 residential units of which 70 remain unsold and are being used as lifestyle preview homes by the Developer.
- Village CDD No. 9 (Sumter County) – This CDD's boundary consists of approximately 1,286 acres in the northeast corner of the county. Planned development includes construction of 5,409 residential units of which 1 remains unsold as of the end of the Fiscal Year.
- Village CDD No. 10 (Sumter County) – This CDD's boundary consists of approximately 1,589 acres in the northeast corner of the county. Planned development includes construction of 6,639 residential units of which 367 remain unsold as of the end of the Fiscal Year.
- Village CDD No. 11 (Lake County) – This CDD's boundary consists of approximately 693 acres within the city limits of Fruitland Park in the western portion of Lake County. Planned development includes construction of 2,055 residential units of which 289 remain unsold as of the end of the Fiscal Year.
- Village CDD No. 12 (Sumter County) – This CDD's boundary consists of approximately 699 acres within the city limits of the City of Wildwood in the in the northeast corner of the county. Planned development includes construction of 2,503 residential units of which 2,297 remain unsold as of the end of the Fiscal Year.

(1) Summary of Significant Accounting Policies (continued)

(a) Reporting Entity (continued)

Some of these community development districts have issued special assessment revenue bonds to finance various infrastructure improvements in their respective boundaries that are secured by special assessments levied on benefited lands in each district. It is anticipated that additional infrastructure improvements within The Villages will be undertaken by these community development districts and/or community development districts that will be created in the future, for which special assessments may be imposed on residences in The Villages and lands owned by the Developer.

In addition to the above there is one dependent district of Sumter County that is part of the family of Districts that comprise the local government of The Villages.

- North Sumter County Utility Dependent District (NSCUDD) (Sumter and Marion Counties) – The dependent district was established in July 2010, to manage and finance basic potable water, wastewater treatment and reclaimed water services for approximately 7,721 acres of land located in unincorporated Sumter County in The Villages, Florida. The District was created on July 13, 2010, by Sumter County, Florida, in Ordinance No. 2010-10, pursuant to the provisions of Chapter 189 of the Florida Statutes, and operates within the criteria established by Chapter 189. The service area of NSCUDD was expanded to include solid waste collection services for the entire Sumter County portion of The Villages. The City of Wildwood and Marion County entered into interlocal agreements with the District on November 20, 2012, authorizing the District to provide solid waste collection services in portions of their jurisdictions, including Brownwood District and District No. 4. The City of Fruitland Park entered into an interlocal agreement with the District on June 12, 2014, authorizing the District to provide solid waste collection services in the portion of their jurisdiction that lies within The Villages.

The financial statements of the District have been prepared in conformity with U.S. Generally Accepted Accounting Principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

(b) Basic Financial Statements

Government-wide and Fund Financial Statements

The basic financial statements include both government-wide (based on the District as a whole) and fund financial statements. The government-wide financial statements (i.e., the statement of net position and statement of activities) report information on all of the non-fiduciary activities of the District. For the most part, the effect of internal activity has been removed from these statements.

The financial reporting model focus is on either the District as a whole, or major individual funds. The government-wide statement of net position reports the governmental activities of the District (a) on a government-wide basis and (b) on a full accrual basis, using the economic resources measurement focus, which incorporates long-term assets, receivables and deferred outflows as well as long-term debt, obligations and deferred inflows. The statement of activities reflects the expenses of the District, which are offset by revenues. Program revenues

(1) Summary of Significant Accounting Policies (continued)

(b) Basic Financial Statements (continued)

Government-wide and Fund Financial Statements (continued)

are defined as charges for services, operating grants and contributions, and capital grants and contributions directly associated with a given function.

The District's major funds are presented in separate columns on the fund financial statements. The definition of a major fund is one that meets certain criteria set forth in GASB 34. The General Fund and Public Safety Special Revenue Fund meet this definition as governmental funds and are designated as major funds. The Recreation Amenities Division Fund (RAD), Village Center Service Area and Little Sumter Service Area water and sewer funds also meet this definition as proprietary funds and are designated as major funds. The District has five non-major funds. The Village of Spanish Springs, Rolling Acres, Road Maintenance and Community Standards funds are all non-major governmental special revenue funds. The Fitness Fund and The Enrichment Academy are the non-major proprietary funds.

Program revenues in the statement of activities consist primarily of special assessments for the governmental funds and charges for utility and recreational amenities in the proprietary funds. Net position is categorized as net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets is intended to reflect the portion of net position which is associated with capital assets net of accumulated depreciation less outstanding capital asset related debt.

Restricted net position is assets that have third party (statutory, bond covenant or granting agency) or enabling legislation limits on their use. The District would typically use restricted assets first, as appropriate opportunities arise, but reserves the right to selectively defer the use thereof to a future project or replacement equipment acquisition.

Unrestricted net position represents net position not included in *net investment in capital assets* or r*estricted net position*.

(c) Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues, including recreational amenities fees and utilities charges, are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service

(1) Summary of Significant Accounting Policies (continued)

(c) Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

expenditures are recorded only when payment is due and compensated absences are recognized to the extent they have matured.

Governmental funds report fund balances either as non-spendable or spendable. Spendable balances are further classified as restricted, committed, assigned or unassigned, based on the extent to which there are external or internal constraints on the spending of these fund balances. A discussion of each is as follows:

Non-spendable: Resources that cannot be spent, such as for inventories.

Restricted: Balances that only can be spent for specific purposes imposed by external sources.

Committed: Resources that can only be spent for purposes established by the highest decision making authority in the government.

Assigned: Amounts designated for specific purposes, but does not meet the criteria to be designated restricted or committed.

Unassigned: The residual classification for all remaining funds not contained in other classifications.

The District does not currently use *Non-spendable* or *Assigned* categories of fund balance. All *Restricted* fund balances relate to external debt service restrictions. The Board of Supervisors, the highest decision making authority of the District, approves the establishment, increase and reduction in *Committed* fund balances by budget resolutions and amendments. All other fund balances are *Unassigned*. *Restricted* and *Committed* fund balances are always used first for the purposes for which they are designated. Changes to this practice require prior Board of Supervisors approval. A minimum fund balance amount has not been formally adopted.

The following are the District's two major governmental funds:

General Fund

The General Fund is the main operating fund of the District and is used to account for all financial resources of general government except those required to be accounted for in another fund.

Public Safety Special Revenue Fund

The District's second major governmental fund is the Public Safety Special Revenue Fund, which is used to account for all financial resources of the Public Safety Department.

The following are the District's four non-major governmental funds:

Rolling Acres Special Revenue Fund

This fund is used to account for all financial resources, including special assessments, related to the maintenance of facilities in the Rolling Acres Plaza commercial area, a major retail center in The Villages.

(1) Summary of Significant Accounting Policies (continued)

(c) Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)

Village of Spanish Springs (VOSS) Special Revenue Fund

This fund is used to account for all financial resources, including special assessments, related to the maintenance of facilities in the Spanish Springs commercial area, a major retail center in The Villages.

Road Maintenance Special Revenue Fund

This fund is used to account for all financial resources, including special assessments, related to the maintenance of roads and rights-of-way facilities in the commercial areas of The Villages.

Community Standards Special Revenue Fund

This special revenue fund is used to account for those services related to deed compliance within The Villages. Any fines levied are also accounted for within this fund.

The following are the District's three major enterprise funds, a type of proprietary fund:

Recreation Amenities Division (RAD) Fund

The principal operating revenues of the District's RAD fund are charges to customers for amenity fee based services, including recreation and security.

Village Center Service Area (VCSA) Utility Fund

The principal operating revenues of the District's VCSA Utility fund are charges to customers for water and waste water services. VCSA Utility's operating fund is used to account for all costs of providing services on a continuing basis to customers located in the Lake County portion of The Villages, and a portion of District No. 1 residential areas in Sumter County, along with associated commercial areas.

Little Sumter Service Area (LSSA) Utility Fund

The principal operating revenues of the District's LSSA Utility fund are charges to customers for water and waste water services. LSSA Utility's operating fund is used to account for all costs of providing services on a continuing basis in the residential areas located in District Nos. 1 (portion), 2, 3, and 4, along with associated commercial areas.

The following funds are the non-major enterprise funds within the District:

Fitness Enterprise Fund

This fund provides for the accounting of all resources for the operation of the fitness center located at the Mulberry Grove recreation center.

The Enrichment Academy (TEA)

This fund provides for the accounting of all resources for the operation of The Enrichment Academy (TEA) which was created during the 2016-2017 Fiscal Year.

(1) Summary of Significant Accounting Policies (continued)

(c) Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)

Proprietary funds report the same functions presented as business-type activities in the government-wide financial statements, only in more detail. The District uses enterprise funds, a type of proprietary funds, to account for the operations and maintenance of the water and sewer utility systems, the fitness center, and the Recreation Amenities Division (RAD) that are financed and operated in a manner similar to private business enterprises, where the costs of providing services on a continuing basis are financed through user charges.

Enterprise funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with an enterprise fund's principal ongoing operations. The principal operating revenues of the District enterprise funds are charges to customers for services. Operating expenses for enterprise funds include the cost of services, administrative expenses, depreciation on capital assets, and amortization of debt service premiums and discounts, as well as intangible assets. Revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Additionally, the District reports on the following fund type:

Fiduciary fund - The Beyond the Stars Agency Fund accounts for the voluntary donations made by District employees for the benefit of needy employees and their families. This fund is not reflected in the government-wide financial statements because the resources of the fund are not available to support the District's own programs. The accounting used for this fund is much like that used for proprietary funds.

(d) Budgetary Data

Legal authority and control are established in accordance with Section 190.008 of Florida Statutes. Annual budgets are adopted and approved by the Board of Supervisors. Annual budgets, as well as subsequent amendments, are adopted for all funds on a basis consistent with GAAP. All budget amounts presented in the statements reflect the original budget and the amended budget if so amended.

(e) Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand, demand deposits, cash with fiscal agent, and short-term investments with original maturities of three months or less from the date of acquisition. The District also holds assets that are defined as investments. The District's investments are recorded at fair value unless the investment qualifies as an external investment pool and follows the guidance in GASB Statement No. 79, which allows the investment to be recorded at amortized cost.

(f) Capital Assets

Capital assets are reported in the applicable governmental or business-type activities columns in the government-wide financial statements and the proprietary fund financial statements. As defined by the District, capital assets are assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed.

(1) Summary of Significant Accounting Policies (continued)

(f) Capital Assets (continued)

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Depreciation of capital assets is computed using the straight-line method. Estimated useful lives of the assets are as follows:

Buildings and structures	15-40 years
Improvements other than buildings	10-40 years
Machinery and equipment	5-10 years

(g) Intangible Assets

Intangible assets represent the discounted value of future amenity fees or utilities service fees acquired from the Developer, and are capitalized at cost at the date of acquisition. Intangible assets are amortized on a straight-line basis over an estimated useful life of 40 years.

(h) Compensated Absences

It is the District's policy to accumulate earned but unused vacation benefits. All vacation pay is accrued when incurred in the government-wide financial statements. Compensated absences increased by $94,936 in Fiscal Year 2016-2017 and had an ending balance of $663,199.

(i) Bond Discounts, Bond Premiums and Issuance Costs

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable business-type activities statement of net position. Bond premiums and discounts and bond insurance costs, are deferred and amortized over the term of the bonds using the straight-line method, which approximates the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, proprietary fund types recognize bond issuance costs during the period when the debt is issued. The face amount of debt issued is reported as other financial sources. Issuance costs are reported as other debt services expenditures.

(j) Use of Estimates

The preparation of financial statements requires management of the District to make a number of estimates and assumptions relating to the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the period. Actual results could differ from those estimates.

(k) Restricted Assets – Proprietary Funds

Certain proceeds of revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position because their use is limited by applicable bond covenants. Restricted assets in the form of cash and cash equivalents that will be used to pay current liabilities are classified as current assets in the accompanying statement of net position.

The resolutions, authorizing both the utility and recreational revenue bonds, require that the District establish sinking fund and reserve accounts in amounts that equal the Reserve Account

(1) Summary of Significant Accounting Policies (continued)

(k) Restricted Assets – Proprietary Funds (continued)

Requirements, which are defined in the Bond Trust Indentures. In addition, the bond resolutions require that a renewal and replacement reserve be established. The renewal and replacement reserve deposits are maintained as restricted assets until such time as needed to fund those necessary recreation and water and sewer system renewals and replacements.

The utility bond resolutions further require that the District deposit all system development charges promptly, upon receipt thereof, in the System Development Charges account. These funds shall be accumulated and applied by the District in accordance with the provisions of the Bond Trust Indentures.

(l) Accounts and Notes Receivable

Accounts and notes receivable in the proprietary funds consists of amounts due on amenity contracts, charges for water and sewer, and amounts owed by the developer as a portion of the settlement agreement. For uncollectible accounts receivable, the allowance method is used. As of September 30, 2017, the amounts for allowance for doubtful accounts are $353,145 in RAD, $31,095 for VCSA, and $25,989 in LSSA.

(m) Other Post Employee Benefits (OPEB)

In Fiscal Year 2016-2017, the Village Center Community Development District (VCCDD) is the only District, of the sixteen that comprise the local government for The Villages that has employees, except for elected officials in some of the other Districts. Employees are assigned to one of two payrolls; one payroll is for Public Safety Department employees and the other covers the general employees of the Districts and elected officials. The elected officials in the other Districts are paid through the general employees' payroll and the Districts reimburse the Village Center District for the costs.

The benefits provided by the District to current employees consist of accrued vacation leave, which is calculated and recorded as a compensated absence liability, group health and life insurance policies, and participation in an IRS Section 401(a) defined contribution retirement provided to retired employees of the District. The VCCDD Section 401(a) retirement plan provides for a normal retirement age of 65. No early retirement option is provided by the District's plan. Although an employee separating at an earlier age, with vested balances in the plan may withdraw those balances at or subsequent to separation, the employee is not considered a retiree of the District unless the person has reached the normal retirement age of the District (age 65) and has a vested balance in the 401(a) retirement plan.

Section 112.0801(1), Florida Statutes, requires any local government, including special districts, which provides life, health, accident, hospitalization, or annuity insurance of any kind through group insurance plans, to make available to its officers and employees and their eligible dependents, the option of continuing to participate in such group insurance plan following retirement. The premium cost may be no higher than the cost of insurance applicable to active employees. For retired employees, and their eligible dependents, the cost of any such continued participation in any type of plan may be paid by the employer or the retired employee. The District does not contribute to this cost, so any such cost must be paid by the retired employee. Since inception of the group health and life insurance plan in 1997, no retired employee or their dependent has ever requested to continue participation in the

(1) Summary of Significant Accounting Policies (continued)

(m) Other Post Employee Benefits (OPEB) (continued)

group health and life insurance plans. Due to the District's normal retirement age being 65, with no early retirement option, and the fact that persons eligible for employment and retirement with the District are also eligible to apply for and receive Medicare coverage at a cost that is substantially less than the current cost to participate in the District's group health and life insurance plans, it is not anticipated that any future retiree will apply to participate in the plan as currently constituted. Therefore, no OPEB liability is recognized or recorded for the District.

(n) Retirement Benefits

Full-time employees participate in the District defined contribution retirement plan. The plan was established under IRS section 401(a) and is administered by Nationwide. Employees may choose among various investment options available to plan participants. There are two classes of employees participating in the plan, regular full-time employees and professional fire-fighters. During Fiscal Year 2016-2017, regular full-time employees received a 6% contribution and professional fire-fighters received a 15.0% contribution based on each employee's total salary. At the end of Fiscal Year 2016-2017, there were 213 regular full-time employee participants and 108 professional fire-fighters. Employer contributions to the plan for the Fiscal Year 2016-2017 totaled $456,486 for the regular full-time employees and $861,969 for the professional fire-fighters. Beginning in Fiscal Year 2015-2016, the Board approved an employer match of 1% for those employees that participate in either of the 457-B plans with contributions from the employee to those 457-B plans of at least 1%. Employer match contributions for the Fiscal Year 2016-2017 totaled $31,078 for the regular full-time employees and $4,040 for the professional fire-fighters. The plan can only be amended with the approval of the District Board of Supervisors and in the case of the professional fire-fighters, the IAFF Local 4770 must approve changes to the Collective Bargaining Agreement regarding pension contributions.

(o) Implementation of Governmental Accounting Standards Statements

During the year ending September 30, 2017, The District early implemented GASB Statement No. 86, *Certain Debt Extinguishment Issues.* This Statement provides for improvements to consistency in accounting and financial reporting for in-substance defeasance of debt as well as providing guidance for reporting prepaid insurance on debt that is extinguished. A requirement of the statement was restatement of prior years' financial statements in order to retroactively apply the reporting of prepaid insurance on debt that was extinguished. VCCDD financial statements were restated for fiscal years ending September 30, 2014, 2015, and 2016. The following is the net effect of the restatement on beginning net position for the three business-type funds effected by GASB 86:

	ENDING NET POSITION 2016	RESTATED ENDING NET POSITION 2016	DIFFERENCE
RAD	$ 58,095,449	$ 61,522,502	$ 3,427,053
VCSA	$ 17,801,890	$ 17,833,235	$ 31,345
LSSA	$ 1,047,328	$ 1,915,812	$ 868,484

(2) Deposits and Investments

Short-Term Portfolio

As of September 30, 2017, the District had the following deposits and investments:

Deposits and Investment Type		Fair Value at September 30, 2017	Weighted Average Maturity (Days)	Credit Rating
Cash on Hand	$	3,385	-	n/a
Demand Deposits, CFB		3,135,171	1.0	n/a
Florida Education Investment Trust Fund, FEITF		8,999,673	51.0	AAAm
State Board of Administration, Florida Prime™		12,437	51.9	AAAm
U.S. Bank - State Board of Administration, Florida Prime™		19,487,602	51.9	AAAm
Florida Cooperative Liquid Assets Securities System, FLCLASS		19,456,386	56.0	AAAm
Florida Local Government Investment Trust		21,036,200	671.6	AAAf/S1
1-3 Year High Quality Bond Fund, FMIvT		17,755,579	547.5	AAAf/S2
Metlife Annuity Investment		6,886,134	760.3	AA-
Total Fair Value	$	96,772,567		
Less: Fiduciary Fund Cash & Cash Equivalent Balances		51,217		
Basic Financial Statement Balances	$	96,721,350		
Portfolio Weighted Average Maturity (WAM)			327.0	

Interest Rate Risk. Interest rate risk exists when there is a possibility that changes in interest rates could adversely affect an investment's fair value. GASB 40 requires that interest rate risk be disclosed using one of the five approved methods. The five methods are: segmented time distribution, specific identification, Weighted Average Maturity (WAM), duration, and simulation model. The District has used the WAM method in the above chart. In accordance with the District's investment policy, the government manages its exposure to decline in fair values by limiting the WAM of its investment portfolio to less than three years. The WAM on September 30, 2017, was 327.0 days (0.90 years).

Credit Risk. GASB 40 requires disclosure of credit quality ratings for investments in debt securities as well as investments in external investment pools, money market funds, and other pooled investments of fixed income securities. Investments may be aggregated by ratings categories within the disclosure. Ratings are set by nationally recognized statistical rating organizations (Fitch, Moody's, and Standard and Poor's (S&P)). Fitch provides the ratings for Florida Municipal Investment Trust (FMIvT), while S&P provides the ratings for the Florida Education Investment Trust Fund (FEITF), Florida Local Government Investment Trust (FLGIT), Florida Cooperative Liquid Assets Securities System (FLCLASS), and the State Board of Administration, Florida Prime™.

Operating cash is maintained with Citizens First Bank (CFB), a Qualified Public Depository, pursuant to Chapter 280, Florida Statutes. Interest earned on the deposits during the Fiscal Year totaled $14,957.

(2) Deposits and Investments (continued)

Short-Term Portfolio (continued)

Credit Risk (continued)

The District's cash equivalents consist of funds placed with three entities:

- The State Board of Administration (SBA) for participation in the Local Government Investment Pool (Florida Prime™) created by Section 218.415, Florida Statutes. This investment pool operates under investment guidelines established by Section 215.47, Florida Statutes. The District's investments in the Florida Prime™, an external investment pool, are reported at amortized cost. The District recognized $116,609 in earnings from Florida Prime™ during the 2016-2017 Fiscal Year. During September of 2016, the trust balances related to restricted debt service accounts, which are maintained with U.S. Bank, were transferred from Federated and Fidelity to the Local Government Investment Pool (Florida Prime™).

- Florida Cooperative Liquid Assets Securities System (FLCLASS). FLCLASS is an independent local government investment pool and is an authorized investment consistent with Section 218.415(16)(a), Florida Statutes, and the District's short-term investment policy. The District's investments in FLCLASS are reported at amortized cost. The District recognized $186,046 in earnings from FLCLASS for the Fiscal Year 2016-2017.

- Florida Education Investment Trust Fund (FEITF) is a common law trust and is an authorized investment consistent with Section 218.415(16)(a), Florida Statutes, and the District's short-term investment policy. The District's investments in FEITF are reported at amortized cost. The District recognized $91,784 in earnings from FEITF during the Fiscal Year 2016-2017.

The District's short-term investments consist of funds placed with the following entities:

- The Florida League of Cities, Inc. for participation in the Florida Municipal Investment Trust (FMIvT) investment pools. The pool is an authorized investment consistent with Section 218.415(16)(a), Florida Statutes, and the District's short-term investment policy. The District owns shares in the 1-3 Year High Quality Bond Fund pool operated by the FMIvT. GASB 31 requires all governments to mark to market the unrealized gains and losses incurred in its investments. As of September 30, 2017, the FMIvT had recorded an unrealized gain of $87,873. The realization of this gain will only occur from the future sale of underlying shares in the FMIvT.

- The Florida Local Government Investment Trust (FLGIT), a pool sponsored by the Florida Association of Counties and the Florida Court Clerks & Comptrollers. The pool is an authorized investment consistent with Section 218.415(16)(a), Florida Statutes, and the District's short-term investment policy. GASB 31 requires all governments to mark to market the unrealized gains and losses incurred in its investments. As of September 30, 2017, the FLGIT had achieved unrealized gains of $165,174. The realization of these gains will only occur from the future sale of underlying share in the FLGIT.

- On May 13, 2008, The Villages of Lake Sumter, Inc. (VLS) obtained an annuity contract with MetLife, Inc. with an initial balance of $10,961,777, and provided it to the Village Center Community Development District (VCCDD) as sole beneficiary of the annuity contract proceeds. Provision of this annuity contract was required in the litigation settlement agreement among VLS, VCCDD and residents of The Villages. This annuity provides

(2) Deposits and Investments (continued)

Short-Term Portfolio (continued)

Credit Risk (continued)

interest earnings at a rate of 5.87 percent with payments in various amounts due annually on December 31, 2013, through December 31, 2020, and totaling $17,124,200. As of September 30, 2017, the annuity contract was valued at $6,886,134, including accrued interest. MetLife is rated A+ by A.M. Best, AA- by Standard & Poor's, Aa3 by Moody's and AA- by Fitch. The Standard & Poor's rating is shown in the above schedule. The unrealized gain in Fiscal Year 2016-2017 was $414,322. This investment is at contract value and not subject to GASB 72 fair value classifications.

- In total, the District recognized investment earnings of $1,076,765 in the short-term portfolio during the Fiscal Year.

Concentration of Credit Risk. The District's short-term investment policy requires the diversification of its investment portfolio. Investments may be diversified by:

- Limiting investments to avoid over-concentration in securities from a specific issuer or business sector;
- Limiting investments in securities with higher credit risks;
- Investment in securities with varying maturities; and
- Continuously investing a portion of the portfolio in readily available funds, such as the Florida Prime^{TM}, money market funds, or overnight repurchase agreements to ensure the appropriate liquidity is maintained to meet ongoing obligations.

Custodial Credit Risk - Deposits. In the case of deposits, this is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District invests its operating cash solely in Qualified Public Depositories that meet the requirements of Chapter 280, Florida Statutes. In addition to protection of up to $250,000 for its deposits with a single bank as provided by the Federal Deposit Insurance Corporation (FDIC), the District's deposits are provided the extra level of security afforded by using a public depository that meets the requirements of Chapter 280. This includes the provision by the public depository of collateral based on the amount of public deposits maintained at the institution and the ability of the State of Florida to levy other public depositories for shortages in collateral in the event of the failure of a public depository. The Citizens First Bank is a Qualified Public Depository.

Custodial Credit Risk - Investments. For an investment this is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investments or collateral securities that are in possession of an outside party. All investments are held in the name of the District by a custodian or a trustee for the District.

(2) Deposits and Investments (continued)

Short-Term Portfolio (continued)

Short-Term Investment Policy

The District is authorized to invest in those financial instruments as established by the short-term investment policy of the District. This policy allows investments authorized under Section 218.415, Florida Statutes, amended to include Repurchase Agreements and prohibiting derivative-type investments. The authorized investments consist of:

- The Local Government Surplus Funds Trust Fund or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act as provided in Section 163.01, Florida Statutes.
- Securities and Exchange Commission registered money market mutual funds with the highest credit quality rating from a nationally-recognized rating agency.
- Interest-bearing time deposits or savings accounts in qualified public depositories as defined in Section 280.02, Florida Statutes.
- Direct obligations of the United States Treasury.
- Federal agencies and instrumentalities.
- Repurchase agreements with financial institutions approved as public depositors, provided that the underlying collateral consists of obligations of the United States Government, its agencies and instrumentalities. The repurchase agreement shall be collateralized equal to at least 102 percent of the value of the District's investment.

Fair Value Measurement. The District holds assets that are defined as short-term investments. The District's investments are recorded at fair value unless the investment qualifies as an external investment pool under the guidance in GASB Statement No. 79.

The fair value hierarchy categorizes the inputs to valuation techniques used to measure fair value into three levels:

- Level 1 inputs-are quoted prices (unadjusted) for identical assets or liabilities in active markets that a government can access at the measurement date
- Level 2 inputs-are inputs other than quoted prices included within Level 1 that are observable for an asset or liability, either directly or indirectly.
- Level 3 inputs-are unobservable inputs for an asset or liability. The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs. If a price for an identical asset or liability is not observable, a government should measure fair value using another valuation technique that maximizes the use of relevant observable inputs and minimizes the use of unobservable inputs.

The following short-term investments are recorded at fair value:

- Florida Municipal Investment Trust (FMIvT)
- Florida Local Government Investment Trust (FLGIT).

(2) Deposits and Investments (continued)

Short-Term Portfolio (continued)

Fair Value Measurement (continued)

Under the fair value hierarchy, all of these investments are considered to be Level 2.

The District's holds investments in qualified external investments pools that measure all of its investment at amortized cost for financial reporting purposes. These investments are recorded at amortized cost. The following investments are recorded at amortized costs and are not subject to the fair value hierarchy:

- Florida Local Government Investment Pool (Florida PrimeTM)
- Florida Cooperative Liquid Assets Securities System (FLCLASS)
- Florida Education Investment Trust Fund (FEITF)

None of the pools have limitations or restrictions on participant withdrawals including items such as redemption notices, maximum transaction amounts, and the pool's authority to impose liquidity fees or redemption gates.

Long-Term Portfolio

The District has a Long-Term Investment Policy (LTIP) which allows for investments in fixed income and equity mutual funds, and money market funds. These funds are reported at fair value and as of September 30, 2017, had the following balances:

(2) Deposits and Investments (continued)

Long-Term Portfolio (continued)

Long Term Investment Portfolio		Fair Value at September 30, 2017	Average Maturity (years)	Credit Rating
Domestic Equity				
Vanguard Total Stock Market Index	$	3,100,936	N/A	N/A
T. Rowe Price Dividend Growth		272,974	N/A	N/A
International Equity				
Vanguard Total International Stock Index		583,916	N/A	N/A
Vanguard International Value		461,755	N/A	N/A
J. O. Hambro International Select		535,892	N/A	N/A
Oppenheimer International Small-Mid Company		292,017	N/A	N/A
Fixed Income				
Baird Core Plus		957,513	7.59	A
DoubleLine Core Fixed Income I		430,951	6.60	A
Prudential Total Return		287,689	7.88	A
Vanguard Intermediate-Term Investment Grade		956,673	5.90	A
Vanguard High Yield Corporate		263,370	4.90	BB
Cash Equivalent				
First American Government Obligation		20,184	28 Days	AAAm
Total Fair Value	$	8,163,870		

The District's LTIP allocations seek to have up to 60% in equities with the remainder in fixed income and/or cash and cash equivalents. The District contracts with qualified investment managers to whom authority is delegated to invest and reinvest assets in accordance with the LTIP. The District's LTIP does not place specific limits on maturities. During the current Fiscal Year, the Long-Term Investment Portfolio had an unrealized gain of $736,789. The realization of the gain will only occur from the future sale of underlying shares in the portfolio.

Interest Rate Risk. Interest rate risk exists when there is a possibility that changes in interest rates could adversely affect an investment's fair value. The District's LTIP addresses managing its exposure for changes in interest rate through maintaining diversification of its investments to minimize the impact of downturns in the market.

Credit Risk. GASB 40 requires disclosure of credit quality ratings for investments in debt securities as well as investments in external investment pools, fixed income mutual funds, money market funds, and other pooled investments of fixed income securities. The District's LTIP stipulates that the average credit rating of the overall fixed income portfolio should be investment grade, based on the rating of one Nationally Recognized Statistical Rating Organization (NRSRO), such as Fitch, Moody's, Standard and Poor's (S&P), etc.

Concentration of Credit Risk. The District's LTIP requires the diversification of its portfolio. The LTIP contains an Asset Allocation Target with the objective of achieving an average total rate of return that is equal to or greater than the portfolio's target rate of return over the long-term. The Asset Allocation Targets are as follows:

(2) Deposits and Investments (continued)

Long-Term Portfolio (continued)

Concentration of Credit Risk (continued)

	Asset Weightings	
Asset Classes	**Range**	**Target**
Growth Assets		
Domestic Equity	20% - 60%	40%
International Equity	0% - 40%	20%
Other	0% - 20%	0%
Income Assets		
Fixed Income	20% - 60%	40%
Other	0% - 20%	0%
Real Return Assets	0% - 20%	0%
Cash Equivalents	0% - 20%	0%

Custodial Credit Risk - Investments. For an investment this is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investments or collateral securities that are in possession of an outside party. All investments are held in the name of the District by a custodian or a trustee for the District.

Long-Term Investment Policy. The District is authorized to invest in those financial instruments as established by the LTIP of the District. The LTIP was developed in accordance with Section 218.415, Florida Statutes, and prohibits direct investment in derivative-type investments. The authorized investments consist of:

- Domestic and International Equities
- Fixed Income Securities
- Other Assets (Alternatives)
    - Real Estate Investment Trust (REIT)
    - Treasury Inflation Protected Securities (TIPS)
- Cash Equivalents

The objectives of the LTIP are to diversify investments in order to minimize the impact of large losses from individual investments; provide funding for anticipated withdrawals; enhance the value of the portfolio in real terms over the long-term through asset appreciation and income generation, while maintaining a reasonable investment risk profile; minimize principal fluctuations over the time horizon (five years or longer); and achieve a long-term level of return commensurate with contemporary economic conditions and equal to or exceeding the performance expectation

(2) Deposits and Investments (continued)

Long-Term Portfolio (continued)

Long-Term Investment Policy (continued)

(an average total annual rate of return that is equal to or greater than the portfolio's hurdle rate of 5%).

The time horizon for the LTIP is five years or longer.

Foreign Currency Risk. The District's LTIP does not allow for direct investments in foreign currency.

Fair Value Measurement. The District holds assets that are defined as long-term investments. The District's investments are recorded at fair value unless the investment qualifies as an external investment pool under the guidance in GASB Statement No. 79. All of the long-term investments are recorded at fair value.

Under the fair value hierarchy, all of these investments are considered to be Level 2.

(3) Capital Assets

Capital asset activity for the year ended September 30, 2017, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities:				
Assets not being depreciated:				
Land	$ 1,427,519	-	-	1,427,519
Construction in progress	687	1,193,464	(66,472)	1,127,679
Total assets not being depreciated	1,428,206	1,193,464	(66,472)	2,555,198
Assets being depreciated:				
Building	4,751,143	71,735	-	4,822,878
Furniture & fixtures	10,987,964	1,666,947	(1,159,149)	11,495,762
Infrastructure	511,640	85,548	-	597,188
Leasehold improvements	490,223	-	-	490,223
Total assets being depreciated	16,740,970	1,824,230	(1,159,149)	17,406,051
Total assets	18,169,176	3,017,694	(1,225,621)	19,961,249
Less accumulated depreciation for:				
Building	(564,444)	(124,678)	-	(689,122)
Furniture & fixtures	(4,785,275)	(935,839)	642,269	(5,078,845)
Infrastructure	(92,978)	(28,248)	-	(121,226)
Leasehold improvements	(125,920)	(19,949)	-	(145,869)
Total accumulated depreciation	(5,568,617)	(1,108,714)	642,269	(6,035,062)
Governmental activities capital assets, net	12,600,559	1,908,980	(583,352)	13,926,187

	Beginning Balance	Increases	Decreases	Ending Balance
Business activities:				
Assets not being depreciated:				
Land	9,891,121	-	-	9,891,121
Construction in progress	1,279,084	1,368,943	-	2,648,027
	11,170,205	1,368,943	-	12,539,148
Assets being depreciated:				
Buildings and structures	64,612,695	838,808	-	65,451,503
Infrastructure	105,019,582	2,075,008	(19,268)	107,075,322
Leasehold improvements	9,815	-	-	9,815
Furniture & fixtures	2,761,426	103,239	(275,510)	2,589,155
Total assets being depreciated	172,403,518	3,017,055	(294,778)	175,125,795
Total assets	183,573,723	4,385,998	(294,778)	187,664,943
Less accumulated depreciation for:				
Buildings and structures	(24,044,089)	(1,760,952)	-	(25,805,041)
Infrastructure	(44,380,018)	(3,837,903)	64	(48,217,857)
Leasehold improvements	(6,952)	(160,641)	-	(167,593)
Furniture & fixtures	(1,948,799)	(982)	275,510	(1,674,271)
Total accumulated depreciation	(70,379,858)	(5,760,478)	275,574	(75,864,762)
Business activities capital assets, net	113,193,865	(1,374,480)	(19,204)	111,800,181
Total capital assets governmental and business activities:	$ 125,794,424	534,500	(602,556)	125,726,368

Government activities depreciation expense of $1,108,714 pertains primarily to the Department of Public Safety.

(4) Intangible Assets

Intangible asset activity for the year ended September 30, 2017, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type activities:				
RAD:				
Discounted value of amenity fees	$ 171,432,090	-	-	171,432,090
Less accumulated amortization	(70,009,323)	-	(4,271,263)	(74,280,586)
Intangible assets, net	101,422,767	-	(4,271,263)	97,151,504
LSSA:				
Discounted value of utilities charges	43,338,051	-	-	43,338,051
Less accumulated amortization	(14,080,895)	-	(1,083,452)	(15,164,347)
Intangible assets, net	29,257,156	-	(1,083,452)	28,173,704
Business-type activities total:				
Discounted value of amenity fees	171,432,090	-	-	171,432,090
Discounted value of utilities charges	43,338,051	-	-	43,338,051
Less accumulated amortization	(84,090,218)	-	(5,354,715)	(89,444,933)
Intangible assets, net	$ 130,679,923	-	(5,354,715)	125,325,208

(5) Interfund Balances

The composition of interfund balances as of September 30, 2017, is as follows:

Due to/from other funds:

Receivable Fund	Payable Fund		
General Fund	RAD	$	6,704
	VCSA		676
	LSSA		624
	Fitness		11
	VOSS		109
	Rolling Acres		15
	Road Maintanence		33
	Safety		447
	Community Standards		23
	TEA		150,199
RAD	General Fund		10,189
	VCSA		67,836
	LSSA		73,440
	Fitness		715
	VOSS		44
	TEA		2,891
TEA	RAD		25,032
Safety	General Fund		2,118
	RAD		90,107
Total		$	431,214

The outstanding balances between funds result from normal monthly reimbursements that were accrued at the end of the Fiscal Year, September 30, 2017, and in most cases were liquidated by payments in October 2017.

(6) Long-term Debt

Revenue Bonds Payable

Revenue bonds payable consisted of the following:

Recreation Amenities Division Bonds:		
$172,425,000 Taxable Recreational Revenue Refunding Bonds, Series 2014 due in annual principal installments ranging from $3,320,000 to $11,595,000 through November 2036 in accordance with the redemption schedule. Interest is due semi-annually on May 1 and November 1 of each year until redemption or maturity. Interest rates range from 2.262% to 5.015%.	$	155,525,000
VCSA Utility Revenue Bonds		
$14,320,000 Utility Revenue Refunding Bonds, Series 2014A due in annual principal installments ranging from $1,490,000 to $1,810,000 through October 2023 in accordance with the redemption schedule. Interest is due semi-annually on April 1 and October 1 of each year until redemption or maturity. Interest rates range from 2.262% to 3.956%.		11,410,000
LSSA Utility Revenue Bonds		
$70,300,000 Utility Revenue Bonds, Series 2014B due in annual principal installments ranging from $2,205,000 to $4,955,000 through October 2036 in accordance with the redemption schedule. Interest is due semi-annually on April 1 and October 1 of each year until redemption or maturity. Interest rates range from 2.262% to 5.015%.		65,985,000
Total revenue bonds payable	$	232,920,000
Less current installment of revenue bonds payable		(12,325,000)
Revenue bonds payable less current installments	$	220,595,000

The Taxable Recreational Revenue Bonds, Series 2014 are secured by a lien and pledge of amenity fees and other revenues under the indenture which are derived by the District from the users of the recreational facilities.

The VCSA Utility Revenue Bonds are secured by a lien and pledge of the revenues under the indenture which are derived by the District from the fees and charges for water and wastewater services in the Village Center Areas (VCSA).

The LSSA Utility Revenue Bonds are secured by a lien and pledge of the revenues under the indenture which is derived by the District from the fees and charges for water and wastewater services in the Little Sumter Service Areas (LSSA).

(6) Long-term Debt (continued)

Revenue Bonds Payable (continued)

The annual requirements to amortize the principal and interest of all revenue bonds payable as of September 30, 2017, are as follows:

	Principal	Interest	Total
Fiscal year ending September 30:			
2018	12,325,000	10,133,797	22,458,797
2019	12,605,000	9,818,688	22,423,688
2020	10,495,000	9,480,931	19,975,931
2021	9,780,000	9,117,270	18,897,270
2022	10,190,000	8,705,579	18,895,579
2023-2027	47,790,000	37,037,979	84,827,979
2028-2032	59,825,000	25,182,310	85,007,310
2033-2037	69,910,000	9,387,579	79,297,579
Total	$ 232,920,000	118,864,132	351,784,132

Changes in Long-term Debt:

	Beginning Balance	Additions	Reductions	Ending Balance	Due within one year
Govermental activities:					
Compensated absences	$ 568,263	94,936	-	663,199	132,640
Governmental activities long-term debt	568,263	94,936	-	663,199	132,640
Business-type activities:					
Bonds payable					
RAD	164,010,000	-	(8,485,000)	155,525,000	8,630,000
VCSA Water and Sewer	12,875,000	-	(1,465,000)	11,410,000	1,490,000
LSSA Water and Sewer	68,155,000	-	(2,170,000)	65,985,000	2,205,000
Total business-type activities long-term liabilities	245,040,000	-	(12,120,000)	232,920,000	12,325,000
Total debt	$ 245,608,263	94,936	(12,120,000)	233,583,199	12,457,640

Pledged Revenues:

The District has pledged certain amenities fee and water and sewer revenue to pay the principal and interest on Recreational Revenue and Utility Revenue Bonds issued to pay for the purchase of recreational and water and sewer utility facilities from the Developer. These Recreational and Utility Revenue Bonds were outstanding on September 30, 2017, as shown below. The table below reports the revenues pledged for each debt issue, the amounts of revenue received in the current year, the current year principal and interest paid on the debt, the approximate percentage of each revenue which is pledged to meet the debt obligation, and the date through which the revenue is pledged under the debt agreement and the total pledged future revenues for each debt, which is the amount of the remaining principal and interest on the bonds as of September 30, 2017.

(6) Long-term Debt (continued)

Pledged Revenues (continued)

Description of Debt	Pledged Revenue	Revenue Received	Principal and Interest Paid	Estimated Percent Pledged	Outstanding Principal and Interest	Pledged Through
	Business type funds					
Taxable Recreational Revenue Bonds, Series 2014	Amenities Fee Revenue and Other Income of RAD Fund	$ 42,291,162	$ 15,363,196	36.33%	236,190,397	2036
Taxable Utility Revenue Bonds, Series 2014A	Water and Sewer Revenue, VCSA Fund	6,830,415	1,859,801	27.23%	12,976,353	2023
Taxable Utility Revenue Bonds, Series 2014B	Water and Sewer Revenue, LSSA Fund	11,237,018	2,470,193	21.98%	102,617,382	2036

(7) Related Parties

The District entered into interlocal agreements to provide Village Community Development District No. 1 (District No. 1), Village Community Development District No. 2 (District No. 2), Village Community Development District No. 3 (District No. 3), Village Community Development District No. 4 (District No. 4), Village Community Development District No. 5 (District No. 5), Village Community Development District No. 6 (District No. 6), Village Community Development District No. 7 (District No. 7), Village Community Development District No. 8 (District No. 8), Village Community Development District No. 9 (District No. 9), Village Community Development District No. 10 (District No. 10), Village Community Development District No. 11 (District No. 11), and Village Community Development District No. 12 (District No. 12), Sumter Landing Community Development District (Sumter Landing), North Sumter County Utility Dependent District and Brownwood Community Development District, certain management, finance, and administrative services for fees of $148,405, $154,837, $164,216, $206,609, $177,589, $182,350, $154,683, $165,587, $166,973, $176,119, $121,597, $73,536, $12,260,456, $730,612, and $299,549, respectively, for the Fiscal Year ended September 30, 2017. Upon action by their respective Boards of Supervisors, District No. 1 through District No. 11, Sumter Landing District, NSCUDD, and Brownwood may request additional services as they deem necessary for the efficient and effective management of their respective districts. Such additional services are billed to the benefiting district at the District's cost, and include items such as payroll reimbursement for board members, reimbursement for payment of the investment advisor contract, and office equipment lease and copy costs. The District also has agreements to provide Deed Compliance Services to Village Community Development District No. 1 (District No. 1), Village Community Development District No. 2 (District No. 2), Village Community Development District No. 3 (District No. 3), Village Community Development District No. 4 (District No. 4), Village Community Development District No. 5 (District No. 5), Village Community Development District No. 6 (District No. 6), Village Community Development District No. 7 (District No. 7), Village Community Development District No. 8 (District No. 8), Village Community Development District No. 9 (District No. 9), and Village Community Development District No. 10 (District No. 10). For the year ending September 30, 2017, those fees were $43,427, $43,478, $42,251, $48,542, $56,725, $69,154, $50,127, $71,661, $83,067, and $66,027, respectively.

The District has purchased from the Developer classified advertising, building rents, management services, and repair services for $713,924. In addition, the District reimbursed the Developer $301,970 for items and services purchased or paid for by the Developer on behalf of the District.

(7) Related Parties (continued)

The District purchased water, waste water, and irrigation water, paying rates approved by the Public Service Commission, from companies affiliated with the Developer for $16,762. The District paid bank fees and loan interest to a bank affiliated with the Developer in the amount of $25,462 and maintained demand deposit accounts with the same bank based on a compensating balance agreement.

Substantially all capital costs for infrastructure were acquired from the Developer or paid on contracts that were assigned to the District by the Developer using bond proceeds in either the current or previous years.

The District is governed by a five-member Board of Supervisors. As of September 30, 2017, four of the five members of the Board of Supervisors are employees of, or affiliated with, the Developer.

(8) Commitments and Contingencies

Operating Leases

The District had entered into three leases with the Developer. One is an office lease that will terminate in January 2020 and two were for office leases which will expire in Fiscal Year 2023-24. Public Safety also has two facility leases with SLAD and a water tower lease with NSU. The three Developer office leases will not encounter a CPI-based increase until the sixth year of their lease renewal. The two public safety facilities and the water tower lease have a yearly CPI-based increase. The CPI increase is not included in the amounts stated below.

The District has also entered into operating leases for office equipment such as copiers. The future minimum lease payments for these leases are as follows:

	Building Leases	Equipment Leases	Total
Year Ending September 30:			
2018	846,459	33,892	880,351
2019	846,459	23,463	869,922
2020	795,499	18,478	813,977
2021	770,018	10,926	780,944
2022	770,018	4,810	774,828
2023-2027	1,771,353	-	1,771,353
2028-2032	582,233	-	582,233
2033-2035	488,741	-	488,741
Total	$ 6,870,780	91,569	6,962,349

Hurricane Irma related expenses and revenues

On September 4, 2017, Governor Rick Scott issued Executive Order Number 17-235, Emergency Management- Hurricane Irma. By virtue of issuing the Executive Order, the Governor declared a state of emergency for every county in the State of Florida. On September 10, 2017 Hurricane Irma made landfall in southwest Florida. The storm traveled up the State and entered The Villages in the early morning hours of September 11, 2017. The District sustained damage related to the storm, in

(8) Commitments and Contingencies (continued)

Hurricane Irma related expenses and revenues (continued)

most part, with debris, trees and falling limbs. Expenses related to storm damage for Fiscal Year 2016-2017 have been accrued for actual expenses and estimated where actual expenses had not been finalized for fiscal year-end financial presentation. FEMA is expected to reimburse the District in fiscal year 2017-2018 for storm related damage if it meets the specific category for reimbursement at different percentages. Category A- Debris for the weeks of September 4th through September 17th will receive a 75% cost share and for the weeks of September 18th through October 17th a cost share of 90% will be received. Category B-Emergency Protective Measure for the weeks of September 4th through October 3rd will receive a 100% cost share for Force Account Labor Overtime. The State of Florida will share half of the reimbursement on the remaining approved cost from FEMA.

Year Ending September 30, 2017	Actual/Estimated Expenses
Hurricane Irma clean-up and related expenses	$417,837

(9) Risk Management

The District is exposed to various risk of loss related to torts, theft, damage and destruction of assets, errors and omissions, and natural disasters. The District generally carries insurance for these risks, however, the District retains risk for certain property coverage and for losses in excess of coverage limits. There have been no claims in excess of coverage limits for the past two years.

(10) Litigation Settlement Agreement and Amenity Authority Committee (AAC)

As part of the litigation settlement agreement between the District, The Villages of Lake Sumter, and Villages residents, an initial payment of $11,886,151 in cash was received in April 2008. In addition, a total of $28,021,000 in further payments is due each December until 2020. The Villages of Lake Sumter provided the District an annuity contract which is held as an investment valued at $13,110,449 to cover the last eight years of this settlement requirement. All five annual payments from the Developer have now been received. The payment of $2,229,900 due December 31, 2017, was the fourth of the eight annuity payments received from the annuity contract.

As part of the settlement agreement, a requirement was established to form an Amenity Authority Committee (AAC) with duties, authority and limitations to be defined in an Interlocal Agreement among the Village Center Community Development District, the Town of Lady Lake, and Village Community Development District Nos. 1, 2, 3 and 4. This Interlocal Agreement dated April 18, 2008, establishes the membership of the AAC including elected representatives from each of the six jurisdictions named above. It establishes the powers and limitations of the AAC in advising and providing direction to the Board of Supervisors of the Village Center Community Development District concerning the receipt and expenditure of amenities fees, settlement proceeds and related funds.

(11) Investment Advisory Committee (IAC)

In December 2007, the Boards of Supervisors of the Village Center Community Development District, Sumter Landing Community Development District and Village Community Development District Nos. 1-8 formed an Investment Advisory Committee, comprised of one member for each District, to provide staff guidance on the Districts' investment strategy and to report back to their respective boards the status of the Districts' investments. In January 2009, an eleventh member was added to the committee, with the consent of all ten Districts, to represent the Amenity Authority

(11) Investment Advisory Committee (IAC) (continued)

Committee of the Village Center Community Development District. In addition, representatives from North Sumter County Utility Dependent District, Brownwood Community Development District, and Village Community Development Districts No. 9 and No. 10 have been added, bringing the committee to fifteen members.

Purvis Gray & Company

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Supervisors
Village Center Community Development District
The Villages, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village Center Community Development District (the District) as of and for the year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated February 28, 2018.

Internal Control over Financial Reporting
In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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Board of Supervisors
Village Center Community Development District
The Villages, Florida

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*
(Concluded)

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instance of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Purvis, Gray and Company, LLP

February 28, 2018
Ocala, Florida

Purvis Gray & Company

MANAGEMENT LETTER

Board of Supervisors
Village Center Community Development District
The Villages, Florida

Report on the Financial Statements
We have audited the financial statements of Village Center Community Development District (the District) as of and for the fiscal year ended September 30, 2017, and have issued our report thereon dated February 28, 2018.

Auditors' Responsibility
We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and Chapter 10.550, *Rules of the Auditor General*.

Other Reports
We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountants' Report on an examination conducted in accordance with AICPA *Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports, which are dated February 28, 2018, should be considered in conjunction with this management letter.

Prior Audit Findings
Section 10.554(1)(i)1., *Rules of the Auditor General,* requires that we determine whether or not corrective action has been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding audit report.

Official Title and Legal Authority
Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government be disclosed in this management letter, unless disclosed in the notes to the financial statements (see Note 1 of District's the September 30, 2017 basic financial statements, for this information).

Financial Condition and Management
Sections 10.554(1)(i)5.a. and 10.556 (7), *Rules of the Auditor General*, require that we apply appropriate procedures and report the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions(s) met. In connection with our audit, we determined that the District did not meet any conditions described in Section 218.503(1), Florida Statutes.

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Board of Supervisors
Village Center Community Development District
The Villages, Florida

MANAGEMENT LETTER
(Concluded)

Financial Condition and Management *(Concluded)*
Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires that we address in the management letter any recommendations to improve financial management. See the following management letter comment 2017-1.

Annual Financial Report
Sections 10.554(1)(i)5.b. and 10.556(7), *Rules of the Auditor General*, require that we apply appropriate procedures and report the results of our determination as to whether the annual financial report for the District for the fiscal year ended September 30, 2017, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2017. In connection with our audit, we determined that these two reports agree.

Additional Matters
Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter
Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

We wish to take this opportunity to thank you and your staff for the cooperation and courtesies extended to us during the course of our audit. Please let us know if you have any questions or comments concerning this letter, our accompanying reports, or other matters.

Purvis, Gray and Company, LLP

February 28, 2018
Ocala, Florida

Purvis Gray & Company

MANAGEMENT LETTER COMMENT

Board of Supervisors
Village Center Community Development District
The Villages, Florida

2017-1 Outsourced Information Technology (IT) Services and IT General Controls
A portion of the Village Center Community Development District (the District)'s IT services are outsourced to The Villages Technology Solutions Group, Inc. (VTSG). Among these services are IT infrastructure support and maintenance, hosting and user administration of the network and the financial and utility billing applications, program change administration of the financial and utility billing applications, IT help desk functions, customized financial and utility billing application development, testing, and implementation, and various other IT services.

The District and VTSG are near completion on a service level agreement that will define the IT services that the District requires and that VTSG agrees to provide, and redefine the associated costs.

Because of the significance of the IT function to the District, and the heavy reliance on the outside provider of these services, we recommend that the District consider including in the service level agreement the requirement that VTSG obtain IT Service Organization Control (SOC) and risk assessment reports periodically to ensure that the IT environment and IT general controls have been properly designed and implemented, and are operating effectively throughout the year.

Additionally, we have provided IT staff a more detail list of recommendations to further mature, refine, and improve its internal IT general controls in the areas of:

- Disaster Recovery Preparedness/Business Continuity Testing
- System Security, Domain Administration
- User Access and Revalidation Reviews
- Security Event Monitoring
- Documentation of IT Policy and Procedures
- Monitoring Third Party Provider Services

Purvis, Gray and Company, LLP

February 28, 2018
Ocala, Florida

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INDEPENDENT ACCOUNTANTS' REPORT ON COMPLIANCE WITH FLORIDA STATUTE SECTION 218.415 INVESTMENTS OF PUBLIC FUNDS

Board of Supervisors
Village Center Community Development District
The Villages, Florida

We have examined Village Center Community Development District (the District)'s compliance with Section 218.415, Florida Statutes, during the fiscal year ended September 30, 2017. District management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extend of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2017.

This report is intended solely for the information and use of the Florida Auditor General, the Board Supervisors of the District, and applicable management and is not intended to be and should not be used by anyone other than these specified parties.

Purvis, Gray and Company, LLP

February 28, 2018
Ocala, Florida

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February 28, 2018

Board of Supervisors
Village Center Community Development District
The Villages, FL 32162

RE: Management Response Letter

Dear Supervisors:

Attached is the completed audit for Fiscal Year 2016 – 2017 for the Village Center Community Development District. We are proud to report that this audit has an unmodified opinion.

There are no internal control deficiencies, material weaknesses, or compliance issues identified and reported. No prior year comments were identified, as all have been corrected in previous years. The audit indicates only one recommendation as it relates to IT services.

Current Year Recommendation

2017-1 Outsourced Information Technology (IT) Services and IT General Controls

The one recommendation that was noted in the audit revolved around IT services and controls thereof. The IT services that are being provided to the District will be covered under a new IT agreement with the vendor. This agreement will cover all areas of concern raised by the audit. In addition, the District has an IT Coordinator that will insure compliance with the issues raised as it relates to the outsourced IT services.

Your District staff has worked hard to assure you, as supervisors, that the management of the District's funds is conducted professionally, consistent with generally accepted accounting principles, and governing Florida Statutes.

We believe that Village Center Community Development District continues to set an example for the appropriate management of Community Development Districts as conceived in Chapter 190, Florida Statutes. We would particularly like to commend the staff of the Villages District Finance Department for their diligent efforts in recording and maintaining the financial records of the District.

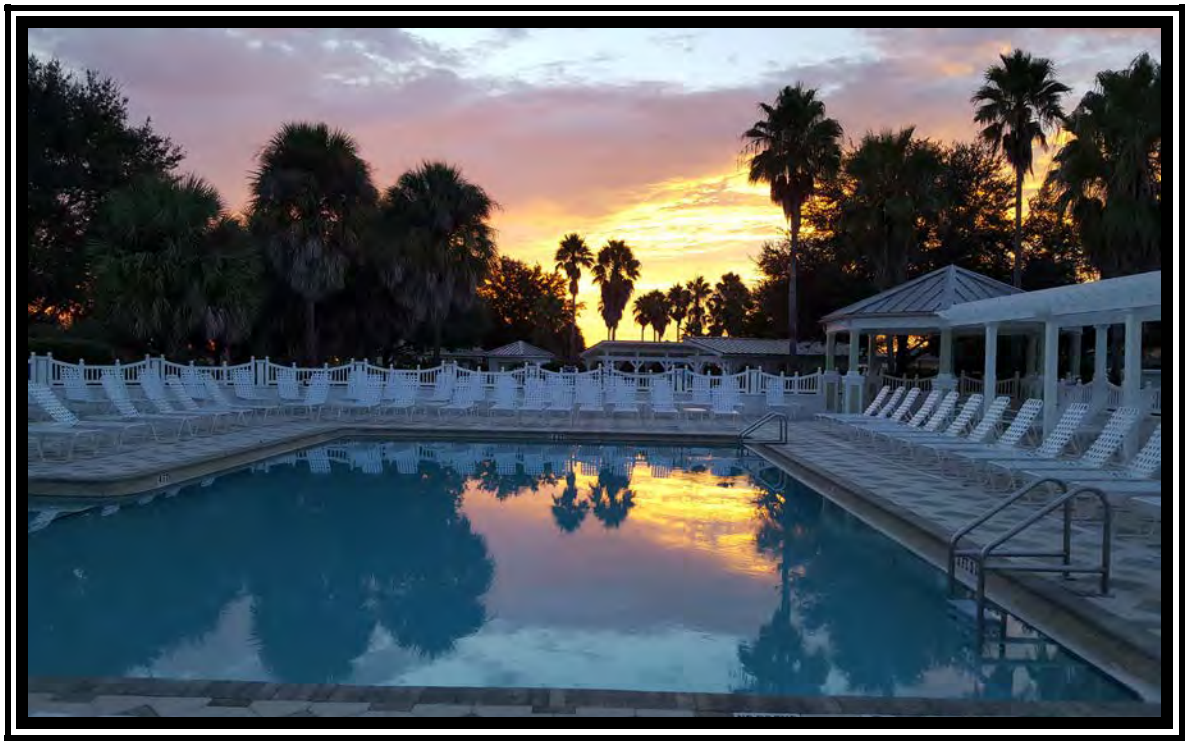
Board of Supervisors
Village Center Community Development District
The Villages, Florida

We would be happy to entertain any questions members of the Board of Supervisors may have on the audit report or the management of District resources.

Sincerely,

Kenneth C. Blocker
Finance Director

Janet Y. Tutt
District Manager



SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Basic Financial Statements

September 30, 2017

(With Independent Auditors' Report Thereon)

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

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ON THE COVER

The cover photograph was submitted by
Linette Crockford, Recreation Assistant, Hibiscus Village Recreation Center
in the District Recreation & Parks Department.

Purvis Gray & Company

INDEPENDENT AUDITORS' REPORT

Board of Supervisors
Sumter Landing Community Development District
The Villages, Florida

Report on the Financial Statements
We have audited the accompanying financial statements of governmental activities, the business-type activities, and each major fund of Sumter Landing Community Development District (the District) as of and for the year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements
Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility
Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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INDEPENDENT AUDITORS' REPORT
(Concluded)

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, and each major fund of the District, as of September 30, 2017, and the respective changes in financial position thereof, the budgetary comparison of the Lake Sumter Landing and Project Wide Special Revenue Funds, and where applicable, cash flows thereof, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, as listed in the accompanying table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards* we have also issued our report dated February 28, 2018, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Purvis, Gray and Company, LLP

February 28, 2018
Ocala, Florida

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Management's Discussion and Analysis
September 30, 2017

The Sumter Landing Community Development District (the District) management's discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the District's financial activities and (c) identify changes in the District's financial position and its ability to address the next and subsequent year challenges.

Financial Highlights

Entity-Wide Level

- The assets of the District exceeded its liabilities as of September 30, 2017, by $63,836,726 (net position), an increase of $2,947,911. Of the total net position, $47,847,798 of unrestricted net position exists that can be used at the discretion of the Board of Supervisors.
- The District's total net position increased by $2,947,911 during the Fiscal Year. This increase in net position resulted from a decrease of $336,657 in net position in the governmental funds, while there was a $3,284,568 increase in the proprietary funds. The proprietary fund increase was a positive $2,958,394 in the Sumter Landing Amenities Division (SLAD) Fund and an increase of $326,174 in the three fitness centers.
- The District's long-term debt increased during the year due to the issuance of the Taxable Senior Recreational Revenue Bonds, Series 2016, for $320,905,000 and the Taxable Subordinate Recreational Revenue Bonds, Series 2016, for $30,900,000. The proceeds from the bonds were used to purchase the amenity fee revenue and the amenity assets south of 466 and north of Highway 44.

Fund Level

- At the close of the Fiscal Year, the District's governmental funds reported combined fund balances of $9,318,819, a net increase of $523,236, compared to the prior year. Of the total, $5,723,233 is *unassigned fund balance,* available for use by the District on a discretionary basis. Capitalized assets and their associated depreciation are not recorded in the fund based financial statements due to the near-term focus of governmental revenue and expenditure flows.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to basic financial statements.

Government-wide Financial Statements. The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business. The **Statement of Net Position** presents information on all of the District's assets and deferred outflows compared to liabilities and deferred inflows, with the difference between the two reported as *net position.* Over time, increases and decreases in net position may serve as a useful indicator of whether the financial position of the Sumter Landing Community Development District is improving or deteriorating.

The **Statement of Activities** presents information showing how the government's net position changed during the most recent Fiscal Year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected assessments).

Both of the government-wide financial statements distinguish functions of the District that are principally supported by assessments and intergovernmental revenues (*governmental activities*) from other functions that are

intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the District include general government and physical environment services. The business-type activities of the District include the Sumter Landing Amenities Division (SLAD) and the Sumter Landing Fitness Fund which provide general governmental, debt service, and culture and recreation services. The District has no component units, as all functions are performed by the primary government.

The government-wide financial statements are provided on pages 9-10 of this report.

The Fund Financial Statements, which report by individual fund, begin on page 11. Traditional users of governmental financial statements will find the fund financial statements presentation more familiar. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Sumter Landing Community Development District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Lake Sumter Landing and the Project Wide Special Revenue Funds are the two governmental funds of the District. The Sumter Landing Amenities Division (SLAD) Fund is the main operating fund and with the Sumter Landing Fitness Fund comprises the only two proprietary funds in the District. The fund financial statements present information in more detail than the government-wide financial statements. Governmental Accounting Standards Board (GASB) Statement No. 34 provides the authoritative guidance on the governmental financial reporting model.

Governmental funds. *Governmental funds* are used to account for essentially the same functions as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources,* as well as on *balances of spendable resources* available at the end of the Fiscal Year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The District maintains two continuing governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balance for the Lake Sumter Landing and the Project Wide Special Revenue funds, both of which are considered to be major funds.

The District adopts an annual budget for both major governmental funds. Budgetary comparison statements for both funds can be found on pages 15-16 of this report.

Proprietary funds. The District maintains two proprietary funds, the Sumter Landing Amenities Division (SLAD) Enterprise Fund and the Sumter Landing Fitness Enterprise Fund. Enterprise funds, a category of proprietary funds, are included as *business-type activities* in the government-wide financial statements. Proprietary funds statements provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the SLAD and Fitness funds, which are both considered to be major funds of the Sumter Landing Community Development District. The basic proprietary fund financial statements can be found on pages 17-19 of this report.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found beginning on page 20 of this report.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets exceeded liabilities and deferred inflows by $63.837 million as of September 30, 2017, representing an increase of $2.948 million from the net position of approximately $60.889 million (restated) as of September 30, 2016. The increase in net position for September 30, 2017, is due to the significant increase in the fund balance of the two proprietary funds, the SLAD Fund and the Fitness Fund, offset by depreciation related reductions in the balances of the governmental funds.

The District's net position is categorized as follows as of September 30, 2017:

Net investment in capital assets. This $6.230 million portion of the District's net position (9.76%) reflects its investment in capital assets (e.g., land, buildings, machinery and equipment) less any related debt used to acquire those assets that are still outstanding. The District uses these capital assets to provide services to its residents; consequently, these assets are not available for future spending. Although the District's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves will not be used to liquidate these liabilities.

Restricted for debt service. An additional $8.531 million portion of the District's net position (13.36%) represents resources that are subject to external restrictions on how they may be used. The District's restricted net position is restricted for the purpose of meeting its debt service obligations.

Restricted for renewal and replacement. A total of $1.227 million of the District's net position (1.92%) is restricted by the bond indenture for use in the renewal and replacement of capital assets in the SLAD Fund.

Unrestricted net position. The remaining $47.848 million balance of the District's net position (74.95%) may be used to meet the District's ongoing obligations to residents and creditors.

Table 1 on the following page reflects the summary statement of net position for the current and prior years.

Table 1
Summary Statement of Net Position

	Governmental Activities		Business-type Activities		Total	
	September 30,		September 30,		September 30,	
	2017	2016	2017	2016 Restated	2017	2016 Restated
Assets:						
Current and other assets	$ 10,514,544	8,898,990	63,318,568	30,227,127	73,833,112	39,126,117
Capital assets, net of accumulated depreciation	34,045,299	34,905,192	219,367,751	32,311,964	253,413,050	67,217,156
Intangible assets, net of accumulated amortization	-	-	157,348,878	14,450,954	157,348,878	14,450,954
Total assets	44,559,843	43,804,182	440,035,197	76,990,045	484,595,040	120,794,227
Deferred outflows of resources:						
Deferred charges on refunding	-	-	998,401	1,045,943	998,401	1,045,943
Liabilities:						
Current and other liabilities	1,195,725	103,407	15,030,990	5,397,948	16,226,715	5,501,355
Long-term debt:						
Due within one year	-	-	8,435,000	1,725,000	8,435,000	1,725,000
Due in more than one year	-	-	397,095,000	53,725,000	397,095,000	53,725,000
Total liabilities	1,195,725	103,407	420,560,990	60,847,948	421,756,715	60,951,355
Net position (deficit)						
Net investment in capital assets	34,045,299	34,905,192	(27,814,970)	(8,687,082)	6,230,329	26,218,110
Restricted for debt service	-	-	8,531,191	1,755,325	8,531,191	1,755,325
Restricted for renewal and replacement	-	-	1,227,408	254,125	1,227,408	254,125
Unrestricted	9,318,819	8,795,583	38,528,979	23,865,672	47,847,798	32,661,255
Total net position	$ 43,364,118	43,700,775	20,472,608	17,188,040	63,836,726	60,888,815

Governmental Activities

Governmental activities decreased the District's net position by $336,657 during the year ended September 30, 2017.

Business-type Activities

Business-type activities increased the District's net position by $3,284,568 during the year ended September 30, 2017. The increase reflects the increase in net position of the Sumter Landing Fitness Enterprise Fund and the continued improved operations of the Sumter Landing Amenities Division Fund. Included in the increase for the Sumter Landing Amenities Division Fund was the operating income due to the purchase of the recreation facilities and amenity fees south of highway 466 and north of highway 44. The District's business-type activities consist of recreation, fitness and security services provided to District residents.

Table 2 below reflects the summary statement of activities for the current and prior years.

Table 2
Changes in Net Position

	Governmental Activities		Business-type Activities		Total	
	September 30,		September 30,		September 30,	
	2017	2016	2017	2016 Restated	2017	2016 Restated
Operating revenues:						
General government	$ 68,679	240,123	55,904,353	11,679,646	55,973,032	11,919,769
Special assessments	11,936,342	11,931,609	-	-	11,936,342	11,931,609
Public safety	-	-	4,269,541	6,821,014	4,269,541	6,821,014
Culture/recreation	-	-	1,133,199	2,781,417	1,133,199	2,781,417
General revenues:						
Interest and other earnings	220,698	175,372	646,146	371,768	866,844	547,140
Total revenues	12,225,719	12,347,104	61,953,239	21,653,845	74,178,958	34,000,949
Expenses:						
General government services	-	-	21,378,414	5,654,772	21,378,414	5,654,772
Public safety	-	-	3,840,405	3,035,160	3,840,405	3,035,160
Physical environment	11,413,146	11,395,569	9,498,357	2,357,278	20,911,503	13,752,847
Culture/recreation	-	-	14,463,133	5,833,926	14,463,133	5,833,926
Depreciation (unallocated)	1,149,230	1,147,725	6,639,300	890,439	7,788,530	2,038,164
Amortization expense	-	-	2,849,062	545,852	2,849,062	545,852
Total expenses	12,562,376	12,543,294	58,668,671	18,317,427	71,231,047	30,860,721
Changes in net position	$ (336,657)	(196,190)	3,284,568	3,336,418	2,947,911	3,140,228

Budgetary Highlights

During the year, there were no changes to the revenue and expenditure budgets for the Project Wide Fund between the original and final budget. There were no changes to the revenue budget for Lake Sumter Landing Fund; however, there was an increase to the expenditure budget of $339,968, primarily in the capital outlay line item offset by minor decreases and increases in other line items.

Capital Asset and Debt Administration

Capital Assets

The District's capital assets as of September 30, 2017, and September 30, 2016, amounted to $253,413,050 and $67,217,156, respectively. This is net of accumulated depreciation and includes land, buildings, improvements other than buildings, furniture and equipment, and construction in progress. The large increase is due to the purchase of the recreation facilities south of highway 466 and north of highway 44. Additional information regarding the District's capital assets can be found in Note 3 of the Notes to Basic Financial Statements.

Long-term Debt

As of September 30, 2017, and September 30, 2016, the District had long-term debt outstanding of $405,530,000 and $55,450,000, respectively. The majority of the debt as of September 30, 2017, consists of Recreational Revenue Refunding Bonds issued during Fiscal Year 2015-2016 and new Recreation Revenue Bonds issued in 2016-2017 in the total amount of $351,805,000. This debt is secured by a lien and pledge of revenues under the indentures which are derived by the District from the users of the recreational facilities. Additional information regarding the District's long-term debt can be found in Note 5 of the Notes to Basic Financial Statements.

Economic Factors and Next Year's Budgets and Rates

- The unemployment rate in Sumter County where the District is located was 4.7 percent in September 2017 which is a decrease from a rate of 6.9 percent a year ago. The State's average unemployment rate is 3.7 percent and is below the national average rate of 4.2 percent.

- Inflationary trends in the area are comparable to national indices. The national Consumer Price Index (CPI) annual change for all urban consumers changed from 1.46 percent in September 2016 to 2.23 percent in September 2017.

These factors were considered in preparing the District's budget for the 2017-2018 Fiscal Year. The Lake Sumter Landing Special Revenue Fund is projecting a revenue decrease of $10,584 and an expenditure increase of $119,522 in Fiscal Year 2017-2018 compared to the final budget in Fiscal Year 2016-2017. The majority of the expenditure increase is in repairs and maintenance, offset by minor increases and decreases in various line items. The Project Wide Special Revenue Fund is projecting a revenue increase of $968,248 largely due to the expected addition of District 12 to the participating Districts in the Project Wide Fund. An expenditure increase of $1,234,388 is also projected. The expenditure increase is mainly in the repairs and maintenance services line item with an increase of $957,429, offset by minor increases and decreases in other line items.

The Sumter Landing Amenities Division Fund sees a Fiscal Year 2017-2018 increase in revenues budgeted of $5,067,035 with expenditure increases of $9,808,549. The increases in both revenue and expenditures are mainly due to the increased service area which was purchased during the 2016-2017 Fiscal Year. The 2017-2018 budget will reflect the first full year of operations for those areas purchased. The Fitness Enterprise Fund sees a Fiscal Year 2017-2018 revenue increase of $21,100 and a projected expenditure increase of $93,610. Most of the expenditure increase is in professional services, other contractual services, repairs and maintenance, and transfer to renewal and replacement, offset by other minor line item changes. Most of the revenue decrease results from increased fitness fee revenue.

Requests for Information

The District's financial statements are designed to present users (residents, customers, investors and creditors) with a general overview of the District's finances and to demonstrate the District's accountability. If you have any questions about the report or need additional financial information, contact the Village Community Development Districts, Finance Department at 984 Old Mill Run, The Villages, FL 32162; Telephone (352) 753-0421.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Statement of Net Position

September 30, 2017

	Governmental Activities	Business-type Activities	Total
Assets			
Cash and cash equivalents	$ 3,673,762	$ 41,891,520	$ 45,565,282
Investments	6,406,489	11,810,397	18,216,886
Accounts receivable (net)	153,822	8,757,801	8,911,623
Due from other governments	287,070	848,414	1,135,484
Prepaids	-	3,837	3,837
Internal balances	(6,599)	6,599	-
Capital assets:			
Non depreciable assets	4,263,333	13,139,728	17,403,061
Depreciable assets (net of depreciation)	29,781,966	206,228,023	236,009,989
Intangible assets (net of accumulated amortization)	-	157,348,878	157,348,878
Total assets	44,559,843	440,035,197	484,595,040
Deferred outflows of resources			
Deferred charges on refunding	-	998,401	998,401
Total assets and deferred outflows of resources	44,559,843	441,033,598	485,593,441
Liabilities			
Accounts payable	1,194,744	822,188	2,016,932
Accrued expenses	981	30,257	31,238
Accrued interest payable	-	8,073,791	8,073,791
Unearned revenue	-	3,624,181	3,624,181
Due to other governments	-	463,266	463,266
Due to developer for amenity fees	-	2,017,307	2,017,307
Long-term debt:			
Due within one year	-	8,435,000	8,435,000
Due in more than one year	-	397,095,000	397,095,000
Total liabilities	1,195,725	420,560,990	421,756,715
Net Position			
Net investment in capital assets	34,045,299	(27,814,970)	6,230,329
Restricted for:			
Debt service	-	8,531,191	8,531,191
Renewal and replacement	-	1,227,408	1,227,408
Unrestricted	9,318,819	38,528,979	47,847,798
Total net position	$ 43,364,118	$ 20,472,608	$ 63,836,726

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Statement of Activities

Year Ended September 30, 2017

Functions/Programs	Expenses	Program revenues: Charges for services	Program revenues: Operating grants and contributions	Program revenues: Capital grants and contributions	Net (expense) revenue and changes in net assets: Governmental activities	Net (expense) revenue and changes in net assets: Business-type activities	Net (expense) revenue and changes in net assets: Total
Governmental activities:							
Physical environment	$ 11,413,146	11,936,342	68,679	-	591,875	-	591,875
Depreciation (unallocated)	1,149,230	-	-	-	(1,149,230)	-	(1,149,230)
Total governmental activities	12,562,376	11,936,342	68,679	-	(557,355)	-	(557,355)
Business-type activities:							
General government services	24,227,476	55,904,353	-	-	-	31,676,877	31,676,877
Public safety	3,840,405	4,269,541	-	-	-	429,136	429,136
Physical environment	9,498,357	-	-	-	-	(9,498,357)	(9,498,357)
Culture/recreation	14,463,133	1,133,199	-	-	-	(13,329,934)	(13,329,934)
Depreciation (unallocated)	6,639,300	-	-	-	-	(6,639,300)	(6,639,300)
Total business-type activities	58,668,671	61,307,093	-	-	-	2,638,422	2,638,422
Total primary government	$ 71,231,047	73,243,435	68,679	-	(557,355)	2,638,422	2,081,067
General revenues:							
Investment earnings					220,698	646,146	866,844
Total general revenues					220,698	646,146	866,844
Change in net position					(336,657)	3,284,568	2,947,911
Net position – beginning, restated					43,700,775	17,188,040	60,888,815
Net position – ending					$ 43,364,118	20,472,608	63,836,726

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
LAKE SUMTER LANDING & PROJECT WIDE

Balance Sheet – Governmental Funds

September 30, 2017

		Lake Sumter Landing	Project Wide	Total
Assets:				
Cash and cash equivalents	$	554,800	3,118,962	3,673,762
Investments		1,760,027	4,646,462	6,406,489
Accounts receivable (net)		5,393	148,429	153,822
Due from other governments		-	287,070	287,070
Total assets		2,320,220	8,200,923	10,521,143
Liabilities:				
Accounts payable		282,869	911,875	1,194,744
Due to other funds		14	6,585	6,599
Other current liabilities		345	636	981
Total liabilities		283,228	919,096	1,202,324
Fund balances:				
Committed for renewal & replacement		1,483,366	2,112,220	3,595,586
Unassigned		553,626	5,169,607	5,723,233
Total fund balances		2,036,992	7,281,827	9,318,819
Total liabilities and fund balances	$	2,320,220	8,200,923	10,521,143

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
LAKE SUMTER LANDING & PROJECT WIDE
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position
September 30, 2017

Total fund balances, governmental funds		$ 9,318,819
Total net position reported for governmental activities in the statement of net position is different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds:		
Capital assets	$ 47,969,887	
Less accumulated depreciation	(13,924,588)	34,045,299
Net position of governmental activities		$ 43,364,118

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
GOVERNMENTAL FUNDS
Statement of Revenues, Expenditures and Changes in
Fund Balances – Governmental Funds
Year Ended September 30, 2017

	Lake Sumter Landing	Project Wide	Total
Revenues:			
Special assessments	$ 1,549,245	-	1,549,245
Intergovernmental revenue	9,300	10,358,226	10,367,526
Other revenue	15,767	52,912	68,679
Investment earnings	54,316	166,382	220,698
Rents and leases	19,571	-	19,571
Total revenues	1,648,199	10,577,520	12,225,719
Expenditures:			
Current			
Physical environment	1,307,172	10,105,974	11,413,146
Capital outlay	276,962	12,375	289,337
Total expenditures	1,584,134	10,118,349	11,702,483
Net change in fund balances	64,065	459,171	523,236
Fund balances, at beginning of year	1,972,927	6,822,656	8,795,583
Fund balances, at end of year	$ 2,036,992	7,281,827	9,318,819

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
GOVERNMENTAL FUNDS
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds to the Statement of Activities
Year Ended September 30, 2017

Net change in fund balances – total governmental funds		$ 523,236
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is capitalized and allocated over their estimated useful lives as depreciation expense. This is the amount of capital outlay less depreciation expense in the fiscal year.		
Capital outlay	$ 289,337	
Depreciation expense	(1,149,230)	(859,893)
Change in net position of governmental activities		$ (336,657)

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
LAKE SUMTER LANDING SPECIAL REVENUE FUND
Statement of Revenues, Expenditures and Changes in
Fund Balances – Budget and Actual
Year Ended September 30, 2017

	Budgeted Amounts		Actual	Variance with
	Original	Final	amounts	final budget
Revenues:				
Special assessments	$ 1,549,245	1,549,245	1,549,245	-
Miscellaneous revenue	21,300	21,300	25,067	3,767
Rentals and leases	21,585	21,585	19,571	(2,014)
Investment earnings	1,000	1,000	54,316	53,316
Total revenues	1,593,130	1,593,130	1,648,199	55,069
Expenditures:				
Management fees and professional services	157,231	157,231	151,424	5,807
Other contractual services	172,199	172,199	151,107	21,092
Utility service	229,501	222,501	216,017	6,484
Rentals and leases	1,200	1,200	1,080	120
Repairs and maintenance	679,462	687,962	674,207	13,755
Other current charges	107,240	107,240	103,955	3,285
Operating supplies	11,070	9,570	9,382	188
Capital outlay	68,000	407,968	276,962	131,006
Total expenditures	1,425,903	1,765,871	1,584,134	181,737
Excess of revenues over expenditures	167,227	(172,741)	64,065	236,806
Other financing sources:				
Transfer in (out)	(48,244)	(48,244)	-	48,244
Total other financing sources	(48,244)	(48,244)	-	48,244
Net change in fund balance	118,983	(220,985)	64,065	285,050
Fund balances, at beginning of year	1,972,927	1,972,927	1,972,927	-
Fund balances, at end of year	$ 2,091,910	1,751,942	2,036,992	285,050

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
PROJECT WIDE FUND
Statement of Revenues, Expenditures and Changes in
Fund Balances – Budget and Actual
Year Ended September 30, 2017

	Budgeted Amounts		Actual	Variance with
	Original	Final	amounts	final budget
Revenues:				
Transportation	$ 310,843	310,843	310,808	(35)
Shared revenues from other local governments	10,047,418	10,047,418	10,047,418	-
Miscellaneous revenue	6,761	6,761	52,912	46,151
Investment earnings	5,000	5,000	166,382	161,382
Total revenues	10,370,022	10,370,022	10,577,520	207,533
Expenditures:				
Professional services	939,264	939,264	806,679	132,585
Other contractual services	26,648	26,648	41,618	(14,970)
Utility services	1,128,370	1,128,370	943,980	184,390
Rents & leases	1,000	1,000	-	1,000
Repairs and maintenance/landscape	8,411,686	8,411,686	8,287,532	124,154
Printing & binding	500	500	52	448
Other current charges	-	-	1,386	(1,386)
Operating supplies	20,800	20,800	24,727	(3,927)
Capital outlay	58,754	58,754	12,375	46,379
Total expenditures	10,587,022	10,587,022	10,118,349	468,673
Excess of revenues over expenditures	(217,000)	(217,000)	459,171	676,206
Fund balances, at beginning of year	6,822,656	6,822,656	6,822,656	-
Fund balances, at end of year	$ 6,605,656	6,605,656	7,281,827	676,206

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Proprietary Funds

Statement of Net Position

September 30, 2017

	Sumter Landing Amenities Division (SLAD)	Sumter Landing Fitness Fund	Total
Assets			
Current assets:			
Cash and cash equivalents	$ 20,430,146	1,611,677	22,041,823
Restricted cash and cash equivalents	17,575,577	-	17,575,577
Investments	9,747,099	2,063,298	11,810,397
Accounts receivable (net)	8,735,193	4,528	8,739,721
Due from other funds	51,728	566	52,294
Due from other governments	848,414	-	848,414
Accrued interest receivable	18,080	-	18,080
Prepaid expenses	3,837	-	3,837
Total current assets	57,410,074	3,680,069	61,090,143
Non-current assets:			
Restricted cash and cash equivalents	2,274,120	-	2,274,120
Capital assets:			
Land	13,139,728	-	13,139,728
Buildings and structures	218,583,131	10,547	218,593,678
Infrastructure	3,416,095	-	3,416,095
Machinery and equipment	363,838	10,258	374,096
Less accumulated depreciation	(16,144,926)	(10,920)	(16,155,846)
Intangible assets (net of accumulated amortization)	157,348,878	-	157,348,878
Total non-current assets	378,980,864	9,885	378,990,749
Total assets	436,390,938	3,689,954	440,080,892
Deferred outflow of resources:			
Deferred amount on debt refunding	998,401	-	998,401
Total assets and deferred outflows	437,389,339	3,689,954	441,079,293
Liabilities			
Current liabilities:			
Accounts payable	811,441	10,747	822,188
Accrued expenses	27,989	2,268	30,257
Accrued interest payable	8,073,791	-	8,073,791
Unearned revenue	3,493,395	130,786	3,624,181
Due to other funds	-	45,695	45,695
Due to other governments	462,991	275	463,266
Due to developer for amenity fees	2,017,307	-	2,017,307
Current installments of revenue bonds payable	8,435,000	-	8,435,000
Total current liabilities	23,321,914	189,771	23,511,685
Non-current liabilities:			
Revenue bonds payable, net	397,095,000	-	397,095,000
Total non-current liabilities	397,095,000	-	397,095,000
Total liabilities	420,416,914	189,771	420,606,685
Net position			
Net investment in capital assets	(27,824,855)	9,885	(27,814,970)
Restricted for debt service	8,531,191	-	8,531,191
Restricted for renewal and replacement	1,227,408	-	1,227,408
Unrestricted	35,038,681	3,490,298	38,528,979
Total net position	$ 16,972,425	3,500,183	20,472,608

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Proprietary Funds

Statement of Revenues, Expenses and Changes in Fund Net Position

Year Ended September 30, 2017

	Sumter Landing Amenities Division (SLAD)	Sumter Landing Fitness Fund	Total
Operating revenues:			
Charges for services			
Amenity fees	$ 55,902,214	-	55,902,214
Membership fees	-	830,843	830,843
Golf and recreation management fees	302,356	-	302,356
Other fees	4,251,289	18,252	4,269,541
Total operating revenues	60,455,859	849,095	61,304,954
Operating expenses:			
General government services	6,918,219	-	6,918,219
Public safety	3,840,405	-	3,840,405
Physical environment	9,498,357	-	9,498,357
Culture/recreation	13,865,076	598,057	14,463,133
Depreciation Expense	6,636,194	3,106	6,639,300
Amortization expense	2,849,062	-	2,849,062
Total operating expenses	43,607,313	601,163	44,208,476
Operating income	16,848,546	247,932	17,096,478
Non-operating revenue (expenses):			
Investment earnings	570,043	76,103	646,146
Interest expense	(14,460,195)	-	(14,460,195)
Sale of surplus/scrap	-	2,139	2,139
Total non-operating revenue (expenses)	(13,890,152)	78,242	(13,811,910)
Change in net position	2,958,394	326,174	3,284,568
Total net position, beginning, restated	14,014,031	3,174,009	17,188,040
Total net position, ending	$ 16,972,425	3,500,183	20,472,608

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Proprietary Funds

Statement of Cash Flows

For The Fiscal Year Ended September 30, 2017

		Sumter Landing Amenities Division (SLAD)	Sumter Landing Fitness Fund	Total
Cash flows from operating activities:				
Receipts from customers	$	56,733,764	853,461	57,587,225
Payments to suppliers/professional fees		(33,580,460)	(548,907)	(34,129,367)
Net cash provided by operating activities	$	23,153,304	304,554	23,457,858
Cash flows from capital and related financing activities:				
Receipt of bond proceeds	$	351,805,000	-	351,805,000
Principal payments on capital debt		(1,725,000)	-	(1,725,000)
Interest paid		(7,483,041)	-	(7,483,041)
Acquisition of intangible assets		(145,746,986)	-	(145,746,986)
Acquisition of capital assets		(193,695,087)	-	(193,695,087)
Net cash used in capital and related financing activities		3,154,886	-	3,154,886
Cash flows from investing activities:				
Proceeds from sale of surplus material and scrap		-	2,139	
Purchases of investments		(300,142)	(62,560)	(362,702)
Interest earned on investments		552,804	76,103	628,907
Net cash provided by investing activities		252,662	15,682	266,205
Net increase (decrease) in cash and cash equivalents		26,560,852	320,236	26,881,088
Cash and cash equivalents, beginning of year		13,718,991	1,291,441	15,010,432
Cash and cash equivalents, end of year	$	40,279,843	1,611,677	41,891,520
Reconciliation of cash and cash equivalents per statement of cash flows to the statement of net position:				
Unrestricted cash and cash equivalents	$	20,430,146	1,611,677	22,041,823
Restricted cash and cash equivalents-current		17,575,577	-	17,575,577
Restricted cash and cash equivalents-non-current		2,274,120	-	2,274,120
Cash and cash equivalents	$	40,279,843	1,611,677	41,891,520
Reconciliation of operating income to net cash provided (used) in operating activities:				
Operating income	$	16,848,546	247,932	17,096,478
Adjustments to reconcile operating income to net cash provided (used) by operating activities:				
Depreciation		6,636,194	3,106	6,639,300
Amortization		2,849,062	-	2,849,062
Change in assets and liabilities:				
(Increase) Decrease in:				
Accounts Receivable		(6,166,443)	(1,915)	(6,168,358)
Due from other funds		(46,906)	(566)	(47,472)
Due from other governments		344,531	-	344,531
Increase (Decrease) in:				
Accounts payable and accrued liabilities		488,007	8,436	496,443
Unearned revenue		2,491,254	6,847	2,498,101
Due to developer		(534,582)	-	(534,582)
Due to other funds		-	40,887	40,887
Due to other governments		243,641	(173)	243,468
Net cash provided by operating activities	$	23,153,304	304,554	23,457,858

See accompanying notes to basic financial statements.

(1) Summary of Significant Accounting Policies

(a) Reporting Entity

Sumter Landing Community Development District (the District) was established in 2002 to manage and finance basic services for a development district located in The Villages, Florida. The District was created by Sumter County Commission Ordinance No. 02-06 pursuant to the provisions of Chapter 190.005 of the Florida Statutes and operates within the criteria established by Chapter 190. The District is governed by a five-member Board of Supervisors, who are elected on a rotating basis by the landowners within the District for terms from two to four years. As of September 30, 2017, each member of the Board of Supervisors is an employee of or affiliated with the Developer.

The District provides recreation and security services to the residents of a retirement community known as The Villages, located in The Villages, Florida. The Villages consists of approximately 22,601 acres spanning the borders of Lake, Sumter and Marion Counties, the City of Wildwood, the City of Fruitland Park and the Town of Lady Lake, Florida, and when fully developed is expected to include approximately 58,789 residences and 111,699 residents. The Villages of Lake-Sumter, Inc. was the developer and initial owner of the property within the District. The Villages continues to be developed by the developer, a family-owned business, established for the single purpose of developing The Villages.

There are no component units that are legally separate from the District. There are fifteen Community Development Districts (CDDs) in the total structure of The Villages, each being a separate government entity established pursuant to Chapter 190, Florida Statutes.

The Developer has formed the following community development districts:

- Village Center CDD (Lake, Marion and Sumter Counties) – This CDD provides water and sewer utility services, recreation services, security services, fire protection, and paramedic services to the residents. The cost of operations is funded by amenity and utility fees that residents pay monthly. This CDD also provides for the maintenance of common areas and roadways for the commercial areas within the CDD boundaries. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments.
- Sumter Landing CDD (Sumter County) – This CDD provides recreation and security services to the residents. The cost of operations is funded by amenity fees that residents pay monthly. This CDD also provides for the maintenance of common areas and roadways for the commercial areas within the CDD boundaries. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments.
- Brownwood CDD (Sumter County) – Brownwood CDD (Sumter County) – This CDD was newly established in June 2012 by the City of Wildwood, Florida and is located at the southern end of The Villages. This CDD provides for the maintenance of common areas and roadways for the commercial areas within the CDD boundaries. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments as the new downtown area builds out.
- Village CDD No. 1 (Sumter County) – This CDD's boundary consists of approximately 993 acres in the northeast corner of the county. The development included construction of 3,420 residential units.

(1) Summary of Significant Accounting Policies (continued)

(a) Reporting Entity (continued)

- Village CDD No. 2 (Sumter County) – This CDD's boundary consists of approximately 990 acres in the northeast corner of the county. The development included construction of 3,668 residential units.
- Village CDD No. 3 (Sumter County) – This CDD's boundary consists of approximately 894 acres in the northeast corner of the county. The development included construction of 3,762 residential units.
- Village CDD No. 4 (Marion County) – This CDD's boundary consists of approximately 1,253 acres in the southern portion of the county. The development included construction of 5,432 residential units of which 184 remain unsold as of the end of the Fiscal Year.
- Village CDD No. 5 (Sumter County) – This CDD's boundary consists of approximately 1,407 acres in the northeast corner of the county. The development included construction of 6,399 residential units.
- Village CDD No. 6 (Sumter County) – This CDD's boundary consists of approximately 1,497 acres in the northeast corner of the county. Planned development included construction of 6,697 residential units of which 1 remains unsold as of the end of the Fiscal Year.
- Village CDD No. 7 (Sumter County) – This CDD's boundary consists of approximately 976 acres in the northeast corner of the county. The development included construction of 4,765 residential units.
- Village CDD No. 8 (Sumter County) – This CDD's boundary consists of approximately 1,098 acres in the northeast corner of the county. Planned development included construction of 5,193 residential units of which 70 remain unsold and are being used as lifestyle preview homes by the Developer.
- Village CDD No. 9 (Sumter County) – This CDD's boundary consists of approximately 1,286 acres in the northeast corner of the county. Planned development includes construction of 5,409 residential units of which 1 remains unsold as of the end of the Fiscal Year.
- Village CDD No. 10 (Sumter County) – This CDD's boundary consists of approximately 1,586 acres in the northeast corner of the county. Planned development includes construction of 6,639 residential units of which 367 remain unsold as of the end of the Fiscal Year.
- Village CDD No. 11 (Lake County) – This CDD's boundary consists of approximately 693 acres within the city limits of Fruitland Park in the western portion of Lake County. Planned development includes construction of 2,055 residential units of which 289 remain unsold as of the end of the Fiscal Year.
- Village CDD No. 12 (Sumter County) – This CDD's boundary consists of approximately 699 acres within the city limits of the City of Wildwood in the in the northeast corner of the county. Planned development includes construction of 2,503 residential units of which 2,297 remain unsold as of the end of the Fiscal Year.

(1) Summary of Significant Accounting Policies (continued)

(a) Reporting Entity (continued)

Some of these community development districts have issued special assessment revenue bonds to finance various infrastructure improvements in their respective boundaries that are secured by special assessments levied on benefited lands in each district. It is anticipated that additional infrastructure improvements within The Villages will be undertaken by these community development districts and/or community development districts that will be created in the future, for which special assessments may be imposed on residences in The Villages and lands owned by the Developer.

In addition to the above there is one dependent district of Sumter County that is part of the family of Districts that comprise the local government of The Villages.

- North Sumter County Utility Dependent District (NSCUDD) (Sumter and Marion Counties) – The dependent district was established in July 2010 to manage and finance basic potable water, wastewater treatment and reclaimed water services for approximately 7,721 acres of land located in unincorporated Sumter County in The Villages, Florida. The District was created on July 13, 2010, by Sumter County, Florida, in Ordinance No. 2010-10, pursuant to the provisions of Chapter 189 of the Florida Statutes, and operates within the criteria established by Chapter 189. The service area of NSCUDD was expanded to include solid waste collection services for the entire Sumter County portion of The Villages. The City of Wildwood and Marion County entered into interlocal agreements with the District on November 20, 2012, authorizing the District to provide solid waste collection services in portions of their jurisdictions, including Brownwood District and District No. 4. The City of Fruitland Park entered into an interlocal agreement with the District on June 12, 2014, authorizing the District to provide solid waste collection services in the portion of their jurisdiction that lies within The Villages.

The financial statements of the District have been prepared in conformity with U.S. Generally Accepted Accounting Principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

(b) Basic Financial Statements

Government-wide and Fund Financial Statements

The basic financial statements include both government-wide (based on the District as a whole) and fund financial statements. The government-wide financial statements (i.e., the statement of net position and statement of activities) report information on all of the non-fiduciary activities of the District. For the most part, the effect of internal activity has been removed from these statements.

The financial reporting model focus is on either the District as a whole, or major individual funds. The government-wide statement of net position reports the governmental activities of the District (a) on a government-wide basis and (b) on a full accrual basis, using the economic resources measurement focus, which incorporates long-term assets and receivables as well as long-term debt and obligations. The statement of activities reflects the expenses of the District, which are offset by revenues. Program revenues are defined as charges for services, operating grants and contributions, and capital grants and contributions directly associated with a given function.

(1) Summary of Significant Accounting Policies (continued)

(b) Basic Financial Statements (continued)

Government-wide and Fund Financial Statements (continued)

The District's major funds are presented in separate columns on the fund financial statements. The definition of a major fund is one that meets certain criteria set forth in GASB 34. The Lake Sumter Landing and the Project Wide Special Revenue Funds meet this definition as governmental funds and are designated as major funds. The Sumter Landing Amenities Division (SLAD) and Fitness

Enterprise funds also meet this definition as proprietary funds and are designated as major funds. The District has no non-major funds.

Program revenues in the statement of activities consist primarily of special assessment revenues. Net position is categorized as net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets is intended to reflect the portion of net position which is associated with capital assets net of accumulated depreciation less outstanding capital asset related debt.

Restricted net position is assets that have third party (statutory, bond covenant or granting agency) or enabling legislation limits on their use. The District would typically use restricted assets first, as appropriate opportunities arise, but reserves the right to selectively defer the use thereof to a future project or replacement equipment acquisition.

Unrestricted net position represents net position not included in net investment in capital assets or restricted net position.

(c) Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary funds financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due and compensated absences are recognized to the extent they have matured.

Governmental funds report fund balances either as non-spendable or spendable. Spendable balances are further classified as restricted, committed, assigned or unassigned, based on the extent to which there are external or internal constraints on the spending of these fund balances. A discussion of each is as follows:

Non-spendable: Resources that cannot be spent, such as for inventories.

Restricted: Balances that only can be spent for specific purposes imposed by external sources.

(1) Summary of Significant Accounting Policies (continued)

(c) Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

Committed: Resources that can only be spent for purposes established by the highest decision making authority in the government.

Assigned: Amounts designated for specific purposes, but does not meet the criteria to be designated restricted or committed.

Unassigned: The residual classification for all remaining funds not contained in other classifications.

The District does not currently use *Non-spendable* or *Assigned* categories of fund balance. All *Restricted* fund balances relate to external debt service restrictions. The Board of Supervisors, the highest decision making authority of the District, approves the establishment, increase, and reduction in *Committed* fund balances by budget resolutions and amendments. All other fund balances are *Unassigned*. *Restricted* and *Committed* fund balances are always used first for the purposes for which they are designated. Changes to this practice require prior Board of Supervisors approval. A minimum fund balance amount has not been formally adopted.

The following are the District's two major governmental funds:

Lake Sumter Landing Special Revenue Fund

The Lake Sumter Landing Special Revenue Fund is used to account for all financial resources of the government for commercial area maintenance in the District. The fund receives revenue primarily in the form of special assessments levied against the benefiting commercial property owners with structures in the District. These fees in turn are used to maintain the property and landscaping in the Lake Sumter Landing commercial area.

Project Wide Special Revenue Fund

The Project Wide Special Revenue Fund was established in Fiscal Year 2006-2007 to assume the responsibilities of maintaining the landscaping along road rights-of-way, fences, multi-modal paths, walls, tunnels, and related drainage and water management structures that benefit the residents of Districts located south of Sumter County Route 466. All community development districts in this area contribute, on a prorated acreage basis, to fund the Project Wide Fund for common area maintenance. The Project Wide Fund then provides the vehicle to contract with a variety of service providers to maintain the common areas of the Districts, along major road rights-of-way.

Proprietary funds report the same functions presented as business-type activities in the government-wide financial statements, only in more detail. The District uses an enterprise fund to account for the operations and maintenance of the Sumter Landing Amenities Division (SLAD) which are financed and operated in a manner similar to private business enterprise, where the costs of providing services on a continuing basis are financed through user charges. In Fiscal Year 2009-2010, a new enterprise fund was established to provide for the financial management of the three fitness centers operated by the District south of CR 466. In prior years the fitness centers were managed in an enterprise fund operated by the Village Center Community Development District. In the Fiscal Year 2009-2010 budgets of the two Districts, the three fitness centers south of CR 466 and a proportionate share of

(1) Summary of Significant Accounting Policies (continued)

(c) Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

the fund balance of the Village Center District Fitness Enterprise Fund were transferred to Sumter Landing Community Development District to establish the Sumter Landing Fitness Enterprise Fund. Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's enterprise funds are charges to customers for amenity services. Operating expenses for the enterprise fund include the cost of services, administrative expenses, and depreciation of capital assets. Revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

The following are the District's two major enterprise funds:

Sumter Landing Amenities Division (SLAD) Fund

The principal operating revenues of the District's SLAD fund are charges to customers for amenity fee based services, including recreation and security.

Sumter Landing Fitness Enterprise Fund

This enterprise fund accounts for the charges to customers and the expenses of operating the four District fitness centers on a continuing basis. The three fitness centers are located at the Colony Cottage, Laurel Manor, SeaBreeze, and Rohan Recreation Centers operated by the District.

(d) Budgetary Data

Legal authority and control are established in accordance with Section 190.008, Florida Statutes. Annual budgets are adopted and approved by the Board of Supervisors. Annual budgets, as well as subsequent amendments, are adopted for the four funds on a basis consistent with GAAP.

All budget amounts presented in the statements reflect the original budget and the amended budget, if so amended.

(e) Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand, demand deposits, cash with fiscal agent, and short-term investments with original maturities of three months or less from the date of acquisition. The District also holds assets that are defined as investments. The District's investments are recorded at fair value unless the investment qualifies as an external investment pool under the guidance in GASB Statement No. 79, and then they are recorded at amortized cost.

(f) Restricted Assets-Proprietary Funds

Certain proceeds of revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position because their use is limited by applicable bond covenants. Restricted assets in the form of cash and cash equivalents that will be used to pay current liabilities are classified as current assets in the accompanying statement of net position.

(1) Summary of Significant Accounting Policies (continued)

(f) Restricted Assets-Proprietary Funds (continued)

The Resolutions, authorizing the revenue bonds, require that the District establish a Sinking Fund and reserve accounts in amounts that equal the Reserve Account Requirements, which are defined in the Bond Trust Indentures. In addition, the Bond Resolutions require that a renewal and replacement reserve be established. The renewal and replacement reserve deposits are maintained as restricted assets until such time as needed.

(g) Capital Assets

Capital assets are reported in the applicable governmental or business-type activities columns in the government-wide financial statements and the proprietary fund financial statements. As defined by the District, capital assets are assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Depreciation of capital assets is computed using the straight-line method. Estimated useful lives of the assets are as follows:

Buildings and Structures	15-40 years
Improvements other than buildings	10-40 years
Machinery and equipment	5-10 years

(h) Assessments

Maintenance Assessments

The District has levied an assessment for the maintenance of the infrastructure and the operations of the Lake Sumter Landing Special Revenue Fund. This assessment is derived from the fund's annual budget. The maintenance assessment revenue is classified as general revenue. The assessment is computed based on the square footage of each commercial structure as a percentage of the total square footage benefiting from the services provided.

Billing / Collection of Assessments

The District provides a notice of assessment in August or September of each year and bills the assessment to each benefiting property owner in twelve (12) monthly increments.

(i) Intangible Assets

Intangible assets represent the discounted value of future amenity fees for assets acquired from the Developer, and are capitalized at cost at the date of acquisition. Intangible assets are amortized on a straight-line basis over an estimated useful life of 40 years.

(1) Summary of Significant Accounting Policies (continued)

(j) Bond Discounts, Bond Premiums and Issuance Costs

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable business-type activities statement of net position. Bond premiums and discounts and bond insurance, are deferred and amortized over the term of the bonds using the straight-line method, which approximates the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, proprietary fund types recognize bond issuance costs during the period when the debt is issued. The face amount of debt issued is reported as other financial sources. Issuance costs are reported as other debt services expenditures.

(k) Use of Estimates

The preparation of financial statements requires management of the District to make a number of estimates and assumptions relating to the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the period. Actual results could differ from those estimates.

(l) Implementation of Government Accounting Standards Statements

During the year ending September 30, 2017, the District early implemented GASB Statement No. 86, *Certain Debt Extinguishment Issues*. This Statement provides for improvements to consistency in accounting and financial reporting for in-substance defeasance of debt as well as providing guidance for reporting prepaid insurance on debt that is extinguished. A requirement of the statement was restatement of prior year financial statements in order to retroactively apply the reporting of prepaid insurance on debt that was extinguished. SLCDD financial statements were restated for the fiscal year ending September 30, 2016. The following is the net effect of the restatement on beginning net position for the SLAD fund:

	ENDING NET POSITION 2016	RESTATED ENDING NET POSITION 2016	DIFFERENCE
SLAD	$ 12,808,779	$ 14,014,031	$ 1,205,252

(2) Deposits and Investments

Short-Term Portfolio

As of September 30, 2017, the District had the following deposits and investments:

Deposits and Investment Type		Fair Value at September 30, 2017	Weighted Average Maturity (Days)	Credit Rating
Demand Deposits, CFB	$	976,933	1.0	n/a
Florida Education Investment Trust Fund, FEITF		6,449,329	51.0	AAAm
State Board of Administration, Florida Prime™		7,224	51.9	AAAm
U.S. Bank - State Board of Administration, Florida Prime™		19,849,697	51.9	AAAm
Florida Cooperative Liquid Assets Securities System, FLCLASS		18,277,820	56.0	AAAm
Florida Local Government Investment Trust, FLGIT		6,912,979	671.6	AAAf/S1
1-3 Year High Quality Bond Fund, FMIvT		6,860,582	547.5	AAAf/S2
Total Fair Value	$	59,334,564		
Portfolio Weighted Average Maturity (WAM)			181.7	

Interest Rate Risk. Interest rate risk exists when there is a possibility that changes in interest rates could adversely affect an investment's fair value. GASB 40 requires that interest rate risk be disclosed using one of the five approved methods. The five methods are: segmented time distribution, specific identification, Weighted Average Maturity (WAM), duration, and simulation model. The District has used the WAM method in the above chart. In accordance with the District's investment policy, the government manages its exposure to decline in fair values by limiting the WAM of its investment portfolio to less than three years. The WAM on September 30, 2017, was 181.7 days.

Credit Risk. GASB 40 requires disclosure of credit quality ratings for investments in debt securities as well as investments in external investment pools, money market funds, and other pooled investments of fixed income securities. Investments may be aggregated by ratings categories within the disclosure. Ratings are set by nationally recognized statistical rating organizations (Fitch, Moody's, and Standard and Poors (S&P)). Fitch provides the ratings for Florida Municipal Investment Trust (FMIvT), while S&P provides the ratings for the Florida Education Investment Trust Fund (FEITF), Florida Local Government Investment Trust (FLGIT), Florida Cooperative Liquid Assets Securities System (FLCLASS), and the State Board of Administration, Florida Prime™.

Operating cash is maintained with Citizens First Bank, a Qualified Public Depository, pursuant to Chapter 280, Florida Statutes. Interest earned on those deposits for the Fiscal Year totaled $6,586. Additional cash on hand at September 30, 2017, totaled $4,280.

The District's cash equivalents consist of funds placed with three entities:

- The State Board of Administration (SBA) for participation in the Florida Local Government Investment Pool (Florida Prime™) created by Section 218.415, Florida Statutes. This investment pool operates under investment guidelines established by Section 215.47, Florida Statutes. The District's investments in the Florida Prime™, an external investment pool, are reported at amortized cost. The District recognized $94,720 in earnings from Florida Prime™ during the 2016-2017 Fiscal Year.

(2) Deposits and Investments (continued)

Short-Term Portfolio (continued)

Credit Risk (continued)

- Florida Cooperative Liquid Assets Securities System (FLCLASS) is an independent local government investment pool and is an authorized investment consistent with Section 218.415(16)(a), Florida Statutes, and the District's short-term investment policy. The District's investments in FLCLASS are reported at amortized cost. The District recognized $154,319 in earnings from FLCLASS during the Fiscal Year 2016-2017.

- Florida Education Investment Trust Fund (FEITF) is a common law trust and is an authorized investment consistent with Section 218.415(16)(a), Florida Statutes, and the District's short-term investment policy. The District's investments in FEITF are reported at amortized cost. The District recognized $61,500 in earnings from FEITF during the Fiscal Year 2016-2017.

The District's short-term investments consist of funds placed with the following entities:

- The Florida League of Cities, Inc. for participation in the Florida Municipal Investment Trust (FMIvT) investment pool. The pool is an authorized investment consistent with Section 218.415(16)(a), Florida Statutes, and the District's short-term investment policy. The District owns shares in the 1-3 Year High Quality Bond Fund pool operated by the FMIvT. GASB 31 requires all governments to mark to market the unrealized gains and losses incurred in its investments. In the year ended September 30, 2017, the FMIvT had incurred unrealized gains of $33,953. The unrealized gains will not be realized until the sale of underlying shares in the FMIvT pool.

- The Florida Local Government Investment Trust (FLGIT), a pool sponsored by the Florida Association of Counties and the Florida Court Clerks and Comptrollers. The pool is an authorized investment consistent with Section 218.415(16)(a), Florida Statutes, and the District's short-term investment policy. GASB 31 requires all governments to mark to market the unrealized gains and losses incurred in its investments. As of September 30, 2017, the FLGIT account had incurred unrealized gains of $54,280. The unrealized gains will not be realized until the sale of underlying shares in the FLGIT pool.

- In total, the District recognized investment earnings of $405,358 for the short-term portfolio during the Fiscal Year.

Concentration of Credit Risk. The District's short-term investment policy requires the diversification of its investment portfolio. Investments may be diversified by:

- Limiting investments to avoid over-concentration in securities from a specific issuer or business sector;

- Limiting investments in securities with higher credit risks;

- Investment in securities with varying maturities; and

- Continuously investing a portion of the portfolio in readily available funds, such as the Florida Prime^{TM}, money market funds, or overnight repurchase agreements to ensure the appropriate liquidity is maintained to meet ongoing obligations.

(2) Deposits and Investments (continued

Short-Term Portfolio (continued)

Custodial Credit Risk - Deposits. In the case of deposits, this is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District invests its operating cash solely in Qualified Public Depositories that meet the requirements of Chapter 280, Florida Statutes. In addition to protection of up to $250,000 for its deposits with a single bank as provided by the Federal Deposit Insurance Corporation (FDIC), the District's deposits are provided the extra level of security afforded by using a public depository that meets the requirements of Chapter 280. This includes the provision by the public depository of collateral based on the amount of public deposits maintained at the institution and the ability of the State of Florida to levy other public depositories for shortages in collateral in the event of the failure of a public depository. The Citizens First Bank is a Qualified Public Depository.

Custodial Credit Risk - Investments. For an investment, this is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investments or collateral securities that are in possession of an outside party. All investments are held in the name of the District by a custodian or a Trustee for the District.

Short-Term Investment Policy. The District is authorized to invest in those financial instruments as established by the short-term investment policy of the District. This policy allows investments authorized under Section 218.415, Florida Statutes, amended to include Repurchase Agreements and prohibiting derivative type investments. The authorized investments include:

- The Local Government Surplus Funds Trust Fund or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act as provided in Section 163.01, Florida Statutes.
- Securities and Exchange Commission registered money market mutual funds with the highest credit quality rating from a nationally recognized rating agency.
- Interest-bearing time deposits or savings accounts in qualified public depositories as defined in Section 280.02, Florida Statutes.
- Direct obligations of the United States Treasury.
- Federal agencies and instrumentalities.
- Repurchase agreements with financial institutions approved as public depositors, provided that the underlying collateral consists of obligations of the United States Government, its agencies and instrumentalities. The repurchase agreement shall be collateralized equal to at least 102 percent of the value of the District's investment.

(2) Deposits and Investments (continued

Short-Term Portfolio (continued)

Fair Value Measurement. Fair value measurements assume a transaction takes place in a government's principal market, or a government's most advantageous market in the absence of a principal market. The fair value also should be measured assuming that general market participants would act in their economic best interest.

The fair value hierarchy categorizes the inputs to valuation techniques used to measure fair value into three levels:

- **Level 1** inputs-are quoted prices (unadjusted) for identical assets or liabilities in active markets that a government can access at the measurement date
- **Level 2** inputs-are inputs other than quoted prices included within Level 1 that are observable for an asset or liability, either directly or indirectly.
- **Level 3** inputs-are unobservable inputs for an asset or liability. The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs. If a price for an identical asset or liability is not observable, a government should measure fair value using another valuation technique that maximizes the use of relevant observable inputs and minimizes the use of unobservable inputs.

The District holds assets that are defined as investments. The District's investments are recorded at fair value unless the investment qualifies as an external investment pool under the guidance in GASB Statement No. 79. The following short-term investments are recorded at fair value:

- Florida Municipal Investment Trust (FMIvT)
- Florida Local Government Investment Trust (FLGIT).

Under the fair value hierarchy, all of these investments are considered to be Level 2.

The District's holds investments in qualified external investments pools that measure all of its investment at amortized cost for financial reporting purposes. These investments are recorded at amortized cost. The following investments are recorded at amortized costs and are not subject to the fair value hierarchy:

- Florida Local Government Investment Pool (Florida Prime^{TM})
- Florida Cooperative Liquid Assets Securities System (FLCLASS)
- Florida Education Investment Trust Fund (FEITF)

None of the pools have limitations or restrictions on participant withdrawals including items such as redemption notices, maximum transaction amounts, and the pool's authority to impose liquidity fees or redemption gates.

(2) Deposits and Investments (continued)

Long-Term Portfolio

The District has a Long-Term Investment Policy (LTIP) which allows for investments in fixed income and equity mutual funds, and money market funds. These funds are reported at fair value and as of September 30, 2017, had the following balances:

Long Term Investment Portfolio		Fair Value at September 30, 2017	Average Maturity (years)	Credit Rating
Domestic Equity				
Vanguard Total Stock Market Index	$	1,696,498	N/A	N/A
T. Rowe Price Dividend Growth		149,624	N/A	N/A
International Equity				
Vanguard Total International Stock Index		320,401	N/A	N/A
Vanguard International Value		250,048	N/A	N/A
J. O. Hambro International Select		289,613	N/A	N/A
Oppenheimer International Small-Mid Company		158,917	N/A	N/A
Fixed Income				
Baird Core Plus		517,464	7.59	A
DoubleLine Core Fixed Income I		233,153	6.60	A
Prudential Total Return		155,645	7.88	A
Vanguard Intermediate-Term Investment Grade		517,146	5.90	A
Vanguard High Yield Corporate		143,704	4.90	BB
Cash Equivalent				
First American Government Obligation		11,111	28 Days	AAAm
Total Fair Value	$	4,443,324		

The District's LTIP allocations seek to have up to 60% in equities with the remainder in fixed income and/or cash and cash equivalents. The District contracts with qualified investment managers to whom authority is delegated to invest and reinvest assets in accordance with the LTIP. The District's LTIP does not place specific limits on maturities. During the current Fiscal Year, the Long-Term Investment Portfolio had an unrealized gain of $461,486. The realization of the gain will only occur from the future sale of underlying shares in the portfolio.

Interest Rate Risk. Interest rate risk exists when there is a possibility that changes in interest rates could adversely affect an investment's fair value. The District's LTIP addresses managing its exposure for changes in interest rate through maintaining diversification of its investments to minimize the impact of downturns in the market.

Credit Risk. GASB 40 requires disclosure of credit quality ratings for investments in debt securities as well as investments in external investment pools, fixed income mutual funds, money market funds, and other pooled investments of fixed income securities. The District's LTIP stipulates that the average credit rating of the overall fixed income portfolio should be investment grade, based on the rating of one Nationally Recognized Statistical Rating Organization (NRSRO), such as Fitch, Moody's, Standard and Poor's (S&P), etc.

(2) Deposits and Investments (continued)

Long-Term Portfolio (continued)

Concentration of Credit Risk. The District's LTIP requires the diversification of its portfolio. The LTIP contains an Asset Allocation Target with the objective of achieving an average total rate of return that is equal to or greater than the portfolio's target rate of return over the long-term. The Asset Allocation Targets are as follows:

	Asset Weightings	
Asset Classes	**Range**	**Target**
Growth Assets		
Domestic Equity	20% - 60%	40%
International Equity	0% - 40%	20%
Other	0% - 20%	0%
Income Assets		
Fixed Income	20% - 60%	40%
Other	0% - 20%	0%
Real Return Assets	0% - 20%	0%
Cash Equivalents	0% - 20%	0%

Custodial Credit Risk - Investments. For an investment this is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investments or collateral securities that are in possession of an outside party. All investments are held in the name of the District by a custodian or a trustee for the District.

Long-Term Investment Policy. The District is authorized to invest in those financial instruments as established by the LTIP of the District. The LTIP was developed in accordance with Section 218.415, Florida Statutes, and prohibits direct investment in derivative-type investments. The authorized investments consist of:

- Domestic and International Equities
- Fixed Income Securities
- Other Assets (Alternatives)
    - Real Estate Investment Trust (REIT)
    - Treasury Inflation Protected Securities (TIPS)
- Cash Equivalents

The objectives of the LTIP are to diversify investments in order to minimize the impact of large losses from individual investments; provide funding for anticipated withdrawals; enhance the value of the portfolio in real terms over the long-term through asset appreciation and income generation, while maintaining a reasonable investment risk profile; minimize principal fluctuations over the time horizon (five years or longer); and achieve a long-term level of return commensurate with contemporary

(2) Deposits and Investments (continued)

Long-Term Portfolio (continued)

Long-Term Investment Policy (continued)

economic conditions and equal to or exceeding the performance expectation (an average total annual rate of return that is equal to or greater than the Portfolio's hurdle rate of 5%).

The time horizon for the LTIP is five years or longer.

Foreign Currency Risk. The District's LTIP does not allow for direct investments in foreign currency.

Fair Value Measurement. The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

In the long-term portfolio, all applicable investments are measured utilizing Level 2 inputs.

(3) Capital Assets

Capital asset activity for the year ended September 30, 2017, was as follows:

	Beginning Balance	Increases Transfers	Transfers/ Decreases	Ending Balance
Governmental activities:				
Assets not being depreciated:				
Land	$ 3,707,879	-	-	3,707,879
Construction in progress	333,102	222,352	-	555,454
Total assets not being depreciated	4,040,981	222,352	-	4,263,333
Assets being depreciated:				
Buildings and structures	256,680	-	-	256,680
Infrastructure	43,080,162	66,985	-	43,147,147
Furniture & equipment	302,727	-	-	302,727
Total assets being depreciated	43,639,569	66,985	-	43,706,554
Less accumulated depreciation for:				
Buildings and structures	(69,958)	(7,926)	-	(77,884)
Infrastructure	(12,590,473)	(1,123,874)	-	(13,714,347)
Furniture & equipment	(114,927)	(17,430)	-	(132,357)
Total accumulated depreciation	(12,775,358)	(1,149,230)	-	(13,924,588)
Government activities capital assets, net	34,905,192	(859,893)	-	34,045,299
Business-type activities:				
Assets not being depreciated				
Land	7,812,278	5,327,450	-	13,139,728
Construction in progress	-	-	-	-
Total assets not being depreciated	7,812,278	5,327,450	-	13,139,728
Assets being depreciated:				
Buildings and structures	30,508,339	188,085,339	-	218,593,678
Infrastructure	3,141,297	274,798	-	3,416,095
Furniture & equipment	378,396	7,500	(11,800)	374,096
Total assets being depreciated	34,028,032	188,367,637	(11,800)	222,383,869
Less accumulated depreciation for:				
Buildings and structures	(8,304,936)	(6,522,750)	-	(14,827,686)
Infrastructure	(936,133)	(91,875)	-	(1,028,008)
Furniture & equipment	(287,277)	(24,675)	11,800	(300,152)
Total accumulated depreciation	(9,528,346)	(6,639,300)	11,800	(16,155,846)
Business activities capital assets, net	32,311,964	187,055,787	-	219,367,751
Total Sumter Landing CDD capital assets, net	$ 67,217,156	186,195,894	-	253,413,050

Governmental activities depreciation of $1,149,230 is for roads, drainage features and related infrastructure in Lake Sumter Landing. Business-type activities depreciation of $6,639,300 is for recreational facilities operated by the Sumter Landing Amenities Division (SLAD) fund. Increases to the SLAD fund during the fiscal year totaled $193,695,087, due to the purchase of the recreation facilities south of highway 466 and north of highway 44 during the Fiscal Year. That also resulted in increased depreciation expense for the business-type activities.

(4) Intangible Assets

	Beginning Balance	Increases	Decreases	Ending Balance
Business activities, SLAD fund:				
Discounted value of amenity fees	$ 19,932,352	145,746,986	-	165,679,338
Less accumulated amortization	(5,481,398)	(2,849,062)	-	(8,330,460)
Intangible assets, net	$ 14,450,954	142,897,924	-	157,348,878

The intangible assets represent the value of assets acquired based on their revenue generating value exceeding their book value. This difference on prior purchases continues to be amortized over a period of forty (40) years. During the 2016-2017 Fiscal Year, additional revenue generating assets were purchased which increased the intangible asset value by $145,746,986. Those additional intangible assets will be amortized over a thirty (30) year period as provided for in GASB 51.

(5) Long-term Debt

Revenue Bonds Payable

Revenue bonds payable consisted of the following:

$55,450,000 Taxable Recreational Revenue Refunding Bonds, Series 2015 due in annual principal installments ranging from $1,665,000 to $3,745,000 through October 2038 in accordance with the redemption schedule. Interest is due semi-annually on April 1 and October 1 of each year until redemption or maturity. Interest rates range from 1.168% to 5.050%.	$	53,725,000
$320,905,000 Taxable Senior Recreational Revenue Bonds, Series 2016 due in annual principal installments ranging from $5,310,000 to $20,720,000 through October 2047 in accordance with the redemption schedule. Interest is due semi-annually on April 1 and October 1 of each year until redemption or maturity. Interest rates range from 1.448% to 4.172%		320,905,000
$30,900,000 Taxable Subordinate Recreational Revenue Bonds, Series 2016 due in annual principal installments ranging from $495,000 to $1,850,000 through October 2047 in accordance with the redemption schedule. Interest is due semi-annually on April 1 and October 1 of each year until redemption or maturity. Interest rates range from $4.622% to 4.722%.		30,900,000
Total revenue bonds payable		405,530,000
Less current installment of revenue bonds payable		(8,435,000)
Revenue bonds payable less current installments	$	397,095,000

(5) Long-term Debt (continued)

Revenue Bonds Payable (continued)

The Taxable Recreational Revenue Refunding Bonds, Series 2015, are secured by a lien and pledge of revenues under the indentures which are derived by the District from the users of the recreational facilities.

These bonds and notes are additionally secured by amounts on deposit in the funds and accounts created pursuant to the indentures.

The annual requirements to amortize the principal and interest of all revenue bonds payable as of September 30, 2017, are as follows:

	Principal	Interest	Total
Fiscal year ending September 30:			
2018	$ 8,435,000	16,083,796	24,518,796
2019	7,500,000	15,943,039	23,443,039
2020	7,655,000	15,776,165	23,431,165
2021	7,835,000	15,585,565	23,420,565
2022	8,035,000	15,371,986	23,406,986
2023-2027	44,025,000	72,847,137	116,872,137
2028-2032	52,970,000	63,497,791	116,467,791
2033-2037	65,485,000	50,690,810	116,175,810
2038-2042	81,150,000	34,720,227	115,870,227
2043-2047	99,870,000	15,634,154	115,504,154
2048	22,570,000	475,898	23,045,898
Total	$ 405,530,000	316,626,568	722,156,568

Changes in Long-term Debt

	Beginning Balance	Additions	Reductions	Ending Balance	Due within one year
Business-type activities:					
Bonds payable	$ 55,450,000	351,805,000	(1,725,000)	405,530,000	8,435,000
Total business-type activities long-term liabilities	$ 55,450,000	351,805,000	(1,725,000)	405,530,000	8,435,000

On November 16, 2016, the District issued $320,905,000 in Taxable Senior Recreational Revenue Bonds, Series 2016, and $30,900,000 in Taxable Subordinate Recreational Revenue Bonds, Series 2016. The first principal payment is due on October 1, 2017. The Senior bonds have interest rates ranging from 1.448% to 4.172% and the Subordinate bonds have interest rates of 4.622% and 4.722%. The bonds were issued to purchase the amenity fee revenue and the amenity facilities south of Highway 466 and north of Highway 44.

(5) Long-term Debt (continued)

Pledged Revenues. The District has pledged certain amenity fee revenue to pay the principal and interest on Recreational Revenue Bonds issued to pay for the purchase of recreational facilities from the Developer. These Recreational Revenue Bonds were outstanding on September 30, 2017, as shown below. The table reports the revenues pledged for each debt issue, the amounts of revenue received in the current year, the current year principal and interest paid on the debt, the approximate percentage of each revenue which is pledged to meet the debt obligation, and the date through which the revenue is pledged under the debt agreement and the total pledged future revenues for each debt, which is the amount of the remaining principal and interest on the bonds as of September 30, 2017.

Description of Debt	Pledged Revenue	Revenue Received	Principal and Interest Paid	Estimated Percent Pledged	Outstanding Principal and Interest	Pledged Through
Taxable Recreational Revenue Refunding Bonds, Series 2015	Amenities Fee Revenue	$ 11,822,167	$ 3,993,203	33.78%	$ 85,364,337	2039
Taxable Senior Recreational Revenue Bonds, Series 2016	Amenities Fee Revenue	44,080,047	10,880,469	24.68%	577,886,046	2048
Taxable Subordinate Recreational Revenue Bonds, Series 2016	Amenities Fee Revenue	33,199,578	1,263,980	3.81%	58,906,185	2048

(6) Related Parties

The District entered into interlocal agreements with Village Center Community Development District (VCCDD) to obtain certain management, payroll, finance, office rental and administrative services. Under the agreement, fees paid to VCCDD by the Sumter Landing District for the year ended September 30, 2017, amounted to $12,260,456. Village Community Development District Nos. 5, 6, 7, 8, 9, 10, 11, and Brownwood paid amounts to the Project Wide Fund for maintenance of common use right-of-way. The amounts of these payments were $1,615,191, $1,792,651, $1,141,963, $1,282,327, $1,434,723, $1,852,808, $621,614, and $192,501 respectively. Upon action by their respective Boards of Supervisors, District Nos. 5, 6, 7, 8, 9, 10 and Brownwood may request additional services as they deem necessary for the efficient and effective management of their respective districts. Such additional services are billed to the benefiting district at the District's cost. In Fiscal Year 2016-2017, the District purchased trash collection services from North Sumter County Dependent District (NSCUDD) for $54,646.

The District operates new recreation facilities as they are opened by the Developer. The Developer reimburses all start-up costs and all operating costs until the facility is transferred through an amenity sale. These costs as of September 30, 2017, were $203,253, which were paid to the District by the Developer. This amount was a reduction from the prior fiscal year due to the purchase by the District from the Developer of the recreation facilities in November of 2016.

The Board of Supervisors for SLCDD as of September 30, 2017, is made up of five members that are either employees or affiliates of the Developer.

(7) Commitments and Contingencies

Operating Leases

The District pays leases on both buildings and office equipment, such as copiers. Future minimum lease payments for these leases are as follows:

Year ending September 30,		Building Leases	Equipment Leases	Total
2018		10,800	7,312	18,112
2019		10,800	3,630	14,430
2020		10,800	990	11,790
2021		10,800		10,800
2022		10,800		10,800
2023-2027		54,000		54,000
2028-2032		54,000		54,000
2033-2037		44,550		44,550
Total	$	206,550	11,932	218,482

*Hurricane Irma related expenses and revenue*s

On September 4, 2017, Governor Rick Scott issued Executive Order Number 17-235, Emergency Management- Hurricane Irma. By virtue of issuing the Executive Order, the Governor declared a state of emergency for every county in the State of Florida. On September 10, 2017, Hurricane Irma made landfall in southwest Florida. The storm traveled up the State and entered The Villages in the early morning hours of September 11, 2017. The District sustained damage related to the storm, in most part, with debris, trees and falling limbs. Expenses related to storm damage for Fiscal Year 2016-2017 have been accrued for actual expenses and estimated where actual expenses had not been finalized for Fiscal Year-End financial presentation. FEMA is expected to reimburse the District in Fiscal Year 2017-2018 for storm related damage if it meets the specific category for reimbursement at different percentages. Category A- Debris for the weeks of September 4th through September 17th will receive a 75% cost share and for the weeks of September 18th through October 17th a cost share of 90% will be received. Category B-Emergency Protective Measure for the weeks of September 4th through October 3rd will receive a 100% cost share for Force Account Labor Overtime. The State of Florida will share a 5% reimbursement on the remaining approved cost from FEMA.

Year Ending September 30, 2017	Actual/Estimated Expenses
Hurricane Irma clean-up & related expenses	$431,269

(8) Risk Management

The District is exposed to various risk of loss related to torts, theft, damage, and destruction of assets; errors and omissions; and natural disasters for which the District generally carries insurance for these risks. However, the District retains risks for certain property coverage and for any losses in excess of coverage limits.

Purvis Gray & Company

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Supervisors
Sumter Landing Community Development District
The Villages, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, business-type activities, and each major fund of Sumter Landing Community Development District (the District) as of and for the year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated February 28, 2018.

Internal Control over Financial Reporting
In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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Board of Supervisors
Sumter Landing Community Development District
The Villages, Florida

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*
(Concluded)

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instance of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Purvis, Gray and Company, LLP

February 28, 2018
Ocala, Florida

Purvis Gray & Company

MANAGEMENT LETTER

Board of Supervisors
Sumter Landing Community Development District
The Villages, Florida

Report on the Financial Statements
We have audited the financial statements of Sumter Landing Community Development District (the District) as of and for the fiscal year ended September 30, 2017, and have issued our report thereon dated February 28, 2018.

Auditors' Responsibility
We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and Chapter 10.550, *Rules of the Auditor General*.

Other Reports
We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountants' Report on an examination conducted in accordance with AICPA *Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports, which are dated February 28, 2018, should be considered in conjunction with this management letter.

Prior Audit Findings
Section 10.554(1)(i)1., *Rules of the Auditor General,* requires that we determine whether or not corrective action has been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding audit report.

Official Title and Legal Authority
Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government be disclosed in this management letter, unless disclosed in the notes to the financial statements (see Note 1 of District's the September 30, 2017 basic financial statements, for this information).

Financial Condition and Management
Sections 10.554(1)(i)5.a. and 10.556 (7), *Rules of the Auditor General*, require that we apply appropriate procedures and report the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions(s) met. In connection with our audit, we determined that the District did not meet any conditions described in Section 218.503(1), Florida Statutes.

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Board of Supervisors
Sumter Landing Community Development District
The Villages, Florida

MANAGEMENT LETTER
(Concluded)

Financial Condition and Management *(Concluded)*
Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Annual Financial Report
Sections 10.554(1)(i)5.b. and 10.556(7), *Rules of the Auditor General*, require that we apply appropriate procedures and report the results of our determination as to whether the annual financial report for the District for the fiscal year ended September 30, 2017, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2017. In connection with our audit, we determined that these two reports agree.

Additional Matters
Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter
Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

We wish to take this opportunity to thank you and your staff for the cooperation and courtesies extended to us during the course of our audit. Please let us know if you have any questions or comments concerning this letter, our accompanying reports, or other matters.

Purvis, Gray and Company, LLP

February 28, 2018
Ocala, Florida

Purvis Gray & Company

INDEPENDENT ACCOUNTANTS' REPORT ON COMPLIANCE WITH FLORIDA STATUTE SECTION 218.415 INVESTMENTS OF PUBLIC FUNDS

Board of Supervisors
Sumter Landing Community Development District
The Villages, Florida

We have examined Sumter Landing Community Development District (the District)'s compliance with Section 218.415, Florida Statutes, during the fiscal year ended September 30, 2017. District Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extend of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements during the fiscal year ended September 30, 2017.

This report is intended solely for the information and use of the Florida Auditor General, the Board of Supervisors of the District, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Purvis, Gray and Company, LLP

February 28, 2018
Ocala, Florida

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February 28, 2018

Board of Supervisors
Sumter Landing Community Development District
The Villages, FL 32162

RE: Management Response Letter

Dear Supervisors:

Attached is the completed audit for Fiscal Year 2016 – 2017 for the Sumter Landing Community Development District. We are proud to report that this audit has an unmodified opinion.

There are no internal control deficiencies, material weaknesses, or compliance issues identified and reported. No prior year comments were identified, as all have been corrected in previous years, and no new comments have been identified in the current audit report.

Your District staff has worked hard to assure you, as supervisors, that the management of the District's funds is conducted professionally, consistent with generally accepted accounting principles, and governing Florida Statutes.

We believe that Sumter Landing Community Development District continues to set an example for the appropriate management of Community Development Districts as conceived in Chapter 190, Florida Statutes. We would particularly like to commend the staff of the Villages District Finance Department for their diligent efforts in recording and maintaining the financial records of the District.

We would be happy to entertain any questions members of the Board of Supervisors may have on the audit report or the management of District resources.

Sincerely,

Kenneth C. Blocker
Finance Director

Janet Y. Tutt
District Manager

Exhibit F

NEW YORK CONTRACT ADDENDUM INCORPORATING TERMS OF ESCROW INTO ALL PURCHASER CONTRACTS FOR:

- The Villages of Lake-Sumter, Inc.
- The Villages Land Company, LLC

The Villages of Lake-Sumter, Inc.
The Villages - Homesites/Homes

NEW YORK CONTRACT ADDENDUM

THIS ADDENDUM TO PURCHASE AGREEMENT ("Addendum") is made simultaneously with the execution of the Purchase Agreement ("Contract") by and between The Villages of Lake-Sumter, Inc. (as the "Seller") and the Purchaser(s) ("Purchaser") named in such Contract who has/have purchased the residence set forth below:

_____
Purchaser Name(s)

The Villages ("Property"): _____ Residence Reference: _____

NEW YORK CONTRACT PROVISIONS

State Disclosure Requirements

Second Amended & Restated New York Offering Plan dated PENDING ("Offering Plan").

1. Sale Subject to New York Offering Plan. This purchase is subject to representations of the Seller (the Sponsor under the Offering Plan) in the Amended and Restated New York Offering Plan delivered to Purchaser(s) at or prior to the time they sign the Contract as well as the obligations of the Seller, as Sponsor, pursuant to the General Business Law of the State of New York.

2. Conflicts. Seller acknowledges that any conflict between the Offering Plan and the Contract will be resolved according to the terms of the Offering Plan.

3. Escrow of Deposits, Down Payments or Advances.

   a. The law firm of McLin & Burnsed PA, with an address of 1000 W. Main Street, Leesburg, FL 34748 shall serve as escrow agent ("Escrow Agent") for Seller and Purchaser. The attorneys who can authorize the withdrawal of funds from this escrow account are any partner of the Escrow Agent that is authorized to act and execute documents on the Escrow Agent's behalf. Such attorneys have submitted themselves to the jurisdiction of the laws of the state of New York. Neither the Escrow Agent nor any authorized signatories on the account are the Sponsor, Selling Agent, Managing Agent, or any principal thereof, or have any beneficial interest in any of the foregoing. The Escrow Agent shall only be responsible for and have a fiduciary duty to the parties relating to Deposits (which are good funds) actually delivered to Escrow Agent.

   b. The Escrow Agent shall indicate its agreement to the terms of this Addendum pertaining to the escrow of Purchaser's funds by signing a copy of this Addendum where indicated

below once Seller delivers a copy of the Purchase Agreement and immediately negotiable funds constituting the Deposit to Escrow Agent.

c. The Escrow Agent has established the escrow account at SunTrust Bank located at 1341 Griffin Road, Leesburg, FL 34748 having account number 1000168982618.

d. All Deposits received by Purchaser shall be in the form of purchaser checks or wire transfers and shall be made payable to or endorsed by the Purchaser to the order of the Escrow Agent. Any Deposits made for upgrades, extras, or custom work at the time of entering into the Purchase Agreement shall be initially deposited into the Escrow Account, and released in accordance to the terms of a written agreement between Purchaser and Seller. Any payments not part of the Purchase Agreement for such items will be between Purchaser and Seller pursuant to a separate written agreement, if any. The account will be an IOTA Account established pursuant to Section 5-1(g) of the Rules and Regulations of the Florida Bar where interest inures to the benefit of the Florida Bar Foundation as a result of the fact that the nominal interest that could be earned on such Deposits would not be in excess of the costs to secure such income. No fees of any kind may be deducted from the Escrow Account, and the Seller shall bear all costs associated with the maintenance of the Escrow Account.

e. Within five (5) business days after the Purchase Agreement has been tendered to Escrow Agent along with the Deposit (in good funds), the Escrow Agent shall sign the New York Addendum to the Purchase Agreement and place the Deposit into the Escrow Account. With ten (10) business days of the placing the deposit in the Escrow Account, Escrow Agent shall provide written notice to Purchaser and Seller, confirming the Deposit. The notice shall provide the account number and the fact that the funds are in an IOTA Account for which the Purchaser will not earn interest. The Escrow Agent is obligated to send notice to the Purchaser once the Deposit is placed in the Escrow Account. The notice shall be deemed delivered when sent. If the Purchaser does not receive notice of such deposit within fifteen (15) business days after tender of the Deposit, he or she may cancel the Purchase Agreement within ninety (90) days' after tender of the Purchase Agreement and Deposit to Escrow Agent. Complaints concerning the failure to honor such cancellation requests may be referred to the New York State Department of Law, Real Estate Finance Bureau, 28 Liberty Street, 21st Floor New York, NY 10005-1495. Rescission shall not be afforded where proof satisfactory to the Attorney General is submitted establishing that the Deposit was timely placed in the Escrow Account in accordance with the New York State Department of Law's regulations concerning Deposits and requisite notice was timely mailed to the Purchaser.

f. All Deposits, except for advances made for upgrades, extras, or custom work received in connection with the Purchase Agreement, are and shall continue to be the Purchaser's money, and may not be comingled with any other money or pledged or hypothecated by Sponsor, as per GBL § 352-h.

Under no circumstances shall Seller seek or accept release of the Deposit of a defaulting Purchaser until after consummation of the Plan, as evidenced by the acceptance of an effectiveness amendment by the New York State Department of Law. Consummation of the Plan does not relieve the Sponsor of its obligations pursuant to GBL §§ 352-3(2-b) and 352-h.

The Escrow Agent shall release the Deposit if so directed:

(a) pursuant to terms and conditions set forth in the Purchase Agreement and New York Addendum upon closing of title to the property being purchased and delivery to Escrow Agent of a completed Settlement Statement signed by Sponsor and Purchaser; or

(b) in a subsequent writing signed by both Sponsor and Purchaser; or

(c) by a final, non-appealable order or judgment of a court.

If the Escrow Agent is not directed to release the Deposit pursuant to paragraphs (a) through (c) above, and the Escrow Agent receives a request by either party to release the Deposit, then the Escrow Agent must give both the Purchaser and Sponsor prior written notice of not fewer than thirty (30) days before releasing the Deposit. If the Escrow Agent has not received notice of objection to the release of the Deposit prior to the expiration of the thirty (30) day period, the Deposit shall be released and the Escrow Agent shall provide further written notice to both parties informing them of said release; provided however, if the Escrow Agent cannot contact either the Sponsor or the Purchaser for any reason whatsoever, or does not know of their whereabouts or their continued existence and/or operation of a business, then the Escrow Agent may continue to hold such funds until such time as it receives written permission signed by both parties or other directions on where to release such Deposit. Escrow Agent shall incur no liability whatsoever for failure to release and/or disburse such funds held in Escrow prior to written instructions by both Sponsor and Purchaser or by waiting for a final, non-appealable order or judgment of a court. If the Escrow Agent receives a written notice from either party objecting to the release of the Deposit within said thirty (30) day period, the Escrow Agent shall continue to hold the Deposit until otherwise directed pursuant to paragraphs (a) through (c) above. Notwithstanding the foregoing, the Escrow Agent shall have the right at any time, but not the obligation, to deposit the Deposit contained in the Escrow Account with the clerk of the county where the property is located and shall give written notice to both parties of such deposit. Upon depositing the Deposit with the clerk, the Escrow Agent shall be released from all further liability under the Escrow Agreement and both Sponsor and Purchaser will indemnify and hold Escrow Agent harmless and free of any costs or expense including all attorneys' fees and costs that may be incurred in depositing such funds with the Clerk. To the extent that the Escrow Agent is required to file a formal Interpleader with a court of competent jurisdiction in order to deposit the Deposit with the Clerk, all costs and expenses, including attorney's fees shall be the obligation of the Sponsor and the Purchaser and the Court may pay such fees and costs due to the Escrow Agent from the Deposit deposited with the clerk.

The Seller shall not object to the release of the Deposit to:

(a) a Purchaser who timely rescinds in accordance with an offer of rescission contained in the Plan or an Amendment to the Plan; or

(b) all Purchasers after an Amendment abandoning the Plan is accepted for filing by the Department of Law.

The Department of Law may perform random reviews and audits of any records involving the Escrow Account to determine compliance with all applicable statutes and regulations.

g. Escrow Agent shall maintain all records concerning the Escrow Account for seven years after release of the Deposit. Upon the dissolution of the law firm which was Escrow Agent, the former partners or members of the firm shall make appropriate arrangements for the maintenance of these records by one of the partners or members of the firm or by the successor firm and shall notify the New York State Department of Law of such transfer. ESCROW AGENT shall make available to the Attorney General, upon request, all books and records of ESCROW AGENT relating to the funds deposited and disbursed hereunder.

h. Escrow Agent shall maintain the Escrow Account under its direct supervision and control. A fiduciary relationship shall exist between Escrow Agent, and Purchaser and Escrow Agent acknowledges its fiduciary and statutory obligations pursuant to GBL§§ 352(e)(2-b) and 352(h). Notwithstanding anything to the contrary contained herein, Escrow Agent may rely upon any paper or document which may be submitted to it in connection with its duties under this Agreement and which is believed by Escrow Agent to be genuine and to have been signed or presented by the proper party or parties and shall have no liability or responsibility with respect to the form, execution or validity thereof.

i. Seller agrees that Seller/Sponsor and its agents, including any selling agents, shall deliver the Deposit received by them prior to closing of the unit to a designated attorney who is a member of or employed by Escrow Agent, within two (2) business days of tender of the Deposit by PURCHASER, using such transmittal forms as required by Escrow Agent

j. Seller agrees that it shall not interfere with Escrow Agent's performance of its fiduciary duties and statutory obligations as set forth in GBL §§ 352-(e)(2-b) and 352-(h) and the New York State Department of Law's regulations.

k. The Escrow provisions of this Addendum as pertaining to the Agreement shall remain in effect unless and until it is canceled by either: (i) Written notice given by Seller to Escrow Agent of cancellation of designation of Escrow Agent to act in said capacity, which cancellation shall take effect only upon the filing of an amendment to the Plan with the Department of Law providing for a successor escrow agent that meets the

requirements set forth in applicable regulations of the New York State Department of Law. Purchaser shall be deemed to have consented to such cancellation; (ii) The resignation of Escrow Agent, which shall not take effect until Escrow Agent is replaced by a successor escrow agent that meets the requirements set forth in applicable regulations of the New York State Department of Law, and notice is given to Purchaser of the identity of the successor escrow agent, the Bank in the State of New York where the Deposit is being held, and the account number therefor; or (iii) if due to lack of cooperation between the Seller or the Purchaser with Escrow Agent or the non-payment of Escrow Agent's fees by Sponsor such that the Escrow Agent deposits all amounts held in the Escrow Account with the Clerk of a court of competent jurisdiction.

l. Upon termination of the duties of Escrow Agent as described above, Escrow Agent shall deliver the Deposit held by Escrow Agent and the Purchase Agreement and any other documents maintained by Escrow Agent relating to the Deposit to the successor escrow agent or the Clerk of the Court as applicable.

m. Seller as Sponsor and individually, and Purchaser both agree, jointly and severally, to defend, indemnify and hold Escrow Agent harmless from and against all costs, claims, expenses and damages incurred in connection with or arising out of this Agreement or the performance or non-performance of Escrow Agent's duties under this Agreement, except with respect to actions or omissions taken or suffered by Escrow Agent in bad faith or in willful disregard of this Agreement or involving gross negligence of Escrow Agent, which bad faith, willful disregard or gross negligence involves diverting the money in contravention of the express terms of the Purchase Agreement. It is understood and agreed that these escrow provisions are joint order escrow provisions and that Escrow Agent shall never be obligated to act hereunder unless it receives satisfactory instructions executed on behalf of both Seller and Purchaser instructing Escrow Agent what to do with the funds contained in escrow Notwithstanding anything to the contrary contained herein, Escrow Agent may rely upon any paper or document which may be submitted to it in connection with its duties under this Agreement and which is believed by Escrow Agent to be genuine and to have been signed or presented by the proper party or parties and shall have no liability or responsibility with respect to the form, execution or validity thereof. This indemnity includes, without limitation, disbursements and attorneys' fees either paid to retain attorneys or representing the hourly billing rates with respect to legal services rendered by Escrow Agent to itself. It is the intention of the parties that regardless of the nature of any dispute hereunder, a court interpreting this agreement shall award Escrow Agent one hundred percent of actual costs and expenses incurred in the event of any dispute under this agreement at the normal hourly rates of its billing professionals without regard to any additional inquiry as to their propriety or reasonableness absent a showing of bad faith, as the nature of the relationship is one of full and complete indemnity.

n. The escrow provisions of this Addendum shall be governed by the Law of New York although venue is proper where the funds are on deposit by the Escrow Agent.

4. Purchaser acknowledges having received and read a copy of the Offering Plan, including all amendments thereto, if any, filed prior to the date hereof with the Department of Law of the State of New York, at least three (3) business days prior to Purchaser's signing this Contract. If, however, Purchaser did not receive a copy of the Offering Plan at least three (3) business days prior to signing this Contract, Purchaser may rescind this Contract by sending written notice of such rescission to Seller by certified or registered mail, return receipt requested, or by personal delivery, in either case within seven (7) days from the date Purchaser delivers an executed Contract to Seller.

The notice must be mailed to:	Jeff Skates, Esq. 1028 Lake Sumter Landing The Villages, FL 32162
With a copy to:	The Villages Contract Department 2705 West Torch Lake Drive The Villages, FL 32163

5. Seller acknowledges and agrees that this Addendum is part of its Purchase Agreement with all purchasers who are residents of the State of New York solicited by the Seller in or from the State of New York purchasing property in **The Villages** pursuant to the **Second Amended & Restated New York Offering Plan for The Villages**.

RECEIPT FOR

The Second Amended & Restated New York Offering Plan dated PENDING ("Offering Plan").

As evidenced by the signature(s) on this Addendum, Purchaser hereby acknowledges that Purchaser has received and has been afforded the opportunity to read the **Second Amended & Restated New York Offering Plan for The Villages dated PENDING.**

In Witness Whereof, this Addendum has been signed and sealed on the date of the Contract also set forth below by the Seller and Purchaser(s)

SELLER

Villages of Lake-Sumter, Inc.

BY: _____ (SEAL)

ITS: _____

_____
Date

PURCHASER(S)

_____
Signature of Purchaser (SEAL)

_____
Signature of Purchaser (SEAL)

_____
Date

ESCROW AGENT - McLin & Burnsed PA

ACKNOWLEDGES RECEIPT OF

1. The executed Contract and this Addendum signed by Seller and Purchaser;

2. $_____ which has been placed in the Escrow Account described above.

The Deposit is in an IOTA Account with interest inuring to the Florida Bar Foundation and no interest will be earned on such account by the Purchaser. This is because the costs of maintaining such funds would exceed the nominal interest earned on such an account.

BY: _____

_____
Print name of person at the firm receiving funds.

_____
Date

The Villages Land Company, LLC
The Villages - Homesites/Homes

NEW YORK CONTRACT ADDENDUM

THIS ADDENDUM TO PURCHASE AGREEMENT ("Addendum") is made simultaneously with the execution of the Purchase Agreement ("Contract") by and between The Villages Land Company, LLC (as the "Seller") and the Purchaser(s) ("Purchaser") named in such Contract who has/have purchased the residence set forth below:

_____
Purchaser Name(s)

The Villages ("Property"): _____ Residence Reference: _____

NEW YORK CONTRACT PROVISIONS

State Disclosure Requirements

Second Amended & Restated New York Offering Plan dated PENDING ("Offering Plan").

1. Sale Subject to New York Offering Plan. This purchase is subject to representations of the Seller (the Sponsor under the Offering Plan) in the Amended and Restated New York Offering Plan delivered to Purchaser(s) at or prior to the time they sign the Contract as well as the obligations of the Seller, as Sponsor, pursuant to the General Business Law of the State of New York.

2. Conflicts. Seller acknowledges that any conflict between the Offering Plan and the Contract will be resolved according to the terms of the Offering Plan.

3. Escrow of Deposits, Down Payments or Advances.

   a. The law firm of McLin & Burnsed PA, with an address of 1000 W. Main Street, Leesburg, FL 34748 shall serve as escrow agent ("Escrow Agent") for Seller and Purchaser. The attorneys who can authorize the withdrawal of funds from this escrow account are any partner of the Escrow Agent that is authorized to act and execute documents on the Escrow Agent's behalf. Such attorneys have submitted themselves to the jurisdiction of the laws of the state of New York. Neither the Escrow Agent nor any authorized signatories on the account are the Sponsor, Selling Agent, Managing Agent, or any principal thereof, or have any beneficial interest in any of the foregoing. The Escrow Agent shall only be responsible for and have a fiduciary duty to the parties relating to Deposits (which are good funds) actually delivered to Escrow Agent.

   b. The Escrow Agent shall indicate its agreement to the terms of this Addendum pertaining to the escrow of Purchaser's funds by signing a copy of this Addendum where indicated

below once Seller delivers a copy of the Purchase Agreement and immediately negotiable funds constituting the Deposit to Escrow Agent.

c. The Escrow Agent has established the escrow account at SunTrust Bank located at 1341 Griffin Road, Leesburg, FL 34748 having account number 1000168982618.

d. All Deposits received by Purchaser shall be in the form of purchaser checks or wire transfers and shall be made payable to or endorsed by the Purchaser to the order of the Escrow Agent. Any Deposits made for upgrades, extras, or custom work at the time of entering into the Purchase Agreement shall be initially deposited into the Escrow Account, and released in accordance to the terms of a written agreement between Purchaser and Seller. Any payments not part of the Purchase Agreement for such items will be between Purchaser and Seller pursuant to a separate written agreement, if any. The account will be an IOTA Account established pursuant to Section 5-1(g) of the Rules and Regulations of the Florida Bar where interest inures to the benefit of the Florida Bar Foundation as a result of the fact that the nominal interest that could be earned on such Deposits would not be in excess of the costs to secure such income. No fees of any kind may be deducted from the Escrow Account, and the Seller shall bear all costs associated with the maintenance of the Escrow Account.

e. Within five (5) business days after the Purchase Agreement has been tendered to Escrow Agent along with the Deposit (in good funds), the Escrow Agent shall sign the New York Addendum to the Purchase Agreement and place the Deposit into the Escrow Account. With ten (10) business days of the placing the deposit in the Escrow Account, Escrow Agent shall provide written notice to Purchaser and Seller, confirming the Deposit. The notice shall provide the account number and the fact that the funds are in an IOTA Account for which the Purchaser will not earn interest. The Escrow Agent is obligated to send notice to the Purchaser once the Deposit is placed in the Escrow Account. The notice shall be deemed delivered when sent. If the Purchaser does not receive notice of such deposit within fifteen (15) business days after tender of the Deposit, he or she may cancel the Purchase Agreement within ninety (90) days' after tender of the Purchase Agreement and Deposit to Escrow Agent. Complaints concerning the failure to honor such cancellation requests may be referred to the New York State Department of Law, Real Estate Finance Bureau, 28 Liberty Street, 21st Floor New York, NY 10005-1495. Rescission shall not be afforded where proof satisfactory to the Attorney General is submitted establishing that the Deposit was timely placed in the Escrow Account in accordance with the New York State Department of Law's regulations concerning Deposits and requisite notice was timely mailed to the Purchaser.

f. All Deposits, except for advances made for upgrades, extras, or custom work received in connection with the Purchase Agreement, are and shall continue to be the Purchaser's money, and may not be comingled with any other money or pledged or hypothecated by Sponsor, as per GBL § 352-h.

Under no circumstances shall Seller seek or accept release of the Deposit of a defaulting Purchaser until after consummation of the Plan, as evidenced by the acceptance of an

effectiveness amendment by the New York State Department of Law. Consummation of the Plan does not relieve the Sponsor of its obligations pursuant to GBL §§ 352-3(2-b) and 352-h.

The Escrow Agent shall release the Deposit if so directed:

(a) pursuant to terms and conditions set forth in the Purchase Agreement and New York Addendum upon closing of title to the property being purchased and delivery to Escrow Agent of a completed Settlement Statement signed by Sponsor and Purchaser; or

(b) in a subsequent writing signed by both Sponsor and Purchaser; or

(c) by a final, non-appealable order or judgment of a court.

If the Escrow Agent is not directed to release the Deposit pursuant to paragraphs (a) through (c) above, and the Escrow Agent receives a request by either party to release the Deposit, then the Escrow Agent must give both the Purchaser and Sponsor prior written notice of not fewer than thirty (30) days before releasing the Deposit. If the Escrow Agent has not received notice of objection to the release of the Deposit prior to the expiration of the thirty (30) day period, the Deposit shall be released and the Escrow Agent shall provide further written notice to both parties informing them of said release; provided however, if the Escrow Agent cannot contact either the Sponsor or the Purchaser for any reason whatsoever, or does not know of their whereabouts or their continued existence and/or operation of a business, then the Escrow Agent may continue to hold such funds until such time as it receives written permission signed by both parties or other directions on where to release such Deposit. Escrow Agent shall incur no liability whatsoever for failure to release and/or disburse such funds held in Escrow prior to written instructions by both Sponsor and Purchaser or by waiting for a final, non-appealable order or judgment of a court. If the Escrow Agent receives a written notice from either party objecting to the release of the Deposit within said thirty (30) day period, the Escrow Agent shall continue to hold the Deposit until otherwise directed pursuant to paragraphs (a) through (c) above. Notwithstanding the foregoing, the Escrow Agent shall have the right at any time, but not the obligation, to deposit the Deposit contained in the Escrow Account with the clerk of the county where the property is located and shall give written notice to both parties of such deposit. Upon depositing the Deposit with the clerk, the Escrow Agent shall be released from all further liability under the Escrow Agreement and both Sponsor and Purchaser will indemnify and hold Escrow Agent harmless and free of any costs or expense including all attorneys' fees and costs that may be incurred in depositing such funds with the Clerk. To the extent that the Escrow Agent is required to file a formal Interpleader with a court of competent jurisdiction in order to deposit the Deposit with the Clerk, all costs and expenses, including attorney's fees shall be the obligation of the Sponsor and the Purchaser and the Court may pay such fees and costs due to the Escrow Agent from the Deposit deposited with the clerk.

The Seller shall not object to the release of the Deposit to:

(a) a Purchaser who timely rescinds in accordance with an offer of rescission contained in the Plan or an Amendment to the Plan; or

(b) all Purchasers after an Amendment abandoning the Plan is accepted for filing by the Department of Law.

The Department of Law may perform random reviews and audits of any records involving the Escrow Account to determine compliance with all applicable statutes and regulations.

g. Escrow Agent shall maintain all records concerning the Escrow Account for seven years after release of the Deposit. Upon the dissolution of the law firm which was Escrow Agent, the former partners or members of the firm shall make appropriate arrangements for the maintenance of these records by one of the partners or members of the firm or by the successor firm and shall notify the New York State Department of Law of such transfer. ESCROW AGENT shall make available to the Attorney General, upon request, all books and records of ESCROW AGENT relating to the funds deposited and disbursed hereunder.

h. Escrow Agent shall maintain the Escrow Account under its direct supervision and control. A fiduciary relationship shall exist between Escrow Agent, and Purchaser and Escrow Agent acknowledges its fiduciary and statutory obligations pursuant to GBL§§ 352(e)(2-b) and 352(h). Notwithstanding anything to the contrary contained herein, Escrow Agent may rely upon any paper or document which may be submitted to it in connection with its duties under this Agreement and which is believed by Escrow Agent to be genuine and to have been signed or presented by the proper party or parties and shall have no liability or responsibility with respect to the form, execution or validity thereof.

i. Seller agrees that Seller/Sponsor and its agents, including any selling agents, shall deliver the Deposit received by them prior to closing of the unit to a designated attorney who is a member of or employed by Escrow Agent, within two (2) business days of tender of the Deposit by PURCHASER, using such transmittal forms as required by Escrow Agent

j. Seller agrees that it shall not interfere with Escrow Agent's performance of its fiduciary duties and statutory obligations as set forth in GBL §§ 352-(e)(2-b) and 352-(h) and the New York State Department of Law's regulations.

k. The Escrow provisions of this Addendum as pertaining to the Agreement shall remain in effect unless and until it is canceled by either: (i) Written notice given by Seller to Escrow Agent of cancellation of designation of Escrow Agent to act in said capacity, which cancellation shall take effect only upon the filing of an amendment to the Plan with the Department of Law providing for a successor escrow agent that meets the requirements set forth in applicable regulations of the New York State Department of Law. Purchaser shall be deemed to have consented to such cancellation; (ii) The

resignation of Escrow Agent, which shall not take effect until Escrow Agent is replaced by a successor escrow agent that meets the requirements set forth in applicable regulations of the New York State Department of Law, and notice is given to Purchaser of the identity of the successor escrow agent, the Bank in the State of New York where the Deposit is being held, and the account number therefor; or (iii) if due to lack of cooperation between the Seller or the Purchaser with Escrow Agent or the non-payment of Escrow Agent's fees by Sponsor such that the Escrow Agent deposits all amounts held in the Escrow Account with the Clerk of a court of competent jurisdiction.

l. Upon termination of the duties of Escrow Agent as described above, Escrow Agent shall deliver the Deposit held by Escrow Agent and the Purchase Agreement and any other documents maintained by Escrow Agent relating to the Deposit to the successor escrow agent or the Clerk of the Court as applicable.

m. Seller as Sponsor and individually, and Purchaser both agree, jointly and severally, to defend, indemnify and hold Escrow Agent harmless from and against all costs, claims, expenses and damages incurred in connection with or arising out of this Agreement or the performance or non-performance of Escrow Agent's duties under this Agreement, except with respect to actions or omissions taken or suffered by Escrow Agent in bad faith or in willful disregard of this Agreement or involving gross negligence of Escrow Agent, which bad faith, willful disregard or gross negligence involves diverting the money in contravention of the express terms of the Purchase Agreement. It is understood and agreed that these escrow provisions are joint order escrow provisions and that Escrow Agent shall never be obligated to act hereunder unless it receives satisfactory instructions executed on behalf of both Seller and Purchaser instructing Escrow Agent what to do with the funds contained in escrow Notwithstanding anything to the contrary contained herein, Escrow Agent may rely upon any paper or document which may be submitted to it in connection with its duties under this Agreement and which is believed by Escrow Agent to be genuine and to have been signed or presented by the proper party or parties and shall have no liability or responsibility with respect to the form, execution or validity thereof. This indemnity includes, without limitation, disbursements and attorneys' fees either paid to retain attorneys or representing the hourly billing rates with respect to legal services rendered by Escrow Agent to itself. It is the intention of the parties that regardless of the nature of any dispute hereunder, a court interpreting this agreement shall award Escrow Agent one hundred percent of actual costs and expenses incurred in the event of any dispute under this agreement at the normal hourly rates of its billing professionals without regard to any additional inquiry as to their propriety or reasonableness absent a showing of bad faith, as the nature of the relationship is one of full and complete indemnity.

n. The escrow provisions of this Addendum shall be governed by the Law of New York although venue is proper where the funds are on deposit by the Escrow Agent.

4. Purchaser acknowledges having received and read a copy of the Offering Plan, including all amendments thereto, if any, filed prior to the date hereof with the Department of Law of the State of New York, at least three (3) business days prior to Purchaser's signing this Contract.

If, however, Purchaser did not receive a copy of the Offering Plan at least three (3) business days prior to signing this Contract, Purchaser may rescind this Contract by sending written notice of such rescission to Seller by certified or registered mail, return receipt requested, or by personal delivery, in either case within seven (7) days from the date Purchaser delivers an executed Contract to Seller.

The notice must be mailed to:	Jeff Skates, Esq. 1028 Lake Sumter Landing The Villages, FL 32162
With a copy to:	The Villages Contract Department 2705 West Torch Lake Drive The Villages, FL 32163

5. Seller acknowledges and agrees that this Addendum is part of its Purchase Agreement with all purchasers who are residents of the State of New York solicited by the Seller in or from the State of New York purchasing property in **The Villages** pursuant to the **Second Amended & Restated New York Offering Plan for The Villages**.

RECEIPT FOR

The Second Amended & Restated New York Offering Plan dated PENDING ("Offering Plan").

As evidenced by the signature(s) on this Addendum, Purchaser hereby acknowledges that Purchaser has received and has been afforded the opportunity to read the **Second Amended & Restated New York Offering Plan for The Villages dated PENDING.**

In Witness Whereof, this Addendum has been signed and sealed on the date of the Contract also set forth below by the Seller and Purchaser(s)

SELLER

The Villages Land Company, LLC

BY: _____
(SEAL)

ITS: _____

_____
Date

PURCHASER(S)

_____
Signature of Purchaser (SEAL)

_____
Signature of Purchaser (SEAL)

_____
Date

ESCROW AGENT - McLin & Burnsed PA

ACKNOWLEDGES RECEIPT OF

1. The executed Contract and this Addendum signed by Seller and Purchaser;

2. $_____ which has been placed in the Escrow Account described above.

The Deposit is in an IOTA Account with interest inuring to the Florida Bar Foundation and no interest will be earned on such account by the Purchaser. This is because the costs of maintaining such funds would exceed the nominal interest earned on such an account.

BY: _____

_____
Print name of person at the firm receiving funds.

_____
Date

Exhibit G

REPRESENTATIVE DECLARATION OF CONDITIONS COVENANTS AND RESTRICTIONS FOR UNIT AND VILLA SECTIONS:

Included for:
Villages of Southern Oaks - Unit 17
Villages of Southern Oaks - Carla Villas

Rec $95.00

Inst:201860022344 Date:6/19/2018 Time:2:50 PM
DC,Gloria R. Hayward,Sumter County Page 1 of 11 B:3427 P:603

DECLARATION OF COVENANTS, CONDITIONS

AND RESTRICTIONS

RELATING TO:

VILLAGES OF SOUTHERN OAKS

UNIT NO. 17

THE VILLAGES LAND COMPANY, LLC, a Florida limited liability company, whose post office address is 1020 Lake Sumter Landing, The Villages, Florida 32162 ("Developer"), is the owner in fee simple of certain real property located in The City of Wildwood, Sumter County, Florida, known by official plat designation as the VILLAGES OF SOUTHERN OAKS UNIT NO. 17 pursuant to a plat recorded in Official Plat Book 17 beginning at Page 8-8A-D of the Public Records of Sumter County, Florida (the "Plat").

For the purpose of enhancing and protecting the value, attractiveness and desirability of the lots or tracts constituting such Subdivision, Developer hereby declares that all of the Homesites (as hereinafter defined), and each part thereof, but not the tracts within the Subdivision, shall be held, sold, and conveyed subject to the following easements, covenants, conditions, and restrictions, which shall constitute covenants running with the land and shall be binding on all parties having any right, title, or interest in the above described property or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

SECTION 1. DEFINITIONS:

As used herein, the following definitions shall apply:

1.1 DEVELOPER shall mean THE VILLAGES LAND COMPANY, LLC, a Florida limited liability company, its successors, designees and assigns.

1.2 DISTRICT shall mean Village Community Development District No. 12, a community development district created pursuant to Chapter 190, Florida Statutes, as amended.

1.3 HOME shall mean a detached single family dwelling.

1.4 HOMESITE shall mean any plot of land shown upon the Plat of the Subdivision which bears a numerical designation, but shall not include tracts or other areas not intended for a residence.

1.5 OWNER shall mean the record owner, whether one or more persons or entities, of the fee simple title to any Homesite within the Plat.

1.6 SUBDIVISION shall mean the land described on the Plat of the **VILLAGES OF SOUTHERN OAKS UNIT NO. 17**.

SECTION 2. COVENANTS, CONDITIONS AND RESTRICTIONS:

2.1 All Homesites included in the Subdivision shall be used for residential purposes only and shall be subject to the following specific residential use restrictions in addition to the general restrictions contained in the Declaration of Covenants, Conditions and Restrictions.

2.2 No building or structure shall be constructed, erected, placed or altered on any Homesite until the construction plans and specifications and a plan showing the location of the building or structure have been approved by the Developer. Each property Owner within the Subdivision at the time of construction of a building, residence, or structure shall comply with the construction plans for the surface water management system approved and on file with the Southwest Florida Water Management District ("SWFWMD").

2.3 The Developer's approval or disapproval as required in these covenants shall be in writing. In the event that the Developer, or its designated representative, fails to approve or disapprove plans and specifications submitted to it within thirty (30) days after such submission, approval will not be required.

2.4 There shall be only one Home on each Homesite. All Homes must have garages and be of at least 1,240 square feet, exclusive of any garage, storage room, screen room or other non-heated and non-air-conditioned space. All Homes must be constructed with at least a 6" in 12" rise and run roof pitch. Further, if a Home originally constructed by Developer contains a number of square feet or roof pitch greater than the foregoing minimum requirements, then in the case of rebuilding of the Home due to damage or destruction, or in any alteration of the Home, Owners shall ensure that the square footage and roof pitch of the Home, as rebuilt or altered, never falls below those specifications as originally constructed by Developer. Homes constructed by Developer may deviate from the minimum square footage and roof pitch requirements detailed herein. The Home shall be a conventionally built Home and which must be placed on the Homesite and constructed by the Developer, or its designee, of a design approved by the Developer as being harmonious with the development as to color, construction materials, design, size and other qualities. Each Home must have eave overhangs and gable overhangs, and all

roofing materials shall be approved by the Developer, including the roof over garages, screen porches, utility rooms, etc., and all areas must have ceilings. Screen cages over patios and pools are allowed. The Home shall be placed on a Homesite in conformance with the overall plan of the Developer. The Developer shall have the sole right to build the Home on the Homesite and designate the placement of the access to the Homesite, at the sole cost and expense of the Owner.

2.5 After the Home has been constructed, no reconstruction, additions, alterations, or modifications to the Home, or in the locations and utility connections of the Home will be permitted except with the written consent of the Developer, or an architectural review committee appointed by the Developer. No Owner, other than Developer shall undertake any such work without the prior written approval of the plans and specifications thereof by the Developer or architectural review committee appointed by the Developer. The Developer or an architectural review committee designated by the Developer shall grant its approval only in the event the proposed work (a) will benefit and enhance the entire Subdivision in a manner generally consistent with the plan of development thereof, and (b) complies with the construction plans for the surface water management system, approved and on file with SWFWMD.

2.6 When a building or other structure has been erected or its construction substantially advanced and the building is located on any Homesite or building plot in a manner that constitutes a violation of these covenants and restrictions, the Developer or an architectural review committee appointed by Developer may release the Homesite or building plot, or parts of it, from any part of the covenants and restrictions that are violated. The Developer or the architectural review committee shall not give such a release except for a violation that it determines to be a minor or insubstantial violation in its sole judgment.

2.7 In an effort to protect limited natural resources, all Homesites shall remain finished with the same quantity and style of water-conservative, drought-tolerant sod and landscape as originally provided by the Developer.

Notwithstanding: (a) the construction, installation, and maintenance of structures, additions, and other improvements to Owner's Homes and Homesites shall not be deemed a violation of the foregoing sentence if such improvements and activities are first approved by the Developer, in accordance with the other provisions set forth in this Declaration; and (b) Owners are encouraged to and may add and replace landscape that is more water-conservative and drought-tolerant than originally provided, however, any such alterations to areas visible from roadways or golf courses must receive the prior written approval from the Developer.

2.8 Each Home and Homesite must contain a concrete driveway, and a lamppost must be erected in the front yard of each Homesite.

2.9 All outside structures for storage or utility purposes must be permanently constructed additions in accordance with Section 2.4 and of like construction and permanently attached to the Home. No trucks in excess of 3/4 ton size, boats, or recreational vehicles shall be parked, stored or otherwise remain on any Homesite or street, except for (a) service vehicles located thereon on a temporary basis while performing a service for a resident, or (b) vehicles fully enclosed in garages located on the Homesite. No vehicles incapable of operation shall be stored on any Homesite nor shall any junk vehicles or equipment be kept on any Homesite.

2.10 Properties within the Subdivision are intended for residential use and no commercial, professional or similar activity requiring either maintaining an inventory, equipment or customer/client visits may be conducted in a Home or on a Homesite.

2.11 Owner recognizes that lakes, ponds, basins, retention and detention areas, marsh areas or other water related areas (hereafter, "Water Features") within or outside of the Subdivision are designed to detain, or retain stormwater runoff and are not necessarily recharged by springs, creeks, rivers or other bodies of water. In many instances, the Water Features are designed to retain more water than may exist from ordinary rainstorms in order to accommodate major flood events. The level of water contained within such Water Features at any given time is also subject to fluctuation due to droughts, floods, excessive rain, and/or distribution due to irrigation activities. Owner acknowledges that from time to time there may be no water in a Water Feature and that no representation has been made that the water depth or height will be at any particular level.

2.12 Owners shall keep their Homesites neat and clean and the grass cut, irrigated and edged at all times. The Homesite Owner shall have the obligation to mow and maintain the unpaved area between an adjacent roadway or walkway located in the road right of way and the Owner's Homesite. Persons owning Homesites adjacent to a land use or landscape buffer, or a wildlife preserve, shall have the obligation to mow and maintain all areas between their Homesite lot line and the land use or landscape buffer, and between their Homesite lot line and the board fence on the adjoining wildlife preserve, even though they may not own that portion of the land. The Owners of Homesites subject to a Water Feature Landscaping Easement and Owners of Homesites subject to a Special Easement for Landscaping shall perpetually maintain the easement area and will not remove or destroy any landscape or fencing thereon originally installed by the Developer without the Developer's advance written approval, and will promptly replace all dead foliage located therein. Additionally, for those Owners of Homesites adjoining walls, gates, or fences originally constructed by the Developer, Owners shall be responsible for maintenance and repairs of the surface and structural integrity (except as may be set forth in Section 4.5 below) of the walls, gates, and fences adjoining the Owners Homesite whether on the Owners Homesite or on an adjacent Homesite, reserved area or dedicated area. Where a wall, gate, or fence adjoins more than one Homesite, the cost of maintaining and repairing the surface and the structural integrity of the wall, gate, or fence shall be shared among

the respective Owners served by such wall, gate or fence. Such Owners are encouraged to maintain the walls, gates, and fences in a cooperative and uniform manner with the adjacent Homesite Owners so as to present to the public a uniform and well-maintained appearance of the Subdivision as a whole. The Homesite Owner must contact the Developer or the architectural review committee for paint specifications. Owners of Homesites adjoining stack block walls, walls and/or fences, or landscaped buffers shall maintain up to such wall, buffer or fence whether or not such area is within or outside of the Homesite. If an Owner's Homesite has a wall and/or fence between the Homesite and an adjoining roadway, the Owner will maintain the interior, exterior and structural integrity of the wall and/or fence and the landscaping lying between the wall and/or fence and adjoining roadway unless the maintenance is performed by the District pursuant to Section 4.5.

If an Owner does not adhere to this regulation, then the work may be performed on behalf of the Owner by the Developer, but the Developer shall not be obligated to perform such work, and the cost shall be charged to the Owner.

2.13 Except as originally constructed by the Developer, no driveways, walkways, cart paths or access shall be located on or permitted to any road right of way, walkway or cart path.

2.14 No building or other improvements shall be made within the easements created in favor of the Developer without prior written approval of Developer.

2.15 Except only as permitted by applicable law, no person may enter on to any wildlife preserve.

2.16 No sign of any kind shall be displayed to public view on a Homesite or any dedicated or reserved area without the prior written consent of the Developer, except customary name and address signs and one sign advertising a property for sale or rent which shall be no larger than twelve (12) inches wide and twelve (12) inches high and which shall be located wholly within the Home and only visible through a window of the Home. Lawn ornaments are prohibited, except for seasonal displays not exceeding a thirty (30) day duration.

2.17 Aerials, satellite reception dishes, and antennas of any kind are prohibited within the Subdivision to the extent allowed by law. The location of any approved device will be as previously approved by the Developer in writing.

2.18 No arbor, trellis, gazebo, pergola (or similar item), awning, fence, barrier, wall or structure of any kind or nature shall be placed on the property without prior written approval of the Developer, nor shall any Owner paint or attach any object to any wall and/or fence without prior architectural review committee approval. Permission must be secured from the Developer prior to the planting or removal of any trees or other shrubs which may affect the rights of adjacent property owners. No tree with a trunk four (4) inches or more in diameter shall be removed or effectively removed through excessive injury without first obtaining permission from the Developer.

2.19 Except as provided above, exterior lighting must be attached to the Home and shaded so as not to create a nuisance to others. No other light poles may be erected.

2.20 Developer reserves the right to enter upon Homesites at all reasonable times for the purposes of inspecting the use of the Homesite and for the purpose of maintaining utilities located thereon.

2.21 Each Owner shall use his property in such a manner as to allow his neighbors to enjoy the use of their property. Radios, record players, television, voices and other sounds are to be kept on a moderate level from 10:00 PM to one (1) hour before daylight.

2.22 The Developer reserves the right to prohibit or control all peddling, soliciting, selling, delivery and vehicular traffic within the Subdivision.

2.23 Birds, fish, dogs and cats shall be permitted, with a maximum of two (2) pets per Homesite. Each Owner shall be personally responsible for any damage caused to dedicated or reserved areas by any such pet and shall be responsible to immediately remove and dispose of any excrement of such pet and shall be responsible to keep such pet on a leash. No other animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Homesite or on dedicated or reserved areas.

2.24 The Subdivision is an adult community designed to provide housing for persons fifty-five (55) years of age or older. All Homes that are occupied must be occupied by at least one person who is at least fifty-five (55) years of age. No person under nineteen (19) years of age may be a permanent resident of a Home, except that persons below the age of nineteen (19) years may be permitted to visit and temporarily reside for periods not exceeding thirty (30) days in total in any calendar year period. The Developer, or its designee, in its sole discretion shall have the right to establish hardship exceptions to permit individuals between the ages of nineteen (19) and fifty-five (55) to permanently reside in a Home even though there is not a permanent resident in the Home who is fifty-five (55) years of age or over, providing that said exceptions shall not be permitted in situations where the granting of a hardship exception would result in less than 80% of the Homesites in the Subdivision having less than one resident fifty-five (55) years of age or older, it being the intent that at least 80% of the units shall at all times have at least one resident fifty-five (55) years of age or older. The Developer shall establish rules, regulations policies and procedures for the purpose of assuring that the foregoing required percentages of adult occupancy are

maintained at all times. The Developer, or its designee, shall have the sole and absolute authority to deny occupancy of a Home by any person(s) who would thereby create a violation of the aforesaid percentages of adult occupancy. Permanent occupancy or residency may be further defined in the Rules and Regulations of the Subdivision as may be promulgated by the Developer, or its designee, from time to time. All residents shall certify from time to time as requested by the Developer, the names and dates of birth of all occupants of a Home.

2.25 The hanging of clothes or clotheslines or poles is prohibited to the extent allowed by law.

2.26 Window air-conditioners are prohibited and only central air-conditioners are permitted.

2.27 The Developer reserves the right to establish such other reasonable rules and regulations covering the utilization of Homesites by the Owner in order to maintain the aesthetic qualities of this Subdivision, all of which apply equally to all of the parties in the Subdivision. The rules and regulations shall take effect within five (5) days from the sending of a notice to an Owner.

2.28 If all or any portion of a residence is damaged or destroyed by fire or other casualty, it shall be the duty of the Owner thereof, with all due diligence, to rebuild, repair, or reconstruct such residence and walls in a manner which will substantially restore it to its appearance and condition immediately prior to the casualty. Reconstruction shall be undertaken within two (2) months after the damage occurs, and shall be completed within eight (8) months after the damage occurs, unless prevented by governmental authority. Such reconstruction is subject to the provisions of these restrictions.

2.29 There shall be no judicial partition of dedicated or reserved areas, nor shall Developer, or any Owner or any other person acquiring any interest in the Subdivision or any part thereof, seek judicial partition thereof. However, nothing contained herein shall be construed to prevent judicial partition of any Homesite owned in co-tenancy.

2.30 Setbacks.

(a) Front Yard Garage Setbacks. Except for garages originally constructed by Developer, garages shall not be constructed, placed, or installed within the front yard garage setbacks described in the attached ***Exhibit "A"***.

(b) Front, Side, and Rear Yard Improvement Setbacks. Except for improvements originally constructed by Developer, the following shall not be constructed, placed, or installed within the front, side, and rear yard improvement setbacks described in the attached ***Exhibit "A"***: Homes, additions to Homes, garages, fences, walls, screen cages, arbors, trellises, gazebos, pools and spas (provided however, pool and spa pumps, filters, and associated equipment are not prohibited), patios, fireplaces and fire pits, outdoor living areas, and other similar improvements.

In the event of uncertainty as to whether any improvement is prohibited by this Section, the Developer's determination shall control. Further, Developer, in its sole and absolute discretion, shall have the right to make exception to any encroachments in any setbacks.

SECTION 3. EASEMENTS AND RIGHTS-OF-WAY:

3.1 Easements and rights-of-way in favor of the Developer are hereby created for the construction, installation and maintenance of utilities such as electric lines, sanitary sewer, storm drainage, water lines, cablevision, telephone, recreation facilities, and telegraph lines or the like. Such easements and rights-of-way shall be confined to a seven and one-half (7 ½) foot width along the rear lines, a ten (10) foot width along the front line, and a five (5) foot width along the side lot lines of every Homesite, and further, all such utilities and facilities located in the easement along the front Homesite line shall be flush with, or below grade. The foregoing restrictions shall not prohibit above grade utilities and facilities in those areas of the front yard easement that are also burdened by side yard easements reserved herein. Such easements along the rear Homesite lines shall also permit a community development district to enter upon such easement area to maintain the security wall and/or fence on the Homesite or the adjoining property. Developer is hereby given, and reserves the right to remove, relocate, or reduce such easements by recording in the Public Records of Sumter County, Florida, an amendment to this Declaration which is duly executed by Developer. Developer contemplates putting H.V.A.C. and similar equipment within the easement area. Utility providers utilizing such easement area covenant, as a condition of the right to use such easement, not to interfere or disturb such equipment installed within the easement area. All utility providers are responsible for repairing the grading and landscape being disturbed pursuant to any utilization of such easements.

3.2 Developer is hereby given, and reserves the right to extend any streets or roads in said Subdivision or to create new streets or roads, but no other person shall extend any street or create any new street over any Homesite and no Homesite may be used as ingress and egress to any other property.

3.3 No Owner of property within the Subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, wetland migration areas, buffer areas, upland conservation areas, and drainage easements described in the approved permit and recorded Plat of the Subdivision, unless prior approval is received from SWFWMD, and if applicable, any other appropriate governmental agency having jurisdiction. Owner shall be responsible for maintaining designated flow paths for side and rear Homesite drainage as shown on the construction plans for the surface water management system approved

and on file with SWFWMD and if such maintenance of designated flow paths is not properly undertaken by Owner, then the District may enter onto the Homesite and reconstruct the intended flow pattern and assess the Owner for such expense. Owners of Homesites subject to a Special Easement for Landscaping, as shown on the Plat or described in Section 3.1 above, shall perpetually maintain the vegetation located thereon, consistent with good horticultural practice. No Owner of a Homesite which is subject to a Special Easement for Landscaping shall take any action to prevent the Landscaped Buffer from complying with the provisions of applicable law or regulations requiring Landscaped Buffer areas.

SECTION 4. SERVICES TO BE PERFORMED BY DEVELOPER, THE DISTRICT, OR THEIR DESIGNEES OR ASSIGNEES AND THE CONTRACTUAL AMENITIES FEE:

4.1 **Contractual Amenities Fee**. The Developer, or its designee, shall perpetually provide the recreational facilities.

(a) Each Owner hereby agrees to pay to the Developer, or its assignee, a monthly fee or charge ("Contractual Amenities Fee") against each Homesite for these services described herein, in the amount per month set forth in the Owner's deed from the Developer. The Contractual Amenities Fee set forth is limited to the Owner named therein. In the event the Owner(s) transfer, assign or in any manner convey their interest in and to the Homesite and/or Home, the New Owner(s) shall be obligated to pay the prevalent Contractual Amenities Fee that is then in force and effect for new Owners of Homesites in the most recent addition or unit of Villages of Southern Oaks.

(b) The monthly Contractual Amenities Fee set forth herein is based on the cost of living for the month of sale as reflected in the Consumer Price Index, U.S. Average of Items and Food, published by the Bureau of Labor Statistics of the U.S. Department of Labor ("Index"). The month of sale shall be the date of the Contract for Purchase of the Homesite between the Developer and the Owner. There shall be an annual adjustment in the monthly Contractual Amenities Fee. The adjustment shall be proportional to the percentage increase or decrease in the Index. Each adjustment shall be in effect for the intervening one year period. Adjustments not used on any adjustment date may be made any time thereafter.

(c) Each Owner agrees that as additional facilities are requested by the Owner, and the erection of such additional facilities is agreed to by the Developer, that upon a vote of one-half (½) of the Owners approving such additional facilities and commensurate charges therefore, the monthly Contractual Amenities Fee provided for herein shall be increased accordingly. For the purpose of all votes, the Developer shall be entitled to one (1) vote for each Homesite owned by the Developer.

(d) The Contractual Amenities Fee for services described above, shall be paid to the Developer, or its designee, each month and said charges once in effect will continue from month to month whether the Owner's Homesite is vacant or occupied.

(e) Owner does hereby give and grant unto the Developer a continuing lien in the nature of a mortgage upon the Homesite of the Owner, which lien shall have priority as of the recording of this Declaration, and is superior to all other liens and encumbrances, except any institutional first mortgage. This lien shall be perfected by recording in the Public Records a Notice of Lien or similarly titled instrument and shall secure the payment of all monies due the Developer hereunder and may be foreclosed in a court of equity in the manner provided for the foreclosures of mortgages. In any such action or other action to enforce the provisions of this lien, including appeals, the Developer shall be entitled to recover reasonable attorney's fees incurred by it, abstract bills and court costs. An institutional first mortgage referred to herein shall be a mortgage upon a Homesite and the improvements thereon, granted by an Owner to a bank, savings and loan association, pension fund trust, real estate investment trust, or insurance company.

(f) Purchasers of Homesites, by the acceptance of their deed, together with their heirs, successors and assigns, agree to take title subject to and be bound by, and pay the charges set forth herein; and acceptance of deed shall further indicate approval of the charge as being reasonable and fair, taking into consideration the nature of Developer's project, Developer's investment in the recreational areas, security facilities, or dedicated or reserved areas, and in view of all the other benefits to be derived by the Owners as provided for herein.

(g) Purchasers of Homesites further agree, by the acceptance of their deeds and the payment of the purchase price therefore, and acknowledge that the purchase price was solely for the purchase of their Homesite or Homesites, and that the Owners, their heirs, successors and assigns, do not have any right, title or claim or interest in and to the recreational areas, security facilities, dedicated or reserved areas or facilities contained therein or appurtenant thereto, by reason of the purchase of their respective Homesites, it being specifically agreed that, (1) the Developer, its successors and assigns, is the sole and exclusive owner of the areas and facilities, and (2) the Contractual Amenities Fee is a fee for services and is in no way adjusted according to the cost of providing those services.

(h) Developer reserves the right to enter into a Management Agreement with any person, entity, firm or corporation to maintain and operate the portions of the Subdivision in which the Developer has undertaken an obligation to maintain, and for the operation and maintenance of the recreational areas, security facilities, and dedicated or reserved areas. Developer agrees, however, that any such contractual agreement between

the Developer and a third party shall be subject to all of the terms, covenants and conditions of this Declaration. Upon the execution of any Management Agreement, Developer shall be relieved of all further liability hereunder.

(i) Notwithstanding anything contained herein, Developer shall not be liable to pay the Contractual Amenities Fees for any Homesites owned by Developer, unless such Homesites are actually and physically occupied and used by individuals for residential dwellings.

4.2 **Water Resources**. In order to preserve, conserve and efficiently utilize precious water resources, all Homes within the Subdivision have been designed and constructed with two completely separate water systems. One system provides strictly irrigation water and the other system provides potable water for drinking and all other uses.

(a) **Potable Water and Wastewater Utility Systems.** All Homes will contain modern plumbing facilities connected to the wastewater and potable water systems provided by South Sumter Utility Company, LLC, or its assigns. Upon acquiring any interest as an Owner of a Homesite in the Subdivision, each Owner hereby agrees to pay for water and sewer services provided by South Sumter Utility Company, LLC, or its assigns. Wells are prohibited.

(b) **Irrigation Water Utility Systems**. All Homes will be connected to the non-potable and irrigation water systems provided by Southeast Wildwood Water Conservation Authority, LLC, or its assigns ("SEWWCA"). Upon acquiring any interest as an Owner of a Homesite in the Subdivision, each Owner hereby agrees to pay for irrigation water services provided by such entity. The charges for such services shall be billed and paid on a monthly basis. Owners are prohibited from utilizing or constructing private wells or other sources of irrigation water within the Subdivision. Potable water may not be used for irrigation, except that supplemental irrigation with potable water is limited to annuals and the isolated treatment of heat stressed areas. All supplemental irrigation utilizing potable water must be done with a hose with an automatic shutoff nozzle. Use of sprinklers on a hose connection is not permitted.

(i) **Irrigation Use Only.** The irrigation water provided pursuant to Section 4.2(b) above is suitable for irrigation purposes only. The irrigation water cannot be used for human or pet consumption, bathing, washing, car washing or any other use except for irrigation. Owners covenant to ensure that no one on the Homesite uses irrigation water for any non-irrigation purpose. The Owner agrees to indemnify and hold the irrigation water supplier, and their officers, directors, and related entities, harmless from any injury or damage resulting in whole or in part from the use of irrigation water or the irrigation system in a manner prohibited by Section 4.2(b) above.

(ii) **Operation of the Irrigation System.** The irrigation water distribution system is not a water on demand system. Upon purchasing a Home from Developer, Owner will receive a schedule of dates and times during which irrigation water service will be available for the Homesite ("Irrigation Water Service Schedule"). The Irrigation Water Service Schedule shall continue unaltered until such time as Owner is notified of changes to the Irrigation Water Service Schedule with Owner's monthly bill for irrigation water service or otherwise. The Irrigation Water Service Schedule shall be determined solely by SEWWCA, based upon many factors including environmental concerns and conditions, recent precipitation, and any water restrictions that may be instituted.

The Owner of the Homesite shall regulate the irrigation water service to the Homesite and will be responsible for complying with the Irrigation Water Service Schedule. If Owner repeatedly fails to comply with the Irrigation Water Service Schedule, SEWWCA may enter onto the Homesite, over and upon easements hereby created and reserved in favor of SEWWCA, and install a control valve to compel Owner's compliance with the Irrigation Water Service Schedule, with all costs related thereto being charged to Owner.

If new landscaping is installed on a Homesite, the Owner may allow additional irrigation water service at the Homesite to supplement the Irrigation Water Service Schedule ("Supplemental Irrigation Water Service"), during the grow-in period, which is typically thirty (30) days. Supplemental Irrigation Water Service at a Homesite may not exceed thirty (30) minutes of irrigation water service per day, during the grow-in period, in addition to the Irrigation Water Service Schedule. SEWWCA reserves the right to suspend Supplemental Irrigation Water Service at Homesites. Unless the Owner is notified of suspension or termination of the Supplemental Irrigation Water Service, Owner need not notify SEWWCA of their intention to utilize Supplemental Irrigation Water Service.

(iii) **Ownership and Maintenance.** The Owner of a Homesite shall own and maintain the irrigation water distribution system downstream from the water meter measuring the amount of irrigation water supplied to the Homesite. SEWWCA shall own and maintain the irrigation water supply system upstream from, and including, the water meter measuring the amount of irrigation water supplied to the Homesite (the "SEWWCA Water Supply System"). Prior to commencing any underground activity which could damage the SEWWCA Water Supply System, the Owner shall contact SEWWCA to determine the location of the SEWWCA Water Supply System. Any damage to the SEWWCA Water Supply System shall be repaired by SEWWCA at the sole cost of the Owner.

(iv) **Identification of Irrigation System.** The irrigation water distribution pipes are color-coded for identification. Owner hereby covenants and agrees not to paint any portion of the Owner's Irrigation System so as to obscure the color-coding.

4.3 **Solid Waste Disposal.**

(a) To maintain the Subdivision in a clean and sanitary condition and to minimize heavy commercial traffic within the Subdivision, garbage and trash service shall be provided by a City of Wildwood Franchised Hauler designated by the Developer, and the charges therefor shall be paid separately by each Owner. Owner agrees that garbage and trash service shall commence on the closing date the Owner purchases Owner's Homesite and Home. Owner acknowledges that garbage and trash service is provided, and the fee for such service is payable, on a year-round basis regardless of use or occupancy. Developer reserves the right to require all Owners to participate in a curbside recycling program if and when one is instituted.

(b) Prior to being placed curbside for collection, no rubbish, trash, garbage, or other waste material shall be kept or permitted on any Homesite or on dedicated or reserved areas except in sanitary containers located in appropriate areas concealed from public view.

(c) Once placed curbside for collection, all garbage will be contained in plastic bags prescribed by the Developer and placed curbside no earlier than the day before scheduled pick-up.

4.4 **Mailboxes.** Individual mailboxes may not be located upon a Homesite. Mailboxes are provided by the U.S. Postal Service at no cost to Owner, however, those boxes shall be housed by the Developer at a one-time charge of $190.00 per box, payable at the time of the initial sale of the Homesite from Developer to Owner.

4.5 **District**. The District will provided maintenance for the following:

(a) Tracts conveyed to the District pursuant to the Plat of the Subdivision, together with all improvements located thereon;

(b) Maintenance and repair of areas owned by the District or dedicated to the use and enjoyment of the residents of the District, the Subdivision, or the public;

(c) Pay for the cost of water and sewer provided by South Sumter Utility Company, LLC, or its assigns, together with the cost of garbage, electrical, lighting, telephone, gas and other necessary utility service for areas owned by the District or dedicated to the use and enjoyment of the residents of the District, Subdivision, or the public;

(d) Maintenance and repair of the storm water runoff drainage system including drainage easements and drain pipes not maintained by Southeast Wildwood Water Conservation Authority, LLC, or its assigns, or the City of Wildwood; and

(e) Maintenance and repair, including structural repair, to that portion of the walls and/or fences on or abutting Tracts B, C and E of the Subdivision.

4.6 **Natural Gas Service**. To provide Owners with consistent natural gas service quality, operation, and maintenance, natural gas service shall only be provided by a City of Wildwood Franchised Gas servicer designated by Developer, and the charges therefor shall be paid separately by each Owner.

SECTION 5. ENFORCEMENT:

All Owners shall have the right and duty to prosecute in proceedings at law or in equity against any person or persons violating or attempting to violate any covenants, conditions or reservations, either to prevent him or them from so doing, or to recover damages or any property charges for such violation. The cost of such proceedings, including a reasonable attorney's fee, shall be paid by the party losing said suit. In addition, the Developer shall also have the right but not the duty to enforce any such covenants, conditions or reservations as though Developer were the Owner of the Homesite, including the right to recover reasonable attorney's fees and costs. Developer may assign its right to enforce these covenants, conditions or reservations and to recover reasonable attorney's fees and costs to a person, committee, or governmental entity.

SECTION 6. INVALIDITY:

Invalidation of any of these covenants by a court of competent jurisdiction shall in no way affect any of the other covenants, which shall remain in full force and effect.

SECTION 7. DURATION:

The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Developer, or any Owner until the first day of January, 2048 (except as elsewhere herein expressly provided otherwise). After the first day of January, 2048, said covenants, restrictions,

reservations and servitudes shall be automatically extended for successive periods of ten (10) years unless an instrument signed by the Developer, or his assignee, shall be recorded, which instrument shall alter, amend, enlarge, extend or repeal, in whole or in part, said covenants, restrictions, reservations and servitude.

SECTION 8. AMENDMENTS:

The Developer shall have the right to amend these restrictions from time to time by duly recording an instrument executed and acknowledged by the Developer in the public records of the county where the Subdivision is located. No amendment or modification of these restrictions shall be effective or binding without the proper signature of Developer.

SECTION 9. DEVELOPMENT AGREEMENT:

Each Owner, by acceptance of a deed, hereby automatically agrees that its Home, Homesite, all improvements and activities thereon and use thereof shall be subject to that certain The Villages Land Company Development Agreement, recorded in the Public Records of Sumter County, Florida, in Official Records Book 3259, Page 659, Instrument No. 201760017642, as same may be amended from time to time ("Development Agreement"). Each Owner further acknowledges and agrees that Developer, and its affiliates and assigns reserve the right to unilaterally amend the Development Agreement, including, but not limited to, the right to add or incorporate additional lands and subdivisions to the property subject to the Development Agreement without the joinder of any Owner whatsoever and each Owner waives any objection to such amendment(s) of the Development Agreement.

EXECUTED this 26th day of February, 2018.

DEVELOPER

THE VILLAGES LAND COMPANY, LLC,
a Florida limited liability company

BY: TVL Company, LLC,
a Florida limited liability company,
its Manager

By: _____
Martin L. Dzuro, Manager

WITNESSES:

_____
Print Name: Vicki C. Suber

_____
Print Name: Rita Deitrich

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 26th day of February, 2018, by Martin L. Dzuro, as Manager of and on behalf of TVL Company, LLC, a Florida limited liability company, the Manager of The Villages Land Company, LLC, a Florida limited liability company, for the purposes expressed herein, who is personally known to me and who did not take an oath.

_____
Notary Public – State of Florida
Print Name: Vicki C. Suber
Commission Number: _____
Commission Expires: _____

VICKI C. SUBER
MY COMMISSION EXPIRES SEPTEMBER 22, 2019
#GG 004859
Bonded thru Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

PREPARED BY/RETURN TO:
Erick D. Langenbrunner, Esq.
1020 Lake Sumter Landing
The Villages, Florida 32162

V:\Restrictions\Villages of Southern Oaks\Unit No. 17 VLC0026\Declaration of Restrictions - Final.docx

Exhibit "A"

Unit 17- Non Corner Home Sites				
Non Corner Home Sites	Front Yard Garage Setback	Front Yard Improvement Setback	Side Yard Improvement Setback	Rear Yard Improvement Setback
2	15'	10'	5'	7.5'
3	15'	10'	5'	7.5'
4	12'	10'	5'	7.5'
5	10'	10'	5'	7.5'
6	25'	10'	5'	7.5'
7	25'	10'	5'	7.5'
8	25'	10'	5'	7.5'
9	25'	10'	5'	7.5'
11	15'	10'	5'	7.5'
12	15'	10'	5'	7.5'
13	17'	10'	5'	7.5'
14	17'	10'	5'	7.5'
15	15'	10'	5'	7.5'
16	12'	10'	5'	7.5'
17	10'	10'	5'	7.5'
18	10'	10'	5'	7.5'
19	10'	10'	5'	7.5'
20	10'	10'	5'	7.5'
21	10'	10'	5'	7.5'
22	10'	10'	5'	7.5'
23	10'	10'	5'	7.5'
24	12'	10'	5'	7.5'
25	10'	10'	5'	7.5'
26	12'	10'	5'	7.5'
27	10'	10'	5'	7.5'
28	12'	10'	5'	7.5'
29	10'	10'	5'	7.5'
30	12'	10'	5'	7.5'
33	12'	10'	5'	7.5'
34	12'	10'	5'	7.5'
35	12'	10'	5'	7.5'
36	10'	10'	5'	7.5'
37	10'	10'	5'	7.5'
38	10'	10'	5'	7.5'
39	12'	10'	5'	7.5'
42	15'	10'	5'	7.5'
43	12'	10'	5'	7.5'
44	12'	10'	5'	7.5'
45	12'	10'	5'	7.5'

Exhibit "A"

Unit 17- Non Corner Home Sites				
Non Corner Home Sites	Front Yard Garage Setback	Front Yard Improvement Setback	Side Yard Improvement Setback	Rear Yard Improvement Setback
46	12'	10'	5'	7.5'
47	12'	10'	5'	7.5'
48	12'	10'	5'	7.5'

Exhibit "A"

Inst:201860022344 Date:6/19/2018 Time:2:50 PM
DC,Gloria R. Hayward,Sumter County Page 11 of 11 B:3427 P:613

Unit 17 - Corner Home Sites					
Corner Home Sites	Front Yard Garage Setback	Front Yard Improvement Setback	Side Yard Improvement Setback Along Roadways	Side Yard Improvement Setback Not Along Roadways	Rear Yard Improvement Setback
1	15'	10'	10'	5'	7.5'
10	25'	10	10	5	7.5'
31	12'	10'	10'	5'	7.5'
32	10'	10'	10'	5'	7.5'
40	10'	10'	10'	5'	7.5'
41	12'	10'	10'	5'	7.5'
49	10'	10'	10'	5'	7.5'

Rec # 86.50

Inst:201860022346 Date:6/19/2018 Time:2:55 PM
DC,Gloria R. Hayward,Sumter County Page 1 of 10 B:3427 P:615

DECLARATION OF COVENANTS, CONDITIONS

AND RESTRICTIONS

RELATING TO:

VILLAGES OF SOUTHERN OAKS

CARLA VILLAS

THE VILLAGES LAND COMPANY, LLC, a Florida limited liability company, whose post office address is 1020 Lake Sumter Landing, The Villages, Florida 32162 ("Developer"), is the owner in fee simple of certain real property located in The City of Wildwood, Sumter County, Florida, known by official plat designation as the VILLAGES OF SOUTHERN OAKS CARLA VILLAS pursuant to a plat recorded in Official Plat Book 17 beginning at Page 9-9A of the Public Records of Sumter County, Florida (the "Plat").

For the purpose of enhancing and protecting the value, attractiveness and desirability of the lots or tracts constituting such Subdivision, Developer hereby declares that all of the Homesites (as hereinafter defined), and each part thereof, but not the tracts within the Subdivision, shall be held, sold, and conveyed subject to the following easements, covenants, conditions, and restrictions, which shall constitute covenants running with the land and shall be binding on all parties having any right, title, or interest in the above described property or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I. DEFINITIONS

Section 1. "Developer" shall mean The Villages Land Company, LLC, a Florida limited liability company, its successors, designees and assigns.

Section 2. "District" shall mean the Village Community Development District No. 12, a community development district created pursuant to Chapter 190, Florida Statutes, as amended.

Section 3. "Home" shall mean a detached single family dwelling.

Section 4. "Homesite" shall mean any plot of land shown upon the Plat which bears numerical designation, but shall not include tracts or other areas not intended for a residence.

Section 5. "Maintenance" shall mean the exercise of reasonable care and repair to keep buildings, roads, landscaping, lighting, lawns, water and sewer distribution systems, storm water runoff collection systems, and other related improvements and fixtures in good repair and condition. Maintenance of landscaping shall further mean the exercise of generally accepted garden-management practices necessary to promote a healthy, weed-free environment for optimum plant growth.

Section 6. "Mortgage" shall mean a conventional mortgage.

Section 7. "Institutional First Mortgage" shall mean a first lien mortgage granted by an Owner to a bank, savings and loan association, pension fund trust, real estate investment trust, or insurance company.

Section 8. "Owner" shall mean the record owner, whether one or more persons or entities, of a fee simple title to any Homesite which is a part of the Subdivision, and shall include contract sellers, but shall not include those holding title merely as security for performance of an obligation.

Section 9. "Subdivision" shall mean the subdivided real property hereinbefore described and such additions thereto as may be brought within the jurisdiction of these restrictions as hereinafter provided.

ARTICLE II. THE DISTRICT

Section 1. Services Provided by the District. The District shall have such authority and perform those services consistent with Chapter 190 of the Florida Statutes. Services shall include, but not be limited to the following:

(a) Maintenance and repair of areas owned by the District or dedicated to the use and enjoyment of the residents of the District, the Subdivision, or the public;

(b) Pay for the cost of water and sewer provided by South Sumter Utility Company, LLC, or its assigns, together with the cost of garbage, electrical, lighting, telephone, gas and other necessary utility service for areas owned by the District or dedicated to the use and enjoyment of the residents of the District, Subdivision, or the public;

(c) Maintenance and repair of the storm water runoff drainage system including drainage easements and drain pipes not maintained by Southeast Wildwood Water Conservation Authority, LLC, or its assigns, or the City of Wildwood;

(d) Maintenance and repair of the top and exterior of walls and/or fences on or abutting Tracts A and B of the Subdivision; and

(e) Maintenance and repair, including structural repair, of the top and interior of walls and/or fences on or abutting Tract C.

Section 2. District Assessments. The District shall have the authority to impose assessments pursuant to the authority granted under Chapter 190 of the Florida Statutes.

ARTICLE III. THE VILLAGES CONTRACTUAL AMENITIES FEE

Each Owner hereby agrees to pay the Developer, or its assignee, a monthly fee or charge (the "Contractual Amenities Fee") against each Homesite for the benefit and use of the recreational and other amenities, in the amount per month set forth in such Owner's Deed from the Developer. The Contractual Amenities Fee set forth is limited to the Owner named therein. In the event the Owner(s) transfers, assigns or in any way conveys their interest in and to the Homesite, the new Owner(s) shall be obligated to pay the prevalent Contractual Amenities Fee sum that is then in force and effect for new Owner(s) of Homesites in the most recent addition or unit of Villages of Southern Oaks. The monthly Contractual Amenities Fee as set forth in this section is based on the cost of living for the month of sale as reflected in the Consumer Price Index, U.S. Average of Items and Food, published by the Bureau of Labor Statistics of the U.S. Department of Labor (the "Index"). The month of sale shall be the date of the Contract for Purchase of the Homesite between the Developer and the Owner. There shall be an annual adjustment in the monthly Contractual Amenities Fee. The adjustments shall be proportional to the percentage increase or decrease in the Index. Each adjustment shall be in effect for the intervening one year period. Adjustments not used on any adjustment date may be made any time thereafter. Each Owner agrees that as additional facilities are requested by the Owner(s) of Homesites and the erection of such additional facilities is agreed to by the Developer, that upon a vote of one half (½) of the Owners requesting such additional facilities and the commencement of charges therefor, the monthly Contractual Amenities Fee provided for in this section shall be increased accordingly without the limitations set forth herein. For the purpose of all votes the Developer shall be entitled to one (1) vote for each Homesite owned by the Developer. The monthly charges shall be paid to the Developer, or its designee, each month to insure the provision of the services being paid for. The monthly charges for services described in this section shall be due and payable to Developer and said charges once in effect will continue month to month whether or not said Homesite is vacant. Owner does hereby give and grant unto Developer a continuing lien in the nature of a Mortgage upon the Homesite of the Owner superior to all other liens and encumbrances, except any Institutional First Mortgage. This lien shall be perfected by recording in the Public Records a notice of lien or similarly titled instrument and shall secure the payment of all monies due Developer hereunder and may be foreclosed in a court of equity in the manner provided for the foreclosures of mortgages. In any such action or any other action to enforce the provision of this lien, including appeals, Developer shall be entitled to recover attorney's fees incurred by it, abstract bills and court costs. Owner, together with Owner's heirs, successors and assigns, agree to take title subject to and be bound by, and pay the charge set forth herein and acceptance of the deed shall further signify approval of said charge as being reasonable and fair, taking into consideration the nature of Developer's project, Developer's investment in the recreational area, and in view of all the other benefits to be derived by the Owners as provided herein. Purchasers of Homesites further agree, by the acceptance of their deeds and the payment of the purchase price therefor, acknowledge that the purchase price was solely for the purchase of their Homesite or Homesites, and that the Owners, their heirs, successors and assigns, do not have any right, title or claim or interest in and to the recreational, dedicated, or reserved areas or security facilities contained therein or appurtenant thereto, by reason of the purchase of their respective Homesites, it being specifically agreed that Developer, its successors and assigns, is the sole and exclusive Owner of the areas and facilities, and the Contractual Amenities Fee is a fee for services and is in no way adjusted according to the cost of providing those services.

Notwithstanding anything contained herein, Developer shall not be liable to pay the Contractual Amenities Fees for any Homesites owned by Developer, unless such Homesites are actually and physically occupied and used by individuals for residential dwellings.

ARTICLE IV. PROPERTY RIGHTS

Section 1. Reciprocal Easements. There shall exist reciprocal appurtenant easements between adjacent Homesites and between Homesites and adjacent dedicated or reserved areas. Each Homesite may be both benefitted and burdened by front and rear side yard easements, easements for ingress and egress, and easements for maintenance, as described below:

(a) **Front Side Yard Easements.**

(1) **Scope and Duration.** There shall exist for the benefit and use of the dominant tenement front side yard easements over and upon portions of the servient tenement. The easements shall be perpetual and the holder of the dominant tenement shall have non-exclusive use of that portion of the servient tenement burdened by the front side yard easement for the purpose of pedestrian ingress and egress from the dominant tenement's Homesite to the fence gate adjacent to dominant tenement's rear side yard easement area (described below), and for the purpose of maintaining the walkway originally constructed or subsequently approved by Developer, if any, leading from the dominant tenement's Homesite to such fence gate.

(2) **Description of the Front Side Yard Easement.** The dominant tenement shall be the property benefitted by the use of the front side yard easement, and the servient tenement shall be the property burdened by the front side yard easement. The front side yard easement shall extend over that portion of the servient tenement lying (i) between a line extending along the exterior side dwelling wall of the servient tenement (on the same side of the servient tenement burdened by the rear side yard easement, described below) in a straight line to the front Homesite lot line of the servient tenement and the adjoining side Homesite lot line of the dominant tenement, and (ii) between the front Homesite lot line of the servient tenement and the front gated fence originally constructed by Developer between the servient and dominant tenements. The servient tenement shall be responsible for maintenance of the front side yard easement; provided however, the dominant tenement shall be responsible to maintain and repair in good condition the walkway originally constructed or subsequently approved by Developer, if any, leading from the dominant tenement's Homesite to such front fence gate.

(b) **Rear Side Yard Easements**.

(1) **Scope and Duration**. There shall exist for the benefit and use of the dominant tenement rear side yard easements over and upon portions of the servient tenement. The easements shall be perpetual and the holder of the dominant tenement shall have exclusive use of that portion of the servient tenement burdened by the rear side yard easement, except that the servient tenement shall retain the following rights:

(i) The Owner of the servient tenement shall have the right at all reasonable times to enter upon the rear side yard easement area, including the right to cross over the dominant tenement for such entry, in order to perform work related to the use and maintenance of the servient tenement. In exercising the right of entry upon the easement area as provided for above, the Owner of the servient tenement agrees to utilize reasonable care not to damage any landscaping or other items existing in the easement area.

(ii) The servient tenement shall have the right of drainage over, across and upon the rear side yard easement area for water draining from the roof of any dwelling or structure upon the servient tenement, the right to maintain eaves and appurtenances thereto and the portions of any dwelling structure upon the servient tenement as originally constructed or as constructed pursuant hereto.

(iii) The Owner of the dominant tenement shall not attach any object to a wall, fence or dwelling belonging to the servient tenement or disturb the grading of the easement area or otherwise act with respect to the easement area in any manner which would damage the servient tenement.

(2) **Description of the Rear Side Yard Easement**. The dominant tenement shall be the property benefitted by the use of the rear side yard easement, and the servient tenement shall be the property burdened by the rear side yard easement. The rear side yard easement shall extend over that portion of the servient tenement lying (i) between a line extending along the exterior side dwelling wall of the servient tenement (on the side of the servient tenement where the side dwelling wall extends to the rear Homesite lot line) in a straight line to the rear Homesite lot line of the servient tenement and the adjoining side Homesite lot line of the dominant tenement, and (ii) between the rear Homesite lot line of the servient tenement and the front gated fence originally constructed by Developer between the servient and dominant tenements. The dominant tenement shall be responsible for maintenance of the rear side yard easement.

(c) **Homesites Affected by Front and Rear Side Yard Easements.** The front and rear side yard easements shall benefit and burden the following Homesites:

(1) Homesites both burdened and benefitted by front and rear side yard easements shall be Homesites 2, 3, 6, 7, 10 through 17, 20 through 36, 39 through 46, 49 through 51, 54 through 64, and 67 through 78.

(2) Homesites burdened but not benefitted by front and rear side yard easements shall be Homesites 4, 5, 18, 37, 38, 48, 53, and 79.

(3) Homesites benefitted but not burdened by front and rear side yard easements shall be Homesites 1, 8, 9, 19, 47, 52, 65, and 66.

Section 2. Owner's Easements of Enjoyment in Dedicated Areas. Every Owner of a Homesite shall have a right and easement of ingress and egress and enjoyment in and to the dedicated areas subject to limitations and conditions set forth in the conveyance, dedications, and restrictions found in the Plat of the Subdivision, and applicable law.

Section 3. Easements of Encroachment. There shall exist reciprocal appurtenant easements as between adjacent Homesites and between each Homesite and any portion or portions of reserved or dedicated areas adjacent thereto for any encroachment due to the non-willful placement, settling, or shifting of the improvements constructed, reconstructed, or altered thereon, provided such construction, reconstruction, or alteration is in accordance with the terms of this Declaration. Such easement shall exist to a distance of not more than one (1) foot as measured from any point on the common boundary between adjacent Homesites, and between each Homesite and any adjacent portion of the dedicated or reserved areas. No easement for encroachment shall exist as to any

encroachment occurring due to the willful conduct of an Owner. A certificate by Developer recorded in the Public Records to the effect that an encroachment is not willful, shall be conclusive proof thereof.

Section 4. Other Easements.

(a) Easements for the installation and maintenance of wall and fencing and easements for the installation and maintenance of a storm water runoff drainage system are hereby reserved over a strip of land five feet (5') wide running along the rear Homesite lot line of each Homesite in the Subdivision, together with that portion of each Homesite actually occupied by side fence walls, gate fence walls, security walls, and the storm water runoff drainage system. Such easements shall also permit a community development district to enter upon such easement area to maintain the security wall and drainage system on the Homesite or the adjoining property. Easements for the installation and maintenance of utilities is hereby granted to the providers of those utilities over and upon a five foot (5') strip of land within each Homesite, running along the front Homesite lot line and upon a five foot (5') wide strip of land within each Homesite along each side Homesite lot line beginning at a point where the side Homesite lot line intersects the road right of way along the front Homesite lot line (a) thence run along the side Homesite lot line away from the road right of way to a point on the front gate fence or wall; (b) thence run along the front gate fence or wall to a point that is five feet (5'), by perpendicular measurement, from the side Homesite lot line; (c) thence run parallel with the side Homesite lot line towards the road right of way to a point on the road right of way along the front Homesite lot line; (d) thence run along the front Homesite lot line to the point of beginning and close. Developer reserves the right to remove, relocate, or reduce such easements lying along the front, side and rear lot lines of the Homesite by recording in the Public Records of Sumter County, Florida, an amendment to this Declaration which is duly executed by the Developer.

(b) No dwelling unit or other structure of any kind including fencing shall be built, erected, or maintained on any such easement either created in this Declaration or as shown on the Plat, or by reservation or right of way, except that patios and walks may be constructed by the dominant tenement over the easements reserved over the strip of land running along the side Homesite lot line of each Homesite, and also except for the walls, fences and other improvements originally constructed by Developer. Such easements, reservations, and rights of way shall at all times be open and accessible to public and quasi-public utility corporations, their employees and contractors, and shall also be open and accessible to Developer, its successors and assigns, all of whom shall have the right and privilege of doing whatever may be necessary in, on, under, and above such locations to carry out any of the purposes for which such easements, reservations, and rights of way are reserved.

Section 5. No Partition. There shall be no judicial partition of dedicated or reserved areas, nor shall Developer, or any Owner or any other person acquiring any interest in the Subdivision or any part thereof, seek judicial partition thereof. However, nothing contained herein shall be construed to prevent judicial partition of any Homesite owned in co-tenancy.

ARTICLE V. USE RESTRICTIONS

The Subdivision shall be occupied and used only as follows:

Section 1. The Subdivision is an adult community designed to provide housing for persons fifty-five (55) years of age or older. All homes that are occupied must be occupied by at least one person who is at least fifty-five (55) years of age. No person under nineteen (19) years of age may be a permanent resident of a Home, except that persons below the age of nineteen (19) years may be permitted to visit and temporarily reside for periods not exceeding thirty (30) days in total in any calendar year period. The Developer, or its designee, in its sole discretion shall have the right to establish hardship exceptions to permit individuals between the ages of nineteen (19) and fifty-five (55) to permanently reside in a Home even though there is not a permanent resident in the Home who is fifty-five (55) years of age or over, providing that said exceptions shall not be permitted in situations where the granting of a hardship exception would result in less than 80% of the Homesites in the Subdivision having less than one resident fifty-five (55) years of age or older, it being the intent that at least 80% of the units shall at all times have at least one resident fifty-five (55) years of age or older. The Developer shall establish rules, regulations policies and procedures for the purpose of assuring that the foregoing required percentages of adult occupancy are maintained at all times. The Developer, or its designee, shall have the sole and absolute authority to deny occupancy of a Home by any person(s) who would thereby create a violation of the aforesaid percentages of adult occupancy. Permanent occupancy or residency may be further defined in the Rules and Regulations of the Subdivision as may be promulgated by the Developer, or its designee, from time to time. All residents shall certify from time to time as requested by the Developer, the names and dates of birth of all occupants of a Home.

Section 2. No business of any kind shall be conducted on any residence with the exception of the business of Developer and the transferees of Developer in developing and selling all of the Homesites as provided herein.

Section 3. No noxious or offensive activity shall be conducted on or in any Homesite with the exception of the business of Developer and the transferees of Developer in developing all of the Homesites as provided herein.

Section 4. No sign of any kind shall be displayed to public view on a Homesite or any dedicated or reserved area without the prior written consent of the Developer, except customary name and address signs and one sign advertising a property for sale or rent which shall be no larger than twelve (12) inches wide and twelve (12)

inches high and which shall be located wholly within the residence and only visible through a window of the residence. Lawn ornaments are prohibited, except for seasonal displays not exceeding a thirty (30) day duration.

Section 5. Nothing shall be done or kept on a Homesite or on any dedicated or reserved area which would increase the rate of insurance relating thereto without the prior written consent of the Developer, and no Owner shall permit anything to be done or kept on his Homesite or any dedicated or reserved area which would result in the cancellation of insurance on any residence or on any part of the dedicated or reserved area, or which would be in violation of any law.

Section 6. Birds, fish, dogs and cats shall be permitted, with a maximum of two (2) pets per Homesite. Each Owner shall be personally responsible for any damage caused to any dedicated or reserved area by any such pet and shall be responsible to immediately remove and dispose of any excrement of such pet and shall be responsible to keep such pet on a leash. No other animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Homesite or on any dedicated or reserved area.

Section 7. No fence, hedge, wall, or other dividing instrumentality shall be constructed or maintained on any Homesite, except for any walls and fencing originally constructed by the Developer. In order to maintain a visible roadway, no bush, shrub, tree, or other similar plant may be placed within the road right of way. No ingress or egress to or from any Homesite is permitted except pursuant to such driveways and sidewalks as originally constructed by the Developer.

Section 8. No outbuilding, tent, shack, garage, trailer, shed, utility building or temporary building of any kind shall be erected, except temporarily only for construction purposes. No arbor, trellis, gazebo, pergola (or similar item), awning, fence, barrier, wall or structure of any kind or nature shall be placed on the property without prior written approval of the Developer, nor shall any Owner paint or attach any object to any wall and/or fence without prior architectural review committee approval. Painting with natural concrete color or clear (non-colored) concrete and driveway coatings are permitted. No colored coatings are permitted without the prior written consent of Developer, its designee, or an architectural review committee appointed by Developer or Developer's designee.

Section 9. Nothing shall be altered in, constructed on, or removed from any dedicated or reserved areas except on the written consent of the Developer, after the original development thereof by the Developer.

Section 10. The hanging of clothes or clotheslines or placing of clothes poles is prohibited to the extent allowed by law. No aerials, satellite reception dishes, or antennas of any kind nor window air-conditioners or irrigation wells are permitted within the Subdivision, except as specifically allowed by law. The location of any improved device will be as previously approved by the Developer in writing.

Section 11. Prior to being placed curbside for collection, no rubbish, trash, garbage, or other waste material shall be kept or permitted on any Homesite or on dedicated or reserved areas except in sanitary containers located in appropriate areas concealed from public view.

Section 12. The solid waste hauler shall be a City of Wildwood Franchised Hauler designated by the Developer. Once placed curbside for collection, all garbage will be contained in plastic bags prescribed by Developer and placed curbside no earlier than the day before scheduled pick-up. In the alternative, the Developer shall have the right to require that garbage be placed in a dumpster and not placed curbside. In either event, all garbage must be contained in fully closed and sealed plastic bags prescribed by the Developer. To maintain the Subdivision in a clean and sanitary condition and to minimize heavy commercial traffic within the Subdivision, garbage and trash service shall be provided by a hauler designated by Developer, and charges paid separately by each Owner. Owner agrees that garbage and trash service shall commence on the closing date the Owner purchases Owner's Homesite and Home. Owner acknowledges that garbage and trash services is provided, and the fee for such service is payable, on a year-round basis regardless of use or occupancy. Developer reserves the right to require all Owner's to participate in a curbside recycling program if and when one is instituted.

Section 13. Owner(s) shall use his property in such a manner as to allow his neighbors to enjoy the use of their property. Radios, record players, television, voices and other sounds are to be kept on a moderate level from 10:00 p.m. to one (1) hour before daylight. These restrictions shall not apply to construction noises being made by the Developer.

Section 14. The Developer is hereby given, and reserves the right to prohibit or control all peddling, soliciting, selling, delivery and vehicular traffic within the Subdivision.

Section 15. The Developer is hereby given, and reserves the right to establish such other reasonable rules and regulations covering the utilization of the Homesites by the Owner(s) in order to maintain the aesthetic qualities of this Subdivision, all of which apply equally to all of the parties in the Subdivision and the rules and regulations shall take effect within five (5) days from the sending of a notice to an Owner(s).

Section 16. Individual mailboxes may not be located upon a Homesite. Mailboxes are provided by the U.S. Postal Service at no cost to Owner, however, those boxes shall be housed by the Developer at a one-time charge of $190.00 per box, payable at the time of the initial sale of the Homesite from Developer to Owner.

Section 17. Developer or the transferees of Developer shall undertake the work of developing all Homesites included within the Subdivision. The completion of that work, and the sale, rental, or other disposition of residential units is essential to the establishment and welfare of the Subdivision as an ongoing residential community. In order that such work may be completed and the Subdivision be established as a fully occupied residential community as soon as possible, nothing in this Declaration shall be understood or construed to:

(a) Prevent Developer, Developer's transferees, or the employees, contractors, or subcontractors of Developer or Developer's transferees from doing on any part or parts of the Subdivision owned or controlled by Developer or Developer's transferees or their representatives, whatever they determine may be reasonably necessary or advisable in connection with the completion of such work;

(b) Prevent Developer, Developer's transferees, or the employees, contractors, or subcontractors of Developer or Developer's transferees from constructing and maintaining on any part or parts of the Subdivision property owned or controlled by Developer, Developer's transferees, or their representatives such structures as may be reasonably necessary for the completion of such work, the establishment of the Subdivision as a residential community, and the disposition of Homesites by sale, lease, or otherwise;

(c) Prevent Developer, Developer's transferees, or the employees, contractors, or subcontractors of Developer or Developer's transferees from conducting on any part or parts of the Subdivision property owned or controlled by Developer or Developer's transferees or their representatives, the business of completing such work, of establishing the Subdivision as a residential community, and of disposing of Homesites by sale, lease, or otherwise; or

(d) Prevent Developer, Developer's transferees, or the employees, contractors, or subcontractors of Developer or Developer's transferees from maintaining such sign or signs on any of the Homesites owned or controlled by any of them as may be necessary in connection with the sale, lease or other disposition of Subdivision Homesites.

As used in this section, the words "its transferees" specifically exclude purchasers of Homesites improved with completed residences.

Section 18. Except only as permitted by applicable law, no person may enter on to any wildlife preserve.

Section 19. Each Owner shall ensure that any construction on the Homesite complies with the construction plans for the surface water management system, approved and on file with the Southwest Florida Water Management District ("SWFWMD"). No Owner of property within the Subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, mitigation areas, buffer areas, and upland conservation areas described in the approved permit and recorded Plat of the Subdivision unless prior written approval is received from SWFWMD.

Section 20. Except as originally constructed by the Developer, no driveways, walkways, cart paths or access shall be located on or permitted on any road right of way, walkway or cart path.

Section 21. Temporary parking depicted on the Plat of the Subdivision, if any, is not for Owner's use but is for the use of Owner's invitees or guests.

Section 22. In an effort to protect limited natural resources, all Homesites shall remain finished with the same quantity and style of water-conservative, drought-tolerant sod and landscape as originally provided by the Developer.

Notwithstanding: (a) the construction, installation, and maintenance of structures, additions, and other improvements to Owner's Homes and Homesites shall not be deemed a violation of the foregoing sentence if such improvements and activities are first approved by the Developer, in accordance with the other provisions set forth in this Declaration; and (b) Owners are encouraged to and may add and replace landscape that is more water-conservative and drought-tolerant than originally provided, however, any such alterations to areas visible from roadways or golf courses must receive the prior written approval from the Developer.

Section 23. To provide Owners with consistent natural gas service quality, operation, and maintenance, natural gas service shall only be provided by a City of Wildwood Franchised Gas servicer designated by Developer, and the charges therefor shall be paid separately by each Owner.

ARTICLE VI. WATER RESOURCES

In order to preserve, conserve and efficiently utilize precious water resources, all Homes within the Subdivision have been designed and constructed with two completely separate water systems. One system provides strictly irrigation water and the other system provides potable water for drinking and all other uses.

Section 1. Potable Water and Wastewater Utility Systems. All Homes will contain modern plumbing facilities connected to the wastewater and potable water systems provided by South Sumter Utility Company, LLC, or its assigns. Upon acquiring any interest as an Owner of a Homesite in the Subdivision, each

Owner hereby agrees to pay for water and sewer services provided by South Sumter Utility Company, LLC, or its assigns. Wells are prohibited.

Section 2. Irrigation Water Utility Systems. All Homes will be connected to the non-potable and irrigation water systems provided by Southeast Wildwood Water Conservation Authority, LLC, or its assigns ("SEWWCA"). Upon acquiring any interest as an Owner of a Homesite in the Subdivision, each Owner hereby agrees to pay for irrigation water services provided by such entity. The charges for such services shall be billed and paid on a monthly basis. Owners are prohibited from utilizing or constructing private wells or other sources of irrigation water within the Subdivision. Potable water may not be used for irrigation, except that supplemental irrigation with potable water is limited to annuals and the isolated treatment of heat stressed areas. All supplemental irrigation utilizing potable water must be done with a hose with an automatic shutoff nozzle. Use of sprinklers on a hose connection is not permitted.

(a) **Irrigation Use Only.** The irrigation water provided pursuant to Section 2 above is suitable for irrigation purposes only. The irrigation water cannot be used for human or pet consumption, bathing, washing, car washing or any other use except for irrigation. Owners covenant to ensure that no one on the Homesite uses irrigation water for any non-irrigation purpose. The Owner agrees to indemnify and hold the irrigation water supplier, and their officers, directors, and related entities, harmless from any injury or damage resulting in whole or in part from the use of irrigation water or the irrigation system in a manner prohibited by Article VI, Section 2. above.

(b) **Operation of the Irrigation System.** The irrigation water distribution system is not a water on demand system. Upon purchasing a Home from Developer, Owner will receive a schedule of dates and times during which irrigation water service will be available for the Homesite ("Irrigation Water Service Schedule"). The Irrigation Water Service Schedule shall continue unaltered until such time as Owner is notified of changes to the Irrigation Water Service Schedule with Owner's monthly bill for irrigation water service or otherwise. The Irrigation Water Service Schedule shall be determined solely by SEWWCA, based upon many factors including environmental concerns and conditions, recent precipitation, and any water restrictions that may be instituted.

The Owner of the Homesite shall regulate the irrigation water service to the Homesite and will be responsible for complying with the Irrigation Water Service Schedule. If Owner repeatedly fails to comply with the Irrigation Water Service Schedule, SEWWCA may enter onto the Homesite, over and upon easements hereby created and reserved in favor of SEWWCA, and install a control valve to compel Owner's compliance with the Irrigation Water Service Schedule, with all costs related thereto being charged to Owner.

If new landscaping is installed on a Homesite, the Owner may allow additional irrigation water service at the Homesite to supplement the Irrigation Water Service Schedule ("Supplemental Irrigation Water Service"), during the grow-in period, which is typically thirty (30) days. Supplemental Irrigation Water Service at a Homesite may not exceed thirty (30) minutes of irrigation water service per day, during the grow-in period, in addition to the Irrigation Water Service Schedule. SEWWCA reserves the right to suspend Supplemental Irrigation Water Service at Homesites. Unless the Owner is notified of suspension or termination of the Supplemental Irrigation Water Service, Owner need not notify SEWWCA of their intention to utilize Supplemental Irrigation Water Service.

(c) **Ownership and Maintenance.** The Owner of a Homesite shall own and maintain the irrigation water distribution system downstream from the water meter measuring the amount of irrigation water supplied to the Homesite. SEWWCA shall own and maintain the irrigation water supply system upstream from, and including, the water meter measuring the amount of irrigation water supplied to the Homesite (the "SEWWCA Water Supply System"). Prior to commencing any underground activity which could damage the SEWWCA Water Supply System, the Owner shall contact SEWWCA to determine the location of the SEWWCA Water Supply System. Any damage to the SEWWCA Water Supply System shall be repaired by SEWWCA at the sole cost of the Owner.

(d) **Identification of Irrigation System.** The irrigation water distribution pipes are color-coded for identification. Owner hereby covenants and agrees not to paint any portion of the Owner's Irrigation System so as to obscure the color-coding.

ARTICLE VII. OWNER'S OBLIGATIONS OF MAINTENANCE AND REPAIR

Section 1. Maintenance Obligations.

(a) **Home, Homesite and Adjoining Areas.** Subject to these restrictions, each Owner shall, at his sole cost and expense, repair his residence, other than as otherwise provided for herein, keeping the same in condition comparable to the condition of such residence at the time of its initial construction, excepting only normal wear and tear. Each Homesite Owner shall be responsible for maintaining in a mowed, edged, neat and clean manner:

(i) that portion of his Homesite not subject to side yard or driveway easements;

(ii) his side yard easement area, driveway easement area and driveway, whether on his Homesite or on an adjacent Homesite, reserved area, or dedicated area;

(iii) the unpaved area between an adjacent roadway or walkway located in the road right of way and the Owner's Homesite; and

(iv) Owners of Homesites subject to a Special Easement for Landscaping, as shown on the Plat or described in Article IV above, shall perpetually maintain the vegetation located thereon, consistent with good horticultural practice. No owner of a Homesite which is subject to a Special Easement for Landscaping shall take any action to prevent the Landscaped Buffer from complying with those provisions of applicable law or regulations requiring Landscaped Buffer areas.

(b) **Walls, Fences and Gates.** Owners shall be responsible for all wall and/or fence maintenance not assumed by the District in ARTICLE II. Section 1. Subject to these restrictions, each Owner shall paint and keep clean all fences and walls. The gate on the gate fence or wall shall be maintained by the Owner enjoying the use of the adjacent side yard area. Owners shall be responsible for maintenance and repair of the structural integrity of all walls and fences serving the Owners' Homesites whether on the Owner's Homesite or on an adjacent Homesite, reserved area, or dedicated area. Where a wall or fence serves more than one Homesite, the cost of maintaining and repairing the structural integrity of the wall or fence shall be shared among the respective Owners served by such wall and/or fence. Owners of Homesites that adjoin a roadway within the Subdivision, in addition to maintaining the interior of such wall or fence, shall be responsible for maintenance and repair of the exterior surface and structural integrity of the wall and/or fence. If an Owner's Homesite has a wall and/or fence between the Homesite and an adjoining roadway, the Owner will maintain the interior, exterior and structural integrity of the wall and/or fence and the landscaping lying between the wall and/or fence and adjoining roadway unless the maintenance is performed by the District pursuant to ARTICLE II.

The Owners of Homesites 8 and 9, and 18 and 19, which adjoin Tatman Terrace shall clean and paint the interior portion of the security wall or fence upon and adjacent to the Homesites to the centerline of the unpaved right of way adjoining such Homesites. The Owners of Homesites 8 and 9, 18 and 19, and 37 and 38 shall mow and maintain in a neat and clean manner the area located between such Owners Homesites to the centerline of the unpaved right of way adjoining such Homesites.

The Owners of Homesites on the perimeter of the Subdivision who must maintain the exterior of the fence and/or walls on their Homesites are encouraged to do so in a cooperative and uniform manner with other adjacent Homesite Owners so as to present to the public a uniform well maintained appearance of the Subdivision as a whole.

All gates, walls and fences must be of a uniform color and type of paint. Owners intending to paint must contact the Developer or the Architectural Control Committee for paint specifications.

Section 2. If an Owner does not adhere to the above regulation, then the work may be performed on behalf of the Owner by the Developer, or its designee, but the Developer, or its designee, shall not be obligated to perform such work, and the cost shall be charged to the Owner.

ARTICLE VIII. OWNER'S OBLIGATION TO REBUILD

If all or any portion of a residence is damaged or destroyed by fire or other casualty, it shall be the duty of the Owner thereof, with all due diligence, to rebuild, repair, or reconstruct such residence in a manner which will substantially restore it to its appearance and condition immediately prior to the casualty. Reconstruction shall be undertaken within two (2) months after the damage occurs, and shall be completed within six (6) months after the damage occurs, unless prevented by governmental authority. Such reconstruction is subject to the provisions of these Restrictions.

ARTICLE IX. PARKING RESTRICTIONS

No Owner of a Homesite shall park, store, or keep any vehicle except wholly within his driveway or garage. No truck in excess of 3/4 ton, camper, boat, trailer, or aircraft, or any vehicle other than a private non-commercial vehicle may be parked in a parking space, except a boat may be kept in the garage with the garage door closed. No Owner of a Homesite shall repair or restore any motor vehicle, boat, trailer, aircraft, or other vehicle on any portion of any Homesite, or on dedicated or reserved areas, except for emergency repairs, and then only to the extent necessary to enable movement to a proper repair facility.

ARTICLE X. ARCHITECTURAL CONTROL

Section 1. Alterations, Additions, and Improvements of Residences. No Owner, other than Developer or its transferees, shall make any structural alteration, or shall undertake any exterior repainting or repair of, or addition to his residence, which would substantially alter the exterior appearance thereof, without the prior written approval of the plans and specifications therefor by the Developer or an architectural review committee appointed by the Developer. The Developer or an architectural review committee designated by the Developer shall grant its approval only in the event the proposed work (a) will benefit and enhance the entire Subdivision in a manner generally consistent with the plan of development thereof, and (b) complies with the construction plans for the surface water management system approved and on file with SWFWMD.

Section 2. Waiver and Release. When a building or other structure has been erected or its construction substantially advanced and the building is located on any Homesite or building plot in a manner that constitutes a violation of these covenants and restrictions, the Developer or an architectural review committee appointed by the Developer may release the Homesite or building plot, or parts of it, from any part of the covenants and restrictions that are violated. The Developer or the architectural review committee shall not give such a release except for a violation that it determines to be a minor or insubstantial violation in its sole judgment.

ARTICLE XI. GENERAL PROVISIONS

Section 1. Water Features. Owner recognizes that lakes, ponds, basins, retention and detention areas, marsh areas or other water related areas (hereafter, "Water Features") within or outside of the Subdivision are designed to detain, or retain stormwater runoff and are not necessarily recharged by springs, creeks, rivers or other bodies of water. In many instances, the Water Features are designed to retain more water than may exist from ordinary rainstorms in order to accommodate major flood events. The level of water contained within such Water Features at any given time is also subject to fluctuation due to droughts, floods, excessive rain, and/or distribution due to irrigation activities. Owner acknowledges that from time to time there may be no water in a Water Feature and that no representation has been made that the water depth or height will be at any particular level.

Section 2. Enforcement. All Owners shall have the right and duty to prosecute in proceedings at law or in equity against any person or persons violating or attempting to violate any covenants, conditions or restrictions, either to prevent him or them from so doing, or to recover damages or any property charges for such violation. The cost of such proceedings, including a reasonable attorney's fee, shall be paid by the party losing said suit. In addition, the Developer shall also have the right but not the duty to enforce any such covenants, conditions or restrictions as though Developer were the Owner of the Homesite, including the right to recover reasonable attorney's fees and costs. Developer may assign its right to enforce these covenants, conditions or reservations and to recover reasonable attorney's fees and costs to a person, committee or governmental entity.

Section 3. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

Section 4. Amendments. The Developer shall have the right to amend these restrictions from time to time by duly recording an instrument executed and acknowledged by the Developer in the public records of the county where the Subdivision is located. No amendment or modification of these restrictions shall be effective or binding without the proper signature of the Developer.

Section 5. Development Agreement. Each Owner, by acceptance of a deed, hereby automatically agrees that its Home, Homesite, all improvements and activities thereon and use thereof shall be subject to that certain The Villages Land Company Development Agreement, recorded in the Public Records of Sumter County, Florida, in Official Records Book 3259, Page 659, Instrument No. 201760017642, as same may be amended from time to time ("Development Agreement"). Each Owner further acknowledges and agrees that Developer, and its affiliates and assigns reserve the right to unilaterally amend the Development Agreement, including, but not limited to, the right to add or incorporate additional lands and subdivisions to the property subject to the Development Agreement without the joinder of any Owner whatsoever and each Owner waives any objection to such amendment(s) of the Development Agreement.

Section 6. Subordination. No breach of any of the conditions herein contained or reentry by reason of such breach shall defeat or render invalid the lien of any mortgage made in good faith and for value as to the Subdivision or any Homesite therein; provided, however, that such conditions shall be binding on any Owner whose title is acquired by foreclosure, trustee's sale, or otherwise.

Section 7. Duration. The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Developer, or any Owner until the first day of January, 2048 (except as elsewhere herein expressly provided otherwise). After the first day of January, 2048, said covenants, restrictions, reservations and servitudes shall be automatically extended for successive periods of ten (10) years unless an instrument signed by the Developer, or his assignee, shall be recorded, which instrument shall alter, amend, enlarge, extend or repeal, in whole or in part, said covenants, restrictions, reservations and servitude.

EXECUTED this 30th day of March, 2018.

DEVELOPER

WITNESSES:

THE VILLAGES LAND COMPANY, LLC,
a Florida limited liability company

BY: TVL Company, LLC,
a Florida limited liability company,
its Manager

Print Name: Vicki C. Suber

Print Name: Christi G. Jacquay

By: _____
Martin L. Dzuro, Manager

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 30th day of March, 2018, by Martin L. Dzuro, as Manager of and on behalf of TVL Company, LLC, a Florida limited liability company, the Manager of The Villages Land Company, LLC, a Florida limited liability company, for the purposes expressed herein, who is personally known to me and who did not take an oath.

Notary Public – State of Florida
Print Name: Christi G. Jacquay
Commission Number: _____
Commission Expires: _____

CHRISTI G. JACQUAY
Commission # FF 146143
Expires July 29, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

PREPARED BY/RETURN TO:
Erick D. Langenbrunner, Esq.
1020 Lake Sumter Landing
The Villages, Florida 32162

V:\Restrictions\Villages of Southern Oaks\Carla Villas VLC0032\Declaration of Restrictions - Final.docx

Exhibit H
CERTIFICATIONS

- CERTIFICATION BY SPONSOR
  - The Villages of Lake-Sumter, Inc.
  - The Villages Land Company, LLC
- CERTIFICATION OF SPONSOR CONCERNING DIGITAL COPIES
  - The Villages of Lake-Sumter, Inc.
  - The Villages Land Company, LLC
- CDD BUDGET CERTIFICATIONS INCLUDED IN BODY OF PLAN WITH BUDGETS

The Villages of Lake-Sumter, Inc.
SPONSOR'S CERTIFICATION

RE: **THE VILLAGES f/k/a Villages of Lady Lake**

We are the sponsor and the principals of the sponsor of the offering plan for the captioned property.

We understand that we have primary responsibility for compliance with the provisions of Article 23-A of the General Business Law, the regulations promulgated by the Department of Law in Part 22, and such other laws and regulations as may be applicable. We have read the entire offering plan. We have investigated the facts set forth in the offering plan and the underlying facts. We have exercised due diligence to form a basis for this certification.

We jointly and severally certify that the offering plan does, and that documents submitted hereafter by us which amend or supplement the offering plan will:

(i) set forth the detailed terms of the transaction and be complete, current and accurate;
(ii) afford potential investors, purchasers and participants an adequate basis upon which to found their judgment;
(iii) not omit any material fact;
(iv) not contain any untrue statement of a material fact;
(v) not contain any fraud, deception, concealment, suppression, false pretense or fictitious or pretended purchase or sale;
(vi) not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;
(vii) not contain any representation or statement which is false, where we: (a) knew the truth; (b) with reasonable effort could have known the truth; (c) made no reasonable effort to ascertain the truth; or (d) did not have knowledge concerning the representation or statement made.

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. We understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

THE VILLAGES OF LAKE-SUMTER, INC.

BY: _____

PRINT NAME: Martin L. Dzuro

ITS: Vice President

INDIVIDUAL PRINCIPAL OF SPONSOR:

_____
SIGNATURE

PRINT NAME: Martin L. Dzuro

STATE OF FLORIDA)
) to wit:
COUNTY OF SUMTER)

Sworn to and subscribed before me this 26th day of November, 2018.

_____
Notary Public

My Commission Expires: June 21, 2020

(Seal)

AMY L. YOUNG
MY COMMISSION # FF 978971
EXPIRES: June 21, 2020
Bonded Thru Budget Notary Services

The Villages Land Company, LLC
SPONSOR'S CERTIFICATION

RE: **THE VILLAGES f/k/a Villages of Lady Lake**

We are the sponsor and the principals of the sponsor of the offering plan for the captioned property.

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(iii) not omit any material fact;
(iv) not contain any untrue statement of a material fact;
(v) not contain any fraud, deception, concealment, suppression, false pretense or fictitious or pretended purchase or sale;
(vi) not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;
(vii) not contain any representation or statement which is false, where we: (a) knew the truth; (b) with reasonable effort could have known the truth; (c) made no reasonable effort to ascertain the truth; or (d) did not have knowledge concerning the representation or statement made.

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. We understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

THE VILLAGES LAND COMPANY, LLC
BY: TVL Company, LLC, a Florida limited liability company, its Manager

BY: _____

PRINT NAME: Martin L. Dzuro

ITS: Manager

INDIVIDUAL PRINCIPAL OF SPONSOR:

_____
SIGNATURE

PRINT NAME: Martin L. Dzuro

STATE OF FLORIDA)
) to wit:
COUNTY OF SUMTER)

Sworn to and subscribed before me this 26th day of November, 2018.

_____
Notary Public
My Commission Expires: June 21, 2020

(Seal)

AMY L. YOUNG
MY COMMISSION # FF 978971
EXPIRES: June 21, 2020
Bonded Thru Budget Notary Services

CERTIFICATION OF SPONSOR AND PRINCIPAL(S)
CONCERNING DIGITAL COPIES

We are the Sponsor and principals of the Sponsor of the Plan for The Villages, 3619 Kiessel Road, The Villages, FL, 32163, H880051 ("Offering Plan").

We understand that we have primary responsibility for compliance with the provisions of Article 23-A of the General Business Law, the regulations promulgated by the Department of Law in Part 22 of Title 13 of the New York Code of Rules and Regulations and such other laws and regulations as may be applicable.

We have read the Offering Plan and all filed Amendments. We jointly and severally certify that the Digital Copy of the Offering Plan and all filed Amendments submitted by us is identical in content to the Paper Copy of the Offering Plan and all filed Amendments submitted to the Department of Law. We also jointly and severally certify that any documents submitted hereinafter by us to the Department of Law that revise or supplement the Offering Plan and all filed Amendments will be identical in content to the Paper Copy of the Offering Plan and all filed Amendments submitted by us to the Department of Law.

This certification is made under penalty of perjury for the benefit of all persons to whom the offer under the Offering Plan is made. We understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

SPONSOR:

The Villages of Lake-Sumter, Inc., a Florida corporation

BY: _____
Martin L. Dzuro, Vice President

PRINCIPAL(S):

Martin L. Dzuro

BY: _____
Martin L. Dzuro

Sworn to before me this 26th day of November, 2018.

_____
Notary Public

My Commission Expires: 6/21/2020

[*Seal*]

AMY L. YOUNG
MY COMMISSION # FF 978971
EXPIRES: June 21, 2020
Bonded Thru Budget Notary Services

CERTIFICATION OF SPONSOR AND PRINCIPAL(S)
CONCERNING DIGITAL COPIES

We are the Sponsor and principals of the Sponsor of the Plan for The Villages, 1020 Lake Sumter Landing, The Villages, FL, 32162 , H880051 ("Offering Plan").

We understand that we have primary responsibility for compliance with the provisions of Article 23-A of the General Business Law, the regulations promulgated by the Department of Law in Part 22 of Title 13 of the New York Code of Rules and Regulations and such other laws and regulations as may be applicable.

We have read the Offering Plan and all filed Amendments. We jointly and severally certify that the Digital Copy of the Offering Plan and all filed Amendments submitted by us is identical in content to the Paper Copy of the Offering Plan and all filed Amendments submitted to the Department of Law. We also jointly and severally certify that any documents submitted hereinafter by us to the Department of Law that revise or supplement the Offering Plan and all filed Amendments will be identical in content to the Paper Copy of the Offering Plan and all filed Amendments submitted by us to the Department of Law.

This certification is made under penalty of perjury for the benefit of all persons to whom the offer under the Offering Plan is made. We understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

SPONSOR:

THE VILLAGES LAND COMPANY, LLC
BY: TVL Company, LLC, a Florida limited liability company, its Manager

BY: _____

Title: Manager

PRINCIPAL(S):

BY: _____

Martin L. Dzurb

Print Name

Sworn to before me this 26th day of November, 2018.

_____
Notary Public

My Commission Expires: 6/21/2020

[*Seal*]

AMY L. YOUNG
MY COMMISSION # FF 978971
EXPIRES: June 21, 2020
Bonded Thru Budget Notary Services