SAVANNA LAKES

COMMUNITY DEVELOPMENT DISTRICT

August 9, 2024

BOARD OF SUPERVISORS

PUBLIC HEARING AND REGULAR MEETING AGENDA

SAVANNA LAKES

COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

Savanna 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

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

August 2, 2024

Board of Supervisors
Savanna Lakes Community Development District

Dear Board Members:

The Board of Supervisors of the Savanna Lakes Community Development District will hold a Public Hearing and a Regular Meeting on August 9, 2024 at 1:30 p.m., at 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966-6460. The agenda is as follows:

1. Call to Order/Roll Call

2. Public Comments

3. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

   A. Proof/Affidavit of Publication

   B. Consideration of Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

4. Consideration of Resolution 2024-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments; Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

5. Ratification of Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement

6. Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]

7. Acceptance of Unaudited Financial Statements as of June 30, 2024

8. Approval of July 12, 2024 Regular Meeting Minutes

9. Staff Reports

   A. District Counsel: *Coleman, Yovanovich & Koester*

   B. District Engineer: *RWA, Inc.*

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

      - NEXT MEETING DATE: September 13, 2024 at 1:30 PM

        ○ QUORUM CHECK

SEAT 1	SCOTT EDWARDS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	BARRY ERNST	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	ASHLEY KINGSTON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	FERNANDA MARTINHO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	DALTON DRAKE	☐ IN PERSON	☐ PHONE	☐ NO

10. Board Members' Comments/Requests

11. Public Comments

12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

<u>FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE</u>
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903

Sincerely,

Chesley E. Adams, Jr.
District Manager

SAVANNA LAKES

COMMUNITY DEVELOPMENT DISTRICT

3A

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

_ Daphne Gillyard
Daphne Gillyard
Savanna Lakes CDD
2300 Glades RD # 401W
Boca Raton FL 33431-7386

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 News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

07/19/2024, 07/26/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/26/2024

Amy Kolrott

Legal Clerk

Kathleen Allen

Notary, State of WI, County of Brown

1-7-25

My commission expires

Publication Cost:	$458.25
Tax Amount:	$0.00
Payment Cost:	$458.25
Order No:	10384407
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1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KATHLEEN ALLEN
Notary Public
State of Wisconsin

SAVANNA LAKES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Savanna Lakes Community Development District ("District") will hold a public hearing on August 9, 2024 at 1:30 p.m., at 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained by contacting the offices of the District Manager, Wrathell, Hunt and Associates, LLC, by mail at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by phone at (561) 571-0010 ("District Manager's office"), during normal business hours, or by visiting the District's website, http://savannalakescdd.net/.

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

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

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

District Manager
July 19, 26, 2024 Ad # 10384407

SAVANNA LAKES

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2024-09

[FY 2025 APPROPRIATION RESOLUTION]

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

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

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

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

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

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

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

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. 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.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Savanna Lakes Community Development District for the Fiscal Year Ending September 30, 2025."

d. 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 2024/2025, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025 or within 60 days following the end of the Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED THIS 9TH DAY OF AUGUST, 2024.

ATTEST:	**SAVANNA LAKES COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Budget(s)

Exhibit A: Fiscal Year 2024/2025 Budget(s)

SAVANNA LAKES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025

SAVANNA LAKES
COMMUNITY DEVELOPMENT DISTRICT
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SAVANNA LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
Assessment levy: on-roll - gross	$ 50,353				$ 91,621
Allowable discounts (4%)	(2,014)				(3,665)
Assessment levy: on-roll - net	48,339	$ 48,772	$ -	$ 48,772	87,956
Assessment levy: off-roll	71,240	53,430	17,810	71,240	132,018
Landowner contribution	-	5,435	-	5,435	-
Total revenues	119,579	107,637	17,810	125,447	219,974
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	40,000	24,000	16,000	40,000	48,000
Legal	25,000	1,339	3,000	4,339	10,000
Engineering	2,500	2,630	2,000	4,630	5,000
Dissemination agent	664	500	164	664	1,000
Telephone	200	100	100	200	200
Postage	500	35	465	500	500
Printing & binding	500	250	250	500	500
Legal advertising	6,500	-	3,500	3,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	-	5,000	5,500
Contingencies/bank charges	500	8	492	500	500
Website hosting & maintenance	1,680	-	1,680	1,680	1,680
Website ADA compliance	210	210	-	210	210
Property appraiser	669	-	669	669	669
Tax collector	1,231	486	745	1,231	1,231
Total professional & administrative	85,829	34,733	29,065	63,798	76,665
Field operations					
Lake/stormwater maintenance	10,000	-	10,000	10,000	10,000
Lake bank erosion repairs	5,000	-	-	-	5,000
Conservation area maint.	11,250	-	15,000	15,000	37,000
Monitor/reporting	7,500	-	7,500	7,500	7,500
Irrigation Supply Services	-	-	-	-	83,812
Total field operations	33,750	-	32,500	32,500	143,312
Total expenditures	119,579	34,733	61,565	96,298	219,977
Excess/(deficiency) of revenues over/(under) expenditures	-	72,904	(43,755)	29,149	(3)
Fund balance - beginning (unaudited)	-	(4,394)	68,510	(4,394)	24,755
Fund balance - ending (projected)					
Unassigned	-	68,510	24,755	24,755	24,752
Fund balance - ending	$ -	$ 68,510	$ 24,755	$ 24,755	$ 24,752

SAVANNA 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	10,000
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.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	1,680
Website ADA compliance	210
Sub-Total	74,765

SAVANNA LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)

Field operations

Lake/stormwater maintenance	10,000
Covers cost of hiring a qualified contractor to maintain the stormwater ponds free of	
Lake bank erosion repairs	5,000
Covers the costs of periodic lake bank erosion repairs.	
Conservation area maint.	37,000
Covers the costs of periodic maintenance events to insure the conservation areas are free of category 1 and 2 exotic and invasive materials as determined by the State.	
Monitor/reporting	7,500
Irrigation Supply Services	83,812
Covers the cost of purchasing 393k gallons of reclaimed water from FGUA on a daily basis and redistributing it to the community through a pump and pipeline distribution system to all residential properties and common areas.	
Property appraiser	669
Tax collector	1,231
Sub-Total	145,212
Total expenditures	$ 219,977

SAVANNA LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2025
REVENUES					
Assessment levy: on-roll	$ 309,125				$ 309,125
Allowable discounts (4%)	(12,365)				(12,365)
Net assessment levy - on-roll	296,760	$ 296,367	$ 393	$ 296,760	296,760
Interest	-	5,826	-	5,826	-
Total revenues	296,760	302,193	393	302,586	296,760
EXPENDITURES					
Debt service					
Principal	65,000	-	65,000	65,000	70,000
Interest	237,520	123,509	114,011	237,520	225,256
Total expenditures	302,520	123,509	179,011	302,520	295,256
Excess/(deficiency) of revenues over/(under) expenditures	(5,760)	178,684	(178,618)	66	1,504
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(605)	-	(605)	-
Total other financing sources/(uses)	-	(605)	-	(605)	-
Net increase/(decrease) in fund balance	(5,760)	178,079	(178,618)	(539)	1,504
Fund balance:					
Beginning fund balance (unaudited)	271,560	262,106	440,185	262,106	261,567
Ending fund balance (projected)	$265,800	$440,185	$ 261,567	$ 261,567	263,071
Use of fund balance:					
Debt service reserve account balance (required)					(148,050)
Interest expense - December 15, 2025					(111,141)
Projected fund balance surplus/(deficit) as of September 30, 2025					$ 3,880

SAVANNA LAKES
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
12/15/24			112,628.13	112,628.13	4,365,000.00
06/15/25	70,000.00	4.250%	112,628.13	182,628.13	4,365,000.00
12/15/25			111,140.63	111,140.63	4,295,000.00
06/15/26	75,000.00	4.250%	111,140.63	186,140.63	4,295,000.00
12/15/26			109,546.88	109,546.88	4,220,000.00
06/15/27	75,000.00	4.250%	109,546.88	184,546.88	4,220,000.00
12/15/27			107,953.13	107,953.13	4,145,000.00
06/15/28	80,000.00	4.250%	107,953.13	187,953.13	4,145,000.00
12/15/28			106,253.13	106,253.13	4,065,000.00
06/15/29	85,000.00	4.250%	106,253.13	191,253.13	4,065,000.00
12/15/29			104,446.88	104,446.88	3,980,000.00
06/15/30	85,000.00	4.250%	104,446.88	189,446.88	3,980,000.00
12/15/30			102,640.63	102,640.63	3,895,000.00
06/15/31	90,000.00	5.125%	102,640.63	192,640.63	3,895,000.00
12/15/31			100,334.38	100,334.38	3,805,000.00
06/15/32	95,000.00	5.125%	100,334.38	195,334.38	3,805,000.00
12/15/32			97,900.00	97,900.00	3,710,000.00
06/15/33	100,000.00	5.125%	97,900.00	197,900.00	3,710,000.00
12/15/33			95,337.50	95,337.50	3,610,000.00
06/15/34	105,000.00	5.125%	95,337.50	200,337.50	3,610,000.00
12/15/34			92,646.88	92,646.88	3,505,000.00
06/15/35	110,000.00	5.125%	92,646.88	202,646.88	3,505,000.00
12/15/35			89,828.13	89,828.13	3,395,000.00
06/15/36	115,000.00	5.125%	89,828.13	204,828.13	3,395,000.00
12/15/36			86,881.25	86,881.25	3,280,000.00
06/15/37	125,000.00	5.125%	86,881.25	211,881.25	3,280,000.00
12/15/37			83,678.13	83,678.13	3,155,000.00
06/15/38	130,000.00	5.125%	83,678.13	213,678.13	3,155,000.00
12/15/38			80,346.88	80,346.88	3,025,000.00
06/15/39	135,000.00	5.125%	80,346.88	215,346.88	3,025,000.00
12/15/39			76,887.50	76,887.50	2,890,000.00
06/15/40	145,000.00	5.125%	76,887.50	221,887.50	2,890,000.00
12/15/40			73,171.88	73,171.88	2,745,000.00
06/15/41	150,000.00	5.125%	73,171.88	223,171.88	2,745,000.00
12/15/41			69,328.13	69,328.13	2,595,000.00
06/15/42	160,000.00	5.125%	69,328.13	229,328.13	2,595,000.00
12/15/42			65,228.13	65,228.13	2,435,000.00
06/15/43	170,000.00	5.125%	65,228.13	235,228.13	2,435,000.00
12/15/43			60,871.88	60,871.88	2,265,000.00
06/15/44	175,000.00	5.375%	60,871.88	235,871.88	2,265,000.00
12/15/44			56,168.75	56,168.75	2,090,000.00
06/15/45	185,000.00	5.375%	56,168.75	241,168.75	2,090,000.00
12/15/45			51,196.88	51,196.88	1,905,000.00
06/15/46	195,000.00	5.375%	51,196.88	246,196.88	1,905,000.00
12/15/46			45,956.25	45,956.25	1,710,000.00
06/15/47	205,000.00	5.375%	45,956.25	250,956.25	1,710,000.00
12/15/47			40,446.88	40,446.88	1,505,000.00
06/15/48	220,000.00	5.375%	40,446.88	260,446.88	1,505,000.00

SAVANNA LAKES
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
12/15/48			34,534.38	34,534.38	1,285,000.00
06/15/49	230,000.00	5.375%	34,534.38	264,534.38	1,285,000.00
12/15/49			28,353.13	28,353.13	1,055,000.00
06/15/50	245,000.00	5.375%	28,353.13	273,353.13	1,055,000.00
12/15/50			21,768.75	21,768.75	810,000.00
06/15/51	255,000.00	5.375%	21,768.75	276,768.75	810,000.00
12/15/51			14,915.63	14,915.63	555,000.00
06/15/52	270,000.00	5.375%	14,915.63	284,915.63	555,000.00
12/15/52			7,659.38	7,659.38	285,000.00
06/15/53	285,000.00	5.375%	7,659.38	292,659.38	285,000.00
12/15/53					-
Total	**4,365,000.00**		**4,256,100.22**	**8,621,100.22**	

SAVANNA LAKES
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS

On-Roll Assessments

Product/Parcel	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
SF 40'	135	$ 347.05	$ 1,043.74	$ 1,390.79	$ 1,234.47
SF 50'	129	347.05	1,304.03	1,651.08	1,494.76
Total	**264**				

Off-Roll Assessments

Product/Parcel	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
SF 40'	93	$ 325.97	$ -	$ 325.97	$ 175.90
SF 50'	312	325.97	-	325.97	$ 175.90
Total	**405**				

SAVANNA LAKES

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2024-10

[FY 2025 ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAVANNA LAKES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; 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 Savanna Lakes Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SAVANNA 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 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.

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.

b. **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. *Due Date (O&M Assessments)* - 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 1st and no later than September 30th of Fiscal Year 2024/2025.

ii. *Due Date (Debt Assessments)* - Debt service assessments directly collected by the District are due in full on December 1, 2024; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.

iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes,* or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

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

PASSED AND ADOPTED this 9th day of August, 2024.

ATTEST:

SAVANNA LAKES COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll

SAVANNA LAKES

COMMUNITY DEVELOPMENT DISTRICT

5

EMMA® Filing Assistance Software as a Service License Agreement

This EMMA Filing Assistance Software as a Service License Agreement (this "**Agreement**") is entered into by and between the **Savanna Lakes Community Development District** (the "**District**") on behalf of itself, its Dissemination Agent and all other Obligated Persons as defined in the District's outstanding Continuing Disclosure Agreements (collectively, the "**Licensee**"), and Disclosure Technology Services, LLC, a Delaware limited liability company ("**DTS**" or the "**Licensor**"). This Agreement shall be effective as of last day executed below ("**Effective Date**").

NOW, THEREFORE, for good and adequate consideration, the sufficiency of which is hereby acknowledged, the parties have agreed as follows:

The District is, or may in the future be, a party to one or more Continuing Disclosure Agreements (the "**CDAs**") in connection with the issuance of bonds or other debt obligations. Pursuant to the CDAs, the District and the other Obligated Persons named therein are, or will be, obligated to file certain Annual Reports, Quarterly Reports and Listed Event filings (as such terms are defined in the CDAs) electronically through the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("**EMMA**") system website within the time periods specified in the CDAs.

Subject to the payment of the fees provided for in "Exhibit A: Fee Schedule" attached hereto and the terms and conditions provided for in the "EMMA® Filing Assistance Software End User License Agreement" located at , both of which are hereby incorporated by reference into this Agreement, the Licensor hereby (i) grants to Licensee a non-exclusive, non-transferable, non-sublicensable, limited license and right to access and use the DTS Portal ("**Portal**") for the purposes provided for herein. The Portal is configured to provide annual and quarterly notices of reporting deadlines prior to the applicable Annual Filing Date(s) and Quarterly Filing Date(s) set forth in the CDAs (the "**Services**").

As part of the notices provided by the Portal, links to access to the Portal will be made delivered to the District and other Obligated Persons annually and quarterly, as applicable, via email, which will allow for the District and other Obligated Persons to input the information required for the Annual Reports (excluding the Audited Financial Statements) and the Quarterly Reports under the CDAs, respectively, into a reportable format (collectively, the "**Formatted Information**"). Notwithstanding this provision or failure to provide such Formatted Information or any Services, the District, and its Dissemination Agent, if any, will remain responsible for filing the Formatted Information with EMMA on or before the deadlines provided for in the CDAs. The Portal shall not include any links for Listed Events as defined in the CDAs and all EMMA reporting obligations shall remain the sole obligations of the District and the Obligated Persons as set forth in the CDAs if and when a Listed Events report needs to be filed.

This Agreement shall commence on the Effective Date and continue through September 30 of the year in which this Agreement is executed, and thereafter, shall renew for additional one year terms (based on the District's fiscal year, which ends September 30) so long as the District is obligated under any CDAs. Either party may terminate this Agreement upon thirty days prior written notice to the other party hereto. Any fees paid prior to termination shall be considered earned and non-refundable and the Licensor may adjust the fees hereunder upon thirty days prior written notice to Licensee. Upon the termination of this Agreement, Licensee shall immediately discontinue use of the Portal. Licensee's obligations according to the provisions of this Agreement prior to termination shall survive termination of this Agreement. This Agreement is also subject to the terms set forth in **Exhibit B.**

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date below written.

Savanna Lakes Community Development District	Disclosure Technology Services, LLC
By:	By:
Print: Scott Edwards	Print: Michael Klurman
Title: Chairperson	Title: Vice President
Date: July 18, 2024	Date: 07-10-2024

#51078956 v5

EMMA® Filing Assistance Software as a Service License Agreement

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This Agreement shall commence on the Effective Date and continue through September 30 of the year in which this Agreement is executed, and thereafter, shall renew for additional one year terms (based on the District's fiscal year, which ends September 30) so long as the District is obligated under any CDAs. Either party may terminate this Agreement upon thirty days prior written notice to the other party hereto. Any fees paid prior to termination shall be considered earned and non-refundable and the Licensor may adjust the fees hereunder upon thirty days prior written notice to Licensee. Upon the termination of this Agreement, Licensee shall immediately discontinue use of the Portal. Licensee's obligations according to the provisions of this Agreement prior to termination shall survive termination of this Agreement. This Agreement is also subject to the terms set forth in **Exhibit B.**

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date below written.

Savanna Lakes Community Development District	Disclosure Technology Services, LLC
By:____________	By:____________
Print: Scott Edwards	Print: Michael Klurman
Title: Chairperson	Title: Vice President
Date: July __, 2024	Date: 07-10-2024

Exhibit A – Fee Schedule

Annual License Fee:

1. For Series 2023 and Series 2024 Bonds --
2. 2024 and 2025 Reporting - $3,500 at Bond Closing to be paid from issuance cost budget
3. 2026 Reporting and forward -- $2500 per annum for all bond issuances to be issued by the District.

<u>Exhibit B – CDD Addendum</u>

The following terms apply notwithstanding any other provision of the Agreement (including but not limited to any of the terms incorporated therein from other documents):

PUBLIC RECORDS. DTS understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, DTS agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. DTS acknowledges that the designated public records custodian for the District is the District's Manager ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, DTS shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if DTS does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in DTS's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by DTS, DTS shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE DTS HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE DTS'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, Wrathell Hunt & Associates, 2300 Glades Road, Ste #410W, Boca Raton, FL 33431; Attention: Craig Wrathell.

LIMITATIONS ON LIABILITY. Nothing in the Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SCRUTINIZED COMPANIES. DTS certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If DTS is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

E-VERIFY. DTS shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, DTS shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the DTS has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the DTS represents that no public employer has terminated a contract with the DTS under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SAVANNA LAKES

COMMUNITY DEVELOPMENT DISTRICT

6

Memorandum

To: Board of Supervisors

From: District Management

Date: August 9, 2024

RE: HB7013 - Special Districts Performance Measures and Standards Reporting

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

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

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

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

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

Exhibit A: Goals, Objectives and Annual Reporting Form

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

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

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

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

Achieved: Yes ☐ No ☐

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

District Manager	Chair/Vice Chair, Board of Supervisors
Print Name	Print Name
Date	Date

SAVANNA LAKES

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

SAVANNA LAKES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2024

SAVANNA LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	$ 71,038	$ -	$ -	$ 71,038
Investments				
Revenue	-	125,354	-	125,354
Reserve	-	149,290	-	149,290
Prepayment	-	39	-	39
Capitalized interest	-	2	-	2
Construction	-	-	16,036	16,036
Total assets	$ 71,038	$ 274,685	$ 16,036	$ 361,759
LIABILITIES AND FUND BALANCES				
Liabilities:				
Contracts payable	$ -	$ -	$ 521	$ 521
Due to Landowner	-	11,610	1,590	13,200
Landowner advance	6,000	-	-	6,000
Total liabilities	6,000	11,610	2,111	19,721
Fund balances:				
Restricted for:				
Debt service	-	263,075	-	263,075
Capital projects	-	-	13,925	13,925
Unassigned	65,038	-	-	65,038
Total fund balances	65,038	263,075	13,925	342,038
Total liabilities, deferred inflows of resources and fund balances	$ 71,038	$ 274,685	$ 16,036	$ 361,759

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ -	$ 48,772	$ 48,339	101%
Assessment levy: off-roll	-	71,240	71,240	100%
Landowner contribution	-	5,435	-	N/A
Total revenues	-	125,447	119,579	105%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	36,000	40,000	90%
Legal	951	2,840	25,000	11%
Engineering	1,973	4,603	2,500	184%
Dissemination agent	83	750	664	113%
Trustee**	4,246	4,246	-	N/A
Telephone	17	150	200	75%
Postage	32	67	500	13%
Printing & binding	42	375	500	75%
Legal advertising	829	829	6,500	13%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	3	20	500	4%
Tax collector	-	486	1,231	39%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	210	210	100%
Property appraiser	264	264	669	39%
Total professional & administrative	12,440	56,015	85,829	65%
Field operations				
Lake/stormwater maintenance	-	-	10,000	0%
Lake bank erosion repairs	-	-	5,000	0%
Conservation area maint.	-	-	11,250	0%
Monitor/reporting	-	-	7,500	0%
Total field operations	-	-	33,750	0%
Total expenditures	12,440	56,015	119,579	47%
Excess/(deficiency) of revenues over/(under) expenditures	(12,440)	69,432	-	
Fund balances - beginning	77,478	(4,394)	-	
Fund balances - ending	$ 65,038	$ 65,038	$ -	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ -	$ 296,369	$ 296,760	100%
Interest	1,893	11,437	-	N/A
Total revenues	1,893	307,806	296,760	104%
EXPENDITURES				
Principal	65,000	65,000	65,000	100%
Interest	114,009	237,520	237,520	100%
Total expenditures	179,009	302,520	302,520	100%
Excess/(deficiency) of revenues over/(under) expenditures	(177,116)	5,286	(5,760)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(4,317)	-	N/A
Total other financing sources	-	(4,317)	-	N/A
Net change in fund balances	(177,116)	969	(5,760)	
Fund balances - beginning	440,191	262,106	271,560	
Fund balances - ending	$ 263,075	$ 263,075	$ 265,800	

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

	Current Month	Year To Date
REVENUES		
Interest	$ 59	$ 96,562
Total revenues	59	96,562
EXPENDITURES		
Construction costs	-	4,107,170
Total expenditures	-	4,107,170
Excess/(deficiency) of revenues over/(under) expenditures	59	(4,010,608)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	4,317
Total other financing sources/(uses)	-	4,317
Net change in fund balances	59	(4,006,291)
Fund balances - beginning	13,866	4,020,216
Fund balances - ending	$ 13,925	$ 13,925

SAVANNA LAKES

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

MINUTES OF MEETING
SAVANNA LAKES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Savanna Lakes Community Development District held a Regular Meeting on July 12, 2024 at 1:30 p.m., at 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966-6460.

Present were:

Scott Edwards	Chair
Barry Ernst	Vice Chair
Dalton Drake	Assistant Secretary
Ashley Kingston	Assistant Secretary
Fernanda Martinho	Assistant Secretary

Also present:

Chuck Adams	District Manager
Greg Urbancic (via telephone)	District Counsel
Michael Pappas	District Engineer

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:30 p.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consideration of FGUA Reuse Irrigation Water Interconnect Agreement**

Mr. Urbancic stated that this represents the final iteration of the Agreement, which FGUA will present to its Board. As none of the CDD Board Members were part of the negotiation process, he noted that there are certain obligations under the Agreement of which initial homeowners must be advised and coordination with the HOA is necessary. Due to the noticing provisions, it is necessary to make sure the real estate and HOA teams have the information and comply with the noticing requirements.

Regarding whether this notice must also be given to existing homeowners, Mr. Urbancic replied affirmatively; there are various notice requirements that must be given to existing and new homeowners. Coordination with FGUA to have the information put on the bills is underway; however, initial purchasers need to be informed and periodic notices from the HOA will be necessary.

On MOTION by Mr. Ernst and seconded by Ms. Kingston, with all in favor, the FGUA Reuse Irrigation Water Interconnect Agreement, in substantial form, was approved.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2024-07, Supplementing Resolution No. 2023-02 Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar to Property Specially Benefited (Apportioned Fairly and Reasonably) by the District's Projects; Approving and Adopting the Savanna Lakes Community Development District Final Second Supplemental Special Assessment Methodology Report Prepared by Wrathell, Hunt & Associates, LLC Dated July 11, 2024, Which Applies the Methodology Previously Adopted to Special Assessments Reflecting the Specific Terms of the Savanna Lakes Community Development District Special Assessment Bonds, Series 2024 (Assessment Area Two); Providing for the Update of the District's Assessment Records; and Providing for Severability, Conflicts, and an Effective Date**

Mr. Adams presented Resolution 2024-07. He stated that the bond pricing was successful and the Assessment Methodology report was updated to include those numbers.

This Resolution approves the Final Second Supplemental Special Assessment Methodology Report for this phase of the bonds.

Mr. Urbancic noted that there are a few minor wording comments and edits to be incorporated into this Methodology Report; the adjustments are minor and not material changes.

On MOTION by Mr. Ernst and seconded by Mr. Dalton, with all in favor, Resolution 2024-07, Supplementing Resolution No. 2023-02 Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar to Property Specially Benefited (Apportioned Fairly and Reasonably) by the District's Projects; Approving and Adopting the Savanna Lakes Community Development District Final Second Supplemental Special Assessment Methodology Report Prepared by Wrathell, Hunt & Associates, LLC Dated July 11, 2024, in substantial form, Which Applies the Methodology Previously Adopted to Special Assessments Reflecting the Specific Terms of the Savanna Lakes Community Development District Special Assessment Bonds, Series 2024 (Assessment Area Two); Providing for the Update of the District's Assessment Records; and Providing for Severability, Conflicts, and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-08, Authorizing the Execution and Delivery of (1) an Acquisition Agreement, (2) Lien of Record, and (3) Notice of Series 2024 Special Assessments and Other Ancillary Documents In Connection With the Issuance and Delivery of the Series 2024 Bonds; Authorizing the Proper Officials to do All Things Deemed Necessary In Connection With the Execution of Such Documents; Providing for Miscellaneous Matters and Authority; and Providing for Severability, Conflicts, and an Effective Date

Mr. Adams presented Resolution 2024-08.

Mr. Urbancic presented and discussed the purpose of the following items:

A. Agreement Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property (2024 Project)

B. Lien of Record

C. Notice of Series 2024 Special Assessments

D. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments

Regarding a True-Up Agreement, Mr. Urbancic stated that it was determined that one is not necessary because all the lots have been platted; the initial version of the Resolution included it but it was removed from this revised version of the Resolution.

Mr. Adams stated that he has the revised version that was prepared yesterday.

On MOTION by Mr. Ernst and seconded by Mr. Drake, with all in favor, the Resolution 2024-08, Authorizing the Execution and Delivery of (1) an Acquisition Agreement, (2) Lien of Record, and (3) Notice of Series 2024 Special Assessments and Other Ancillary Documents In Connection With the Issuance and Delivery of the Series 2024 Bonds; Authorizing the Proper Officials to do All Things Deemed Necessary In Connection With the Execution of Such Documents; Providing for Miscellaneous Matters and Authority; and Providing for Severability, Conflicts, and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS — Acceptance of Unaudited Financial Statements as of May 31, 2024

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2024.

The financials were accepted.

SEVENTH ORDER OF BUSINESS — Approval of June 14, 2024 Regular Meeting Minutes

On MOTION by Mr. Ernst and seconded by Mr. Drake, with all in favor, the June 14, 2024 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS — Staff Reports

A. District Counsel: Coleman, Yovanovich & Koester

B. District Engineer: RWA, Inc.

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

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

- **NEXT MEETING DATE: August 9, 2024 at 1:30 PM**
  - **QUORUM CHECK**

NINTH ORDER OF BUSINESS — Board Members' Comments/Requests

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS — Public Comments

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS — Adjournment

On MOTION by Mr. Drake and seconded by Mr. Ernst, with all in favor, the meeting adjourned at 1:38 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

____________________________	____________________________
Secretary/Assistant Secretary	Chair/Vice Chair

SAVANNA LAKES

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

SAVANNA LAKES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION *10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966-6460*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
October 13, 2023 CANCELED	**Regular Meeting**	**1:30 PM**
November 10, 2023 CANCELED	**Regular Meeting**	**1:30 PM**
December 8, 2023 CANCELED	**Regular Meeting**	**1:30 PM**
January 12, 2024 CANCELED	**Regular Meeting**	**1:30 PM**
February 9, 2024	**Regular Meeting**	**1:30 PM**
March 8, 2024 CANCELED	**Regular Meeting**	**1:30 PM**
April 12, 2024 CANCELED	**Regular Meeting**	**1:30 PM**
May 10, 2024	**Regular Meeting**	**1:30 PM**
June 14, 2024	**Regular Meeting**	**1:30 PM**
July 12, 2024	**Regular Meeting**	**1:30 PM**
August 9, 2024	**Public Hearing and Regular Meeting**	**1:30 PM**
September 13, 2024	**Regular Meeting**	**1:30 PM**