

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

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

	Adopted Budget
REVENUES	
Landowner contribution	\$ 736,432
Total revenues	736,432
 EXPENDITURES	
Professional & administrative	
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
 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, 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, 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	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
						TOTALS	\$ 896,500.00	\$0	\$896,500	\$ 49,900.00