

**SALTLEAF  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2027**

**SALTLEAF  
COMMUNITY DEVELOPMENT DISTRICT  
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**SALTLEAF  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 03/31/2026	Projected through 09/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 298,784
Landowner contribution	221,468	85,358	143,479	228,837	-
Total revenues	<u>221,468</u>	<u>85,358</u>	<u>143,479</u>	<u>228,837</u>	<u>298,784</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	44,000	24,000	24,000	48,000	48,000
Legal	25,000	11,888	13,112	25,000	25,000
Engineering	10,000	5,298	4,702	10,000	10,000
Audit	4,500	5,000	-	5,000	7,500
Arbitrage rebate calculation	500	-	500	500	1,000
Dissemination agent	833	500	333	833	2,000
Trustee	5,500	-	5,500	5,500	8,800
Telephone	200	100	100	200	200
Postage	500	125	375	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	1,868	750	2,618	2,500
Annual special district fee	175	175	-	175	175
Insurance	6,350	5,512	-	5,512	6,063
Contingencies/bank charges	750	552	550	1,102	1,150
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
EMMA software services	-	2,500	-	2,500	3,500
Lake and pipe maintenance	-	-	-	-	10,000
Conservation area maintenance	99,395	49,310	50,085	99,395	105,982
Conservation area bridges	20,600	-	20,600	20,600	25,000
Property insurance	-	-	-	-	30,000
Contingency	-	-	-	-	10,000
Total expenditures	<u>221,468</u>	<u>107,078</u>	<u>121,772</u>	<u>228,850</u>	<u>298,785</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(21,720)	21,707	(13)	(1)
Fund balance - beginning (unaudited)	-	13	(21,707)	13	-
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(21,707)	-	-	(1)
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (21,707)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (1)</u>

**SALTLEAF  
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	10,000
<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	7,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	1,000
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	2,000
<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>	
Trustee	8,800
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	2,500
<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	6,063
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	1,150
<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

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

<b>EXPENDITURES (continued)</b>	
EMMA software services	3,500
Lake and pipe maintenance	10,000
Covers the costs of maintaining 15 acres of stormwater ponds free of algae, nuisance grasses and submersed vegetation that if not maintained could have an adverse impact on the operation of the stormwater system. Also, includes annual review and cleaning as	
Conservation area maintenance	105,982
Intended to cover the cost of maintaining 25 +/- acres of first time high intensity maintenance Conservation Areas (4 events/ year) and 190 +/- acres of low intensity Conservation Areas (2 events/ year).	
Conservation area bridges	25,000
Intended to cover the cost of annual pressure washing and refinishing as well as inspection, hardware tightening and periodic board replacement.	
Property insurance	30,000
Covers the costs of insuring tangible assets such as gatehouse, monuments, docks, streetlights etc.	
Contingency	10,000
Intended to cover the costs of any unforeseen expenses.	
Total expenditures	<u><u>\$ 298,785</u></u>

**SALTLEAF  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2024  
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 03/31/2026	Projected through 09/30/2026		
<b>REVENUES</b>					
Assessment levy: off-roll	\$ 868,191	\$ -	\$ 868,191	\$ 868,191	\$ 2,131,796
Interest	-	65,085	-	65,085	-
Total revenues	<u>868,191</u>	<u>65,085</u>	<u>868,191</u>	<u>933,276</u>	<u>2,131,796</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	-	-	-	-	405,000
Interest	1,736,381	868,191	868,190	1,736,381	1,736,381
Total expenditures	<u>1,736,381</u>	<u>868,191</u>	<u>868,190</u>	<u>1,736,381</u>	<u>2,141,381</u>
Excess/(deficiency) of revenues over/(under) expenditures	(868,190)	(803,106)	1	(803,105)	(9,585)
Fund balance:					
Beginning fund balance (unaudited)	<u>4,129,432</u>	<u>4,217,856</u>	<u>3,414,750</u>	<u>4,217,856</u>	<u>3,414,751</u>
Ending fund balance (projected)	<u>\$ 3,261,242</u>	<u>\$ 3,414,750</u>	<u>\$ 3,414,751</u>	<u>\$ 3,414,751</u>	<u>3,405,166</u>
Use of fund balance:					
Debt service reserve account balance (required)					(2,219,735)
Interest expense - November 1, 2027					<u>(858,572)</u>
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 326,859</u>

**SALTLEAF  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2024 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>	
04/11/24						
05/01/24			-	-	30,000,000.00	
11/01/24			964,656.25	964,656.25	30,000,000.00	CAPI
05/01/25	-		868,190.63	868,190.63	30,000,000.00	CAPI
11/01/25			868,190.63	868,190.63	30,000,000.00	CAPI
05/01/26	-		868,190.63	868,190.63	30,000,000.00	CAPI
11/01/26			868,190.63	868,190.63	29,595,000.00	
05/01/27	405,000.00	4.750%	868,190.63	1,273,190.63	29,595,000.00	
11/01/27			858,571.88	858,571.88	29,175,000.00	
05/01/28	420,000.00	4.750%	858,571.88	1,278,571.88	29,175,000.00	
11/01/28			848,596.88	848,596.88	28,730,000.00	
05/01/29	445,000.00	4.750%	848,596.88	1,293,596.88	28,730,000.00	
11/01/29			838,028.13	838,028.13	28,265,000.00	
05/01/30	465,000.00	4.750%	838,028.13	1,303,028.13	28,265,000.00	
11/01/30			826,984.38	826,984.38	27,780,000.00	
05/01/31	485,000.00	4.750%	826,984.38	1,311,984.38	27,780,000.00	
11/01/31			815,465.63	815,465.63	27,265,000.00	
05/01/32	515,000.00	5.625%	815,465.63	1,330,465.63	27,265,000.00	
11/01/32			800,981.25	800,981.25	26,720,000.00	
05/01/33	545,000.00	5.625%	800,981.25	1,345,981.25	26,720,000.00	
11/01/33			785,653.13	785,653.13	26,145,000.00	
05/01/34	575,000.00	5.625%	785,653.13	1,360,653.13	26,145,000.00	
11/01/34			769,481.25	769,481.25	25,540,000.00	
05/01/35	605,000.00	5.625%	769,481.25	1,374,481.25	25,540,000.00	
11/01/35			752,465.63	752,465.63	24,895,000.00	
05/01/36	645,000.00	5.625%	752,465.63	1,397,465.63	24,895,000.00	
11/01/36			734,325.00	734,325.00	24,215,000.00	
05/01/37	680,000.00	5.625%	734,325.00	1,414,325.00	24,215,000.00	
11/01/37			715,200.00	715,200.00	23,495,000.00	
05/01/38	720,000.00	5.625%	715,200.00	1,435,200.00	23,495,000.00	
11/01/38			694,950.00	694,950.00	22,735,000.00	
05/01/39	760,000.00	5.625%	694,950.00	1,454,950.00	22,735,000.00	
11/01/39			673,575.00	673,575.00	21,930,000.00	
05/01/40	805,000.00	5.625%	673,575.00	1,478,575.00	21,930,000.00	
11/01/40			650,934.38	650,934.38	21,080,000.00	
05/01/41	850,000.00	5.625%	650,934.38	1,500,934.38	21,080,000.00	
11/01/41			627,028.13	627,028.13	20,180,000.00	
05/01/42	900,000.00	5.625%	627,028.13	1,527,028.13	20,180,000.00	
11/01/42			601,715.63	601,715.63	19,225,000.00	
05/01/43	955,000.00	5.625%	601,715.63	1,556,715.63	19,225,000.00	
11/01/43			574,856.25	574,856.25	18,215,000.00	
05/01/44	1,010,000.00	5.625%	574,856.25	1,584,856.25	18,215,000.00	
11/01/44			546,450.00	546,450.00	17,145,000.00	
05/01/45	1,070,000.00	6.000%	546,450.00	1,616,450.00	17,145,000.00	
11/01/45			514,350.00	514,350.00	16,010,000.00	
05/01/46	1,135,000.00	6.000%	514,350.00	1,649,350.00	16,010,000.00	
11/01/46			480,300.00	480,300.00	14,805,000.00	

**SALTLEAF  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2024 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/47	1,205,000.00	6.000%	480,300.00	1,685,300.00	14,805,000.00
11/01/47			444,150.00	444,150.00	13,525,000.00
05/01/48	1,280,000.00	6.000%	444,150.00	1,724,150.00	13,525,000.00
11/01/48			405,750.00	405,750.00	12,165,000.00
05/01/49	1,360,000.00	6.000%	405,750.00	1,765,750.00	12,165,000.00
11/01/49			364,950.00	364,950.00	10,725,000.00
05/01/50	1,440,000.00	6.000%	364,950.00	1,804,950.00	10,725,000.00
11/01/50			321,750.00	321,750.00	9,195,000.00
05/01/51	1,530,000.00	6.000%	321,750.00	1,851,750.00	9,195,000.00
11/01/51			275,850.00	275,850.00	7,570,000.00
05/01/52	1,625,000.00	6.000%	275,850.00	1,900,850.00	7,570,000.00
11/01/52			227,100.00	227,100.00	7,570,000.00
05/01/53	1,725,000.00	6.000%	227,100.00	1,952,100.00	5,845,000.00
11/01/53			175,350.00	175,350.00	5,845,000.00
05/01/54	1,835,000.00	6.000%	175,350.00	2,010,350.00	4,010,000.00
11/01/54			120,300.00	120,300.00	4,010,000.00
05/01/55	1,945,000.00	6.000%	120,300.00	2,065,300.00	2,065,000.00
11/01/55			61,950.00	61,950.00	2,065,000.00
05/01/56	2,065,000.00	6.000%	61,950.00	2,126,950.00	-
11/01/56			-	-	-
<b>Total</b>	<b>30,000,000.00</b>		<b>38,319,734.50</b>	<b>68,319,734.50</b>	

**SALTLEAF  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2026  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 03/31/2026	Projected through 09/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 418,073
Total revenues	-	-	-	-	418,073
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Interest	-	-	-	-	889,565
Total debt service	-	-	-	-	889,565
<b>Other fees &amp; charges</b>					
Costs of issuance	-	-	224,200	224,200	-
Underwriter's discount	-	-	293,100	293,100	-
Total other fees & charges	-	-	517,300	517,300	-
Total expenditures	-	-	517,300	517,300	889,565
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(517,300)	(517,300)	(471,492)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Bond proceeds	-	-	2,448,679	2,448,679	-
Total other financing sources/(uses)	-	-	2,448,679	2,448,679	-
Fund balance:					
Net increase/(decrease) in fund balance	-	-	1,931,379	1,931,379	(471,492)
Beginning fund balance (unaudited)	-	-	-	-	1,931,379
Ending fund balance (projected)	\$ -	\$ -	\$1,931,379	\$ 1,931,379	1,459,887
Use of fund balance:					
Debt service reserve account balance (required)					(1,041,814)
Principal and Interest expense - November 1, 2027					(418,073)
Projected fund balance surplus/(deficit) as of September 30, 2027					\$ -

**SALTLEAF  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2026 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/26			471,492.88	471,492.88	14,655,000.00
05/01/27			418,072.50	418,072.50	14,655,000.00
11/01/27			418,072.50	418,072.50	14,655,000.00
05/01/28	210,000.00	4.125%	418,072.50	628,072.50	14,445,000.00
11/01/28			413,741.25	413,741.25	14,445,000.00
05/01/29	215,000.00	4.125%	413,741.25	628,741.25	14,230,000.00
11/01/29			409,306.88	409,306.88	14,230,000.00
05/01/30	225,000.00	4.125%	409,306.88	634,306.88	14,005,000.00
11/01/30			404,666.25	404,666.25	14,005,000.00
05/01/31	235,000.00	4.125%	404,666.25	639,666.25	13,770,000.00
11/01/31			399,819.38	399,819.38	13,770,000.00
05/01/32	245,000.00	4.625%	399,819.38	644,819.38	13,525,000.00
11/01/32			394,153.75	394,153.75	13,525,000.00
05/01/33	255,000.00	4.625%	394,153.75	649,153.75	13,270,000.00
11/01/33			388,256.88	388,256.88	13,270,000.00
05/01/34	270,000.00	4.625%	388,256.88	658,256.88	13,000,000.00
11/01/34			382,013.13	382,013.13	13,000,000.00
05/01/35	280,000.00	4.625%	382,013.13	662,013.13	12,720,000.00
11/01/35			375,538.13	375,538.13	12,720,000.00
05/01/36	295,000.00	4.625%	375,538.13	670,538.13	12,425,000.00
11/01/36			368,716.25	368,716.25	12,425,000.00
05/01/37	310,000.00	5.700%	368,716.25	678,716.25	12,115,000.00
11/01/37			359,881.25	359,881.25	12,115,000.00
05/01/38	330,000.00	5.700%	359,881.25	689,881.25	11,785,000.00
11/01/38			350,476.25	350,476.25	11,785,000.00
05/01/39	350,000.00	5.700%	350,476.25	700,476.25	11,435,000.00
11/01/39			340,501.25	340,501.25	11,435,000.00
05/01/40	370,000.00	5.700%	340,501.25	710,501.25	11,065,000.00
11/01/40			329,956.25	329,956.25	11,065,000.00
05/01/41	390,000.00	5.700%	329,956.25	719,956.25	10,675,000.00
11/01/41			318,841.25	318,841.25	10,675,000.00
05/01/42	415,000.00	5.700%	318,841.25	733,841.25	10,260,000.00
11/01/42			307,013.75	307,013.75	10,260,000.00
05/01/43	440,000.00	5.700%	307,013.75	747,013.75	9,820,000.00
11/01/43			294,473.75	294,473.75	9,820,000.00
05/01/44	465,000.00	5.700%	294,473.75	759,473.75	9,355,000.00
11/01/44			281,221.25	281,221.25	9,355,000.00
05/01/45	490,000.00	5.700%	281,221.25	771,221.25	8,865,000.00
11/01/45			267,256.25	267,256.25	8,865,000.00
05/01/46	520,000.00	5.700%	267,256.25	787,256.25	8,345,000.00
11/01/46			252,436.25	252,436.25	8,345,000.00

**SALTLEAF  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2026 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/47	550,000.00	6.050%	252,436.25	802,436.25	7,795,000.00
11/01/47			235,798.75	235,798.75	7,795,000.00
05/01/48	585,000.00	6.050%	235,798.75	820,798.75	7,210,000.00
11/01/48			218,102.50	218,102.50	7,210,000.00
05/01/49	620,000.00	6.050%	218,102.50	838,102.50	6,590,000.00
11/01/49			199,347.50	199,347.50	6,590,000.00
05/01/50	660,000.00	6.050%	199,347.50	859,347.50	5,930,000.00
11/01/50			179,382.50	179,382.50	5,930,000.00
05/01/51	700,000.00	6.050%	179,382.50	879,382.50	5,230,000.00
11/01/51			158,207.50	158,207.50	5,230,000.00
05/01/52	745,000.00	6.050%	158,207.50	903,207.50	4,485,000.00
11/01/52			135,671.25	135,671.25	4,485,000.00
05/01/53	790,000.00	6.050%	135,671.25	925,671.25	3,695,000.00
11/01/53			111,773.75	111,773.75	3,695,000.00
05/01/54	840,000.00	6.050%	111,773.75	951,773.75	2,855,000.00
11/01/54			86,363.75	86,363.75	2,855,000.00
05/01/55	895,000.00	6.050%	86,363.75	981,363.75	1,960,000.00
11/01/55			59,290.00	59,290.00	1,960,000.00
05/01/56	950,000.00	6.050%	59,290.00	1,009,290.00	1,010,000.00
11/01/56			30,552.50	30,552.50	1,010,000.00
05/01/57	1,010,000.00	6.050%	30,552.50	1,040,552.50	-
11/01/57			-	-	-
<b>Total</b>	<b>14,655,000.00</b>		<b>17,831,229.18</b>	<b>32,486,229.18</b>	

**SALTLEAF  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

<b>Off-Roll Assessments</b>					
<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2027 O&amp;M Assessment per Unit</b>	<b>FY 2027 DS Assessment per Unit</b>	<b>FY 2027 Total Assessment per Unit</b>	<b>FY 2026 Total Assessment per Unit</b>
Highrise Condominium	1,440	\$ 193.45	\$ 1,650.94	\$ 1,844.39	\$ 562.12
Attached Villa	92	193.45	1,650.94	1,844.39	562.12
Commerical (per 2,000 sq ft)	12.5	193.45	1,650.94	1,844.39	562.12
<b>Total</b>	<b>1,544.5</b>				