

SAVANNA LAKES
COMMUNITY DEVELOPMENT
DISTRICT

August 8, 2025

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

August 1, 2025

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 Regular Meeting on August 8, 2025 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. Administration of Oath of Office to Dalton Drake [Seat 5] *(the following to be provided in a separate package)*
 - 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. Ratification of Resolution 2025-03, Electing and Removing Officers of the District, and Providing for an Effective Date
5. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-07, 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
6. Consideration of Resolution 2025-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; 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

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

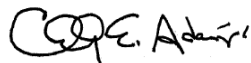
7. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
 8. Acceptance of Unaudited Financial Statements as of June 30, 2025
 9. Approval of May 9, 2025 Regular Meeting Minutes
 10. Staff Reports
 - A. District Counsel: *Coleman, Yovanovich & Koester*
 - B. District Engineer: *RWA, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 239 Registered Voters in District as of April 15, 2025
 - NEXT MEETING DATE: September 12, 2025 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

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

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

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

SAVANNA LAKES

COMMUNITY DEVELOPMENT DISTRICT

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**SAVANNA 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 THE SAVANNA 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 the Savanna 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

SAVANNA LAKES

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-03

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

WHEREAS, the Savanna 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 SAVANNA LAKES COMMUNITY DEVELOPMENT
DISTRICT THAT:**

SECTION 1. The following is/are elected as Officer(s) of the District effective May 9, 2025:

Scott Edwards is elected Chair

Barry Ernst is elected Vice Chair

Ashley Kingston is elected Assistant Secretary

Fernanda Martinho is elected Assistant Secretary

Dalton Drake is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of May 9, 2025:

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

Chuck Adams is Secretary

Craig Wrathell is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

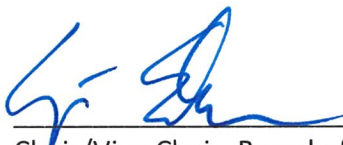
PASSED AND ADOPTED this 9th day of May, 2025.

ATTEST:

**SAVANNA LAKES COMMUNITY
DEVELOPMENT DISTRICT**



Secretary/Assistant Secretary



Chair/Vice Chair, Board of Supervisors

SAVANNA LAKES

COMMUNITY DEVELOPMENT DISTRICT

5A

Serial Number
25-02650L

Business Observer

Published Weekly
Fort Myers, Lee County, Florida

COUNTY OF LEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Fort Myers, Lee County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearings to Consider the Adoption of Policies

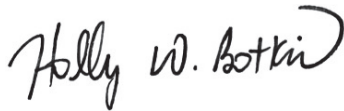
in the matter of Savanna Lakes CDD Notice of Public Hearing

in the Court, was published in said newspaper by print in the

issues of 7/18/2025, 7/25/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

25th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Andrew Pagnotta
Comm.: HH 627562
Expires: Jan. 12, 2029
Notary Public - State of Florida

**SAVANNA LAKES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2026 PROPOSED BUDGET(S); 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 and regular meeting as follows:

DATE: August 8, 2025
TIME: 1:30 p.m.
LOCATION: 10461 Six Mile Cypress Parkway
Fort Myers, Florida 33966

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above 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 & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (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/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least fortyeight (48) hours prior to the public hearing and 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 18, 25, 2025

25-02650L

SAVANNA LAKES

COMMUNITY DEVELOPMENT DISTRICT

5B

RESOLUTION 2025-07

[FY 2026 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, 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 Savanna 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 2025/2026**”) 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 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, 2026."
- 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 2025/2026, 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 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 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.

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 8TH DAY OF AUGUST, 2025.

ATTEST:

**SAVANNA LAKES COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget(s)

Exhibit A: Fiscal Year 2025/2026 Budget(s)

**SAVANNA LAKES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**SAVANNA LAKES
COMMUNITY DEVELOPMENT DISTRICT
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**SAVANNA LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 91,621				\$ 229,146
Allowable discounts (4%)	(3,665)				(9,166)
Assessment levy: on-roll - net	87,956	\$ 89,838	\$ -	\$ 89,838	219,980
Assessment levy: off-roll	132,018	-	132,018	132,018	-
Total revenues	219,974	89,838	132,018	221,856	219,980
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	10,000	232	5,000	5,232	10,000
Engineering	5,000	-	2,500	2,500	5,000
Dissemination agent	1,000	1,000	-	1,000	1,000
Trustee*	-	5,925	-	5,925	-
Telephone	200	100	100	200	200
Postage	500	76	200	276	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	515	985	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,200	-	5,200	5,500
Contingencies/bank charges	500	483	17	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	1,231	-	1,231	1,231
Total professional & administrative	76,665	40,066	34,732	74,798	76,665
Field operations					
Lake/stormwater maintenance	10,000	5,492	5,500	10,992	12,000
Lake bank erosion repairs	5,000	-	2,500	2,500	3,000
Conservation area maint.	37,000	9,077	27,923	37,000	37,000
Monitor/reporting	7,500	-	7,500	7,500	7,500
Irrigation supply services	83,812	-	83,812	83,812	83,812
Total field operations	143,312	14,569	127,235	141,804	143,312
Total expenditures	219,977	54,635	161,967	216,602	219,977
Excess/(deficiency) of revenues over/(under) expenditures	(3)	35,203	(29,949)	5,254	3
Fund balance - beginning (unaudited)	24,755	23,181	58,384	23,181	28,435
Fund balance - ending (projected)					
Unassigned	24,752	58,384	28,435	28,435	28,438
Fund balance - ending	\$ 24,752	\$ 58,384	\$ 28,435	\$ 28,435	\$ 28,438

**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
Property appraiser	669
Tax collector	1,231
Sub-Total	<u>76,665</u>

**SAVANNA LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations

Lake/stormwater maintenance	12,000
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Covers cost of hiring a qualified contractor to maintain the stormwater ponds free of

Lake bank erosion repairs	3,000
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Covers the costs of periodic lake bank erosion repairs.

Conservation area maint.	37,000
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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
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Irrigation supply services	83,812
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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.

	Sub-Total	143,312
	Total expenditures	\$219,977

**SAVANNA LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll	\$ 309,125				\$ 309,125
Allowable discounts (4%)	(12,365)				(12,365)
Net assessment levy - on-roll	296,760	\$ 119,532	\$ 177,228	\$ 296,760	296,760
Interest	-	5,688	-	5,688	-
Total revenues	296,760	125,220	177,228	302,448	296,760
EXPENDITURES					
Debt service					
Principal	70,000	-	70,000	70,000	75,000
Interest	225,256	112,628	112,628	225,256	222,281
Total expenditures	295,256	112,628	182,628	295,256	297,281
Excess/(deficiency) of revenues over/(under) expenditures	1,504	12,592	(5,400)	7,192	(521)
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(4,262)	-	(4,262)	-
Total other financing sources/(uses)	-	(4,262)	-	(4,262)	-
Net increase/(decrease) in fund balance	1,504	8,330	(5,400)	2,930	(521)
Fund balance:					
Beginning fund balance (unaudited)	261,567	267,670	276,000	267,670	270,600
Ending fund balance (projected)	<u>\$263,071</u>	<u>\$276,000</u>	<u>\$ 270,600</u>	<u>\$ 270,600</u>	<u>270,079</u>
Use of fund balance:					
Debt service reserve account balance (required)					(148,050)
Interest expense - December 15, 2026					(109,547)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 12,482</u>

**SAVANNA LAKES
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll	\$ -				\$ 504,154
Allowable discounts (4%)	-				(20,166)
Net assessment levy - on-roll	-	\$ 194,950	\$ 289,038	\$ 483,988	483,988
Interest	-	8,869	-	8,869	-
Total revenues	-	203,819	289,038	492,857	483,988
EXPENDITURES					
Debt service					
Principal	-	-	105,000	105,000	110,000
Interest	-	142,261	189,681	331,942	374,506
Total expenditures	-	142,261	294,681	436,942	484,506
Excess/(deficiency) of revenues over/(under) expenditures	-	61,558	(5,643)	55,915	(518)
Net increase/(decrease) in fund balance	-	61,558	(5,643)	55,915	(518)
Fund balance:					
Beginning fund balance (unaudited)	-	391,504	453,062	391,504	447,419
Ending fund balance (projected)	\$ -	\$ 453,062	\$ 447,419	\$ 447,419	446,901
Use of fund balance:					
Debt service reserve account balance (required)					(241,488)
Interest expense - December 15, 2026					(184,709)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 20,704

**SAVANNA LAKES
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
12/15/24			142,260.94	142,260.94	7,150,000.00
06/15/25	105,000.00	4.625%	189,681.25	294,681.25	7,045,000.00
12/15/25			187,253.13	187,253.13	7,045,000.00
06/15/26	110,000.00	4.625%	187,253.13	297,253.13	6,935,000.00
12/15/26			184,709.38	184,709.38	6,935,000.00
06/15/27	115,000.00	4.625%	184,709.38	299,709.38	6,820,000.00
12/15/27			182,050.00	182,050.00	6,820,000.00
06/15/28	120,000.00	4.625%	182,050.00	302,050.00	6,700,000.00
12/15/28			179,275.00	179,275.00	6,700,000.00
06/15/29	125,000.00	4.625%	179,275.00	304,275.00	6,575,000.00
12/15/29			176,384.38	176,384.38	6,575,000.00
06/15/30	130,000.00	4.625%	176,384.38	306,384.38	6,445,000.00
12/15/30			173,378.13	173,378.13	6,445,000.00
06/15/31	135,000.00	4.625%	173,378.13	308,378.13	6,310,000.00
12/15/31			170,256.25	170,256.25	6,310,000.00
06/15/32	145,000.00	5.250%	170,256.25	315,256.25	6,165,000.00
12/15/32			166,450.00	166,450.00	6,165,000.00
06/15/33	150,000.00	5.250%	166,450.00	316,450.00	6,015,000.00
12/15/33			162,512.50	162,512.50	6,015,000.00
06/15/34	160,000.00	5.250%	162,512.50	322,512.50	5,855,000.00
12/15/34			158,312.50	158,312.50	5,855,000.00
06/15/35	170,000.00	5.250%	158,312.50	328,312.50	5,685,000.00
12/15/35			153,850.00	153,850.00	5,685,000.00
06/15/36	180,000.00	5.250%	153,850.00	333,850.00	5,505,000.00
12/15/36			149,125.00	149,125.00	5,505,000.00
06/15/37	185,000.00	5.250%	149,125.00	334,125.00	5,320,000.00
12/15/37			144,268.75	144,268.75	5,320,000.00
06/15/38	195,000.00	5.250%	144,268.75	339,268.75	5,125,000.00
12/15/38			139,150.00	139,150.00	5,125,000.00
06/15/39	210,000.00	5.250%	139,150.00	349,150.00	4,915,000.00
12/15/39			133,637.50	133,637.50	4,915,000.00
06/15/40	220,000.00	5.250%	133,637.50	353,637.50	4,695,000.00
12/15/40			127,862.50	127,862.50	4,695,000.00
06/15/41	230,000.00	5.250%	127,862.50	357,862.50	4,465,000.00
12/15/41			121,825.00	121,825.00	4,465,000.00
06/15/42	245,000.00	5.250%	121,825.00	366,825.00	4,220,000.00
12/15/42			115,393.75	115,393.75	4,220,000.00
06/15/43	255,000.00	5.250%	115,393.75	370,393.75	3,965,000.00
12/15/43			108,700.00	108,700.00	3,965,000.00
06/15/44	270,000.00	5.250%	108,700.00	378,700.00	3,695,000.00
12/15/44			101,612.50	101,612.50	3,695,000.00
06/15/45	285,000.00	5.500%	101,612.50	386,612.50	3,410,000.00
12/15/45			93,775.00	93,775.00	3,410,000.00
06/15/46	300,000.00	5.500%	93,775.00	393,775.00	3,110,000.00
12/15/46			85,525.00	85,525.00	3,110,000.00
06/15/47	320,000.00	5.500%	85,525.00	405,525.00	2,790,000.00
12/15/47			76,725.00	76,725.00	2,790,000.00
06/15/48	335,000.00	5.500%	76,725.00	411,725.00	2,455,000.00
12/15/48			67,512.50	67,512.50	2,455,000.00
06/15/49	355,000.00	5.500%	67,512.50	422,512.50	2,100,000.00

**SAVANNA LAKES
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
12/15/49			57,750.00	57,750.00	2,100,000.00
06/15/50	375,000.00	5.500%	57,750.00	432,750.00	1,725,000.00
12/15/50			47,437.50	47,437.50	1,725,000.00
06/15/51	395,000.00	5.500%	47,437.50	442,437.50	1,330,000.00
12/15/51			36,575.00	36,575.00	1,330,000.00
06/15/52	420,000.00	5.500%	36,575.00	456,575.00	910,000.00
12/15/52			25,025.00	25,025.00	910,000.00
06/15/53	440,000.00	5.500%	25,025.00	465,025.00	470,000.00
12/15/53			12,925.00	12,925.00	470,000.00
06/15/54	470,000.00	5.500%	12,925.00	482,925.00	-
12/15/54					-
Total	7,045,000.00		7,078,512.54	14,123,512.54	

**SAVANNA LAKES
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments					
		FY 2026 O&M	FY 2026 DS	FY 2026 Total	FY 2025
Product/Parcel	Units	Assessment	Assessment	Assessment	Total
		per Unit	per Unit	per Unit	Assessment
					per Unit
SF 40'	135	\$ 342.52	\$ 1,043.74	\$ 1,386.26	\$ 1,390.79
SF 50'	129	342.52	1,304.03	1,646.55	1,651.08
Total	264				

On-Roll Assessments					
		FY 2026 O&M	FY 2026 DS	FY 2026 Total	FY 2025
Product/Parcel	Units	Assessment	Assessment	Assessment	Total
		per Unit	per Unit	per Unit	Assessment
					per Unit
SF 40'	93	\$ 342.52	\$ 1,044.22	\$ 1,386.74	\$ 1,386.74
SF 50'	312	342.52	1,304.62	1,647.14	\$ 1,647.14
Total	405				

SAVANNA LAKES

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-08

[FY 2026 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 2025/2026; 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, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), 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 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 2025/2026.

- ii. *Due Date (Debt Assessments)* - 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 8th day of August, 2025.

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

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SAVANNA 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

SAVANNA LAKES

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**SAVANNA LAKES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025**

**SAVANNA LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025**

	General Fund	Debt Service Fund 2023	Debt Service Fund 2024	Capital Projects Fund 2023	Capital Projects Fund 2024	Total Governmental Funds
ASSETS						
Cash	\$ 165,975	\$ -	\$ -	\$ -	\$ -	\$ 165,975
Investments						
Revenue	-	140,905	207,971	-	-	348,876
Reserve	-	151,562	242,357	-	-	393,919
Prepayment	-	41	8,508	-	-	8,549
Capitalized interest	-	-	2,713	-	-	2,713
Construction	-	-	-	13,600	-	13,600
Cost of issuance	-	-	77	-	-	77
Due from debt service fund	-	-	2,129	-	-	2,129
Due from other	-	-	-	-	520	520
Total assets	<u>\$ 165,975</u>	<u>\$ 292,508</u>	<u>\$ 463,755</u>	<u>\$ 13,600</u>	<u>\$ 520</u>	<u>\$ 936,358</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Contracts payable	\$ -	\$ -	\$ -	\$ 520	\$ 2,097	\$ 2,617
Due to Landowner	-	11,610	-	1,590	-	13,200
Due to debt service fund 2024	-	2,129	-	-	-	2,129
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>6,000</u>	<u>13,739</u>	<u>-</u>	<u>2,110</u>	<u>2,097</u>	<u>23,946</u>
Fund balances:						
Restricted for:						
Debt service	-	278,769	463,755	-	-	742,524
Capital projects	-	-	-	11,490	(1,577)	9,913
Unassigned	159,975	-	-	-	-	159,975
Total fund balances	<u>159,975</u>	<u>278,769</u>	<u>463,755</u>	<u>11,490</u>	<u>(1,577)</u>	<u>912,412</u>
Total liabilities and fund balances	<u>\$ 165,975</u>	<u>\$ 292,508</u>	<u>\$ 463,755</u>	<u>\$ 13,600</u>	<u>\$ 520</u>	<u>\$ 936,358</u>

**SAVANNA 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: on-roll - net	\$ 314	\$ 225,105	\$ 87,956	256%
Assessment levy: off-roll	-	-	132,018	0%
Total revenues	<u>314</u>	<u>225,105</u>	<u>219,974</u>	102%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	162	789	10,000	8%
Engineering	-	-	5,000	0%
Dissemination agent	167	1,500	1,000	150%
Trustee	4,246	10,171	-	N/A
Telephone	17	150	200	75%
Postage	21	146	500	29%
Printing & binding	42	375	500	75%
Legal advertising	-	576	1,500	38%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	5,500	95%
Contingencies/bank charges	80	730	500	146%
Tax collector	-	1,231	1,231	100%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	210	210	100%
Property appraiser	-	669	669	100%
Total professional & administrative	<u>8,735</u>	<u>57,922</u>	<u>76,665</u>	76%
Field operations				
Lake/stormwater maintenance	2,248	12,236	10,000	122%
Lake bank erosion repairs	-	-	5,000	0%
Conservation area maint.	-	18,153	37,000	49%
Monitor/reporting	-	-	7,500	0%
Irrigation supply services	-	-	83,812	0%
Total field operations	<u>2,248</u>	<u>30,389</u>	<u>143,312</u>	21%
Total expenditures	<u>10,983</u>	<u>88,311</u>	<u>219,977</u>	40%
Excess/(deficiency) of revenues over/(under) expenditures	(10,669)	136,794	(3)	
Fund balances - beginning	170,644	23,181	24,755	
Fund balances - ending	<u>\$ 159,975</u>	<u>\$ 159,975</u>	<u>\$ 24,752</u>	

**SAVANNA LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 2023
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 423	\$ 302,009	\$ 296,760	102%
Interest	1,010	8,608	-	N/A
Total revenues	<u>1,433</u>	<u>310,617</u>	<u>296,760</u>	105%
EXPENDITURES				
Principal	70,000	70,000	70,000	100%
Interest	112,628	225,256	225,256	100%
Total expenditures	<u>182,628</u>	<u>295,256</u>	<u>295,256</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(181,195)	15,361	1,504	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(4,262)	-	N/A
Total other financing sources	<u>-</u>	<u>(4,262)</u>	<u>-</u>	N/A
Net change in fund balances	(181,195)	11,099	1,504	
Fund balances - beginning	459,964	267,670	261,567	
Fund balances - ending	<u>\$ 278,769</u>	<u>\$ 278,769</u>	<u>\$ 263,071</u>	

**SAVANNA LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 2024
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Assessment levy: on-roll - net	\$ 691	\$ 492,559
Interest	<u>2,673</u>	<u>16,634</u>
Total revenues	<u>3,364</u>	<u>509,193</u>
EXPENDITURES		
Principal	105,000	105,000
Interest	<u>189,681</u>	<u>331,942</u>
Total debt service	<u>294,681</u>	<u>436,942</u>
Excess/(deficiency) of revenues over/(under) expenditures	(291,317)	72,251
Fund balances - beginning	<u>755,072</u>	<u>391,504</u>
Fund balances - ending	<u><u>\$ 463,755</u></u>	<u><u>\$ 463,755</u></u>

**SAVANNA LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 2024
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 134,251
Total revenues	<u>-</u>	<u>134,251</u>
EXPENDITURES		
Construction costs	-	6,580,682
Total expenditures	<u>-</u>	<u>6,580,682</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(6,446,431)
Fund balances - beginning	(1,577)	6,444,854
Fund balances - ending	<u>\$ (1,577)</u>	<u>\$ (1,577)</u>

**SAVANNA LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 2023
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 45	\$ 433
Total revenues	<u>45</u>	<u>433</u>
EXPENDITURES		
Construction costs	<u>-</u>	<u>7,331</u>
Total expenditures	<u>-</u>	<u>7,331</u>
Excess/(deficiency) of revenues over/(under) expenditures	45	(6,898)
OTHER FINANCING SOURCES/(USES)		
Transfer in	<u>-</u>	<u>4,262</u>
Total other financing sources/(uses)	<u>-</u>	<u>4,262</u>
Net change in fund balances	45	(2,636)
Fund balances - beginning	<u>11,445</u>	<u>14,126</u>
Fund balances - ending	<u><u>\$ 11,490</u></u>	<u><u>\$ 11,490</u></u>

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 May 9, 2025 at 1:30 p.m., at 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966-6460.

Present:

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

Also present:

Chuck Adams	District Manager
Greg Urbancic (via telephone)	District Counsel
Meagan Magaldi (via telephone)	Coleman, Yovanovich & Koester, P.A.
Mike Pappas (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:00 p.m.

Supervisors Edwards, Ernst, Kingston and Martinho were present. Supervisor Drake was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD 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 an Effective
Date**

Mr. Adams presented Resolution 2025-01. No Proxy Holders, Landowners or Landowner Representatives were present at the Landowners' Election so the Landowners' Election could not be held.

On MOTION by Mr. Edwards and seconded by Mr. Ernst, 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 an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Declaring a Vacancy in Seat 3, Seat 4 and Seat 5 of the Board of Supervisors; and Providing an Effective Date

Mr. Adams presented Resolution 2025-02.

On MOTION by Mr. Edwards and seconded by Mr. Ernst, with all in favor, Resolution 2025-02, Declaring a Vacancy in Seat 3, Seat 4 and Seat 5 of the Board of Supervisors; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 3; Term Expires November 2028

Mr. Edwards nominated Ashley Kingston to fill Seat 3.

No other nominations were made.

On MOTION by Mr. Edwards and seconded by Mr. Ernst, with all in favor, the appointment of Ashley Kingston to fill Seat 3, was approved.

- **Administration of Oath of Office (the following to be provided in a separate package)**

The Oath of Office was administered during the Sixth Order of Business.

- 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

SIXTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 4; Term Expires November 2028

Mr. Ernst nominated Fernanda Martinho to fill Seat 4.

No other nominations were made.

On MOTION by Mr. Ernst and seconded by Mr. Edwards, with all in favor, the appointment of Fernanda Martinho to fill Seat 4, was approved.

- **Administration of Oath of Office (the following to be provided in a separate package)**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ashley Kingston and Fernanda Martinho. Both are familiar with the items listed in the Fifth Order of Business.

SEVENTH ORDER OF BUSINESS

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

Mr. Ernst nominated Dalton Drake to fill Seat 5.

No other nominations were made.

On MOTION by Mr. Ernst and seconded by Ms. Kingston, with all in favor, the appointment of Dalton Drake to fill Seat 5, was approved.

- **Administration of Oath of Office (the following to be provided in a separate package)**

111 The Oath of Office will be administered to Dalton Drake at or before the next meeting.

112

113 **EIGHTH ORDER OF BUSINESS**

**Ratification of Resolution 2025-03, Electing
and Removing Officers of the District, and
Providing for an Effective Date**

114

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116

117 Mr. Adams presented Resolution 2025-03.

118 Mr. Edwards nominated the following:

119 Scott Edwards Chair

120 Barry Ernst Vice Chair

121 Ashley Kingston Assistant Secretary

122 Fernanda Martinho Assistant Secretary

123 Dalton Drake Assistant Secretary

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

125 Chuck Adams Secretary

126 Craig Wrathell Assistant Secretary

127 Craig Wrathell Treasurer

128 Jeff Pinder Assistant Treasurer

129

130 **On MOTION by Mr. Edwards and seconded by Mr. Ernst, with all in favor,**
131 **Resolution 2025-03, Electing, as nominated, and Removing Officers of the**
132 **District, and Providing for an Effective Date, was adopted.**

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135 **NINTH 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
Severability; and Providing an Effective
Date**

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Mr. Adams presented Resolution 2025-04. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Mr. Ernst and seconded by Mr. Edwards, 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 for August 8, 2025 at 1:30 p.m., at 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966-6460; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

TENTH 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. Adams presented Resolution 2025-05.

On MOTION by Mr. Edwards and seconded by Mr. Ernst, 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.

ELEVENTH 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. Adams presented Resolution 2025-06. He discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Ernst and seconded by Ms. Kingston, 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.

TWELFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of March 31, 2025**

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2025.

The financials were accepted.

THIRTEENTH ORDER OF BUSINESS**Approval of Minutes****A. August 9, 2024 Public Hearing and Regular Meeting**

The following changes were made:

Lines 110, 126 and 154: Change "Mr. Kingston" to "Ms. Kingston"

On MOTION by Mr. Edwards and seconded by Ms. Kingston, with all in favor, the August 9, 2024 Public Hearing and Regular Meeting Minutes, as amended, were approved.

B. November 5, 2024 Landowners' Meeting

On MOTION by Ms. Martinho and seconded by Mr. Edwards, with all in favor, the November 5, 2024 Landowners' Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Coleman, Yovanovich & Koester****B. District Engineer: RWA, Inc.**

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: June 13, 2025 at 1:30 PM**

- **QUORUM CHECK**

216 The next meeting will be held on June 13, 2025, unless canceled.

217

218 **FIFTEENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

219

220 There were no Board Members' comments or requests.

221

222 **SIXTEENTH ORDER OF BUSINESS**

Audience Comments

223

224 There were no audience comments.

225

226 **SEVENTEENTH ORDER OF BUSINESS**

Adjournment

227

228 **On MOTION by Mr. Ernst and seconded by Ms. Kingston, with all in favor, the**
229 **meeting adjourned at 1:43 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

SAVANNA LAKES

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2025

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2025
Babcock Ranch	0
Bay Creek	758
Bayside Improvement	2,910
Beach Road Golf Estates	1,307
Brooks I of Bonita Springs	2,167
Brooks II of Bonita Springs	1,483
Coral Bay	264
East Bonita Beach Road	701
Mediterra	431
Parklands Lee	559
Parklands West	585
River Hall	3,093
River Ridge	1,421
Saltleaf CDD	0
Savanna Lakes	239
Stonewater	349
Stoneybrook	1,680
University Square	0
University Village	0
Verandah East	1,032
Verandah West	957
Waterford Landing	1,507
WildBlue	988

Send to: Daphne Gillyard gillyardd@whhassociates.com Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

SAVANNA LAKES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966-6460		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2024 CANCELED	Regular Meeting	1:30 PM
November 5, 2024	Landowners' Meeting	1:30 PM*
November 8, 2024 CANCELED	Regular Meeting	1:30 PM
December 13, 2024 CANCELED	Regular Meeting	1:30 PM
January 10, 2025 CANCELED	Regular Meeting	1:30 PM
February 14, 2025 CANCELED	Regular Meeting	1:30 PM
March 14, 2025 CANCELED	Regular Meeting	1:30 PM
April 11, 2025 CANCELED	Regular Meeting	1:30 PM
May 9, 2025	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	1:30 PM
June 13, 2025 CANCELED	Regular Meeting	1:30 PM
July 11, 2025 CANCELED	Regular Meeting	1:30 PM
August 8, 2025	Public Hearing & Regular Meeting <i>Adoption of FY26 Budget</i>	1:30 PM
September 12, 2025	Regular Meeting	1:30 PM

Exception

**Delayed start time to 4:30 PM*