# PRESERVE AT SAVANNAH LAKES
# COMMUNITY DEVELOPMENT DISTRICT
# ADOPTED 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 | | | | |
|---|---|---|---|---|---|
| | Adopted Budget FY 2025 | Actual through 02/28/2025 | Projected through 9/30/2025 | Total Actual & Projected | Adopted Budget FY 2026 |
| **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 | | | | |
|---|---|---|---|---|---|
| | Adopted Budget FY 2025 | Actual through 02/28/2025 | Projected through 9/30/2025 | Total Actual & Projected | Adopted 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** | 388,700 |
| **Total expenditures** | $505,565 |

**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 | Adopted 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) | $(189,206) | $ 317,518 | $ 439,900 | $ 439,900 | 441,978 |
| | | | | | |
| 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 | | | | | $ 10,999 |

**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 GF | Projected Fiscal Year 2026 DSF | Projected Fiscal Year 2026 GF & DSF | FY 25 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 |