

**PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

August 21, 2025

**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 14, 2025

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 21, 2025 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. Administration of Oath of Office to Appointed Supervisor Luis Carcamo [Seat 5] *(the following to be provided under separate cover)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Acceptance of Resignation of Timothy Smith [Seat 3]
5. Consider Appointment of Richard Bruce to Fill Unexpired Term of Seat 3; *Term Expires November 2026*
 - Administration of Oath of Office to Richard Bruce
6. Consideration of Resolution 2025-07, Electing and Removing Officers of the District and Providing for an Effective Date
7. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

- A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
8. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2025-09, Providing for Funding for the Fiscal Year 2026 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
9. Consideration of Fiscal Year 2026 Deficit Funding Agreement
10. Consideration of St. Lucie County, Florida Interlocal Agreement for Operation and Maintenance [Entry Improvements]
11. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
12. Acceptance of Unaudited Financial Statements as of June 30, 2025
13. Approval of April 17, 2025 Regular Meeting Minutes
14. 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 18, 2025, *immediately following Solaeris CDD Meeting at 11:15 AM*

○ QUORUM CHECK

SEAT 1	JON SEIFEL	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 2	JOSH LONG	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 3	TIMOTHY SMITH	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 4	WILLIAM FIFE	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 5	LUIS CARCAMO	☐	IN PERSON	☐	PHONE	☐	NO

15. Board Members' Comment/Requests

16. Public Comments

17. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (415) 516-2161.

Sincerely,



Andrew Kantarzhi
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

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**PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 20__, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Preserve at Savannah Lakes Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

**PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

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NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Preserve at Savannah Lakes Community Development District
Silver Oaks Community Development District
Solaeris Community Development District
Attn: District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Timothy Smith
Printed Name

Date: 8/15/2025
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Preserve at Savannah Lakes, Silver Oaks and Solaeris Community Development Districts*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and [] personally presented at a duly noticed meeting of the Board of Supervisors, [] scanned and electronically transmitted to gillyardd@whhassociates.com or [] faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.



Tim Smith
Sr. Land Development Manager
Brookfield Kolter Land Partners
8/15/25 9:52:09 AM

Signature

**PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2025-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT
DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT
AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Preserve at Savannah Lakes Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective August 21, 2025:

_____ is elected Chair
_____ is elected Vice Chair
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of August 21, 2025:

_____ Timothy Smith	_____ Assistant Secretary
_____	_____

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Andrew Kantarzhi is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 21st day of August, 2025.

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

PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT

7A



Florida

GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Daphne Gillyard
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 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:

08/04/2025

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 08/04/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$152.92
Tax Amount: \$0.00
Payment Cost: \$152.92
Order No: 11530956 # of Copies:
Customer No: 1126140 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2026 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 hear-
ing as follows:
DATE: August 21, 2025
HOUR: 11:15 a.m.
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 Octo-
ber 1, 2025 and ending September
30, 2026. 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 occa-
sions 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 consid-
ered at the public hearing or meet-
ing 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: August 4, 2025
TCN11530956

KAITLYN FELTY
Notary Public
State of Wisconsin

PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT

7B

RESOLUTION 2025-08
[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, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, 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, 2025 and ending September 30, 2026 (“**Fiscal Year 2026**”) 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 2026, 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 2026 or within 60 days following the end of the Fiscal Year 2026 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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

PASSED AND ADOPTED THIS 21ST DAY OF AUGUST, 2025.

ATTEST:

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: FY2026 Budget

Exhibit A: FY2026 Budget

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
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**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ 552,190	\$ -	\$ -	\$ -	\$ -
Landowner contribution	-	52,553	354,747	407,300	505,565
Total revenues	552,190	52,553	354,747	407,300	505,565
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	2,121	22,879	25,000	25,000
Engineering	5,000	-	5,000	5,000	5,000
Audit	4,075	-	4,075	4,075	4,075
Arbitrage rebate calculation	1,500	-	1,500	1,500	1,500
Dissemination agent	2,000	417	1,583	2,000	2,000
EMMA software service	3,500	1,750	1,750	3,500	3,500
Trustee	11,000	-	11,000	11,000	11,000
DSF accounting	5,500	-	5,500	5,500	5,500
Telephone	200	83	117	200	200
Postage	500	18	482	500	500
Printing & binding	500	208	292	500	500
Legal advertising	2,000	356	1,644	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	5,800	11,021	-	11,021	6,500
Contingencies/bank charges	500	569	-	569	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	-	210	210	210
Total professional & administrative	116,165	36,718	84,737	121,455	116,865

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
Field operations					
Field operations management	14,400	-	7,500	7,500	14,400
Field operations accounting	4,500	-	2,500	2,500	4,500
Amenity center	40,000	-	10,000	10,000	10,000
Property insurance	25,000	-	10,000	10,000	25,000
Flood insurance	5,000	-	5,000	5,000	5,000
Pump maintenance	8,000	-	8,000	8,000	8,000
Irrigation electricity	5,000	-	5,000	5,000	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	-	15,000	15,000	10,000
Upland preserve maintenance	4,000	-	4,000	4,000	4,000
Nature trails maintenance	10,000	-	10,000	10,000	10,000
Streetlighting	66,600	-	30,000	30,000	66,600
Irrigation supply-wells	40,000	-	20,000	20,000	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	96,000	-	50,000	50,000	96,000
Plant replacement	5,000	-	5,000	5,000	5,000
Irrigation repairs	6,000	-	6,000	6,000	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	10,000	-	10,000	10,000	5,000
Total field operations	436,025	-	272,200	272,200	388,700
Total expenditures	552,190	36,718	356,937	393,655	505,565
Net increase/(decrease) of fund balance	-	15,835	(2,190)	13,645	-
Fund balance - beginning (unaudited)	-	(13,645)	2,190	(13,645)	-
Fund balance - ending (projected)	\$ -	\$ 2,190	\$ -	\$ -	\$ -

**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	6,500
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	116,865

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

EXPENDITURES (continued)

Field operations

Field operations management	14,400
Field operations accounting	4,500
Amenity center	10,000
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	10,000
Upland preserve maintenance	4,000
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	5,000
Total field operations	<u>388,700</u>
Total expenditures	<u><u>\$505,565</u></u>

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual Through 2/28/2025	Projected Through 9/30/2025	Total Revenue & Expenditures	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll	\$ -				\$ 334,060
Allowable discounts (4%)	-				(13,362)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	320,698
Assessment levy: off-roll	310,676	-	310,676	310,676	-
Interest	-	6,393	-	6,393	-
Total revenues	310,676	6,393	310,676	317,069	320,698
EXPENDITURES					
Debt service					
Principal	65,000	-	65,000	65,000	65,000
Interest	246,588	123,294	123,294	246,588	243,598
Tax collector	-	-	-	-	10,022
Total expenditures	311,588	123,294	188,294	311,588	318,620
Excess/(deficiency) of revenues over/(under) expenditures	(912)	(116,901)	122,382	5,481	2,078
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(7,836)	-	(7,836)	-
Total other financing sources/(uses)	-	(7,836)	-	(7,836)	-
Fund balance:					
Net increase/(decrease) in fund balance	(912)	(124,737)	122,382	(2,355)	2,078
Beginning fund balance (unaudited)	(188,294)	442,255	317,518	442,255	439,900
Ending fund balance (projected)	<u><u>\$ (189,206)</u></u>	<u><u>\$ 317,518</u></u>	<u><u>\$ 439,900</u></u>	<u><u>\$ 439,900</u></u>	<u><u>441,978</u></u>
Use of fund balance:					
Debt service reserve account balance (required)					(310,675)
Interest expense - November 1, 2026					(120,304)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u><u>\$ 10,999</u></u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	4,410,000.00		4,655,650.00	9,065,650.00	

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2026**

Landowner Contributions GF and On-Roll Assessments DSF						
Number of Units	Unit Type	Projected Fiscal Year 2026			FY 25	
		GF	DSF	GF & DSF	Assessment	
203	TH	\$ 1,471.15	\$ 1,074.84	\$ 2,545.99	2,626.90	
98	Duplex Villa	1,471.15	1,182.32	2,653.48	2,726.86	
301						
349	Residential Units	179.79	-	179.79	178.72	

PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT

8

PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT

8A

AFFIDAVIT OF PUBLICATION

Daphne Gillyard
daphne gillyard
Not specified
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 , 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:

07/28/2025

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 07/28/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$553.08	
Tax Amount:	\$0.00	
Payment Cost:	\$553.08	
Order No:	11518891	# of Copies:
Customer No:	1126140	1
PO #:	FY2026 Budget & O&M Asses	

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 2026 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 21, 2025
HOUR: 11:15 a.m.
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, 2025 and ending September 30, 2026 ("Fiscal Year 2026"). 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 2026; 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 2026, 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	Proposed Annual O&M Assessment*
Sold Residential Unit	Up to 349	\$1,761.27
TOTAL REVENUE		\$592,890

*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 2026.

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.

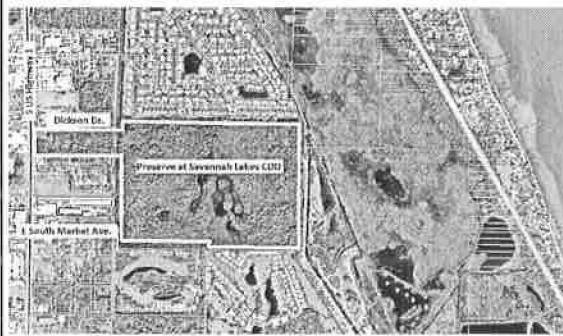
Additional Provisions

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

8B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

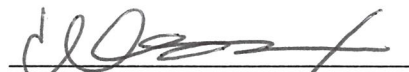
AFFIDAVIT OF MAILING

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 23, 2025, 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 23rd day of July 2025, 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 23, 2025

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 2026 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, 2025 and ending September 30, 2026 (“**Fiscal Year 2026**”), and (ii) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget as follows:

DATE:	August 21, 2025
HOUR:	11:15 a.m.
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,



Andrew Kantarzhi
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 2026, 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 2026, 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	Proposed Annual O&M Assessment*
Sold Residential Unit	Up to 301	\$1,761.27
TOTAL REVENUE		\$592,890

*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 2026. 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 2026, 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

8C

RESOLUTION 2025-09
[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 2026 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, 2025 and ending September 30, 2026 ("**FY 2026**"), 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 2026 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 2026.

- 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.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- 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, 2025 and no later than September 30, 2026.

As noted above, operations and maintenance assessments shall attach to any lots sold during Fiscal Year 2026 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, 2025; 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 21st day of August, 2025.

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**

9

FISCAL YEAR 2026 DEFICIT FUNDING AGREEMENT

This **FISCAL YEAR 2026 DEFICIT FUNDING AGREEMENT** ("**Agreement**") is made and entered into this 21st day of August, 2025, 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 2026 ("**FY 2026 Budget**"), which begins on October 1, 2025 and ends on September 30, 2026, and has levied and imposed operations and maintenance assessments ("**O&M Assessments**") on lands within the District to fund a portion of the FY 2026 Budget; and

WHEREAS, the Developer has agreed to fund the cost of any "**Budget Deficit**," representing the difference between the FY 2026 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.

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 2025/2026 General Fund Budget

**PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

10

This instrument was prepared by:

Jere Earlywine
Kutak Rock LLP
107 W. College Ave.
Tallahassee, Florida 32301

**INTERLOCAL AGREEMENT
FOR OPERATION AND MAINTENANCE**

This *Interlocal Agreement for Operation and Maintenance* (“**Agreement**”) is entered into by and between ST. LUCIE COUNTY, FLORIDA, a political subdivision of the State of Florida (“**County**”) and PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government (“**District**”).

WITNESSETH:

WHEREAS, Section 163.01, *Florida Statutes*, known as the “Florida Interlocal Cooperation Act of 1969” (“**Cooperation Act**”), permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, Section 190.012(1)(g), *Florida Statutes*, authorizes the District to finance, fund, plan, establish, acquire, construct or reconstruct, operate, and maintain systems, facilities and basic infrastructures for:

“[a]ny other project within or without the boundaries of a district when . . . when the project is the subject of an agreement between the district and a governmental entity and is consistent with the local government comprehensive plan of the local government within which the project is to be located;” and

WHEREAS, the District is responsible for the operation and maintenance of various public improvements for the community known as Preserve at Savannah Lakes, including roadways, common areas, drainage tracts, wetlands, stormwater management systems, etc.; and

WHEREAS, the County and District desire to enter into this Agreement in order for the District to undertake the ownership, operation, and maintenance of the “**Improvements**” identified in **Exhibit A**, which Improvements are located at or near the entry of Preserve at Savannah Lakes and within rights-of-way dedicated to the County;

NOW, THEREFORE, in consideration of the mutual promises and other consideration contained herein, the parties hereto agree as follows:

1. **District Responsibilities**. At the District's sole cost and expense, the District shall have the perpetual right and obligation to acquire and/or construct/install, operate, maintain, repair and replace the Improvements identified in **Exhibit A**, including, but not limited to drainage, pavement,

THIS AGREEMENT IS INTENDED TO BE PERPETUAL. TO THE EXTENT THAT FLORIDA'S MARKETABLE RECORD TITLE ACT, SECTIONS 712.001, *FLORIDA STATUTES*, ET SEQ., IS APPLICABLE TO THIS AGREEMENT, THE PARTIES AGREE THAT EITHER PARTY MAY UNILATERALLY RENEW THIS AGREEMENT BY FILING NOTICE(S) PURSUANT TO SECTION 712.05, *FLORIDA STATUTES*.

2. **Execution in Counterparts.** This Agreement may be simultaneously executed in counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

No covenant, stipulation, obligation or agreement contained in this Agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future member of the governing body or agent or employee of the County or the District in its, his or her individual capacity, and neither the members of the governing body of the County or the District nor any official executing this Agreement shall be liable personally or shall be subject to any accountability for reason of the execution by the County or the District of this Agreement or any related act.

_____ County Attorney

_____ St. Lucie County

_____ 2300 Virginia Ave

_____ Fort Pierce, FL 34982

2

—Community Development District
c/o Wrathell Hunt & Associates, LLC
2300 Glades Road, 410W
Boca Raton, Florida 32746
Attn: District Manager

With a copy to:

Kutak Rock LLP
107 W. College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

5. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be governed by and construed in accordance with the laws of the State of Florida. In any action, in equity or law, with respect to the enforcement or interpretation of this Agreement, venue shall be solely in the County in which the District is located.

6. **Assignment and Binding Effect.** No assignment, delegation, transfer or novation of this Agreement or any part hereof shall be made unless approved in writing and signed by the parties to this Agreement. This Agreement shall be binding upon and shall inure to the benefit of the County, the District, and their respective successors and assigns.

7. **Amendments.** No modification, addendum or amendments of any kind whatsoever may be made to this Agreement unless in written consent and signed by both parties.

8. **Filing.** After approval of this Agreement by the respective governing bodies of the County and this District, and its execution by the duly qualified and authorized officers of each of the parties, the District shall cause this Agreement to be filed with the Clerk of the Circuit Court, in accordance with the requirements of Section 163.01(11), *Florida Statutes*.

9. **Entire Agreement.** This instrument and its exhibits constitute the entire agreement between the parties and supersede all previous discussions, understandings and agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions herein shall be made by the parties in writing by formal amendment, except changes in Chapter 189, 190 or any other Florida Law shall automatically amend this agreement.

10. **Effective Date.** This Agreement shall become effective after its execution by the authorized representatives of both parties and upon the date of its filing with the Clerk of the Circuit Court. This Agreement shall also be recorded in the public records of the County to become a part of the title history of properties in the District.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto, by and through the undersigned, have entered into this Interlocal Agreement on this date and year first above written.

**BOARD OF COUNTY COMMISSIONERS
ST. LUCIE, COUNTY, FLORIDA**

By: _____
Name: _____
Title: _____

WITNESSES:

Name: _____
Title: _____
Address: _____

Name: _____
Title: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by _____, as _____ and on behalf of St. Lucie County, Florida. He ☐ is personally known to me or ☐ produced _____ as identification.

Notary Public, State of Florida

SIGNATURE PAGE TO INTERLOCAL AGREEMENT

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Name: _____
Title: _____

WITNESSES:

Name: _____
Title: _____
Address: _____

Name: _____
Title: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by _____, as Chairperson of the Preserve at Savannah Lakes Community Development District, on its behalf. He [____] is personally known to me or [____] produced _____ as identification.

Notary Public, State of Florida

EXHIBIT A: Sketch and Description of Improvements
EXHIBIT B: Legal Description of the District

EXHIBIT A: Sketch and Description of Improvements

Landscape, hardscape, lighting, irrigation and other improvements highlighted on Plan Sheets 6, 7 and 8 attached hereto.

**PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

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PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT

Performance Measures/Standards & Annual Reporting Form October 1, 2025 – September 30, 2026

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, 2025**

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 737	\$ -	\$ -	\$ 737
Investments				
Revenue	-	3,075	-	3,075
Reserve	-	320,639	-	320,639
Interest	-	113	-	113
Construction	-	-	4,931	4,931
Undeposited funds	9,156	-	-	9,156
Due from Landowner	12,663	-	-	12,663
Deposit	11,100	-	-	11,100
Prepaid expense	705	-	-	705
Total assets	<u>\$ 34,361</u>	<u>\$ 323,827</u>	<u>\$ 4,931</u>	<u>\$ 363,119</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 12,902	\$ -	\$ -	\$ 12,902
Due to Landowner	-	-	113	113
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>18,902</u>	<u>-</u>	<u>113</u>	<u>19,015</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred revenue	<u>12,663</u>	<u>-</u>	<u>-</u>	<u>12,663</u>
Total deferred inflows of resources	<u>12,663</u>	<u>-</u>	<u>-</u>	<u>12,663</u>
Fund balances:				
Restricted for:				
Debt service	-	323,827	-	323,827
Capital projects	-	-	4,818	4,818
Unassigned	<u>2,796</u>	<u>-</u>	<u>-</u>	<u>2,796</u>
Total fund balances	<u>2,796</u>	<u>323,827</u>	<u>4,818</u>	<u>331,441</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 34,361</u>	<u>\$ 323,827</u>	<u>\$ 4,931</u>	<u>\$ 363,119</u>
Total liabilities and fund balances	<u>\$ 34,361</u>	<u>\$ 323,827</u>	<u>\$ 4,931</u>	<u>\$ 363,119</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, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 552,190	0%
Landowner contribution	9,156	78,672	-	N/A
Total revenues	9,156	78,672	552,190	14%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	-	2,121	25,000	8%
Engineering	4,620	4,620	5,000	92%
Audit	-	-	4,075	0%
Arbitrage rebate calculation*	-	-	1,500	0%
Dissemination agent**	83	750	2,000	38%
Trustee***	-	3,750	11,000	34%
DSF Accounting	-	-	5,500	0%
Telephone	16	150	200	75%
Postage	-	52	500	10%
Printing & binding	42	375	500	75%
EMMA Software Service	-	1,750	3,500	50%
Legal advertising	-	538	2,000	27%
Annual special district fee	-	175	175	100%
Insurance	-	11,021	5,800	190%
Contingencies/bank charges	90	929	500	186%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	210	0%
Total professional & administrative	8,851	62,231	116,165	54%
Field operations management				
Field operations management	-	-	14,400	0%
Field operations accounting	-	-	4,500	0%
Amenity Center	-	-	40,000	0%
Property Insurance	-	-	25,000	0%
Flood Insurance	-	-	5,000	0%
Pump Maintenance	-	-	8,000	0%
Irrigation Electricity	-	-	5,000	0%
Wet ponds	-	-	3,400	0%
Wetland maintenance	-	-	7,800	0%
Dry retention mowing	-	-	22,325	0%
Upland preserve maintenance	-	-	4,000	0%
Nature trails maintenance	-	-	10,000	0%
Streetlighting	-	-	66,600	0%
Irrigation supply - wells	-	-	40,000	0%
Maint entry feature maintenance	-	-	10,000	0%
Main entry feature electricity	-	-	20,000	0%

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
Landscape inspection	-	-	18,000	0%
Landscape maintenance	-	-	96,000	0%
Plant replacement	-	-	5,000	0%
Irrigation repairs	-	-	6,000	0%
Street tree-arbor care	-	-	10,000	0%
Roadway maintenance	-	-	5,000	0%
Contingencies	-	-	10,000	0%
Total field operations	-	-	436,025	0%
Total expenditures	8,851	62,231	552,190	11%
Excess/(deficiency) of revenues over/(under) expenditures	305	16,441	-	
Fund balances - beginning	2,491	(13,645)	-	
Fund balances - ending	<u>\$ 2,796</u>	<u>\$ 2,796</u>	<u>\$ -</u>	

*These items will be realized after the issuance of bonds.

**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, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 188,648	\$ 310,676	61%
Interest	1,081	12,347	-	N/A
Total revenues	<u>1,081</u>	<u>200,995</u>	<u>310,676</u>	65%
EXPENDITURES				
Debt service				
Principal	-	65,000	65,000	100%
Interest	-	246,588	246,588	100%
Total expenditures	<u>-</u>	<u>311,588</u>	<u>311,588</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,081	(110,593)	(912)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(7,835)	-	N/A
Total other financing sources	<u>-</u>	<u>(7,835)</u>	<u>-</u>	N/A
Net change in fund balances	1,081	(118,428)	(912)	
Fund balances - beginning	322,746	442,255	433,969	
Fund balances - ending	<u>\$ 323,827</u>	<u>\$ 323,827</u>	<u>\$ 433,057</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, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 16	\$ 42,057
Total revenues	<u>16</u>	<u>42,057</u>
EXPENDITURES		
Construction costs - Developer	<u>-</u>	<u>3,946,319</u>
Total expenditures	<u>-</u>	<u>3,946,319</u>
Excess/(deficiency) of revenues over/(under) expenditures	16	(3,904,262)
OTHER FINANCING SOURCES/(USES)		
Transfer in	<u>-</u>	<u>7,836</u>
Total other financing sources/(uses)	<u>-</u>	<u>7,836</u>
Net change in fund balances	16	(3,896,426)
Fund balances - beginning	4,802	3,901,244
Fund balances - ending	<u>\$ 4,818</u>	<u>\$ 4,818</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 17, 2025 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.

Present:

William Fife	Vice Chair
Jon Seifel	Assistant Secretary
Tim Smith	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Jere Earlywine (via telephone)	District Counsel
Josh Long	Kolter

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 12:37 p.m. He noted the delayed start time due to a meeting in the meeting room and stated he has been present at the meeting location since the advertised start time of 11:15 a.m. and no one arrived for the meeting or inquired about it.

Mr. Kantarzhi stated that the Oath of Office was administered to Mr. Seifel and Mr. Fife before the meeting.

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

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors (Jon Seifel - Seat 1, William Fife - Seat 4) (the following to be provided under a separate cover)

This item was addressed during the First Order of Business. Mr. Seifel and Mr. Fife are both familiar with the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS

Acceptance of Resignation of Michael Caputo [Seat 2]

On MOTION by Mr. Smith and seconded by Mr. Fife, with all in favor, the resignation of Michael Caputo from Seat 2, was accepted.

FIFTH ORDER OF BUSINESS

Consider Appointment of Josh Long to Fill Unexpired Term of Seat 2; Term Expires November 2026

Mr. Smith nominated Mr. Josh Long to fill Seat 2. No other nominations were made.

On MOTION by Mr. Smith and seconded by Mr. Fife, with all in favor, the appointment of Mr. Josh Long to Seat 2, was approved.

- **Administration of Oath of Office to Newly Appointed Supervisor**

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Josh Long.

SIXTH ORDER OF BUSINESS

Acceptance of Resignation of Justin Frye [Seat 5]

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, the resignation of Justin Frye from Seat 5, was accepted.

SEVENTH ORDER OF BUSINESS

Consider Appointment of Luis Carcamo to Fill Unexpired Term of Seat 5; Term Expires November 2026

Mr. Fife nominated Mr. Luis Carcamo to Fill Seat 5. No other nominations were made.

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the appointment of Mr. Luis Carcamo to fill Seat 5, was approved.

- Administration of Oath of Office to Newly Appointed Supervisor

The Oath of Office to Mr. Louis Carcamo at or before the next meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-01. The results of the Landowners' Election were as follows:

Seat 1	Jon Seifel	100 votes	4-year Term
Seat 4	William Fife	100 votes	4-year Term
Seat 5	Justin Frye	50 votes	2-year Term

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-02. Mr. Fife nominated the following:

Mr. Kantarzhi presented Resolution 2025-02. Mr. Fife nominated the following:

Bill Fife	Chair
Jon Seifel	Vice Chair

117 Josh Long Assistant Secretary
118 Tim Smith Assistant Secretary
119 Luis Carcamo Assistant Secretary

120 No other nominations were made.

121 This Resolution removes the following from the Board:

122 Michael Caputo Chair
123 Justin Frye Assistant Secretary
124 Cindy Cerbone Assistant Secretary

125 The following prior appointments by the Board remain unaffected by this Resolution:

126 Craig Wrathell Secretary
127 Andrew Kantarzhi Assistant Secretary
128 Craig Wrathell Treasurer
129 Jeff Pinder Assistant Treasurer

130

131 **On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor,**
132 **Resolution 2025-02, Electing, as nominated, and Removing Officers of the**
133 **District and Providing for an Effective Date, was adopted.**

134

135

136 **TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-03,
Ratifying the Actions of the District
Manager in Redesignating the Time for
Landowners' Meeting; Providing for
Publication, Providing for an Effective Date**

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142 Mr. Kantarzhi presented Resolution 2025-03.

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144 **On MOTION by Mr. Smith and seconded by Mr. Fife, with all in favor,**
145 **Resolution 2025-03, Ratifying the Actions of the District Manager in**
146 **Redesignating the Time for Landowners' Meeting; Providing for Publication,**
147 **Providing for an Effective Date, was adopted.**

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150 **ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-04,
Approving a Proposed Budget for Fiscal
Year 2025/2026 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing**

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Severability; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2025-04. He reviewed the proposed Fiscal Year 2026 budget, highlighting any line-item increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. This will be a Landowner-contribution budget, with expenses being funded as they are incurred.

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 21, 2025 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 adopted.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-05.

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-06.

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

FOURTEENTH ORDER OF BUSINESS

Ratification Items

A. Acquisition of Phase II Improvements

Mr. Earlywine stated that this is related to Acquisition of Phases 1A, 1B-1 and 1B-2 and Canal Bank Earthwork. He presented the Letter Agreement for Acquisition of Phases 1A, 1B-1 and 1B-2 and Canal Bank Earthwork and the associated documents.

On MOTION by Mr. Smith and seconded by Mr. Fife, with all in favor, acquisition of Phases 1A, 1B-1 and 1B-2 and Canal Bank Earthwork, approval of the associated Agreements and/or documents and the execution of the Agreements and/or documents, was ratified.

B. Gig Fiber, LLC Outdoor Solar Lighting Service Agreement

Mr. Earlywine stated this is the same as the Agreement presented at the Silver Oaks CDD meeting held just prior to this meeting. The following is an excerpt from the Silver Oaks CDD meeting presentation and discussion of this Agreement:

“Mr. Earlywine stated he considers this a one-sided Agreement but that is not unusual with this type of agreement. The Agreement has a 20-year term, which makes it difficult to break, once it is in place. He discussed the CDD’s responsibilities under the Agreement; the monthly service fees; responsibility of the customer, meaning the CDD, to pay for costs incurred to repair or replace any lights that it or a representative damages; third-party damage being the responsibility of the contractor; requirement for the CDD to indemnify the contractor for certain damages; potential lack of reciprocal indemnification to the CDD; non-standard service charges; the CDD being responsible for regular cleaning of solar panels; and the lack of a warranty on the lights, installation, etc., essentially excluding a lot of rights that a customer usually has; requirement for the CDD to carry liability and property insurance on the lights; etc.”

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the Gig Fiber, LLC Outdoor Solar Lighting Service Agreement, including execution of the Agreement, was ratified.

FIFTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of February 28, 2025

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

SIXTEENTH ORDER OF BUSINESS**Approval of Minutes**

A. August 15, 2024 Public Hearings and Regular Meeting

B. November 5, 2024 Landowners' Meeting

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, the August 15, 2024 Public Hearings and Regular Meeting Minutes and the November 5, 2024 Landowners' Meeting Minutes, both as presented, were approved.

SEVENTEENTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: Culpepper & Terpening, Inc.

There were no District Counsel or District Engineer reports.

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

- NEXT MEETING DATE: May 15, 2025, immediately following Solaeris CDD and Meeting at 11:15 AM

- QUORUM CHECK

The next meeting will be on May 15, 2025, unless canceled.

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

There were no Board Members' comments or requests.

NINETEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

TWENTIETH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the meeting adjourned at 12:47 p.m.

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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 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 17, 2024 CANCELED	Regular Meeting	11:15 AM*
November 5, 2024	Landowners' Meeting	11:15 AM**
November 21, 2024 CANCELED	Regular Meeting	11:15 AM*
December 19, 2024 CANCELED	Regular Meeting	11:15 AM*
January 16, 2025 CANCELED	Regular Meeting	11:15 AM*
February 20, 2025 CANCELED	Regular Meeting	11:15 AM*
March 20, 2025 CANCELED	Regular Meeting	11:15 AM*
April 17, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	11:15 AM*
May 15, 2025 CANCELED	Regular Meeting	11:15 AM*
July 17, 2025 CANCELED	Regular Meeting	11:15 AM*
August 21, 2025	Public Hearings & Regular Meeting <i>Adoption of FY2026 Budget</i>	11:15 AM*
September 18, 2025	Regular Meeting	11:15 AM*
*Meeting will commence at 11:15 a.m., or immediately following the adjournment of the Solaeris Community Development District meeting.		

Exception

**Delayed start time to 3:00 PM