

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
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**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 02/28/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ -
Allowable discounts (4%)	-				-
Assessment levy: on-roll - net	-	\$ 12,157	\$ -	\$ 12,157	-
Assessment levy: off-roll	-	2,942	-	2,942	-
Landowner contribution	505,565	51,909	453,656	505,565	609,065
Total revenues	<u>505,565</u>	<u>67,008</u>	<u>453,656</u>	<u>520,664</u>	<u>609,065</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	656	24,344	25,000	25,000
Engineering	5,000	-	5,000	5,000	5,000
Engineer's report - SW and PF reporting	-	-	-	-	5,000
Audit	4,075	3,310	765	4,075	4,075
Arbitrage rebate calculation	1,500	-	1,500	1,500	1,500
Dissemination agent	2,000	417	913	1,330	2,000
EMMA software service	3,500	1,750	1,750	3,500	3,500
Trustee	11,000	-	5,500	5,500	11,000
DSF accounting	5,500	-	1,833	1,833	5,500
Telephone	200	81	119	200	200
Postage	500	12	488	500	500
Printing & binding	500	208	292	500	500
Legal advertising	2,000	163	1,837	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	6,500	11,068	-	11,068	6,500
Contingencies/bank charges	500	492	8	500	500
Website			-	-	
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	-	210	210	210
Tax collector	-	243	-	243	-
Total professional & administrative	<u>116,865</u>	<u>38,575</u>	<u>73,264</u>	<u>111,839</u>	<u>121,865</u>

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 02/28/2026	Projected through 9/30/2026	Total Actual & Projected	
Field operations					
Field operations management	14,400	-	16,200	16,200	32,400
Field operations accounting	4,500	1,875	2,625	4,500	4,500
Amenity center	10,000	-	-	-	55,000
Property insurance	25,000	-	-	-	25,000
Flood insurance	5,000	-	2,000	2,000	5,000
Pump maintenance	8,000	-	4,000	4,000	8,000
Irrigation electricity	5,000	-	3,500	3,500	5,000
Wet ponds	3,400	-	5,000	5,000	12,500
Wetland maintenance	7,800	-	3,500	3,500	7,800
Dry retention/upland preserve mowing	10,000	-	5,000	5,000	9,000
Upland preserve maintenance	4,000	-	-	-	-
Nature trails maintenance	10,000	-	1,000	1,000	1,000
Streetlighting	66,600	12,750	53,850	66,600	70,000
Irrigation supply-wells	40,000	-	40,000	40,000	10,000
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	-	-	-	-
Landscape & tree maintenance	96,000	-	96,000	96,000	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	5,000	-	5,000	5,000	50,000
Total field operations	<u>388,700</u>	<u>14,625</u>	<u>293,675</u>	<u>308,300</u>	<u>447,200</u>
Total expenditures	<u>505,565</u>	<u>53,200</u>	<u>366,939</u>	<u>420,139</u>	<u>569,065</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	13,808	86,717	100,525	40,000
Fund balance - beginning (unaudited)	-	23,640	37,448	23,640	124,165
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	40,000
Unassigned	-	37,448	124,165	124,165	124,165
Fund balance - ending	<u>\$ -</u>	<u>\$ 37,448</u>	<u>\$ 124,165</u>	<u>\$ 124,165</u>	<u>\$ 164,165</u>

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

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>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.</p>	
Legal	25,000
<p>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.</p>	
Engineering	5,000
<p>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.</p>	
Engineer's report - SW and PF reporting	5,000
Audit	4,075
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	1,500
<p>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</p>	
Dissemination agent	2,000
EMMA software service	3,500
Trustee	11,000
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
DSF accounting	5,500
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	2,000
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	6,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	705
ADA compliance	210
Total professional & administrative	<u>121,865</u>

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

EXPENDITURES (continued)

Field operations

Field operations management	32,400
includes landscape inspection	
Field operations accounting	4,500
Amenity center	55,000
Property insurance	25,000
Flood insurance	5,000
Pump maintenance	8,000
Irrigation electricity	5,000
Wet ponds	12,500
Wetland maintenance	7,800
Dry retention/upland preserve mowing	9,000
Nature trails maintenance	1,000
Streetlighting	70,000
Irrigation supply-wells	10,000
Main entry feature maintenance	10,000
Main entry feature electricity	20,000
Landscape & tree maintenance	96,000
Plant replacement	5,000
Irrigation repairs	6,000
Street tree-arbor care	10,000
Roadway maintenance	5,000
Contingencies	50,000
Total field operations	<u>447,200</u>
Total expenditures	<u><u>\$569,065</u></u>

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Revenue & Expenditures	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual Through 2/28/2026	Projected Through 9/30/2026		
REVENUES					
Assessment levy: on-roll	\$ 334,060				\$ 334,060
Allowable discounts (4%)	(13,362)				(13,362)
Net assessment levy - on-roll	320,698	\$ 8,260	\$ -	\$ 8,260	320,698
Assessment levy: off-roll	-	2,199	300,382	302,581	-
Interest	-	4,940	-	4,940	-
Total revenues	320,698	15,399	300,382	315,781	320,698
EXPENDITURES					
Debt service					
Principal	65,000	-	65,000	65,000	70,000
Interest	243,598	121,799	121,799	243,598	240,608
Tax collector	10,022	165	-	165	10,022
Total expenditures	318,620	121,964	186,799	308,763	320,630
Excess/(deficiency) of revenues over/(under) expenditures	2,078	(106,565)	113,583	7,018	68
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(13,153)	-	(13,153)	-
Total other financing sources/(uses)	-	(13,153)	-	(13,153)	-
Fund balance:					
Net increase/(decrease) in fund balance	2,078	(119,718)	113,583	(6,135)	68
Beginning fund balance (unaudited)	439,900	449,076	329,358	449,076	442,941
Ending fund balance (projected)	\$ 441,978	\$ 329,358	\$ 442,941	\$ 442,941	443,009
Use of fund balance:					
Debt service reserve account balance (required)					(310,675)
Interest expense - November 1, 2027					(118,694)
Projected fund balance surplus/(deficit) as of September 30, 2027					\$ 13,640

**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	0.05	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 2027**

Landowner Contributions GF and On-Roll Assessments DSF						
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Number of Units	Unit Type	Projected Fiscal Year 2027			FY 26 Assessment
		GF	DSF	GF & DSF	
203	TH	\$ 1,734.74	\$ 1,074.84	\$ 2,809.58	2,545.99
98	Duplex Villa	1,734.74	1,182.32	2,917.06	2,653.48
301					
349	Residential Units	249.02	-	249.02	179.79