SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

September 15, 2025

BOARD OF SUPERVISORS

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

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

September 8, 2025

Board of Supervisors
Saltmeadows Community Development District

Dear Board Members:

The Board of Supervisors of the Saltmeadows Community Development District will hold a Regular Meeting on September 15, 2025 at 12:00 p.m., at the Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area, 8305 Tourist Center Drive, Sarasota, Florida 34201. The agenda is as follows:

1. Call to Order/Roll Call

2. Public Comments

3. Consideration of Resolution 2025-17, Adopting an Amended General Fund Budget for Fiscal Year 2025/2026, Providing for Appropriations; Addressing Conflicts and Severability; and Providing for an Effective Date

4. Consideration of Resolution 2025-18, Amending and Restating Resolution 2025-15; Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

5. Ratification of Request to Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

6. Acceptance of Unaudited Financial Statements as of July 31, 2025

7. Approval of July 21, 2025 Public Hearing and Regular Meeting Minutes

8. Staff Reports

   A. District Counsel: *Kutak Rock LLP*

      - Update: Petition for Traffic Safety

   B. District Engineer: *ZNS Engineering*

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

- NEXT MEETING DATE: October 20, 2025 at 12:00 PM
  - QUORUM CHECK

SEAT 1	AIMEE GREENWOOD	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	AMBER SWEENEY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	MARTHA SCHIFFER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	MEGAN GERMINO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	TYLER WOODY	☐ IN PERSON	☐ PHONE	☐ NO

9. Board Members' Comments/Requests

10. Public Comments

11. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802 or Jordan Lansford at (813) 728-6062.

Sincerely,

Kristen Suit

Kristen Suit
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

3

RESOLUTION 2025-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2025/2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on July 21, 2025, the Board of Supervisors of Saltmeadows Community Development District ("**Board**"), adopted Resolution 2025-14 providing for the adoption of the District's Fiscal Year 2025/2026 annual budget ("**Budget**"); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2025-14 authorize the Board to amend the Budget during Fiscal Year 2025/2026 or within sixty (60) days following the end of the Fiscal Year 2025/2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations; and

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

1. BUDGET AMENDMENT.

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

b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2025/2026.

c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget for the Saltmeadows Community Development District for the fiscal year ending September 30, 2026, as amended and adopted by the Board of Supervisors effective September 15th, 2025."

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of Saltmeadows Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sums set forth in **Exhibit A**, to be raised by special assessments, which sums are deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the amounts set forth in **Exhibit A**.

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2025-14, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2025-14 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

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

5. EFFECTIVE DATE. This Resolution shall take effect as of September 15, 2025.

Introduced, considered favorably, and adopted this 15th day of September, 2025.

ATTEST:	**SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT**
________________________________	________________________________
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A

Amended Fiscal Year 2025/2026 Budget

SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2026

SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
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SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Amended Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	$ 459,060				$ 774,560
Allowable discounts (4%)	(18,362)				(30,982)
Assessment levy: on-roll - net	440,698	$459,368	$ -	$ 459,368	743,578
Assessment levy: off-roll	111,027	59,482	51,545	111,027	150,588
Landowner contribution	333,399	19,645	55,412	75,057	-
Total revenues	885,124	538,495	106,957	645,452	894,166
EXPENDITURES					
Professional & administrative					
Supervisors	-	646	-	646	2,400
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	3,931	21,069	25,000	25,000
Engineering	15,000	85	14,915	15,000	14,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	417	583	1,000	1,000
EMMA software service	2,000	2,000	-	2,000	2,000
Trustee	5,500	4,246	1,254	5,500	5,500
Telephone	200	83	117	200	200
Postage	250	134	116	250	250
Printing & binding	500	208	292	500	500
Legal advertising	1,500	451	1,049	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,800	5,564	236	5,800	5,800
Meeting room rental	1,650	244	1,406	1,650	1,650
Contingencies/bank charges	750	617	133	750	751
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Property tax	420	-	420	420	420
Tax collector	13,772	13,759	13	13,772	23,237
Total professional & administrative	128,432	52,560	76,518	129,078	139,298

SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Amended Budget FY 2026
Field operations					
Property management	40,392	13,464	26,928	40,392	40,392
Property insurance	30,000	4,644	25,356	30,000	30,000
Landscape maintenance	250,000	40,000	210,000	250,000	250,000
Lanscape replacment/extras	20,000	6,500	13,500	20,000	20,000
Irrigation repair	5,000	780	4,220	5,000	5,000
Pond maintenance	15,700	5,925	9,775	15,700	23,700
Wetland monitoring	3,390	3,390	-	3,390	10,065
Annual exotic plant removal	5,000	-	5,000	5,000	5,000
Lights, signs & fences	5,000	-	5,000	5,000	-
Pressure washing	25,000	-	25,000	25,000	25,000
Streets & sidewalks	2,500	-	2,500	2,500	-
Misc. repairs and replacements	10,000	29,645	-	29,645	20,000
Holiday lights	5,000	4,160	840	5,000	5,000
O&M accounting	6,000	-	6,000	6,000	6,000
Utilities					
Electricity	18,000	108	17,892	18,000	18,000
Water (reclaimed)	75,000	-	75,000	75,000	75,000
Streetlights	47,000	10,507	36,493	47,000	47,000
Amenities					
Pool maintenance	8,000	-	8,000	8,000	11,700
Amenity center R&M	3,500	-	3,500	3,500	3,500
Court maintenance	10,000	-	10,000	10,000	2,500
Tot lot maintenance	5,000	-	5,000	5,000	2,500
Janitorial	30,000	-	30,000	30,000	28,860
Access control/monitoring	20,000	338	19,662	20,000	15,636
Gym equipment lease	25,000		25,000	25,000	23,500
Gym equipment repairs	2,500	-	2,500	2,500	2,500
Potable water	1,500	-	1,500	1,500	1,500
Telephone - pool/clubhouse	1,200	-	1,200	1,200	1,200
Electricity - amenity	5,000	-	5,000	5,000	5,000
Internet	2,000	-	2,000	2,000	2,000
Alarm monitoring	7,000	-	7,000	7,000	7,000
Contingencies	20,610		20,610	20,610	14,915
Total field operations	704,292	119,461	604,476	723,937	702,468
Total expenditures	832,724	172,021	680,994	853,015	841,766
Excess/(deficiency) of revenues over/(under) expenditures	52,400	366,474	(574,037)	(207,563)	52,400
Fund balance - beginning (unaudited)	258,382	259,963	626,437	259,963	52,400
Fund balance - ending (projected)					
Assigned					
Future repair & replacement*	52,400	52,400	52,400	52,400	104,800
Unassigned	258,382	574,037	-	-	-
Fund balance - ending	$ 310,782	$ 626,437	$ 52,400	$ 52,400	$ 104,800

*See schedule on page 5

SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES	
Professional & administrative	
Supervisors	$ 2,400
Statutorily set at $200 for each meeting of the Board of Supervisors not to exceed	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	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	14,000
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.	
EMMA software service	2,000
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
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	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,800
The District will obtain public officials and general liability insurance.	
Meeting room rental	1,650
Contingencies/bank charges	751
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser	420
Tax collector	23,237

SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)	
Field operations	
Property management	40,392
Property insurance	30,000
Landscape maintenance	250,000
Lanscape replacment/extras	20,000
Irrigation repair	5,000
Pond maintenance	23,700
Wetland monitoring	10,065
Annual exotic plant removal	5,000
Pressure washing	25,000
Misc. repairs and replacements	20,000
Holiday lights	5,000
O&M accounting	6,000
Utilities	
Electricity	18,000
Water (reclaimed)	75,000
Streetlights	47,000
Amenities	
Pool maintenance	11,700
Amenity center R&M	3,500
Court maintenance	2,500
Tot lot maintenance	2,500
Janitorial	28,860
Access control/monitoring	15,636
Gym equipment lease	23,500
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
Contingencies	14,915
Total expenditures	$ 841,766

SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
ASSIGNED FUND BALANCE
FUTURE REPAIR & REPLACEMENT
FISCAL YEAR 2026

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
						TOTALS	**$ 946,500.00**	**$0**	**$946,500**	**$ 52,400.00**

SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Amended Budget FY 2026
REVENUES					
Special assessment - on-roll	$ 410,172				$ 444,571
Allowable discounts (4%)	(16,407)				(17,783)
Assessment levy: net	393,765	$ 416,119	$ -	$ 416,119	426,788
Special assessment: off-roll	34,399	-	18,054	18,054	-
Assessment prepayments	-	16,345	-	16,345	-
Interest and miscellaneous	-	22,361	-	22,361	-
Total revenues	428,164	454,825	18,054	472,879	426,788
EXPENDITURES					
Debt service					
Principal	90,000	-	90,000	90,000	95,000
Interest	320,625	160,313	160,312	320,625	316,463
Total debt service	410,625	160,313	250,312	410,625	411,463
Other fees & charges					
Tax collector	12,305	12,464	-	12,464	13,337
Total other fees & charges	12,305	12,464	-	12,464	13,337
Total expenditures	422,930	172,777	250,312	423,089	424,800
Excess/(deficiency) of revenues over/(under) expenditures	5,234	282,048	(232,258)	49,790	1,988
Fund balance:					
Beginning fund balance (unaudited)	386,081	404,105	686,153	404,105	453,895
Ending fund balance (projected)	$ 391,315	$ 686,153	$ 453,895	$453,895	455,883
Use of fund balance:					
Debt service reserve account balance (required)					(206,725)
Principal and Interest expense - November 1, 2026					(156,034)
Projected fund balance surplus/(deficit) as of September 30, 2026					$ 93,124

SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	-
11/01/53	**5,915,000.00**		**5,744,137.50**	**11,659,137.50**	

SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2025
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Amended Budget FY 2026
REVENUES					
Assessment levy: on-roll					$ 237,795
Allowable discounts (4%)					(9,512)
Net assessment levy - on-roll			$ -	$ -	228,283
Assessment levy: off-roll			-	-	117,769
Total revenues	-	-	-	-	346,052
EXPENDITURES					
Debt service					
Principal	-	-	-	-	65,000
Interest	-	-	-	-	240,322
Tax collector	-	-	-	-	7,134
Underwriter's discount	-	-	95,200	95,200	-
Cost of issuance	-	-	198,470	198,470	-
Total expenditures	-	-	293,670	293,670	312,456
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(293,670)	(293,670)	33,596
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	483,541	483,541	-
Total other financing sources/(uses)	-	-	483,541	483,541	-
Net increase/(decrease) in fund balance	-	-	189,871	189,871	33,596
Fund balance:					
Beginning fund balance (unaudited)			-	-	189,871
Ending fund balance (projected)	$ -	$ -	$ 189,871	$ 189,871	223,467
Use of fund balance:					
Debt service reserve account balance (required)					(84,730)
Interest expense - November 1, 2026					(133,784)
Projected fund balance surplus/(deficit) as of September 30, 2026					$ 4,953

SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			105,140.97	105,140.97	4,760,000.00
05/01/26	65,000.00	4.300%	135,181.25	200,181.25	4,695,000.00
11/01/26			133,783.75	133,783.75	4,695,000.00
05/01/27	70,000.00	4.300%	133,783.75	203,783.75	4,625,000.00
11/01/27			132,278.75	132,278.75	4,625,000.00
05/01/28	75,000.00	4.300%	132,278.75	207,278.75	4,550,000.00
11/01/28			130,666.25	130,666.25	4,550,000.00
05/01/29	75,000.00	4.300%	130,666.25	205,666.25	4,475,000.00
11/01/29			129,053.75	129,053.75	4,475,000.00
05/01/30	80,000.00	4.300%	129,053.75	209,053.75	4,395,000.00
11/01/30			127,333.75	127,333.75	4,395,000.00
05/01/31	85,000.00	4.800%	127,333.75	212,333.75	4,310,000.00
11/01/31			125,293.75	125,293.75	4,310,000.00
05/01/32	90,000.00	4.800%	125,293.75	215,293.75	4,220,000.00
11/01/32			123,133.75	123,133.75	4,220,000.00
05/01/33	90,000.00	4.800%	123,133.75	213,133.75	4,130,000.00
11/01/33			120,973.75	120,973.75	4,130,000.00
05/01/34	95,000.00	4.800%	120,973.75	215,973.75	4,035,000.00
11/01/34			118,693.75	118,693.75	4,035,000.00
05/01/35	100,000.00	4.800%	118,693.75	218,693.75	3,935,000.00
11/01/35			116,293.75	116,293.75	3,935,000.00
05/01/36	105,000.00	5.750%	116,293.75	221,293.75	3,830,000.00
11/01/36			113,275.00	113,275.00	3,830,000.00
05/01/37	115,000.00	5.750%	113,275.00	228,275.00	3,715,000.00
11/01/37			109,968.75	109,968.75	3,715,000.00
05/01/38	120,000.00	5.750%	109,968.75	229,968.75	3,595,000.00
11/01/38			106,518.75	106,518.75	3,595,000.00
05/01/39	125,000.00	5.750%	106,518.75	231,518.75	3,470,000.00
11/01/39			102,925.00	102,925.00	3,470,000.00
05/01/40	135,000.00	5.750%	102,925.00	237,925.00	3,335,000.00
11/01/40			99,043.75	99,043.75	3,335,000.00
05/01/41	145,000.00	5.750%	99,043.75	244,043.75	3,190,000.00
11/01/41			94,875.00	94,875.00	3,190,000.00
05/01/42	150,000.00	5.750%	94,875.00	244,875.00	3,040,000.00
11/01/42			90,562.50	90,562.50	3,040,000.00
05/01/43	160,000.00	5.750%	90,562.50	250,562.50	2,880,000.00
11/01/43			85,962.50	85,962.50	2,880,000.00
05/01/44	170,000.00	5.750%	85,962.50	255,962.50	2,710,000.00
11/01/44			81,075.00	81,075.00	2,710,000.00
05/01/45	180,000.00	5.750%	81,075.00	261,075.00	2,530,000.00
11/01/45			75,900.00	75,900.00	2,530,000.00
05/01/46	190,000.00	6.000%	75,900.00	265,900.00	2,340,000.00
11/01/46			70,200.00	70,200.00	2,340,000.00
05/01/47	200,000.00	6.000%	70,200.00	270,200.00	2,140,000.00
11/01/47			64,200.00	64,200.00	2,140,000.00
05/01/48	215,000.00	6.000%	64,200.00	279,200.00	1,925,000.00
11/01/48			57,750.00	57,750.00	1,925,000.00
05/01/49	230,000.00	6.000%	57,750.00	287,750.00	1,695,000.00

SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/49			50,850.00	50,850.00	1,695,000.00
05/01/50	240,000.00	6.000%	50,850.00	290,850.00	1,455,000.00
11/01/50			43,650.00	43,650.00	1,455,000.00
05/01/51	255,000.00	6.000%	43,650.00	298,650.00	1,200,000.00
11/01/51			36,000.00	36,000.00	1,200,000.00
05/01/52	275,000.00	6.000%	36,000.00	311,000.00	925,000.00
11/01/52			27,750.00	27,750.00	925,000.00
05/01/53	290,000.00	6.000%	27,750.00	317,750.00	635,000.00
11/01/53			19,050.00	19,050.00	635,000.00
05/01/54	310,000.00	6.000%	19,050.00	329,050.00	325,000.00
11/01/54			9,750.00	9,750.00	325,000.00
05/01/55	325,000.00	6.000%	9,750.00	334,750.00	-
11/01/55					
Totals	**4,760,000.00**		**5,433,944.72**	**10,193,944.72**	

SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS

Phase 1 On-Roll Assessments

Series 2022

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 41'	121	$ 1,669.31	$ 1,228.52	$ 2,897.83	$ 2,897.83
SF 51'	71	1,669.31	1,535.65	3,204.96	3,204.96
SF 56'	7	1,669.31	1,689.21	3,358.52	3,358.52
SF 61'	95	1,669.31	1,842.78	3,512.09	3,512.09
Total	**294**				

Phase 2 On-Roll Assessments

Series 2025

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 41'	77	$ 1,669.31	$ 1,234.13	$ 2,903.44	$ 297.04
SF 51'	93	1,669.31	1,535.13	3,204.44	297.04
Total	**170**				

Phase 2 Off-Roll Assessments

Series 2025

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 41'	74	$ 1,552.46	$ 1,147.74	$ 2,700.20	$ 297.04
SF 51'	23	1,552.46	1,427.67	2,980.13	297.04
Total	**97**				

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2025-18

[AMENDED & RESTATED ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT AMENDING AND RESTATING RESOLUTION 2025-15; MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the 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 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 District previously adopted Resolution 2025-15 which levied and imposed operations and maintenance assessments to fund the District's Adopted Budget (herein defined) and set forth the collection of special assessments; and

WHEREAS, Resolution 2025-15 ("**Budget Resolution**"), which adopted the Adopted Budget, was later amended and restated to address certain scrivener's errors; and

WHEREAS, Board hereby determines that it is in the best interests of the District, and necessary for the conduct of District business, to amend and restate Resolution 2025-15_ in its entirety as set forth below, and in order to incorporate the changes to the Budget Resolution and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (**"Fiscal Year 2025/2026"**), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Sections 190.021 and 190.022, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District, and, regardless of imposition method, and pursuant to Sections 190.021, 190.022, and 190.026, and Chapters 170 and 197, *Florida Statutes*, the District may collect such assessments by direct bill or on the tax roll; and

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

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

    a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

    b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same**.**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.

    a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida*

Statutes ("**Uniform Method**"). 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 property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. Direct Bill Assessments. To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B.** The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of FY 2026.

ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on December 1st, 2025; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.

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

c. **Future Collection Methods.** The District's decision to collect 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.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. 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.

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.

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

PASSED AND ADOPTED this 15th day of September, 2025.

ATTEST:

SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

By:________________________________

Its:________________________________

Exhibit A: Budget
Exhibit B: Assessment Roll (identifying Tax Roll and Direct Collect Property)

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

5

Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

Instructions: Complete this form to transfer ~~to~~ the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of, the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume I (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: 43045511.000 Application No(s): 821393

Project Name: Saltmeadows fka Crosswind Creek Phase (if applicable):

A. Request to Transfer: The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By: Steve Harding

DocuSigned by: 92EF16940F17477...

Signature of Permittee

Steve Harding

Name and Title

Meritage Homes of Florida, Inc

Company Name

10117 Princess Palm Avenue, Suite 550

Company Address

steve.harding@meritagehomes.com

Phone/email address

Tampa, Florida 33610

City, State, Zip

B. Agreement for System Operation and Maintenance Responsibility: The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II.

The operation and maintenance entity does not need to sign this form if it is the same entity that was approved for operation and maintenance in the issued permit.

Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: Martha Schiffer

Signature of Representative of O&M Entity

Saltmeadows Community Development District

Name of Entity for O&M

Martha Schiffer CDD Chair

Name and Title

2300 Glades Road, Suite 410W

Address

martha.schiffer@meritagehomes.com

Email Address

Boca Raton, Florida 33431

City, State, Zip

407-284-4162

Phone

8/6/2025

Date

Enclosed are the following documents, as applicable:

- ☐ Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- ☐ Copy of all recorded plats
- ☐ Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- ☐ Copy of filed articles of incorporation (if filed before 1995)
- ☐ ~~A~~ Completed documentation that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note: this is optional, but aids in processing of this request)

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2025

SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2025

	General Fund	Debt Service Fund Series 2022	Debt Service Fund Series 2025	Capital Projects Fund Series 2022	Capital Projects Fund Series 2025	Total Governmental Funds
ASSETS						
Cash	$ 422,198	$ -	$ -	$ -	$ -	$ 422,198
Investments						
Revenue	-	216,500	-	-	-	216,500
Reserve	-	206,725	84,926	-	-	291,651
Prepayment	-	16,816	-	-	-	16,816
Interest	-	6	105,384	-	-	105,390
Construction	-	-	-	50	985	1,035
Cost of issuance	-	-	6,765	-	-	6,765
Due from general fund	-	91	-	-	-	91
Total assets	$ 422,198	$ 440,138	$ 197,075	$ 50	$ 985	$ 1,060,446
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	$ 144	$ -	$ -	$ -	$ -	$ 144
Tax payable	62	-	-	-	-	62
Due to other	257	-	-	-	-	257
Due to debt service fund	91	-	-	-	-	91
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	6,554	-	-	-	-	6,554
Fund balances:						
Restricted for:						
Debt service	-	440,138	197,075	-	-	637,213
Capital projects	-	-	-	50	985	1,035
Unassigned	415,644	-	-	-	-	415,644
Total fund balances	415,644	440,138	197,075	50	985	1,053,892
Total liabilities, deferred inflows of resources and fund balances	$ 422,198	$ 440,138	$ 197,075	$ 50	$ 985	$ 1,060,446
Total liabilities and fund balances	$ 422,198	$ 440,138	$ 197,075	$ 50	$ 985	$ 1,060,446

SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ 101	$ 473,033	$ 440,698	107%
Assessment levy: off-roll	-	79,310	111,027	71%
Insurance proceeds	-	19,645	-	N/A
Landowner contribution	-	-	333,399	0%
Total revenues	101	571,988	885,124	65%
EXPENDITURES				
Professional & administrative				
Supervisors	431	2,153	-	N/A
Management/accounting/recording	4,000	40,000	48,000	83%
Legal	4,696	14,517	25,000	58%
Engineering	-	20,260	15,000	135%
Audit	-	-	5,500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	833	1,000	83%
Trustee	-	4,246	5,500	77%
Telephone	17	167	200	84%
Postage	80	377	250	151%
Printing & binding	42	417	500	83%
Legal advertising	193	884	1,500	59%
Annual special district fee	-	175	175	100%
Insurance	-	5,564	5,800	96%
Meeting room rental	366	610	1,650	37%
Contingencies/bank charges	80	1,023	750	136%
Website hosting & maintenance	-	705	705	100%
EMMA software services	-	2,000	2,000	100%
Website ADA compliance	-	-	210	0%
Property tax	-	-	420	0%
Total professional & administrative	9,988	93,931	114,660	82%

SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2025

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Property management	3,366	30,294	40,392	75%
Insurance	-	15,007	30,000	50%
Landscape maintenance	13,000	112,000	250,000	45%
Lanscape replacment/extras	-	6,500	20,000	33%
Irrigation repair	-	2,438	5,000	49%
Pond maintenance	1,975	15,800	15,700	101%
Wetland monitoring	3,390	10,170	3,390	300%
Pest control	102	332	-	N/A
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	-	47,050	10,000	471%
Holiday lights	-	6,240	5,000	125%
O&M accounting	-	-	6,000	0%
Utilities				
Electricity	6,876	17,604	18,000	98%
Water (reclaimed)	1,892	1,892	75,000	3%
Streetlights	-	10,507	47,000	22%
Pool maintenance	1,291	3,873	8,000	48%
Amenity center R&M	135	135	3,500	4%
Court maintenance	-	-	10,000	0%
Tot lot maintenance	-	-	5,000	0%
Janitorial	1,950	6,259	30,000	21%
Access control/monitoring	2,763	12,492	20,000	62%
Gym equipment lease	1,530	9,183	25,000	37%
Gym equipment repairs	195	195	2,500	8%
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%
Contingencies	-	250	20,610	1%
Total field operations	38,465	308,221	704,292	44%
Other fees & charges				
Tax collector	-	14,155	13,772	103%
Total other fees & charges	-	14,155	13,772	103%
Total expenditures	48,453	416,307	832,724	50%
Excess/(deficiency) of revenues over/(under) expenditures	(48,352)	155,681	52,400	
Net change in fund balances	(48,352)	155,681	52,400	
Fund balances - beginning	463,996	259,963	258,382	
Fund balances - ending	$ 415,644	$ 415,644	$ 310,782	

SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES SERIES 2022
FOR THE PERIOD ENDED JULY 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ 91	$ 428,497	$ 393,765	109%
Assessment levy: off-roll	-	-	34,399	0%
Assessment prepayment	-	16,345	-	N/A
Interest and miscellaneous	1,394	14,637	-	N/A
Total revenues	1,485	459,479	428,164	107%
EXPENDITURES				
Debt service				
Principal	-	90,000	90,000	100%
Interest	-	320,625	320,625	100%
Total debt service	-	410,625	410,625	100%
Other fees & charges				
Tax collector	-	12,821	12,305	104%
Total other fees & charges	-	12,821	12,305	104%
Total expenditures	-	423,446	422,930	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,485	36,033	5,234	
Net change in fund balances	1,485	36,033	5,234	
Fund balances - beginning	438,653	404,105	386,081	
Fund balances - ending	$ 440,138	$ 440,138	$ 391,315	

SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES SERIES 2025
FOR THE PERIOD ENDED JULY 31, 2025

	Current Month	Year to Date
REVENUES		
Interest and miscellaneous	$ 455	$ 455
Total revenues	455	455
EXPENDITURES		
Debt service		
Cost of issuance	-	191,720
Total expenditures	-	191,720
Excess/(deficiency) of revenues over/(under) expenditures	455	(191,265)
OTHER FINANCING SOURCES		
Bond proceeds	-	478,260
Underwriters discount	-	(95,200)
Net premium	-	5,280
Total other financing sources	-	388,340
Net change in fund balances	455	197,075
Fund balances - beginning	196,620	-
Fund balances - ending	$ 197,075	$ 197,075

SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED JULY 31, 2025

	Current Month	Year To Date
REVENUES		
Interest	$ -	$ 50
Total revenues	-	50
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	50
Net change in fund balances	-	50
Fund balances - beginning	50	-
Fund balances - ending	$ 50	$ 50

SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2025
FOR THE PERIOD ENDED JULY 31, 2025

	Current Month	Year To Date
REVENUES		
Interest	$ 985	$ 985
Total revenues	985	985
EXPENDITURES		
Capital outlay	-	4,281,740
Total expenditures	-	4,281,740
Excess/(deficiency) of revenues over/(under) expenditures	985	(4,280,755)
OTHER FINANCING SOURCES/(USES)		
Receipt of bond proceeds	-	4,281,740
Total other financing sources/(uses)	-	4,281,740
Net change in fund balances	985	985
Fund balances - beginning	-	-
Fund balances - ending	$ 985	$ 985

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

MINUTES OF MEETING
SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Saltmeadows Community Development District held a Public Hearing and Regular Meeting on July 21, 2025 at 12:00 p.m., at the Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area, 8305 Tourist Center Drive, Sarasota, Florida 34201.

Present:

Martha Schiffer	Chair
Megan Germino	Vice Chair
Amber Sweeney	Assistant Secretary
Tyler Woody	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jordan Lansford	Wrathell, Hunt and Associates, LLC
Bennett Davenport (via telephone)	District Counsel

Residents present:

Chelsea Suhr	John Wheeler	Doryce Wheeler	Karel Vander Zee
Stacey Ives	Kevin Searight	Kim Mercado	Jean deClaire Charles
Abbey Hovet	Samuel J. Ham		

DUE TO AUDIO INTERFERENCE, MANY PUBLIC COMMENTS WERE INAUDIBLE.

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

Ms. Suit called the meeting to order at 12:01 p.m.

Supervisors Schiffer, Germino, Sweeney and Woody were present. Supervisor Greenwood was not present.

SECOND ORDER OF BUSINESS **Public Comments**

A resident asked if there is a charge for the meeting location. Ms. Suit replied affirmatively. It was suggested that meetings be held in the CDD clubhouse.

THIRD ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Public Hearing was opened.

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2025-14, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Suit presented Resolution 2025-14. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. Assessments are proposed to remain flat year-over-year. The budget will be funded via on-roll and off-roll assessments and a large Landowner contribution.

A resident questioned the “Janitorial” line item and stated the Clubhouse is closed to the public at this time. It was noted that the building is still cleaned weekly and that the building is available for rental.

A resident questioned the $25,000 “Pressure washing” budget. A Board Member stated that various areas, including the Clubhouse, pool deck, sports courts, sidewalks, areas around amenities, etc., are pressure-washed when needed.

A resident questioned the $3,500 “Amenity Center maintenance” budget. Ms. Suit stated that maintenance could include repairs. such as door locks, etc.

A resident questioned the Pool and Clubhouse telephone expense. It was noted that telephone and internet services are provided in these areas.

A resident questioned the $48,000 “Management/accounting/recording” and the $40,392 “Property management” line items. Ms. Suit stated that Wrathell, Hunt and Associates is the District Management company for CDD matters. The Property Manager is responsible for on-site field operations. Sharon should be contacted with questions related to common areas and amenities.

The Board and Staff responded to inaudible comments and questions.

It was noted that the Clubhouse is closed unless it is rented. The pool and the fitness center are accessible with key access.

A resident asked why the Clubhouse meeting room cannot be used without renting it. Mr. Davenport stated that, if it is made available to all, it would also need to be available to members of the general public in the same manner. It was noted that the additional janitorial expenditures would need to be included in the budget.

Mr. Davenport noted that areas of the facility can be restricted for specific Staff purposes. Use of the common meeting room is at the discretion of the Board.

Ms. Suit stated the budget cannot be increased at this point and suggested the Board consult with Sharon regarding use of the meeting room.

Members of the public continued advocating for open access to the Clubhouse/meeting room.

Ms. Schiffer stated cost is the limiting factor. She noted that landscape maintenance, pond maintenance, wetland monitoring, etc., are contractually negotiated costs for the entire CDD. Pond maintenance includes spraying for algae, picking up trash in the lakes, etc.

It was noted that trespassing in Conservation Areas is not permitted.

Ms. Schiffer stated that competitive bids were obtained for landscaping services.

A property owner stated she emailed Meritage and the CDD to ask for trash to be picked up in construction areas at the end of the day. It was noted that Jared Dipsiner, the Meritage builder on site, should be contacted to ensure that these issues are addressed.

A resident asked if it would be cheaper to purchase gym equipment. Ms. Suit stated that, in most cases, contracted leases with a buyout at the end are most common and cost effective. The Field Operations Manager would contact the leasing company for service on treadmills, etc.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-14, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-15, Providing for Funding for the FY 2026 Adopted Budget(s); 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**

Ms. Suit presented Resolution 2025-15.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-15, Providing for Funding for the FY 2026 Adopted Budget(s); 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, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Ms. Suit presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She noted that the Chair will need to be authorized to approve the Fiscal Year 2025 Goals and Objectives Reporting.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings in the 2025 Goals and Objectives Reporting, were approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-16, Electing Officer(s) of the District and Providing for an Effective Date [Jordan Lansford]**

Ms. Suit presented Resolution 2025-16. The purpose of this Resolution is to appoint Jordan Lansford as an Assistant Secretary; all other prior appointments by the Board remain unchanged by this Resolution.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-16, Electing Officer(s) of the District and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Ratification Items**

Ms. Suit presented the following:

A. Acquisition of Amenity Center Improvements

B. Arrow Exterminators, Inc. Agreement for Pest Management Services

C. Climatic Conditioning Co., Inc., Contract for Maintenance Services [Amenities Buildings A/C Maintenance]

D. Fitnessmith Quote #EST9521 [Preventative Maintenance Service]

E. Florida Power & Light Company LED Lighting Agreement [Phase 2B 14121 Florida 62]

F. Hughes Exterminators Service Agreement for Commercial Pest Management [Clubhouse]

G. Yale Harbor Community Maintenance, Inc. Agreement for Services [Clubhouse Cleaning]

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Ratification Items, as listed, were ratified.

EIGHTH ORDER OF BUSINESS — Acceptance of Unaudited Financial Statements as of May 31, 2025

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Unaudited Financial Statements as of May 31, 2025, were accepted.

NINTH ORDER OF BUSINESS — Approval of April 21, 2025 Regular Meeting Minutes

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the April 21, 2025 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS — Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: ZNS Engineering

There were no District Counsel or District Engineer reports.

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

- **340 Registered Voters in District as of April 15, 2025**
- **UPCOMING MEETINGS**
  - ➢ **August 18, 2025 at 12:00 PM**
  - ➢ **September 15, 2025 at 12:00 PM**
    - ○ **QUORUM CHECK**

The August and September meetings will be canceled.

ELEVENTH ORDER OF BUSINESS — Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS **Public Comments**

A resident questioned the $7,000 alarm monitoring expenditure. Ms. Schiffer stated that is part of the Envera Security contract for the CDD security system, which includes access control, monitoring, video monitoring, etc.

A resident expressed concern about cracks in the pool finish. Ms. Schiffer stated the area is covered by a warranty; the pool was resurfaced once, another area was patched, and the pool will be resurfaced again before it reopens. While the pool is serviced, it will be closed for safety reasons.

A resident asked for pool umbrellas. Ms. Schiffer stated that Meritage will not add anything extra to the existing pool design.

A resident asked for a bench to be provided at the pickleball court.

Discussion ensued regarding home sales.

It was noted that the CDD has an HOA; for residents to take over the HOA Board, 90% occupancy is required.

Discussion ensued regarding speed limits and excessive speeding.

It was noted that the 30 miles per hour (mph) speed limit is an improvement.

A resident stated their belief that one of the gym doors was installed improperly. Ms. Schiffer stated those concerns can be directed to the Field Operations Manager.

Ms. Suit stated the CDD meeting schedule is on the CDD website. Meetings are scheduled ahead of time and unnecessary meetings are canceled to reduce associated costs of holding meetings.

Discussion ensued regarding matters related to Meritage Homes.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 12:42 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

_____________________________ _____________________________

Secretary/Assistant Secretary Chair/Vice Chair

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION *Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area* *8305 Tourist Center Dr, Sarasota, Florida 34201*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
October 20, 2025	**Regular Meeting**	**12:00 PM**
November 17, 2025	**Regular Meeting**	**12:00 PM**
December 15, 2025	**Regular Meeting**	**12:00 PM**
March 16, 2026	**Regular Meeting**	**12:00 PM**
April 20, 2026	**Regular Meeting**	**12:00 PM**
May 18, 2026	**Regular Meeting**	**12:00 PM**
June 15, 2026	**Regular Meeting**	**12:00 PM**
July 20, 2026	**Regular Meeting**	**12:00 PM**
August 17, 2026	**Regular Meeting**	**12:00 PM**
September 21, 2026	**Regular Meeting**	**12:00 PM**