

**PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

August 15, 2024

**BOARD OF SUPERVISORS
PUBLIC HEARINGS
AND REGULAR
MEETING AGENDA**

**PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Preserve at Savannah Lakes Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W•Boca Raton, Florida 33431

Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

August 8, 2024

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Preserve at Savannah Lakes Community Development District

Dear Board Members:

The Board of Supervisors of the Preserve at Savannah Lakes Community Development District will hold Public Hearings and a Regular Meeting on August 15, 2024 at 11:15 a.m., or as soon thereafter as the matter may be heard, at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2024-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2024-08, Providing for Funding for the Fiscal Year 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Fiscal Year 2025 Deficit Funding Agreement
6. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank

- A. Consideration of Resolution 2024-09, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023
- 7. Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]
- 8. Acceptance of Unaudited Financial Statements as of June 30, 2024
- 9. Approval of April 18, 2024 Regular Meeting Minutes
- 10. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Culpepper & Terpening, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

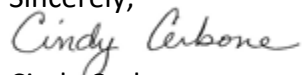
- NEXT MEETING DATE: September 19, 2024, *immediately following Solaeris CDD Meeting at 11:15 AM*

○ QUORUM CHECK

SEAT 1	JON SEIFEL	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 2	MICHAEL CAPUTO	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 3	TIMOTHY SMITH	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 4	WILLIAM FIFE	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 5	JUSTIN FRYE	☐	IN PERSON	☐	PHONE	☐	NO

- 11. Board Members' Comment/Requests
- 12. Public Comments
- 13. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Andrew Kantarzhi at (415) 516-2161.

Sincerely,

Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 867 327 4756

PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT

3A



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

_ DEFAULT

daphne gillyard

Preserve at Savannah Lakes Community Development District
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

08/01/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/01/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$149.00

Tax Amount: \$0.00

Payment Cost: \$149.00

Order No: 10404745

of Copies:

Customer No: 1126140

1

PO #: Notice of FY 25 Budg

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KEEGAN MORAN
Notary Public
State of Wisconsin

PRESERVE AT SAVANNAH
LAKES COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2025
BUDGET(S); AND NOTICE OF
REGULAR BOARD OF
SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Preserve at Savannah Lakes Community Development District ("District") will hold a public hearing as follows:

DATE: August 15, 2024

HOUR: 11:15 AM

LOCATION: Verano Social Club-house

10291 SW Visconti Way

Port St. Lucie, Florida 34986

The purpose of the hearing is to receive comments on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025. A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431, (877)276-0889 ("District Manager's Office"), during normal business hours.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Pub: 8/1/24; #10404745

PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2024-07

[ANNUAL APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors (“**Board**”) of the Preserve at Savannah Lakes Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025 or within 60 days following the end of the Fiscal Year 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

[signatures appear on the following page]

PASSED AND ADOPTED THIS 15TH DAY OF AUGUST, 2024.

ATTEST:

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Fiscal Year 2025 Budget

Exhibit A: Fiscal Year 2025 Budget

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
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**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 02/29/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 552,190
Landowner contribution	430,333	22,404	409,413	431,817	-
Total revenues	430,333	22,404	409,413	431,817	552,190
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	1,625	23,375	25,000	25,000
Engineering	5,000	1,039	3,961	5,000	5,000
Audit	4,075	-	4,075	4,075	4,075
Arbitrage rebate calculation*	750	-	750	750	1,500
Dissemination agent*	1,000	83	917	1,000	2,000
EMMA software service**	-	-	-	-	3,500
Trustee**	5,500	-	5,500	5,500	11,000
DSF accounting	-	-	-	-	5,500
Telephone	200	67	133	200	200
Postage	500	18	482	500	500
Printing & binding	500	167	333	500	500
Legal advertising	2,000	157	1,843	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	6,050	8,504	-	8,504	5,800
Contingencies/bank charges	500	4	496	500	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	-	210	210	210
Total professional & administrative	100,165	31,839	70,780	102,619	116,165

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 02/29/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
Field operations					
Field operations management	14,400	-	14,400	14,400	14,400
Field operations accounting	3,500	-	3,500	3,500	4,500
Amenity center	-	-	-	-	40,000
Property insurance	-	-	-	-	25,000
Flood insurance	-	-	-	-	5,000
Pump maintenance	-	-	-	-	8,000
Irrigation electricity	-	-	-	-	5,000
Wet ponds	3,400	-	3,400	3,400	3,400
Wetland maintenance	7,800	-	7,800	7,800	7,800
Dry retention mowing	22,325	-	22,325	22,325	22,325
Upland preserve maintenance	4,000	-	4,000	4,000	4,000
Nature trails maintenance	10,000	-	10,000	10,000	10,000
Streetlighting	51,390	-	51,390	51,390	66,600
Irrigation supply-wells	40,000	-	40,000	40,000	40,000
Main entry feature maintenance	10,000	-	10,000	10,000	10,000
Main entry feature electricity	20,000	-	20,000	20,000	20,000
Landscape inspection	18,000	-	18,000	18,000	18,000
Landscape & tree maintenance	83,853	-	83,853	83,853	96,000
Plant replacement	5,000	-	5,000	5,000	5,000
Irrigation repairs	1,500	-	1,500	1,500	6,000
Street tree-arbor care	10,000	-	10,000	10,000	10,000
Roadway maintenance	5,000	-	5,000	5,000	5,000
Contingencies	20,000	-	20,000	20,000	10,000
Total field operations	330,168	-	330,168	330,168	436,025
Total expenditures	430,333	31,839	400,948	432,787	552,190
Net increase/(decrease) of fund balance	-	(9,435)	8,465	(970)	-
Fund balance - beginning (unaudited)	-	970	(8,465)	970	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (8,465)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

*This expense will be realized the year after the issuance of bonds.

**This expense is paid from the costs of issuance in the initial year. Thereafter, this will be a budgeted expense.

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	5,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	4,075
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	1,500
To ensure the District's compliance with all tax regulations, annual computations are The District must annually disseminate financial information in order to comply with the	
Dissemination agent	2,000
EMMA software service	3,500
Trustee	11,000
Annual fee for the service provided by trustee, paying agent and registrar.	
DSF accounting	5,500
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	2,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,800
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	
	705
ADA compliance	
	210
Total professional & administrative	<u>116,165</u>

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Field operations	
Field operations management	14,400
Field operations accounting	4,500
Amenity center	40,000
Property insurance	25,000
Flood insurance	5,000
Pump maintenance	8,000
Irrigation electricity	5,000
Wet ponds	3,400
Wetland maintenance	7,800
Dry retention mowing	22,325
Upland preserve maintenance	4,000
EXPENDITURES (continued)	
Nature trails maintenance	10,000
Streetlighting	66,600
Irrigation supply-wells	40,000
Main entry feature maintenance	10,000
Main entry feature electricity	20,000
Landscape inspection	18,000
Landscape & tree maintenance	96,000
Plant replacement	5,000
Irrigation repairs	6,000
Street tree-arbor care	10,000
Roadway maintenance	5,000
Contingencies	10,000
Total field operations	<u>436,025</u>
Total expenditures	<u><u>\$552,190</u></u>

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual Through 2/29/2024	Projected Through 9/30/2024	Total Revenue & Expenditures	Proposed Budget FY 2025
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ 123,294	\$ 123,294	\$ 310,676
Total revenues	-	-	123,294	123,294	310,676
EXPENDITURES					
Debt service					
Principal	-	-	-	-	65,000
Interest	-	-	47,263	47,263	246,588
Costs of issuance	-	189,218	-	189,218	-
Underwriter's discount	-	89,500	-	89,500	-
Total expenditures	-	278,718	47,263	325,981	311,588
Excess/(deficiency) of revenues over/(under) expenditures	-	(278,718)	76,031	(202,687)	(912)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	640,605	-	640,605	-
Original issue discount	-	(6,918)	-	(6,918)	-
Transfers in	-	11,367	-	11,367	-
Total other financing sources/(uses)	-	645,054	-	645,054	-
Fund balance:					
Net increase/(decrease) in fund balance	-	366,336	76,031	442,367	(912)
Beginning fund balance (unaudited)	-	(8,398)	357,938	(8,398)	433,969
Ending fund balance (projected)	\$ -	\$357,938	\$ 433,969	\$ 433,969	433,057
Use of fund balance:					
Debt service reserve account balance (required)					(310,675)
Interest expense - November 1, 2025					(121,799)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 583

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			123,293.75	123,293.75	4,475,000.00
05/01/25	65,000.00	4.600%	123,293.75	188,293.75	4,410,000.00
11/01/25			121,798.75	121,798.75	4,410,000.00
05/01/26	65,000.00	4.600%	121,798.75	186,798.75	4,345,000.00
11/01/26			120,303.75	120,303.75	4,345,000.00
05/01/27	70,000.00	4.600%	120,303.75	190,303.75	4,275,000.00
11/01/27			118,693.75	118,693.75	4,275,000.00
05/01/28	70,000.00	4.600%	118,693.75	188,693.75	4,205,000.00
11/01/28			117,083.75	117,083.75	4,205,000.00
05/01/29	75,000.00	4.600%	117,083.75	192,083.75	4,130,000.00
11/01/29			115,358.75	115,358.75	4,130,000.00
05/01/30	80,000.00	4.600%	115,358.75	195,358.75	4,050,000.00
11/01/30			113,518.75	113,518.75	4,050,000.00
05/01/31	85,000.00	4.600%	113,518.75	198,518.75	3,965,000.00
11/01/31			111,563.75	111,563.75	3,965,000.00
05/01/32	90,000.00	5.450%	111,563.75	201,563.75	3,875,000.00
11/01/32			109,111.25	109,111.25	3,875,000.00
05/01/33	90,000.00	5.450%	109,111.25	199,111.25	3,785,000.00
11/01/33			106,658.75	106,658.75	3,785,000.00
05/01/34	100,000.00	5.450%	106,658.75	206,658.75	3,685,000.00
11/01/34			103,933.75	103,933.75	3,685,000.00
05/01/35	105,000.00	5.450%	103,933.75	208,933.75	3,580,000.00
11/01/35			101,072.50	101,072.50	3,580,000.00
05/01/36	110,000.00	5.450%	101,072.50	211,072.50	3,470,000.00
11/01/36			98,075.00	98,075.00	3,470,000.00
05/01/37	115,000.00	5.450%	98,075.00	213,075.00	3,355,000.00
11/01/37			94,941.25	94,941.25	3,355,000.00
05/01/38	120,000.00	5.450%	94,941.25	214,941.25	3,235,000.00
11/01/38			91,671.25	91,671.25	3,235,000.00
05/01/39	130,000.00	5.450%	91,671.25	221,671.25	3,105,000.00
11/01/39			88,128.75	88,128.75	3,105,000.00
05/01/40	135,000.00	5.450%	88,128.75	223,128.75	2,970,000.00
11/01/40			84,450.00	84,450.00	2,970,000.00
05/01/41	145,000.00	5.450%	84,450.00	229,450.00	2,825,000.00
11/01/41			80,498.75	80,498.75	2,825,000.00
05/01/42	150,000.00	5.450%	80,498.75	230,498.75	2,675,000.00
11/01/42			76,411.25	76,411.25	2,675,000.00
05/01/43	160,000.00	5.450%	76,411.25	236,411.25	2,515,000.00
11/01/43			72,051.25	72,051.25	2,515,000.00
05/01/44	170,000.00	5.450%	72,051.25	242,051.25	2,345,000.00
11/01/44			67,418.75	67,418.75	2,345,000.00
05/01/45	180,000.00	5.750%	67,418.75	247,418.75	2,165,000.00
11/01/45			62,243.75	62,243.75	2,165,000.00
05/01/46	190,000.00	5.750%	62,243.75	252,243.75	1,975,000.00
11/01/46			56,781.25	56,781.25	1,975,000.00
05/01/47	200,000.00	5.750%	56,781.25	256,781.25	1,775,000.00
11/01/47			51,031.25	51,031.25	1,775,000.00
05/01/48	210,000.00	5.750%	51,031.25	261,031.25	1,565,000.00

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/48			44,993.75	44,993.75	1,565,000.00
05/01/49	225,000.00	5.750%	44,993.75	269,993.75	1,340,000.00
11/01/49			38,525.00	38,525.00	1,340,000.00
05/01/50	240,000.00	5.750%	38,525.00	278,525.00	1,100,000.00
11/01/50			31,625.00	31,625.00	1,100,000.00
05/01/51	250,000.00	5.750%	31,625.00	281,625.00	850,000.00
11/01/51			24,437.50	24,437.50	850,000.00
05/01/52	265,000.00	5.750%	24,437.50	289,437.50	585,000.00
11/01/52			16,818.75	16,818.75	585,000.00
05/01/53	285,000.00	5.750%	16,818.75	301,818.75	300,000.00
11/01/53			8,625.00	8,625.00	300,000.00
05/01/54	300,000.00	5.750%	8,625.00	308,625.00	-
Total	4,475,000.00		4,902,237.50	9,377,237.50	

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2025**

Off-Roll Assessments					
Number of Units	Unit Type	Projected Fiscal Year 2025			FY 24 Assessment
		GF	DSF	GF & DSF	
203	TH	\$ 1,627.30	\$ 999.60	\$ 2,626.90	n/a
98	Duplex Villa	1,627.30	1,099.56	2,726.86	n/a
301					
349	Residential Units	178.72	-	178.72	n/a

PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT

4A

AFFIDAVIT OF PUBLICATION

_ DEFAULT
daphne gillyard
Preserve at Savannah Lakes Community Development District
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

07/25/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/25/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$1918.80	
Tax Amount:	\$0.00	
Payment Cost:	\$1918.80	
Order No:	10408965	# of Copies:
Customer No:	1126140	0
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Preserve at Savannah Lakes Community Development District ("District") will hold the following public hearings and a regular meeting:

DATE: August 15, 2024
HOUR: 11:15 AM
LOCATION: Verano Social Clubhouse
10291 SW Visconti Way Port
St. Lucie, Florida 34986

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2025"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The O&M Assessments are allocated on a per unit basis. The O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2025, and any portion of the District's Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	ERU	Proposed Annual O&M Assessment*
Residential Unit	0	1.00	\$1,676.12
Undeveloped Land	132,412	4.91	\$8,227.94
TOTAL REVENUE			\$552,190

*May be in addition to collection costs and early payment discounts.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which may be imposed on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2025.

The District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November of this year. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later using a different collection method.

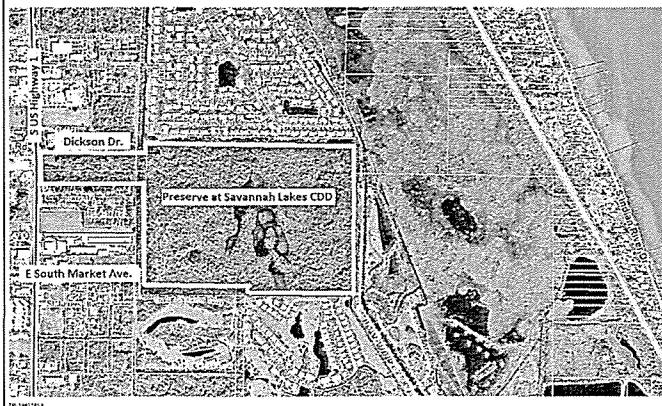
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431, (877)276-0889 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT

4B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

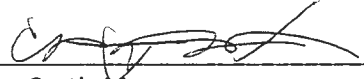
AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Preserve at Savannah Lakes Community Development District. Among other things, my duties include preparing and transmitting correspondence relating to the District.
3. I do hereby certify that on July 10th, 2024, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Florida law, and with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

FURTHER AFFIANT SAYETH NOT.

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 10th day of July 2024, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☒ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

NOTARY PUBLIC

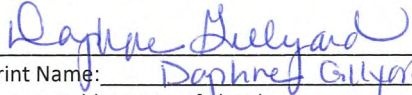

Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices
EXHIBIT B: List of Addressees

**Preserve at Savannah Lakes
Community Development District
OFFICE OF THE DISTRICT MANAGER**

2300 Glades Road, Suite 410W, Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 10, 2024

VIA FIRST CLASS MAIL

SK SAVANNAH LAKES LLC

14025 RIVEREDGE DR STE 175

TAMPA, FL 33637

PARCEL ID: 2426-333-0015-000-5, 2427-433-0001-000-4, 2427-433-0002-000-1, 2434-121-0001-000-8

RE: Preserve at Savannah Lakes Community Development District
Fiscal Year 2025 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the Preserve at Savannah Lakes Community Development District (“**District**”) will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2025**”), and (ii) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget as follows:

DATE:	August 15, 2024
HOUR:	11:15 AM
LOCATION:	Verano Social Clubhouse 10291 SW Visconti Way Port St. Lucie, Florida 34986

The proposed O&M Assessment information for your property is set forth in **Exhibit A**. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431, (877)276-0889 (“District Manager’s Office”)**. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

All affected property owners have the right to appear and comment at the public hearings and meeting, and may file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sincerely,



Craig Wrathell
District Manager

EXHIBIT A
Summary of O&M Assessments

The schedule of assessments, and total revenue to be collected to fund the Proposed Budget for Fiscal Year 2025, are as set forth below. The O&M Assessments are allocated on a per unit basis. The O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2025, and any portion of the District's Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement.

Land Use	Total # of Units	ERU	Proposed Annual O&M Assessment*
Residential Unit	0	1.00	\$1,676.12
Undeveloped Land	132.412	4.91	\$8,227.94
TOTAL REVENUE			\$552,190

*May be in addition to collection costs and early payment discounts.

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2025. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

By operation of law, the District's assessments each year constitute a lien against benefitted property located within the District just as do each year's property taxes. For Fiscal Year 2025, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November of this year. The District may also directly collect assessments at the time lots are sold. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT

4C

RESOLUTION 2024-08
[ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FISCAL YEAR 2025 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Preserve at Savannah Lakes Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**FY 2025**"), attached hereto as **Exhibit A**; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT:

1. FUNDING. As indicated in **Exhibits A and B**, the District's Board hereby authorizes the following funding mechanisms for the Adopted Budget:

a. OPERATIONS AND MAINTENANCE FUNDING AGREEMENT. The District's Board hereby authorizes a deficit funding agreement for a portion of the operations and maintenance services set forth in the District's Adopted Budget, as set forth in **Exhibit A**.

b. OPERATIONS AND MAINTENANCE ASSESSMENTS.

i. Benefit Findings. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar

benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

- ii. **Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

The Board finds and determines that operations and maintenance assessments shall immediately attach only to sold lots (as set forth in **Exhibits "A" and "B"**), and further that operations and maintenance assessments shall also attach on a pro-rated basis to any lots sold during Fiscal Year 2025 at the time of sale, and as evidenced by an estoppel letter prepared by the District's Manager. All sold lots do not receive the same level of benefit as unsold lots and, accordingly, such unsold lots shall not receive an operations and maintenance assessment for Fiscal Year 2025.

- iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

- c. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

2. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- a. **Tax Roll Assessments.** [RESERVED.]
- b. **Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

- i. Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1, 2024 and no later than September 30, 2025.

As noted above, operations and maintenance assessments shall attach to any lots sold during Fiscal Year 2025 at the time of sale, and as evidenced by an estoppel letter prepared by the District's Manager. Any such assessments shall be collected directly by the District in accordance with Florida law, and at the time of sale.

- ii. Debt service assessments directly collected by the District are due in full on December 1, 2024; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
 - iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

4. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 15th day of August, 2024.

ATTEST:

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

**PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

5

FISCAL YEAR 2025 DEFICIT FUNDING AGREEMENT

This **FISCAL YEAR 2025 DEFICIT FUNDING AGREEMENT** ("**Agreement**") is made and entered into this 15th day of August, 2024, by and between:

Preserve at Savannah Lakes Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and with an address of c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), and

SK Savannah Lakes LLC, a Delaware limited liability company, the owner and developer of lands within the boundary of the District, and whose mailing address is 105 NE 1st Street, Delray Beach, Florida 33444 ("**Developer**").

RECITALS

WHEREAS, the District was established for the purposes of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District has adopted its annual budget for Fiscal Year 2025 ("**FY 2025 Budget**"), which begins on October 1, 2024 and ends on September 30, 2025, and has levied and imposed operations and maintenance assessments ("**O&M Assessments**") on lands within the District to fund a portion of the FY 2025 Budget; and

WHEREAS, the Developer has agreed to fund the cost of any "**Budget Deficit**," representing the difference between the FY 2025 Budget amount and the amount of the O&M Assessments, but subject to the terms of this Agreement.

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

1. **FUNDING.** The Developer agrees to make available to the District any monies ("**Developer Contributions**") necessary for the Budget Deficit as identified in **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developers' consent to such amendments to incorporate them herein), and within thirty (30) days of written request by the District. As a point of clarification, the District shall only request funding for the actual expenses of the District, and the Developer is not required to fund the total general fund budget in the event that actual expenses are less than the projected total general

fund budget set forth in **Exhibit A**. The District shall have no obligation to repay any Developer Contribution provided hereunder.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by any party only upon the written consent of the other(s). Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by any party under this Agreement shall entitle the other(s) to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other(s) all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

Chair/Vice Chair, Board of Supervisors

SK SAVANNAH LAKES LLC

By: _____
Its: _____

Exhibit A: Fiscal Year 2024/2025 General Fund Budget

Exhibit A

Fiscal Year 2024/2025 General Fund Budget

**PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

6

Preserve at Savannah Lakes Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2023

Preserve at Savannah Lakes Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2023

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Preserve at Savannah Lakes Community Development District
City of Fort Pierce, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Preserve at Savannah Lakes Community Development District (the "District"), as of and for the year ended September 30, 2023, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Preserve at Savannah Lakes Community Development District as of September 30, 2023, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management 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; and for 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.



To the Board of Supervisors
Preserve at Savannah Lakes Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors
Preserve at Savannah Lakes Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 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 a report dated June 21, 2024 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 and contracts.

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 effectiveness of the District's 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 Preserve at Savannah Lakes Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 21, 2024

Preserve at Savannah Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023

Management's discussion and analysis of Preserve at Savannah Lakes Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by developer contributions.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

Preserve at Savannah Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2023.

- ◆ The District's liabilities exceeded assets by \$(8,394) (net position). Unrestricted net position was \$(8,936). Net investment in capital assets was \$542.
- ◆ Governmental activities revenues totaled \$65,331, while governmental activities expenses totaled \$65,754.

Preserve at Savannah Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2023	2022
Current assets	\$ 27,848	\$ 51,137
Capital Assets	542	112
Total Assets	<u>28,390</u>	<u>51,249</u>
Current liabilities	<u>36,784</u>	<u>59,220</u>
Net Position		
Net investment in capital assets	542	112
Unrestricted	<u>(8,936)</u>	<u>(8,083)</u>
Total Net Position	<u>\$ (8,394)</u>	<u>\$ (7,971)</u>

The decrease in current assets is related to the decrease in cash in the current year.

The decrease in current liabilities is related to the decrease in accounts payable in the current year.

**Preserve at Savannah Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2023	2022
Program Revenues		
Operating contributions	\$ 65,331	\$ 66,119
Expenses		
General government	65,327	66,119
Interest and other charges	427	7,971
Total Expenses	<u>65,754</u>	<u>74,090</u>
Change in Net Position	(423)	(7,971)
Net Position - Beginning of Period	<u>(7,971)</u>	<u>-</u>
Net Position - End of period	<u>\$ (8,394)</u>	<u>\$ (7,971)</u>

The District had minimal activity in the current year as they were awaiting the issuance of long-term debt.

**Preserve at Savannah Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2023 and 2022.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2023</u>	<u>2022</u>
Construction in progress	<u>\$ 542</u>	<u>\$ 112</u>

The activity for the year consisted of additions to construction in progress of \$430.

General Fund Budgetary Highlights

Actual expenditures were less than the final budget because there were less legal fee expenditures than were anticipated.

There were no amendments to the September 30, 2023 budget.

Economic Factors and Next Year's Budget

Preserve at Savannah Lakes Community Development District issued \$4,475,000 Special Assessment Revenue Bonds, Series 2024 in February 2024. The District cannot anticipate the effect on the financial position or results of operations of the District in fiscal year 2024.

Request for Information

The financial report is designed to provide a general overview of Preserve at Savannah Lakes Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Preserve at Savannah Lakes Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Preserve at Savannah Lakes Community Development District
STATEMENT OF NET POSITION
September 30, 2023

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 4,536
Accounts receivable	136
Due from Developer	17,976
Prepaid expenses	5,200
Total Current Assets	<u>27,848</u>
Non-current Assets	
Capital Assets, Not Being Depreciated	
Construction in progress	542
Total Assets	<u>28,390</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	16,217
Unearned revenues	5,200
Due to Developer	15,367
Total Current Liabilities	<u>36,784</u>
NET POSITION	
Net investment in capital assets	542
Unrestricted	(8,936)
Net Position	<u>\$ (8,394)</u>

See accompanying notes to financial statements.

Preserve at Savannah Lakes Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2023

Functions/Programs	Expenses	Program Revenues Operating Contributions	Net (Expenses) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	\$ (65,327)	\$ 65,331	\$ 4
Interest and other charges	(427)	-	(427)
Total Governmental Activities	<u>\$ (65,754)</u>	<u>\$ 65,331</u>	<u>(423)</u>
Change in Net Position			(423)
Net Position - October 1, 2022			<u>(7,971)</u>
Net Position - September 30, 2023			<u><u>\$ (8,394)</u></u>

See accompanying notes to financial statements.

Preserve at Savannah Lakes Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2023

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 4,536	\$ -	\$ -	\$ 4,536
Accounts receivable	136	-	-	136
Due from Developer	17,905	-	71	17,976
Prepaid expenses	5,200	-	-	5,200
Total Assets	<u>\$ 27,777</u>	<u>\$ -</u>	<u>\$ 71</u>	<u>\$ 27,848</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 16,146	\$ -	\$ 71	\$ 16,217
Unearned revenues	5,200	-	-	5,200
Due to Developer	6,427	8,398	542	15,367
Total Liabilities	<u>27,773</u>	<u>8,398</u>	<u>613</u>	<u>36,784</u>
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenues	<u>4,229</u>	<u>-</u>	<u>-</u>	<u>4,229</u>
FUND BALANCES				
Nonspendable - prepaids	5,200	-	-	5,200
Unassigned	(9,425)	(8,398)	(542)	(18,365)
Total Fund Balances	<u>(4,225)</u>	<u>(8,398)</u>	<u>(542)</u>	<u>(13,165)</u>
 Total Liabilities, Deferred Inflows of Resources and Fund Balances	 <u>\$ 27,777</u>	 <u>\$ -</u>	 <u>\$ 71</u>	 <u>\$ 27,848</u>

See accompanying notes to financial statements.

Preserve at Savannah Lakes Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2023

Total Governmental Fund Balances	\$ (13,165)
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, construction in progress, used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	542
Unavailable revenues are recognized as deferred inflows of resources at the fund level; however, revenues are recognized when earned at the government-wide level.	<u>4,229</u>
Net Position of Governmental Activities	<u><u>\$ (8,394)</u></u>

See accompanying notes to financial statements.

Preserve at Savannah Lakes Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2023

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Developer contributions	\$ 61,328	\$ -	\$ -	\$ 61,328
Expenditures				
Current				
General government	65,327	-	-	65,327
Capital outlay	-	-	430	430
Debt service				
Other	-	427	-	427
Total Expenditures	<u>65,327</u>	<u>427</u>	<u>430</u>	<u>66,184</u>
Net Change in Fund Balances	(3,999)	(427)	(430)	(4,856)
Fund Balances - October 1, 2022	<u>(226)</u>	<u>(7,971)</u>	<u>(112)</u>	<u>(8,309)</u>
Fund Balances - September 30, 2023	<u><u>\$ (4,225)</u></u>	<u><u>\$ (8,398)</u></u>	<u><u>\$ (542)</u></u>	<u><u>\$ (13,165)</u></u>

See accompanying notes to financial statements.

Preserve at Savannah Lakes Community Development District
RECONCILIATION OF THE STATEMENT
OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2023

Net Change in Fund Balances - Total Governmental Funds	\$ (4,856)
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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 as depreciation. This is the amount of capital outlay in the current year.	430
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Unavailable revenues are reported as deferred inflows of resources at the fund level, however, revenue is recognized when earned at the government-wide level. This is the current year change in unavailable revenues.	<u>4,003</u>
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Change in Net Position of Governmental Activities	<u><u>\$ (423)</u></u>
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See accompanying notes to financial statements.

Preserve at Savannah Lakes Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2023

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Developer contributions	\$ 100,690	\$ 100,690	\$ 61,328	\$ (39,362)
Expenditures				
Current				
General government	100,690	100,690	65,327	35,363
Net Change in Fund Balances	-	-	(3,999)	(3,999)
Fund Balances - October 1, 2022	-	-	(226)	(226)
Fund Balances - September 30, 2023	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (4,225)</u>	<u>\$ (4,225)</u>

See accompanying notes to financial statements.

Preserve at Savannah Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on November 1, 2021, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance 21-035 of the City of Fort Pierce, Florida, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Preserve at Savannah Lakes Community Development District. The District is governed by a five member Board of Supervisors. All the Supervisors are employed by the Developer. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Preserve at Savannah Lakes Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, The Financial Reporting Entity, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

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

Preserve at Savannah Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by developer contributions. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Preserve at Savannah Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Preserve at Savannah Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 90 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Preserve at Savannah Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – The Debt Service Fund accounts for the certain preliminary costs associated with the issuance of new debt.

Capital Projects Fund – The Capital Projects Fund accounts for the construction of infrastructure improvements within the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Preserve at Savannah Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Capital Assets

Capital assets, which include construction in progress, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

c. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. A formal budget is adopted for the general fund. As a result, deficits in the budget columns of the accompanying financial statements may occur.

d. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one time that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

Preserve at Savannah Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk - Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2023, the District's bank balance was \$5,629 and the carrying value was \$4,536. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2023, the District had no investments.

NOTE C – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Balance October 1 2022	Additions	Deletions	Balance September 30, 2023
<u>Governmental Activities:</u>				
Capital assets, not depreciated:				
Construction in progress	\$ 112	\$ 430	\$ -	\$ 542

NOTE D – LONG-TERM DEBT

In January 2022, the District authorized the issuance of \$25,000,000 in Special Assessment Bonds. As of September 30, 2023, the bonds have not been issued.

In April 2023, the District authorized the issuance of \$7,500,000 Special Assessment Bonds.

As of September 30, 2023, the bonds have not been issued.

NOTE E – RELATED PARTY TRANSACTIONS

All voting members of the Board of Supervisors are affiliated with the Developer. The District received \$65,331 in developer contributions from the Developer for the year ended September 30, 2023. Additionally, the District has a balance due from the Developer of \$17,976 and a balance due to the Developer of \$15,367.

Preserve at Savannah Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE F – ECONOMIC DEPENDENCY

The Developer owns a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE G – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There have not been any claims from these risks since inception.

NOTE H – SUBSEQUENT EVENT

In February 2024, the District issued Special Assessment Bonds, Series 2024 (Assessment Area One) in the amount of \$4,475,000 to finance a portion of the 2024 Project.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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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

To the Board of Supervisors
Preserve at Savannah Lakes Community Development District
City of Fort Pierce, 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, as listed in the table of contents, of Preserve at Savannah Lakes Community Development District, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated June 21, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Preserve at Savannah Lakes Community Development District's internal control over financial reporting (internal control) as a basis for designing 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 Preserve at Savannah Lakes Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Preserve at Savannah Lakes Community Development 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 or significant deficiencies may exist that have not been identified.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Preserve at Savannah Lakes Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Preserve at Savannah Lakes Community Development 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 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 entity'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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 21, 2024



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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FAX: 772/468-9278

MANAGEMENT LETTER

To the Board of Supervisors
Preserve at Savannah Lakes Community Development District
City of Fort Pierce, Florida

Report on the Financial Statements

We have audited the financial statements of the Preserve at Savannah Lakes Community Development District as of and for the year ended September 30, 2023, and have issued our report thereon dated June 21, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; 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 Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 21, 2024, 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 made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the prior financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Preserve at Savannah Lakes Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Preserve at Savannah Lakes Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

To the Board of Supervisors
Preserve at Savannah Lakes Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2023 for the Preserve at Savannah Lakes Community Development District. It is management's responsibility to monitor the Preserve at Savannah Lakes Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the 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.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Preserve at Savannah Lakes Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 2
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$39,245
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2022, together with the total expenditures for such project: None
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Preserve at Savannah Lakes Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District. N/A, developer funded.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$0.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds. None as of September 30, 2023.



To the Board of Supervisors
Preserve at Savannah Lakes Community Development District

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 noted no 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.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 21, 2024

PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT

6A

RESOLUTION 2024-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE
AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT
HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE
FISCAL YEAR ENDED SEPTEMBER 30, 2023**

WHEREAS, the District's Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2023;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE PRESERVE AT SAVANNAH LAKES COMMUNITY
DEVELOPMENT DISTRICT;**

1. The Audited Financial Report for Fiscal Year 2023, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2023, for the period ending September 30, 2023; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2023 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 15th day of August, 2024.

ATTEST:

**PRESERVE AT SAVANNAH LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

7

Memorandum

To: Board of Supervisors

From: District Management

Date: August 15, 2024

RE: HB7013 - Special Districts Performance Measures and Standards Reporting

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

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

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

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

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

Exhibit A: Goals, Objectives and Annual Reporting Form

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025**

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

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

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public

by completing monthly CDD website checks.

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

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

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

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

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

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

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

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

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

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

**PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2024**

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 8,903	\$ -	\$ -	\$ 8,903
Investments				
Reserve	-	314,571	-	314,571
Interest	-	445	-	445
Construction	-	-	3,887,015	3,887,015
Due from Landowner	9,542	-	-	9,542
Deposit	11,100	-	-	11,100
Total assets	<u>\$ 29,545</u>	<u>\$ 315,016</u>	<u>\$3,887,015</u>	<u>\$ 4,231,576</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 9,310	\$ -	\$ -	\$ 9,310
Contracts payable	-	-	34,296	34,296
Due to Landowner	-	-	112	112
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>15,310</u>	<u>-</u>	<u>34,408</u>	<u>49,718</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred revenue	9,542	-	-	9,542
Total deferred inflows of resources	<u>9,542</u>	<u>-</u>	<u>-</u>	<u>9,542</u>
Fund balances:				
Restricted for:				
Debt service	-	315,016	-	315,016
Capital projects	-	-	3,852,607	3,852,607
Unassigned	4,693	-	-	4,693
Total fund balances	<u>4,693</u>	<u>315,016</u>	<u>3,852,607</u>	<u>4,172,316</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 29,545</u>	<u>\$ 315,016</u>	<u>\$3,887,015</u>	<u>\$ 4,231,576</u>
Total liabilities and fund balances	<u>\$ 29,545</u>	<u>\$ 315,016</u>	<u>\$3,887,015</u>	<u>\$ 4,231,576</u>

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ 56,466	\$ 430,333	13%
Total revenues	-	56,466	430,333	13%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	50	3,493	25,000	14%
Engineering	-	1,039	5,000	21%
Audit	-	-	4,075	0%
Arbitrage rebate calculation*	-	-	750	0%
Dissemination agent**	83	417	1,000	42%
Trustee***	-	-	5,500	0%
Telephone	18	150	200	75%
Postage	-	18	500	4%
Printing & binding	42	375	500	75%
Legal advertising	130	287	2,000	14%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	6,050	86%
Contingencies/bank charges	89	180	500	36%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	210	210	100%
Total professional & administrative	4,412	47,544	100,165	47%
Field operations management				
Total expenditures	4,412	47,544	430,333	11%
Excess/(deficiency) of revenues over/(under) expenditures	(4,412)	8,922	-	
Fund balances - beginning	9,105	(4,229)	-	
Fund balances - ending	\$ 4,693	\$ 4,693	\$ -	

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1,320	\$ 4,679
Total revenues	<u>1,320</u>	<u>4,679</u>
EXPENDITURES		
Debt service		
Cost of issuance	-	189,218
Interest	-	47,262
Total expenditures	<u>-</u>	<u>236,480</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,320	(231,801)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	640,605
Original issue discount	-	(6,918)
Underwriter's discount	-	(89,500)
Transfer out	-	(339)
Transfer in	-	11,367
Total other financing sources	<u>-</u>	<u>555,215</u>
Net change in fund balances	1,320	323,414
Fund balances - beginning	<u>313,696</u>	<u>(8,398)</u>
Fund balances - ending	<u><u>\$315,016</u></u>	<u><u>\$315,016</u></u>

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 16,289	\$ 52,282
Total revenues	<u>16,289</u>	<u>52,282</u>
EXPENDITURES		
Capital outlay	-	22,500
Total expenditures	<u>-</u>	<u>22,500</u>
Excess/(deficiency) of revenues over/(under) expenditures	16,289	29,782
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	3,834,395
Transfer out	-	(11,367)
Transfer in	-	338
Total other financing sources/(uses)	<u>-</u>	<u>3,823,366</u>
Net change in fund balances	16,289	3,853,148
Fund balances - beginning	<u>3,836,318</u>	<u>(541)</u>
Fund balances - ending	<u><u>\$ 3,852,607</u></u>	<u><u>\$ 3,852,607</u></u>

**PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Preserve at Savannah Lakes Community Development District held a Regular Meeting on April 18, 2024 at 11:15 a.m., as soon thereafter as the matter could be heard, at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986.

Present at the meeting:

Bill Fife	Vice Chair
Jon Seifel	Assistant Secretary
Justin Frye	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Jere Earlywine (via telephone)	District Counsel
Roberto Cabrera (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 12:13 p.m.

Supervisors Fife, Frye and Seifel were present. Supervisors Smith and Caputo were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2024-04, Ratifying, Confirming, and Approving the Sale of the Preserve at Savannah Lakes Community Development District Special Assessment Bonds, Series 2024 (Assessment Area One); Ratifying,

Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing An Effective Date

Mr. Kantarzhi presented Resolution 2024-04 and read the title.

Mr. Earlywine stated that this Resolution ratifies all the actions that take place after the adoption of the sale resolution at the time of closing.

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, Resolution 2024-04, Ratifying, Confirming, and Approving the Sale of the Preserve at Savannah Lakes Community Development District Special Assessment Bonds, Series 2024 (Assessment Area One); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing An Effective Date, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2024-05 and read the title.

Mr. Earlywine asked for the status of the preserves project and if a funding agreement is necessary. Mr. Fife stated construction recently commenced and closings are anticipated to occur between August and October.

As to funding, Mr. Earlywine stated the Board can either levy a springing assessment, which “springs to life” when lots are platted and sold, or execute a “pay-as-you-go” funding agreement. There is no immediate hurry to decide but, if the Board opts to do assessments, Staff needs to provide 20 days’ notice for a hearing.

Discussion ensued regarding the Solaeris CDD, the sales agreement, the springing assessment, the proposed budget, mailed notices and the preparation of an estoppel letter.

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, Resolution 2024-05, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 15, 2024 at 11:15 a.m., at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was approved.

Ms. Cerbone referenced Page 8 of the proposed Fiscal Year 2025 budget and stated, based on the budget, the units that have debt assigned to them will be billed their share of the professional and admin and field ops portions of the budget. The remaining units that do not have debt assigned to them will have only the professional and admin portion of the budget billed to them.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2024-06 and read the title.

Ms. Cerbone stated this is identical to the Solaeris CDD Meeting Schedule.

The following change was made to the Fiscal Year 2025 Meeting Schedule:

DATES: Delete June meeting

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, Resolution 2024-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Atmos Living
Management Group Facilities
Management Agreement

Mr. Kantarzhi presented the Atmos Living Management Group Facilities Management Agreement. It is the same Agreement that was considered by the Solaeris CDD.

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the Atmos Living Management Group Facilities Management Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of February 29, 2024

Mr. Kantarzhi presented the Unaudited Financial Statements as of February 29, 2024 and pointed out that the "Insurance" line item at 141% will be adjusted in QuickBooks and the corrected year-to-date number will be reflected in the next financials.

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the Unaudited Financial Statements as of February 29, 2024, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of February 15, 2024 Regular
Meeting Minutes

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the February 15, 2024 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Culpepper & Terpening, Inc.

There were no reports from District Counsel or the District Engineer.

C. District Manager: Wrathell, Hunt and Associates, LLC

Mr. Kantarzhi stated Staff will email Form 1 and ethics training information to the Board Members shortly.

- **NEXT MEETING DATE: May 16, 2024, immediately following Solaeris CDD Meeting at 11:15 AM**

- **QUORUM CHECK**

The May 16, 2024 meeting will be cancelled. The next meeting will be held on August 15, 2024.

TENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS**Public Comments**

There were no members of the public present.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Frye and seconded by Mr. Fife, with all in favor, the meeting adjourned at 12:27 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 19, 2023 CANCELED	Regular Meeting	11:15 AM*
November 16, 2023 CANCELED	Regular Meeting	11:15 AM*
December 21, 2023 CANCELED	Regular Meeting	11:15 AM*
January 18, 2024 CANCELED	Regular Meeting	11:15 AM*
February 15, 2024	Regular Meeting	11:15 AM*
March 21, 2024 CANCELED	Regular Meeting	11:15 AM*
April 18, 2024	Regular Meeting	11:15 AM*
May 16, 2024 CANCELED	Regular Meeting	11:15 AM*
June 20, 2024 CANCELED	Regular Meeting	11:15 AM*
July 18, 2024 CANCELED	Regular Meeting	11:15 AM*
August 15, 2024	Regular Meeting	11:15 AM*
September 19, 2024	Regular Meeting	11:15 AM*
<i>*Meetings will commence at 11:15 a.m., or immediately following the adjournment of the Soleris Community Development District and Silver Oaks Community Development District meetings.</i>		