

# **SALTMEADOWS**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**July 17, 2023**

**BOARD OF SUPERVISORS  
PUBLIC HEARINGS AND  
REGULAR MEETING  
AGENDA**

# **SALTMEADOWS**

**COMMUNITY DEVELOPMENT DISTRICT**

# **AGENDA**

# **LETTER**

**Saltmeadows 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**

July 10, 2023

Board of Supervisors  
Saltmeadows Community Development District

Dear Board Members:

The Board of Supervisors of the Saltmeadows Community Development District will hold Public Hearings and a Regular Meeting on July 17, 2023 at 12:00 p.m., at the Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area, 8305 Tourist Center Dr, Sarasota, Florida 34201. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment to Fill Unexpired Term of Seat 4
  - Administration of Oath of Office to Appointed Supervisor (*the following will be provided in a separate package*)
    - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
    - B. Membership, Obligations and Responsibilities
    - C. Financial Disclosure Forms
      - I. Form 1: Statement of Financial Interests
      - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
      - III. Form 1F: Final Statement of Financial Interests
    - D. Form 8B: Memorandum of Voting Conflict
4. Consideration of Resolution 2023-04, Designating Certain Officers of the District, and Providing for an Effective Date
5. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
  - A. Proof/Affidavit of Publication

**ATTENDEES:**

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

- B. Consideration of Resolution 2023-08, Adopting a Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and Providing an Effective Date
6. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law
  - A. Proof/Affidavit of Publication
  - B. Mailed Notice(s) to Property Owners
  - C. Consideration of Resolution 2023-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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
7. Consideration of FY 2023/2024 Budget Funding Agreement
8. Consideration of Resolution 2023-03, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date
9. Consideration of Resolution 2023-11, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; and Providing for an Effective Date
10. Acceptance of Unaudited Financial Statements as of May 31, 2023
11. Approval of May 15, 2023 Regular Meeting Minutes
12. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer (Interim): *ZNS Engineering*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - 0 Registered Voters in District as of April 15, 2023
    - NEXT MEETING DATE: August 21, 2023 at 12:00 PM

○ QUORUM CHECK

SEAT 1	GARTH NOBLE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	CHRIS TORRES	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	MARTHA SCHIFFER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4		<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	JOHN KAKRIDAS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

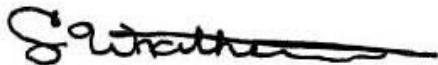
13. Board Members' Comments/Requests

14. Public Comments

15. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Kristen Suit at (410) 207-1802.

Sincerely,



Craig Wrathell  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 943 865 3730**

# **SALTMEADOWS**

## **COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District desires to designate certain Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** \_\_\_\_\_ is appointed Chair.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chair.

**SECTION 3.** \_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

**Kristen Suit** \_\_\_\_\_ is appointed Assistant Secretary.

**SECTION 4.** This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair and Assistant Secretaries; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 5.** This Resolution shall become effective immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALL LEFT BLANK]

**PASSED AND ADOPTED** this 17th day of July, 2023.

ATTEST:

**SALTMEADOWS COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors



# **SALTMEADOWS**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **5A**



Beaufort Gazette  
 Belleville News-Democrat  
 Bellingham Herald  
 Bradenton Herald  
 Centre Daily Times  
 Charlotte Observer  
 Columbus Ledger-Enquirer  
 Fresno Bee

The Herald - Rock Hill  
 Herald Sun - Durham  
 Idaho Statesman  
 Island Packet  
 Kansas City Star  
 Lexington Herald-Leader  
 Merced Sun-Star  
 Miami Herald

el Nuevo Herald - Miami  
 Modesto Bee  
 Raleigh News & Observer  
 The Olympian  
 Sacramento Bee  
 Fort Worth Star-Telegram  
 The State - Columbia  
 Sun Herald - Biloxi

Sun News - Myrtle Beach  
 The News Tribune Tacoma  
 The Telegraph - Macon  
 San Luis Obispo Tribune  
 Tri-City Herald  
 Wichita Eagle

# AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
94886	433402	Print Legal Ad-IPL01273290 - IPL0127329		\$117.43	1	78 L

**Attention:** Saltmeadows  
 Saltmeadows CDD  
 2300 Glades Road, Suite 410W  
 Boca Raton, FL 33431

[gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com)

**SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT**

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Saltmeadows Community Development District ("**District**") will hold a public hearing on July 17, 2023 at 12:00 p.m. at the Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area, 8305 Tourist Center Dr, Sarasota, Florida 34201 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("**Proposed Budget**") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0100 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at <https://saltmeadowsccd.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  
 IPL0127329  
 Jun 27 2023

**THE STATE OF TEXAS  
 COUNTY OF DALLAS**

Before the undersigned authority personally appeared Crystal Trunick, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:  
 1 insertion(s) published on:  
 06/27/23

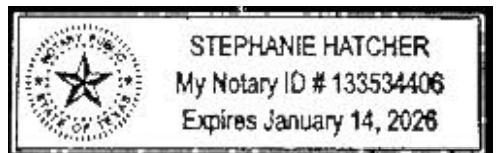
**THE STATE OF FLORIDA  
 COUNTY OF MANATEE**

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 27th day of June in the year of 2023

*Stephanie Hatcher*

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
 Legal document please do not destroy!

# **SALTMEADOWS**

**COMMUNITY DEVELOPMENT DISTRICT**

# **5B**

## RESOLUTION 2023-08

### THE ANNUAL APPROPRIATION RESOLUTION OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Saltmeadows Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) 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 1<sup>st</sup> 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 SALTMEADOWS 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 Saltmeadows Community Development District for the Fiscal Year Ending September 30, 2024."
- 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 2023/2024, the sum of \$1,311,797 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 884,704
DEBT SERVICE FUND – SERIES 2022	<u>\$ 427,093</u>
<b>TOTAL ALL FUNDS</b>	<b>\$1,311,797</b>

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024, or within 60 days following the end of the Fiscal Year 2023/2024, 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 17<sup>TH</sup> DAY OF JULY, 2023.**

ATTEST:

**SALTMEADOWS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2023/2024 Budget

**Exhibit A**

Fiscal Year 2023/2024 Budget

**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2024**



**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
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**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budegt FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ -				\$ 459,060
Allowable discounts (4%)	-				(18,362)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	440,698
Assessment levy: off-roll	-	-	-	-	107,712
Landowner contribution	736,432	26,464	312,310	338,774	336,294
Total revenues	736,432	26,464	312,310	338,774	884,704
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	46,000	20,000	26,000	46,000	48,000
Legal	25,000	3,276	21,724	25,000	25,000
Engineering	2,000	3,349	-	3,349	15,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	334	666	1,000	1,000
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	250	49	201	250	250
Printing & binding	500	250	250	500	500
Legal advertising	6,500	-	6,500	6,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	500	5,500	5,500
Meeting room rental	1,650	200	1,450	1,650	1,650
Contingencies/bank charges	750	346	404	750	750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	-	-	-	-	13,772
Total professional & administrative	101,940	33,079	70,210	103,289	125,712
<b>Field operations</b>					
Property management	40,392	-	20,196	20,196	40,392
Insurance	30,000	-	15,000	15,000	30,000
Printing, postage & supplies	5,000	-	-	-	-
Landscape maintenance	175,000	-	87,500	87,500	250,000
andscape replacment/extras	20,000	-	-	-	20,000
irrigation repair	5,000	-	2,500	2,500	5,000
Pond maintenance	15,000	-	8,000	8,000	16,000
Wetland monitoring	8,000	-	8,000	8,000	8,000
Annual exotic plant removal	5,000	-	5,000	5,000	5,000
Lights, sighs & fences	5,000	-	2,500	2,500	5,000
Pressure washing	25,000	-	10,000	10,000	25,000

**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budegt FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
Streets & sidewalks	2,500	-	1,250	1,250	2,500
Misc. repairs and replacements	10,000	-	-	-	10,000
holiday lights	5,000	-	-	-	5,000
O&M accounting	6,000	-	3,000	3,000	6,000
Utilities					
Electricity	18,000	-	9,000	9,000	18,000
Water (reclaimed)	75,000	-	37,500	37,500	75,000
Streetlights	50,000	-	25,000	25,000	50,000
Amenities					
Pool maintenance	8,000	-	-	-	8,000
Amenity center R&M	3,500	-	-	-	3,500
Court maintenance	10,000	-	-	-	10,000
Tot lot maintenance	5,000	-	-	-	5,000
Janitorial	30,000	-	-	-	30,000
Access control/monitoring	9,000	-	-	-	20,000
Gym equipment lease	-	-	-	-	40,000
Gym equipment repairs	2,500	-	-	-	2,500
Potable water	1,500	-	-	-	1,500
Telephone - pool/clubhouse	1,200	-	-	-	1,200
Electricity - amenity	5,000	-	-	-	5,000
Internet	2,000	-	-	-	2,000
Alarm monitoring	7,000	-	-	-	7,000
Total field operations	584,592	-	234,446	234,446	706,592
Total expenditures	686,532	33,079	304,656	337,735	832,304
Excess/(deficiency) of revenues over/(under) expenditures	49,900	(6,615)	7,654	1,039	52,400
Fund balance - beginning (unaudited)	-	(1,039)	(7,654)	(1,039)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Future repair & replacement*	-	-	-	-	52,400
Unassigned	49,900	(7,654)	-	-	-
Fund balance - ending	<u>\$ 49,900</u>	<u>\$ (7,654)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 52,400</u>

\* See schedule on page 5

\*\* WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

\*\*\*These items will be realized when the CDD takes ownership of the related assets.

**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording	\$ 48,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	15,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	5,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>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 &amp; Associates serves as dissemination agent.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	250
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Meeting room rental	1,650
Contingencies/bank charges	750
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	210

**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

**Field operations**

Property management	40,392
Insurance	30,000
Landscape maintenance	250,000
landscape replacment/extras	20,000
irrigation repair	5,000
Pond maintenance	16,000
Wetland monitoring	8,000
Annual exotic plant removal	5,000
Lights, sighs & fences	5,000
Pressure washing	25,000
Streets & sidewalks	2,500
Misc. repairs and replacements	10,000
holiday lights	5,000
O&M accounting	6,000
Utilities	
Electricity	18,000
Water (reclaimed)	75,000
Streetlights	50,000
Amenities	
Pool maintenance	8,000
Amenity center R&M	3,500
Court maintenance	10,000
Tot lot maintenance	5,000
Janitorial	30,000
Access control/monitoring	20,000
Gym equipment lease	40,000
Gym equipment repairs	2,500
Potable water	1,500
Telephone - pool/clubhouse	1,200
Electricity - amenity	5,000
Internet	2,000
Alarm monitoring	7,000
Total expenditures	<u><u>\$832,304</u></u>

**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
ASSIGNED FUND BALANCE  
FUTURE REPAIR & REPLACEMENT  
FISCAL YEAR 2024**

Saltmeadows CDD

Build-out analysis based on 561 units

COMPONENT	Est. Useful Life (in years)	Unit of Measure	Unit Cost	Quantity	TOTAL COST	Est. remaining useful life (in years)	Est. replacement cost	Est. fund balance	To be funded	Required funding
Signs, Walls & Fences - Repair Allowance	10	Allowance	\$25,000.00	1	\$ 25,000.00	10	\$ 25,000.00	0	\$ 25,000.00	\$ 2,500.00
Gate Access Control	20	Each	\$10,000.00	3	\$ 30,000.00	20	\$ 30,000.00	0	\$ 30,000.00	\$ 1,500.00
Mail Kiosk	10	Each	\$ 2,075.00	20	\$ 41,500.00	10	\$ 41,500.00	0	\$ 41,500.00	\$ 4,150.00
Tot Lot	20	Each	\$50,000.00	1	\$ 50,000.00	20	\$ 50,000.00	0	\$ 50,000.00	\$ 2,500.00
Sports Courts	10	Each	\$ 5,000.00	4	\$ 20,000.00	10	\$ 20,000.00	0	\$ 20,000.00	\$ 2,000.00
Paving	25	SY	\$ 10.00	65000	\$650,000.00	25	\$650,000.00	0	\$650,000.00	\$26,000.00
Pool Resurfacing	8	Each	\$15,000.00	2	\$ 30,000.00	8	\$ 30,000.00	0	\$ 30,000.00	\$ 3,750.00
Clubhouse Roofing	15	Each	\$30,000.00	2	\$ 60,000.00	15	\$ 60,000.00	0	\$ 60,000.00	\$ 4,000.00
Clubhouse Paint	5	Each	\$10,000.00	2	\$ 20,000.00	5	\$ 20,000.00	0	\$ 20,000.00	\$ 4,000.00
Clubhouse Interior Renovation	10	Allowance	\$10,000.00	2	\$ 20,000.00	10	\$ 20,000.00	0	\$ 20,000.00	\$ 2,000.00
						<b>TOTALS</b>	<b>\$ 946,500.00</b>	<b>\$0</b>	<b>\$946,500</b>	<b>\$ 52,400.00</b>

**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2022  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budegt FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment - on-roll	\$ -				\$ 410,172
Allowable discounts (4%)	-				(16,407)
Assessment levy: net	-	\$ -	\$ -	\$ -	393,765
Special assessment: off-roll	-		162,394	162,394	31,991
Interest	-	385	-	385	-
Total revenues	-	385	162,394	162,779	425,756
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	-	-	-	-	90,000
Interest	-	-	117,284	117,284	324,788
Costs of issuance		137,967	45,888	183,855	-
Total debt service	-	137,967	163,172	301,139	414,788
<b>Other fees &amp; charges</b>					
Tax collector	-	-	-	-	12,305
Total other fees & charges	-	-	-	-	12,305
Total expenditures	-	137,967	163,172	301,139	427,093
Excess/(deficiency) of revenues over/(under) expenditures	-	(137,582)	(778)	(138,360)	(1,337)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Bond proceeds	-	680,224	-	680,224	-
Underwriter's discount	-	(121,900)	-	(121,900)	-
Original issue discount		(50,460)	-	(50,460)	-
Total other financing sources/(uses)	-	507,864	-	507,864	-
Fund balance:					
Net increase/(decrease) in fund balance	-	370,282	(778)	369,504	(1,337)
Beginning fund balance (unaudited)	-	(911)	369,371	(911)	368,593
Ending fund balance (projected)	\$ -	\$ 369,371	\$ 368,593	\$ 368,593	367,256
Use of fund balance:					
Debt service reserve account balance (required)					(206,725)
Principal and Interest expense - November 1, 2024					(160,313)
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ 218

**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2022 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/23			162,393.75	162,393.75	6,095,000.00
05/01/24	90,000.00	4.625%	162,393.75	252,393.75	6,005,000.00
11/01/24			160,312.50	160,312.50	6,005,000.00
05/01/25	90,000.00	4.625%	160,312.50	250,312.50	5,915,000.00
11/01/25			158,231.25	158,231.25	5,915,000.00
05/01/26	95,000.00	4.625%	158,231.25	253,231.25	5,820,000.00
11/01/26			156,034.38	156,034.38	5,820,000.00
05/01/27	100,000.00	4.625%	156,034.38	256,034.38	5,720,000.00
11/01/27			153,721.88	153,721.88	5,720,000.00
05/01/28	105,000.00	4.625%	153,721.88	258,721.88	5,615,000.00
11/01/28			151,293.75	151,293.75	5,615,000.00
05/01/29	110,000.00	4.625%	151,293.75	261,293.75	5,505,000.00
11/01/29			148,750.00	148,750.00	5,505,000.00
05/01/30	115,000.00	5.250%	148,750.00	263,750.00	5,390,000.00
11/01/30			145,731.25	145,731.25	5,390,000.00
05/01/31	125,000.00	5.250%	145,731.25	270,731.25	5,265,000.00
11/01/31			142,450.00	142,450.00	5,265,000.00
05/01/32	130,000.00	5.250%	142,450.00	272,450.00	5,135,000.00
11/01/32			139,037.50	139,037.50	5,135,000.00
05/01/33	135,000.00	5.250%	139,037.50	274,037.50	5,000,000.00
11/01/33			135,493.75	135,493.75	5,000,000.00
05/01/34	145,000.00	5.250%	135,493.75	280,493.75	4,855,000.00
11/01/34			131,687.50	131,687.50	4,855,000.00
05/01/35	150,000.00	5.250%	131,687.50	281,687.50	4,705,000.00
11/01/35			127,750.00	127,750.00	4,705,000.00
05/01/36	160,000.00	5.250%	127,750.00	287,750.00	4,545,000.00
11/01/36			123,550.00	123,550.00	4,545,000.00
05/01/37	170,000.00	5.250%	123,550.00	293,550.00	4,375,000.00
11/01/37			119,087.50	119,087.50	4,375,000.00
05/01/38	175,000.00	5.250%	119,087.50	294,087.50	4,200,000.00
11/01/38			114,493.75	114,493.75	4,200,000.00
05/01/39	185,000.00	5.250%	114,493.75	299,493.75	4,015,000.00
11/01/39			109,637.50	109,637.50	4,015,000.00
05/01/40	195,000.00	5.250%	109,637.50	304,637.50	3,820,000.00
11/01/40			104,518.75	104,518.75	3,820,000.00
05/01/41	205,000.00	5.250%	104,518.75	309,518.75	3,615,000.00
11/01/41			99,137.50	99,137.50	3,615,000.00
05/01/42	220,000.00	5.250%	99,137.50	319,137.50	3,395,000.00
11/01/42			93,362.50	93,362.50	3,395,000.00
05/01/43	230,000.00	5.500%	93,362.50	323,362.50	3,165,000.00
11/01/43			87,037.50	87,037.50	3,165,000.00
05/01/44	245,000.00	5.500%	87,037.50	332,037.50	2,920,000.00
11/01/44			80,300.00	80,300.00	2,920,000.00
05/01/45	260,000.00	5.500%	80,300.00	340,300.00	2,660,000.00
11/01/45			73,150.00	73,150.00	2,660,000.00
05/01/46	270,000.00	5.500%	73,150.00	343,150.00	2,390,000.00
11/01/46			65,725.00	65,725.00	2,390,000.00
05/01/47	285,000.00	5.500%	65,725.00	350,725.00	2,105,000.00



**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2022 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/47			57,887.50	57,887.50	2,105,000.00
05/01/48	305,000.00	5.500%	57,887.50	362,887.50	1,800,000.00
11/01/48			49,500.00	49,500.00	1,800,000.00
05/01/49	320,000.00	5.500%	49,500.00	369,500.00	1,480,000.00
11/01/49			40,700.00	40,700.00	1,480,000.00
05/01/50	340,000.00	5.500%	40,700.00	380,700.00	1,140,000.00
11/01/50			31,350.00	31,350.00	1,140,000.00
05/01/51	360,000.00	5.500%	31,350.00	391,350.00	780,000.00
11/01/51			21,450.00	21,450.00	780,000.00
05/01/52	380,000.00	5.500%	21,450.00	401,450.00	400,000.00
11/01/52			11,000.00	11,000.00	400,000.00
05/01/53	400,000.00	5.500%	11,000.00	411,000.00	-
<b>Total</b>	<b>6,095,000.00</b>		<b>6,389,550.02</b>	<b>12,484,550.02</b>	

**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

**Phase 1 On-Roll Assessments**

Series 2022

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2024 O&amp;M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
SF 41'	121	\$ 1,669.31	\$ 1,228.52	\$ 2,897.83	\$ 448.76
SF 51'	69	1,669.31	1,535.65	3,204.96	560.95
SF 56'	7	1,669.31	1,689.21	3,358.52	617.04
SF 61'	78	1,669.31	1,842.78	3,512.09	673.14
<b>Total</b>	<b>275</b>				

\* Assumes that all lots are platted - when information is received from the Sarasota County Property Appraiser in June 2023 the number of platted lots may decrease

**Phase 2 Off-Roll Assessments**

Series 2022

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2024 O&amp;M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
SF 41'	-	\$ 1,552.46	\$ 1,142.52	\$ 2,694.98	\$ 448.76
SF 51'	2	1,552.46	1,428.15	2,980.61	560.95
SF 56'	-	1,552.46	1,570.97	3,123.43	617.04
SF 61'	17	1,552.46	1,713.79	3,266.25	673.14
<b>Total</b>	<b>19</b>				

**Phase 2 Off-Roll Assessments**

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2024 O&amp;M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
SF 41'	151	\$ 292.94	\$ -	\$ 292.94	\$ -
SF 51'	116	292.94	-	292.94	-
SF 56'	-	292.94	-	292.94	-
SF 61'	-	292.94	-	292.94	-
<b>Total</b>	<b>267</b>				

# **SALTMEADOWS**

**COMMUNITY DEVELOPMENT DISTRICT**

# **6A**



Beaufort Gazette  
 Belleville News-Democrat  
 Bellingham Herald  
 Bradenton Herald  
 Centre Daily Times  
 Charlotte Observer  
 Columbus Ledger-Enquirer  
 Fresno Bee

The Herald - Rock Hill  
 Herald Sun - Durham  
 Idaho Statesman  
 Island Packet  
 Kansas City Star  
 Lexington Herald-Leader  
 Merced Sun-Star  
 Miami Herald

el Nuevo Herald - Miami  
 Modesto Bee  
 Raleigh News & Observer  
 The Olympian  
 Sacramento Bee  
 Fort Worth Star-Telegram  
 The State - Columbia  
 Sun Herald - Biloxi

Sun News - Myrtle Beach  
 The News Tribune Tacoma  
 The Telegraph - Macon  
 San Luis Obispo Tribune  
 Tri-City Herald  
 Wichita Eagle

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
94886	433414	Upcoming Public Hearings, and Regular Meeting	Upcoming Public Hearing	\$175.00	3	10.18 in

**Attention:** Saltmeadows  
 Saltmeadows CDD  
 2300 Glades Road, Suite 410W  
 Boca Raton, FL 33431

[gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com)

Copy of ad content  
 is on the next page

### THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Crystal Trunick, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:  
 1 insertion(s) published on:  
 06/20/23

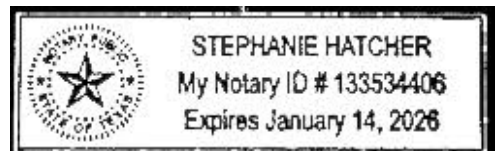
### THE STATE OF FLORIDA COUNTY OF MANATEE

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 12th day of July in the year of 2023

*Stephanie Hatcher*

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
 Legal document please do not destroy!

**SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR BUDGET AND BUDGET**  
**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF OPERATIONS AND MAINTENANCE SPECIAL**  
**ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE Levy, COLLECTION, AND ENFORCEMENT OF THE Levy, AND NOTICE OF PUBLIC HEARING OF SUPERVISORS' MEETING.**

**Upcoming Public Hearings, and Regular Meeting**

The Board of Supervisors ("Board") for the Saltmeadows Community Development District ("District") will hold the following two public hearings and a regular meeting:

**DATE:** July 17, 2024  
**TIME:** 10:00 a.m.  
**LOCATION:** Courtyard by Marriott  
 Sarasota University Park/Advanced Search Area  
 8000 Forest Center Dr.  
 Sarasota, Florida 34237

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024-2025"). This second public hearing is being held pursuant to Chapters 190 and 192, Florida Statutes, to consider the adoption of operations and maintenance special assessments ("OMM Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2024-2025; to consider the adoption of an assessment roll; and, to provide for the Levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a Budget and levy OMM Assessments as truly approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

**Identification of Assessments**

The District imposes OMM Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed OMM Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed OMM Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual OMM Assessment (including collection costs / early payment discounts)
Residential Unit	204	1.00	\$1,400.00
Unimproved Land	50.74	2.74	\$4,626.48

The proposed OMM Assessments are subject to certain collection rules under early payment discounts, which Member County ("County") may impose on assessments that are collected on the County tax bill. However, pursuant to Section 187.002(4), Florida Statutes, the levy amount shall serve as the "maximum rate" authorized by law for OMM Assessments, such that no assessment hearing will be held or notice provided in future years unless the assessments are proposed to be increased or another collection method is authorized under Section 187.002(4), Florida Statutes. In fact, Note that the OMM Assessments do not include any other service assessments potentially levied by the District and due to be collected for Fiscal Year 2024-2025.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by mailing out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's intention to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect them or other assessments on a different manner at a future time.

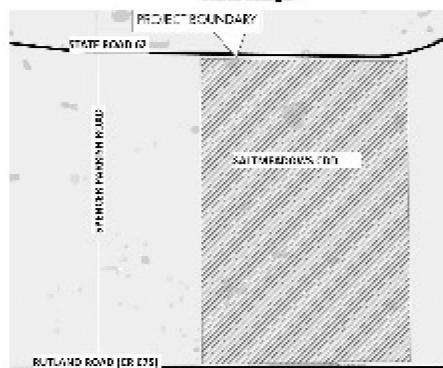
**Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2200 Edison Road, Suite 410K, Sarasota, Florida 34231, P.O. Box 1071-0100 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be conducted in a state, face, and place to be specified on the record of the hearings or meeting. There may be occasions when staff or board members 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 1-800-368-6771 (TDD) / 1-800-368-6770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Such persons who choose to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that persons 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 heard.

**District Manager**



# SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

## Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("**Board**") for the Saltmeadows Community Development District ("**District**") will hold the following two public hearings and a regular meeting:

DATE: July 17, 2023  
 TIME: 12:00 p.m.  
 LOCATION: Courtyard by Marriott  
 Sarasota University Park/Lakewood Ranch Area  
 8305 Tourist Center Dr.  
 Sarasota, Florida 34201

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

## Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	294	1.00	\$1,669.31
Unplatted Lands	96.76	2.76	\$4,606.49

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Manatee County ("**County**") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

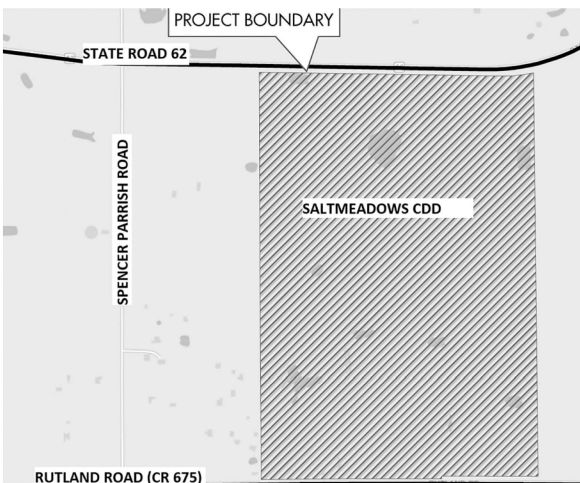
## Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0100 ("**District Manager's Office**"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



# **SALTMEADOWS**

**COMMUNITY DEVELOPMENT DISTRICT**

**6B**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

AFFIDAVIT OF MAILING

**BEFORE ME**, the undersigned authority, this day personally appeared Han LIU, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Han Liu, am employed by Wrathell, Hunt & Associates, LLC. and, in the course of that employment, serve as Assessment Coordinator for the Saltmeadows Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the District.
4. I do hereby certify that on June 16, 2023, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

**FURTHER AFFIANT SAYETH NOT.**


  
\_\_\_\_\_  
By: Han Liu, Financial Analyst

**SWORN AND SUBSCRIBED** before me by means of  physical presence or  online notarization this 16th day of June 2023, by Han Liu, for Wrathell, Hunt & Associates, LLC, who  is personally known to me or  has provided \_\_\_\_\_ as identification, and who  did or  did not take an oath.



DAPHNE GILLYARD  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG327647  
Expires 8/20/2023

NOTARY PUBLIC

  
\_\_\_\_\_  
Print Name: Daphne Gillyard  
Notary Public, State of Florida  
Commission No.: GG327647  
My Commission Expires: 8/20/2023

**EXHIBIT A:** Copies of Forms of Mailed Notices  
**EXHIBIT B:** List of Addressees



# EXHIBIT A

CONFIDENTIAL

CONFIDENTIAL - This document contains information that is exempt from public release under the Freedom of Information Act, 5 U.S.C. 552(b)(7)(C).

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**Saltmeadows Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**  
**THIS IS NOT A BILL – DO NOT PAY**

June 16, 2023

**VIA FIRST CLASS MAIL**

MERITAGE HOMES OF FLORIDA, INC  
10117 PRINCESS PALM AVE STE 550  
TAMPA FL 33610  
[PARCEL ID]: Please see "Exhibit B"

RE: Saltmeadows Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

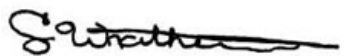
Dear Property Owner:

Pursuant to Chapters 190 and 197, *Florida Statutes*, the Saltmeadows Community Development District ("**District**") will be holding two public hearings and a Board of Supervisors' ("**Board**") meeting for the purpose of adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**") and levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2023/2024, on July 17, 2023, at 12:00 p.m., and at the Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area, 8305 Tourist Center Dr, Sarasota, Florida 34201. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0100 ("**District Manager's Office**"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,



Craig Wrathell  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$936,501** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. Your property is classified as a 294 EAUs Residential Units and 96.76 acres Unplatted land.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	294	1	\$1,669.31
Unplatted Lands	96.76	2.76	\$4,606.49

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.** The proposed annual O&M Assessment for your property for Fiscal Year 2023/2024 (October 1, 2023 – September 30, 2024) is \$936,501.
5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2023/2024, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2023. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

## Exhibit B

419310519	419322109	419324209	419326309
419320059	419322159	419324259	419326359
419320109	419322209	419324309	419326409
419320159	419322259	419324359	419326459
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419330459	419332559	

# **SALTMEADOWS**

**COMMUNITY DEVELOPMENT DISTRICT**

**6C**

## RESOLUTION 2023-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; 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 Saltmeadows 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 is located in Manatee County, Florida ("**County**"); 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 hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A,"** and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT & ALLOCATION 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.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *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. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**



- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in Exhibits “A” and “B.” Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, 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.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as Exhibit “B,” is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** 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. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 17<sup>th</sup> day of July, 2023.

ATTEST:

**SALTMEADOWS COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

# **SALTMEADOWS**

**COMMUNITY DEVELOPMENT DISTRICT**

**7**

**SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023/2024 BUDGET FUNDING AGREEMENT**

This Agreement ("**Agreement**") is made and entered into this 17th day of July, 2023, by and between:

**Saltmeadows Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and with an address of c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), and

**Meritage Homes of Florida, Inc.**, a Florida corporation, the developer of lands within the boundary of the District ("**Developer**") with a mailing address of 8800 East Raintree Drive, Suite 300, Scottsdale, Arizona 85260.

**RECITALS**

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, Developer presently is developing the majority of all real property ("**Property**") within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

**WHEREAS**, the District is adopting its general fund budget for Fiscal Year 2023/2024, which year concludes on September 30, 2024; and

**WHEREAS**, this general fund budget, which the parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all land, including the Property owned by the Developer, that will benefit from the activities, operations and services set forth in the Fiscal Year 2023/2024 budget, or utilizing such other revenue sources as may be available to it; and

**WHEREAS**, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit A**; and

**WHEREAS**, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit A** to the Property; and

**WHEREAS**, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit A**;

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies ("**Funding Obligation**") necessary for the operation of the District as called for in the budget attached hereto as **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developer's consent to such amendments to incorporate them herein), within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District's right to levy assessments in the event of a funding deficit.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be

entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

**IN WITNESS WHEREOF**, the parties execute this Agreement the day and year first written above.

**SALTMEADOWS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**MERITAGE HOMES OF FLORIDA, INC.**

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Fiscal Year 2023/2024 General Fund Budget

# **SALTMEADOWS**

**COMMUNITY DEVELOPMENT DISTRICT**

**8**



**RESOLUTION 2023-03**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE**

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

**WHEREAS**, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

**WHEREAS**, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT:**

**1. PRIMARY ADMINISTRATIVE OFFICE.** The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**2. PRINCIPAL HEADQUARTERS.** The District’s principal headquarters for purposes of establishing proper venue shall be located at the offices of \_\_\_\_\_ and within Manatee County, Florida.

**3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 17th day of July, 2023.

ATTEST:

**SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

# **SALTMEADOWS**

**COMMUNITY DEVELOPMENT DISTRICT**

**9**

**RESOLUTION 2023-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, on September 6, 2022, the Board of Supervisors (“Board”) of the Saltmeadows Community Development District (“District”), adopted a Budget for Fiscal Year 2022/2023; and

**WHEREAS**, the Board desires to amend the previously adopted budget for Fiscal Year 2022/2023.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. The Fiscal Year 2022/2023 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2023 Financial Statements and Audit Report of the District.

**PASSED AND ADOPTED** this 17th day of July, 2023.

ATTEST:

**SALTMEADOWS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**

**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET  
FISCAL YEAR 2023**

**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
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**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Adopted Budget
<b>REVENUES</b>	
Landowner contribution	\$ 736,432
Total revenues	736,432
 <b>EXPENDITURES</b>	
<b>Professional &amp; administrative</b>	
Management/accounting/recording	46,000
Legal	25,000
Engineering	2,000
Audit	5,500
Arbitrage rebate calculation	500
Dissemination agent	1,000
Trustee	5,500
Telephone	200
Postage	250
Printing & binding	500
Legal advertising	6,500
Annual special district fee	175
Insurance	5,500
Meeting room rental	1,650
Contingencies/bank charges	750
Website hosting & maintenance	705
Website ADA compliance	210
Total professional & administrative	101,940
 <b>Field operations</b>	
Property management	40,392
Insurance	30,000
Printing, postage & supplies	5,000
Landscape maintenance	175,000
landscape replacment/extras	20,000
irrigation repair	5,000
Pond maintenance	15,000
Wetland monitoring	8,000
Annual exotic plant removal	5,000
Lights, sighs & fences	5,000
Pressure washing	25,000
Streets & sidewalks	2,500
Misc. repairs and replacements	10,000
holiday lights	5,000
O&M accounting	6,000
Utilities	
Electricity	18,000
Water (reclaimed)	75,000
Streetlights	50,000

**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Adopted Budget
Amenities	
Pool maintenance	8,000
Amenity center R&M	3,500
Court maintenance	10,000
Tot lot maintenance	5,000
Janitorial	30,000
Access control/monitoring	9,000
Gym equipment repairs	2,500
Potable water	1,500
Telephone - pool/clubhouse	1,200
Electricity - amenity	5,000
Internet	2,000
Alarm monitoring	7,000
Total field operations	584,592
Total expenditures	686,532
Excess/(deficiency) of revenues over/(under) expenditures	49,900
Fund balance - beginning (unaudited)	-
Fund balance - ending (projected)	-
Assigned	
Working capital	-
Future repair & replacement*	49,900
Unassigned	-
Fund balance - ending	\$ 49,900

\* See schedule on page 5

Total Number of Units	561
Professional & admin amount per unit	\$ 181.71
Operations & maintenance per unit	1,042.05
Funding of Reserve for Future Repairs per unit	88.95
Total per unit	\$ 1,312.71



**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording \$ 46,000

**Wrathell, Hunt and Associates, LLC** (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.

Legal 25,000

General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.

Engineering 2,000

The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Audit 5,500

Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Arbitrage rebate calculation 500

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

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 250

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & binding 500

Letterhead, envelopes, copies, agenda packages

Legal advertising 6,500

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.

Meeting room rental 1,650

Contingencies/bank charges 750

Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

Website hosting & maintenance 705

Website ADA compliance 210

**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

**Field operations**

Property management	40,392
Insurance	30,000
Printing, postage & supplies	5,000
Landscape maintenance	175,000
landscape replacment/extras	20,000
irrigation repair	5,000
Pond maintenance	15,000
Wetland monitoring	8,000
Annual exotic plant removal	5,000
Lights, signs & fences	5,000
Pressure washing	25,000
Streets & sidewalks	2,500
Misc. repairs and replacements	10,000
holiday lights	5,000
O&M accounting	6,000
Utilities	
Electricity	18,000
Water (reclaimed)	75,000
Streetlights	50,000
Amenities	
Pool maintenance	8,000
Amenity center R&M	3,500
Court maintenance	10,000
Tot lot maintenance	5,000
Janitorial	30,000
Access control/monitoring	9,000
Gym equipment repairs	2,500
Potable water	1,500
Telephone - pool/clubhouse	1,200
Electricity - amenity	5,000
Internet	2,000
Alarm monitoring	7,000
Total expenditures	<u><u>\$686,532</u></u>

**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
ASSIGNED FUND BALANCE  
FUTURE REPAIR & REPLACEMENT  
FISCAL YEAR 2023**

**Saltmeadows CDD**

**Build-out analysis based on 561 units**

COMPONENT	Est. Useful Life (in years)	Unit of Measure	Unit Cost	Quantity	TOTAL COST	Est. remaining useful life (in years)	Est. replacement cost	Est. fund balance	To be funded	Required funding
Signs, Walls & Fences - Repair Allowance	10	Allowance	\$25,000.00	1	\$ 25,000.00	10	\$ 25,000.00	0	\$ 25,000.00	\$ 2,500.00
Gate Access Control	20	Each	\$10,000.00	3	\$ 30,000.00	20	\$ 30,000.00	0	\$ 30,000.00	\$ 1,500.00
Mail Kiosk	10	Each	\$ 2,075.00	20	\$ 41,500.00	10	\$ 41,500.00	0	\$ 41,500.00	\$ 4,150.00
Sports Courts	10	Each	\$ 5,000.00	4	\$ 20,000.00	10	\$ 20,000.00	0	\$ 20,000.00	\$ 2,000.00
Paving	25	SY	\$ 10.00	65000	\$650,000.00	25	\$650,000.00	0	\$650,000.00	\$26,000.00
Pool Resurfacing	8	Each	\$15,000.00	2	\$ 30,000.00	8	\$ 30,000.00	0	\$ 30,000.00	\$ 3,750.00
Clubhouse Roofing	15	Each	\$30,000.00	2	\$ 60,000.00	15	\$ 60,000.00	0	\$ 60,000.00	\$ 4,000.00
Clubhouse Paint	5	Each	\$10,000.00	2	\$ 20,000.00	5	\$ 20,000.00	0	\$ 20,000.00	\$ 4,000.00
Clubhouse Interior Renovation	10	Allowance	\$10,000.00	2	\$ 20,000.00	10	\$ 20,000.00	0	\$ 20,000.00	\$ 2,000.00
						<b>TOTALS</b>	<b>\$ 896,500.00</b>	<b>\$0</b>	<b>\$896,500</b>	<b>\$ 49,900.00</b>

**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2022  
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Amended Budegt FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
<b>REVENUES</b>					
Special assessment: off-roll	-	-	-	-	\$ 162,394
Total revenues	-	-	-	-	162,394
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	-	-	-	-	-
Principal	-	-	-	-	-
Principal prepayment	-	-	-	-	-
Interest	-	-	-	-	117,284
Costs of issuance	-	-	-	-	183,855
Total debt service	-	-	-	-	301,139
<b>Other fees &amp; charges</b>					
Total expenditures	-	-	-	-	301,139
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	-	(138,745)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Bond proceeds	-	-	-	-	680,224
Underwriter's discount	-	-	-	-	(121,900)
Original issue discount	-	-	-	-	(50,460)
Total other financing sources/(uses)	-	-	-	-	507,864
Fund balance:					
Net increase/(decrease) in fund balance	-	-	-	-	369,119
Beginning fund balance (unaudited)	-	-	-	-	-
Ending fund balance (projected)	\$ -	\$ -	\$ -	\$ -	\$ 369,119
Use of fund balance:					
Debt service reserve account balance (required)					(206,725)
Principal and Interest expense - November 1, 2023					(162,394)
Projected fund balance surplus/(deficit) as of September 30, 2023					\$ -

**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2022 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/23			117,284.38	117,284.38	6,095,000.00
11/01/23			162,393.75	162,393.75	6,095,000.00
05/01/24	90,000.00	4.625%	162,393.75	252,393.75	6,005,000.00
11/01/24			160,312.50	160,312.50	6,005,000.00
05/01/25	90,000.00	4.625%	160,312.50	250,312.50	5,915,000.00
11/01/25			158,231.25	158,231.25	5,915,000.00
05/01/26	95,000.00	4.625%	158,231.25	253,231.25	5,820,000.00
11/01/26			156,034.38	156,034.38	5,820,000.00
05/01/27	100,000.00	4.625%	156,034.38	256,034.38	5,720,000.00
11/01/27			153,721.88	153,721.88	5,720,000.00
05/01/28	105,000.00	4.625%	153,721.88	258,721.88	5,615,000.00
11/01/28			151,293.75	151,293.75	5,615,000.00
05/01/29	110,000.00	4.625%	151,293.75	261,293.75	5,505,000.00
11/01/29			148,750.00	148,750.00	5,505,000.00
05/01/30	115,000.00	5.250%	148,750.00	263,750.00	5,390,000.00
11/01/30			145,731.25	145,731.25	5,390,000.00
05/01/31	125,000.00	5.250%	145,731.25	270,731.25	5,265,000.00
11/01/31			142,450.00	142,450.00	5,265,000.00
05/01/32	130,000.00	5.250%	142,450.00	272,450.00	5,135,000.00
11/01/32			139,037.50	139,037.50	5,135,000.00
05/01/33	135,000.00	5.250%	139,037.50	274,037.50	5,000,000.00
11/01/33			135,493.75	135,493.75	5,000,000.00
05/01/34	145,000.00	5.250%	135,493.75	280,493.75	4,855,000.00
11/01/34			131,687.50	131,687.50	4,855,000.00
05/01/35	150,000.00	5.250%	131,687.50	281,687.50	4,705,000.00
11/01/35			127,750.00	127,750.00	4,705,000.00
05/01/36	160,000.00	5.250%	127,750.00	287,750.00	4,545,000.00
11/01/36			123,550.00	123,550.00	4,545,000.00
05/01/37	170,000.00	5.250%	123,550.00	293,550.00	4,375,000.00
11/01/37			119,087.50	119,087.50	4,375,000.00
05/01/38	175,000.00	5.250%	119,087.50	294,087.50	4,200,000.00
11/01/38			114,493.75	114,493.75	4,200,000.00
05/01/39	185,000.00	5.250%	114,493.75	299,493.75	4,015,000.00
11/01/39			109,637.50	109,637.50	4,015,000.00
05/01/40	195,000.00	5.250%	109,637.50	304,637.50	3,820,000.00
11/01/40			104,518.75	104,518.75	3,820,000.00
05/01/41	205,000.00	5.250%	104,518.75	309,518.75	3,615,000.00
11/01/41			99,137.50	99,137.50	3,615,000.00
05/01/42	220,000.00	5.250%	99,137.50	319,137.50	3,395,000.00
11/01/42			93,362.50	93,362.50	3,395,000.00
05/01/43	230,000.00	5.500%	93,362.50	323,362.50	3,165,000.00
11/01/43			87,037.50	87,037.50	3,165,000.00
05/01/44	245,000.00	5.500%	87,037.50	332,037.50	2,920,000.00
11/01/44			80,300.00	80,300.00	2,920,000.00
05/01/45	260,000.00	5.500%	80,300.00	340,300.00	2,660,000.00
11/01/45			73,150.00	73,150.00	2,660,000.00
05/01/46	270,000.00	5.500%	73,150.00	343,150.00	2,390,000.00
11/01/46			65,725.00	65,725.00	2,390,000.00
05/01/47	285,000.00	5.500%	65,725.00	350,725.00	2,105,000.00

**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2022 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/47			57,887.50	57,887.50	2,105,000.00
05/01/48	305,000.00	5.500%	57,887.50	362,887.50	1,800,000.00
11/01/48			49,500.00	49,500.00	1,800,000.00
05/01/49	320,000.00	5.500%	49,500.00	369,500.00	1,480,000.00
11/01/49			40,700.00	40,700.00	1,480,000.00
05/01/50	340,000.00	5.500%	40,700.00	380,700.00	1,140,000.00
11/01/50			31,350.00	31,350.00	1,140,000.00
05/01/51	360,000.00	5.500%	31,350.00	391,350.00	780,000.00
11/01/51			21,450.00	21,450.00	780,000.00
05/01/52	380,000.00	5.500%	21,450.00	401,450.00	400,000.00
11/01/52			11,000.00	11,000.00	400,000.00
05/01/53	400,000.00	5.500%	11,000.00	411,000.00	-
<b>Total</b>	<b>6,095,000.00</b>		<b>6,389,550.02</b>	<b>12,484,550.02</b>	

**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

<b>Phase 1 Off-Roll Assessments</b>
-------------------------------------

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2023 O&amp;M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>
SF 41'	121	\$ -	\$ 448.76	\$ 448.76	\$ -
SF 51'	71	-	560.95	560.95	-
SF 56'	7	-	617.04	617.04	-
SF 61'	95	-	673.14	673.14	-
<b>Total</b>	<b>294</b>				

<b>Future Phase Off-Roll Assessments</b>
--

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2023 O&amp;M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>
SF 41'	151	\$ -	\$ -	\$ -	\$ -
SF 51'	116	-	-	-	-
SF 56'	-	-	-	-	-
SF 61'	-	-	-	-	-
<b>Total</b>	<b>267</b>				

**SALTMEADOWS**

**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**



**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MAY 31, 2023**

**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MAY 31, 2023**

	General Fund	Debt Service Fund Series 2022	Capital Projects Fund Series 2022	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 6,459	\$ -	\$ -	\$ 6,459
Investments				
Revenue	-	3,012	-	3,012
Reserve	-	206,725	-	206,725
Interest	-	1,709	-	1,709
Construction	-	-	29,370	29,370
Cost of issuance	-	406	-	406
Due from Landowner	7,714	-	3,050	10,764
Total assets	<u>\$ 14,173</u>	<u>\$ 211,852</u>	<u>\$ 32,420</u>	<u>\$ 258,445</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 6,674	\$ -	\$ 3,050	\$ 9,724
Due to other	258	-	-	258
Due to Landowner	-	3,128	7,706	10,834
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>12,932</u>	<u>3,128</u>	<u>10,756</u>	<u>26,816</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	7,714	-	-	7,714
Unearned revenue	202	-	-	202
Total deferred inflows of resources	<u>7,916</u>	<u>-</u>	<u>-</u>	<u>7,916</u>
Fund balances:				
Restricted for:				
Debt service	-	208,724	-	208,724
Capital projects	-	-	21,664	21,664
Unassigned	(6,675)	-	-	(6,675)
Total fund balances	<u>(6,675)</u>	<u>208,724</u>	<u>21,664</u>	<u>223,713</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 14,173</u>	<u>\$ 211,852</u>	<u>\$ 32,420</u>	<u>\$ 258,445</u>

**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MAY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Landowner contribution	\$ 5,355	\$ 37,596	\$ 736,432	5%
Total revenues	<u>5,355</u>	<u>37,596</u>	<u>736,432</u>	5%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	4,000	28,000	46,000	61%
Legal	559	3,835	25,000	15%
Engineering	153	2,839	2,000	142%
Audit	-	-	5,500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	500	1,000	50%
Trustee	-	-	5,500	0%
Telephone	16	133	200	67%
Postage	35	83	250	33%
Printing & binding	42	333	500	67%
Legal advertising	107	107	6,500	2%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Meeting room rental	-	200	1,650	12%
Contingencies/bank charges	-	347	750	46%
Website hosting & maintenance	1,680	1,680	705	238%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>6,675</u>	<u>43,232</u>	<u>101,940</u>	42%

**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MAY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations</b>				
Property management	-	-	40,392	0%
Insurance	-	-	30,000	0%
Printing, postage & supplies	-	-	5,000	0%
Landscape maintenance	-	-	175,000	0%
andscape replacment/extras	-	-	20,000	0%
irrigation repair	-	-	5,000	0%
Pond maintenance	-	-	15,000	0%
Wetland monitoring	-	-	8,000	0%
Annual exotic plant removal	-	-	5,000	0%
Lights, sighs & fences	-	-	5,000	0%
Pressure washing	-	-	25,000	0%
Streets & sidewalks	-	-	2,500	0%
Misc. repairs and replacements	-	-	10,000	0%
holiday lights	-	-	5,000	0%
O&M accounting	-	-	6,000	0%
Utilities				
Electricity	-	-	18,000	0%
Water (reclaimed)	-	-	75,000	0%
Streetlights	-	-	50,000	0%
Pool maintenance	-	-	8,000	0%
Amenity center R&M	-	-	3,500	0%
Court maintenance	-	-	10,000	0%
Tot lot maintenance	-	-	5,000	0%
Janitorial	-	-	30,000	0%
Access control/monitoring	-	-	9,000	0%
Gym equipment repairs	-	-	2,500	0%
Potable water	-	-	1,500	0%
Telephone - pool/clubhouse	-	-	1,200	0%
Electricity - amenity	-	-	5,000	0%
Internet	-	-	2,000	0%
Alarm monitoring	-	-	7,000	0%
Total field operations	-	-	<u>584,592</u>	0%
Total expenditures	<u>6,675</u>	<u>43,232</u>	<u>686,532</u>	6%
Excess/(deficiency) of revenues over/(under) expenditures	(1,320)	(5,636)	49,900	
Fund balances - beginning	<u>(5,355)</u>	<u>(1,039)</u>	-	
Fund balances - ending	<u>\$ (6,675)</u>	<u>\$ (6,675)</u>	<u>\$ 49,900</u>	

**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES SERIES 2022  
FOR THE PERIOD ENDED MAY 31, 2023**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest and miscellaneous	\$ 1,185	\$ 5,127
Total revenues	1,185	5,127
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Interest	117,284	117,284
Cost of issuance	-	186,072
Total debt service	117,284	303,356
Excess/(deficiency) of revenues over/(under) expenditures	(116,099)	(298,229)
<b>OTHER FINANCING SOURCES</b>		
Bond proceeds	-	680,224
Underwriters discount	-	(121,900)
Original issue discount	-	(50,460)
Total other financing sources	-	507,864
Net change in fund balances	(116,099)	209,635
Fund balances - beginning	324,823	(911)
Fund balances - ending	\$ 208,724	\$ 208,724

**SALTMEADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2022  
FOR THE PERIOD ENDED MAY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Interest	\$ 105	\$ 422
Total revenues	<u>105</u>	<u>422</u>
<b>EXPENDITURES</b>		
Construction costs	<u>3,050</u>	<u>5,393,534</u>
Total expenditures	<u>3,050</u>	<u>5,393,534</u>
Excess/(deficiency) of revenues over/(under) expenditures	(2,945)	(5,393,112)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	<u>-</u>	<u>5,414,776</u>
Total other financing sources/(uses)	<u>-</u>	<u>5,414,776</u>
Net change in fund balances	(2,945)	21,664
Fund balances - beginning	<u>24,609</u>	<u>-</u>
Fund balances - ending	<u>\$ 21,664</u>	<u>\$ 21,664</u>

# **SALTMEADOWS**

**COMMUNITY DEVELOPMENT DISTRICT**

# **MINUTES**

**DRAFT**

**MINUTES OF MEETING  
SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Saltmeadows Community Development District held a Regular Meeting on May 15, 2023 at 12:00 p.m., at the Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area, 8305 Tourist Center Drive, Sarasota, Florida 34201.

**Present at the meeting were:**

Garth Noble	Chair
Chris Torres	Vice Chair
Martha Schiffer	Assistant Secretary
John Kakridas	Assistant Secretary

**Also present were:**

Kristen Suit	District Manager
Jonathan Johnson (via telephone)	District Counsel
Jeb Mulock (via telephone)	Interim District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 12:02 p.m. Supervisors Noble, Torres, Schiffer and Kakridas were present. Supervisor Tomberlin was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Supervisors Noble [SEAT 1] (the following will be provided in a separate package)**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Noble. Mr. Noble was already familiar with the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**



- 40 I. Form 1: Statement of Financial Interests
- 41 II. Form 1X: Amendment to Form 1, Statement of Financial Interests
- 42 III. Form 1F: Final Statement of Financial Interests
- 43 D. Form 8B: Memorandum of Voting Conflict

44

45 **FOURTH ORDER OF BUSINESS** **Acceptance of Resignation of Supervisor**  
 46 **Jerry Tomberlin [SEAT 4]; Term Expires**  
 47 **November 2026**

48

49 Ms. Suit presented Mr. Tomberlin’s resignation.

50

51 **On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor, the**  
 52 **resignation of Mr. Jerry Tomberlin from Seat 4, was accepted.**

53

54

55 **FIFTH ORDER OF BUSINESS** **Consider Appointment to Fill Unexpired**  
 56 **Term of Seat 4**

57

- 58 • **Administration of Oath of Office to Appointed Supervisor**

59 This item was deferred.

60

61 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2023-04,**  
 62 **Designating Certain Officers of the District,**  
 63 **and Providing for an Effective Date**

64

65 This item was deferred.

66

67 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2023-05,**  
 68 **Ratifying, Confirming, and Approving the**  
 69 **Sale of the Saltmeadows Community**  
 70 **Development District Special Assessment**  
 71 **Bonds, Series 2022 (Assessment Area One);**  
 72 **Ratifying, Confirming, and Approving the**  
 73 **Actions of the Chairman, Vice Chairman,**  
 74 **Treasurer, Secretary, Assistant Secretaries,**  
 75 **and All District Staff Regarding the Sale**  
 76 **and Closing of the Saltmeadows**  
 77 **Community Development District Special**  
 78 **Assessment Bonds, Series 2022**  
 79 **(Assessment Area One); Determining Such**

80 Actions as Being In Accordance with the  
 81 Authorization Granted by the Board;  
 82 Providing A Severability Clause; and  
 83 Providing an Effective Date  
 84

85 Ms. Suit presented Resolution 2023-05 and read the title.  
 86

87 **On MOTION by Mr. Noble and seconded by Mr. Torres, with all in favor,**  
 88 **Resolution 2023-05, Ratifying, Confirming, and Approving the Sale of the**  
 89 **Saltmeadows Community Development District Special Assessment Bonds,**  
 90 **Series 2022 (Assessment Area One); Ratifying, Confirming, and Approving the**  
 91 **Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant**  
 92 **Secretaries, and All District Staff Regarding the Sale and Closing of the**  
 93 **Saltmeadows Community Development District Special Assessment Bonds,**  
 94 **Series 2022 (Assessment Area One); Determining Such Actions as Being In**  
 95 **Accordance with the Authorization Granted by the Board; Providing A**  
 96 **Severability Clause; and Providing an Effective Date, was adopted.**

97  
 98  
 99 **EIGHTH ORDER OF BUSINESS** Consideration of Resolution 2023-06,  
 100 Approving the Proposed Budget for Fiscal  
 101 Year 2023/2024 and Setting a Public  
 102 Hearing Thereon Pursuant to Florida Law;  
 103 Addressing Transmittal, Posting and  
 104 Publication Requirements; Addressing  
 105 Severability; and Providing for an Effective  
 106 Date  
 107

108 Ms. Suit presented Resolution 2023-06. She distributed a revised version of the  
 109 proposed Fiscal Year 2024 budget that is in the agenda and another version that spreads the  
 110 Operation & Maintenance (O&M) assessments equally for all product types.  
 111

112 **On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor,**  
 113 **Resolution 2023-06, Approving the Proposed Budget for Fiscal Year 2023/2024,**  
 114 **in the form that equally distributes the O&M assessments across all project**  
 115 **types, and Setting a Public Hearing Thereon Pursuant to Florida Law for July 17,**  
 116 **2023 at 12:00 p.m., at the Courtyard by Marriott Sarasota University**  
 117 **Park/Lakewood Ranch Area, 8305 Tourist Center Drive, Sarasota, Florida**  
 118 **34201; Addressing Transmittal, Posting and Publication Requirements;**  
 119 **Addressing Severability; and Providing for an Effective Date, was adopted.**

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122 NINTH ORDER OF BUSINESS

Consideration of Resolution 2023-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

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129 Ms. Suit presented Resolution 2023-07. The following change was made to the Fiscal  
130 Year 2024 Meeting Schedule:

131 DATES: Delete January meeting.

132

133 **On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor,**  
134 **Resolution 2023-07, Designating Dates, Times and Locations for Regular**  
135 **Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024,**  
136 **as amended, and Providing for an Effective Date, was adopted.**

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138

139 TENTH ORDER OF BUSINESS

Consideration of SOLitude Lake Management, LLC, Lake Maintenance Services Agreement

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141  
142

143 Ms. Suit presented the SOLitude Lake Management, LLC, Lake Maintenance Services  
144 Agreement.

145

146 **On MOTION by Mr. Torres and seconded by Mr. Noble, with all in favor, the**  
147 **SOLitude Lake Management, LLC, Lake Maintenance Services Agreement, in the**  
148 **amount of \$1,306 per month, was approved.**

149  
150

151 ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-03, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

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156 This item was deferred.

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158 TWELFTH ORDER OF BUSINESS

Ratification of Engagement with Jere Earlywine at Kutak Rock LLP

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**On MOTION by Mr. Noble and seconded by Mr. Torres, with all in favor, the engagement of Jere Earlywine/Kutak Rock LLP for District Counsel Services, was ratified.**

- **Consideration of Retention and Fee Agreement**

**On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, the Kutak Rock LLP Retention and Fee Agreement, was approved.**

**THIRTEENTH ORDER OF BUSINESS**

**Ratification of the Acquisition of Phase 1A Stormwater & PVC Sanitary Sewer Pipe Improvements**

Ms. Suit presented the Acquisition of Phase 1A Stormwater & PVC Sanitary Sewer Pipe Improvements.

**On MOTION by Mr. Torres and seconded by Mr. Kakridas, with all in favor, the Acquisition of Phase 1A Stormwater & PVC Sanitary Sewer Pipe Improvements, was ratified.**

**FOURTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2023**

Ms. Suit presented the Unaudited Financial Statements as of March 31, 2023.

**On MOTION by Mr. Noble and seconded by Mr. Kakridas, with all in favor, the Unaudited Financial Statements as of March 31, 2023, were accepted.**

**FIFTEENTH ORDER OF BUSINESS**

**Approval of November 21, 2022 Regular Meeting Minutes**

Ms. Suit presented the November 21, 2022 Regular Meeting Minutes.

**On MOTION by Ms. Schiffer and seconded by Mr. Torres, with all in favor, the November 21, 2022 Regular Meeting Minutes, as presented, were approved.**

203 **SIXTEENTH ORDER OF BUSINESS** **Staff Reports**

204

205 **A. District Counsel: Kutak Rock LLP**

206 There was no report.

207 **B. District Engineer (Interim): ZNS Engineering**

208 There was no report.

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

- 210 • **NEXT MEETING DATE: June 19, 2023 at 12:00 PM**

- 211 ○ **QUORUM CHECK**

212 The meeting scheduled for June 19, 2023 will be cancelled. The next meeting will be July  
213 17, 2023.

214

215 **SEVENTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

216

217 There were no Board Members' comments or requests.

218

219 **EIGHTEENTH ORDER OF BUSINESS** **Public Comments**

220

221 No members of the public spoke.

222

223 **NINETEENTH ORDER OF BUSINESS** **Adjournment**

224

225

226 **On MOTION by Ms. Schiffer and seconded by Mr. Torres, with all in favor, the**  
227 **meeting adjourned at 12:21 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

233  
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Secretary/Assistant Secretary

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Chair/Vice Chair

**SALTMEADOWS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

# MICHAEL BENNETT • SUPERVISOR OF ELECTIONS • MANATEE COUNTY

600 301 Boulevard West, Suite 108, Bradenton, Florida 34205-7946  
PO Box 1000, Bradenton, Florida 34206-1000



Phone: 941-741-3823 • Fax: 941-741-3820 • [VoteManatee.com](http://VoteManatee.com) • [Info@VoteManatee.com](mailto:Info@VoteManatee.com)

April 20, 2023

Saltmeadows Community Development District  
Wrathell, Hunt and Associates, LLC  
Attn: Daphne Gillyard  
2300 Glades Rd., Suite 410W  
Boca Raton FL 33431

Dear Ms. Gillyard:

We are in receipt of your request for the number of registered voters in the Saltmeadows Community Development District of April 15, 2023. According to our records, there were 0 persons registered in the Saltmeadows Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Bennett".

Michael Bennett  
Supervisor of Elections

MB/sas



**SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT****BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE****LOCATION**

*Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area  
8305 Tourist Center Dr, Sarasota, Florida 34201*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 17, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>
<b>November 21, 2022</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>
<b>December 19, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>
<b>January 16, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>
<b>February 20, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>
<b>March 20, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>
<b>April 17, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>
<b>May 15, 2023</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>
<b>June 19, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>
<b>July 17, 2023</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>12:00 PM</b>
<b>August 21, 2023</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>
<b>September 18, 2023</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>