



Your Community.
Our Commitment.

SADDLE CREEK PRESERVE

OF POLK COUNTY

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Tuesday
October 28, 2025
6:00 p.m.

Location:
Auburndale Historic Depot
120 W Park Street
Auburndale, FL 33823

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

SADDLE CREEK PRESERVE OF POLK COUNTY

COMMUNITY DEVELOPMENT DISTRICT

c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors

Saddle Creek Preserve of Polk County Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District is scheduled for **Tuesday, October 28, 2025 at 6:00 p.m.** at **Auburndale Historic Depot – 120 W Park Street, Auburndale, FL 33823.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 X 536 or hbeckett@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Heath Beckett

Heath Beckett
District Manager

CC: Attorney
Engineer
District Records





SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT



Meeting Date: Tuesday, October 28, 2025
 Time: 6:00 p.m.
 Location: Auburndale Historic Depot
 120 W Park Street
 Auburndale, FL 33823

[Join via Computer or Mobile App](#)
 Dial-in Number: 1-904-348-0776
 Phone Conference ID: 684 257 747#
 (Mute/Unmute: *6)
 (Raise/Lower Hand: *5)

Agenda

*The full draft agenda packet may be requested no earlier than 7 days prior to the meeting date
 by emailing sconley@vestapropertyservices.com*

FIRST ORDER OF BUSINESS:

ROLL CALL

Supervisors	Present	Teams	Absent
Vickie Davis (1-VC)			
Erica Miro Smith (2)			
Angela Martinez (3-C)			
Veronica Thomas (4)			
Abby Morrobel (5)			

Staff/Vendors

Heath Beckett, Vesta District Services
Michael Bush, Vesta District Services
Grace Rinaldi, Kilinski Van Wyk
Tom Amaden, Landmark Engineering
Chuck Burnite, GHS Environmental
Ray Bobrowiecki, Fast Property Services

SECOND ORDER OF BUSINESS:

AUDIENCE COMMENTS – *Agenda Items*
(Limited to 3 Minutes Per Person)

THIRD ORDER OF BUSINESS:

OPERATIONS AND MAINTENANCE

- A. Aquatic Maintenance – *Chuck Burnite, GHS Environmental*
- B. Landscape Maintenance – *Raymond Bobrowiecki, Fast Property Services*
 - 1. Consideration of Fast Property Services Proposals:

a. Landscape Enhancements

i. Ten (10) Islands Along Old Mining Road - \$3,750.00 **EXHIBIT 1**

ii. Log & Debris Removal at Saddle Creek Road - \$250.00 **EXHIBIT 2**

iii. Stump Grinding & Sod Installation at Gatsby & Saddle Creek Roads - \$1,525.00 **EXHIBIT 3**

iv. Old Pasture Lift Station - \$170.00 **EXHIBIT 4**

b. Pine Straw Mulch Installation

i. Teneroc & Gatsby Lanes Entrance Hedge Line - \$1,675.00 **EXHIBIT 5**

ii. Saddle Creek Rd Mail Station - \$1,650.00 **EXHIBIT 6**



THIRD ORDER OF BUSINESS:

OPERATIONS AND MAINTENANCE

- B. Landscape Maintenance
 - 1. Consideration of Fast Property Services Proposals (Continued)
 - c. Pressure Washing
 - i. Sidewalks & Lift Station Entries - \$2,745.00 [EXHIBIT 7](#)
 - ii. Vinyl Fence Behind Yellow Trail - \$775.20 [EXHIBIT 8](#)
 - iii. Bridle Booster & Yellow Trail Lift Station Enclosures (includes vegetation clean-up) - \$900.00 [EXHIBIT 9](#)
- C. Field Operations – *Michael Bush, Vesta District Services* [EXHIBIT 10](#)
- D. District Engineer – *Todd Amaden/Katie Vander Meade, Landmark Engineering & Surveying Corp.*
 - 1. Discussion on Additional Parking Locations [EXHIBIT 11](#)
- E. District Counsel – *Grace Rinaldi, Kilinski Van Wyk*
 - 1. Reminder of Virtual Workshop for CDD 101 Presentation Scheduled for November 6, 2025 at 4 p.m.
 - 2. Adoption of **Resolution 2026-01, Setting Public Hearing for Adoption of Amended Rules of Procedure** [EXHIBIT 12](#)
- F. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Adoption of **Resolution 2026-02, Designating Registered Agent and Registered Office** [EXHIBIT 13](#)

FOURTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS

- A. Discussion on Fire Department Access Requirements (*Miro Smith*) [EXHIBIT 14](#)

FIFTH ORDER OF BUSINESS:

CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held September 23, 2025 [EXHIBIT 15](#)
- B. Acceptance of the August 2025 Unaudited Financial Report [EXHIBIT 16](#)

SIXTH ORDER OF BUSINESS:

SECURITY MATTERS

- A. **Closed Session** (*No Action Will Be Taken During the Closed Session*)
 - 1. Discussion on Security Monitoring Proposal(s) *Under Separate Cover*
- B. Consideration of Action Relating to Security Monitoring



SEVENTH ORDER OF BUSINESS:

AUDIENCE COMMENTS – *New Business/Non-Agenda Items*
(Limited to 3 Minutes Per Person)

EIGHTH ORDER OF BUSINESS:

NEXT MEETING QUORUM CHECK

	In Person	Virtually	Not
Vickie Davis			
Erica Miro Smith			
Angela Martinez			
Veronica Thomas			
Abby Morrobel			

Tuesday, November 25, 2025
at 6:00 p.m.

Auburndale Historic Depot
120 W Park Street
Auburndale, FL 33823

NINTH ORDER OF BUSINESS:

ACTION ITEMS SUMMARY

(To be Included in the Meeting Minutes)

TENTH ORDER OF BUSINESS:

ADJOURNMENT



EXHIBIT 1



Fast Property Services LLC
Raymond Bobrowiecki

PROPOSAL

Proposed For: Saddle Creek Preserve HOA

Date: October 23, 2025

Service Period: One-time project

This proposal covers the removal and restoration of the ten pine tree islands located along the main entrance of Old Mining Road. The existing decorative grasses within these islands have become severely overgrown, creating visual obstructions and safety concerns—particularly near the intersection and school pick-up area with high traffic volume. Each island currently contains approximately 25–30 large mounds of decorative grass that will need to be completely dug out, loaded, hauled away, and disposed of at the dump. All existing mulch and organic remnants will be removed, and the soil will be leveled and properly prepared. Once cleared, the areas will be refreshed with matching pine straw mulch consistent with the material used at the community's front entrance and other landscaped sections. The newly defined mulch beds will establish a clean, uniform appearance and prepare the islands for future planting opportunities. This project involves multiple trailer loads of debris and several dump trips due to the volume of material being removed.

Item	Description	Rate per Island
Plant and Material Removal	Excavation and removal of large decorative grasses, loading onto trailer for transport and disposal	\$100.00
Dump Disposal	Trailer loads and dump fees for disposal of removed organic material and grass clumps	\$75.00
Mulch Supply	Pine straw mulch to match front entrance and other district areas for a uniform appearance	\$120.00
Installation & Finishing	Delivery, installation, weed prevention fabric, and adjustment of sprinklers/sprinkler heads	\$80.00
	Total per Island	\$375.00

Number of Islands	10
Rate per Island	\$375.00
	Grand Total
	\$3,750.00





EXHIBIT 2



FAST Property Services LLC

Fallen Log and Debris Removal – Saddle Creek Rd.

Date: October 22, 2025

Scope of Work

Along the hedge line of Saddle Creek Road, several newly fallen logs and debris have been observed. These include branches and tree segments that have recently come down and are now obstructing the area. Additionally, there are a few larger sections of pine tree left behind by the tree maintenance company that serviced the front of the district. These remaining pieces will need to be cut into manageable sections, collected, and properly disposed of to restore the area to its intended condition.

Services Included

- Cutting up and segmenting newly fallen logs and debris along the hedge line.
- Removal of remaining pine tree sections left by previous maintenance crews.
- Collection, loading, and transportation of all debris to the appropriate disposal facility.
- Final cleanup of the affected area to ensure a neat and uniform appearance.

Total Cost: \$250.00

Clearing the newly fallen logs and leftover pine sections will prevent obstructions along the hedge line and maintain the clean, maintained appearance expected throughout the district. Prompt removal also ensures these materials do not attract pests or interfere with scheduled maintenance. The work will restore a uniform landscape consistent with the surrounding maintained areas.

Prepared by:

FAST Property Services LLC

Auburndale, Florida

Signature: _____ Date: _____

Thank you for the opportunity to provide this proposal. We appreciate your continued partnership.





EXHIBIT 3



Fast Property Services LLC
Raymond Bobrowiecki
211 Denese Ln.
Auburndale, FL 33823

PROPOSAL

Proposed For: Saddle Creek Preserve HOA
Date: October 20, 2025
Service Period: One-time project

This proposal covers stump grinding and restoration for the area located at the intersection of Gatsby Rd and Saddle Creek Rd. There are a total of eight pine tree stumps of varying sizes currently present within this section, creating difficult access and ongoing maintenance issues along the corner. Fast Property Services LLC proposes a full restoration of this area, beginning with mechanical stump grinding to remove all stumps to an appropriate depth below grade. Following stump removal, site preparation will include cleanup of debris, light grading, and soil preparation to ensure proper surface uniformity for new sod installation. Finally, new sod will be installed to restore the area to a clean, finished appearance consistent with the surrounding landscape. This process will significantly improve accessibility, mowing efficiency, and the overall visual presentation of the community entrance.

Description	Amount
Stump Grinding (8 pine stumps, various sizes)	\$800.00
Site Preparation and Cleanup	\$250.00
Sod Installation over Restored Areas	\$475.00
Total Due	\$1,525.00

Thank you for your continued trust in Fast Property Services LLC. Please contact us with any questions or scheduling preferences. Phone: 863-326-8366 | Email: fastcommunityservices@gmail.com | Website: www.fastpropertieservices.com



EXHIBIT 4



FAST Property Services LLC

Proposal for Landscape Maintenance Improvement

Location: Entrance to Lift Station – Old Pasture Road

Date: October 22, 2025

Scope of Work

At the gated entrance of the lift station on Old Pasture Road, there is a large hedge that is completely dead and shows no signs of recovery. Since the area is within a gated access point, removing this hedge will not detract from the overall appearance of the landscape. In fact, its removal will create a cleaner, more uniform look and simplify ongoing maintenance by allowing the area to flow naturally with the existing, healthy hedge line.

Services Included

- Complete removal and disposal of the existing hedge, including root extraction.
- Grading and cleanup of the disturbed area.
- Application of fresh mulch to match the surrounding landscape for a cohesive finish.

Total Cost: \$170.00

Removing this dead hedge will restore the appearance of the entrance area, reduce future maintenance needs, improve visibility and access to the lift station, and maintain a consistent appearance with the adjoining landscape. The mulched area will blend seamlessly with the existing design while reducing long-term maintenance requirements.



Prepared by:

FAST Property Services LLC

Auburndale, Florida

Signature: _____ Date: _____

Thank you for the opportunity to provide this proposal. We appreciate your continued partnership.



EXHIBIT 5



Fast Property Services LLC
Raymond Bobrowiecki
211 Denese Ln.
Auburndale, FL 33823

PROPOSAL

Proposed For: Saddle Creek Preserve HOA
Date: October 20, 2025
Service Period: One-time project

This proposal covers the installation of pine straw mulch along the remainder of the front hedge line, focusing primarily on both the Teneroc Trail and Gatsby Ln entrances. Both stretches of entryway hedges along Saddle Creek Rd. will receive the same pine straw mulch application that was previously completed at the main entrance and within the flowerbeds. The purpose of this work is to maintain consistency and improve overall weed prevention throughout the community's frontage. The results of prior installations have clearly demonstrated a significant reduction in weed growth and a notable improvement in appearance and maintenance efficiency. By extending the mulch to these remaining sections, the goal is to complete the front hedge line coverage and reduce ongoing labor needs. This installation reflects a very similar quantity and scope to the pine straw installation completed behind Yellow Trail, and once complete, it will finalize the mulching for the front hedges along Saddle Creek Rd.

Description	Amount
Pine straw mulch installation along Teneroc Trail and Gatsby Ln entrances	\$1,675.00
Total Due	\$1,675.00

Thank you for your continued trust in Fast Property Services LLC. Please contact us with any questions or scheduling preferences. Phone: 863-326-8366 | Email: fastcommunityservices@gmail.com | Website: www.fastpropertieservices.com



EXHIBIT 6



Fast Property Services LLC
Raymond Bobrowiecki
211 Denese Ln.
Auburndale, FL 33823

PROPOSAL

Proposed For: Saddle Creek Preserve HOA
Date: October 20, 2025
Service Period: One-time project

This proposal covers the removal of all existing pine bark mulch from the landscaped areas surrounding the pool parking lot and the islands and perimeter areas around the mail station within Saddle Creek Preserve. The current pine bark nuggets are loosely scattered and frequently migrate into the parking lot, grassy areas, and general entryway to the pool, creating an untidy appearance and maintenance issue. Fast Property Services LLC will remove and dispose of all existing mulch, including transportation and dump fees. The areas will be redefined with a clean, deep edge to help retain the new mulch material and prevent washout or spreading. After removal and cleanup, pine straw mulch will be installed throughout these areas, continuing the established theme that has proven effective for weed prevention and a clean, cohesive appearance across the community. As part of this project, existing hedges and boxwoods will be trimmed, shaped, and repositioned where needed to achieve a more uniform and visually appealing layout. This work will provide a cleaner and neater aesthetic around the pool parking area while reducing future weed growth and debris accumulation. This project also serves as preparation for the upcoming landscaping reset within the pool area itself, which will follow the same pine straw mulch theme established throughout the community.

Description	Amount
Removal and disposal of pine bark mulch, cleanup, edging, and reinstallation with pine straw mulch	\$1,650.00
Total Due	\$1,650.00

Thank you for your continued trust in Fast Property Services LLC. Please contact us with any questions or scheduling preferences. Phone: 863-326-8366 | Email: fastcommunityservices@gmail.com | Website: www.fastpropertyservices.com



EXHIBIT 7



FAST Property Services LLC

Sidewalk Pressure Washing – Saddle Creek Preserve

Date: October 22, 2025

Scope of Work

This proposal covers pressure washing of the full sidewalks surrounding the circumference of the cul-de-sacs located at the end of both Yellow Trail and Red Road, including the entry driveways to the lift stations at these cul-de-sacs. In addition, it includes cleaning the full sidewalks located along both the east and west sides of the main entrance at Old Mining Road. The areas to be serviced extend from the Saddle Creek Preserve entrance signs to the lift station on the east side, and from the entrance to the first residential property line on the west side (Red Road).

All sidewalks and adjoining entry areas will be pressure washed using a professional surface cleaner and a mild detergent solution. This approach will effectively remove surface grime, organic growth, and general discoloration while avoiding damage to the concrete. Based on current conditions and prior observation, these areas are expected to clean up very well and will significantly improve the overall appearance of the community entrances and public walkways.

Services Included

- Pressure washing of all sidewalks at both Yellow Trail and Red Road cul-de-sacs.
- Cleaning of both lift station entrance driveways.
- Pressure washing of all sidewalks along Old Mining Road east and west sides, extending as described.
- Application of mild detergent to enhance cleaning and restore a uniform finish.
- Full rinse and final inspection to ensure a clean and professional appearance.

Total Cost: \$2,745.00

The proposed pressure washing will restore a clean, bright, and well-maintained appearance to key public areas throughout the community. These sidewalks are high-visibility areas for both residents and visitors and play a key role in the community's overall presentation. Performing this service now will eliminate organic buildup, reduce slip hazards, and preserve the integrity of the concrete surfaces while enhancing the curb appeal of Saddle Creek Preserve.

Prepared by:

FAST Property Services LLC

Auburndale, Florida

Signature: _____ Date: _____





EXHIBIT 8



Fast Property Services LLC
Raymond Bobrowiecki
211 Denese Ln.
Auburndale, FL 33823

PROPOSAL

Proposed For: Saddle Creek Preserve HOA
Date: October 20, 2025
Service Period: One-time project

A Chemical Soft Wash and rinse of the vinyl fencing panels located behind Yellow Trail. The total area consists of 51 panels of tan vinyl fence, each measuring 8 feet in length. This results in a total of 408 linear feet. The service will include a gentle chemical application using a low-pressure soft wash system to lift and remove organic staining, mildew, and dirt without damaging the fence. A clean water rinse will follow to neutralize and refresh the surface. Below is the pricing breakdown:

Panels	Feet per Panel	Total Feet	Rate per Foot	Total
51	8 ft	408 ft	\$1.90	\$775.20

Description	Amount
Soft Wash of 408 linear feet of vinyl fencing	\$775.20
Total Due	\$775.20

Thank you for your continued trust in Fast Property Services LLC. Please contact us with any questions or scheduling preferences. Phone: 863-326-8366 | Email: fastcommunityservices@gmail.com | Website: www.fastpropertyservices.com



EXHIBIT 9



Fast Property Services LLC
Raymond Bobrowiecki

PROPOSAL

Proposed For: Saddle Creek Preserve HOA

Date: October 20, 2025

Service Period: One-time project

This proposal covers the complete cleanup and professional washing of both fenced lift station areas located within Saddle Creek Preserve. Work will be performed at both the Bridle Booster Lift Station, located at the end of Bridle Booster Rd., and the Yellow Trail Lift Station, located at the end of Yellow Trail. Both areas are heavily overgrown and require comprehensive cleanup and surface restoration. Services include full vegetation removal, weed eating, trimming, and disposal, followed by the application of a post-emergent herbicide treatment to prevent regrowth. After vegetation cleanup, Fast Property Services LLC will perform a detailed soft wash of the fencing and surrounding concrete pads, cleaning both sides of the fencing and concrete surfaces. Low-pressure, environmentally safe methods will be used to remove organic buildup, mildew, and surface staining without damaging surrounding landscaping or turf areas.

Location	Description	Amount
Bridle Booster Lift Station	Full cleanup, trimming, herbicide treatment, and soft wash of fencing and concrete surfaces	\$450.00
Yellow Trail Lift Station	Full cleanup, trimming, herbicide treatment, and soft wash of fencing and concrete surfaces	\$450.00
	Total Due	\$900.00

Thank you for your continued trust in Fast Property Services LLC. Please contact us with any questions or scheduling preferences. Phone: 863-326-8366 Email: fastcommunityservices@gmail.com Website: www.fastpropertieservices.com





EXHIBIT 10

PENDING



EXHIBIT 11



From: Todd Amaden <tca@lesc.com>

Sent: Wednesday, October 22, 2025 3:25 PM

To: Heath Beckett <hbeckett@vestapropertyservices.com>

Subject: RE: Saddle Creek Preserve

Yes – here's a rough red-line...

1. 11 spaces at the SW corner
2. 13 spaces at the clubhouse (existing)
3. 18 spaces at SE corner
4. 18 spaces on the east side
5. 21 parallel spaces on the entry road
6. 8 spaces at the NW corner

Kind of adds up - 89 spaces...it's about 21% of the lot total, certainly could help.

Next steps would be discussing with a contractor, researching SWFWMD & Polk requirements, doing some more detailed drawings, etc.

Todd C. Amaden, PE

President / Partner



8515 Palm River Road • Tampa, Florida 33619

813-621-7841 x 116 • 813-624-8808 (mobile)

tca@lesc.com • www.lesc.com

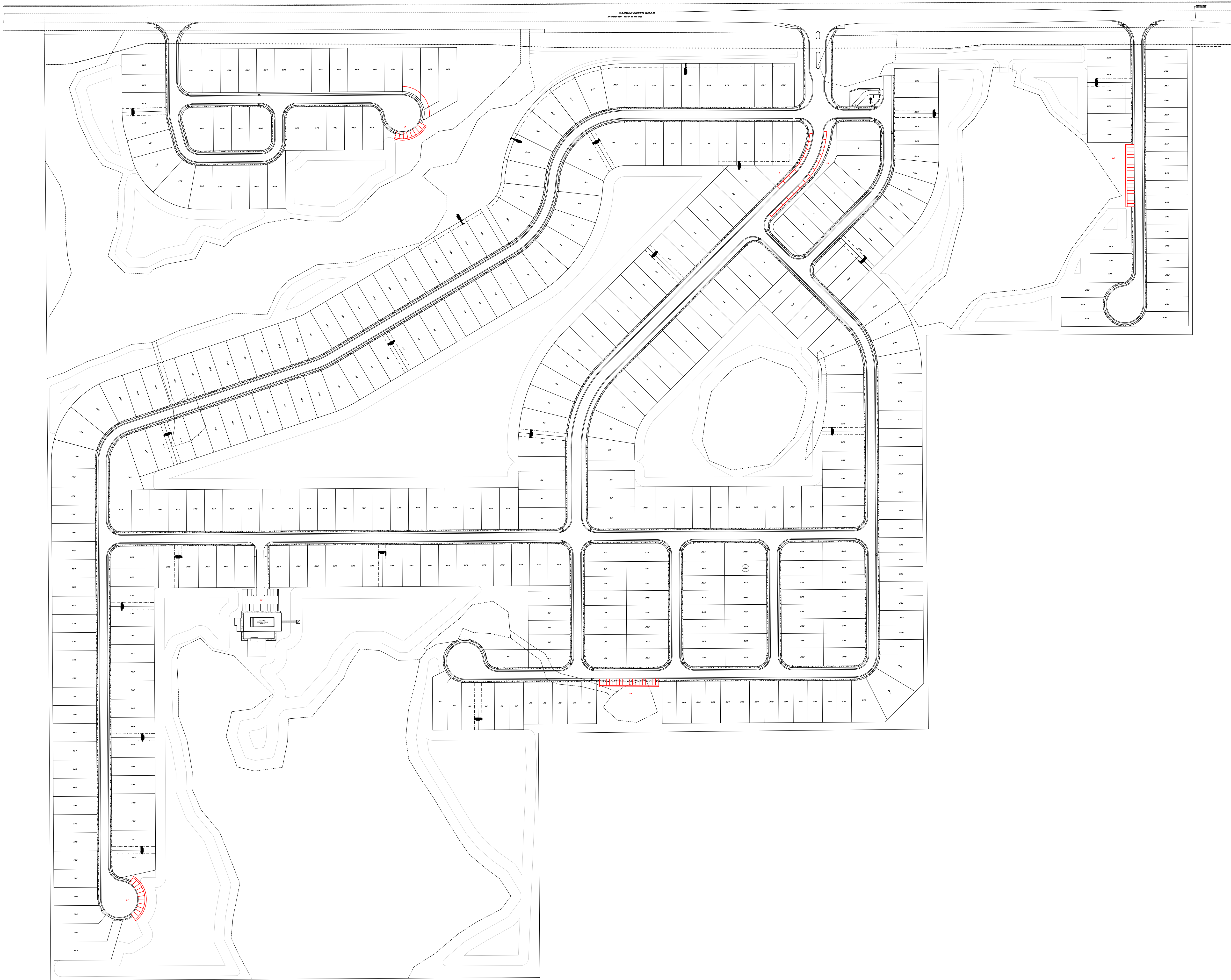


EXHIBIT 12

PENDING



EXHIBIT 13



RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Saddle Creek Preserve of Polk County Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Polk County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Heath Beckett is hereby designated as the Registered Agent for the Saddle Creek Preserve of Polk County Community Development District.

SECTION 2. The District’s Registered Office shall be located at Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746.

SECTION 3. In accordance with Section 189.014, Florida Statutes, the District’s Secretary is hereby directed to file certified copies of this Resolution with Polk County and the Florida Commerce.

PASSED AND ADOPTED THIS 28TH DAY OF OCTOBER 2025.

ATTEST:

**SADDLE CREEK PRESERVE OF
POLK COUNTY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson / Vice Chairperson
Board of Supervisors



EXHIBIT 14



From: **Gouldsbury, Richard** <RichardGouldsbury@polk-county.net>
Date: Thu, Oct 2, 2025, 7:28 AM
Subject: Fire department access
To: emiro.saddlecreekcdd@gmail.com <emiro.saddlecreekcdd@gmail.com>

Good morning, Mrs. Milo,

Thank you for speaking with me yesterday. Here is the information that may help you with your request. Please review the code information listed below.

Thank you and have a great day.

Richard

Key Requirements

- **Width:** 20 feet (6.1 m) clear width, exclusive of shoulders.
- **Vertical Clearance:** 13 feet 6 inches (4.1 m).
- **Surface:** Must be designed to support fire apparatus and provide all-weather driving capability.
- **Turnarounds:** Required at dead ends longer than 150 feet (46 m) and must be maintained clear.
- **Obstructions:** No obstructions, including parked vehicles, are permitted.

Why These Requirements Matter

- **Allows for Traffic and Operations:**

The 20-foot width accommodates two-way traffic and allows one fire engine to operate at a fire hydrant while another vehicle passes.

- **Ensures Safety:**

The vertical clearance ensures fire apparatus can safely pass under bridges, power lines, and other overhead obstacles.

- **Maintains Accessibility:**

The requirements for surface, grade, and turning radius ensure fire apparatus can safely reach any part of the building.

- **Authority of the AHJ:**

The [Authority Having Jurisdiction](#) (AHJ), such as the local fire code official, has the authority to modify these requirements to suit the specific needs and capabilities of the fire apparatus in their jurisdiction.

National Fire Protection Association (NFPA) codes for fire department access roads.

- NFPA 1 18.2.3.5.1.1* Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m) at all times.
- NFPA 1 18.2.3.5.1.2 Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 in. (4.1 m).
- NFPA 1 18.2.3.5.3.1 The turning radius of a fire department access road shall be as approved by the AHJ.



- NFPA 1 18.2.3.5.3.2 Turns in fire department access roads shall maintain the minimum road width.
- NFPA 1 18.2.2.2 For access to gated subdivisions or developments. The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments using an approved device or system. (If the Subdivisions or Developments has a security/access gate(s).)

Richard Gouldsbury Jr.

Fire Codes Inspector III

Polk County Fire Rescue

[1295 Brice Blvd Bartow, Florida 33830](#)

Phone: 863-519-7304

Cell: 863-307-2173

Email: richardgouldsbury@polk-county.net



EXHIBIT 15



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FIRST ORDER OF BUSINESS: **Roll Call**

Mr. Beckett called the meeting to order at 2:01 p.m. and conducted roll call.

Present and constituting a quorum were:

Vickie Davis (S1)	Board Supervisor, Assistant Secretary
Erica Miro Smith (S2)	Board Supervisor, Chair
Angela Martinez (S3)	Board Supervisor, Assistant Secretary
Veronica Thomas (S4)	Board Supervisor, Vice Chair
Abby Morrobel (S5)	Board Supervisor, Assistant Secretary

Also present were:

Heath Beckett	District Manager, Vesta District Services
Michael Bush	Field Manager, Vesta District Services
Grace Rinaldi	District Counsel, Kilinski Van Wyk PLLC
Todd Amaden	District Engineer, Landmark Engineering & Surveying Corp.
Raymond Bobrowiecki	Fast Property Services
Alex Kurth	Premier Lakes (<i>Virtually</i>)

SECOND ORDER OF BUSINESS: **Audience Comments – Agenda Items** (Limited to 3 minutes per individual for agenda items)

There being none, the next item followed.

THIRD ORDER OF BUSINESS: **Vendor Reports**

A. Exhibit 1: Aquatic Maintenance – Sitex Aquatics

A representative from Sitex Aquatics was not present.

Staff were asked to confirm the chemicals used by Sitex and whether it would affect vegetation in the wetlands.

B. ~~Exhibit 2:~~ Landscape Maintenance – Raymond Bobrowiecki, Fast Property Services

Mr. Bobrowiecki presented the Landscape Maintenance Report and responded to Supervisor questions. He presented a proposal to repair irrigation lines at the front entrance, likely damaged by the truck when the tree trimming along the power lines was performed. Ms. Rinaldi advised that any photographs taken by Supervisors of the Polk County truck that got stuck in that area can be forwarded

to the District Manager and staff will coordinate on requesting reimbursement for damage to District property.

Mr. Beckett read the scope of the proposal to repair observed damaged sod and irrigation in the amount of \$725.00 and requested public comments on this item.

On a MOTION by Ms. Morrobel, SECONDED by Ms. Martinez, WITH ALL IN FAVOR, the Board approved Fast Property Services proposal to repair damaged irrigation lines and sod in the amount of \$725.00, for Saddle Creek Preserve of Polk County Community Development District.

1. Discussion on Exposed Irrigation Around CDD Property (Miro Smith)

Exposed and raised irrigation lines were discussed. Mr. Bobrowiecki was asked to review exposed irrigation lines and re-stake where they are raised. Mr. Bobrowiecki discussed site preparation for mulch and will provide a proposal for affixing mulch in the amenity center area.

Supervisors discussed the appearance of the trimmed shrubs at Red Loop to Old Mining. Mr. Bobrowiecki was asked to provide proposals to treat fire ants in this area and to replace the shrubs with a low-maintenance option.

2. ~~Exhibit 3:~~ Consideration of Fast Property Services Proposals

There being none, the next item followed.

C. Exhibit 4: Field Operations – Michael Bush, Vesta District Services

Mr. Bush reviewed the Field Operations Report and provided an update on completed and current projects. He discussed replacement lights at the amenity center. Supervisors discussed the warranty and distinction between the new and existing and installation costs above material costs, flush-mounted compared to hanging lights. Mr. Bush was asked to provide additional proposals for the discussed options.

FOURTH ORDER OF BUSINESS:

Business Items

A. Consideration of Aquatic Maintenance and Wetland Mitigation/Monitoring/Reporting Proposals

1. Exhibit 5: GHS Environmental (12 Visits) - \$18,480.00/Yr
Plus Quarterly Wetland Mitigation and Annual Monitoring/Reporting - \$4,600.00/Yr

2. Exhibit 6: Premier Lakes (18 visits, Free Callbacks) - \$18,000.00/Yr
Plus Quarterly Wetland Mitigation and Annual Monitoring/Reporting - \$3,600.00/Yr

Supervisors discussed the proposals. Mr. Kurth responded to Supervisor questions on the presented proposal. Mr. Amaden provided additional information on mitigation areas and reporting requirements.

On a MOTION by Ms. Morrobel, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board approved the termination of the aquatic maintenance agreement with Sitex Aquatics, for Saddle Creek Preserve of Polk County Community Development District.

On a MOTION by Ms. Miro Smith, SECONDED by Ms. Martinez, WITH ALL IN FAVOR, the Board approved an agreement with GHS Environmental for aquatic maintenance and wetland mitigation/monitoring/reporting, for Saddle Creek Preserve of Polk County Community Development District.

Discussion followed on the effective date for the termination notice and new vendor start date.

B. Discussion on District's Performance Measures/Standards

1. Exhibit 7: Review of FY 2025 Achieved Goals and Objectives

Ms. Rinaldi discussed the report. Board consensus was to report that FY 2025 goals and objectives were achieved.

On a MOTION by Ms. Miro Smith, SECONDED by Ms. Morrobel, WITH ALL IN FAVOR, the Board approved the FY 2025 Achieved Goals and Objectives Report, for Saddle Creek Preserve of Polk County Community Development District.

2. Exhibit 8: Consideration of FY 2026 Performance Measures/Standards & Annual Reporting Form

On a MOTION by Ms. Davis, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board approved the FY 2026 Performance Measures/Standards & Annual Reporting Form as presented, for Saddle Creek Preserve of Polk County Community Development District.

FIFTH ORDER OF BUSINESS: Staff Reports

A. District Engineer – Todd Amaden, Landmark Engineering & Surveying Corp.

1. Walk-on Exhibit A: Update on Annual Reporting Requirements for Wetland Mitigation Areas

Mr. Beckett reviewed the preliminary report and recommendations provided by GHS Environmental on the wetland mitigation area. Mr. Amaden noted that an approved planting plan is on file with SWFWMD and GHS Environmental will likely follow that.

2. Discussion on Paving Verge at Old Mining Road and Red Loop

Mr. Amaden discussed permits for projects, paving and alternate pervious materials that would not impact the watershed.

B. District Counsel – Grace Rinaldi, Kilinski Van Wyk

Ms. Rinaldi discussed scheduling the CDD 101 virtual presentation. Board consensus was to proceed with scheduling a workshop for November 6, 2025 at 4 p.m.



112 Ms. Rinaldi advised of updates to the Rules of Procedure based on the past
113 legislative session that will require a Public Hearing prior to adoption.

114 Ms. Rinaldi requested approval for Ms. Miro Smith to maintain a bulletin board
115 at the mailboxes which would only hold CDD- and HOA-approved event and
116 meeting notices.

117 On a MOTION by Ms. Morrobel, SECONDED by Ms. Martinez, WITH ALL IN FAVOR, the Board
118 authorized Ms. Miro Smith to maintain the postings on a bulletin board at the mailboxes, for
119 Saddle Creek Preserve of Polk County Community Development District.

120 C. District Manager – Heath Beckett, Vesta District Services

121 1. Update on Request for Amenity Center Security Monitoring Proposals

122 Mr. Beckett advised the size of the project was inhibiting vendors from
123 providing proposals, but he is continuing to work on this item. A closed
124 session will be scheduled to allow the Board to discuss security matters
125 further.

126 **SIXTH ORDER OF BUSINESS: Parking and Parking Enforcement Policy**

127 A. Public Hearing - Amended and Restated Rules Related to Parking and Parking
128 Enforcement

129 1. Open Public Hearing

130 On a MOTION by Ms. Miro Smith, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board
131 approved opening the Public Hearing on the Amended and Restated Rules Related to Parking and
132 Parking Enforcement, for Saddle Creek Preserve of Polk County Community Development
133 District.

134 2. Presentation of Amended and Restated Parking and Parking Enforcement
135 Policy

136 a. Exhibit 9: One-side Street Parking

137 b. Exhibit 10: No Street Parking

138 Mr. Amaden recommended no street parking. Ms. Rinaldi recommended
139 following the District Engineer's recommendation. Supervisors discussed
140 parking options.

141 3. Public Comments

142 Comments were heard on safety concerns, clarification on where no
143 street parking would be enforced, impact on multi-car households when
144 guests are visiting, access for emergency vehicles when cars were parked
145 on both sides of the street, checkered parking, and the policy's impact on
146 future school bus access.

147 Mr. Amaden offered to review the community for potential parking
148 locations.



149 4. Close Public Hearing

150 On a MOTION by Ms. Miro Smith, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board
151 approved closing the Public Hearing on the Amended and Restated Rules Related to Parking and
152 Parking Enforcement, for Saddle Creek Preserve of Polk County Community Development
153 District.

154 B. Exhibit 11: Consideration of Resolution 2025-23 Adopting Amended and
155 Restated Rules Relating to Parking and Parking Enforcement

156 On a MOTION by Ms. Miro Smith, SECONDED by Ms. Martinez, WITH ALL IN FAVOR, the Board
157 adopted Resolution 2025-23, Adopting Amended and Restated Rules Relating to Parking and
158 Parking Enforcement allowing for no street parking, for Saddle Creek Preserve of Polk County
159 Community Development District.

160 A question was raised on current parking sign enforcement. Ms. Rinaldi will
161 prepare an amendment to the agreement for the current towing company. Mr.
162 Beckett was asked to price a mass mailing regarding the amended parking policy.

163 **SEVENTH ORDER OF BUSINESS: Supervisor Requests**

164 A. Discussion on Vendor Accountability and Vendor Schedule (Miro Smith)
165 Ms. Miro Smith requested the schedule for pool maintenance and a preventative
166 maintenance schedule. Proposals were requested for bi-annual and quarterly
167 pressure washing of the lift stations, Yellow Trail fence, the exterior of the
168 amenity center, and the pool area (deck and furniture). She also requested the
169 full agenda packet, with available exhibits, sent to the Board seven days prior to
170 the meeting.

171 It was clarified that Supervisors can contact the District Manager at any time in
172 between meetings with questions and requests, this would give the District
173 Manager time to follow up on the request and provide appropriate
174 documentation for the meeting agenda for the Board to consider.

175 **EIGHTH ORDER OF BUSINESS: Consent Agenda**

176 A. Exhibit 12: Approval of the Minutes of the Board of Supervisors Regular Meeting
177 Held August 26, 2025

178 B. Exhibit 13: Acceptance of the August 2025 Unaudited Financial Report

179 On a MOTION by Ms. Miro Smith, SECONDED by Ms. Morrobel, WITH ALL IN FAVOR, the Board
180 approved Consent Agenda – items A and B as presented, for Saddle Creek Preserve of Polk County
181 Community Development District.

182 **NINTH ORDER OF BUSINESS: Audience Comments – New Business** (Limited to
183 3 minutes per individual for non-agenda items)

184 In response to an audience question, the time and location for future meetings was
185 confirmed.



186 A comment was heard on cleaning within the pool and the filtration system.

187 A comment was heard on seeking alternative vendors for the towing company. Ms.
188 Rinaldi advised that there are Statutory requirements for towing vendors.

189 **TENTH ORDER OF BUSINESS: Next Meeting Quorum Check**

190 The next Saddle Creek Preserve of Polk County Community Development District meeting is
191 scheduled for 6:00 p.m. on October 28, 2025 at Auburndale Historic Depot, 120 W. Park Street,
192 Auburndale, Florida 33823.

193 Ms. Davis advised that she plans to attend virtually. All other Supervisors affirmed their
194 intent to attend in person.

195 **ELEVENTH ORDER OF BUSINESS: Action Item Summary**

196 **Supervisors**

- 197 • Send pictures to DM of trucks that caused the irrigation problem

198 **Fast Property Services**

- 199 • Send proposal to treat the fire ants and replace mulch with pine needles
200 • Send proposal for quarterly and bi-annually power washing

201 **District Manager**

- 202 • Forward approved Fast Property proposal to admin
203 • Get Nov. 6th CDD 101 workshop noticed – virtually at 4pm
204 • Schedule closed session for security discussion
205 • Get with engineer about getting cost on parking lots etc.
206 • Send a mailer to everyone in the community re amended parking policy

207 **TWELFTH ORDER OF BUSINESS: Adjournment**

208 On a MOTION by Ms. Morrobel, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board
209 adjourned the meeting at 4:24 p.m., for Saddle Creek Preserve of Polk County Community
210 Development District.

211 *Each person who decides to appeal any decision made by the Board with respect to any matter
212 considered at the meeting is advised that person may need to ensure that a verbatim record of
213 the proceedings is made, including the testimony and evidence upon which such appeal is to be
214 based.

215 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
216 noticed meeting held on October 28, 2025.

217 _____
218 ☐ Heath Beckett, Secretary ☐ Erica Miro Smith, Chair
219 ☐ _____, Assistant Secretary ☐ Veronica Thomas, Vice Chair

EXHIBIT 16



*Saddle Creek Preserve
Community Development District*

Financial Statements - Unaudited

September 30, 2025



Saddle Creek Preserve CDD
Balance Sheet
September 30, 2025

	General Fund	Capital Reserve	Debt Service 2020	Debt Service 2022	Construction 2020	Construction 2022	Total
<u>Assets:</u>							
Operating Account - Truist	\$ 128,349	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 128,349
Operating Account - BU	67,618	-	-	-	-	-	67,618
Money Market - BU	291,612	-	-	-	-	-	291,612
State Board Assessment	1,143	154,426	-	-	-	-	155,569
Investments:	-	-	-	-	-	-	-
Revenue Trust Fund	-	-	154,914	241,334	-	-	396,248
Interest Fund	-	-	-	-	-	-	-
Reserve Fund	-	-	156,750	143,826	-	-	300,576
Construction Fund	-	-	-	-	2	-	2
Accounts Receivable	-	-	-	-	-	-	-
Assessments Receivable - On Roll	-	-	-	-	-	-	-
Undeposited Funds	-	-	6,620	6,081	-	-	12,701
Due from Other Funds	-	-	-	-	-	-	-
Prepaid Items	673	-	-	-	-	-	673
Total Assets:	\$ 489,396	\$ 154,426	\$ 318,285	\$ 391,241	\$ 2	\$ -	\$ 1,353,350
<u>Liabilities:</u>							
Accounts Payable	\$ 21,063	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,063
Due to Other Funds	-	-	-	-	-	-	-
Deferred Revenue - On Roll	-	-	-	-	-	-	-
							-
<u>Fund Balance:</u>							
Nonspendable	673	-	-	-	-	-	673
Assigned	-	154,426	-	-	-	-	154,426
Restricted	-	-	318,285	391,241	2	-	709,527
Unassigned	467,659	-	-	-	-	-	467,659
Total Liabilities & Fund Balance:	\$ 489,396	\$ 154,426	\$ 318,285	\$ 391,241	\$ 2	\$ -	\$ 1,353,350



Saddle Creek Preserve CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2024 through September 30, 2025

	FY2025 Adopted Budget	FY2025 Actual September-25	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue					
Special Assessments	\$ 604,543	\$ -	\$ 608,543	\$ 4,000	100.66%
Interest	-	1,487	15,573	15,573	-
Miscellaneous	-	-	200	200	-
Total Revenue	\$ 604,543	\$ 1,487	\$ 624,317	\$ 19,774	103.27%
Expenditures					
General Administrative					
Supervisor Compensation	12,000	1,600	9,000	(3,000)	75.00%
FICA Expenses	-	-	275	275	-
Engineering Services	15,000	990	2,278	(12,723)	15.18%
Dissemination Agent	7,875	625	5,938	(1,937)	75.40%
Assessment Administration	5,565	417	19,925	14,360	358.04%
Arbitrage	900	-	900	-	100.00%
Legal Services	25,000	4,068	55,887	30,887	223.55%
Auditing Services	7,500	-	7,200	(300)	96.00%
Trustee Fees	8,082	-	9,091	1,009	112.49%
Management Fees	45,000	1,917	41,222	(3,778)	91.60%
Information Technology	1,890	125	3,782	1,892	200.09%
Website Maintenance	1,260	-	910	(350)	72.22%
Postage & Delivery	500	-	641	141	128.18%
Insurance	6,500	-	6,161	(339)	94.78%
Copies	500	-	21	(479)	4.14%
Legal Advertisements	2,500	-	5,652	3,152	226.06%
Other Current Charges	1,000	2,436	4,286	3,286	428.62%
Office Supplies	100	-	26	(74)	26.48%
Regulatory & Permit Fees	175	-	175	-	100.00%
Total General Administrative	141,347	12,177	173,369	32,022	122.66%
Operations and Maintenance					
Field					
Property Insurance	16,000	-	12,114	(3,886)	75.71%
Field Management	17,530	1,417	17,383	(147)	99.16%
Landscape Maintenance	107,400	6,900	105,079	(2,321)	97.84%
Landscape Replacement	25,000	4,530	9,325	(15,675)	37.30%
Mitigation Monitoring	4,600	-	-	(4,600)	0.00%
Lake Maintenance	18,180	1,515	16,665	(1,515)	91.67%
Streetlights	49,500	4,010	21,862	(27,638)	44.17%
Electric	5,500	-	5,867	367	106.67%
Water & Sewer	1,500	-	1,056	(444)	70.40%
Sidewalk & Asphalt Maintenance	2,500	-	18,865	16,365	754.58%
Irrigation Repairs	7,500	715	1,408	(6,092)	18.78%
Lift Station Maintenance	20,000	-	14,371	(5,629)	71.86%
General Repairs & Maintenance	10,000	-	13,958	3,958	139.58%
Contingency	7,000	-	4,010	(2,990)	57.28%
Total Field	292,210	19,087	241,961	(47,258)	82.80%
Amenity					
Amenity Electric	14,400	-	6,083	(8,317)	42.24%

Saddle Creek Preserve CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2024 through September 30, 2025

	FY2025 Adopted Budget	FY2025 Actual September-25	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Amenity Water	5,000	-	246	(4,754)	4.92%
Internet	1,650	150	1,621	(29)	98.21%
Pest Control	1,440	120	1,320	(120)	91.67%
Janitorial Services	10,200	-	6,125	(4,075)	60.05%
Security Services	30,000	462	15,478	(14,522)	51.59%
Pool Maintenance	19,200	1,562	19,506	306	101.59%
Amenity Repairs & Maintenance	10,000	-	5,773	(4,227)	57.73%
Amenity Management	10,000	750	1,500	(8,500)	15.00%
Contingency	10,000	1,825	3,675	(6,325)	36.75%
Total Amenity Center Operations	111,890	4,869	61,327	(50,563)	54.81%
Total Operations & Maintenance	404,100	23,956	303,288	(97,821)	75.05%
Capital Reserves	59,096			(59,096)	0.00%
Total Expenditures	\$ 604,543	\$ 36,133	\$ 476,658	\$ (124,895)	78.85%
Revenues Over/(Under) Expenditures	\$ -	\$ (34,646)	\$ 147,659	\$ 144,669	
OTHER FINANCING SOURCES/(USES)					
Transfers In	-		-	-	
Transfers Out	-		(59,113)	59,113	
TOTAL OTHER FINANCING SOURCES/(USES)	-	(34,646.13)	(59,113.48)	59,113.48	
FUND BALANCE BEGINNING			379,787		
Net Changes in fund balance			88,546	203,783	
FUND BALANCE, ENDING			\$ 468,333	\$ 203,783	



Saddle Creek Preserve CDD

Capital Reserves

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2024 through September 30, 2025

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Interest	\$ -	\$ 4,477	\$ 4,477	-
Total Revenue	\$ -	\$ 4,477	\$ 4,477	#DIV/0!
Expenditures				
Lift Station Improvements	-	-	-	-
Total Expenditures	-	-	-	-
Revenues Over/(Under) Expenditures	-	4,477		-
OTHER FINANCING SOURCES/(USES)				
Transfers In	59,096	59,096	-	100.00%
Transfers Out	-	-	-	-
TOTAL OTHER FINANCING SOURCES/(USES)	59,096	59,096	-	100.00%
FUND BALANCE BEGINNING	56,726	90,854		
Net Changes in fund balance	59,096	63,573	-	
FUND BALANCE, ENDING	\$ 115,822	\$ 154,426	\$ -	



Saddle Creek Preserve CDD

Debt Service Series 2020

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2024 through September 30, 2025

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Special Assessments - Net	\$ 313,500	\$ 315,704	\$ 2,204	100.70%
Interest	3,460	15,098	11,638	436.37%
Miscellaneous		-	-	-
Total Revenue	\$ 316,960	\$ 330,803	\$ 13,843	104.37%
Expenditures				
Interest Expense				
June 1, 2025	96,950	96,950	-	100.00%
December 1, 2025	96,950	96,950	-	100.00%
Principal Retirement				-
June 1, 2025	120,000	120,000	-	100.00%
December 1, 2025	-	-	-	-
Total Expenditures	313,900	313,900	-	100.00%
Revenues Over/(Under) Expenditures	3,060	16,903		552.37%
OTHER FINANCING SOURCES/(USES)				
Transfers In		-	-	-
Transfers Out		-	-	-
TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	#DIV/0!
FUND BALANCE BEGINNING		301,382		
Net Changes in fund balance	3,060	16,903	-	
FUND BALANCE, ENDING	\$ 3,060	\$ 318,285	\$ -	

Saddle Creek Preserve CDD
Debt Service Series 2022
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 through September 30, 2025

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Special Assessments - Net	\$ 287,653	\$ 290,026	\$ -	100.83%
Interest	2,650	15,526	12,876	585.89%
Miscellaneous	-	-	-	-
Total Revenue	\$ 290,303	\$ 305,552	\$ 12,876	105.25%
Expenditures				
Interest Expense				
June 1, 2025	85,920	85,920	-	100.00%
December 1, 2025	87,364	87,364	(0)	100.00%
Principal Retirement				
June 1, 2025	115,000	110,000	(5,000)	95.65%
December 1, 2025	-	-	-	-
Total Expenditures	288,284	283,284	(5,000)	2.96
Revenues Over/(Under) Expenditures	2,019	22,269	17,876	1102.96%
OTHER FINANCING SOURCES/(USES)				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	-
FUND BALANCE BEGINNING		368,972		
Net Changes in fund balance	2,019	22,269	17,876	
FUND BALANCE, ENDING	\$ 2,019	\$ 391,241	\$ 17,876	



Saddle Creek Preserve CDD
Acquisition & Construction 2020
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 through September 30, 2025

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Interest	\$ -	\$ 0	\$ -	-
Total Revenue	<u>-</u>	<u>0</u>	<u>-</u>	-
Expenditures				
Miscellaneous Expenses	-	246	246	-
Total Expenditures	<u>-</u>	<u>246</u>	<u>246</u>	-
Revenues Over/(Under) Expenditures	-	(246)		-
OTHER FINANCING SOURCES/(USES)				
Transfers In	-	17	17	-
Transfers Out	-	-	-	-
TOTAL OTHER FINANCING SOURCES/(USES)	<u>-</u>	<u>17</u>	<u>17</u>	-
FUND BALANCE BEGINNING		231		
Net Changes in fund balance	-	(228)	17	
FUND BALANCE, ENDING	<u>\$ -</u>	<u>\$ 2</u>	<u>\$ 17</u>	



Saddle Creek Preserve CDD
Acquisition & Construction 2022
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 through September 30, 2025

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Developer Contributions	\$ -	\$ 193	\$ -	-
Total Revenue	<u>-</u>	<u>193</u>	<u>-</u>	-
Expenditures				
Capital Outlay	-	193	193	-
Total Expenditures	<u>-</u>	<u>193</u>	<u>193</u>	-
Revenues Over/(Under) Expenditures	-	-		-
OTHER FINANCING SOURCES/(USES)				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
TOTAL OTHER FINANCING SOURCES/(USES)	<u>-</u>	<u>-</u>	<u>-</u>	-
FUND BALANCE BEGINNING		-		
Net Changes in fund balance	-	-	-	
FUND BALANCE, ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	



Saddle Creek Preserve CDD
Check Register

Date	Num	Name	Memo	Debit	Credit	Balance
06/30/2025			Beginning Balance - Truist			128,754.55
07/07/2025	070725ACH1	Spectrum	4347 Trotters Way 6/18/25 - 7/17/25		129.99	128,624.56
07/21/2025			Service Charge		44.44	128,580.12
07/23/2025	072325ACH1	City of Aburndale	Water Billing		32.55	128,547.57
07/23/2025	072325ACH2	City of Aburndale	Water Billing		78.74	128,468.83
7/31/2025			Truist - month end balance	0.00	285.72	128,468.83
8/21/2025			Service Charge		121.24	128,347.59
8/29/2025			Interest	0.67		128,348.26
8/31/2025			Truist - month end balance	0.67	121.24	128,348.26
9/30/2025			Interest	1.09		128,349.35
9/30/2025			Truist - month end balance	1.09	0.00	128,349.35

06/30/2025			Beginning Balance - Bank United			0.00
07/25/2025			Funds Transfer	100,000.00		100,000.00
07/31/2025			Service Charge		36.84	99,963.16
7/31/2025			BU - month end balance	100,000.00	36.84	99,963.16
08/05/2025	2000	Abby M. Morrobell	BOS Meeting 6/24/25		200.00	99,763.16
08/05/2025	2001	Angela M. Martinez	BOS Meeting 6/24/25		200.00	99,563.16
08/05/2025	2002	Erica F. Miro Smith	BOS Meeting 6/24/25		200.00	99,363.16
08/05/2025	2003	Veronica L. Thomas	BOS Meeting 6/24/25		200.00	99,163.16
08/05/2025	2004	Abby M. Morrobell	BOS Meeting 7/22/25		200.00	98,963.16
08/05/2025	2005	Angela M. Martinez	BOS Meeting 7/22/25		200.00	98,763.16
08/05/2025	2006	Erica F. Miro Smith	BOS Meeting 7/22/25		200.00	98,563.16
08/05/2025	2007	Veronica L. Thomas	BOS Meeting 7/22/25		200.00	98,363.16
08/08/2025			Deposit	90.00		98,453.16
08/11/2025	2008	Polk County Property Appraiser			12,970.90	85,482.26
08/12/2025	200000	Fast Property Services, LLC	Invoice: FCS-1442 (Reference: Power Washing Vinyl Fence.)		775.20	84,707.06
08/12/2025	200001	Vesta Property Services	Invoice: 427637 (Reference: Management Fees 6/21/25 - 6/30/2		17,445.63	67,261.43
08/12/2025	200002	All American Lawn & Tree Specialist, LLC	Invoice: 43755 (Reference: Pest Control.) Invoice: 42889 (Ref		240.00	67,021.43
08/12/2025	200003	Nation Security Services, LLC	Invoice: 97691 (Reference: Pool Security Officer 6/9/25 - 6/15/25		3,570.76	63,450.67
08/12/2025	200004	Sitex Aquatics LLC	Invoice: 9944-b (Reference: Lake Maintenance July 25.) Invoic		3,030.00	60,420.67
08/12/2025	200005	Fast Property Services, LLC	Invoice: FSP-9158 (Reference: Overgrowth Clean up.) Invoice:		5,210.00	55,210.67
08/14/2025	200006	Fast Property Services, LLC	Invoice: FSP-9360 (Reference: Landscape Maintenance July 25.		6,900.00	48,310.67

08/14/2025	081425ACH1	Spectrum	4347 Trotters Way 7/18/25 - 8/17/25	150.00	48,160.67
08/18/2025	200007	Gannett Media Corp	Invoice: 0007249548 (Reference: Legal Advertising.)	1,093.28	47,067.39
08/18/2025	200008	Vesta Property Services	Invoice: 427424 (Reference: Monthly Pool Service - July 25.)	1,300.00	45,767.39
08/18/2025	200009	Nation Security Services, LLC	Invoice: 98373 (Reference: Security Services 8/4/25 - 8/10/25.)	462.20	45,305.19
08/21/2025	200010	Vesta District Services	Invoice: 428056 (Reference: Billable Expenses - Jul 2025.)	181.49	45,123.70
08/25/2025			Funds Transfer 85,000.00		130,123.70
08/25/2025	200011	Business Observer, Inc.	Invoice: 25-01200K (Reference: Legal Advertising.) Invoice: 25	124.69	129,999.01
08/25/2025	200012	Nation Security Services, LLC	Invoice: 98471 (Reference: Security 8/11/25 - 8/17/25.)	462.20	129,536.81
08/25/2025	200013	Vesta District Services	Invoice: 428122 (Reference: Management Fees Aug 25.)	5,250.00	124,286.81
08/26/2025	200014	Kilinski Van Wyk PLLC	Invoice: 12924 (Reference: General Matters July 25.) Invoice: :	12,648.34	111,638.47
08/26/2025	200015	All American Lawn & Tree Specialist, LLC	Invoice: 44251 (Reference: Monthly Pest Control.)	120.00	111,518.47
08/27/2025	200016	Nation Security Services, LLC	Invoice: 98566 (Reference: Security 08/18/25 to 08/24/25.)	462.20	111,056.27
8/31/2025			BU - month end balance	85,090.00	73,996.89
					111,056.27
09/04/2025			Deposit	7,000.00	118,056.27
09/04/2025	200017	Fast Property Services, LLC	Invoice: FSP-004 (Reference: Landscape Maintenance.)	6,900.00	111,156.27
09/04/2025	200018	Vesta Property Services	Invoice: 428281 (Reference: Monthly Pool Service Sept 25.)	1,300.00	109,856.27
09/04/2025	200019	Averett Septic Tanks	Invoice: i268180 (Reference: Grease Removal.)	100.00	109,756.27
09/08/2025	090825ACH1	Spectrum	4347 Trotters Way 8/18/25 - 9/17/25	155.00	109,601.27
09/09/2025	2009	Abby M. Morrobell	BOS Meeting 8/26/25	200.00	109,401.27
09/09/2025	2010	Angela M. Martinez	BOS Meeting 8/26/25	200.00	109,201.27
09/09/2025	2011	Erica F. Miro Smith	BOS Meeting 8/26/25	200.00	109,001.27
09/09/2025	2012	Veronica L. Thomas	BOS Meeting 8/26/25	200.00	108,801.27
09/09/2025	200020	Nation Security Services, LLC	Invoice: 98674 (Reference: Security 08/25/25 to 08/31/25.)	462.20	108,339.07
09/09/2025	200021	Vesta District Services	Invoice: 428458 (Reference: Management Fees Sept 25.)	5,250.00	103,089.07
09/09/2025	200022	Gannet Florida LocalIQ	Invoice: 0007300204 (Reference: Legal Advertising.)	793.67	102,295.40
09/09/2025	090925ACH1	City of Aburndale		167.48	102,127.92
09/09/2025	090925ACH2	City of Aburndale		79.77	102,048.15
09/11/2025	200023	Clean Star Services of Cental FL	Invoice: 15344 (Reference: Cleaning Services June 25.)	675.00	101,373.15
09/11/2025	200024	Governmental Management Services	Invoice: 21 (Reference: Replace Shower Chain.) Invoice: 20 (F	1,105.54	100,267.61
09/11/2025	200025	Vesta Property Services	Invoice: 428555 (Reference: Pool Supplies.)	418.70	99,848.91
09/11/2025	200026	All American Lawn & Tree Specialist, LLC	Invoice: 44764 (Reference: Monthly Pest Control.)	120.00	99,728.91
09/16/2025	2013	US Bank	Transfer of tax assessments for DS	12,701.12	87,027.79
09/17/2025	200027	Landmark Engineering & Surveying Corp	Invoice: 2210014-56 (Reference: District Engineering Aug 25.)	990.00	86,037.79
09/17/2025	200028	Vesta District Services	Invoice: 428514 (Reference: Billable Expenses - Aug 2025.)	50.12	85,987.67
09/22/2025	200029	Kilinski Van Wyk PLLC	Invoice: 13153 (Reference: Legal Services Aug 25.)	4,067.70	81,919.97
09/22/2025	200030	Prince & Sons Inc.	Invoice: 17739 (Reference: Landscape Maintenance May 25.)	11,627.00	70,292.97
09/29/2025	2014	Abby M. Morrobell	BOS Meeting 9/23/25	200.00	70,092.97
09/29/2025	2015	Angela M. Martinez	BOS Meeting 9/23/25	200.00	69,892.97

09/29/2025	2016	Erica F. Miro Smith	BOS Meeting 9/23/25	200.00	69,692.97
09/29/2025	2017	Veronica L. Thomas	BOS Meeting 9/23/25	200.00	69,492.97
09/30/2025	200031	Landmark Engineering & Surveying Corp	Invoice: 2210014-55 (Reference: Engineering Services.)	275.00	69,217.97
09/30/2025	200032	American Power Washing LLC	Invoice: 627 (Reference: Power Washing.)	1,600.00	67,617.97
9/30/2025			BU - month end balance	7,000.00	50,438.30
					67,617.97